

# 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.**

**January 6, 2022**

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](mailto: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. December 2, 2021

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

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

**VOTE FOR CHAIR AND VICE CHAIR FOR 2022 YEAR.****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. **GREG DELLINGER:** The request is to create two lots from Lot 1, **Dellinger Estates**, Plat No. 2004-84, to be known as **LOTS 1A & 1B**, containing 18.6 acres +/- . The proposed lots have access from E. Valley Crest Drive, a 50' unmaintained right-of-way. The property is located west of S. Glenn Highway and east of High Ridge Lake (Tax ID #5547000L001); lying within the SW ¼ Section 07, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.

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

B. **JESS ADAMS; DONALD & IRENE GLASER; DEAN & KIMBERLY CAGLE:** The request is to vacate a 30' wide right-of-way that runs from W. Field Avenue south to Kashwitna Lake, and attach the vacated right-of-way to Lots 12-15, **McKinley View Subdivision**, Plat No. 68-12, to be known as **LOTS 12A, 13A, 14A AND 15A**, containing 1.96 acres +/- . Petitioner is applying for a variance from MSB 43.20.060(C), as W. Field Avenue is only 30' wide. The plat is located north of Kashwitna Lake, west of S. Parks Highway and south of W. Field Avenue (Tax ID # 6212000L012-L015); lying within Section 07, Township 20 North, Range 04 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7. Continued from June 3, 2021 platting board hearing.

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

C. **THE PJ SCORUP TRUST:** The request is to create four lots from Tract A, Riverwood Subdivision, Plat No. 88-15, to be known as **TRANQUIL WOODS**, containing 20.52 acres +/- . Petitioner will be granting a Public Use Easement on all three flag lots for common access from

N. Glenn Highway. The plat is located east of N. Glenn Highway at Milepost 51 and west of the Matanuska River (Tax ID #3444000T00A); lying within the SW ¼ Section 16, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly District #1.

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

D. **STERLING COOK:** The request is to create 28 lots from Tract A-3, Crocker Creek Phase II, Plat No. 2005-24, in a two phase Master Plan, to be known as **STERLING ESTATES MASTER PLAN**, containing 31.66 acres +/- . The plat is located south of S. Knik-Goose Bay Road and east of S. Meyer's Circle (Tax ID #5677000T00A-3); lying within the SE ¼ Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

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

E. **ALASKA MENTAL HEALTH:** The request is to create a 100' wide Public Use Easement within Tax Parcel A1, Section 23, Township 17 North, Range 04 West, to be known as **ALASKA MENTAL HEALTH PUBLIC USE EASEMENT**, containing 107,822 sf (2.475 acres +/-). The proposed Public Use Easement is located west of W. Lakes Boulevard and north of W. Hour Road and Big Lake (Tax ID #17N04W23A001); lying within the SW ¼ SE ¼ Section 23, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

F. **Resolution 2021-149:** Amendments to MSB Title 43.

## 7. ITEMS OF BUSINESS & MISCELLANEOUS

*(There is no Items of Business & Miscellaneous)*

## 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 20, 2022 Platting Board Hearing *(Informational Only – Subject to change)*
  - Griffin, Case 2021-186

## 9. BOARD COMMENTS

## 10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **January 6, 2022** 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](http://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  
DECEMBER 2, 2021**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on December 2, 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. John Shadrach, District Seat #3  
Mr. Dennis Vau Dell, District Seat #5  
Mr. Wilfred Fernandez, District Seat #6, Vice Chair  
Mr. Alan Leonard, District Seat #7  
Ms. Amanda Salmon, Alternate

Platting Board members absent and excused were:

Mr. Dan Bush, District Seat #4  
Ms. Barbara Doty, Alternate

Staff in attendance:

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

**B. THE PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Mr. John Shadrach.

**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**

*(There are no Minutes)*

**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)*

**6. PUBLIC HEARINGS: Quasi-Judicial Matters**



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
DECEMBER 2, 2021**

*Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.*

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

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 65 public hearing notices were mailed out on November 10, 2021.

Ms. Kimberly McClure:

- Gave an overview of the case, #2021-158.
- Staff recommends approval of the case with findings of fact and conditions.
- Finding #9 to be modified with 1 concern.
- Answered questions from the platting board.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Craig Hanson, the petitioner's representative, passed on giving an overview.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns on the safety issues regarding the airstrip and development near it. Ms. Carolyn Enloe.

The following person spoke regarding their concerns on the airstrip and also safety as there was already a crash that has occurred. Mr. Vern Bonnet.

Chair Anderson:

- There being no one else to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
DECEMBER 2, 2021**

Mr. Craig Hanson, the petitioner's representative, explained the plat design and why the variance is needed. Answered questions from the Platting Board.

Chair Anderson moved to the Platting Board for a motion.

**MOTION:** Platting Member Leonard moved to approve the preliminary plat for Mt. Pilot Phase II and variance from MSB 43.20.300, Lot and Block Design with 10 recommendations. Modify finding #9. The motion was seconded by Platting Member Shadrach.

Discussion ensued by the board on FAA perspective and if the FAA is part of the platting process for this case.

**FINDINGS OF FACT:**

- Modify #9: There was one objection from the public in response to the Notice of Public Hearing.

**VOTE:** The motion passed with all in favor. There are 9 findings of fact.

**TIME: 1:30 P.M.**

**CD: 0:28:58**

**BREAK**

**TIME: 1:50 P.M.**

**CD: 0:50:58**

**7. ITEMS OF BUSINESS & MISCELLANEOUS**

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

- Fred Wagner, The Platting Officer, Presented the White Board List items.

**Item #14:** Mr. Wagner went over the new wordage for Item #14: MSB 43.35.003(A).

**MOTION:** Platting Member Shadrach moved to approve the new wordage for Item #14. The motion was seconded by Platting Member Vau Dell.

**VOTE:** The motion passed for Item #14 with all in favor by general consent.

**Item #17:** Mr. Wagner went over adding item (h) on Item #17: MSB 43.15.049 (G)(2)(h).

**MOTION:** Platting Member Leonard moved to approve adding (h) for Item #17. The motion was seconded by Platting Member Shadrach.

Discussion by the board on the wordage for Item #17.



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
DECEMBER 2, 2021**

Amended  
MOTION: Platting Member Vau Dell moved to amend the motion in adding the words “Platting Board Conditions.” The motion was seconded by Platting Member Leonard.

Amended  
VOTE: The amended motion passed to add the words Platting Board conditions to (h), with all in favor by general consent.

Main  
VOTE: The motion passed for Item #17 with all in favor by general consent.

**New Item:** Mr. Wagner went over MSB 43.15.016(A)(1)(4). Staff still needs to work on changing the wordage and the re-write with the surveyors. This item is on hold.

**Item #22:** Mr. Wagner went over the new wordage and addition for Item #22: MSB 43.20.281 (E)(1)(c ) and (d).

Discussion ensued by the platting board on open space. The board decided to put item #22 on hold as staff and the surveyors need to work on the wordage and a rewrite.

**Item #11:** Mr. Wagner went over modifying and changing the wordage for Item #11: MSB 43.20.060(D).

Discussion ensued by the platting board on adding the word geometry and what it means in regards to the MSB Subdivision Construction Manual. The board decided to put item #11 on hold as staff and the surveyors need to work on the wordage and a rewrite.

**New Item:** Mr. Wagner went over changing 25 feet to 60 feet on MSB 43.15.049 (G)(2)(d).

Discussion ensued by the platting board on MSB 43.15.049 in changing the number of feet and why it should be changed.

Staff still needs to work on changing the wordage and the re-write with the surveyors. This item is on hold.

MOTION: Platting Member Shadrach moved to approve the new change of 25 feet to 60 feet for MSB 43.15.049 (G)(2)(d). The motion was seconded by Platting Member Cottini.

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

**8. PLATTING STAFF & OFFICER COMMENTS**

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

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
DECEMBER 2, 2021**

Mr. Wagner provided a brief update on the Platting Board schedule. The next meeting will be December 16, 2021. Will have the Title 43 white board list packet and resolutions on the next agenda.

Ms. Von Gunten stated that the resolution for the policy & procedure will be given to them at the next meeting. Updated the board regarding the new platting assistant. Updated the board on who will Term out for 2021 and that they have the 30 days in January to serve. There will be 2 vacant seats starting this next year of 2022. Reminded the board they will also be voting for a new Chair and Vice Chair on the first meeting in January.

**9. BOARD COMMENTS**

- Platting Member Vau Dell had no comments.
- Platting Member Leonard had no comments.
- Platting Member Cottini had no comments.
- Platting Member Shadrach had no comments.
- Platting Member Fernandez had no comments.
- Platting Member Salmon had no comments.
- Platting Member Anderson thanked everyone for their time and work for the day.

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 3:12 p.m. (CD: 02:13:06)

\_\_\_\_\_  
LAMARR ANDERSON,  
Platting Board Chair

ATTEST:

\_\_\_\_\_  
SLOAN VON GUNTEN,  
Platting Board Clerk

*Minutes approved:* \_\_\_\_\_



6A

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JANUARY 6, 2022**

PRELIMINARY PLAT: DELLINGER ESTATES RSB L/1; VARIANCE

LEGAL DESCRIPTION: SEC 07, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: GREG AND LISA DELLINGER

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING/HOLLER ENGINEERING

ACRES: 18.6 ± PARCELS: 2

REVIEWED BY: KIMBERLY MCCLURE CASE #: 2021-176

**REQUEST:** The request is to create two lots from Lot 1, Dellinger Estates, Plat No. 2004-84, to be known as **LOTS 1A & 1B**, containing 18.6 acres +/- . The proposed lots have access from E. Valley Crest Drive, a 50' unmaintained right-of-way. The plat is located west of S. Glenn Highway and east of High Ridge Lake; located within the SW ¼ Section 07, Township 17 North, Range 02 East, Seward Meridian, Alaska. Petitioner is requesting a variance from physical access pursuant to MSB 43.20.140.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Soils Report  
Useable Area, Drainage and Topography Map  
Variance to MSB 43.20.140

**EXHIBIT A** – 4 pgs  
**EXHIBIT B** – 3 pgs  
**EXHIBIT C** – 1 pg  
**EXHIBIT D** – 3 pgs

**AGENCY COMMENTS**

Department of Public Works Operations & Maintenance  
MSB ROW  
Development Services  
ADF&G  
Utilities  
Public Comment

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

**DISCUSSION:** The proposed subdivision is located west of S. Glenn Highway and east of High Ridge Lake. Proposed Lot 1B is a flag lot with a 66.35' wide flag pole. E. Valley Crest Drive is a 50' public use easement recorded in Book 182 Page 44. The road west of Machetanz Ridge Subdivision is not maintained by the Borough. On August 7, 2003, the Platting Board granted a variance from MSB 16.20.120 Legal Access and MSB 16.20.140 Physical Access for the plat of Dellinger Estates recorded on June 4, 2004 as Plat No. 2004-84. Both lots will have the required frontage on E. Valley Crest Drive pursuant to MSB 43.20.320.



**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. The proposed lots will access from E. Valley Crest Drive. Petitioner has requested a variance to MSB 43.20.140 Physical Access.

**Topography:** The project site forms an irregular trapezoidal shape, primarily south of but encompassing both sides of E Valley Crest Drive. The majority of the parent parcel contains steeply rolling terrain with several localized low regions and an average/general slope towards the south. The area to the southeast has been heavily graded and leveled as part of a large, longtime gravel pit. Substantial regions with steep slopes exceeding 25% were found on the parcel and are delineated on the attached drawing. The total elevation differential indicated from the provided topographical map is approximately 110'.

**Soils Report:** Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curtis Holler, PE, Holler Engineering, notes the parent parcel contains two existing driveways for access to each of the proposed lots. Portions of the larger lot 1A have cleared areas supporting a residence and related structures, and the road which runs through the north end of the lot. Lot 1B has no development other than the driveway and a small clearing. The remainder of the project areas appear to remain in their native or near native state. Native vegetation primarily consists of mature birch, spruce, and cottonwood trees. Some areas appeared to have thick stands of second growth birch with occasional spruce trees, lesser shrubs and grasses. A new testhole was reviewed on 9/13/2021 in order to evaluate existing soils conditions for the proposed new lot 1B. Near surface soils found in the testhole included a silty topsoil layer extending down to 2.5'. Receiving soils below were found to be consistently clean well graded extending down to 12'. Soil types were consistent with our past experiences in the area, and along the cut edge of the large gravel pit/extraction bordering the project's southern edge. A copy of the testhole log and the relevant location/topography map is attached.

Groundwater was not encountered in this testhole and is not expected to be a limiting factor for either of the proposed new lots.

The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be substantially limited by steep slopes and related setbacks, as well as setbacks to an existing water well, and lotlines and easements. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. Proposed Lot 1B has an estimated 5,600 ft<sup>2</sup> of existing useable septic area, however could be regraded to contain over 10,000 ft<sup>2</sup> in the area planned for development. Additionally, there is a large area at the south end of the lot which likely also meets the area requirements, however was not tested for this report. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***proposed Lot 1B can contain over 10,000 square feet of contiguous useable septic area with either re-grading or additional testing, which should be a condition of approval. (see Recommendation #3) Lot 1B also contains an additional 10,000 square feet of useable building area. Proposed Lot 1A is over 400,000ft<sup>2</sup> and will not require area verification.*** Useable Area, Drainage and Topography Map is attached as **Exhibit C**.

**Variance:** The petitioner applied for a variance from MSB 43.20.140. E. Valley Crest Drive is the legal access to these parcels but due to topographical concerns (steep drops & rises) threads in and out of the



metes and bounds description of the public use easement and cannot be brought into conformance with MSB 43.20.140 (**Exhibit D**).

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

This portion of East Valley Crest Drive was granted this same variance when the subdivision was originally platted in 2004 (Dellinger Estates, Plat #2004-84). The road was built to Pioneer Standard in 2003, with no Borough maintenance and so is maintained by the neighborhood. As part of the original findings in 2004 (Finding 1 on page 2 of 4), it was determined that ambulance and emergency crews have unimpeded access, which has not changed over the intervening years. Granting of the variance will not change current public or emergency access and so won't be detrimental or injurious.

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

The conditions impacting this area are atypical of most properties in the Core Area of the Borough in the aspect of having both steep inclines and declines (up to and exceeding 1:1 slopes) in and just outside of the legal right-of-way.

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

The physical surroundings, shape and topography of this area would require additional right-of-way, slope easements and excavations resulting in substantial hardship to the owner of this property and all other properties back to Machetanz Ridge Subdivision (the end of Borough maintenance) in order to bring East Valley Crest Drive up to Borough road standards.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit E**) commented "As stated in the soils report, certifying useable septic area for proposed Lot 1B should be made a condition of approval. The condition of approval can be met by a) additional test holes or b) regrading. If more than 10,000 square feet is to be regraded to create useable septic area, a drainage report must be prepared and submitted to DPW prior to earthwork activities." MSB ROW (**Exhibit F**) commented "Please have the applicant apply for the existing driveway access through the MSB driveway permit application process. The application will correct our database allowing for permitted access if it meets our standards." Development Services (**Exhibit G**) commented "This parcel has an access onto Valley Crest Drive that does not have a driveway permit on file. Please have them apply for their driveway permit." (See **Recommendation #4**)

**ADF&G:** (**Exhibit H**) notes that 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.

**Utilities:** (**Exhibit I**) MTA has no comments. Enstar has no comments or recommendations. GCI has no comments or objections.

No comment was received from MEA.



**Public Comment:** (Exhibit J) one “no objection” was received in response to the Notice of Public Hearing. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, US Postmaster, Community Council Greater Palmer, Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, Planning or Pre-Design Division; or MEA.

**CONCLUSION:** The preliminary plat of Dellinger Estates RSB L/1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats with the approval of a variance to physical access. There were no objections from any federal or state agencies or Borough departments. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal access exists to the proposed lots, consistent with MSB 43.20.120 Legal Access. Frontage for the subdivision will exist, 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 Dellinger Estates RSB L/1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A variance to MSB 43.20.140, Physical Access, was requested. E. Valley Crest Drive is the legal access to these parcels but due to topographical concerns (steep drops & rises) threads in and out of the metes and bounds description of the public use easement and cannot be brought into conformance with MSB 43.20.140.

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

This portion of East Valley Crest Drive was granted this same variance when the subdivision was originally platted in 2004 (Dellinger Estates, Plat #2004-84). The road was built to Pioneer Standard in 2003, with no Borough maintenance and so is maintained by the neighborhood. As part of the original findings in 2004 (Finding 1 on page 2 of 4), it was determined that ambulance and emergency crews have unimpeded access, which has not changed over the intervening years. Granting of the variance will not change current public or emergency access and so won't be detrimental or injurious.

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

The conditions impacting this area are atypical of most properties in the Core Area of the Borough in the aspect of having both steep inclines and declines (up to and exceeding 1:1 slopes) in and just outside of the legal right-of-way.

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

The physical surroundings, shape and topography of this area would require additional right-of-way, slope easements and excavations resulting in substantial hardship to the owner of this property and all

other properties back to Machetanz Ridge Subdivision (the end of Borough maintenance) in order to bring East Valley Crest Drive up to Borough road standards.

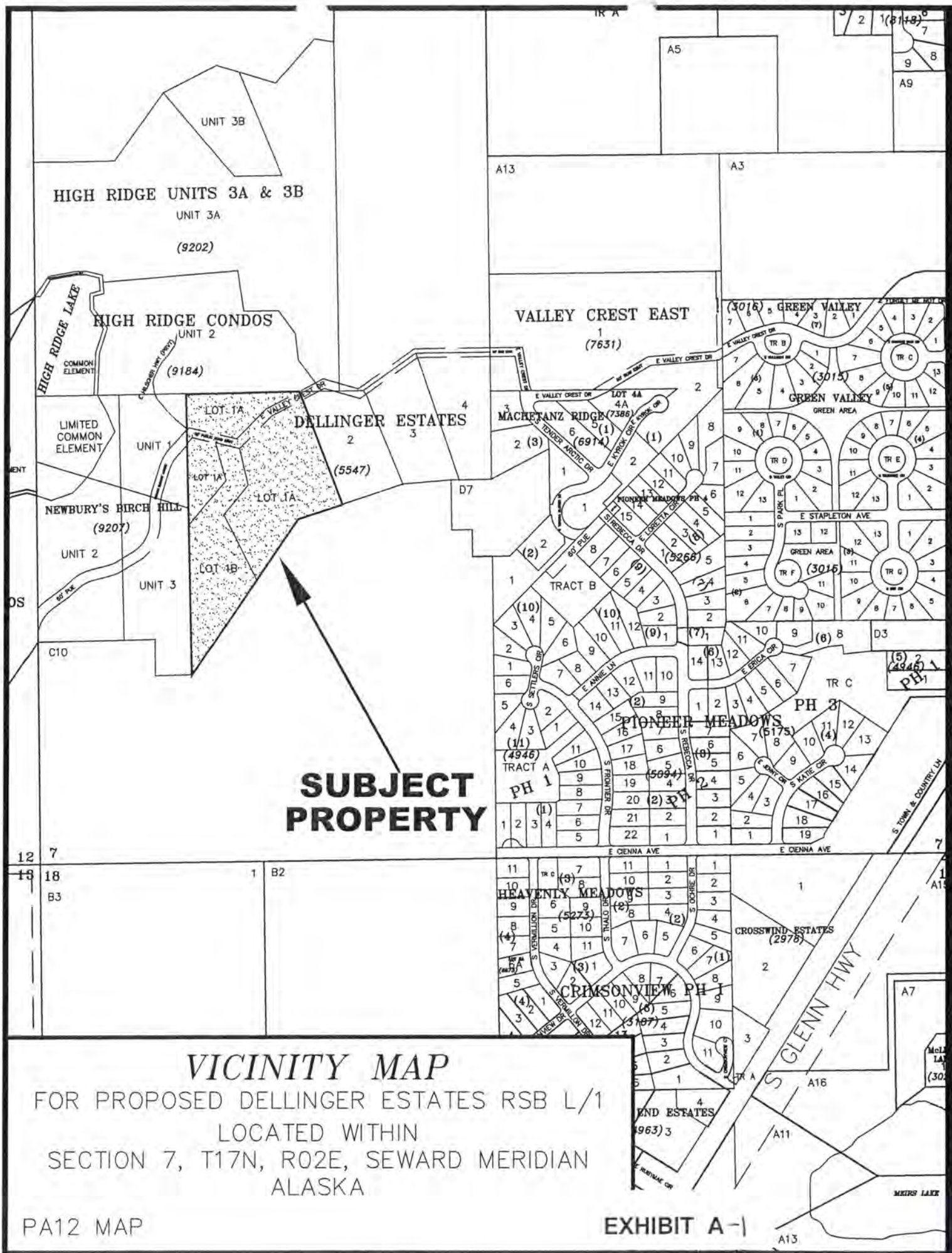
3. A soils report was submitted pursuant to MSB 43.20.281(A)(1). All lots will have the required septic and building area, once recontouring has been done. An updated soils report will be required.
4. All lots have legal access consistent with MSB 43.20.120.
5. Each lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
6. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, US Postmaster, Community Council Greater Palmer, Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, Planning or Pre-Design Division; 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.

#### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

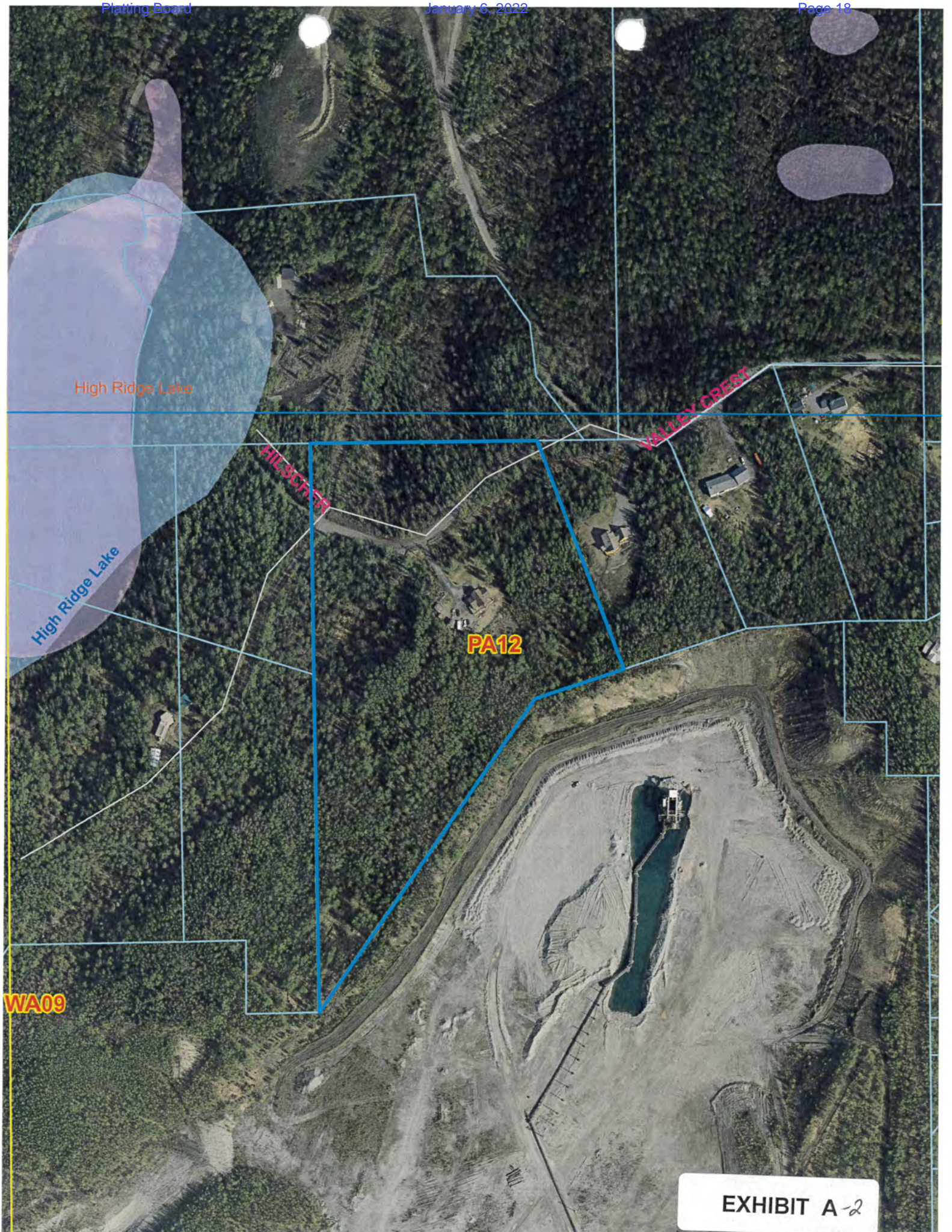
**Suggested motion: I move to approve the preliminary plat of Dellinger Estates RSB L/1 and variance from MSB 43.20.140, Physical Access, Section 07, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:**

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 and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Provide additional soils testing on Lot 1B or re-grade Lot 1B to certify a minimum of 10,000 square feet of contiguous usable septic areal. Submit a drainage report to DPW prior to earthwork activities if more than 10,000 square feet of land is regraded to create useable septic area.
4. Apply for a driveway permit for the existing driveway and provide a copy of application to Platting staff.
5. Pay postage and advertising fees.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

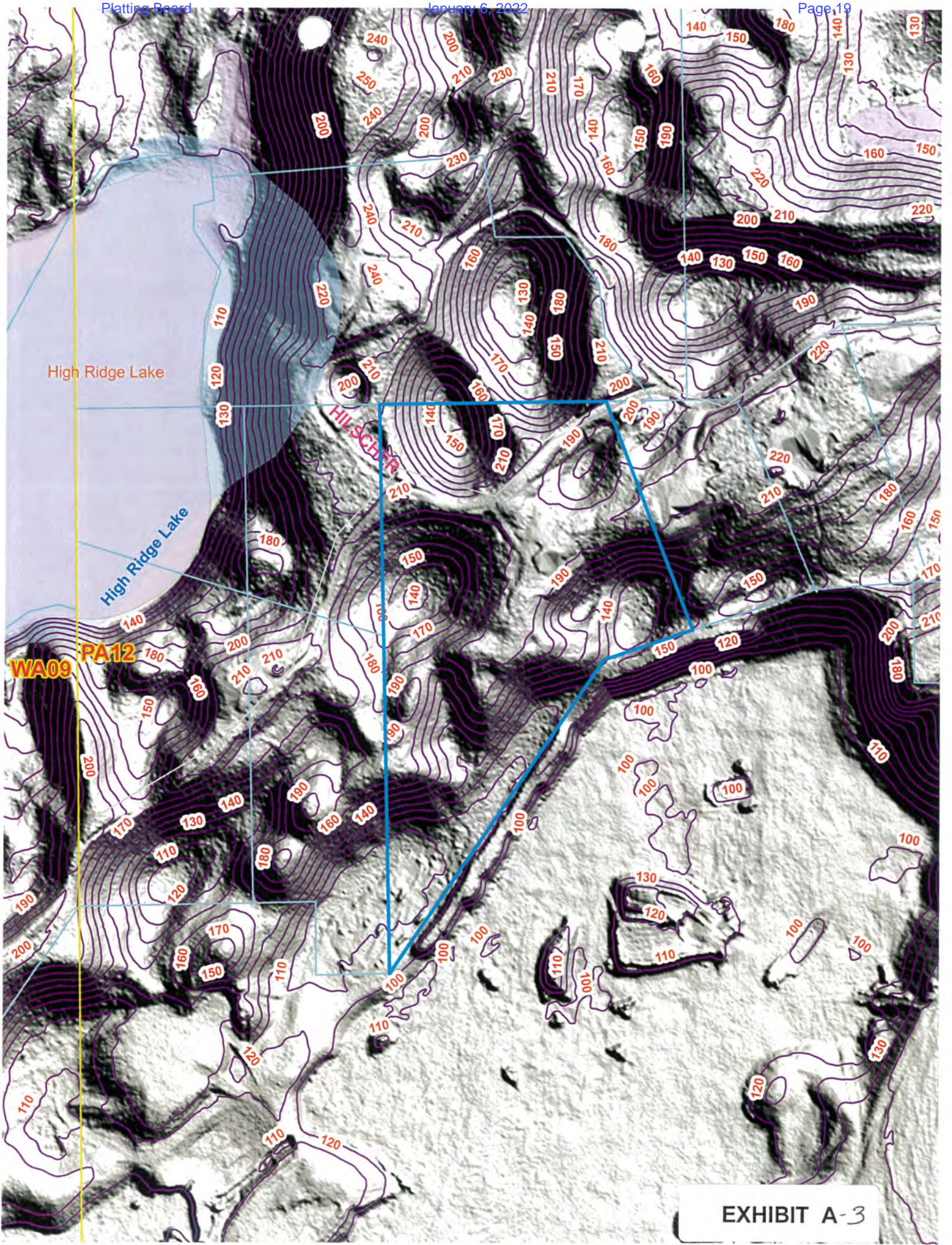




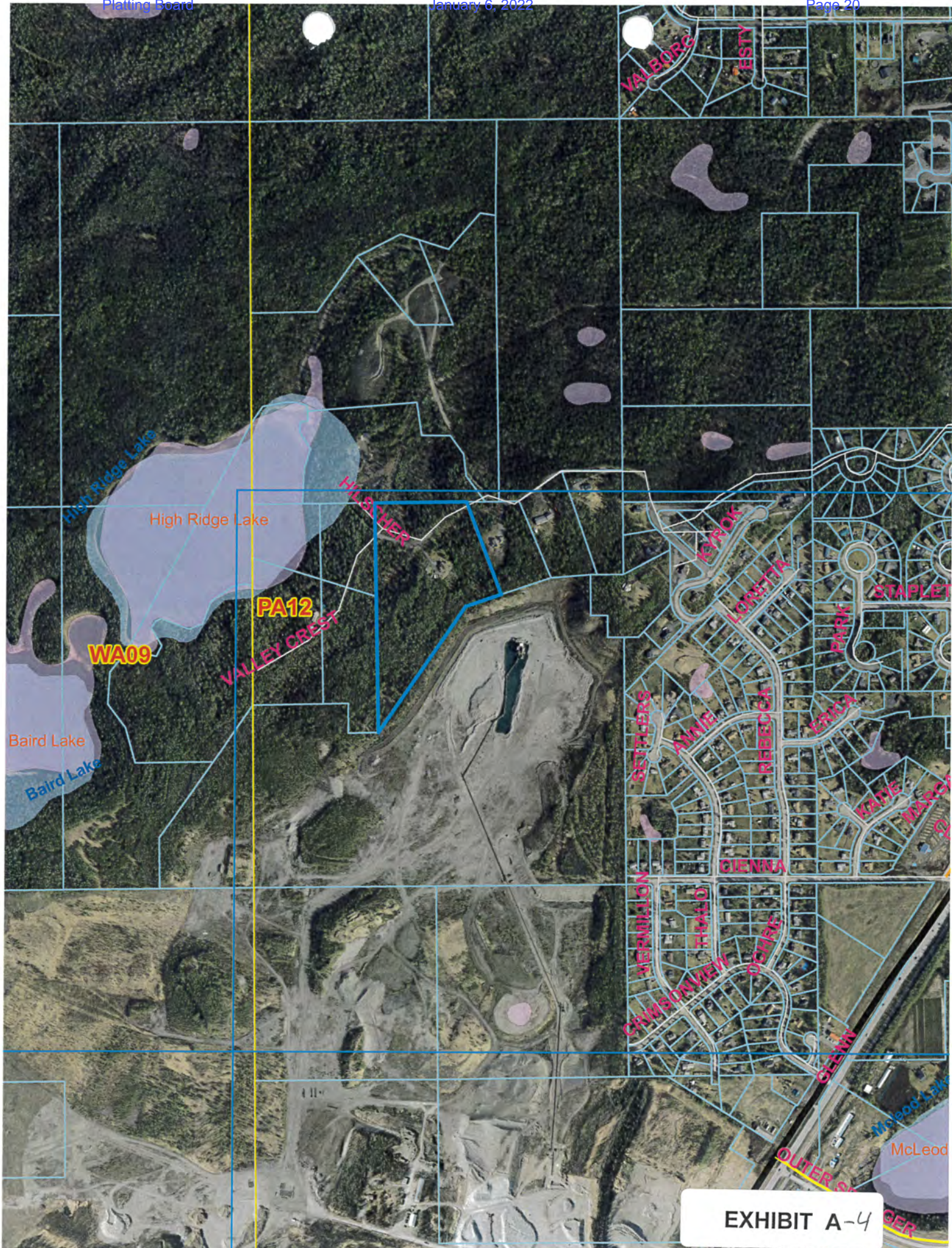
















September 24, 2021

Fred Wagner  
MSB Platting Officer  
350 East Dahlia Avenue  
Palmer, Alaska 99645

Re: *Dellinger Estates Subdivision*; Useable Area, HE: #18085

Dear Mr. Wagner:

RECEIVED

OCT 0 2021

PLATTING

At the request of the project owner, Greg Dellinger, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing parent parcel totaling 18.63 acres. Our soils evaluation included logging one new testhole, review of existing soils information from the on-lot septic system, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an irregular trapezoidal shape, primarily south of but encompassing both sides of E Valley Crest Drive. The majority of the parent parcel contains steeply rolling terrain with several localized low regions and an average/general slope towards the south. The area to the southeast has been heavily graded and leveled as part of a large, longtime gravel pit. Substantial regions with steep slopes exceeding 25% were found on the parcel and are delineated on the attached drawing. The total elevation differential indicated from the provided topographical map is approximately 110'.

Soils & Vegetation. The parent parcel contains two existing driveways for access to each of the proposed lots. Portions of the larger lot 1A have cleared areas supporting a residence and related structures, and the road which runs through the north end of the lot. Lot 1B has no development other than the driveway and a small clearing. The remainder of the project areas appear to remain in their native or near native state. Native vegetation primarily consists of mature birch, spruce, and cottonwood trees. Some areas appeared to have thick stands of second growth birch with occasional spruce trees, lesser shrubs and grasses. A new testhole was reviewed on 9/13/2021 in order to evaluate existing soils conditions for the proposed new lot 1B. Near surface soils found in the testhole included a silty topsoil layer extending down to 2.5'. Receiving soils below were found to be consistently clean well graded extending down to 12'. Soil types were consistent with our past experiences in the area, and along the cut edge of the large gravel pit/extraction bordering the project's southern edge. A copy of the testhole log and the relevant location/topography map is attached.

Groundwater. Groundwater was not encountered in this testhole and is not expected to be a limiting factor for either of the proposed new lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be substantially limited by steep slopes and related setbacks, as well as setbacks to an existing water well, and lotlines and easements. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. Proposed Lot 1B has an estimated 5,600 ft<sup>2</sup> of existing useable septic area, however could be regraded to contain over 10,000 ft<sup>2</sup> in the area planned for development. Additionally, there is a large area at the south end of the lot which likely also meets the area requirements, however was not tested for this report. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***proposed Lot 1B can contain over 10,000 square feet of contiguous useable septic area with either re-grading or additional testing, which should be a condition of approval. Lot 1B also contains an additional 10,000 square feet of useable building area. Proposed Lot 1A is over 400,000ft<sup>2</sup> and will not require area verification.***

Roads and Drainage. The proposed new lots will be accessed by existing driveways and will not require the construction of any new roads. In this circumstance a drainage plan is not required, however, general existing drainage patterns have also been indicated on the attached map.

Please do not hesitate to call with any other questions you may have.

Sincerely,

Curtis Holler, PE

c: G. Dellinger, w/attachments







Legal Description: Dellinger Estates

EXHIBIT B-3





EXHIBIT C



- Notes:**
1. Base drawing/topography provided by surveyor. MSB 2' LiDAR topo overlay, not verified.
  2. Arrows denote apparent drainage patterns.
  3. Testhole locations approximate; GPS located.

Dellinger Estates Subdivision  
Useable Area, Drainage and Topography Map

**HOLLER ENGINEERING**  
3375 N Sams Dr. Wasilla, Alaska 99654

9/20/21	Scale: 1" = 100'	Job # 18085
---------	------------------	-------------



Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

**VARIANCE APPLICATION**  
**PLATTING**

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

Legal description of property: Lot 1, Dellinger Estates

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

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

I, Greg Dellinger the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. 140 of the Borough Code in order to allow: E. Valley Crest Drive is the legal access to these parcels but due to topographical concerns (steep drops & high rises) threads in and out of the metes & bounds description of the public use easement and cannot be brought into conformance w/ Section 43.20.140 (please see attached background)  
(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

**APPLICANT  
OR  
OWNER**

Name: Greg & Lisa Dellinger Email: dellinger@gsi.net  
Mailing Address: 9948 E. Valley Crest Dr. Zip: 99645  
Signature: Greg Dellinger Phone: 907-232-7421

**SURVEYOR**

Name (FIRM): Bull Moose Surveying Email: bob@bullmoosesurveying.com  
Mailing Address: 200 Hygrade Lane Zip: 99654  
Contact Person: Bob Hoffman Phone: 907-357-6957

**Bull Moose Surveying****Robert S. Hoffman, P.L.S.**

200 Hygrade Lane

Wasilla, Alaska 99654

Phone 907.357.6957 Fax 907.357.6977



RECEIVED

NOV 18 2021

PLATTING

**DELLINGER ESTATES VARIANCE REQUEST****Date:** November 10, 2021**To:** Fred Wagner, PLS - Platting Officer**Subject:** Request a Variance from MSB 43.20.140 for Lot 1, Dellinger Estates, per MSB 43.15.075

Bull Moose Surveying and the Dellingers are asking the Matanuska-Susitna Borough Platting Board to grant a variance from MSB 43.20.140 Physical Access for this subdivision.

Request for variance discussion per MSB 43.15.075 is as follows:

MSB 43.15.075(A): This portion of East Valley Crest Drive was granted this same variance when the subdivision was originally platted in 2004 (Dellinger Estates, Plat # 2004-84). The road was built to Pioneer Standard in 2003, with no Borough maintenance and so is maintained by the neighborhood. As part of the original findings in 2004 (Finding 1 on page 2 of 4), it was determined that ambulance and emergency crews have unimpeded access, which has not changed over the intervening years. Granting of the variance will not change current public or emergency access and so won't be detrimental or injurious.

MSB 43.15.075(B): The conditions impacting this area are atypical of most properties in the Core Area of the Borough in the aspect of having both steep inclines and declines (up to and exceeding 1:1 slopes) in and just outside of the legal right-of-way.

MSB 43.15.075(C): The physical surroundings, shape and topography of this area would require additional right-of-way, slope easements and excavations resulting in substantial hardship to the owner of this property and all other properties back to Machetanz Ridge Subdivision (the end of Borough maintenance) in order to bring East Valley Crest Drive up to Borough road standards.

Respectfully,

A handwritten signature in blue ink, appearing to read 'RSH', written over a horizontal line.

Robert S. Hoffman P.L.S.



# CONDITIONS/REASONS VARIANCE

The platting board approved the variance to MSB 16.20.120 Legal Access contingent on the following:

1. A plat note indicating and describing the document granting authority to proposed Lots 1-4 for ingress and egress across the private easement bordering tax parcel B11. ( A portion of E. Drift La. and E. Snowdrift La.)

*Subsequent*  
*Page 102 of 44*  
*EX, 102*  
*Page 44*

FINDINGS ( 1-3 as described on Exhibit D, Petitioners Variance Application)

**FINDING 1** E. Valley Crest Dr. was constructed in 1954. Ambulance and emergency crews have unimpeded access.

**FINDING 2** Legal access is not available through to E. Valley Crest Dr. from Drift La.

**FINDING 3** A section of E. Snowdrift La. is still private. A public use easement is not available on that section of road.

**FINDING 4** The owner of B11 and A3 were approached to grant easement across property and when realizing that the dedication would be public they objected.

**FINDING 5** A Provide the copy of the recorded document that gives private easement across necessary parcels. This document is recorded in Book 13, Page 211-222 recorded on 9-3-69.

# RECOMMENDATIONS for VARIANCE to MSB 16.20. 140 Physical Access.

The platting board approved the variance to MSB 16.20.140 Physical Access contingent on the following:

1. Submit DPW road approval that access to proposed High Ridge Subdivision meets Pioneer road standards.

FINDINGS ( 1-3 as described on Exhibit E, Petitioners Variance Application)

**FINDING 1** E. Valley Crest Dr. was constructed in 1954. Ambulance and emergency crews have unimpeded access.

**FINDING 2** Physical access is not available through Forget Me Not Dr.

**FINDING 3** Forget Me Not Dr. does not have the 50' easement required. Also Forget Me Not Dr. was never constructed. To construct this road it would cost an estimate of over \$10,000. Physical access is available through E. Valley Crest Dr.

**FINDING 4** Roads must meet Pioneer road construction standards per DPW agency comments.

## Kimberly McClure

**From:** Jamie Taylor  
**Sent:** Tuesday, December 14, 2021 3:45 PM  
**To:** Kimberly McClure  
**Subject:** RE: Dellinger Est RSB L1

As stated in the soils report, certifying useable septic area for proposed Lot 1B should be made a condition of approval. The condition of approval can be met by a) additional test holes or b) regrading. If more than 10,000 square feet is to be regraded to create useable septic area, a drainage report must be prepared and submitted to DPW prior to earthwork activities.

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

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Monday, November 29, 2021 9:28 AM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; 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; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Enstar <row@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; GCI <ospdesign@gci.com>; cobbfam@mtaonline.net; mothers@mtaonline.net; lamarra05@gmail.com  
**Subject:** RE: Dellinger Est RSB L1

All~

This email is to correct the information in the original email below – correct information is “Below is a link to a request for comments for **Dellinger Est RSB L1 Case #2021-176**, Tech KMc.

**Comments due by December 14, 2021.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly\\_mcclure\\_matsugov\\_us/EgD3gwsS5oNLuexuhYfj520BYC9NJfyZ9-fo97jh-OKg?e=9phEO9](https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EgD3gwsS5oNLuexuhYfj520BYC9NJfyZ9-fo97jh-OKg?e=9phEO9)



## Kimberly McClure

**From:** Andy Dean  
**Sent:** Monday, November 29, 2021 12:41 PM  
**To:** Kimberly McClure  
**Cc:** Jennifer Monnin; Michelle Olsen  
**Subject:** RE: Dellinger Est RSB L1

Hello Kimberly,

Please have the applicant apply for the existing driveway access through the MSB driveway permit application process. The application will correct our database allowing for permitted access if it meets our standards.

Sincerely,



**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Monday, November 29, 2021 9:28 AM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; 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.Whsenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Enstar <row@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; GCI <ospdesign@gci.com>; cobbfam@mtaonline.net; mothers@mtaonline.net; lamarra05@gmail.com  
**Subject:** RE: Dellinger Est RSB L1

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## Kimberly McClure

---

**From:** Permit Center  
**Sent:** Monday, December 6, 2021 4:34 PM  
**To:** Kimberly McClure  
**Subject:** RE: Dellinger Est RSB L1

Good Afternoon,

This parcel has an access onto Valley Crest Drive that does not have a driveway permit on file. Please have them apply for their driveway permit.

Thank you,

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

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Wednesday, November 24, 2021 5:16 PM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; 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; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Enstar <row@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; GCI <ospdesign@gci.com>; cobbfam@mtaonline.net; mothers@mtaonline.net; lamarra05@gmail.com  
**Subject:** Dellinger Est RSB L1

All~

Below is a link to a request for comments for South Denali RSB B/1 L/5-7, Case #2021-047, Tech KMc.

**Comments due by December 14, 2021.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly\\_mcclure\\_matsugov\\_us/EgD3gwsS5oNLuexuhYfj520BYC9NJfyZ9-io97jh-OKg?e=9phEO9](https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EgD3gwsS5oNLuexuhYfj520BYC9NJfyZ9-io97jh-OKg?e=9phEO9)



## Kimberly McClure

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Monday, December 6, 2021 9:43 AM  
**To:** Kimberly McClure  
**Subject:** RE: Dellinger Est RSB L1

[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:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Wednesday, November 24, 2021 5:16 PM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; 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; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Enstar <row@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; GCI <ospdesign@gci.com>; cobbfam@mtaonline.net; mothers@mtaonline.net; lamarra05@gmail.com  
**Subject:** Dellinger Est RSB L1

All~

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**Comments due by December 14, 2021.**

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



## Kimberly McClure

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Monday, November 29, 2021 9:47 AM  
**To:** Kimberly McClure  
**Subject:** RE: Dellinger Est RSB L1

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

Good morning,

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

Thank you for the opportunity to comment.

### Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645  
office: 907-761-2599 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Monday, November 29, 2021 9:28 AM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Enstar <row@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; GCI <ospdesign@gci.com>; cobbfam@mtaonline.net; mothers@mtaonline.net; lamarra05@gmail.com  
**Subject:** RE: Dellinger Est RSB L1

All~

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Comments due by December 14, 2021.





**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 preliminary plat and has no comments or recommendations.

- **Dellinger Estates Lots 1A and 1B**  
**(MSB Case # 2021-176)**

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

Sincerely,

*James Christopher*

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



## Kimberly McClure

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, December 2, 2021 3:03 PM  
**To:** Kimberly McClure  
**Cc:** OSP Design Group  
**Subject:** RE: Dellinger Est RSB L1  
**Attachments:** Dellinger Est RSB L1.pdf; Agenda Plat.pdf

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

Kimberly,

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

Thanks,

**MIREYA ARMESTO**

GCI | Technician II, GIS Mapping

m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Monday, November 29, 2021 9:28 AM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; 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; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Enstar <row@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; cobbfam@mtaonline.net; mothers@mtaonline.net; lamarra05@gmail.com  
**Subject:** RE: Dellinger Est RSB L1

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

All~

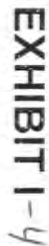
This email is to correct the information in the original email below – correct information is “Below is a link to a request for comments for **Dellinger Est RSB L1 Case #2021-176**, Tech KMc.

**Comments due by December 14, 2021.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly\\_mcclure\\_matsugov\\_us/EgD3gwsS5oNLuexuhYfj520BYC9NJfyZ9-io97jh-OKg?e=9phEO9](https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EgD3gwsS5oNLuexuhYfj520BYC9NJfyZ9-io97jh-OKg?e=9phEO9)

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





Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.

☒ No Objection    ☐ Objection    ☐ Concern

Name: MARK R SEIDL Address: 1080 E VALEY CREST DR. PALMER, AK

Comments: \_\_\_\_\_

RECEIVED

DEC 20 2021

PLATTING

Case # 2021-176 KMc

Note: Vicinity Map Located on Reverse Side



6B

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JANUARY 6, 2021**

PRELIMINARY PLAT:      McKINLEY VIEW RSB LOTS 12-15 & 30' WIDE ROW VACATION

LEGAL DESCRIPTION:    SEC 07, T20N, R04W, SEWARD MERIDIAN AK

PETITIONERS:           JESS ADAMS; DONALD & IRENE GLASER;  
                              DEAN & KIMBERLY CAGLE

SURVEYOR:              HANSON LAND SOLUTIONS

ACRES: 1.96 ±           PARCELS: 4

REVIEWED BY:           AMY OTTO-BUCHANAN                      CASE #: 2021-056/057/058

---

**REQUEST:** The request is to vacate a 30' wide right-of-way that runs from W. Field Avenue south to Kashwitna Lake, and attach the vacated right-of-way to Lots 12-15, McKinley View Subdivision, Plat No. 68-12, to be known as **LOT 12A, 13A, 14A AND 15A**, containing 1.96 acres +/- . The plat is located north of Kashwitna Lake, west of S. Parks Highway and south of W. Field Avenue; within Section 07, Township 20 North, Range 04 West, Seward Meridian, Alaska. Petitioner is applying for a variance from MSB 43.20.060(C), as W. Field Avenue is only 30' wide.

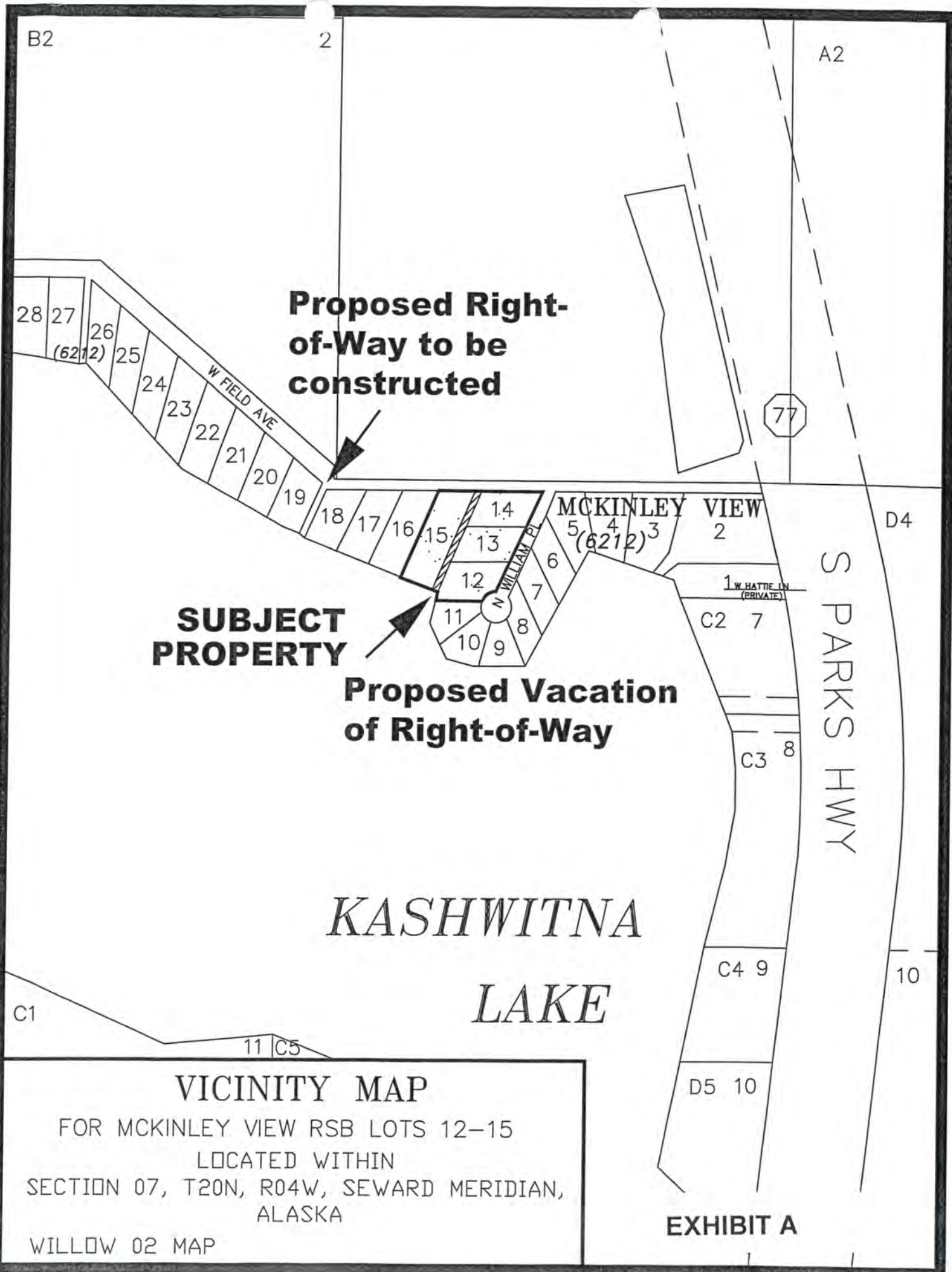
This case was continued from the June 3, 2021 Platting Board to allow the petitioner and surveyor to resolve issues of right-of-way dedication. Petitioner has been working to resolve the issues, but hasn't quite done so yet, and is requesting another continuation to the February 3, 2022 Platting Board. This will give the petitioner time to fully resolve the issues and present a comprehensive, complete plan to the Board.

**EXHIBITS**

Vicinity Map

**EXHIBIT A – 1 pg**





**SUBJECT  
PROPERTY**

**Proposed Right-  
of-Way to be  
constructed**

**Proposed Vacation  
of Right-of-Way**

*KASHWITNA  
LAKE*

**VICINITY MAP**

FOR MCKINLEY VIEW RSB LOTS 12-15  
LOCATED WITHIN  
SECTION 07, T20N, R04W, SEWARD MERIDIAN,  
ALASKA

WILLOW 02 MAP

**EXHIBIT A**







6C



PRELIMINARY PLAT:	TRANQUIL WOODS	
LEGAL DESCRIPTION:	SEC 16, T18N, R02E, SEWARD MERIDIAN AK	
PETITIONERS:	PJ SCORUP TRUST	
SURVEYOR/ENGINEER:	KEYSTONE SURVEYING/PIONEER ENGINEERING, LLC	
ACRES: 20.52 ±	PARCELS: 4	
REVIEWED BY:	AMY OTTO-BUCHANAN	CASE #: 2021-179

**REQUEST:** The request is to create four lots from Tract A, Riverwood Subdivision, Plat No. 88-15, to be known as **TRANQUIL WOODS**, containing 20.52 acres +/- . Petitioner will be granting a Public Use Easement on all three flag lots for common access from N. Glenn Highway. The plat is located east of N. Glenn Highway at Milepost 51 and west of the Matanuska River; located within the SW ¼ Section 16, Township 18 North, Range 02 East, Seward Meridian, Alaska.

Vicinity Map and Aerial Photos  
Geotechnical Report

**EXHIBIT A - 4 pgs**

**EXHIBIT B – 5 pgs**

Department of Public Works Operations & Maintenance  
Planning  
ADOT&PF  
ADF&G  
Utilities

**EXHIBIT C - 1 pg**

EXHIBIT D - 1 pg

EXHIBIT E - 2 pgs

**EXHIBIT F - 1 pg**

EXHIBIT G-5 pgs

**DISCUSSION:** The proposed subdivision is east of N. Glenn Highway at Milepost 51, west of the Matanuska River. E. Riverwood Circle is directly across from N. Farm Loop. E. Riverwood Circle is a 60' wide private easement, therefore, access for Lots 1-3 and Tract A will be from a 90' X 60' wide Public Use Easement overlaying the three 30' wide side-by-side flag lots for Lots 1-3, to be granted on this plat. This will give one access from N. Glenn Highway for all four parcels.

**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; MSB 43.20.140 Physical Access and MSB 43.20.300(E) Flag lots.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, notes Tract A is over ten acres and did not require a soils investigation. Two new testholes were excavated on July 27, 2021 and were sited on the joint property lines between Lots 1 & 2 and Lots 2



& 3 to best represent the soils condition for all three lots. The testholes were 16' deep and both showed seven feet of topsoil overlaying nine feet of sand and gravel. No groundwater was encountered. Testhole logs are 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 Operations & Maintenance (**Exhibit C**) has no objections. Planning Division (**Exhibit D**) has no comment. ADF&G (**Exhibit F**) has no objections.

ADOT&PF (**Exhibit E**) notes no direct access will be granted to the N. Glenn Highway from Lots 1-3. Pursuant to Alaska Preconstruction Manual Section 1190, access cannot be granted to the N. Glenn Highway when there are alternative routes. Those lots must access via E. Riverwood Circle. The proposed shared access is not in compliance with this and our previous letter from May 6, 2021 in which it was stated that no lot may access the N. Glenn Highway. The access must be via E. Riverwood Circle, which aligns with N. Farm Loop. Per discussion with the petitioner's surveyor, the existing driveway to Tract A may remain at present. However, it needs to be removed if the lot's use changes or is subdivided. Tract A's access to E. Riverwood Circle must be maintained so it may access that side road in the future. *Staff notes that all four lots will access from the Public Use Easement that will be created across from N. Farm Loop and also encompasses a portion of E. Riverwood Circle. Staff suggests a plat note be added to read: "Unless otherwise approved by the permitting authority, no lot shall have direct access to N. Glenn Highway" (see Recommendation #5).*

**Utilities:** (**Exhibit G**) MEA and GCI did not comment. Enstar has no comments, recommendations or objections. MTA provided a copy and diagram of the utility easement recorded a Reception No. 2012-003227-0.

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 Farm Loop; Fire Service Area #132 Greater Palmer Consolidated; MSB Emergency Services, Community Development, Assessments, Pre-Design Division or Development Services; MEA or GCI.

**CONCLUSION:** The preliminary plat of Tranquil Woods 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 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 and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

## **FINDINGS OF FACT**

1. The plat of Tranquil Woods 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. The lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).



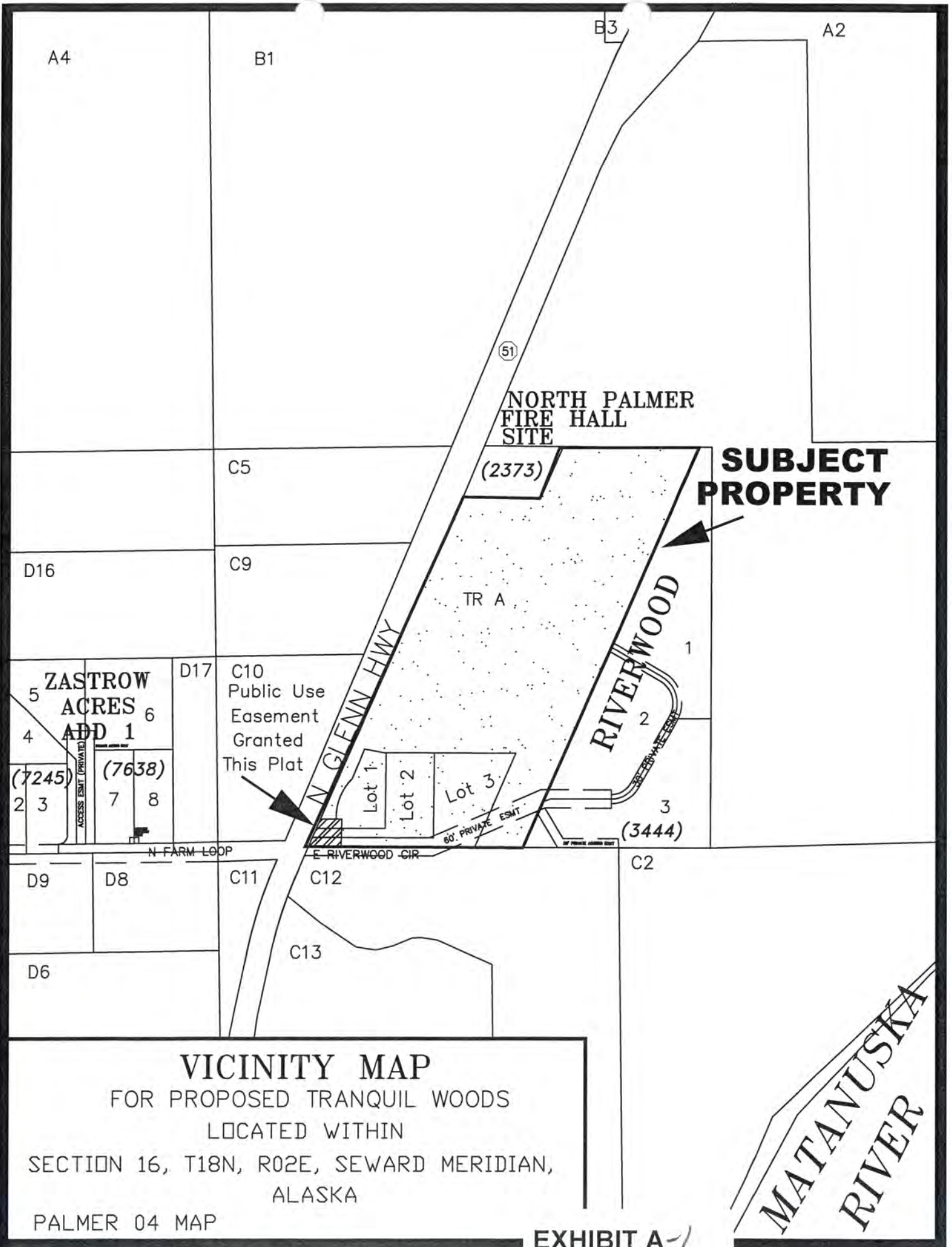
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Farm Loop; Fire Service Area #132 Greater Palmer Consolidated; MSB Emergency Services, Community Development, Assessments, Pre-Design Division or Development Services; MEA or GCI.
5. There were no objections from any federal or state agencies, or Borough departments.
6. There were no objections from the public in response to the Notice of Public Hearing.

#### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

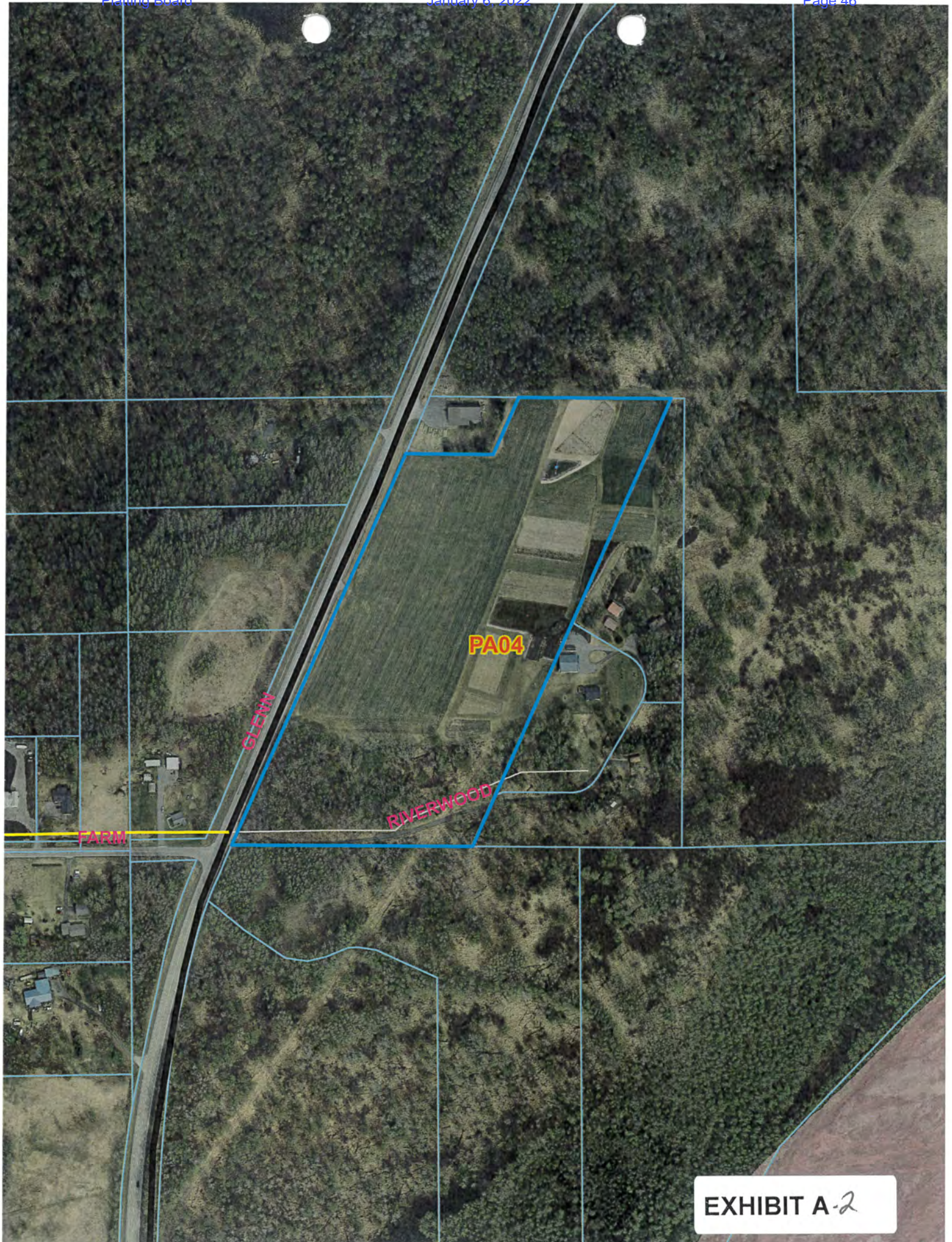
**Suggested motion: I move to approve the preliminary plat of Tranquil Woods, Section 16, Township 18 North, Range 02E, Seward Meridian, Alaska, contingent on staff recommendations**

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. Add plat note to read: "Unless otherwise approved by the permitting authority, no lot shall have direct access to N. Glenn Highway."
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.











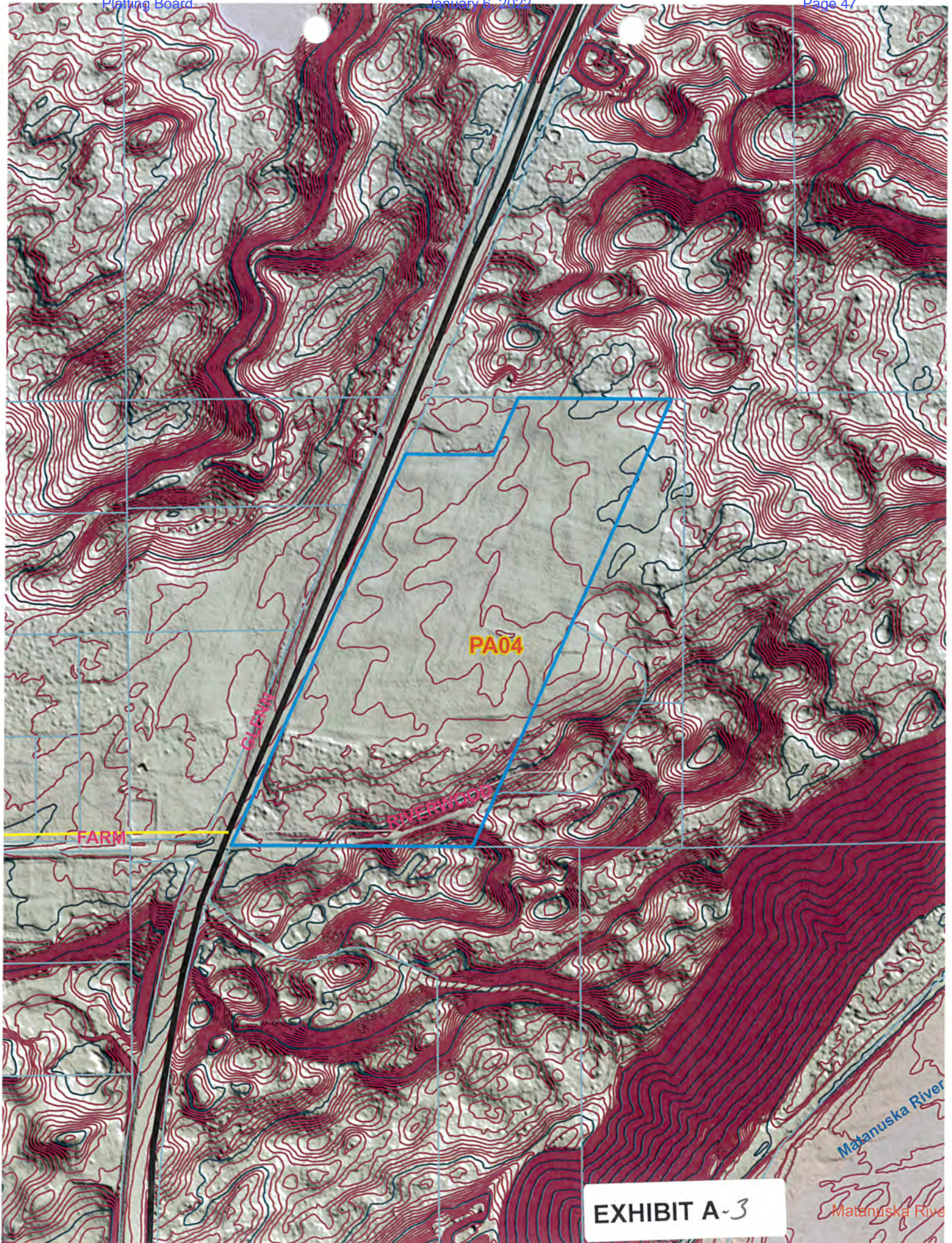
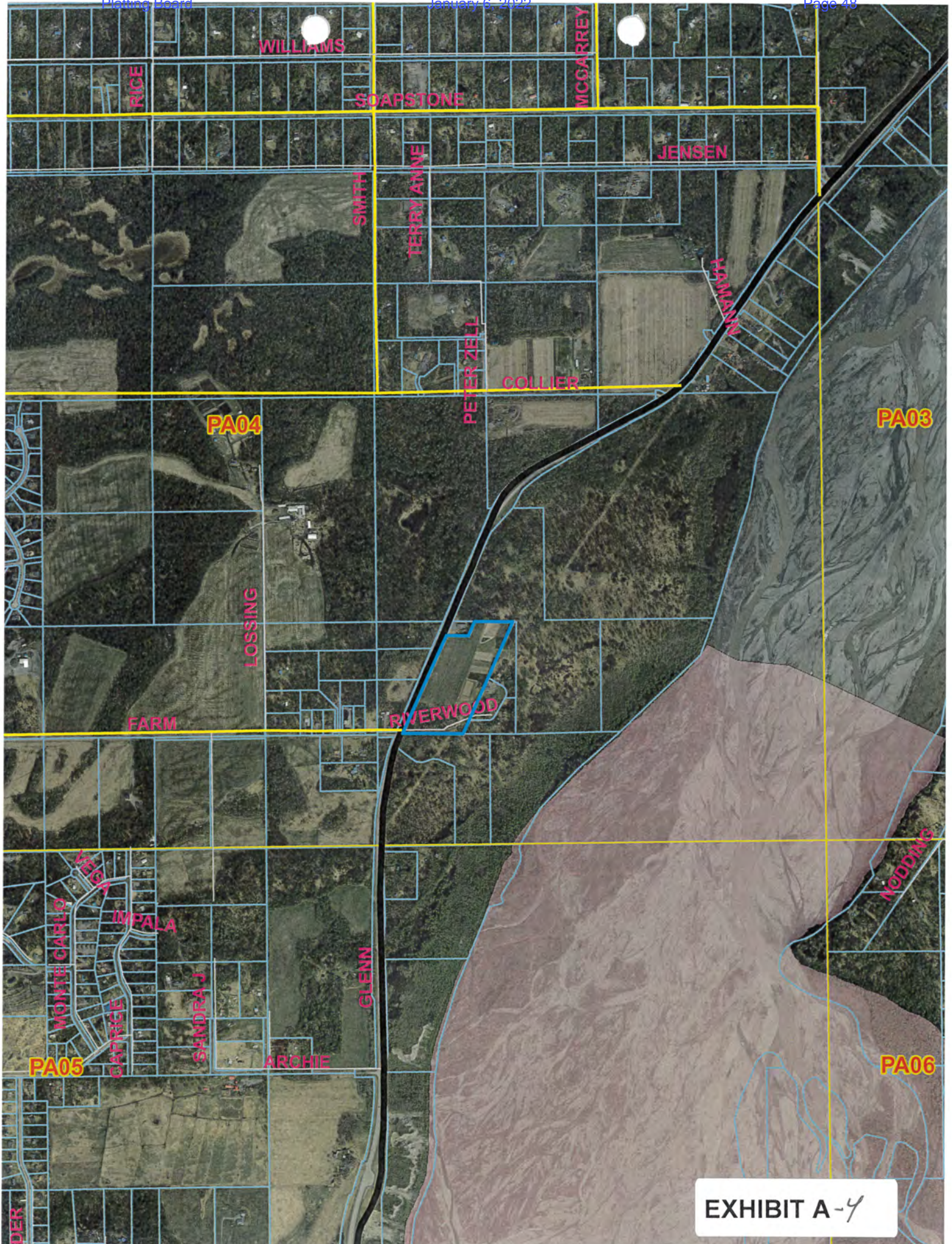


EXHIBIT A-3

Matanuska River









## Pioneer Engineering LLC

Professional, Reliable, Local

July 28, 2021

**RE: Usable Area Report**  
**T18N R2E Section 16, SM**  
**Riverwood, Tract A**

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 20.53-acre parent parcel into one tract of 16.16 acres and three lots, each 2.02, 1.15 and 1.25 acres in size.

**Test Holes:** Future Tract A-1 is over 10 acres in size and didn't require a soils investigation. 2 new test holes were excavated on 7-27-21 and were sited on the joint property lines between Lots 1&2 and 2&3 to best represent the soil conditions for all three lots. The test holes were 16 feet deep and both test holes showed seven feet of topsoil overlaying 9 feet of sand and gravel. Groundwater was not encountered in either test hole & the test hole logs are 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,

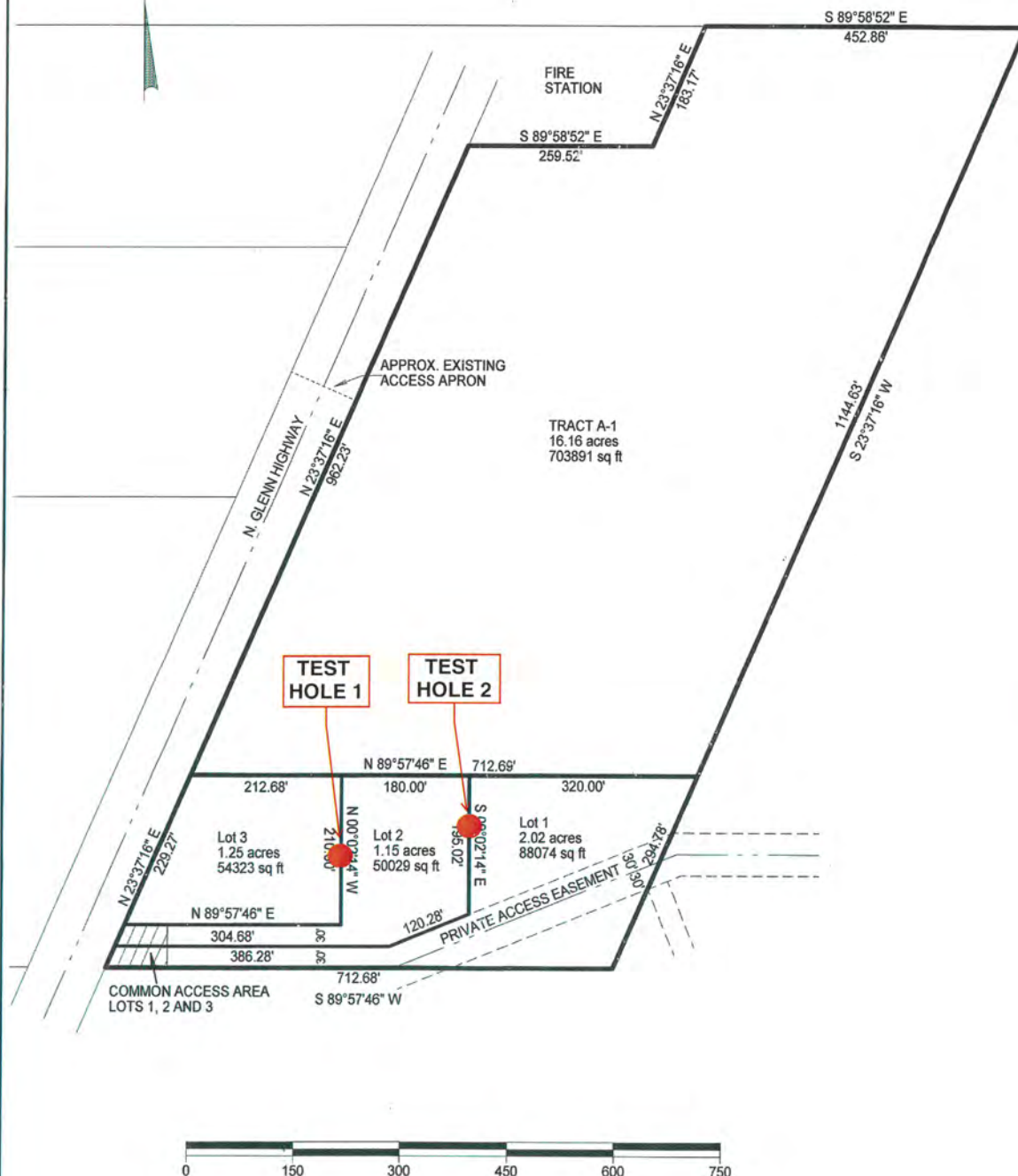
Bill Klebesadel, P.E.  
 Owner/Principal Engineer,  
 Pioneer Engineering LLC  
 16547 E Smith Road  
 Palmer, AK 99645  
 907-863-2455



EXHIBIT B -/



# PROPOSED SUBDIVISION OF TRACT A RIVERWOOD SUBDIVISION PLAT # 88-15









# SOIL LOG

Job Number: 2021-SW-198

Project Location: Riverwood, Tract A

Logged By: Steve Wilson

Date: 7-27-21

## TEST HOLE NO. 1

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



## SOIL LOG

Job Number: 2021-SW-198Project Location: Riverwood, Tract ALogged By: Steve WilsonDate: 7-27-21

### TEST HOLE NO. 2

Depth (feet)	Description
0	<b>Topsoil (OL)</b>
1	
2	
3	
4	
5	
6	
7	
8	<b>Sand &amp; gravel (SP/GP)</b>
9	
10	
11	
12	
13	
14	
15	
16	<b>Bottom of test hole No groundwater</b>
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.



**Amy Otto-Buchanan**

---

**From:** Jamie Taylor  
**Sent:** Monday, November 22, 2021 2:29 PM  
**To:** Amy Otto-Buchanan  
**Subject:** Re: RFC Tranquil Wds #21-179

No comment.

Jamie Taylor

Sent from my iPad

On Nov 5, 2021, at 9:26 AM, Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us> wrote:

The following contains a link to a Request for Comments to subdivide 53444000T00A. Comments are due by **December 16, 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/EkOZ2Z3Nm\\_dIk8JM4Gi5mfIBVCRLQB-gwL1e85CZxP6MwA?e=9RGuzy](https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EkOZ2Z3Nm_dIk8JM4Gi5mfIBVCRLQB-gwL1e85CZxP6MwA?e=9RGuzy)

*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



**Amy Otto-Buchanan**

---

**From:** Leda Borys  
**Sent:** Tuesday, December 14, 2021 1:30 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Tranquil Wds #21-179

No comment from us!

**Leda Borys**

(she/her)

Planner II

Planning Services Division

Matanuska Susitna Borough

(907) 861-8556

Leda.Borys@matsugov.us

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

**Sent:** Friday, November 5, 2021 9:26 AM

**To:** allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; regpagemaster@usace.army.mil; Percy, Colton T (DFG) <colton.percy@alaska.gov>; pamelaj.melchert@usps.gov; mothers@mtaonline.net; 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 Tranquil Wds #21-179

The following contains a link to a Request for Comments to subdivide 53444000T00A. Comments are due by **December 16, 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/EkOZ2Z3Nm\\_dIk8JM4Gi5mflBVCRLQB-gwL1e85CZxP6MwA?e=9RGUzy](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EkOZ2Z3Nm_dIk8JM4Gi5mflBVCRLQB-gwL1e85CZxP6MwA?e=9RGUzy)

*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

November 18, 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 05, Sec 30, T18N, R01W (Cameron & MSB)**

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

- **Tranquil Woods (PJ Scorup Trust)**
  - No direct access will be granted to the Glenn Highway from Lots 1-3. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Glenn Highway when there are alternative routes. Those lots must access via Riverwood Circle. The proposed shared access is not in compliance with this and our previous letter from May 06, 2021 in which it was stated that no lot may access Glenn Highway. The access must be via Riverwood Circle, which aligns with Farm Loop Road.
  - Per a discussion with the petitioner's surveyor, the existing driveway to Tract A may remain at present. However, it needs to be removed if the lot's use changes or is subdivided. Tract A's access to Riverwood Circle must be maintained so it may access that side road in the future.

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.

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

Sincerely,



Melanie Nichols  
Mat-Su Area Planner

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



## 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 Tranquil Wds #21-179

[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:** Friday, November 5, 2021 9:26 AM  
**To:** Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; regpagemaster@usace.army.mil; Percy, Colton T (DFG) <colton.percy@alaska.gov>; pamela.j.melchert@usps.gov; mothers@mtaonline.net; 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@matanaska.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 Tranquil Wds #21-179

The following contains a link to a Request for Comments to subdivide 53444000T00A. Comments are due by **December 16, 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/EkOZ2Z3Nm\\_dIk8JM4Gi5mflBVCRLQB-gwL1e85CZxP6MwA?e=9RGuzy](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EkOZ2Z3Nm_dIk8JM4Gi5mflBVCRLQB-gwL1e85CZxP6MwA?e=9RGuzy)

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)

**EXHIBIT F**



A  
L  
A  
S  
K  
A

2012-003227-0

Recording Dist: 311 - Palmer

2/21/2012 1:05 PM Pages: 1 of 1



## Matanuska Telephone Association, Inc.

## Grant of Easement

## KNOW ALL BY THESE PRESENTS:

That the undersigned Peter C. Scorup and Judy C. Scorup, (hereinafter called Grantor, whether one or more) whose address is P.O. Box 775, Palmer, Alaska 99645, for benefit received, does hereby grant unto MATANUSKA TELEPHONE ASSOCIATION, INC., P.O. Box 3550, Palmer Alaska 99645, a cooperative corporation (hereinafter called GRANTEE) duly organized and existing under and by virtue of the laws of the State of Alaska, whose address is Palmer, Alaska, its successors and assigns, rights of ingress and egress, an easement to enter upon the lands of the GRANTOR(S) and to construct, reconstruct, lay, maintain, operate, alter, repair, remove, and replace aerial or buried telecommunications and/or electrical cables/lines, poles, or systems and appurtenances thereto, and make changes and additions thereto, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said cables/lines or systems by any other firm or corporation for telecommunications and/or electrical purposes, utilizing such facilities, under, upon, over, and through lands which the undersigned owns or in which the undersigned has an interest and/or in, upon, or under all private or underlying interest streets, roads or highways abutting said lands. The said GRANTOR(S) is/are to fully use and enjoy said premises provided that GRANTOR(S) shall not construct or permit to be constructed any structures or obstructions on, under, or over that will interfere with the construction, maintenance or operation of any telecommunications and/or electrical cables/lines or systems, or appurtenances constructed hereunder. Said easement is situated in the Palmer Recording District, Third Judicial District, State of Alaska, Section(s) 16, Township 18 North, Range 2 East, Seward Meridian, Alaska. Said easement is more particularly described as:

within Tract A and Lot 2, Riverwood Subdivision, according to Plat No. 88-15, filed in the Palmer Recording District, State of Alaska, a 20 foot wide easement located within the existing MEA powerline line right-of-way.

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

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

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following person(s):

IN WITNESS WHEREOF, the Grantor(s) have executed this conveyance this 13 day of February, 2012.

Peter C. Scorup Grantor

Judy C. Scorup Grantor  
Judy C. Scorup

STATE OF ~~ALASKA~~ Arizona )  
THIRD JUDICIAL DISTRICT ) Maricopa County

THIS IS TO CERTIFY that on this 13 day of February, 2012 before me, the undersigned, a Notary Public in and for the State of Arizona, duly commissioned and sworn as such, personally appeared:

Peter C. Scorup and Judy C. Scorup 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.

Maria Romero  
Notary Public in and of ~~Alaska~~ Arizona  
My commission expires: Arizona MVD  
Agent # 88998

Return to: MTA, PO Box 3550, Palmer, AK 99645

SEAL

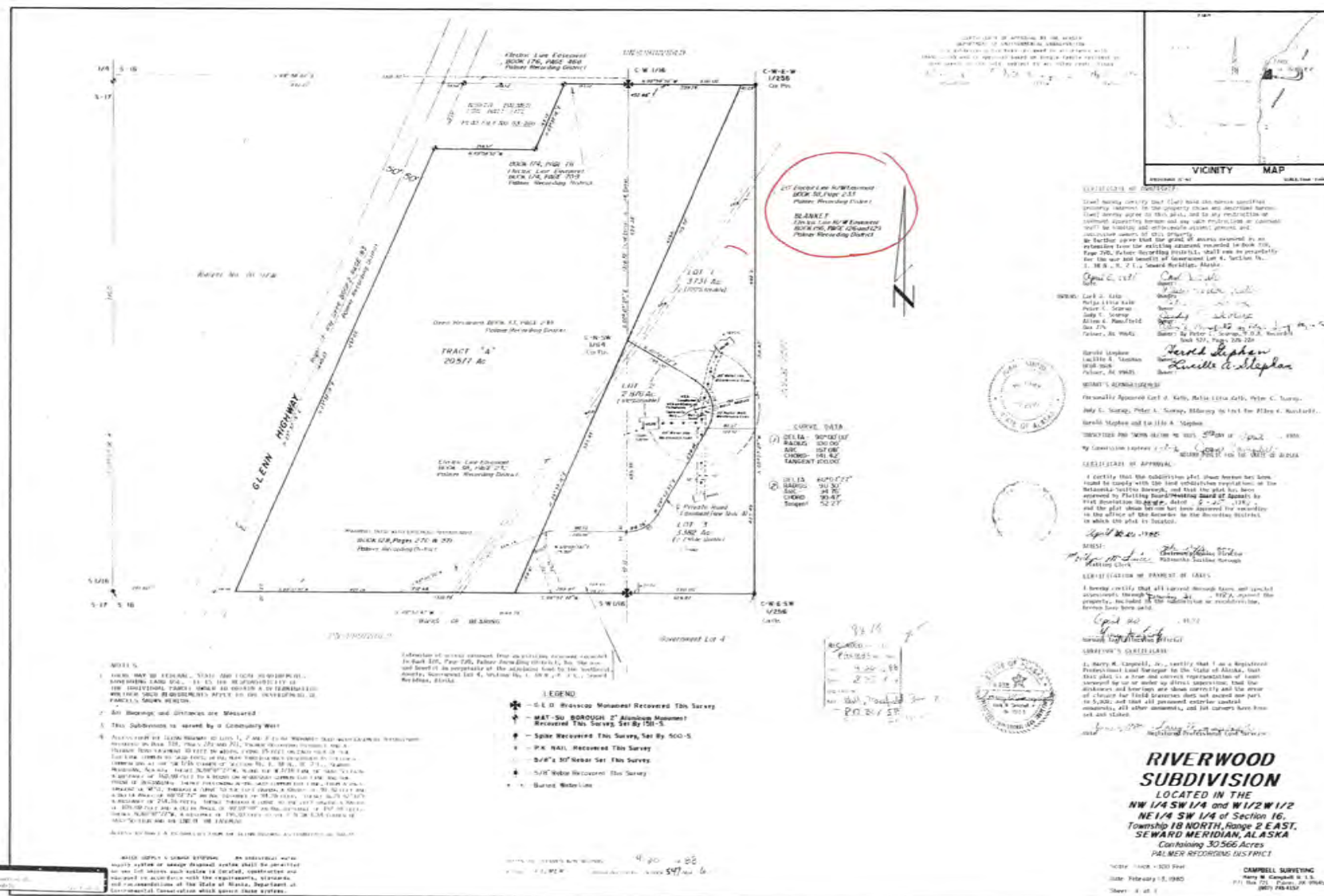
Maria Romero  
Arizona MVD Agent  
GILA R&T SERVICES TPCP 6125  
928-683-2577

W/O 745-15813

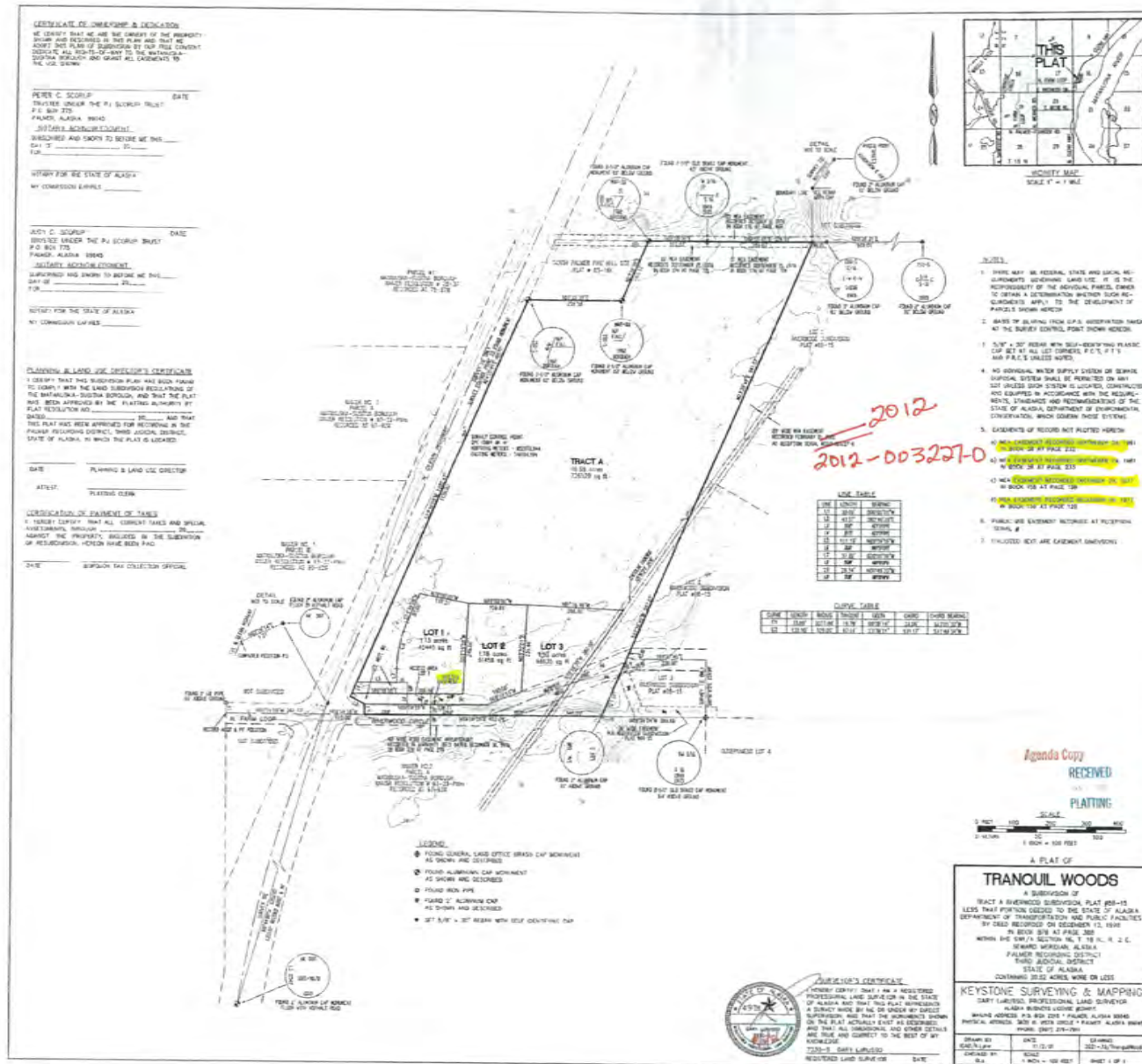
Do not write / stamp below this line - reserved for State Records Office

EXHIBIT G -1









no other  
Comments from  
MEA  
DCE 12/13/21

EXHIBIT C-3









**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 preliminary plat and has no comments or recommendations.

- **Tranquil Woods**  
**(MSB Case # 2021-179)**

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

Sincerely,

*James Christopher*

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

**EXHIBIT G-5**







6D



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JANUARY 6, 2022

PRELIMINARY PLAT: STERLING EST MSP

LEGAL DESCRIPTION: SEC 04, T16N, R02W, SEWARD MERIDIAN AK

PETITIONERS: STERLING COOK

SURVEYOR/ENGINEER: DENALI NORTH

ACRES: 34.66 ± PARCELS: 28

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-180

**REQUEST:** The request is to create 28 lots from Tract A-3, Crocker Creek Phase II, Plat No. 2005-24, in a two phase Master Plan, to be known as **STERLING ESTATES MASTER PLAN**, containing 31.66 acres +/- . The plat is located south of S. Knik-Goose Bay Road and east of S. Meyer's Circle; located within the SE ¼ Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos

**EXHIBIT A** – 4 pgs

Geotechnical Report/Drainage Plan/ADT

**EXHIBIT B** – 12 pgs

**AGENCY COMMENTS**

Department of Public Works Operations & Maintenance

**EXHIBIT C** – 4 pgs

ADF&G

**EXHIBIT D** – 1 pg

Utilities

**EXHIBIT E** – 5 pgs

**DISCUSSION:** The proposed subdivision is south of S. Knik-Goose Bay Road and east of S. Meyer's Circle. Petitioner will be creating 11 lots in Phase 1 and 17 lots in Phase 2. Petitioner will be constructing interior streets to MSB residential street standards and connecting to W. Vanderberg Drive in the northeast corner for interconnectivity (see **Recommendation #4**).

**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. Access requirements will be met once interior streets are constructed.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Jim Rowland, PE, notes previous soils report dated March 20, 2003 was used with the permission of the previous engineer. No topographic changes or gravel extraction appear to have occurred since 2003. The new lots within the gravel pit area are Lot 3-8, Block 3, Lots 5 & 6, Block 2 and Lots 4-8, Block 1. Some of the lots will be recontoured prior to final platting and an amended topographic map will be provided (see **Recommendation #5**). The test holes from the prior report are Testhole #s 17, 19, 20, 24-34, 30 and 40. Testhole #26 shows silty soils at 6' and groundwater seeps at 10'. Testhole #27 shows silty soil from 4'-8'



and Testhole #28 has (GPGM) silty sandy gravel with water at 8'. The remaining testholes show sandy gravel (GP) to gravel with sand and sand layers (GP) from 5'-11.5', which would be rated at 125 sf to 150 sq per bedroom for septic designs. Based on the current topography map and the existing testholes, these lots will have 10,000 sf of contiguous useable septic area and 10,000 sf of useable building area. There are some slopes on the edge of the old pit that are over 25% and mostly 10' or less in height as shown on the new topography map. Testhole log, testhole location map and previous soils report attached. Average Daily Traffic (ADT) Calculations are at **Exhibit B-8**. Preliminary drainage plan at **Exhibit B-9**.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit C**) notes the intersection angle between W. Vandenberg Drive and S. Cook Circle appears to be slightly less than the minimum allowable angle of 70 degrees; this intersection should be at or much closer to 90 degrees. The intersection of W. Sterling Drive with S. Meyers Circle is shown as approximately 74 degrees, but could be closer to 90 degrees as well (see **Recommendation #4d**). The intersection angle as designed for Crocker Creek Phase 5 (which was the last phase of Crocker Creek Master Plan, which has been deadfiled), was approximately 79 degrees. The existing portion of W. Sterling Drive/W. Fly by Night Street was never fully accepted and will need to be upgraded to meet the 2020 Subdivision Construction (SCM) residential street standards (see **Recommendation #4b**). W. Vandenberg Drive is classified as residential, which has an Average Daily Traffic (ADT) limit of 400. The ADT potentially will exceed 400 due to the creation of this subdivision. W. Vandenberg Drive should be upgraded, if needed, and certified to Residential Subcollector standard (see **Recommendation #4c**). The soils report for Crocker Creek MSP by Archie Giddings states there is unsuitable clay soils in the gravel pit and fill will be required for those lots. There should be a condition of approval that useable area for the lots in the gravel pit be certified after fill is place (see **Recommendation #5**). The fill should be taken into account in the preparation of the drainage report (see **Recommendation #4**). *Staff notes the drainage plan for construction of streets will be submitted to Department of Public Works prior to the PreConstruction Meeting referenced in Recommendation #4.*

ADF&G (**Exhibit D**) has no objections.

**Utilities:** (**Exhibit E**) MTA requests that a 15' wide utility easements along both sides of all rights-of-way and around all cul-de-sacs (see **Recommendation #6**). Enstar has no comments, recommendations or objections. MEA requests a 15' wide utility easement on the south side of Sterling Drive past the existing cul-de-sac and then on the north side of Sterling Drive, then north between Lot 5, Block 3 and Lot 7, Block 3, then along the lot lines of Lot 13 & 14, Block 3 and Lot 4 & Lot 3, Block 3, then west along the northern boundary of Lot 14, Block 3, to S. Meyers Circle. *Staff notes there will be 15' wide utility easements granted on both sides of any proposed right-of-way (see Recommendation #6).* GCI has no objections.

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 Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Emergency Services, Community Development, Assessments, Planning, Pre-Design Division or Development Services.

**CONCLUSION:** The preliminary plat of Sterling Estates Master Plan 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 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 43.20.218(A)(1).

### **FINDINGS OF FACT**

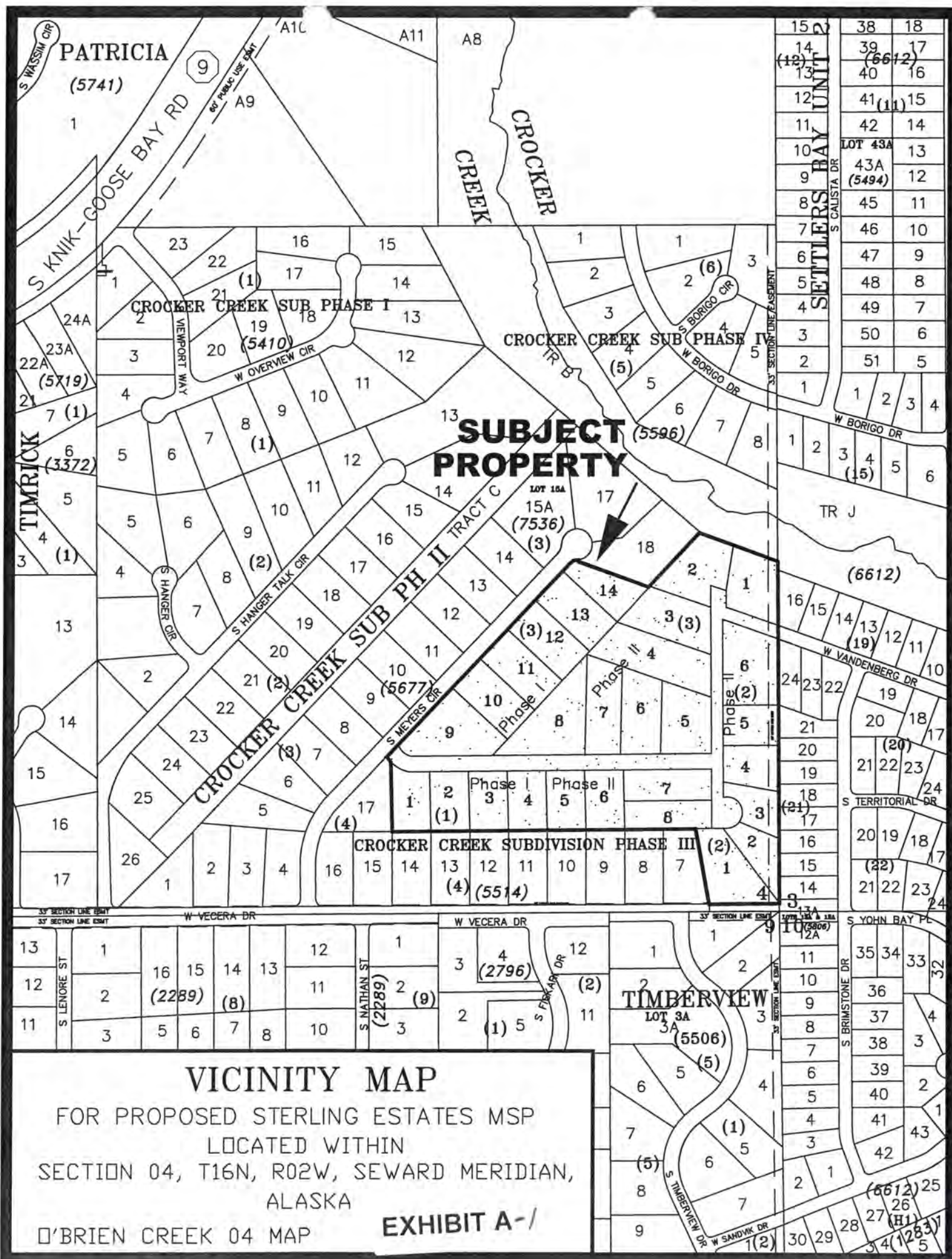
1. The plat of Sterling Estates Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. The lot has the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Emergency Services, Community Development, Assessments, Planning, Pre-Design Division or Development Services.
5. There were no objections from any federal or state agencies, or Borough departments.
6. There were no objections from the public in response to the Notice of Public Hearing.

### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Sterling Estates Master Plan, Section 04, Township 16 North, Range 02W, 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. For each phase plat, 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 for each phase plat.
3. Pay postage and advertising fees.
4. Construct interior streets and cul-de-sac MSB residential street standards:
  - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit street inspection reports as required by Section F1.4, F1.5 and F1.6 of the Subdivision Construction Manual.
  - b. Upgrade W. Sterling Street to residential street standards.
  - c. Upgrade W. Vandenberg Drive to residential subcollector standards, or provide proof that upgrade is not necessary.
  - d. Redesign intersection angle of W. Vandenberg Drive and S. Cook Circle and the intersection angle of W. Sterling Drive and S. Meyers Circle to meet the requirement of the SCM of 90 degrees.
  - e. Provide DPW acceptance of the road to Platting staff.
  - f. Road names to be approved by Platting Assistant.
5. Provide updated soils report and updated topography map once recontouring has been done.
6. Provide 15' wide utility easements adjacent to all rights-of-way and cul-de-sac for each phase plat.
7. Show all easements of record on each phase plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR), for each phase plat.
9. Submit phase plat in full compliance with Title 43.







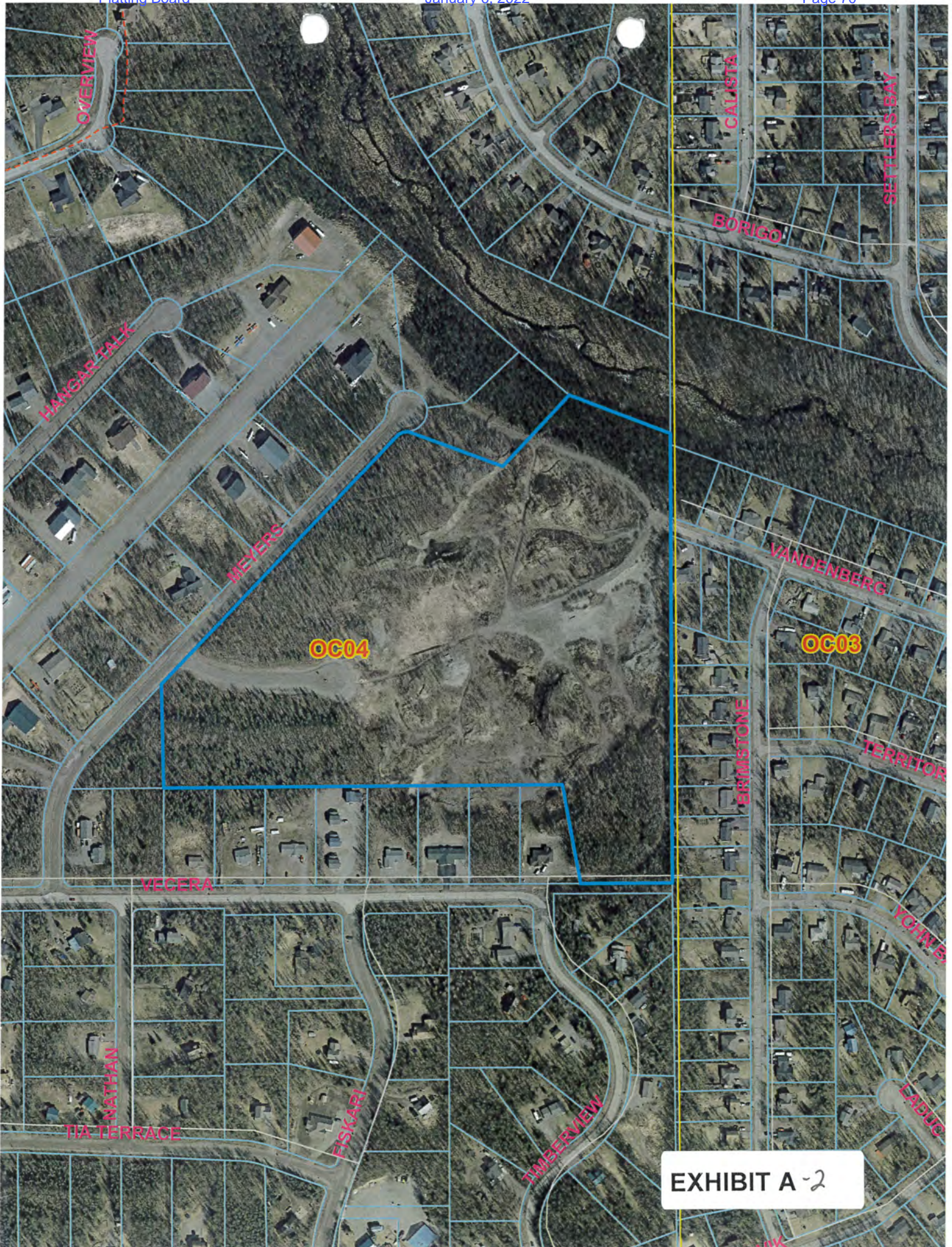


EXHIBIT A-2



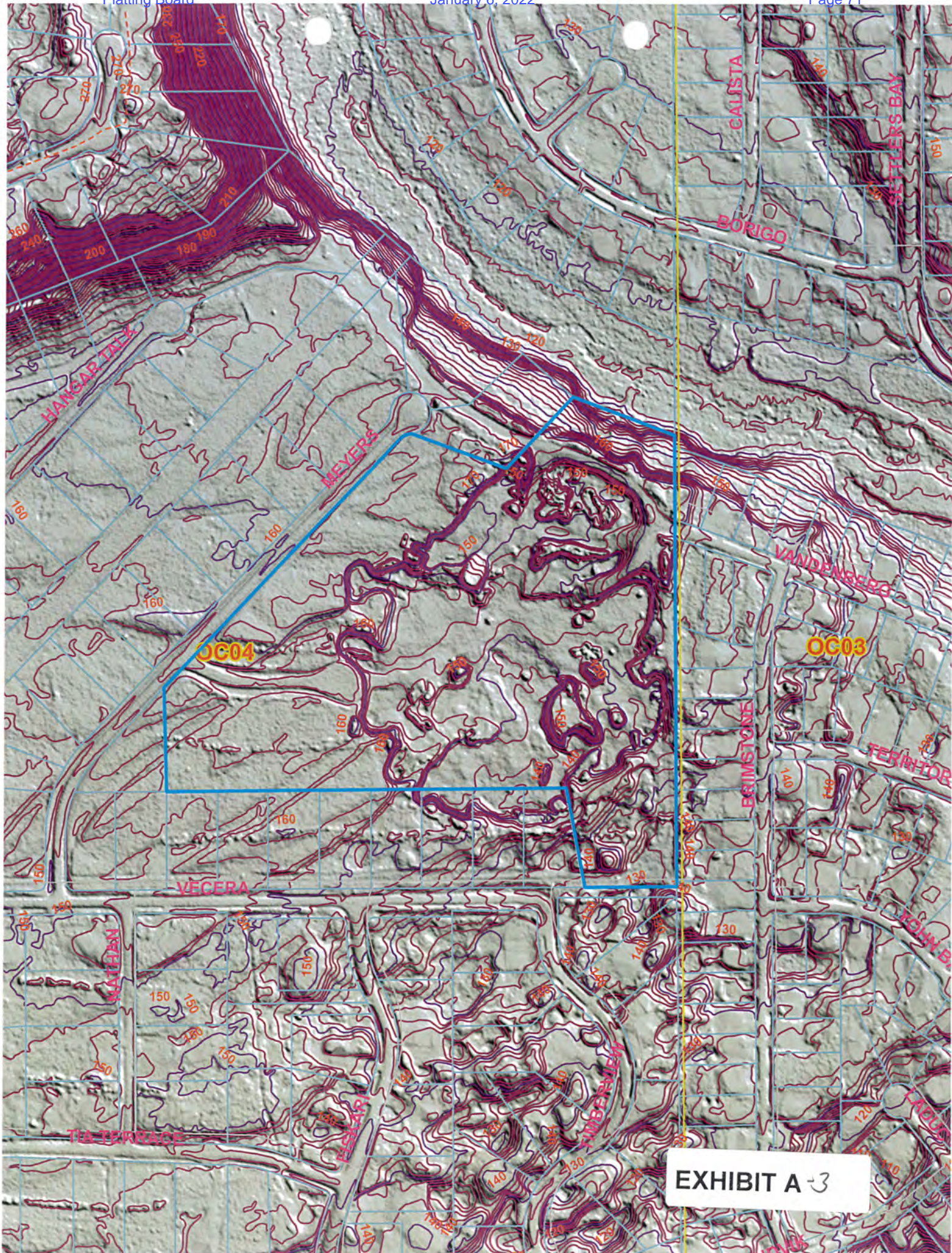


EXHIBIT A-3







Matsu Susitna Borough  
350 E Dahlia Ave  
Palmer, AK 99645



09/22/21

RE: Replat of Tract A-3 Crocker Creek PH II

Dear Mr. Wagner P.L.S

This proposed Two Phase Master Plan consists of 26 lots averaging 0.92-1.19 acres with Lot 6 Block 2 being 1.5 acres.

We will be using the previous soils report dated 03/20/03 with the permission of Mr. Archie Giddings PE. for test holes and reference. No topographic changes or gravel extraction appear to have occurred since 2003. Our new lots within the gravel pit area are Lots 3-8 Block 3, Lots 5 and 6 Block 2 and Lots 4-8 Block 1. Some of the lots will be recontoured prior to Final Platting and an amended topographic map will be provided prior to the Final Plat involving Lots 5-8 Block 3, Lot 5 Block 2 and Lot 7 and 8 Block 1.

The test holes from the prior report being used for this report are test hole numbers 17, 19, 20, 24-34, 39 and 40. Test hole 26 shows silty soils at 6.0 ft. and ground water seeps at 10.0 ft. Test hole 27 shows silty soil from 4 ft. to 8 ft. and test hole 28 has (GPGM) silty sandy gravel with water at 8 ft. The remaining test holes show sandy gravel (SP) to gravel with sand and sand layers (GP) from 5 ft. to 11.5 ft. which would be rated at 125 sq. ft. to 150 sq. ft. per bedroom for septic designs.

Based on the current topography map and the existing test holes these lots would have 10,000 sq. ft. septic area and 10,000 sq. ft. building area as required by 43.20.281(A)(I)(C). There are some slopes on the edge of the old pit that are over 25% and mostly 10 ft. or less in height as shown on the new topography map.

If you have any questions, please feel free to contact us.

Sincerely,


  
Jim Rowland PE



EXHIBIT B - /



## Test Hole 19

Depth Below Ground Surface	Soil Description
0.0 – 1.0 ft	Top Soil/Overburden
1.0 – 12.0 ft	Sandy Gravel (GP) with 12-inch sand lenses (SP) No Ground Water Encountered

## Test Hole 20

Depth Below Ground Surface	Soil Description
0.0 – 1.0 ft	Top Soil/Overburden
1.0 – 12.0 ft	Sandy Gravel (GP) No Ground Water Encountered

## Test Hole 21

Depth Below Ground Surface	Soil Description
0.0 – 1.0 ft	Top Soil/Overburden
1.0 – 12.0 ft	Sand to Gravelly Sand (SP) No Ground Water Encountered

## Test Hole 22

Depth Below Ground Surface	Soil Description
0.0 – 1.0 ft	Top Soil/Overburden
1.0 – 12.0 ft	Sandy Gravel (GP) No Ground Water Encountered

## Test Hole 23

Depth Below Ground Surface	Soil Description
0.0 – 1.0 ft	Top Soil/Overburden
1.0 – 12.0 ft	Sandy Gravel (GP) No Ground Water Encountered

## Test Hole 24

Depth Below Ground Surface	Soil Description
0.0 – 1.0 ft	Top Soil/Overburden
1.0 – 12.0 ft	Sandy Gravel (GP) No Ground Water Encountered

## Test Hole 25

Depth Below Ground Surface	Soil Description
0.0 – 1.0 ft	Top Soil/Overburden
1.0 – 12.0 ft	Sandy Gravel (GP) with 12-inch boulders No Ground Water Encountered



**Test Hole 26-Gravel Pit**

Depth Below Ground Surface	Soil Description
0.0 – 6.0 ft	Sandy Gravel (GP)
6.0 – 10.0 ft	Clayey Silt (MH)
	Ground Water Seeps 10 ft bgs

**Test Hole 27-Gravel Pit**

Depth Below Ground Surface	Soil Description
0.0 – 4.0 ft	Sandy Gravel (GP)
4.0 – 8.0 ft	Clayey Silt (MH)
	No Ground Water Encountered

**Test Hole 28-Gravel Pit**

Depth Below Ground Surface	Soil Description
0.0 – 10.0 ft	Silty Sandy Gravel (GP/GM)
	Ground Water 8 ft bgs

**Test Hole 29**

Depth Below Ground Surface	Soil Description
0.0 – 0.5 ft	Top Soil/Overburden
0.5 – 12.0 ft	Sandy Gravel (GP)
	No Ground Water Encountered

**Test Hole 30**

Depth Below Ground Surface	Soil Description
0.0 – 1.0 ft	Top Soil/Overburden
1.0 – 12.0 ft	Sandy Gravel (GP) with 12-inch boulders
	No Ground Water Encountered

**Test Hole 31-Edge of Pit**

Depth Below Ground Surface	Soil Description
0.0 – 12.0 ft	Sandy Gravel (GP)
	No Ground Water Encountered

**Test Hole 32**

Depth Below Ground Surface	Soil Description
0.0 – 3.0 ft	Top Soil/Overburden
3.0 – 12.0 ft	Sandy Gravel to Gravelly Sand (GP/SP)
	No Ground Water Encountered

**Test Hole 33**

Depth Below Ground Surface	Soil Description
0.0 – 1.0 ft	Top Soil/Overburden
1.0 – 8.0 ft	Sandy Gravel to Gravelly Sand (GP/SP)
	Ground Water 6 ft bgs



## Test Hole 34

Depth Below Ground Surface	Soil Description
0.0 – 1.0 ft	Top Soil/Overburden
1.0 – 11.5 ft	Sandy Gravel (GP) Ground Water 9.5 ft bgs

## Test Hole 35

Depth Below Ground Surface	Soil Description
0.0 – 1.0 ft	Top Soil/Overburden
1.0 – 11.0 ft	Sandy Gravel (GP) Ground Water 9 ft bgs

## Test Hole 36

Depth Below Ground Surface	Soil Description
0.0 – 1.0 ft	Top Soil/Overburden
1.0 – 12.0 ft	Sandy Gravel (GP) Ground Water 11.5 ft bgs

## Test Hole 37

Depth Below Ground Surface	Soil Description
0.0 – 1.0 ft	Top Soil/Overburden
1.0 – 12.0 ft	Sandy Gravel to Gravelly Sand (GP/SP) No Ground Water Encountered

## Test Hole 38 (NOT ON OUR PLAT)

Depth Below Ground Surface	Soil Description
0.0 – 1.0 ft	Top Soil/Overburden
1.0 – 5.0 ft	Sandy Gravel (GP)
5.0 – 11.5 ft	Silty Gravel to Silty Sand (GM/SM) No Ground Water Encountered

## Test Hole 39

Depth Below Ground Surface	Soil Description
0.0 – 0.5 ft	Top Soil/Overburden
0.5 – 12.0 ft	Sandy Gravel (GP) No Ground Water Encountered

## Test Hole 40

Depth Below Ground Surface	Soil Description
0.0 – 1.0 ft	Top Soil/Overburden
1.0 – 12.0 ft	Sandy Gravel (GP) No Ground Water Encountered

Soils Visually Rated Using the Unified Soils Classification System

Useable Area based on ground water 9 feet below ground surface, that allows for seasonal high ground water to rise 1 foot from that reported above.



RECEIVED  
 OCT 1 2001  
 PLATTING

**ARCHIE GIDDINGS**  
**CIVIL ENGINEERING**

P.O. Box 872024  
 Wasilla, AK 99687  
 (907) 373-0270

March 20, 2003

Matanuska-Susitna Borough  
 Platting Department  
 350 E. Dahlia Ave  
 Palmer, Alaska 99645

MAR 21 2003

RE: Proposed Crocker Creek Subdivision, Located within SE1/4 Section 4, T16N,  
 R2W, Seward Meridian, Alaska

**SOILS INVESTIGATION**

A soils investigation has been completed for the referenced proposed subdivision, 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. The proposed subdivision consists of 120 lots, ranging in size between 1 and 3.5 acres. The result of the soils investigation is as follows:

Forty (40) test holes were excavated and inspected on March 18 and 19, 2003. The attached test hole logs show the soil strata found in each test hole excavation. The upper ridge along Knik-Goose Bay Road consists of silty gravel (GM) with percolation rates between 15 and 30 minutes per inch. The lower area south of the ridge consists of sand and gravel (GP/SP) with shallow groundwater near Crocker Creek. The gravel pit area in the southeast corner of the proposed subdivision contains some unsuitable soils and shallow groundwater. The attached maps show the location of the test holes.

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 observation of topography, there is a minimum of 20,000 square feet of contiguous useable area within the each of the proposed lots, in conformance with the Matanuska-Susitna Borough Subdivision Regulations, Title 16, with the following exceptions:

Eleven (11) Lots within Gravel Pit:	Lots 25 through 28, Block 3; and Lots 3 and 23 through 28, Block 4
Six (6) Lots Adjacent to Crocker Creek:	Lots 3 through 8, Block 5



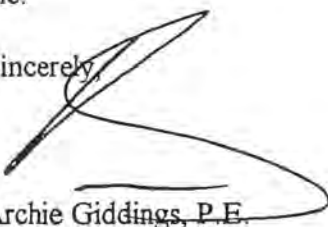
## CROCKER CREEK SUBDIVISION SOILS INVESTIGATION

MARCH 20, 2003

The lots within the gravel pit area will be filled in with the surrounding gravel to provide a minimum of 20,000 square feet of useable area on each lot. The developer is proposing to install six (6) conventional on-site septic systems on the lots adjacent to Crocker Creek to support a useable area variance for these lots. Septic system installation reports will be filed with the Alaska Department of Environmental Conservation in accordance with 18 AAC 72. Attached is the draft variance application that will be submitted by the owner.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Archie Giddings, P.E.

Attachments: Test Hole Logs- 6 pages  
Test Hole Location Maps- 2 pages  
Draft Variance Application- 2 pages





CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N40°59'09"E	36.22	30.00	38.89	74°19'23"	22.72
C2	S66°17'17"E	55.35	360.00	55.40	8°49'02"	21.73
C3	S40°37'17"E	124.11	360.00	124.72	19°51'03"	63.00
C4	S45°17'27"E	42.62	20.00	47.39	90°21'00"	20.27
C5	N65°48'57"E	37.00	50.00	37.30	43°25'44"	19.91
C6	S66°18'22"W	47.96	60.00	48.91	46°42'09"	25.90
C7	S39°56'17"E	95.70	40.00	110.70	106°47'06"	76.31
C8	S31°25'23"E	52.98	50.00	54.79	62°47'01"	36.51
C9	S54°59'07"W	48.46	30.00	57.61	110°19'52"	42.81
C10	N76°12'47"W	148.55	300.00	150.11	29°40'30"	74.66
C11	N10°12'17"W	44.30	30.00	49.64	90°19'44"	32.84
C12	N30°00'58"W	34.40	30.00	36.64	60°58'08"	20.96
C13	S44°42'38"W	42.27	30.00	46.85	89°23'00"	25.72

LINE	BEARING	HORIZ DIST
L1	S89°40'31"W	9.97
L2	S89°40'31"W	15.00
L3	S89°40'31"W	45.00
L4	S70°15'41"E	23.70
L5	N43°50'57"E	51.59
L6	S61°52'47"E	31.43
L7	N69°27'08"E	27.31
L8	N0°11'52"W	26.90
L9	S70°00'00"E	83.86
L10	N0°01'52"W	81.05

★	TV PEDESTAL
●	FOUND 5/8" REBAR
◆	MEA PEDESTAL
■	STOP SIGN
■	FOUND MONUMENT
■	MTA PEDESTAL

# SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE

WAYNE N. WHALEY  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 6542-S



TOPIC INFORMATION ONLY

10-18-21  
TEST HOLE

# CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION HEREON, HAVE BEEN PAID.

DATE

20

TAX COLLECTION OFFICIAL  
(BOROUGH)

# PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

DATE

20

PLANNING AND LAND USE DIRECTOR

ATTEST

PLATTING CLERK



# CERTIFICATE OF OWNERSHIP & DEDICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NAME: STERLING COOK  
4051 E. BRENDA AVE  
WILHELM, AK 99681

DATE

# NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_ 20 \_\_\_\_\_ FOR \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC FOR ALASKA

RECEIVED

OCT 1 2021

PLATTING

Test Hole Map

A PLAT OF  
STERLING ESTATES

A REPLAT OF  
TRACT A-3  
CROCKER CREEK SUBDIVISION PHASE II  
PLAT NO. 2004-24

LOCATED WITHIN  
SECTION 4 TOWNSHIP 16 NORTH RANGE 2 WEST  
SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT  
CONTAINING 21.88 ACRES MORE OR LESS

DENALI NORTH

PO BOX 61007 WILHELM, ALASKA 99684

PHONE: 907.235.8551, 907.245.4000

JOB NO. 21-119PT DATE: OCTOBER 18, 2021 DWN HWY CHW HWY

SCALE: 1" = 100' PL. 301 POS. 5/7 SHEET 1 OF 1

EXHIBIT B-7



# ADT Calculations


## Phase I ( 11 New Lots)

1. S. Meyers Circle (subcollector) to W. Vecera Drive (collector)
    - 16 existing Lots – Crocker Creek Subdivision Phase I
    - 6 new lots – Sterling Estates Phase I
    - $22 \times 10 = 220$  ADT
  2. W. Sterling Drive(phase I) to S. Meyers Intersection (subcollector)
    - 5 new lots  $\times 10 = 50$
- Phase I total to W. Vecera Drive is 270 ADT

## Phase II ( 17 New Lots)

3. W. Sterling Drive to S. Cook Circle Intersection
  - 5 new lots Phase I
  - 7 new lots Phase II
  - $12 \times 10 = 120$  ADT
  - 10 new Lots Phase II
  - $10 \times 10 = 100$
  - Total = 220 ADT
4. Phase II intersection of S. Cook Circle and W. Vandenburg Drive (residential)
  - 13 New Lots – Phase II Sterling Estates
  - $13 \times 10 = 130$  ADT
5. ADT Vandgnburg to S Settlers Bay Drive (collector)
  - 29 Lots in Settlers Bay
  - 28 Lots from Sterling Estates Phase I & II
  - $57 \times 10 = 570$  ADT (potential total)
6. ADT S. Meyers to W. Vecera Drive (residential collector)
  - 16 Lots Crocker Creek Phase II
  - 28 Lots Sterling Estates Phase I & II
  - $44 \times 10 = 440$  ADT (potential total)

In conclusion Phase I and Phase II of Sterling Estates will create an additional 280 ADT to W. Vecera Drive or S. Settlers Bay Circle.

  
James Rowland, PE



RECEIVED  
NOV 04 2021  
PLATTING

EXHIBIT B-8



RECEIVED  
NOV 04 2021  
PLATTING

Denali North  
Po Box 874577  
Wasilla, AK 99687

Mat-Su Borough  
350 E. Dahlia Avenue  
Palmer, AK 99645

November 3, 2021

ATTN: Fred Wagner, PLS

RE: Sterling Estates Phase 1 & 2 Master Plan

Dear Mr. Wagner,

Attached is a preliminary drainage plan for Sterling Estates Phases 1 & 2 per D02.1 of the subdivision construction manual 2020. The roads in Phase 1 are already existing. S. Meyers Cir. is currently maintained by the Mat-Su Borough and that portion of W. Sterling Dr. with a cul-de-sac (temporary) is 95% completed by the previous developer.

The Phase 2 development is within the old gravel pit site and will require regrading and building of the road. Drainage, culverts, and drainage easements are shown on the attached revised topo map and are preliminary. The northern portion of Phase 2 will have minimal drainage flowing towards Crocker Creek. The drainage on the southerly portion of Phase 2 will remain on site. The existing W. Vandenburg Drives drainage flows easterly from Sterling Estates to S. Settler's Bay Dr.

Prior to the preconstruction meeting for Phase 2 the drainage report per section D.02.2 will be provided. None of the roads will exceed the 6% grade requirement and an amended topo and drainage plan will be submitted.

Please feel free to contact us if you have any further questions or concerns.

Sincerely,


  
James Rowland P.E.



EXHIBIT B-9





Sic #1 Dist. 700' E

EXHIBIT B-10





SIGHT DIST 500' +





EXHIBIT B-12



**Amy Otto-Buchanan**

---

**From:** Jamie Taylor  
**Sent:** Wednesday, December 15, 2021 7:44 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Sterling Est MSP #2021-180  
**Attachments:** Road Accept - Crocker Creek Phase V.pdf; Fly by Night St.pdf

The intersection angle between Vandenberg Drive and Cook Circle appears to be slightly less than the minimum allowable angle of 70 degrees. I don't see any reason why the intersection couldn't be at or much closer to 90 degrees, though. The intersection of Sterling Drive with Meyers Circle is shown as ~74 degrees, but could be closer to 90 degrees as well. The intersection angle as designed for Crocker Creek Phase 5 was ~79 degrees. The existing portion of Sterling Drive/Fly by Night Street was never fully accepted and will need to be upgraded to meet the 2020 SCM Residential standards.

Vandenburg Drive is classified as residential which has an ADT limit of 400. The ADT will potentially exceed 400 due to the creation of this subdivision. Vandenburg Drive should be upgraded, if needed, and certified to Residential Subcollector standard.

The soils report for Crocker Creek by Archie Giddings states that there is unsuitable clayey soils in the gravel pit and fill will be required for those lots. There should be a conditional of approval that useable area for the lots in the gravel pit be certified after fill is placed. The fill should be taken into account in the preparation of the drainage report.

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

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, November 5, 2021 4:36 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; pamela.j.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; davemtp@mtaonline.net; 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>;





# Matanuska-Susitna Borough

## Department of Public Works

### Operations & Maintenance

1420 S Industrial Way • Palmer, AK 99645

Phone (907) 861-7765

Case #: 2015-097

RSA #: 17

## Approval of Subdivision Improvements

Subdivision/Public Use Easement: **Crocker Creek Phase V**

Road Name	Road Classification	Constructed Road Length	Road Surface Type	Right-of-Way Length
W Fly By Night Street	residential	526 LF	3" minus	451 LF

**Engineering Construction Acceptance:** The above described improvements for this subdivision meet the specific Conditions of Approval under Title 43 of the Borough Code. The improvements were also found to meet the minimum requirements of the Subdivision Construction Manual. A one year warranty, by the developer, begins on the date of the Engineering Division signature. *There is to be no Borough maintenance or snow removal during the one year warranty.*

ENGINEERING: Jamie Taylor  
(Operations & Maintenance Division)

DATE: 10/14/2016

☐ Refer to comments

**One Year Warranty Acceptance:** The road improvements as referenced above are acceptable for road service area maintenance, unless written comments describing the specific deficiency are provided. The Borough shall notify the developer of the deficiency within the one year warranty so that correction may be completed. If the Borough does not provide documentation of deficiency during the one year warranty the improvements shall be deemed approved at the end of the warranty period. *The developer will be responsible for maintaining positive ditch drainage throughout the one year warranty. Final warranty acceptance of the roads for Borough maintenance will be contingent on a final grading of the road surface by the developer, just prior to final approval.*

ENGINEERING: \_\_\_\_\_  
(Operations & Maintenance Division)

DATE: \_\_\_\_\_

☐ Refer to comments

**Final Acceptance:** Public Works Director's signature is required for final maintenance acceptance.

DIRECTOR: \_\_\_\_\_  
(Public Works Director)

DATE: \_\_\_\_\_



**Engineering Construction Comments:**

The warranty period is subject to the plat recordation being accomplished within six (6) months of the construction acceptance.

If the plat is not recorded within this time period, the warranty period shall be extended one (1) year beyond the warranty expiration date below and it shall be the developer's responsibility to continue to maintain the subdivision improvements during this time period.

One Year Warranty Expires on: **10/14/2017**

**One Year Warranty Comments:**

- ☐ No deficiencies observed  
☐ Deficiencies observed refer to comment below:

---

---

---

---

O&M: \_\_\_\_\_ DATE: \_\_\_\_\_

Print Name: \_\_\_\_\_  
(RSA # 17 Road Superintendent)

---

**Owner's Contact Information:**

Name: Stomco  
Address: PO Box 1769  
Valdez, AK 99686  
Email:  
Phone:

**Engineer's Contact Information:**

Name: Pioneer Engineering  
Bill Klebesadel  
Email: pioneerllc@hotmail.com  
Phone: 907-863-2455



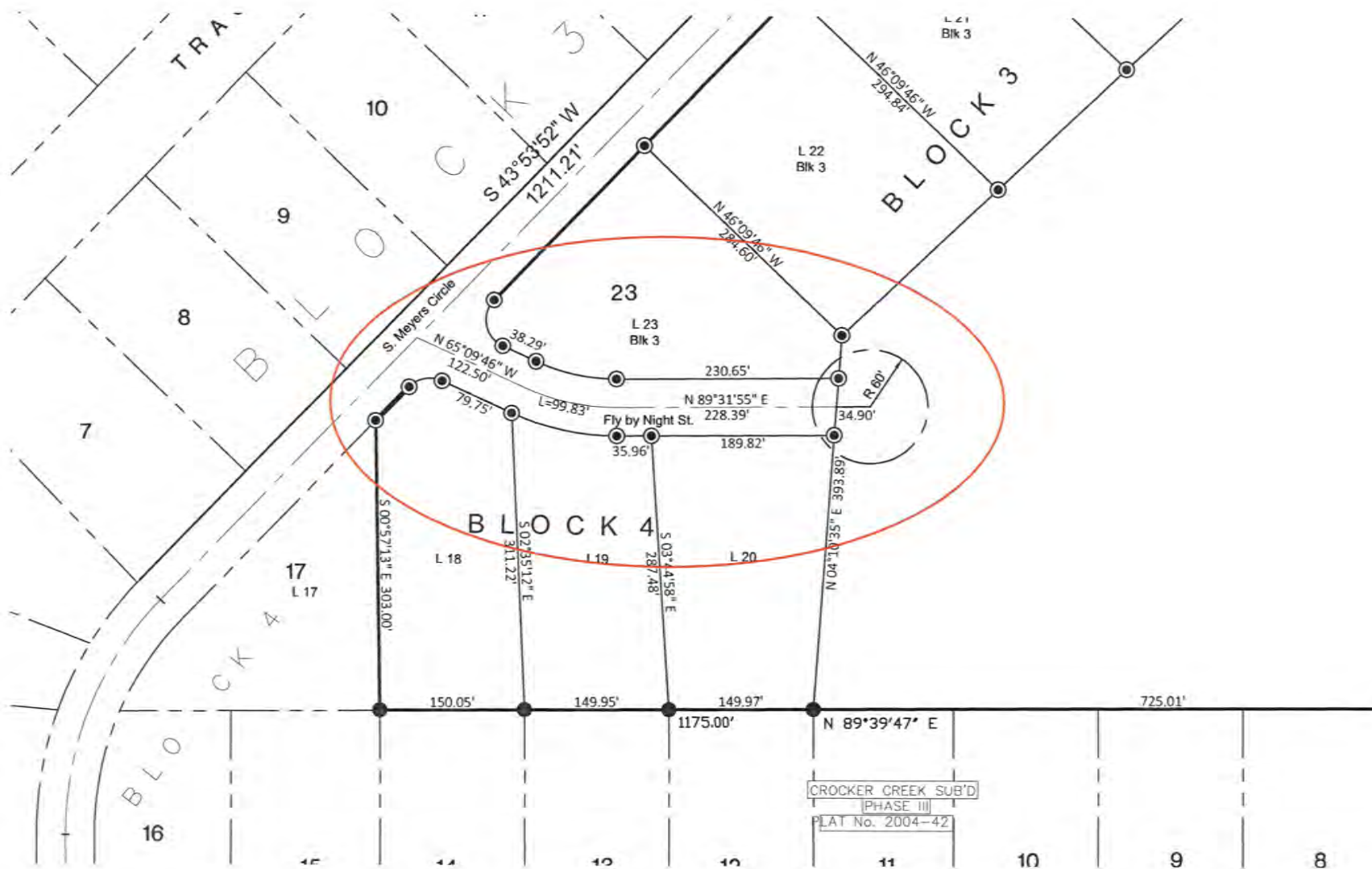


EXHIBIT C-4



## Amy Otto-Buchanan

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Tuesday, November 9, 2021 8:34 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Sterling Est MSP #2021-180

[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:** Friday, November 5, 2021 4:36 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; pamelaj.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; davemtp@mtaonline.net; 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@matanaska.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 Sterling Est MSP #2021-180

The following link contains a Request for Comments to subdivide Tract A-3, Crocker Creek Phase 2, 55677000T00A-3. Comments are due by **December 15, 2021**. Please let me know if you have questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EpCVdmrQs9hApprEYe9nq5gBTpBeo6KNZ6zFLMjy\\_GG5sg?e=BzGSaw](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EpCVdmrQs9hApprEYe9nq5gBTpBeo6KNZ6zFLMjy_GG5sg?e=BzGSaw)

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)



# NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. THIS PLAT IS EFFECTED BY MEASUREMENT EASEMENTS RECORDED OCTOBER 6, 1941 IN BK 35 PAGE 224, AUGUST 16, 1977 IN BOOK 146 PAGE 475, MARCH 1, 1983 RECORDED IN BOOK 284 PAGE 384, SEPTEMBER 3, 2004 RECORDED UNDER SERIAL NO. 2004-624876-2.
4. COVENANTS, CONDITIONS, RESTRICTIONS AND OR EASEMENTS WERE RECORDED JANUARY 19, 2011 UNDER SERIAL NUMBER 2011-001367-0.



## Curve Table

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N89°50'00"E	36.72'	30.00'	38.89'	74°18'25"	22.72'
C2	S89°17'17"E	55.95'	300.00'	55.89'	8°49'22"	27.70'
C3	S90°37'17"E	124.11'	300.00'	124.73'	18°51'00"	63.50'
C4	S45°17'22"E	42.62'	30.00'	47.30'	90°31'00"	30.27'
C5	N05°48'57"E	37.50'	50.00'	37.90'	43°25'44"	19.91'
C6	S46°19'22"E	47.54'	60.00'	48.01'	16°42'09"	25.99'
C7	S73°51'17"E	95.70'	60.00'	110.78'	105°47'00"	78.31'
C8	S31°25'22"E	62.30'	30.00'	64.79'	62°47'01"	26.51'
C9	S54°59'04"E	68.16'	30.00'	67.81'	110°01'52"	42.87'
C10	N78°12'47"E	148.55'	300.00'	150.11'	28°40'10"	76.86'
C11	N10°12'17"E	44.30'	30.00'	49.84'	50°10'44"	32.84'
C12	N05°00'58"E	34.40'	30.00'	36.64'	89°59'58"	20.99'
C13	S44°42'38"E	42.27'	30.00'	48.85'	59°29'00"	29.73'

## Line Table

LINE	BEARING	HORIZ DIST
L1	S89°40'31"W	3.93'
L2	S49°40'31"W	15.00'
L3	S89°40'31"W	45.00'
L4	S49°40'31"E	23.70'
L5	N43°50'53"E	51.59'
L6	S41°52'42"E	31.43'
L7	N99°27'08"E	27.91'
L8	N02°01'52"W	26.90'
L9	S20°50'00"E	63.86'
L10	N01°01'52"W	81.05'

## LEGEND

- TV PEDESTAL
- FOUND 5/8" REBAR
- MEA PEDESTAL
- STOP SIGN
- FOUND MONUMENT
- MTA PEDESTAL

## SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE

WAYNE N. WHALEY  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 6825-S



ASSIST INFORMATION ONLY

## CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION HEREON, HAVE BEEN PAID.

DATE

TAX COLLECTION OFFICIAL  
(BOROUGH)

## PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

DATE

PLANNING AND LAND USE DIRECTOR

ATTEST

PLATTING CLERK

## CERTIFICATE OF OWNERSHIP & DEDICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NAME: STERLING COOK  
ADDRESS: 800 E. BRENDA AVE  
WASILLA, AK 99654

## NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 20\_\_\_\_ FOR \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR ALASKA



RECEIVED  
PLATTING

## MASTERPLAN

A PLAT OF

STERLING ESTATES

A REPLAT OF

Agenda Copy

TRACT A-3

CROCKER CREEK SUBDIVISION PHASE II

PLAT NO. 2005-24

LOCATED WITHIN:

SECTION 4 TOWNSHIP 16 NORTH RANGE 2 WEST  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
CONTAINING 21.66 ACRES MORE OR LESS

**DEVALI NORTH**

800 BOX STREET WASILLA, ALASKA 99614

PHONE: (907) 570-3555, (907) 570-1179

JOB NO. 21-1181P DATE: AUGUST 25, 2021 TWR LHW CHK NEW  
SCALE: 1" = 100' FB: 3/8" PCL: 5/8" SHEET: 1 OF 1

EXHIBIT E - 1



## Amy Otto-Buchanan

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Monday, November 8, 2021 3:16 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Sterling Est MSP #2021-180

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

Hi Amy,

MTA has reviewed the plat for Sterling Estates. MTA would like to request a 15' utility easement along both sides of all roads and around all cul-de-sacs.

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](http://www.mtasolutions.com)



Life. Technology. Together.

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, November 5, 2021 4:36 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokitew@gmail.com; pamela.j.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; davemtp@mtaonline.net; 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 Sterling Est MSP #2021-180

The following link contains a Request for Comments to subdivide Tract A-3, Crocker Creek Phase 2, 55677000T00A-3. Comments are due by **December 15, 2021**. Please let me know if you have questions. Thanks, A.





**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 7, 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 preliminary plat and has no comments or recommendations.

- **Sterling Estates**  
**(MSB Case # 2021-180)**

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

Sincerely,

*James Christopher*

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



**MEA - Suggested Utility Easement**  
**\*See below**  
*no other comment*  
*AL 12/13/21*

**EXHIBIT E-4**

**NOTES**

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. THIS PLAT IS EFFECTED BY MEA BLANKET EASEMENTS RECORDED OCTOBER 4, 1981 IN BK 35 PAGE 324, AUGUST 16, 1977 IN BOOK 146 PAGE 475, MARCH 1, 1983 RECORDED IN BOOK 294 PAGE 388, SEPTEMBER 2, 2004 RECORDED UNDER SERIAL NO. 2004-02487-0.
4. COVENANTS, CONDITIONS, RESTRICTIONS AND OR EASEMENTS WERE RECORDED JANUARY 19, 2011 UNDER SERIAL NUMBER 7011-001367-0.

**Curve Table**

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N00°09'56"E	36.22	30.09	38.89	71°18'20"	22.72
C2	S09°17'17"E	56.26	380.00	58.40	9°49'22"	27.79
C3	S08°27'11"E	124.11	360.00	124.72	19°51'01"	63.00
C4	S45°17'22"E	42.62	30.00	47.39	90°31'00"	30.27
C5	N05°40'51"E	37.00	50.00	37.30	43°23'44"	19.91
C6	S05°19'22"W	47.26	60.00	48.31	49°42'00"	25.90
C7	S0°58'17"E	65.70	60.00	116.78	129°14'08"	79.31
C8	S01°25'23"E	52.09	50.00	54.79	80°47'01"	30.81
C9	S54°59'54"W	49.16	30.00	57.61	110°10'32"	42.87
C10	N75°12'47"W	148.55	380.00	150.11	29°40'10"	76.60
C11	N10°12'17"W	44.30	30.00	43.84	90°10'44"	22.84
C12	N03°00'54"W	34.40	30.00	36.84	89°56'08"	20.99
C13	S44°42'38"W	42.23	30.00	46.85	89°29'10"	29.73

**Line Table**

LINE	BEARING	HORIZ DIST
L1	S08°42'31"W	3.97
L2	S08°42'31"W	15.00
L3	S08°42'31"W	45.00
L4	S0°01'54"E	23.70
L5	N42°50'53"E	51.59
L6	S41°32'42"E	31.43
L7	N08°27'03"E	27.31
L8	N07°01'32"W	28.80
L9	S37°00'02"E	63.86
L10	N0°01'52"W	81.05

**LEGEND**

- TV PEDESTAL
- FOUND SP REBAR
- SEA PEDESTAL
- STOP SIGN
- FOUND MONUMENT
- WTA PEDESTAL

**SURVEYOR'S CERTIFICATE**

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE \_\_\_\_\_

WAYNE N. WHALEY  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 1521-S

**CERTIFICATION OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION HEREON, HAVE BEEN PAID.

DATE \_\_\_\_\_ TAX COLLECTION OFFICIAL (BOROUGH) \_\_\_\_\_

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**

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

DATE \_\_\_\_\_

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ ATTEST: PLATTING CLERK \_\_\_\_\_

**MASTERPLAN**

APLAT OF  
STERLING ESTATES  
A REPLAT OF  
CROOKER CREEK SUBDIVISION PHASE II  
PLAT NO. 2005-24  
LOCATED WITHIN:  
SECTION 4 TOWNSHIP 16 NORTH RANGE 2 WEST  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
CONTAINING 21.66 ACRES MORE OR LESS

**DEVALI NORTH**

PO BOX 60171 WILKINSON  
PHOENIX, AZ 85060-0171

JOB NO. 21-11899 DATE: AUGUST 25, 2021 TOWN AND COUNTY SHEET 1 OF 3  
SCALE: 1"=100' FB, 208 PCL, 5-7

**CERTIFICATE OF OWNERSHIP & DEDICATION**

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAT AND THAT I ADOPT THIS PLAT OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NAME: STERLING COOK 4001 E. SHERIDA AVE WASKILA, AK 99854 DATE: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, FOR \_\_\_\_\_, MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR ALASKA

**RECEIVED**  
PLATTING



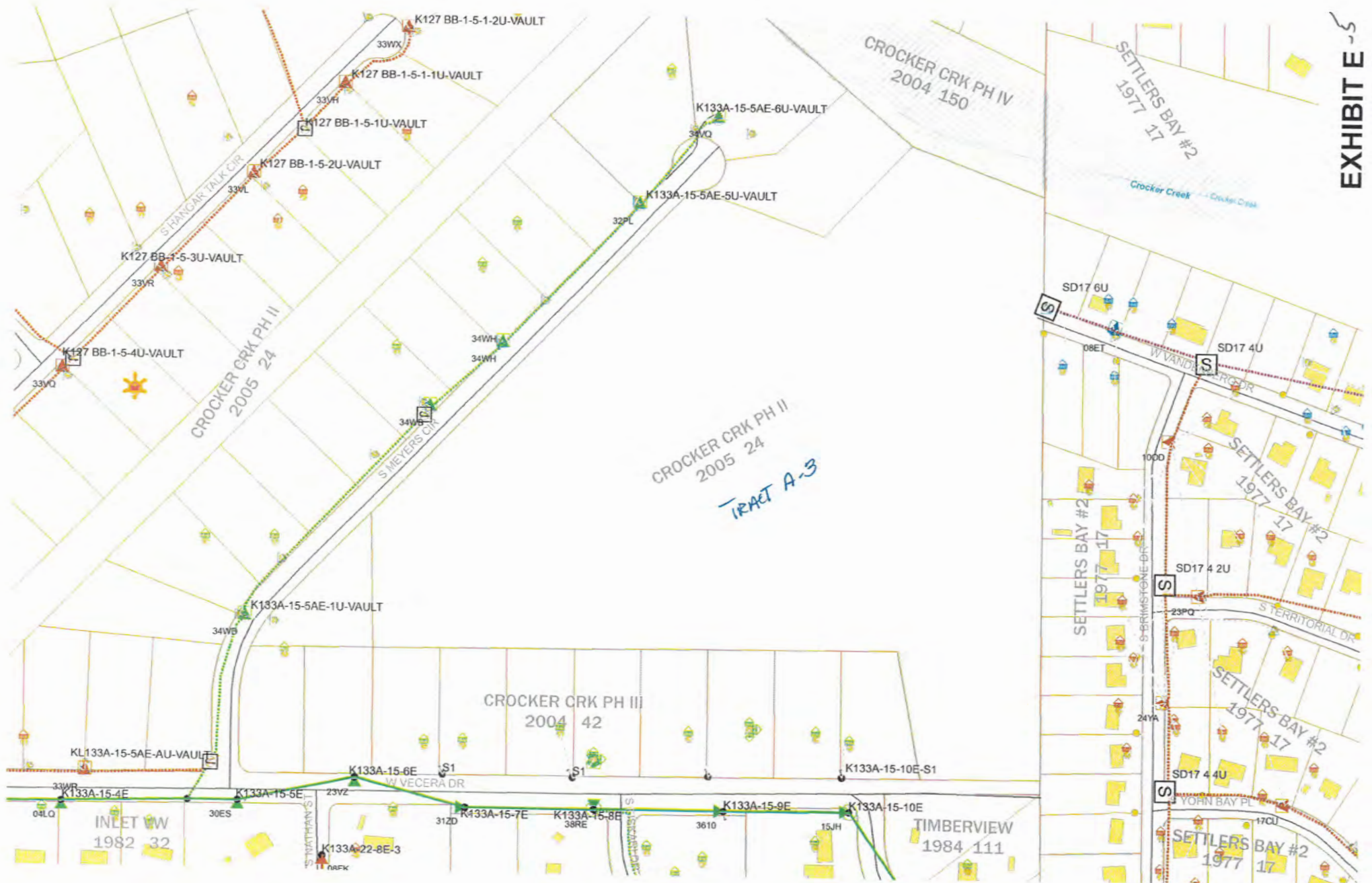


EXHIBIT E-5



## NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
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4. COVENANTS, CONDITIONS, RESTRICTIONS AND OR EASEMENTS WERE RECORDED JANUARY 19, 2011 UNDER SERIAL NUMBER 2011-001367-0

## Curve Table

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N80°59'05"E	36.22'	30.00'	38.89'	74°16'25"	22.72'
C2	S66°17'17"E	55.35'	360.00'	55.40'	8°49'02"	27.76'
C3	S80°37'17"E	124.11'	360.00'	124.73'	19°51'07"	63.00'
C4	S45°17'22"E	42.62'	30.00'	47.39'	90°31'00"	30.27'
C5	N65°48'57"E	37.00'	50.00'	37.90'	43°25'44"	19.91'
C6	S66°19'22"W	47.56'	60.00'	48.91'	46°42'09"	25.90'
C7	S9°55'17"E	95.70'	60.00'	110.78'	105°47'06"	79.31'
C8	S31°25'23"E	52.09'	50.00'	54.79'	62°47'01"	30.51'
C9	S54°59'04"W	49.16'	30.00'	57.61'	110°01'52"	42.87'
C10	N76°12'47"W	148.55'	300.00'	150.11'	28°40'10"	76.66'
C11	N10°12'17"W	44.30'	30.00'	49.84'	95°10'44"	32.84'
C12	N35°00'56"W	34.40'	30.00'	36.64'	69°58'08"	20.99'
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## Line Table

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L5	N43°50'53"E	51.59'
L6	S61°52'42"E	31.43'
L7	N89°27'08"E	27.91'
L8	N0°01'52"W	26.90'
L9	S70°00'00"E	63.86'
L10	N0°01'52"W	81.05'

## LEGEND

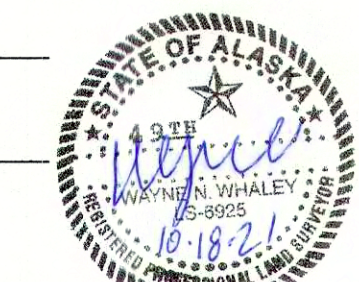
- \* TV PEDESTAL
- FOUND 5/8" REBAR
- MEA PEDESTAL
- ⊙ STOP SIGN
- ⊙ FOUND MONUMENT
- ⊙ MTA PEDESTAL

## SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE \_\_\_\_\_

WAYNE N. WHALEY  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 6925-S



ASBUILT INFORMATION ONLY

## CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, 20\_\_\_\_, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION HEREON, HAVE BEEN PAID.

DATE \_\_\_\_\_, 20\_\_\_\_

TAX COLLECTION OFFICIAL  
(BOROUGH)

## PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

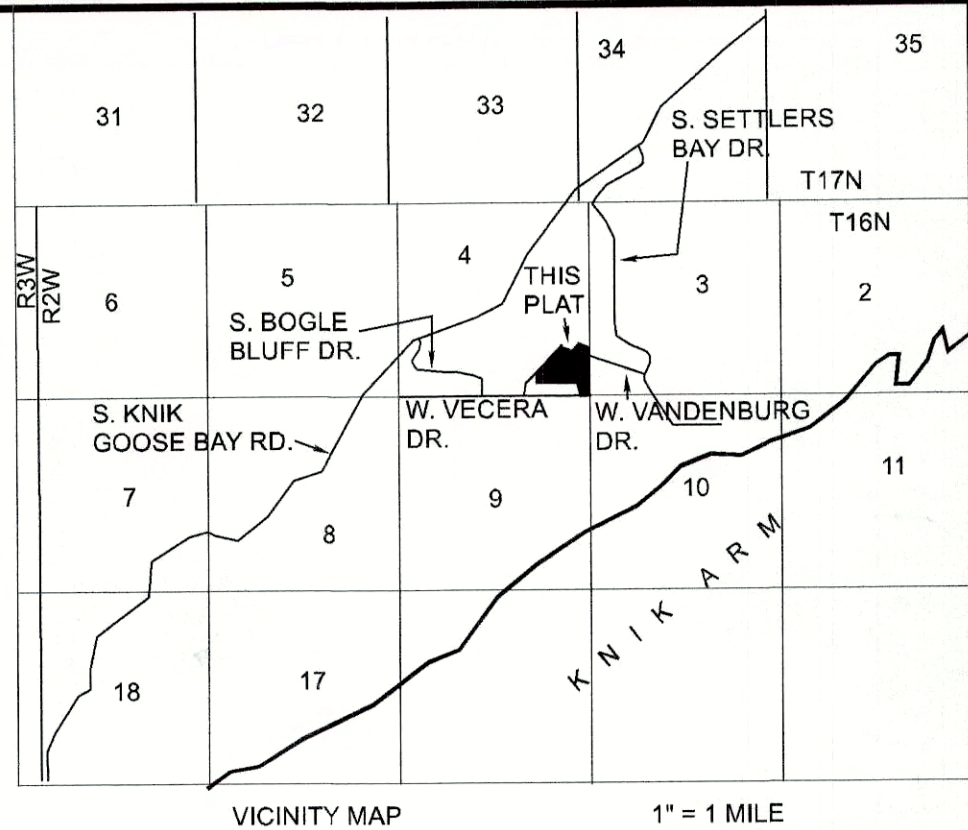
I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER \_\_\_\_\_, DATED \_\_\_\_\_, 20\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE \_\_\_\_\_, 20\_\_\_\_

PLANNING AND LAND USE DIRECTOR

ATTEST: \_\_\_\_\_

PLATTING CLERK



## CERTIFICATE OF OWNERSHIP &amp; DEDICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NAME: STERLING COOK  
4051 E. BRENDA AVE.  
WASILLA, AK 99654

DATE: \_\_\_\_\_

## NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_, FOR \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR ALASKA

RECEIVED  
OCT 18 2021  
PLATTING

## MASTERPLAN

A PLAT OF

STERLING ESTATES

A REPLAT OF

TRACT A-3  
CROCKER CREEK SUBDIVISION PHASE II  
PLAT NO. 2005-24

LOCATED WITHIN:

SECTION 4 TOWNSHIP 16 NORTH RANGE 2 WEST  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
CONTAINING 31.66 ACRES MORE OR LESS

**Denali North**

PO BOX 874577 WASILLA, ALASKA 99654  
PHONE (907) 376-9535, (907) 745-1110

JOB NO. 21-119PP

DATE: AUGUST 25, 2021

DWN HW CHK WW

SCALE 1" = 100'

FB. 308 PGS. 5-7

SHEET 1 OF 1



6E



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JANUARY 6, 2022

PRELIMINARY PLAT: ALASKA MENTAL HEALTH PUBLIC USE EASEMENT (PUE)

LEGAL DESCRIPTION: SEC 23, T17N, R04W, SEWARD MERIDIAN AK

PETITIONERS: TRUST LAND OFFICE

SURVEYOR: FIXED HEIGHT LLC

ACRES: 2.475 ± (107,822 sf) PARCELS: NA

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-185

---

**REQUEST:** The request is to create a 100' wide Public Use Easement within Tax Parcel A1, Section 23, Township 17 North, Range 04 West, to be known as **ALASKA MENTAL HEALTH PUBLIC USE EASEMENT**, containing 107,822 sf (2.475 acres +/-). The proposed Public Use Easement is located west of W. Lakes Boulevard and north of W. Hour Road and Big Lake; located within the SW ¼ SE ¼ Section 23, Township 17 North, Range 04 West, Seward Meridian, Alaska.

**EXHIBITS**

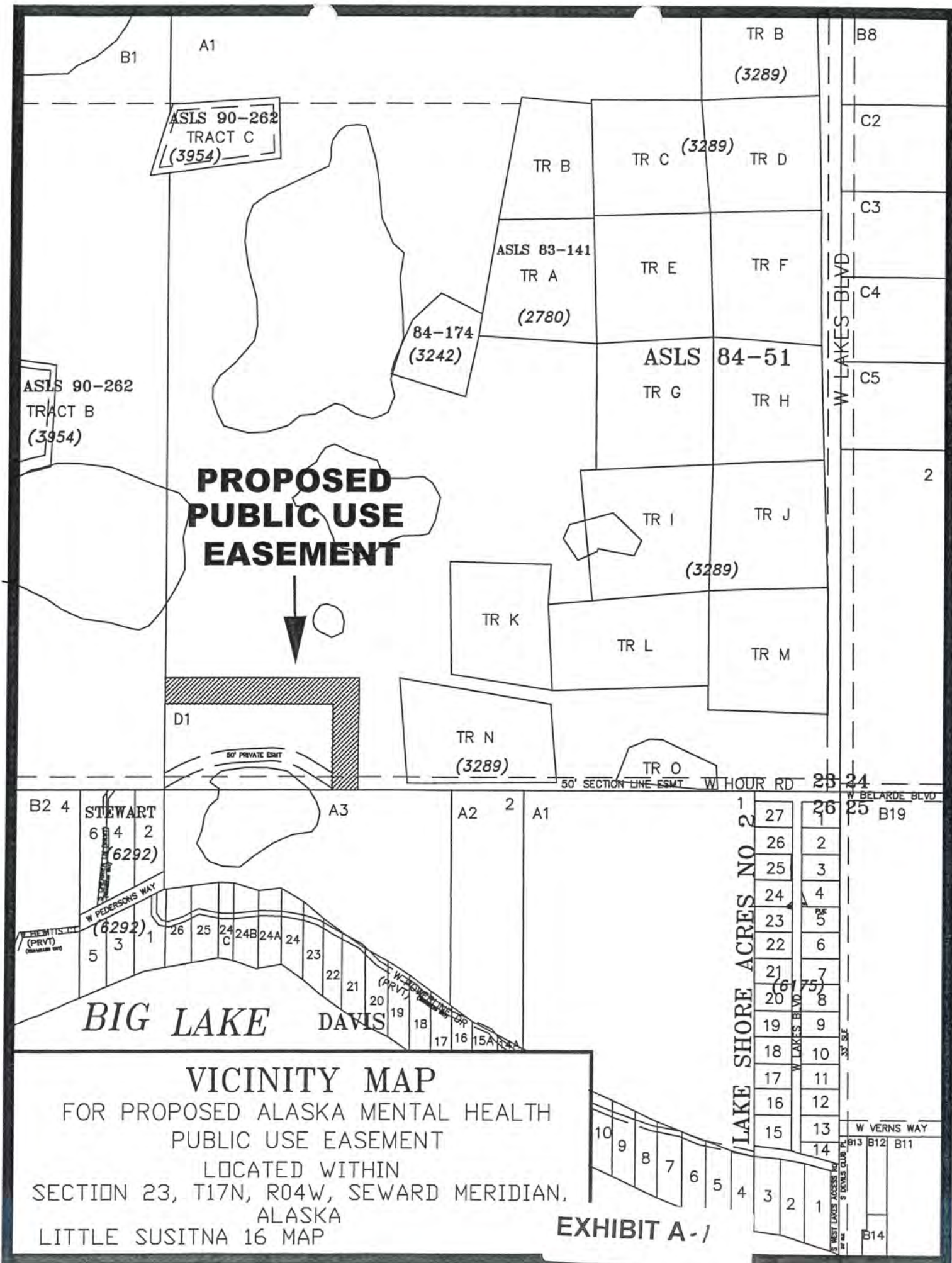
Vicinity Map and Aerial Photos  
Request for Continuance

**EXHIBIT A** – 6 pgs  
**EXHIBIT B** – 1 pg

**DISCUSSION:** The proposed Public Use Easement (PUE) is located north of Big Lake and W. Hour Road. Petitioner proposes a 100' wide PUE in the southwest corner of Tax Parcel A1. Petitioner is requesting a continuance to February 3, 2022 to resolve the issue of fitting a 225' curve radius within the proposed Public Use Easement. Petitioner will also need to provide a statement of constructability and an as-built of the existing road.

Staff recommends the Platting Board grant a continuance to February 3, 2022 for the Alaska Mental Health Public Use Easement, Township 17 North, Range 04 West, Section 23, Seward Meridian, Alaska.

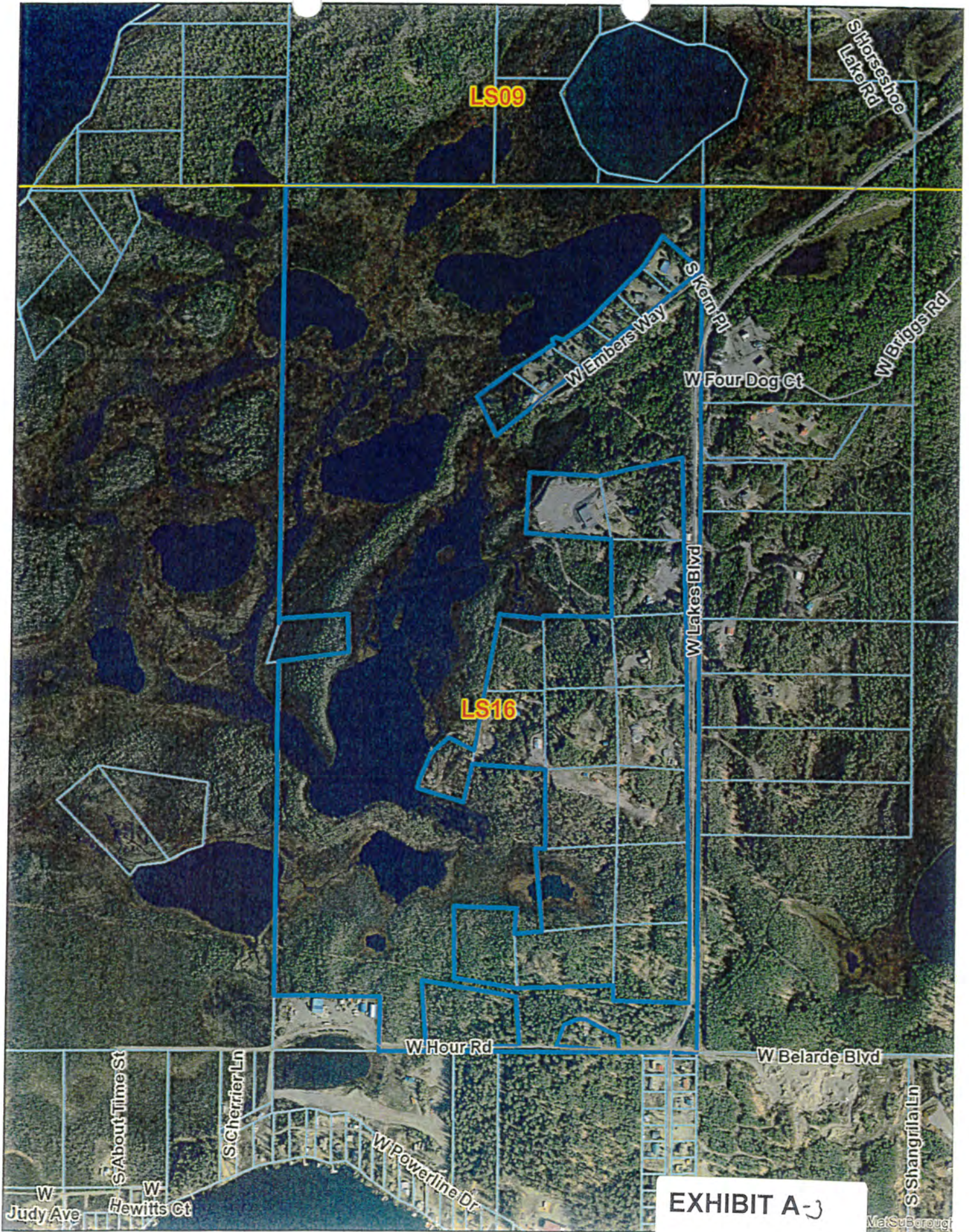




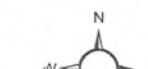
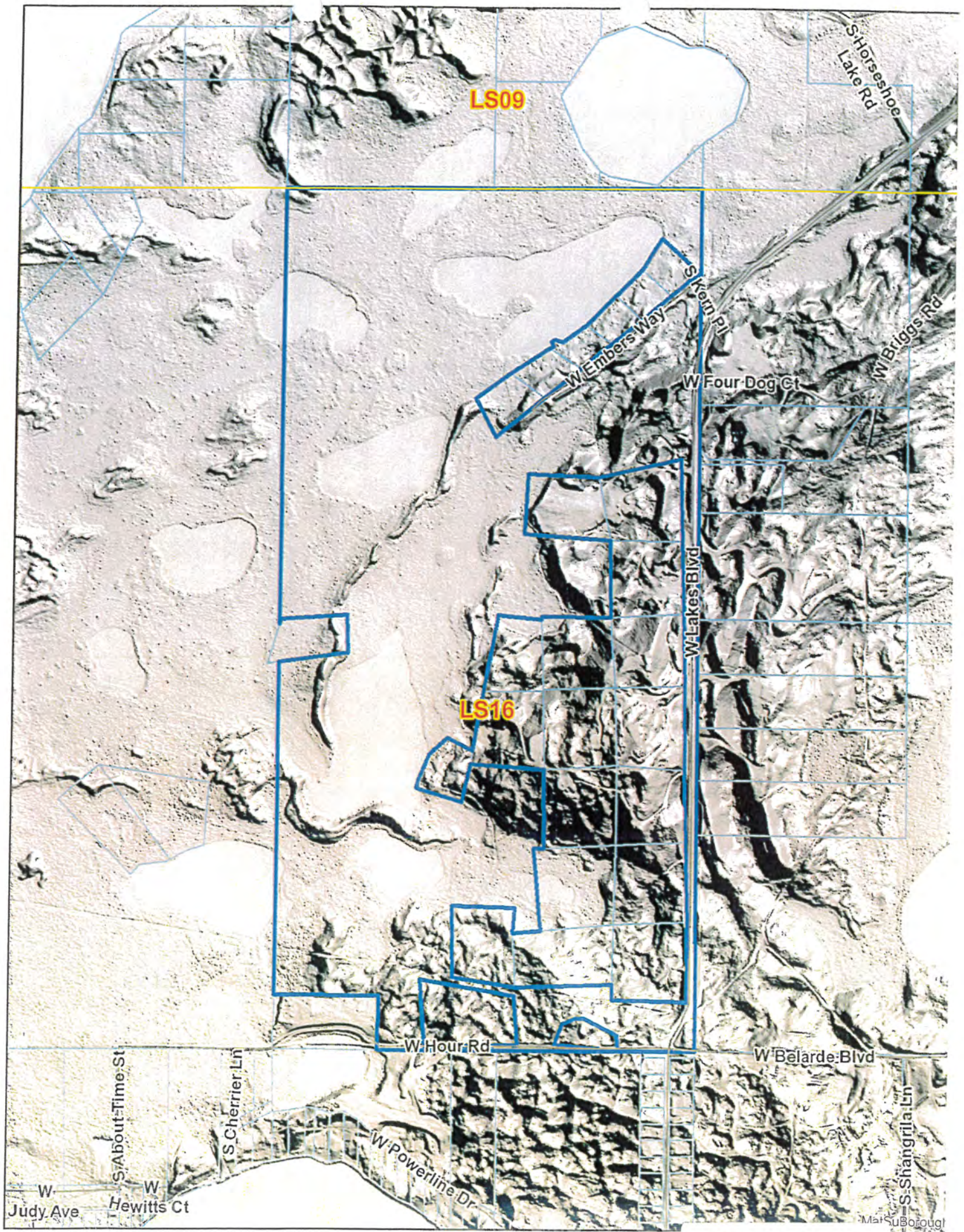














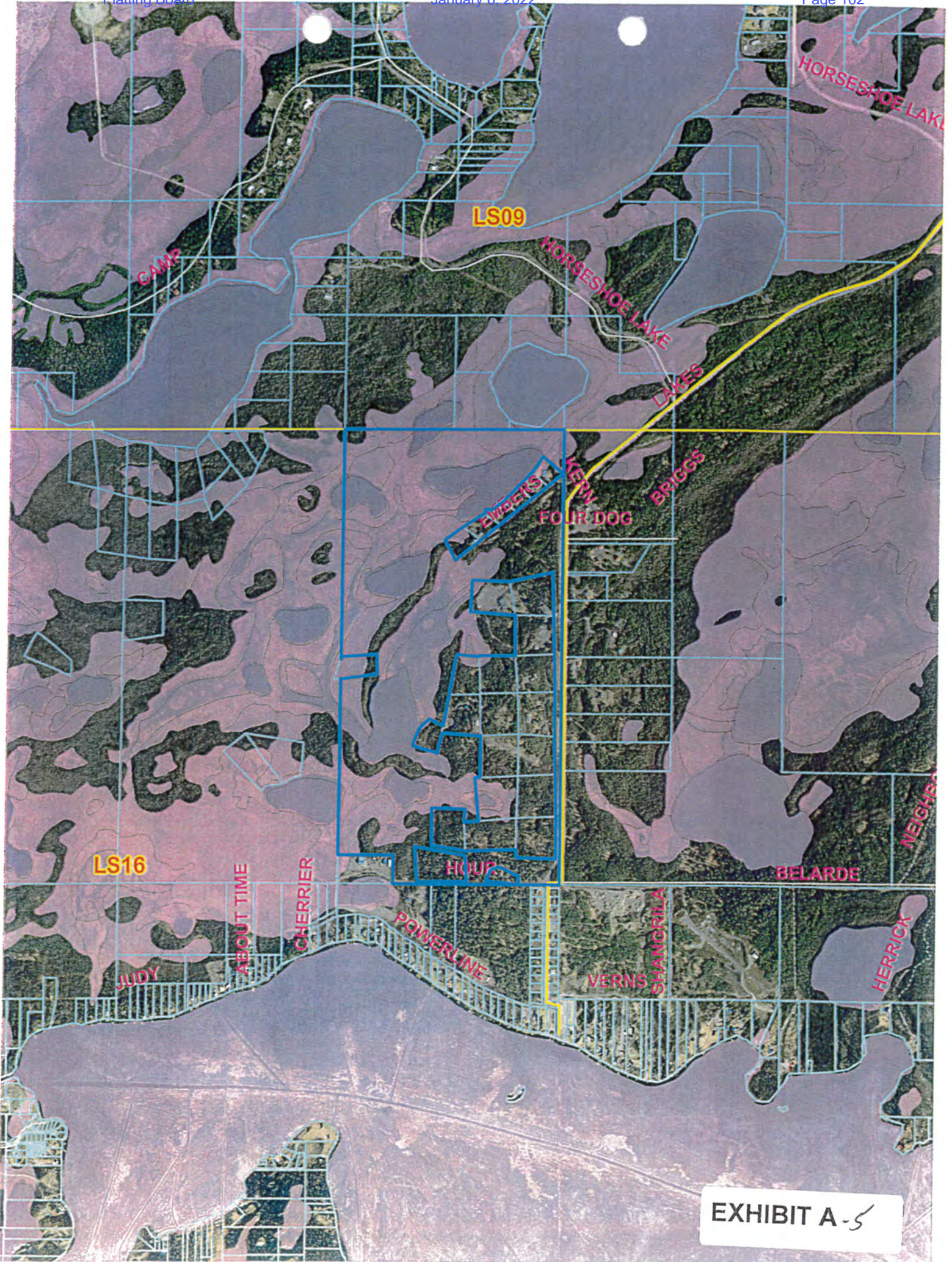


EXHIBIT A-5





EXHIBIT A - 4



## Amy Otto-Buchanan

---

**From:** Buku Saliz <fixedheight@gmail.com>  
**Sent:** Tuesday, December 21, 2021 1:17 PM  
**To:** Amy Otto-Buchanan  
**Cc:** andre@fixedheight.com  
**Subject:** Revised Staff Report - AK Mental Health PUE

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

Hi Amy

We can not get any emails to get to the MatSu Borough. So I am using this email address to hopefully resolve that.

Please let me know if you receive this.

We are going to redesign the PUE to get closer to Borough Code (the area where we are putting the PUE doesn't actually have room to fit 190' Radius curves, but I think we can get really close.)

So, we are going to need a continuance to the next platting meeting.

Thanks Amy

Have fun

--

Buku Saliz, PLS, CFedS  
 907.290.8949  
[www.fixedheight.com](http://www.fixedheight.com)

We are going to redesign Mr. Wagner, Platting Officer, reviewed the staff report and pointed out that we are missing a few items. See the last paragraph on page 1 of the revised staff report. We can either go forward



6F



By: Fred Wagner  
Public Hearing: December 16, 2021  
Action:

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD RESOLUTION NO. 2021-149**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLATTING BOARD  
RECOMMENDING ASSEMBLY APPROVAL OF AMENDMENTS TO MSB TITLE 43  
SUBDIVISIONS, AS OUTLINED IN THE "TITLE 43 PARKING LOT 2021" MEMO.

---

WHEREAS, the assembly directed platting staff to continue to  
compile suggested changes to Title 43 at the May 18, 2017 regular  
meeting; and

WHEREAS, staff prepared draft amendments for the platting  
board to review, the platting board held ten public hearings on  
the items throughout 2019 and 2021, listened to public testimony  
and with the assistance of staff and the public, crafted language  
to address amendments to Title 43; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna  
Borough Platting Board hereby recommends assembly approval of  
amendments to MSB Title 43 Subdivisions, as outlined in the "Title  
43 Parking Lot 2021" memorandum and recommends the assembly make  
them effective on March XX, 2022.



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

---

LAMAR ANDERSON, Chair

ATTEST

---

SLOAN VONGUNTEN, Platting Clerk

(SEAL)