

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

Emmett Leffel, District 2

John Shadrach, District 3

Dan Bush, District 4

Linn McCabe, District 5

Wilfred Fernandez, District 6

Alan Leonard, District 7

Amanda Salmon, Alternate A

Eric Koan, Alternate B

PLATTING BOARD AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

PLATTING BOARD MEETING

1:00 P.M.

May 4, 2022

Ways you can participate in Platting Board meetings:

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

TELEPHONIC TESTIMONY: (Audio only)

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

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

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

(None)

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

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

A. **JEREMY D. AND ELAINE C. RIDLON:** The request is to divide Tax Parcels A11 and A12 (Government Lots 1 and 2) into 40 lots, by a three phase Master Plan, to be known as **BEAVER FLATS MASTER PLAN**, containing 79.96 acres +/- . Petitioner will construct Borough standard streets within the existing Section Line Easement and the right-of-way of N. Duley Road and within the subdivision. This subdivision will have private roads. Parcel is located north of Big Beaver Lake, north of N. Beaver Lake Road and northwest of W. Hawk Lane (Tax ID # 17N03W04A011/A012); lying within the NE ¼ Section 04, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. Continued from March 17, 2022 Platting Board Hearing.

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

B. **DIRTWORKS INC.:** The request is to divide Tax Parcels C4 and C5, Parcels #1 and #2 of MSB Waiver 98-87-PWm, recorded at Book/Page 991/957, into eight lots, to be known as **SAGE ESTATES**, containing 10 acres +/- . Petitioner will construct a Borough residential standard street, with a temporary cu-de-sac at the end. Parcels are located west of S. Old Glenn Highway and directly north of E. Barwood Avenue (Tax IDs # 17N02E26C004 & C005); lying within the SE ¼ SW ¼ Section 26, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

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

C. **THE PROVING GROUND, LLC:** The request is to create five lots from Government Lot 2 and the E1/2 of the NW ¼ Section 19, by a 2 phase master plan to be known as **ALASKA RANGE ESTATES MASTER PLAN**, containing 118.38 acres +/- . The property is located south of West Parks Highway, north of W. Hollywood Road and west South Johnsons Road (Tax ID # 17N02W19B001); within the NW ¼ Section 19, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

7. 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 Wednesday, May 19, 2022 Platting Board Hearing (*Informational Only – Subject to change*)
 - Wolf West MSP, Case 2022-048
 - Equestrian Mdws, Case 2022-044
 - South Bluffs, Case 2022-046
 - Riddleburg Station, Case 2022-042
 - Chipman Ac & Vac, Case 2022-026/027 (Continuance)
 - Beaver Flts MSP, Case 2022-013 (Continuance)

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **May 4, 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.

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 4, 2022

PRELIMINARY PLAT: BEAVER FLATS MASTER PLAN

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

PETITIONERS: JEREMY D. & ELAINE C. RIDLON

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 79.96 ± PARCELS: 40

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2022-013

REQUEST: The request is to divide Tax Parcels A11 and A12 (Government Lots 1 and 2) into 40 lots, by a three phase Master Plan, to be known as **BEAVER FLATS MASTER PLAN**, containing 79.96 acres +/- . Petitioner will construct Borough standard streets within the existing Section Line Easement, the right-of-way of N. Duley Road and within the subdivision. The streets within the subdivision will be private roads. Parcel is located north of Big Beaver Lake, north of N. Beaver Lake Road and northwest of W. Hawk Lane; lying within the NE ¼ Section 04, Township 17 North, Range 03 West, Seward Meridian, Alaska.

EXHIBITS

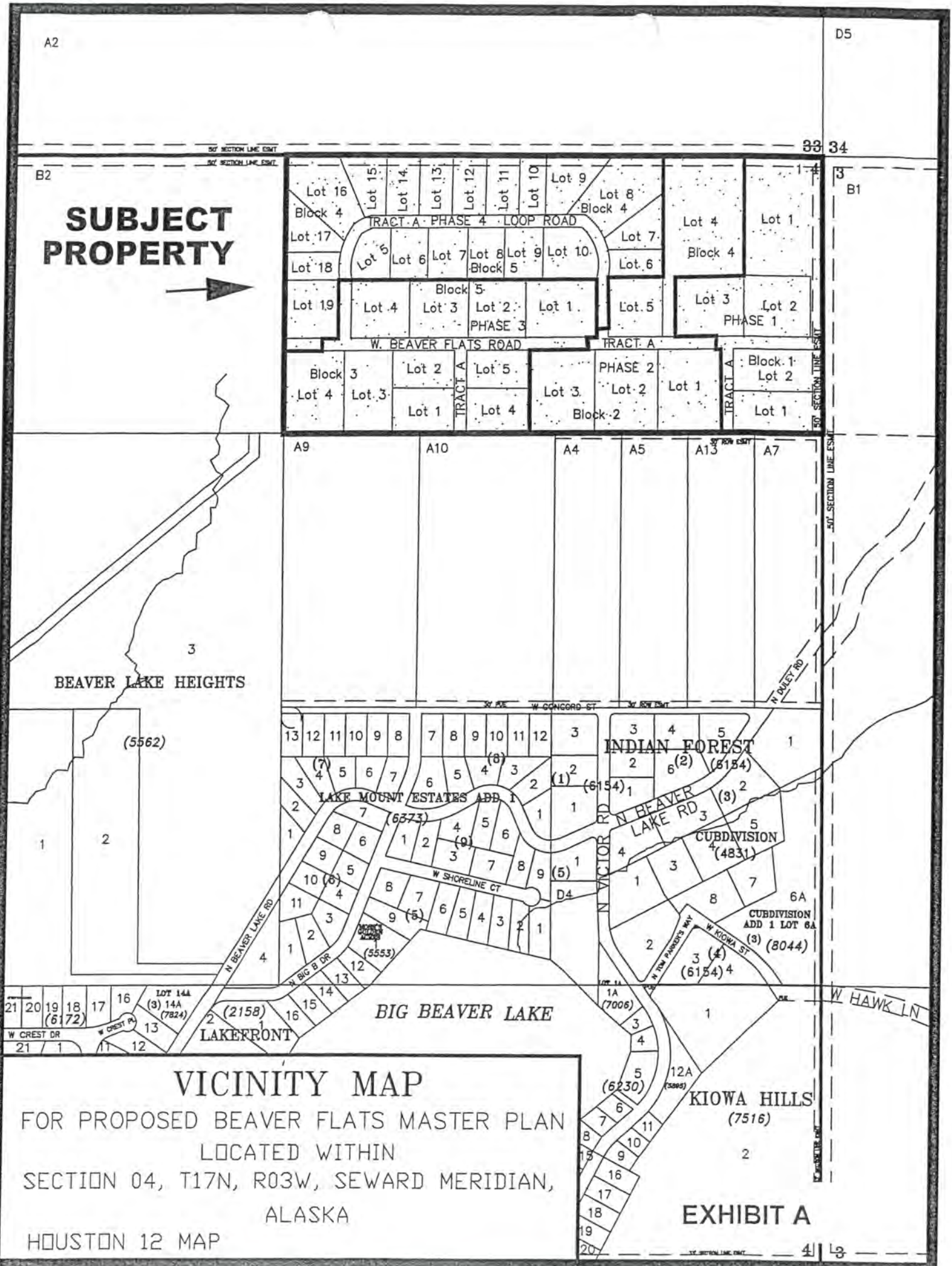
Vicinity Map

EXHIBIT A – 1 pg

This case was continued from the March 17, 2022 Platting Board to the May 4, 2022 Platting Board. Petitioner wishes to vacate a 50' wide Public Use Easement, on a portion of the southern boundary, Reception No. 2004-021138-0. Surveyor provided new plats showing the proposed vacation on April 12, 2022. Staff needs the additional time to May 19, 2022 to resend the Request for Comments and allow for additional public hearing noticing. Staff recommends the Board grant the continuance to May 19, 2022.

RECOMMENDATIONS FOR GRANTING A CONTINUANCE

Suggested motion: I move to approve a continuance of the preliminary plat of Beaver Flats Master Plan, Section 04, Township 17 North, Range 03W, Seward Meridian, Alaska, to May 19, 2022.



6B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 4, 2022

PRELIMINARY PLAT: SAGE ESTATES

LEGAL DESCRIPTION: SEC 26, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: DIRTWORKS INC

SURVEYOR/ENGINEER: BUSH CONSTRUCTION SURVEYS INC/MICAH SCHOMING PE

ACRES: 10 ± PARCELS: 8

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2022-030

REQUEST: The request is to divide Tax Parcels C4 and C5, Parcels #1 and #2 of MSB Waiver 98-87-PWm, recorded at Book/Page 991/957, into eight lots, to be known as **SAGE ESTATES**, containing 10 acres +/- . Petitioner will construct a Borough residential standard street, with a temporary cu-de-sac at the end. Parcels are located west of S. Old Glenn Highway and directly north of E. Barwood Avenue; lying within the SE ¼ SW ¼ Section 26, Township 17 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Topographic Map and As-Built
Geotechnical Report
Preliminary Construction Plans
Preliminary Drainage Plan
Average Daily Traffic (ADT) Calculations

EXHIBIT A – 4 pgs
EXHIBIT B – 1 pg
EXHIBIT C – 6 pgs
EXHIBIT D – 5 pgs
EXHIBIT E – 5 pgs
EXHIBIT F – 2 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Department of Emergency Services
Planning Division
ADF&G
Utilities

EXHIBIT G – 1 pg
EXHIBIT H – 1 pg
EXHIBIT I – 1 pg
EXHIBIT J – 1 pg
EXHIBIT K – 3 pgs

DISCUSSION: The proposed subdivision is west of S. Old Glenn Highway and directly north of E. Barwood Avenue. Petitioner is creating eight lots; each lot is 1.14 acres. Petitioner will be constructing a Borough residential standard street, with a temporary cul-de-sac at the northern end (see **Recommendation #4**). The right-of-way will be dedicated to the northern boundary to provide access to the land-locked parcel to the north.

Soils Report: A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Micah Schoming, PE, notes three testholes were excavated 13', 14' and 15'. Testhole location map and soils log are attached. Soils are classified as SW. All lots contain 10,000 sf of useable building area and all contain 10,000 sf of contiguous useable septic area. Topographic map and as-built are at **Exhibit B**. Preliminary

constructions plans are at **Exhibit D**. Preliminary Drainage Plan is at **Exhibit E**. Average Daily Traffic (ADT) calculations are at **Exhibit F**.

Comments: Department of Public Works Operations & Maintenance (**Exhibit G**) asked who prepared the drainage plan. Pursuant to Subdivision Construction Manual (SCM) D02.1, drainage plans required to be prepared by an engineer or other qualified professional registered in the State of Alaska (see **Recommendation #4b**). DPW notes the profile view direction is reversed from the plan view and is difficult to follow. Recommends adding a culvert around the station 5+00 through the natural swale instead of routing around the cul-de-sac. The drainage facilities will ultimately need to be designed by a PE as part of the drainage report, which much be submitted at least one week before the desired preconstruction conference date (see **Recommendation #4**). It looks like construction is already underway – the petitioner should be aware there may be design changes required as a result of the drainage report and/or preconstruction conference and any construction done prior to the Notice to Proceed is at risk. *Staff notes if any drainage easements are to be considered, easements shall be shown on final plat (see Recommendation #5).*

Department of Emergency Services (**Exhibit H**) has no comment. Planning Division (**Exhibit I**) has no comment. ADF&G (**Exhibit J**) has no objections.

Utilities: (**Exhibit K**) MTA has no comments. GCI has no objections. Enstar has no comments or recommendations. MEA did not respond.

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 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Assessments or Development Services Division; or MEA.

CONCLUSION: The preliminary plat of **SAGE ESTATES** 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).

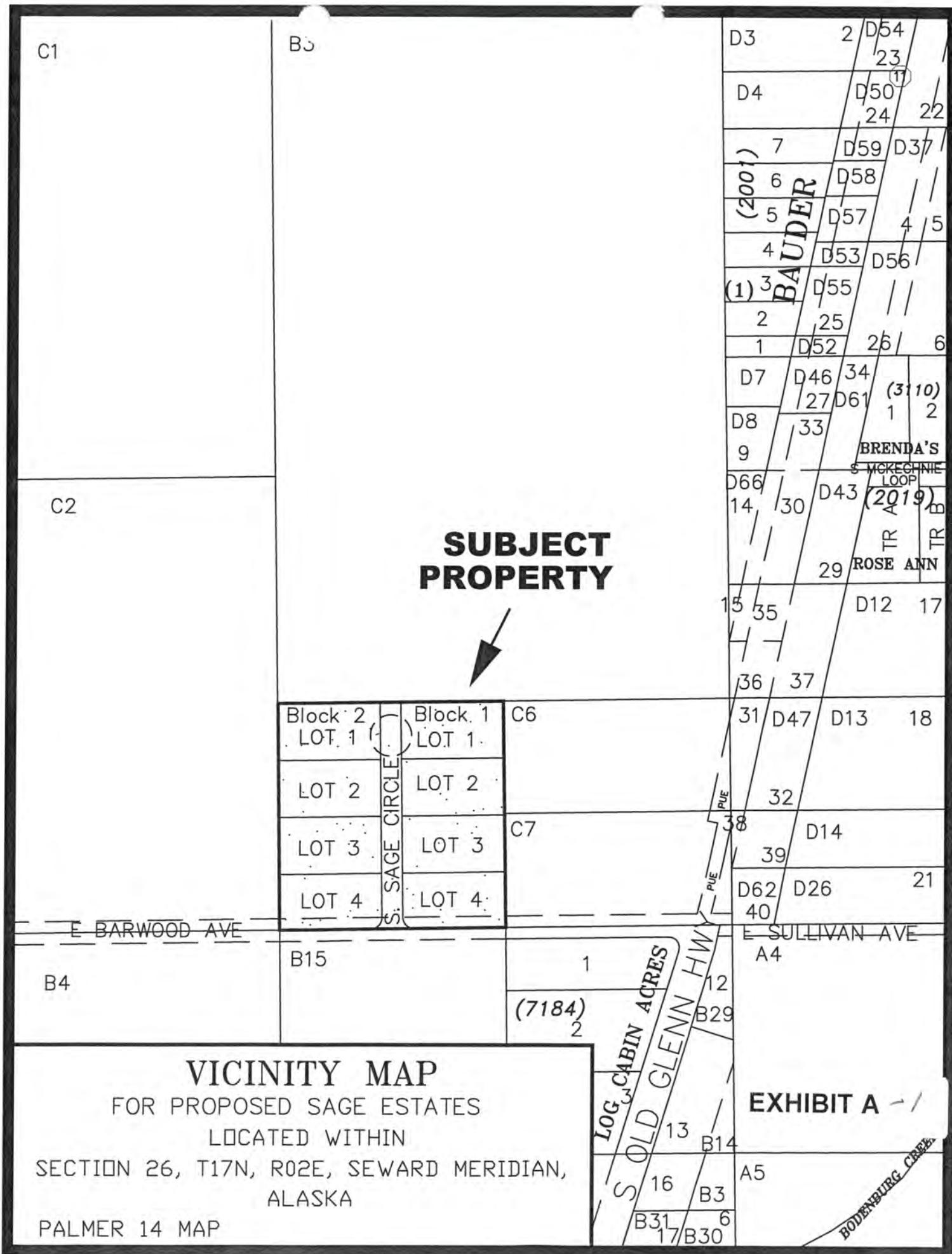
FINDINGS OF FACT

1. The plat of Sage Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). Each lot has the required useable septic area.
3. The lots will have 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 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Assessments or Development Services Division; or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

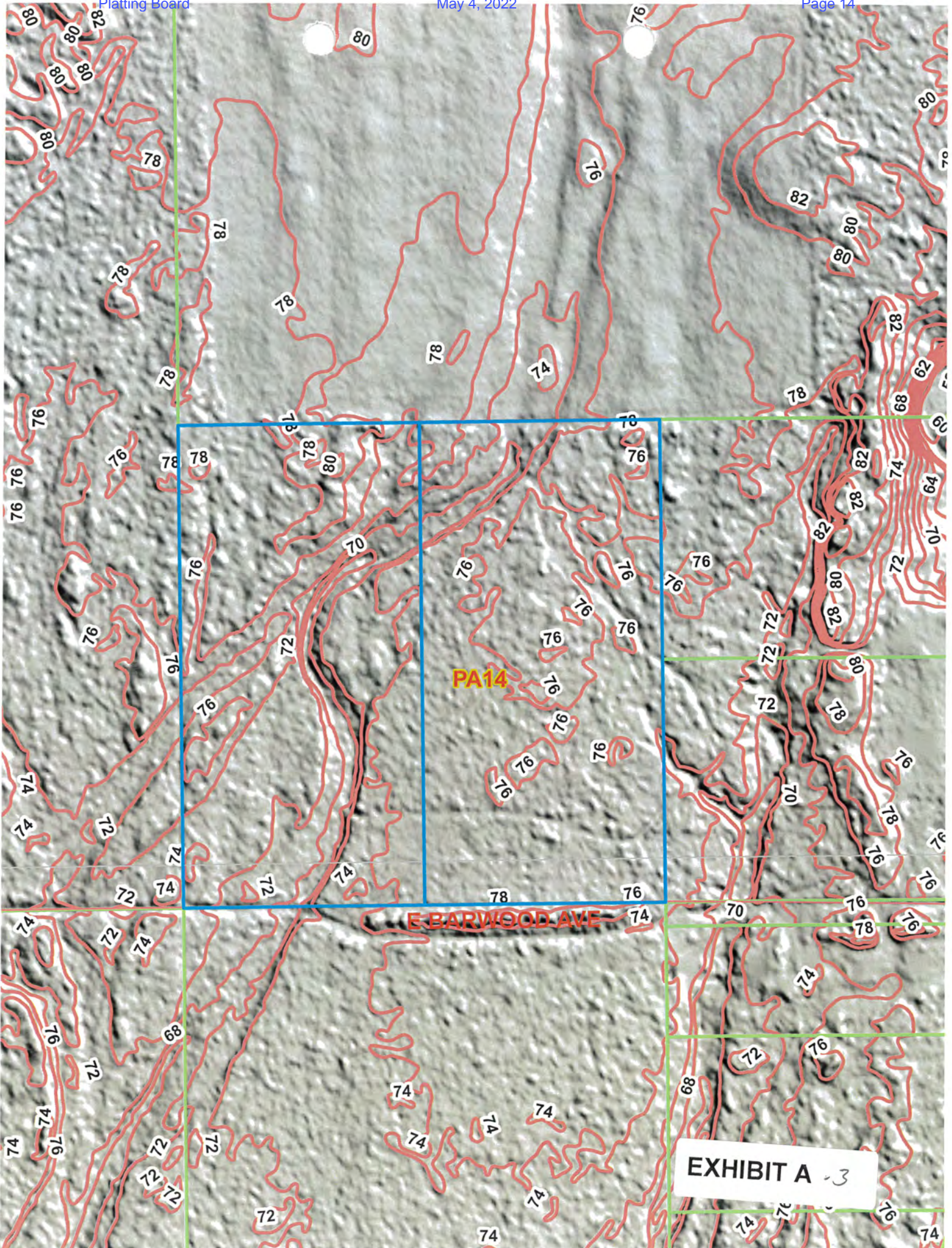
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

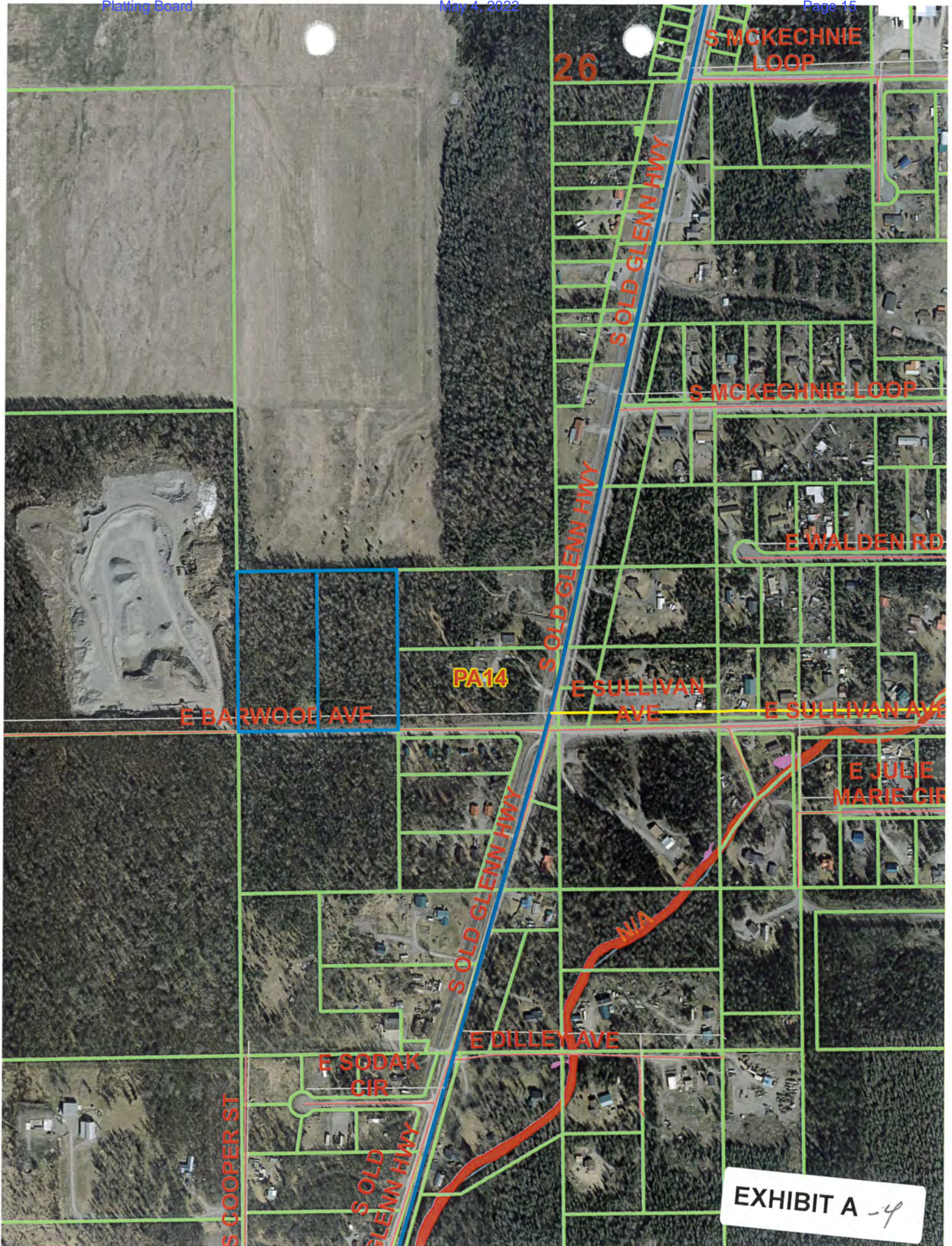
Suggested motion: I move to approve the preliminary plat of Sage Estates, Section 26, Township 17 North, Range 02E, Seward Meridian, Alaska, contingent on staff recommendations

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. Construct interior street and temporary cul-de-sac to 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. Provide drainage plan prepared by an engineer or other qualified professional registered in the State of Alaska, pursuant to SCM D02.1.
 - c. Provide DPW acceptance of the road to Platting staff.
 - d. Platting staff to approve all road names.
 - e. Provide as-built of streets once construction is complete.
5. Show all easements of record on final phase plat, to include all newly created drainage easements.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plats in full compliance with Title 43.









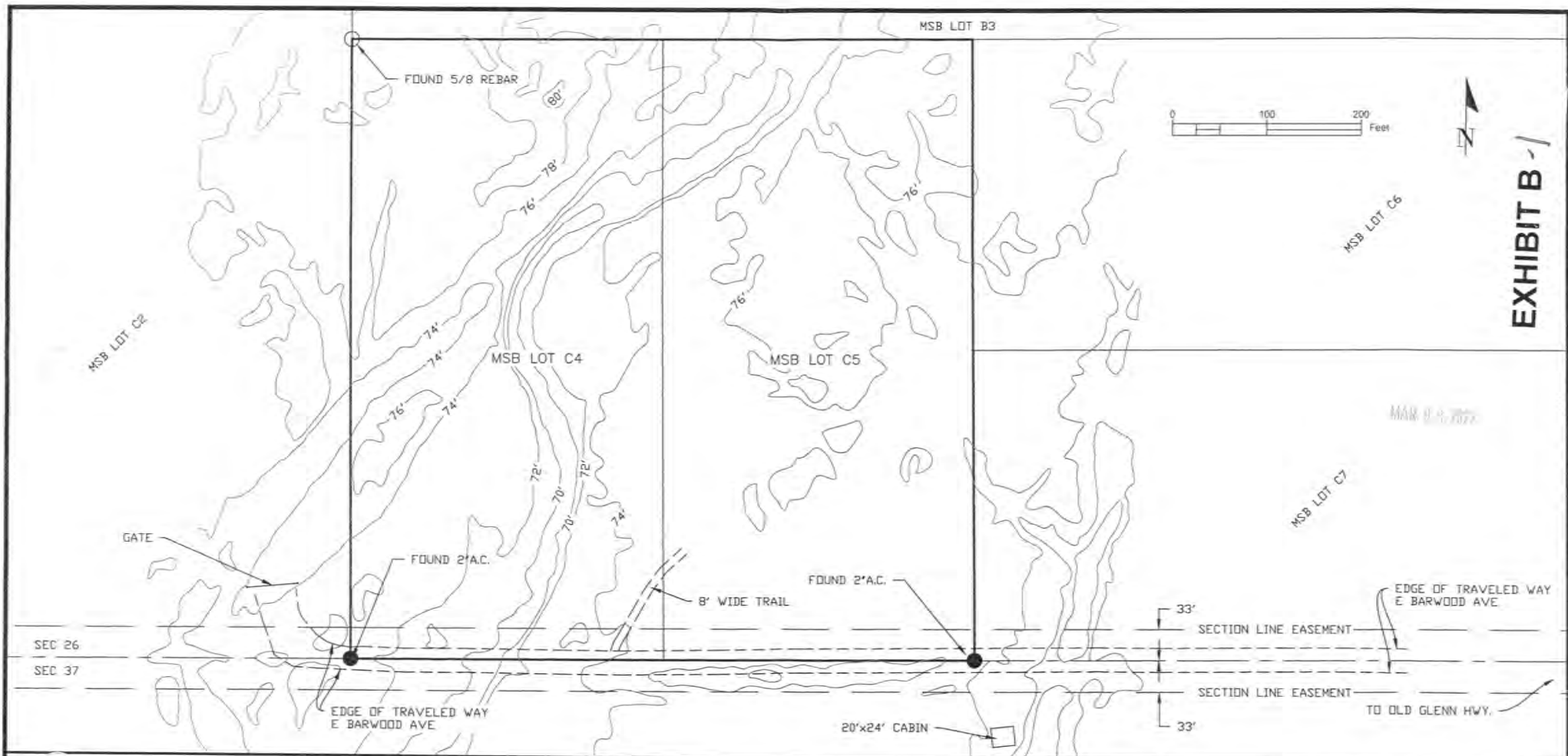


EXHIBIT B-1



SURVEYOR'S CERTIFICATE:

I hereby certify that I am a Registered Professional Land Surveyor in the State of Alaska and that all dimensional and other details are true and correct to the best of my knowledge.

DATED 12/30/2021

NOTES

1. DISTANCES ARE US SURVEY FEET.
2. A TITLE REPORT WAS NOT OBTAINED FOR THIS SURVEY.
3. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S. 40.15.900 (5XA).
4. CONTOURS SHOWN ARE FROM MSB 2011 LIDAR, AT 2 FOOT INTERVALS.
5. NO IMPROVEMENTS FOUND ON TARGET PARCEL.

ASBUILT SURVEY

LOCATED IN
SW 1/4 SE 1/4 SW 1/4
SECTION 26, T 17 N, R 2 E,
S.M. ALASKA, PALMER RECORDING DISTRICT

DRAWN BY: SH
CHECKED BY: DB

BUSH CONSTRUCTION SURVEYS, INC.
3167 COTTLE LOOP, WASILLA, ALASKA 99654
P.O. BOX 876390, WASILLA, ALASKA 99687
ALASKA BUSINESS LICENSE No. 176601
(907) 373-6896

PROJECT #
21-04 DWSub

DATE OF SURVEY:
June 09, 2021 &
December 09, 2021

PG. 1
OF
1

March 2, 2022

Fred Wagner, Platting Officer
Platting Division
Planning Department
350 East Dahlia Avenue
Palmer, Alaska 99645

MAR 08 2022

Subject: Proposed Subdivision of Sage Estates
Parcel 1 and 2 Matanuska Susitna Borough Waiver Resolution Serial #98-87-pwM
Usable Area Statement

Dear Mr. Wagner,

The purpose of this letter is to provide the Matanuska Susitna Borough a summary of the subsurface soil conditions of the above referenced property and submit a statement of usable area specific to MSB Code 43.20.281.

The proposed Sage Subdivision includes eight lots and the dedication of a new public roadway named Sage Circle. Each lot contains approximately 1.14 acres as shown on the preliminary plat prepared by Bush Construction Surveys Inc.

On January 15, 2022 an engineer made a site visit to observe the excavation of three test holes, investigate the subsurface soil conditions, and observe the site topography. The intent was to identify if at least 10,000 square feet of contiguous usable area for an onsite septic system and 10,000 square feet of contiguous usable building area is within each proposed lot. The location of the three test holes are identified on the attached Usable Area Exhibit.

Site Topography

The character of the site topography of the parent parcel mainly consists of old to medium growth forest, primarily vegetated with spruce and birch trees. The ground surface consists of mild to moderate sloping surfaces with a slight drop in elevation from north to south. The east side of the proposed Sage Estates (Lots 2 through 4) contains minimal slopes with very little elevation difference across this specific region. Lots 5 through 8 and Lot 1 includes a long, slender land feature that is approximately three to five lower than the surrounding area. This land feature has moderately steep side slopes that transitions to the higher adjacent area.

Subsurface Soils

Test hole 1 is located near the common lot line between Lot 3 and 4. This test hole revealed 1 foot of organics/topsoil, 1.5 foot of silt, and 10.5 feet of sand gravel, for a total test hole depth of 13 feet below the existing ground surface. The sand and gravel mineral soil (grey color) corresponds to a Unified Soil Classification of SW (well graded sand and gravel) based on visual identification.

EXHIBIT C-1

MARCH 2, 2022
FRED WAGNER
PAGE 2 OF 2

Test hole 2 is located near the common lot line between Lot 6 and 7. This test hole revealed 1 foot of organics/topsoil, 1 foot of silt, 1.5 feet of sand, and 11.5 feet of sandy gravel, for a total test hole depth of 15 feet below the existing ground surface. The sand and gravel mineral soil (grey color) corresponds to a Unified Soil Classification of SW (well graded sand and gravel) based on visual identification.

Test hole 3 is located near the common lot line between Lot 1 and 2. This test hole revealed 1 foot of organics/topsoil, 2 feet of silt, and 11 feet of sandy gravel, for a total test hole depth of 14 feet below the existing ground surface. The sand and gravel mineral soil (grey color) corresponds to a Unified Soil Classification of SW (well graded sand and gravel) based on visual identification.

Usable Area

Each proposed lot contain 10,000 square feet of building area and 10,000 square feet of contiguous usable area for an onsite septic system. There does not appear to be any conflicts or limitations with meeting the MSB requirements for usable area based the observations of the parent property topography during the site visit to excavate the test holes and observe the subsurface lithology.

The attached Usable Area Exhibit shows an example of 10,000 square feet of building area and 10,000 square feet of usable area for an onsite septic system for each lot. However, careful and prudent planning of each lot prior to development is necessary to ensure the minimum space for building and septic systems are achieved. The usable area for building and the septic system should be located beyond the limits of the long slender land feature that extends through Lots 5 through 8 and Lot 1.

Please contact me if you have any questions regarding this letter.

Regards,



Micah Schoming, PE
Civil Engineer

Enclosures:

Appendix A Usable Area Exhibit
Appendix B Soils Log (3)



EXHIBIT C -2

SOILS LOG

TEST HOLE NO. 1

1	TOP SOIL AND ORGANICS
2	SILT
3	
4	
5	
6	
7	SAND AND GRAVEL (GREY)
8	
9	
10	VISUAL SOIL RATING - SW
11	
12	
13	BOTTOM OF TEST HOLE
14	
15	
16	
17	
18	
19	
20	
21	
22	

TEST HOLE LOCATION:

COMMON LINE OF LOT 3 AND 4

NOTES:

1. NO WATER OR IMPERMEABLE LAYERS ENCOUNTERED.

SOILS LOG RECORD

LEGAL DESCRIPTION: PROPOSED SAGE ESTATES SUBDIVISION

SOILS LOG

THIS SOILS LOG WAS PREPARED SOLELY FOR THE 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 PROPERTIES OR STRUCTURAL STABILITY OR FOR ANY PURPOSE OTHER THAN WASTEWATER ABSORPTION FIELD CONSTRUCTION. ANYONE RELYING ON THE INFORMATION IN THIS LOG FOR ANY USE OTHER THAN WASTEWATER ABSORPTION FIELD DEVELOPMENT SHALL DO SO AT THEIR OWN RISK.

EXHIBIT C - 3

DATE OF TEST HOLE EXCAVATION 1-15-2022

W.O. # _____ NO SCALE



SOILS LOG

TEST HOLE NO. 2

1	TOP SOIL AND ORGANICS
2	SILT
3	SAND (GREY)
4	
5	
6	
7	SAND AND GRAVEL (GREY)
8	
9	
10	VISUAL SOIL RATING - SW
11	
12	
13	
14	
15	BOTTOM OF TEST HOLE
16	
17	
18	
19	
20	
21	
22	

TEST HOLE LOCATION:

COMMON LINE OF LOT 6 AND 7

NOTES:

1. NO WATER OR IMPERMEABLE LAYERS ENCOUNTERED.

SOILS LOG RECORD

LEGAL DESCRIPTION: PROPOSED SAGE ESTATES SUBDIVISION

SOILS LOG

THIS SOILS LOG WAS PREPARED SOLELY FOR THE 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 PROPERTIES OR STRUCTURAL STABILITY OR FOR ANY PURPOSE OTHER THAN WASTEWATER ABSORPTION FIELD CONSTRUCTION. ANYONE RELYING ON THE INFORMATION IN THIS LOG FOR ANY USE OTHER THAN WASTEWATER ABSORPTION FIELD DEVELOPMENT SHALL DO SO AT THEIR OWN RISK.

EXHIBIT C-4

DATE OF TEST HOLE EXCAVATION 1-15-2022

W.O. # _____

NO SCALE



SOILS LOG

TEST HOLE NO. 3

1		TOP SOIL AND ORGANICS
2		
3		SILT
4		
5		
6		
7		SAND AND GRAVEL (GREY)
8		
9		
10		VISUAL SOIL RATING – SW
11		
12		
13		
14		BOTTOM OF TEST HOLE
15		
16		
17		
18		
19		
20		
21		
22		

TEST HOLE LOCATION:

COMMON LINE OF LOT 1 AND 2

NOTES:

1. NO WATER OR IMPERMEABLE LAYERS ENCOUNTERED.

SOILS LOG RECORD

LEGAL DESCRIPTION: PROPOSED SAGE ESTATES SUBDIVISION

SOILS LOG

THIS SOILS LOG WAS PREPARED SOLELY FOR THE 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 PROPERTIES OR STRUCTURAL STABILITY OR FOR ANY PURPOSE OTHER THAN WASTEWATER ABSORPTION FIELD CONSTRUCTION. ANYONE RELYING ON THE INFORMATION IN THIS LOG FOR ANY USE OTHER THAN WASTEWATER ABSORPTION FIELD DEVELOPMENT SHALL DO SO AT THEIR OWN RISK.

EXHIBIT C - 5

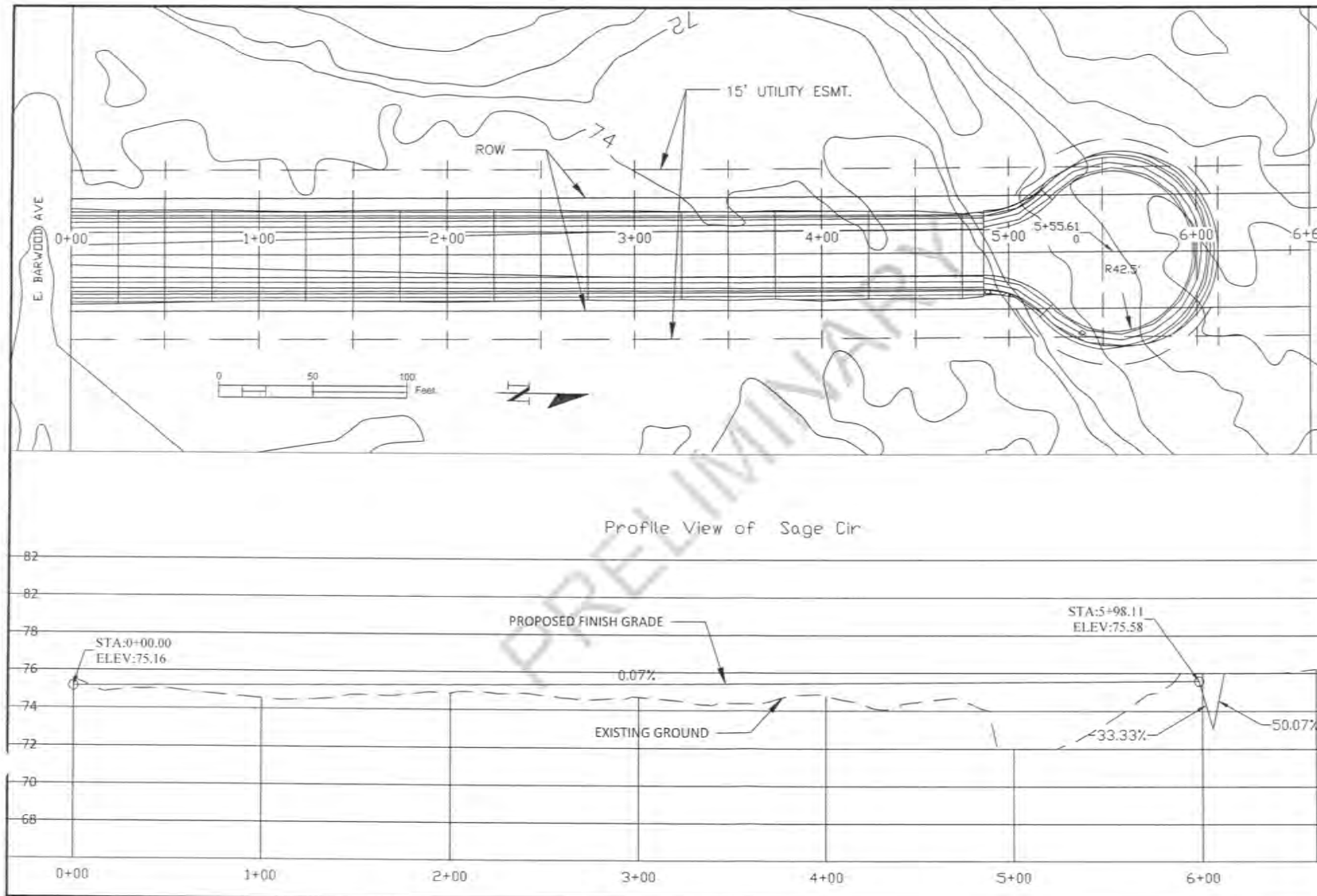
DATE OF TEST HOLE EXCAVATION 1-15-2022

W.O. # _____

NO SCALE

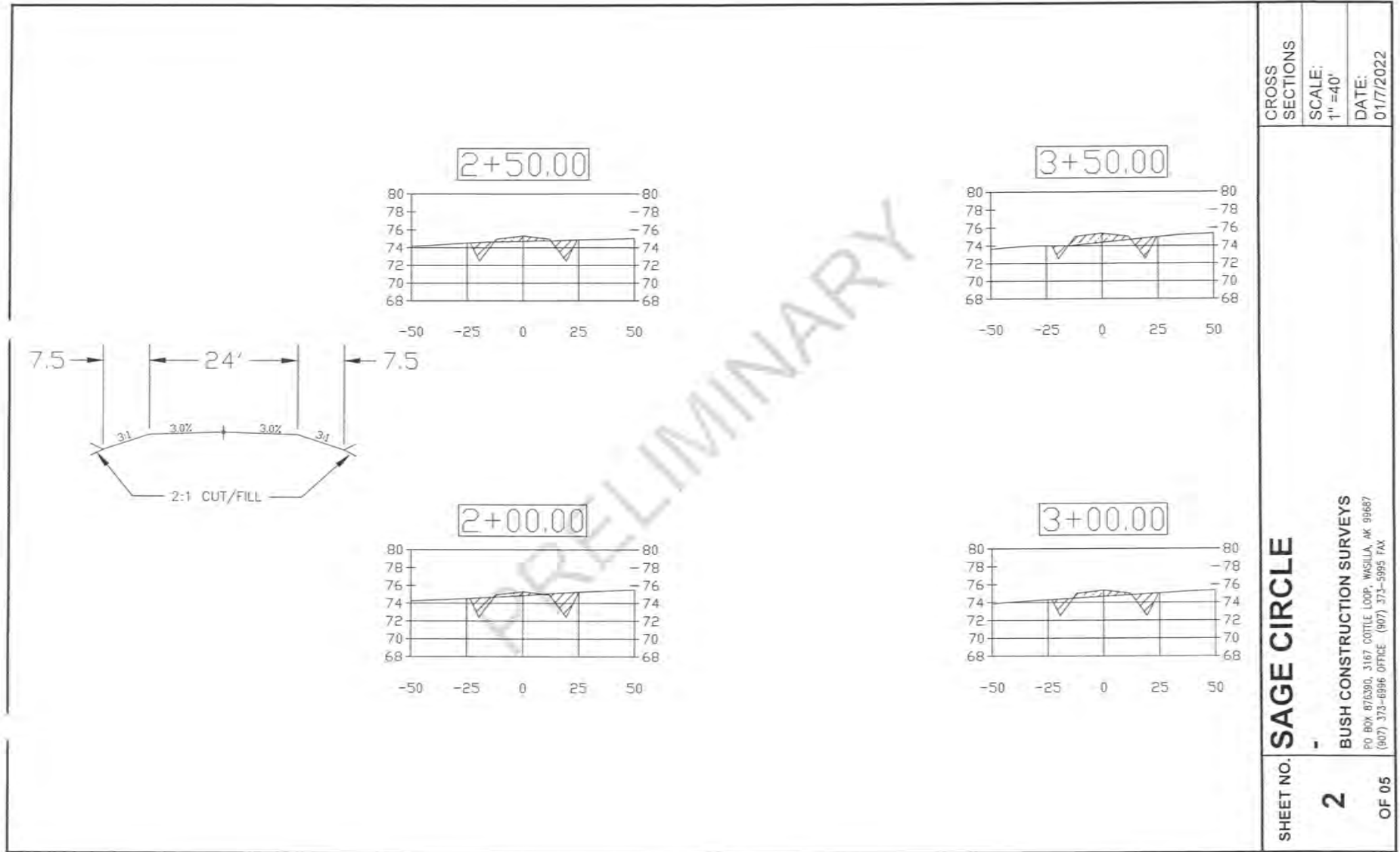


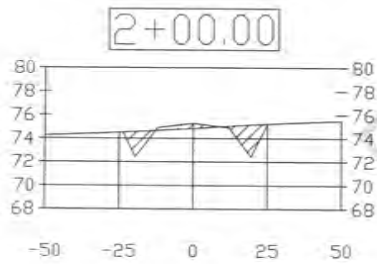
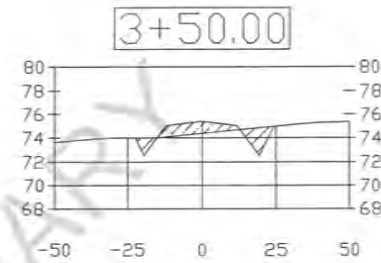
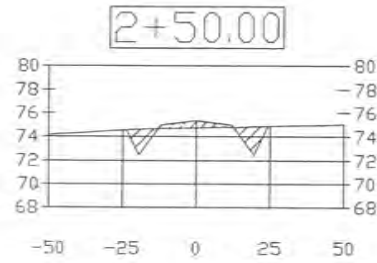




SHEET NO. 1 OF 05	SAGE CIRCLE PLAN & PROFILE		
	BUSH CONSTRUCTION SURVEYS PO BOX 876350, 3167 COTTLE LOOP, WASILLA, AK 99687 (907) 373-6996 OFFICE (907) 373-5995 FAX		
	CROSS SECTIONS	SCALE: 1" = 50'	DATE: 01/17/2022

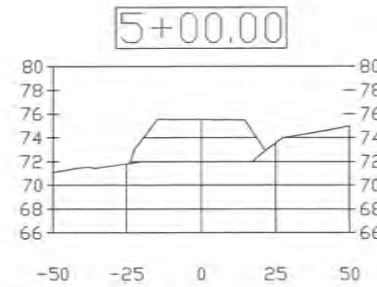
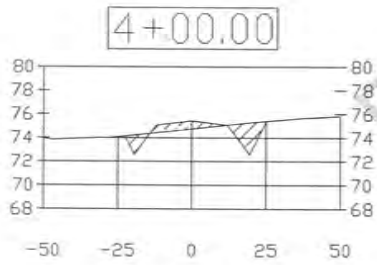
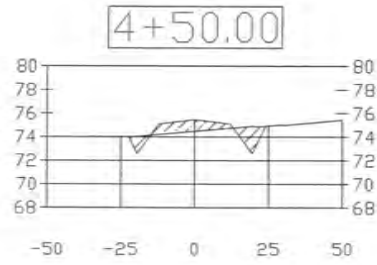
EXHIBIT D -1





SHEET NO. 3 OF 05	SAGE CIRCLE	CROSS SECTIONS	01/7/2022
		SCALE: 1" = 40'	
		DATE:	
		BUSH CONSTRUCTION SURVEYS PO BOX 876390, 3167 COTILE LOOP, WASSILLA, AK 99687 (907) 373-6996 OFFICE (907) 373-3995 FAX	

EXHIBIT D -3



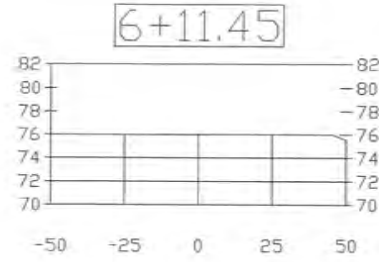
CROSS
SECTIONS
SCALE:
1" = 40'
DATE:
01/7/2022

SAGE CIRCLE

BUSH CONSTRUCTION SURVEYS
PO BOX 876390, 3167 COTTLE LOOP, WASILLA, AK 99587
(907) 373-6996 OFFICE (907) 373-5995 FAX

SHEET NO.
4
OF 05

EXHIBIT D - 4



PRELIMINARY

SHEET NO.	CROSS SECTIONS	
	SCALE:	DATE:
5	1" = 40'	01/17/2022
OF 05	SAGE CIRCLE BUSH CONSTRUCTION SURVEYS P.O. BOX 876390, 3167 COTTLE LOOP, WASILLA, AK 99687 (907) 373-6996 OFFICE (907) 373-5995 FAX	

EXHIBIT D - 3

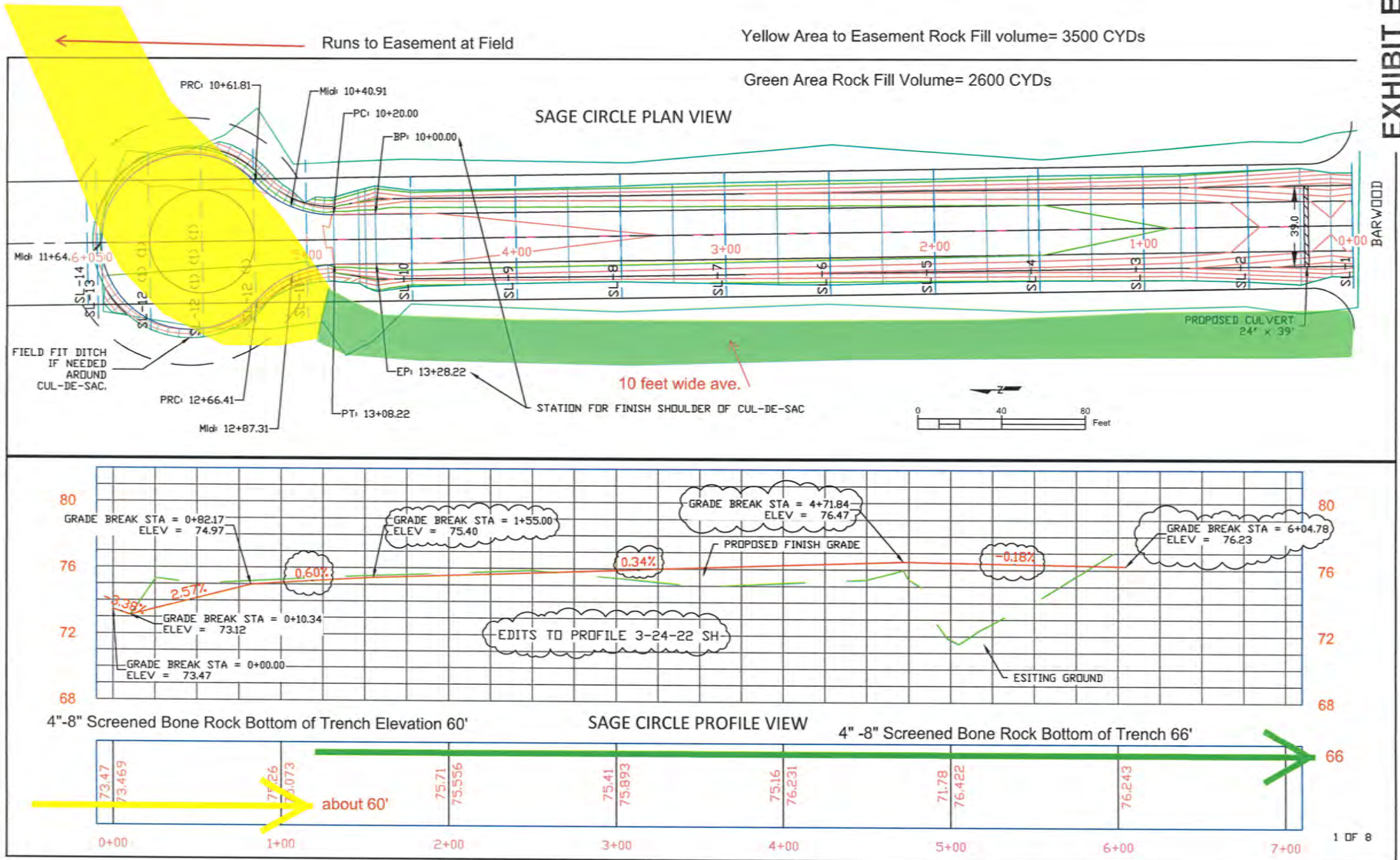




EXHIBIT E - 2





EXHIBIT E -4



EXHIBIT E - 5



March 10, 2022

RECEIVED
MAR 10 2022
PLATTING

Attn: Amy Otto-Buchanan

Regarding: Average Daily Traffic for Sage Estates

Sage Estates is a new subdivision development that is being built in Palmer, Alaska. Two parcels of land located at 15937 E Barwood Avenue and 16009 E Barwood Avenue are being subdivided into 8 residential lots to create the Sage Estates Subdivision. A road with a temporary cul-de-sac named Sage Circle will be built between the parcels. That road will be the only entrance/exit into the subdivision and it will have one intersection where it meets E. Barwood Ave. E. Barwood Ave is considered a residential road so the next higher classified road would be the S. Old Glenn Hwy.

The Average Daily Traffic estimated to travel through the intersection of Sage Circle and E. Barwood Avenue is calculated by taking the 8 lots we are subdividing and multiplying it by 10 (per the Borough construction manual) which equals 80, for single-family residential use. The next intersection is where E. Barwood Avenue meets the S Old Glenn Hwy, we are estimating the ADT number to be 100. Please see the attached map that has the intersections and calculations.

Thank you,

Scottie Johnson
Dirtworks, Inc.

EXHIBIT F - /

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, April 18, 2022 2:26 PM
To: Amy Otto-Buchanan
Subject: RE: Drainage Plan for Sage Est

Who prepared the drainage plan? SCM D02.1 requires it to be prepared by an engineer or other qualified professional registered in the State of Alaska.

I don't know what the yellow and green areas are representing. The profile view direction is reversed from the plan view so it is hard to follow. I recommend adding a culvert around station 5+00 through the natural swale instead of routing around the cul-de-sac. The drainage facilities will ultimately need to be designed by a PE as part of the drainage report, which must be submitted at least one week before the desired preconstruction conference date. It looks like construction is already underway – the petitioner should be aware that there may be design changes required as a result of the drainage report and/or preconstruction conference and any construction done prior to the NTP is at risk.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, April 18, 2022 1:37 PM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>
Subject: Drainage Plan for Sage Est

See attached. I am going to include this in my Staff Report. If you have any further comments, please get them to me as soon as possible. I need to have this written up by Wednesday. Thanks, A.

From: Dirtworks Inc. <dirtworks1@outlook.com>
Sent: Monday, April 18, 2022 1:19 PM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Subject: Drainage Plan

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

Amy,

Attached is our drainage plan. Scott our Surveyor is working up a proposed drainage easement that will run through the corner of lot Lot #1. We will have that over to you later today or first thing tomorrow.

Thank You

Amy Otto-Buchanan

From: Fire Code
Sent: Wednesday, March 23, 2022 11:09 AM
To: Amy Otto-Buchanan
Subject: RE: Sage Est #2022-030

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



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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, March 9, 2022 12:41 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; butteakcc@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; msb.hpc@gmail.com; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@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: Sage Est #2022-030

The following link contains a Request for Comments for Sage Estates, MSB Case #2022-030, Tax Parcels 117N02E26C004/C005. Comments are due by **April 14, 2022**. Please let me know if you have questions. Note: Average Daily Traffic (ADT) calculations will be received by petitioner later and will be included in the staff report. Thanks, A.

[Sage Est](#)

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

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

Amy Otto-Buchanan

From: Leda Borys
Sent: Tuesday, April 12, 2022 10:57 AM
To: Amy Otto-Buchanan
Subject: RE: Sage Est #2022-030

No Comment.
Thank you!

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: Wednesday, March 9, 2022 12:41 PM

To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; butteakcc@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; mshb.hpc@gmail.com; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@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.Whsenhunt@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: Sage Est #2022-030

The following link contains a Request for Comments for Sage Estates, MSB Case #2022-030, Tax Parcels 117N02E26C004/C005. Comments are due by **April 14, 2022**. Please let me know if you have questions. Note: Average Daily Traffic (ADT) calculations will be received by petitioner later and will be included in the staff report. Thanks, A.

[Sage Est](#)

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

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

Amy Otto-Buchanan

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Friday, March 11, 2022 2:17 PM
To: Amy Otto-Buchanan
Subject: RE: Sage Est #2022-030

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

Hi Amy,

Alaska Department of Fish and Game has reviewed the proposed platting actions and have no objections. 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: Wednesday, March 9, 2022 12:41 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; butteakcc@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; mshb.hpc@gmail.com; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@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.Whsenhunt@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: Sage Est #2022-030

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

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[Sage Est](#)

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

Amy Otto-Buchanan
 Platting Technician

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, March 15, 2022 12:45 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: Sage Est #2022-030
Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Amy,

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

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping

m: 907-744-5166 | w: www.gci.com

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, March 9, 2022 12:41 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; butteakcc@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; msb.hpc@gmail.com; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@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: Sage Est #2022-030

(I sent this to Mark Cypher as well)

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

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[Sage Est](#)

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

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, March 11, 2022 2:36 PM
To: Amy Otto-Buchanan
Subject: RE: Sage Est #2022-030

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

Hello,

MTA has reviewed the plat for Sage Estates. I was wondering, if these aren't private roads; should the plat have the dedication to block?

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, March 9, 2022 12:41 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; snowshark1@hotmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; butteakcc@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; msb.hpc@gmail.com; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@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: Sage Est #2022-030

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[Sage Est](#)

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



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

March 9, 2022

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.

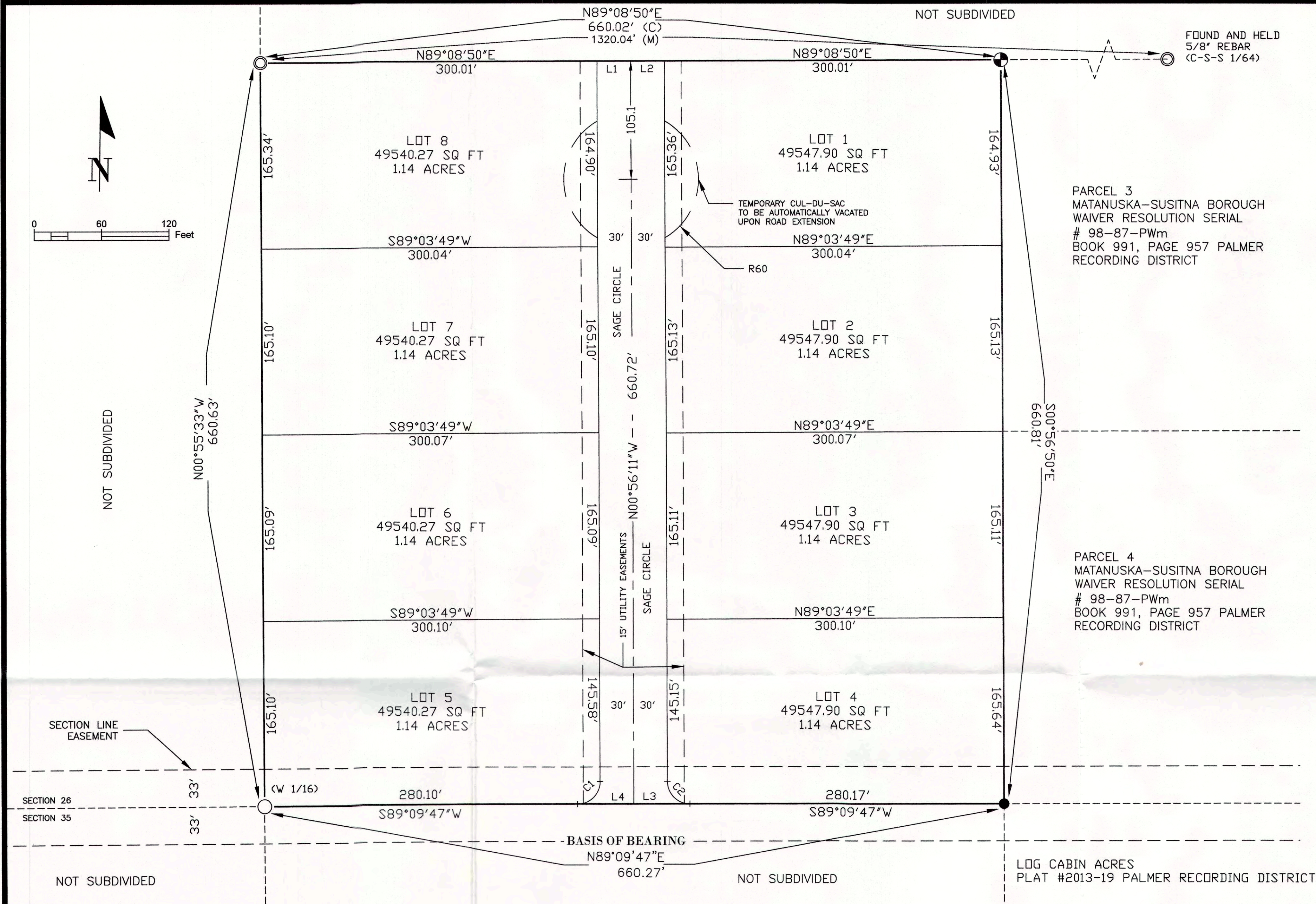
- **SAGE ESTATES**
(MSB Case # 2022-030)

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

Sincerely,

James Christopher

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



GENERAL NOTES

- 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.
- NO INDIVIDUAL WATER SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - MATANUSKA ELECTRIC ASSOCIATION, INC. EASEMENT RECORDED OCTOBER 6, 1961, BOOK 39 PAGE 286
 - MATANUSKA ELECTRIC ASSOCIATION, INC. EASEMENT RECORDED DECEMBER 17, 1986, BOOK 496 PAGE 805
 - MATANUSKA ELECTRIC ASSOCIATION, INC. EASEMENT RECORDED DECEMBER 17, 1986, BOOK 496 PAGE 807
 - MATANUSKA-SUSITNA BOROUGH, PUBLIC USE EASEMENT RECORDED DECEMBER 29, 1998, BOOK 991 PAGE 949

LINE AND CURVE TABLE

LINE	BEARING	LENGTH
L1	N89°08'50"E	30.00'
L2	N89°08'50"E	30.00'
L3	S89°09'47"W	49.97'
L4	S89°09'47"W	50.03'

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	31.45'	20.00'	20.03'	90°05'56"	28.31'	S44°06'47"W
C2	31.38'	20.00'	19.97'	89°54'01"	28.26'	S45°53'12"E

SURVEYOR'S CERTIFICATE

I, DAN S. BUSH (9689-S), HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL 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 ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATED: _____



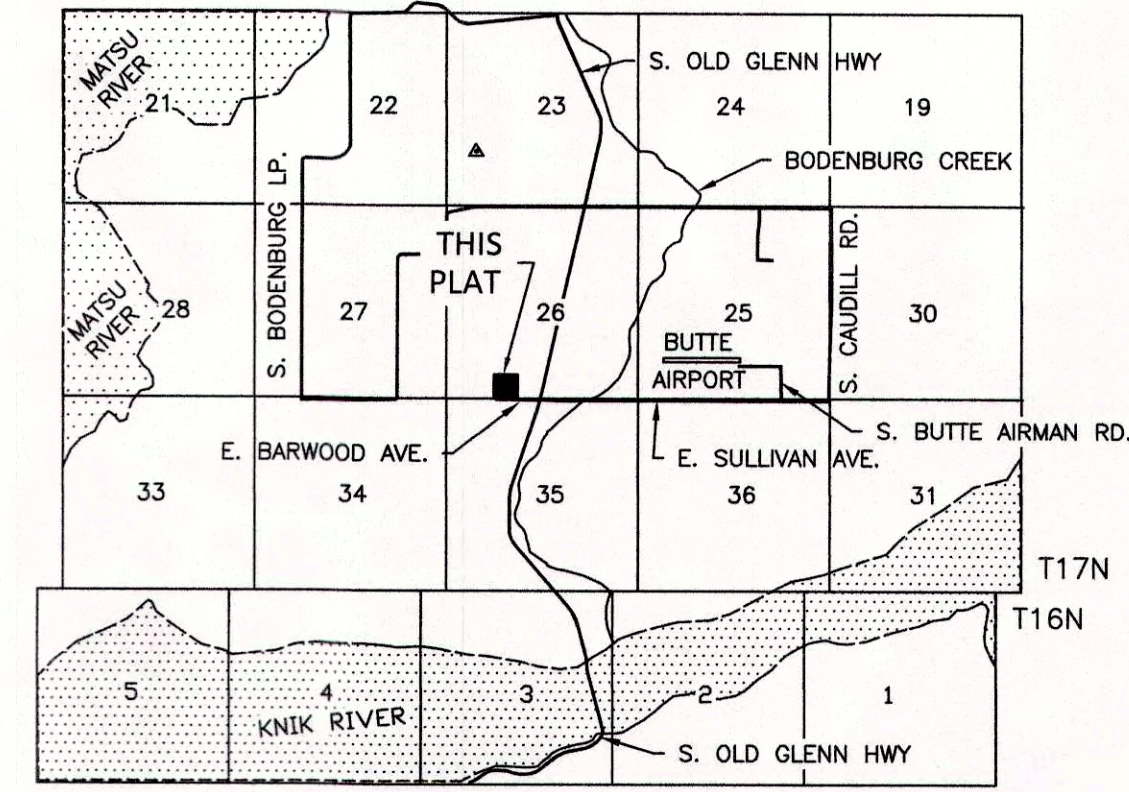
LEGEND

- RECOVERED 5/8" REBAR
- RECOVERED 2" ALUM. CAP ON 5/8" REBAR (9689-S)
- RECOVERED 2" ALUM. CAP ON 5/8" REBAR (232-S)
- SET 3" ALUMINUM CAP ON 2"x30" ALUM. PIPE 9689-S
- SET 2" ALUMINUM CAP ON 5/8"x30" REBAR 9689-S
- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE
- (M) MEASURED THIS SURVEY
- (C) COMPUTED

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____ AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

BOROUGH TAX COLLECTION OFFICIAL



ALASKA MAPPER LITE - BASE MAP (public)
SCALE: 1" = 1 MILE

VICINITY MAP

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION.

DIRTWORKS, Inc,
3255 S. OLD GLENN HWY
PALMER, AK 99645

DATE

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2021, for _____

MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR ALASKA

Agenda Copy

RECEIVED
MAR 08 2022
PLATTING

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-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION

NUMBER. _____

DATED _____ 2021
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.

Planning & Land Use Director

Date

ATTEST:

Platting Clerk

PLAT OF:

SAGE ESTATES

A SUBDIVISION OF PARCELS 1 AND 2 MATANUSKA-SUSITNA BOROUGH
WAIVER RESOLUTION SERIAL #98-87-PWm
RECORDED DECEMBER 29, 1998, BOOK 991, PAGE 957

LOCATED WITHIN
SECTION 26, T17N, R2E, SEWARD MERIDIAN, ALASKA
CONTAINING 8 LOTS
AND 10+/- ACRES
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

PREPARED BY:

BUSH CONSTRUCTION SURVEYS, INC.

MAILING: PO BOX 876390 WASILLA, AK 99687
PHYSICAL: 3167 COTTLE LOOP WASILLA, AK 99654

OFFICE# 907-373-6996

Phone: (907) 373-6996	Drawn: SH	Scale: 1" = 60'
Date: 12/10/2021	Date of Survey: 06/17/2021	Job No: 21-04 SAGE
License#: AECC729	SHEET 1	OF 1

6C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
May 4, 2022

PRELIMINARY PLAT: ALASKA RANGE ESTATES MASTER PLAN

LEGAL DESCRIPTION: SEC 19, T17N, R02W, SEWARD MERIDIAN AK

PETITIONERS: THE PROVING GROUND, LLC

SURVEYOR/ENGINEER: FARMER SURVEYING, LLC

ACRES: 118.38 ± PARCELS: 5

REVIEWED BY: MATTHEW GODDARD CASE #: 2022-036

REQUEST: The request is to create five lots from Government Lot 2 and the E1/2 of the NW1/4 Section 19, Township 17 North, Range 2 West, by a 2 phase master plan to be known as ALASKA RANGE ESTATES MASTER PLAN, containing 118.38 acres +/- . The property is located south of W. Parks Highway, north of W. Hollywood Road and west of S. Johnsons Road; within the NW ¼ Section 19, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

EXHIBITS

Vicinity Map and Aerial Photos
Plan & Profile

EXHIBIT A – 6 pgs
EXHIBIT B – 1 pg

AGENCY COMMENTS

ADF&G
MSB Department of Public Works
MSB Planning
MSB Development Services
Utilities
Community Council Knik Fairview
Public Comments

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 1 pgs
EXHIBIT G – 3 pgs
EXHIBIT H – 1 pg
EXHIBIT I – 1 pg

DISCUSSION: The proposed subdivision will be creating five lots and dedicating a 60' cul-de-sac by a two phase master plan. Lots 1 and 3 will be created in phase 1, Lots 2, 4, 5 and the cul-de-sac will be created in phase 2. Access for Lots 1 and 2 will be off of S. Johnsons Road, Lot 3 will front on both S. Johnsons Road and W. Kaye Lake Road. Lots 4 and 5 will access off of the proposed cul-de-sac. Petitioner will need to construct Borough Residential standard road from W. Kaye Lake Road to the proposed cul-de-sac.

Soils Report: A soils report was not needed pursuant to MSB 43.20.281(A)(1)(i)(i) Area, as all lots being created are greater than 400,000 square feet and surveyor provided topographic mapping.

Comments:

AK Department of Fish and Game (Exhibit C) has no objections.

MSB DPW (Exhibit D) Ensure road construction for phase 2 does not impact wetlands. Submit a drainage report at least one week prior to preconstruction conference.

MSB PLANNING (Exhibit E) notes that this parcel contains wetlands that are part of a series of extensive wetlands complexes. Development within the parcel would likely cross identified wetlands and may require permits from the U.S. Army Corps of Engineers. The developer should consider a conservation easement or open space dedication to preserve wetland function.

MSB setback from wetlands and waterbodies is 75 feet.

This parcel contains wetlands and waterbodies that connect to anadromous streams. Any future development associated with this parcel may require permits to assure that fish passage is not impaired and wetlands functions are maintained.

Johnson Road and the northern section line bordering the subject property are indicated on the Borough's Official Streets and Highways Plan as future collector level roads. Direct residential access onto these roads should be limited.

Access should be planned in conjunction with the MSB to ensure that function of the surrounding network is not hindered.

MSB Development Services (Exhibit F) There are two open cases on this parcel. Case # 12603 and 12359. *Platting notes that these cases will need to be resolved before this can record.*

Utilities: (Exhibit G) Enstar has no comments or recommendations. GCI has no comments or objections. MTA did not respond. MEA did not respond.

Community Council (Exhibit H) Knik-Fairview Community Council has no objections.

Public Comments: (Exhibit I)

Estate of Eugene Riggs C/O Amanda Failing objects to this plat due to the following:

- Potential damage to wetlands due to development.
- Potential impact to wildlife due to development.
- Loss of trails that are used for off road vehicles and sled-dog races.
- Issues with development due to being in a flood zone.

At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining/Land/Water; USACE; MSB Fire Service Area Central Mat-Su, Road Service Area Meadow Lakes, Emergency Services, Community Development, DPW O & M Division or Assessments; MEA or MTA.

CONCLUSION: The preliminary plat of Alaska Range 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 was one objection to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots,

consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was not needed pursuant to MSB 43.20.281(A)(1)(i)(i).

FINDINGS OF FACT

1. The plat of Alaska Range Estates Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was not needed pursuant to MSB 43.20.281(A)(1)(i)(i).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. The parcel and adjacent parcels contain a series of extensive wetlands complexes.
6. Johnson Road and the Northern Section Line bordering the subject property are indicated on the Borough's Official Streets and Highways Plan as future Collector level roads.
7. At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining/Land/Water; USACE; MSB Fire Service Area Central Mat-Su, Road Service Area Meadow Lakes, Emergency Services, Community Development, DPW O & M Division or Assessments; MEA or MTA.
8. There were no objections from any federal or state agencies, Borough departments or utilities.
9. There was one objection from the public in response to the Notice of Public Hearing.

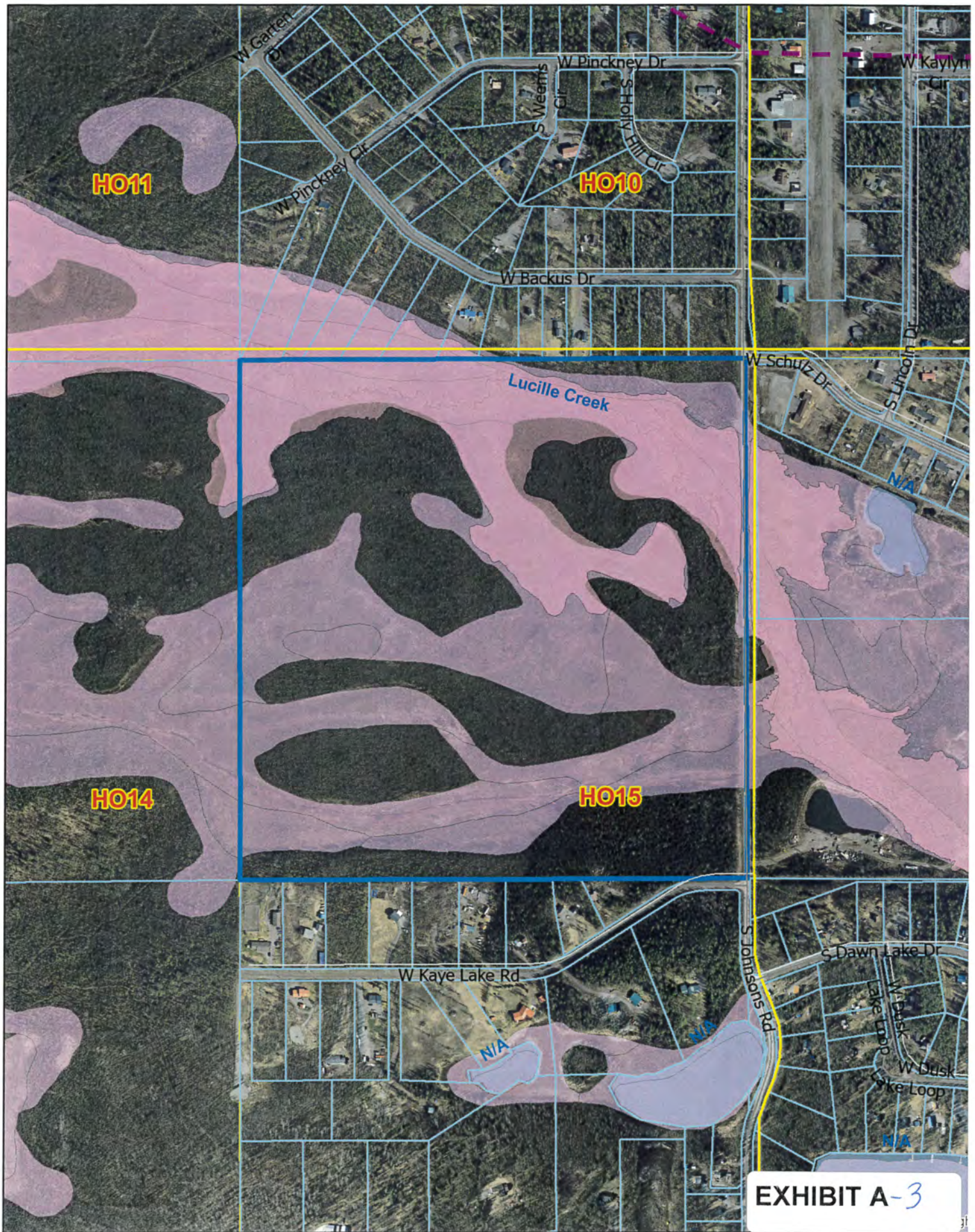
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Alaska Range Estates Master Plan, Section 19, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH, for each phase plat.
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. Provide proof of resolution to the Platting staff for open Code Compliance Cases.
4. Provide copy of driveway permit application to the platting staff for all existing driveways.
5. Construct street and cul-de-sac to MSB residential street standards:
 - A. Construct a road to MSB Residential standards starting with a T-Turnaround at the end of West Kaye Lake Road up to the proposed Cul-de-sac.
 - B. 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. Submit drainage report to DPW at least one week prior to pre-construction meeting.
 - C. Provide DPW acceptance of the road to Platting Staff.
 - D. Platting staff to approve all road names.
6. Pay postage and advertising fees.
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 plats in full compliance with Title 43.

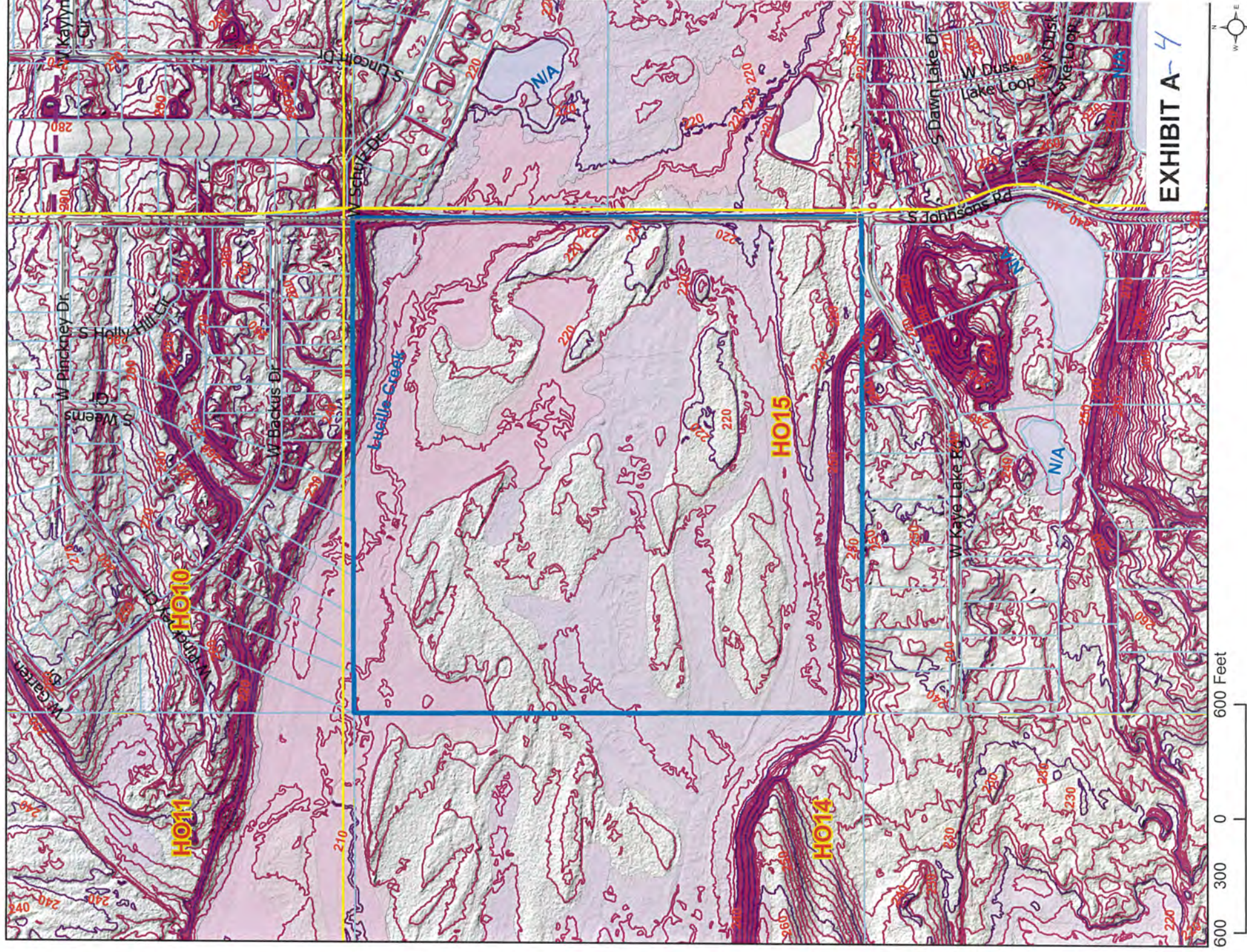






600 300 0 600 Feet





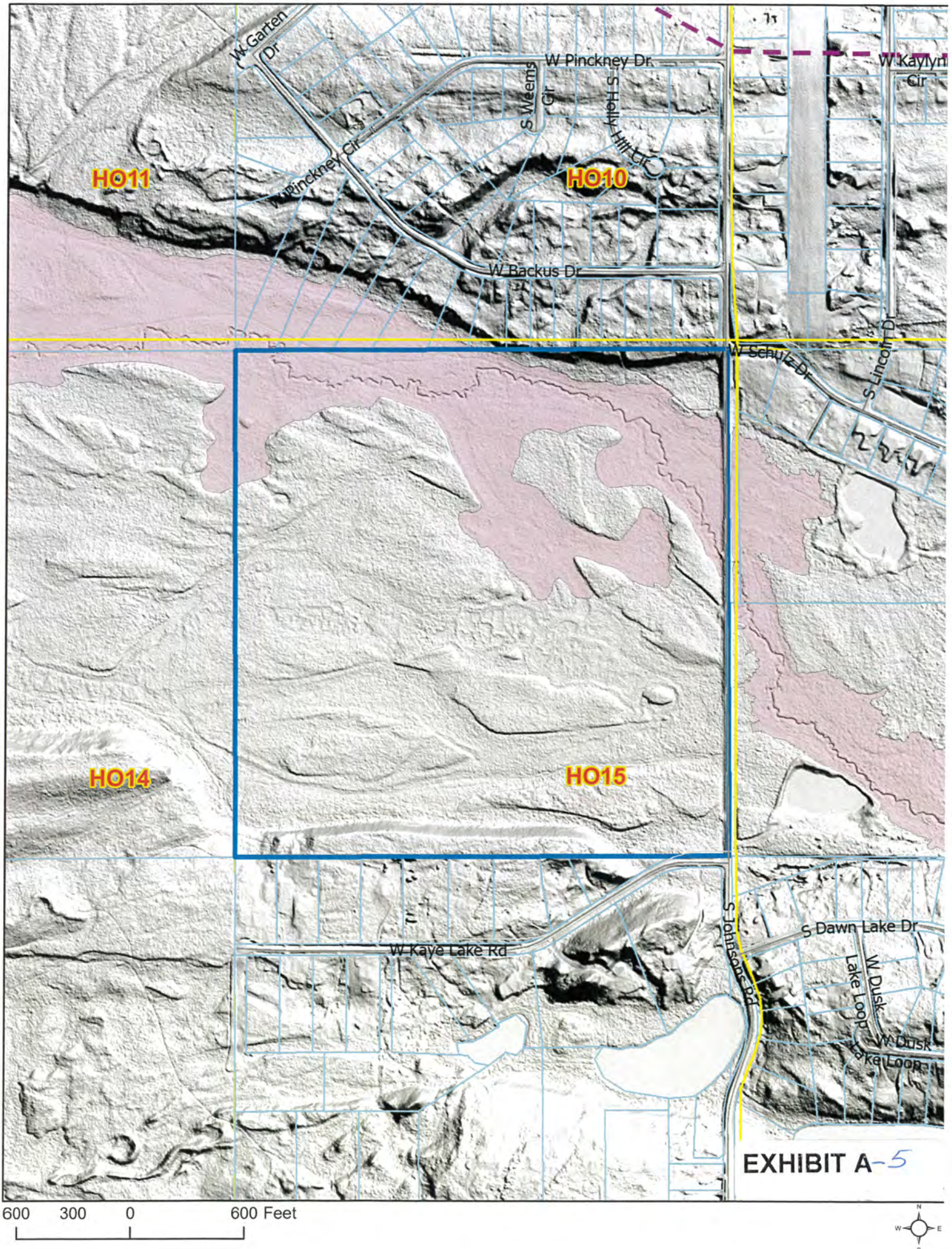
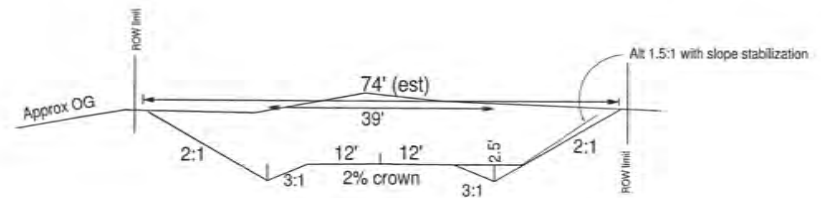
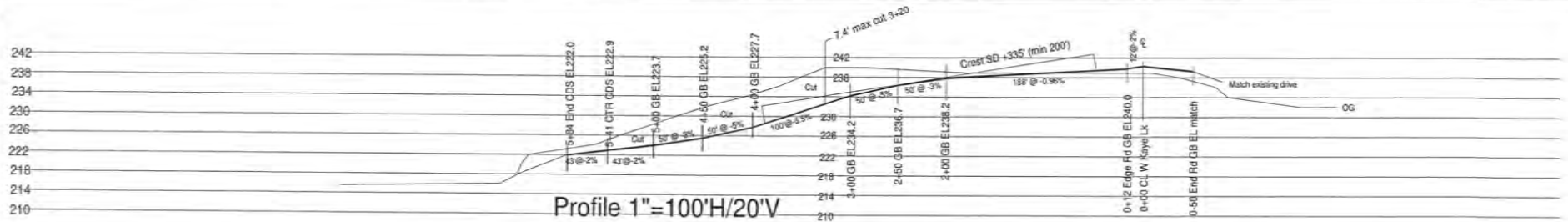
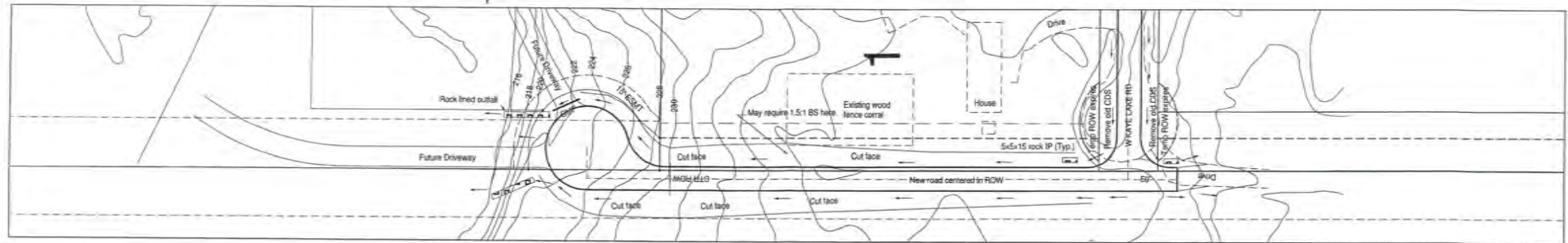




EXHIBIT A-6



Section at 7.4' max CL cut*
83' ROW (view to North)

REC-
FEB 28 2022
PLATTING

Notes: 1. Base is MSB 2011 2' LiDAR topo not verified.

Unnamed Road Extension
Preliminary Road Design - Residential Street 24' W



Job # 22004

Scale: varies

2/22/2022

Matthew Goddard

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Monday, April 4, 2022 9:14 AM
To: Matthew Goddard
Subject: RE: RFC Alaska Range Est MSP 2022-036

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

Good morning Matthew,

Alaska Department of Fish and Game has reviewed the proposed platting actions and has no objections. The proposed actions will not affect wildlife, fish, habitat, or 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: Matthew Goddard <Matthew.Goddard@matsugov.us>

Sent: Thursday, March 24, 2022 9:42 AM

To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; davemtp@mtaonline.net; lana@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Horton, George C (DNR) <george.horton@alaska.gov>; Brad Sworts <brad.sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msb.hpc@gmail.com; mearow@matanuska.com; row@enstarnaturalgas.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; ospdesign@gci.com

Subject: RFC Alaska Range Est MSP 2022-036

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

Hello,

The following link contains a Request for Comments to subdivide S17N02W19B001 into five lots. Comments are due by **April 11, 2022**. Please let me know if you have any questions.

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EtMN7UsRzwtGp6DJw1qazOgBWkOza0f7Zihx325MezIE8w?e=1LyaA3

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

Matthew Goddard

From: Jamie Taylor
Sent: Monday, April 11, 2022 4:48 PM
To: Matthew Goddard
Cc: Elaine Flagg
Subject: RE: RFC Alaska Range Est MSP 2022-036

Ensure road construction for phase 2 does not impact wetlands. Submit drainage report at least 1 week prior to preconstruction conference.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, March 24, 2022 9:42 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; davemtp@mtaonline.net; lana@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; george.horton@alaska.gov; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msb.hpc@gmail.com; mearow@matanuska.com; row@enstarnaturalgas.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; ospdesign@gci.com
Subject: RFC Alaska Range Est MSP 2022-036

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https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EtMN7UsRzwtGp6DJw1qazOgBWkOza0f7Zihx325MezIE8w?e=1LyaA3

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

Thank you,

Matthew Goddard

From: Adam Bradway
Sent: Monday, April 4, 2022 1:35 PM
To: Matthew Goddard
Subject: RE: RFC Alaska Range Est MSP 2022-036

Comments

Wetlands:

Parcel and adjacent parcels contain a series of extensive **wetlands complexes**. Development within the parcel would likely cross identified wetlands may require permits (U.S. Army Corp of Engineers). The developer should consider a conservation easement or open space dedication to preserve wetland function.

MSB Setback from wetlands and waterbodies is 75 feet.

This parcel contains wetlands and waterbodies that connect to anadromous streams. Any future development associated with this parcel may require permits to assure that fish passage is not impaired and wetlands functions are maintained.

Transportation:

Johnson Rd and the Northern Section Line bordering the subject property are indicated on the Borough's Official Streets and Highways Plan as future collector level roads. Direct residential access onto these roads should be limited. If the subject parcel is to be subdivided extensively, an internal road network will be needed for access.

Access should be planned in conjunction with the MSB to ensure that the function of the surrounding network is not hindered.

Adam Bradway

Matanuska-Susitna Borough: Planner II
E Dahlia Ave, Palmer, Alaska
(907) 861-8608

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, March 24, 2022 9:42 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; davemtp@mtaonline.net; lana@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; george.horton@alaska.gov; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msb.hpc@gmail.com; mearow@matanuska.com; row@enstarnaturalgas.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher

Matthew Goddard

From: Theresa Taranto
Sent: Friday, March 25, 2022 1:13 PM
To: Matthew Goddard
Cc: Matt Garner
Subject: RE: RFC Alaska Range Est MSP 2022-036

Two Open Cases on this parcel. Case # 12603 and 12359. Matt Garner CCO.

Thank you,

Theresa Taranto

Mat-Su Borough
 Development Services
 Administrative Specialist

350 E Dahlia Ave.
 Palmer, Alaska 99645
 907-861-8574
www.matsugov.us

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, March 24, 2022 9:42 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; davemtp@mtaonline.net; lana@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; george.horton@alaska.gov; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msb.hpc@gmail.com; mearow@matanuska.com; row@enstarnaturalgas.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; ospdesign@gci.com
Subject: RFC Alaska Range Est MSP 2022-036

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https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EtMN7UsRzwtGp6DJw1qazOgBWkOza0f7Zihx325MezIE8w?e=1LyaA3

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

Thank you,



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

March 24, 2022

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

To whom it may concern:

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

- **ALASKA RANGE ESTATES**
(MSB Case # 2022-036)

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

Sincerely,

James Christopher

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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, April 4, 2022 9:11 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Alaska Range Est MSP 2022-036
Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Matthew,

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

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping

m: 907-744-5166 | w: www.gci.com

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

Sent: Thursday, March 24, 2022 9:42 AM

To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; davemtp@mtaonline.net; lana@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; george.horton@alaska.gov; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msb.hpc@gmail.com; mearow@matanuska.com; row@enstarnaturalgas.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>

Subject: RFC Alaska Range Est MSP 2022-036

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

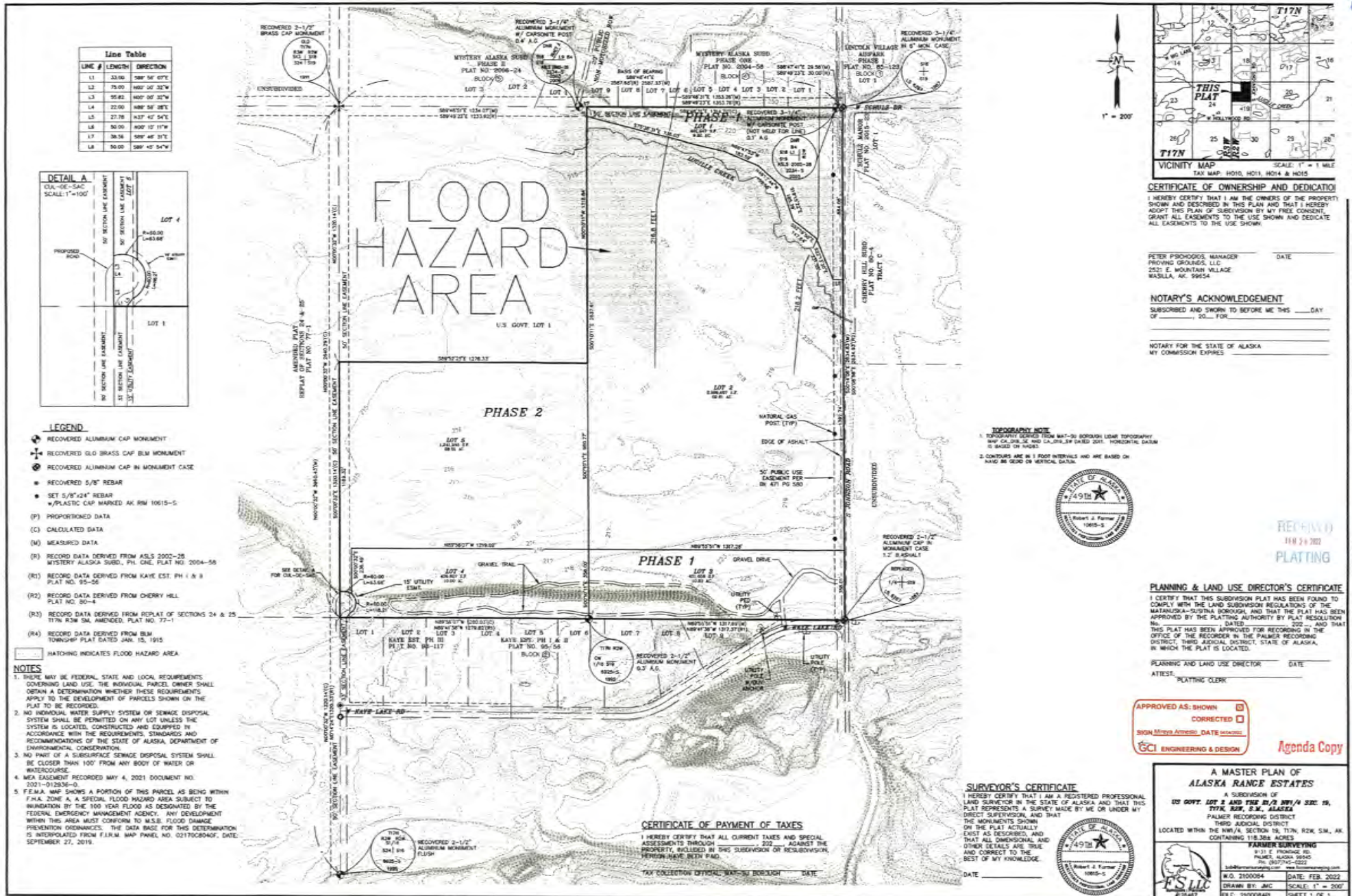
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Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

Thank you,
 Matthew Goddard



Knik Fairview Community Council

A Non-Profit Corporation

William Kendig, President
PO Box 877291
Wasilla, AK 99687

April 20, 2022

Matanuska-Susitna Borough
Platting Division
350 E Dahlia Ave
Palmer, AK 99645

Dear Platting Division,

At the April 20, 2022 Board Meeting of the Knik Fairview Community Council the Notification of Public Hearing Case #2022-036 for proposed Alaska Range Estates Master Plan was discussed. There were no objections by any members present.

At that meeting a motion was made, seconded, and passed unanimously by the Board of Directors to send this letter of non-objection regarding the aforementioned notification.

Sincerely,



Bill Kendig

MSB Platting

From: Amanda Failing <a.riggs808@gmail.com>
Sent: Wednesday, April 20, 2022 10:15 AM
To: MSB Platting
Subject: Alaska Range Estates subdivision

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

Estate of Eugene Riggs C/O Amanda Failing

2351 S Johnsons rd and 2305 S Johnsons Rd
Lincoln Village Airpark Phase 1 Lots 1 & 2

To begin I would like to point out That The Proving Ground, LLC is currently listed as non compliant.

I have personally been near this section of land and seen its use and wildlife activity for the past 25 years.

They have not been welcomed neighbors in this area. They purchased an area of wetlands that contains well established trails that connect Wasilla into the Big Lake trail system and keep off-road vehicles off the road. and has previously served as a section of trail for sled-dog races. They put up fences and no trespassing signs. They currently have their wetlands for sale but have restricted access to potential buyers by keeping up unsightly fences.

This land consists mainly of wetlands with very little usable land.

It annually hosts the spring migration of Sandhill Cranes and is a winter haven for several local Moose.

According to the EPA "Wetlands are areas where water covers soil all or part of the time. Wetlands are important because they protect and improve water quality, provide fish and wildlife habitats, store floodwaters and maintain surface water flow during dry periods"

Development of these lands could cause irreparable harm to not only the ecosystem but also to our neighborhoods surrounding the area as this low lying wetland serves as a runoff for melting snow in the spring.

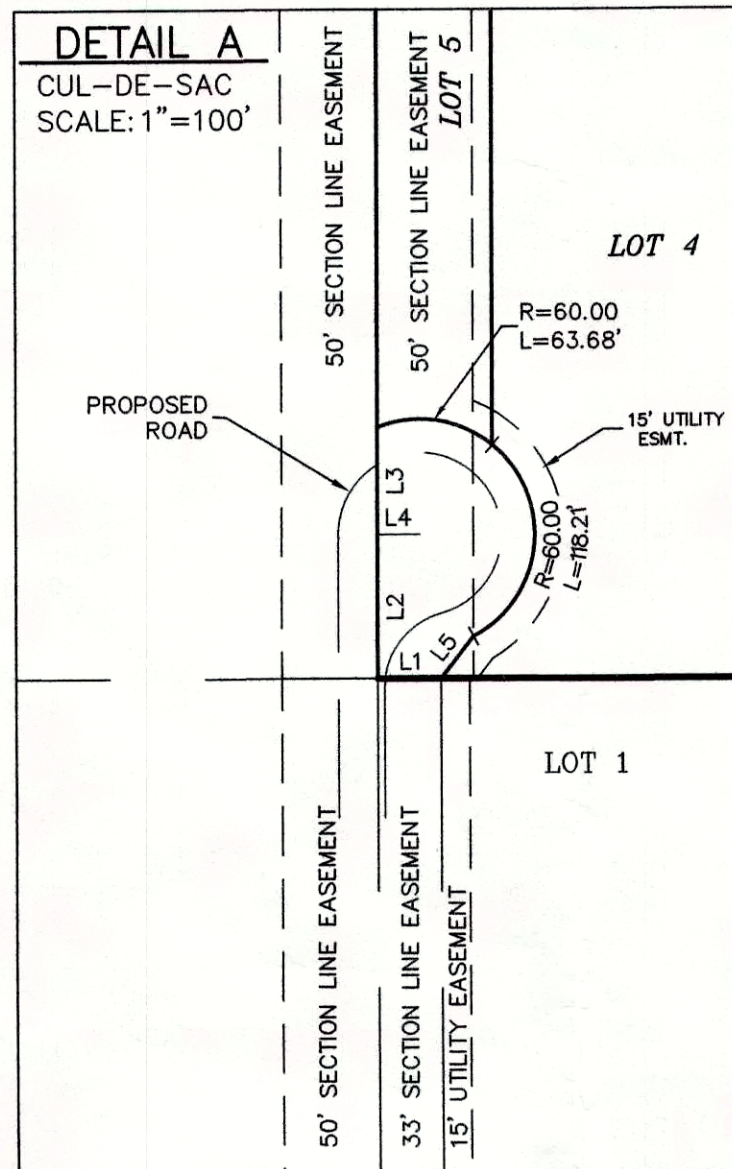
Attempting to fill in and build on such wetlands could prove disastrous for potential buyers. A huge chunk of that platt of land is considered a flood zone.

This could cause an array of issues including flooding, poor water quality, major earthquake damage and erosion. Any potential homeowners in the subdivision would be required to hold flood insurance which can be very costly. Disasters can be easily avoided by not allowing the development of wetlands.

Not only should this Property not be subdivided it should remain undeveloped, designated a wildlife preserve, and remain open to the public for use.

Thank you,
Amanda Failing, Personal Representative
Estate of Eugene Riggs.

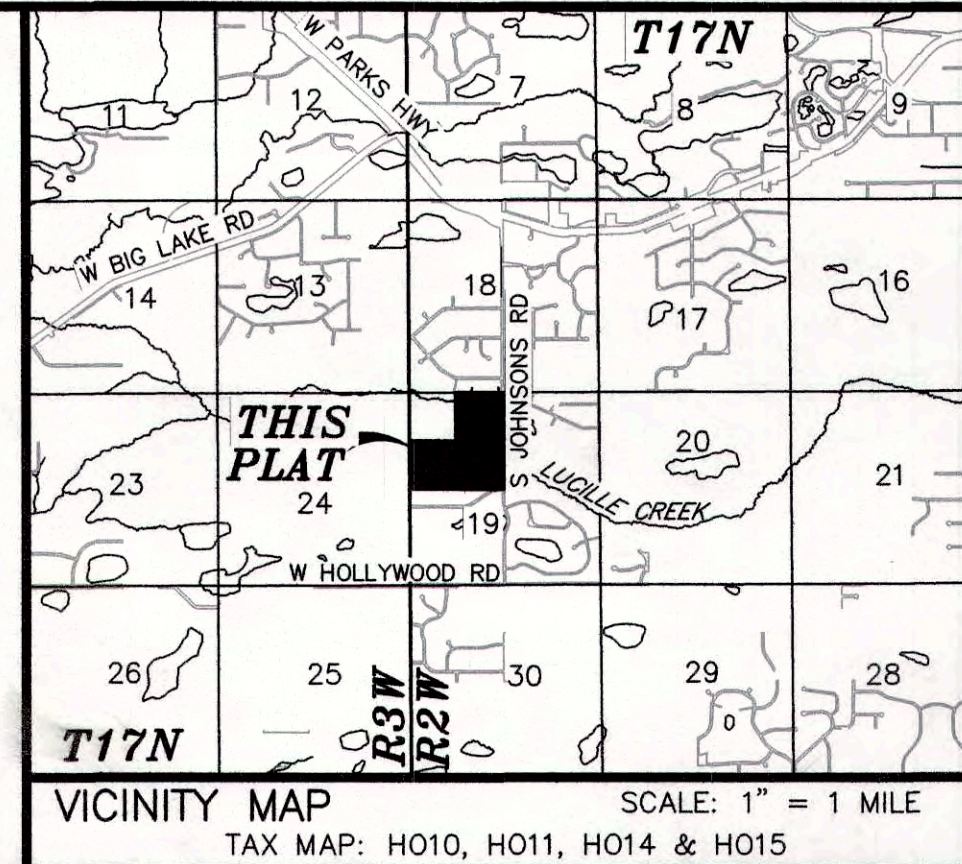
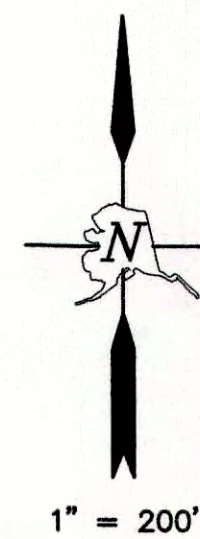
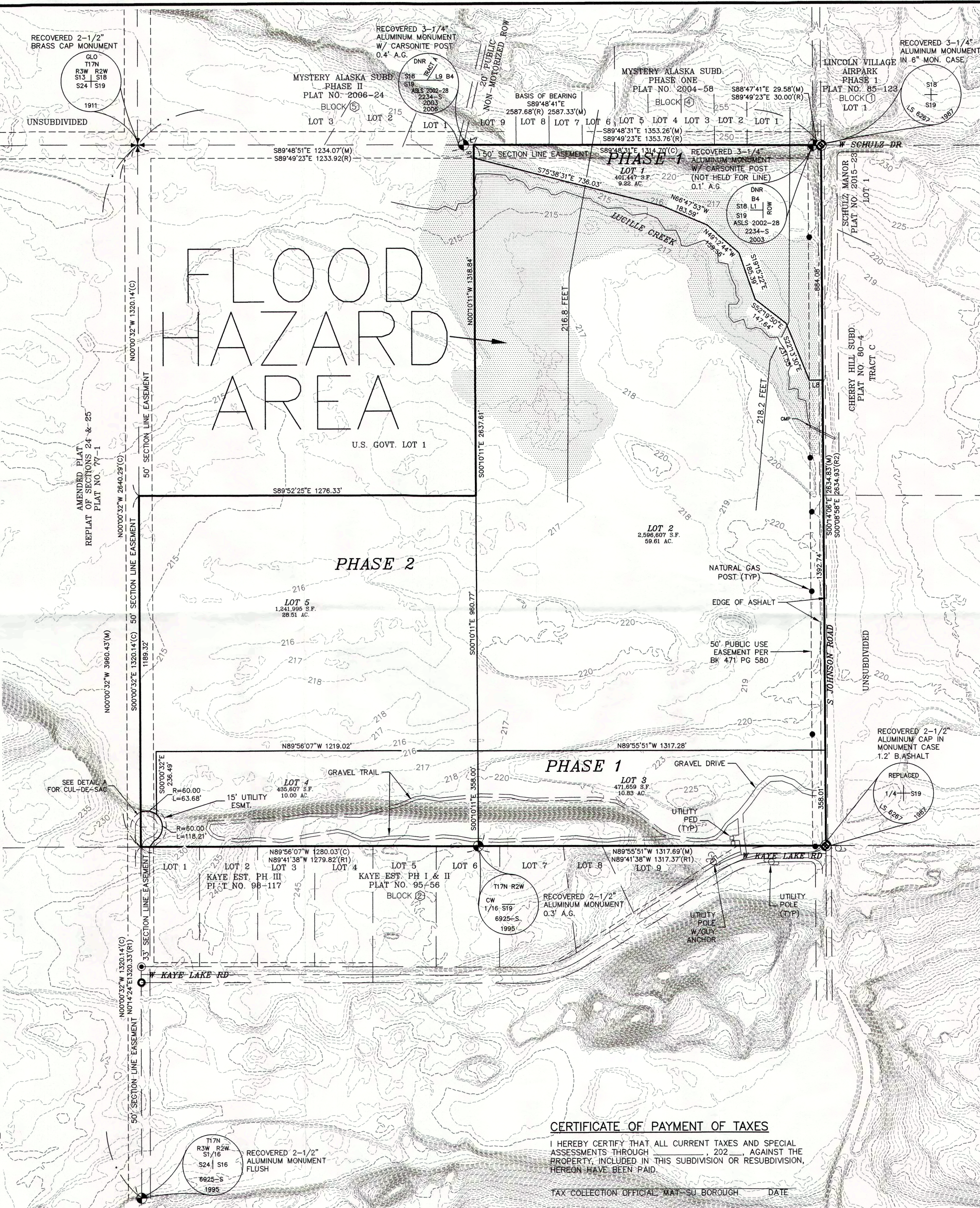
Line Table		
LINE #	LENGTH	DIRECTION
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L2	75.00	N00° 00' 32"W
L3	55.82	N00° 00' 32"W
L4	22.00	N89° 59' 28"E
L5	27.78	N37° 42' 54"E
L6	50.00	N00° 10' 11"W
L7	38.56	S89° 48' 31"E
L8	50.00	S89° 45' 54"W

**LEGEND**

- RECOVERED ALUMINUM CAP MONUMENT
- ⊕ RECOVERED GLO BRASS CAP BLM MONUMENT
- ⊗ RECOVERED ALUMINUM CAP IN MONUMENT CASE
- RECOVERED 5/8" REBAR
- SET 5/8"x24" REBAR w/PLASTIC CAP MARKED AK RIM 10615-S
- (P) PROPORTIONED DATA
- (C) CALCULATED DATA
- (M) MEASURED DATA
- (R) RECORD DATA DERIVED FROM ASLS 2002-28 MYSTERY ALASKA SUBD., PH. ONE, PLAT NO. 2004-58
- (R1) RECORD DATA DERIVED FROM KAYE EST. PH I & II PLAT NO. 95-56
- (R2) RECORD DATA DERIVED FROM CHERRY HILL PLAT NO. 80-4
- (R3) RECORD DATA DERIVED FROM REPLAT OF SECTIONS 24 & 25 T17N R3W SM, AMENDED, PLAT NO. 77-1
- (R4) RECORD DATA DERIVED FROM BLM TOWNSHIP PLAT DATED JAN. 15, 1915
- ▨ HATCHING INDICATES FLOOD HAZARD AREA

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
3. NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN 100' FROM ANY BODY OF WATER OR WATERCOURSE.
4. MEA EASEMENT RECORDED MAY 4, 2021 DOCUMENT NO. 2021-012936-0.
5. F.E.M.A. MAP SHOWS A PORTION OF THIS PARCEL AS BEING WITHIN F.H.A. ZONE A, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ANY DEVELOPMENT WITHIN THIS AREA MUST CONFORM TO M.S.B. FLOOD DAMAGE PREVENTION ORDINANCES. THE DATA BASE FOR THIS DETERMINATION IS INTERPOLATED FROM F.I.R.M. MAP PANEL NO. 02170C8040F, DATED: SEPTEMBER 27, 2019.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, GRANT ALL EASEMENTS TO THE USE SHOWN AND DEDICATE ALL EASEMENTS TO THE USE SHOWN.

PETER PSICHOGIOS, MANAGER
PROVING GROUNDS, LLC
2521 E. MOUNTAIN VILLAGE
WASILLA, AK. 99654

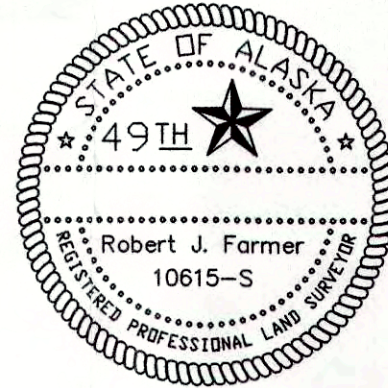
NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__ FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

TOPOGRAPHY NOTE

1. TOPOGRAPHY DERIVED FROM MAT-SU BOROUGH LIDAR TOPOGRAPHY. MAP CA_018_SE AND CA_019_SW DATED 2011. HORIZONTAL DATUM IS BASED ON NAD83.
2. CONTOURS ARE IN 1 FOOT INTERVALS AND ARE BASED ON NAVD 88 GEOID 09 VERTICAL DATUM.



RECEIVED
FEB 28 2022
PLATTING

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. _____, DATED _____, 202__, 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.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
PLATTING CLERK

Agenda Copy

**A MASTER PLAN OF
ALASKA RANGE ESTATES**

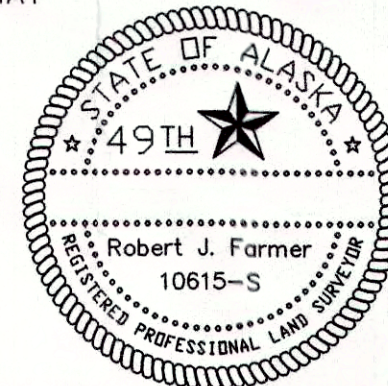
A SUBDIVISION OF
**US GOVT. LOT 2 AND THE E1/2 NW1/4 SEC. 19,
T17N, R2W, S.M., ALASKA**
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
LOCATED WITHIN THE NW1/4, SECTION 19, T17N, R2W, S.M., AK.
CONTAINING 118.38± ACRES



FARMER SURVEYING
9131 E. FRONTAGE RD.
PALMER, ALASKA 99645
PH: (907)745-0222
bob@farmersurveying.com www.farmersurveying.com
W.O. 2100084 DATE: FEB. 2022
DRAWN BY: JMC SCALE: 1" = 200'
FILE: 2100084PL SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL 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 ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



DATE _____

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, 202__, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL: MAT-SU BOROUGH

DATE _____