STAFF REVIEW AND RECOMMENDATIONS PUBLIC HEARING MAY 4, 2022

PRELIMINARY PLAT:

TREASURE IS RSB B/2 L/32-34

LEGAL DESCRIPTION:

SEC 22, T18N, R02W S.M., AK

PETITIONER:

ROBERT DAN FERGUSON/ NORI DUSENBURY

SURVEYOR:

BULL MOOSE SURVEYING

ACRES: 1.43 +/-

PARCELS: 1

REVIEWED BY: FRED WAGNER

CASE: 2021-144

REQUEST:

The request is to combine Lots 32-34, Block 2, Treasure Island Subdivision (Plat #71-33), into one lot to be known as **LOT 34A**, containing 1.43 acres +/-. The property is located west of N. Pittman Road, south of N. Diamond Road, and directly south of W. Captain Hook Drive, lying within Section 22, Township 18 North, Range 2 West, Seward Meridian, Alaska. This case is being heard under old business.

EXHIBITS:

Vicinity Maps

Exhibit A

<u>DISCUSSION:</u> The subject parcels are located within the Meadow Lakes Community Council. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

There were no objections or concerns received from Borough departments, outside agencies or the public at the time of this staff report.

CONCLUSION

The plat of Treasure Island Lot 34A, Block 2 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

FINDINGS of FACT:

- 1. The abbreviated plat of Treasure Island Lot 34A, Block 2 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) Exemptions.
- 2. This plat combines three lots within Treasure Island Subdivision, lessening the lot density in the area.

2021-144 5/4/2022 Page 1 of 2

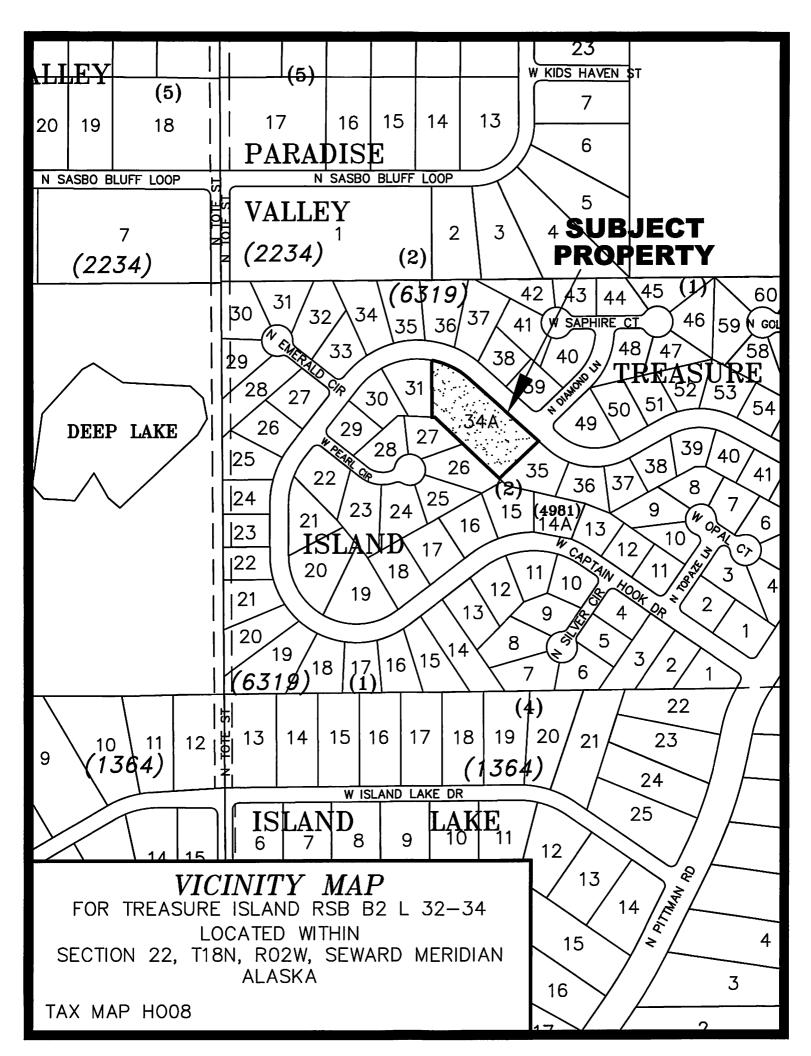
- 3. There were no objections from any borough departments, outside agencies or the public.
- 4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
- 5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Treasure Island Subdivision (Plat #71-33), and does not require additional monumentation.

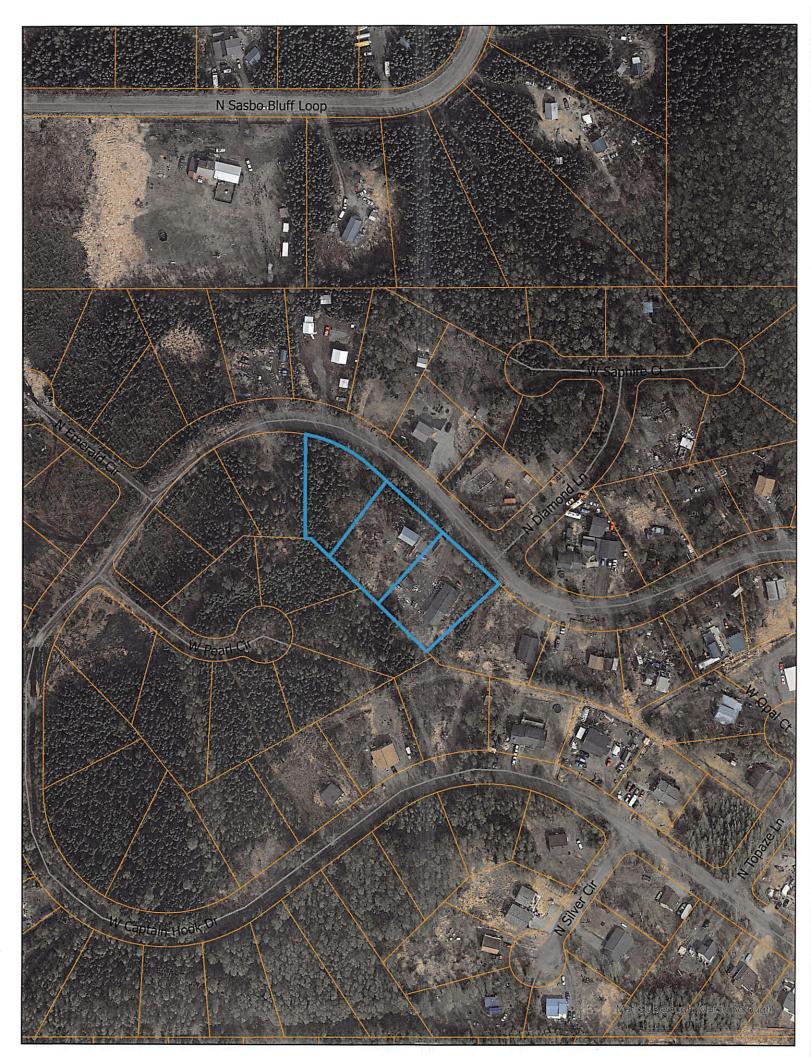
RECOMMENDED CONDITIONS OF APPROVAL:

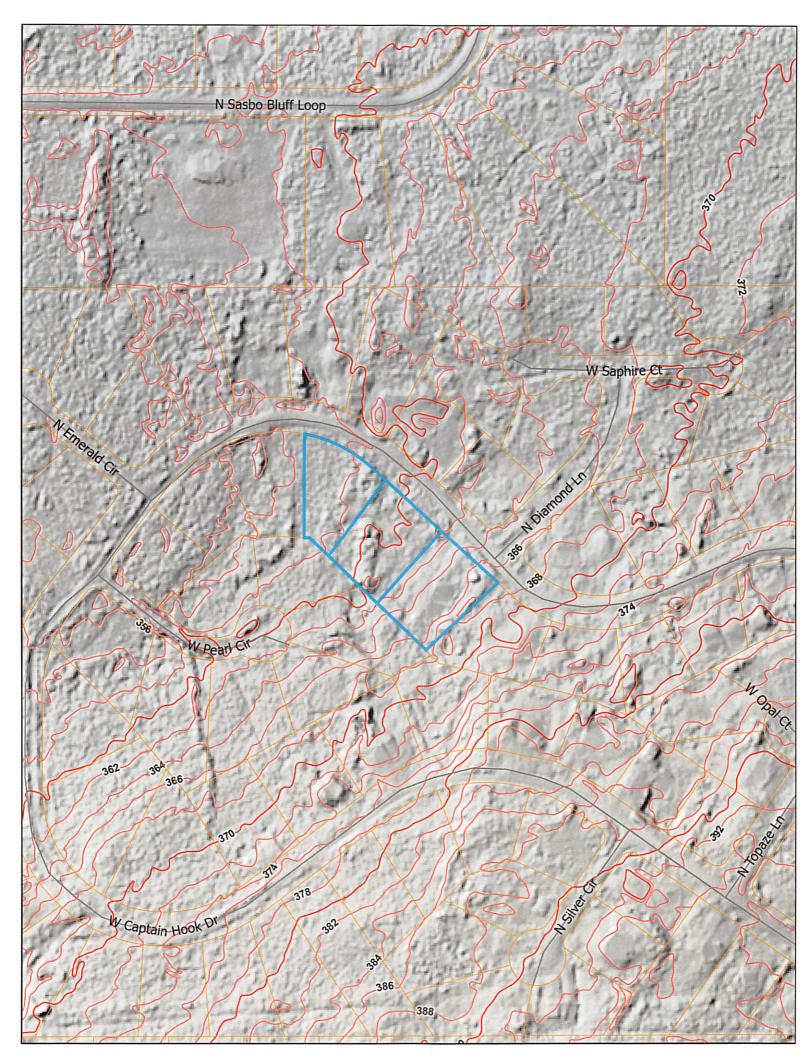
Staff recommends approval of the abbreviated plat of Treasure Island Lot 34A, Block 2 contingent on the following recommendations:

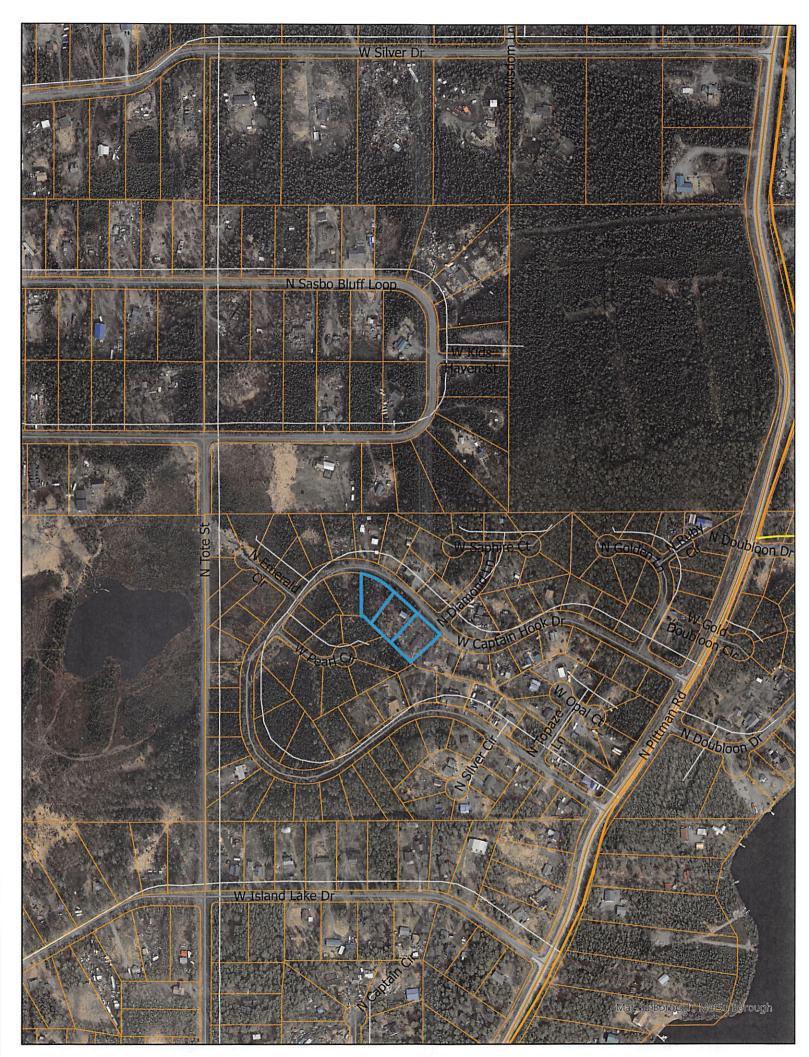
- 1. Pay postage and advertising fee.
- 2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
- 3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
- 4. Submit recording fee payable to DNR.
- 5. Submit final plat in full compliance with Title 43.

2021-144 5/4/2022 Page 2 of 2









STAFF REVIEW AND RECOMMENDATIONS PUBLIC HEARING MAY 4, 2022

ABBREVIATED PLAT: CRABB ESTATES

LEGAL DESCRIPTION: SEC 12, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: ARIC F. BLACK

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: $120.11 \pm PARCELS: 3$

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2022-043

REQUEST: The request is to create three lots from Tax Parcel C10, Parcel #2, Forty-Acre Exemption 2012-59-EXM, recorded as 2012-017200-20, to be known as CRABB ESTATES, containing 120.00 acres +/-. The parcel is north of the E. Jensen Road and west of E. Crabb Circle; within the W ½ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A -4 pgs
Topographic Map & As-Built	EXHIBIT B $-$ 3 pgs
Soils Report	EXHIBIT C -4 pgs

AGENCY COMMENTS

AGENCI COMMENTS	
Department of Public Works	EXHIBIT D -1 pg
Planning Division	EXHIBIT E -1 pg
Development Services	EXHIBIT $F - 2$ pgs
Department of Emergency Services	EXHIBIT G – 1 pg
Utilities	EXHIBIT H – 2 pgs
ADF&G	EXHIBIT $I - 1$ pg

<u>DISCUSSION</u>: The proposed subdivision is creating three lots from Tax Parcel C10. All three lots will have the required frontage onto E. Crabb Circle; street maintained by MSB. Proposed Lot 2 and Lot 1 are flag lots, with a 60' wide flag pole, pursuant to MSB 43.20.300(E). A portion of the parcel in the southeastern corner is within a Flood Hazard Area, due to Wasilla Creek. Compliance with MSB 17.29.160(A)(b) is required per MSB 43.15.016(A)(1)(d) and MSB 43.15.052(B). The Flood Hazard Area shall be labeled as such on the plat in bold, solid, one-inch-high letters (see *Recommendation #5*).

<u>Soils Report</u>: A geotechnical report was submitted (Exhibit C), pursuant to MSB 43.20.281(A). Simon Gilliland, PE, notes testhole was excavated to a minimum of 12'. Testhole location map and soils log are attached. Soils are classified as GP; no groundwater was encountered. Proposed Lot 2 has at least 10,000 sf of useable building area and at least 10,000 sf of contiguous useable septic area. Proposed Lots 1 and 3

do not require a soils investigation, pursuant to MSB 43.20.281(A)(1)(i)(i), as they are greater than 400,000 sf and the surveyor has provided topographic information.

<u>Comments</u>: Department of Public Works (Exhibit D) has no comments. Planning Division (Exhibit E) has no comments. Development Services (Exhibit F) notes the planned switch-back in the flag portion of proposed Lot 1 could limit the types of access or possible future subdivision of the parcel. Further noted that a Special Flood Hazard Area (SFHA) is designated on this parcel. Any development within this area is subject to MSB 17.29. Department of Emergency Services (Exhibit G) has no comments.

<u>Utilities</u>: (Exhibit H) Enstar has no comments or recommendations. GCI has no comments. MTA and MEA did not respond.

<u>ADF&G</u>: (Exhibit I) has no objections; however, notes that Wasilla Creek has been identified as an anadromous stream (AWC: 247-50-1-260-2019). Wasilla Creek runs through the southeast corner of proposed Lot 3. Any future activities that may impact Wasilla Creek will require a Fish Habitat Permit from the ADF&G Habitat Division.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Fishhook Community Council; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Assessments or Pre-Design Division; MTA or MEA.

CONCLUSION: The preliminary plat of Crabb Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

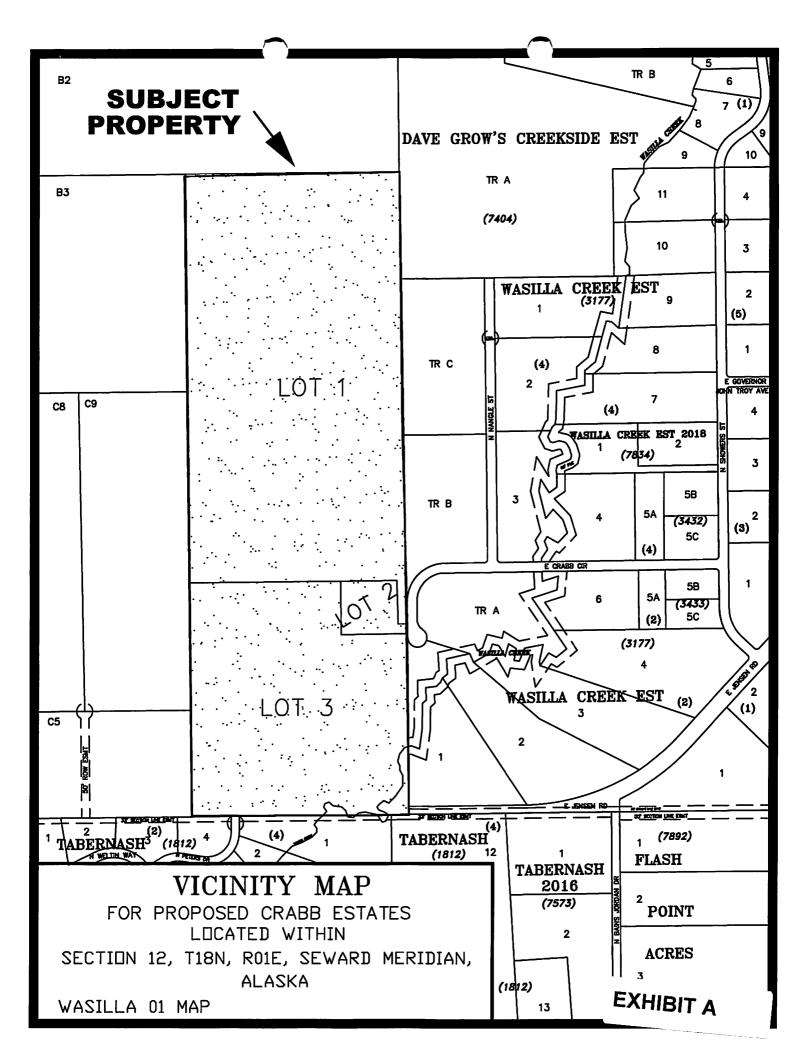
FINDINGS OF FACT

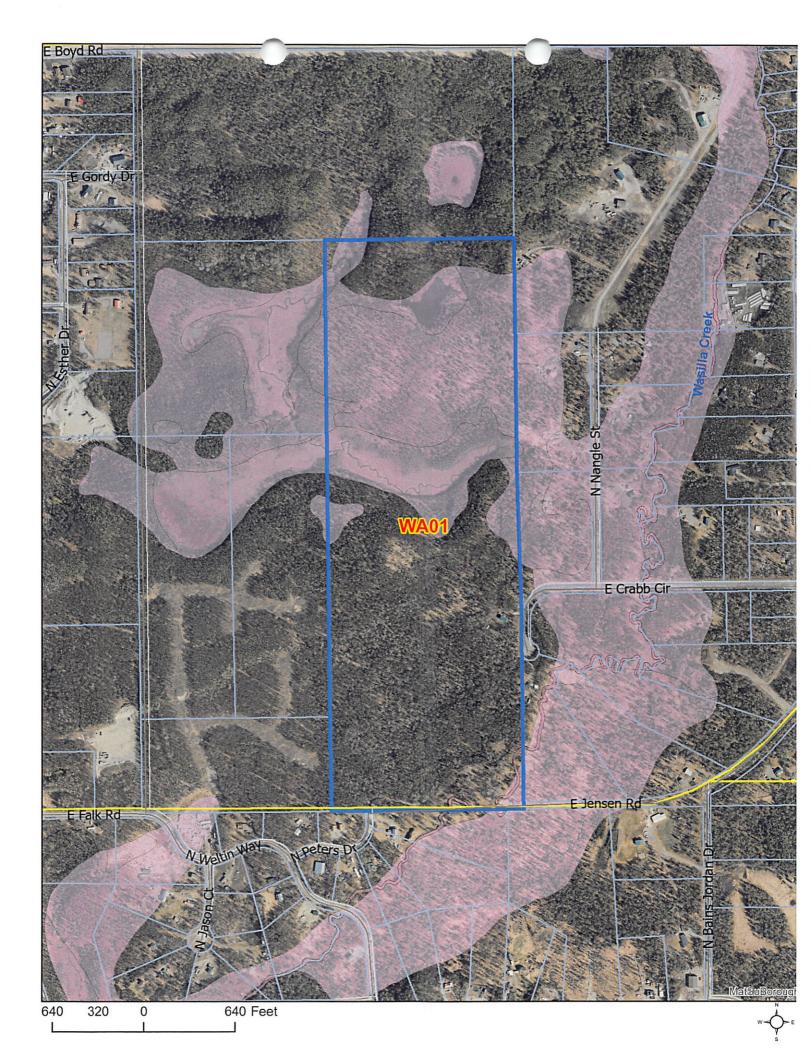
- 1. The plat of Crabb Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
- 2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). Proposed Lot 2 has 10,000 sf of contiguous useable septic area and 10,000 sf of building area. Lots 1 and 3 do not require a soils evaluation, as they are greater than 400,000 sf, pursuant to MSB 43.20.281(A)(1)(i)(i).
- 3. The lots have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
- 4. The lots have the required frontage pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots.
- 5. A portion of the parcel in the southeast corner is in a Special Flood Hazard Area (SFHA). Any development in the SFHA must comply with MSB 17.29.
- 6. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Fishhook Community Council; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Assessments or Pre-Design Division; MTA or MEA.

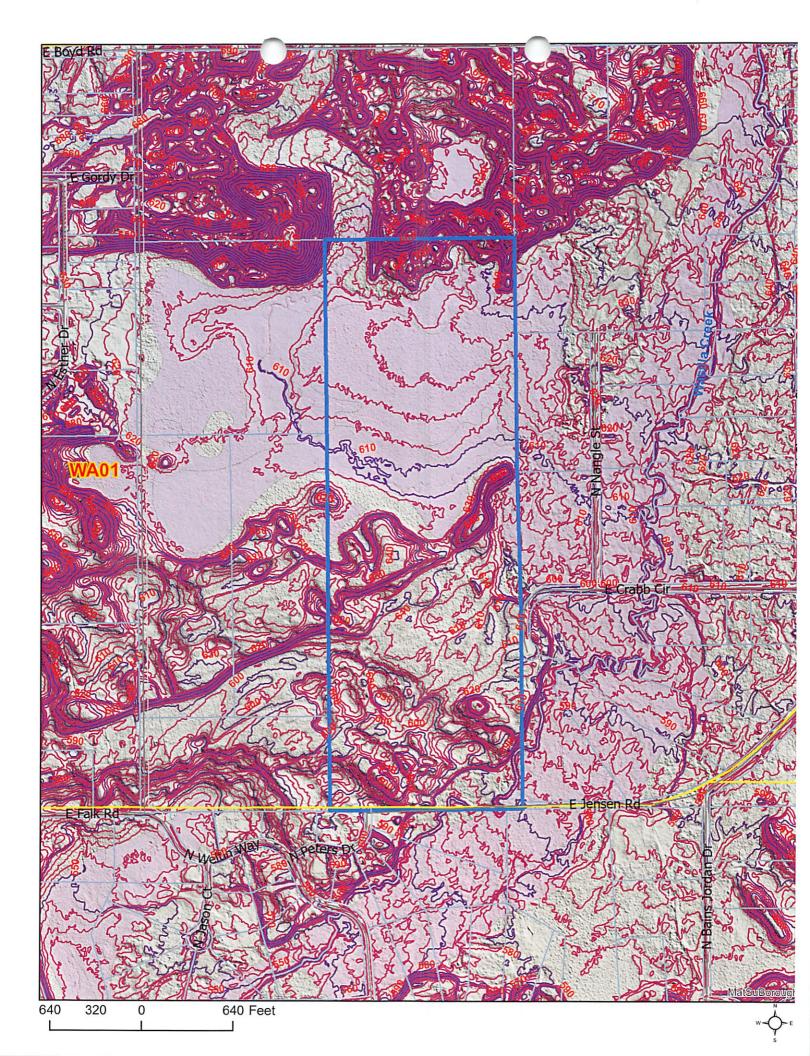
- 7. Any future activities that may impact Wasilla Creek will require a Fish Habitat Permit from the ADF&G Habitat Division.
- 8. There were no objections from any federal or state agencies, or Borough departments.

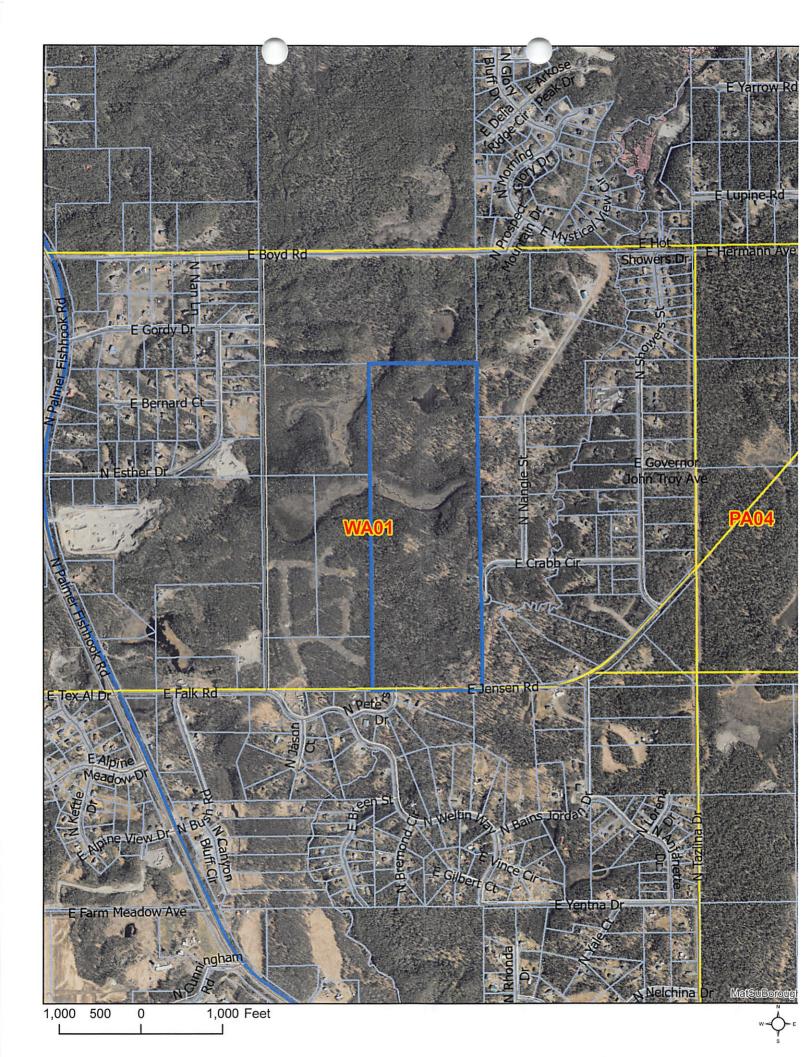
<u>RECOMMENDATIONS OF CONDITIONS OF APPROVAL</u> for the abbreviated plat of Crabb Estates, Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska:

- 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. Provide signatory authority for the Trust.
- 3. Pay postage and advertising fees.
- 4. Show all easements of record on final plat.
- 5. Show Flood Hazard Area on final plat.
- 6. Submit recording fees, payable to Department of Natural Resources (DNR).
- 7. Submit final plat in full compliance with Title 43.









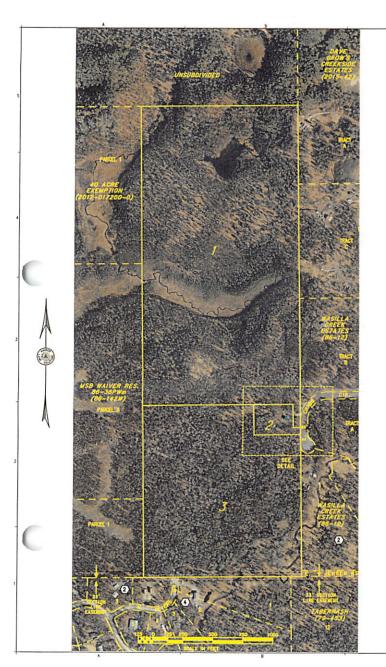




EXHIBIT B

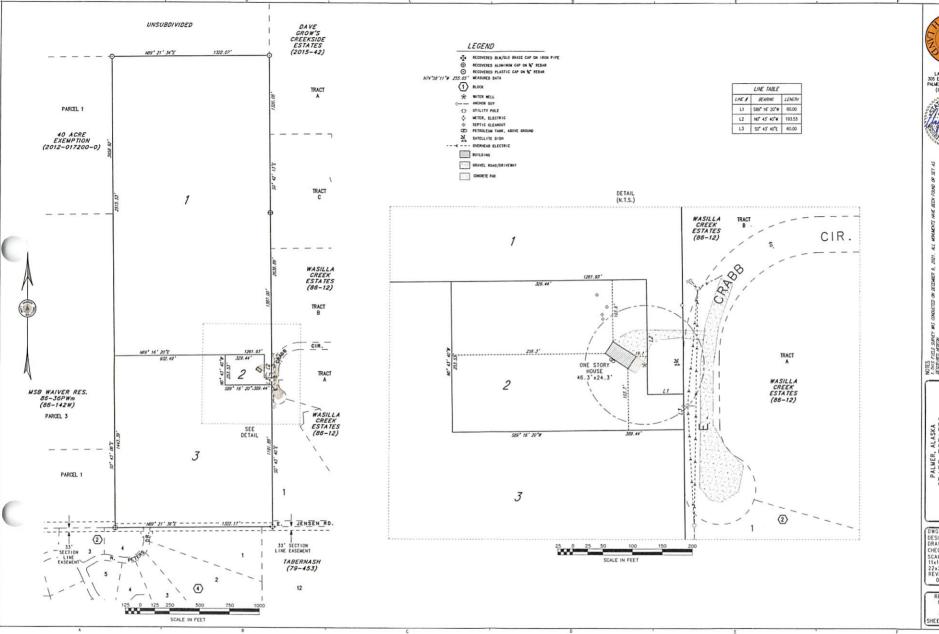
MANGON MA

And the second

PALUER, ALASKA
CRABB ESTATES
S. RE-CORIZONE, GIOLANI SE SONICO TO 2019 CONTROL OF TOTAL SE SONICO TOTAL SE SON

DWG.#: 22-128C DESIGN: CEH DRAWN BY: ELF CHECKED: CEH SCALE 11x17: 1 = 500' 22x34: 1 = 250' REVISION DATE: 03-09-22

REFERENCE NUMBER: V-2.0 SHEET 1 OF 3

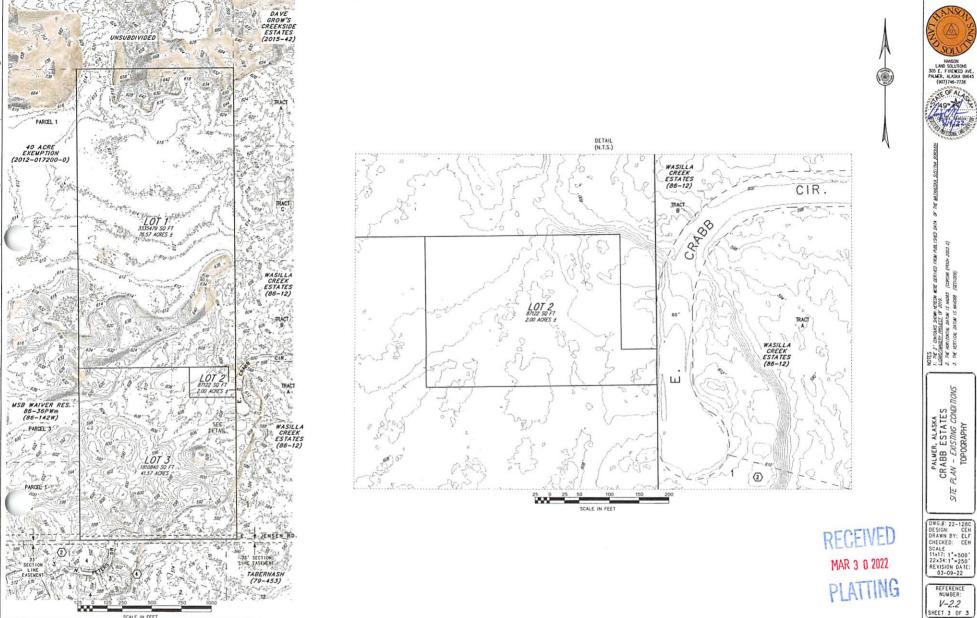




PALWER, ALASKA CRABB ESTATES F. PLAN - EXISTING CONDITIONS PLANIMETRY-AB

DWG.#: 22-128C DESIGN: CEH DRAWN BY: ELF CHECKED: CEH SCALE 11x17: 1*=500* 22x34: 1*=250* REVISION DATE: 03-09-22

REFERENCE NUMBER: V-2.1 SHEET 2 OF 3







SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES



MAR 3 0 2022





USEABLE AREA CERTIFICATION

CRABB ESTATES

A SUBDIVISION OF

PARCEL 2 FORTY ACRE EXEMPTION (2012-017200-0)

INTRODUCTION TO INVESTIGATION

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

,						
INDIVIDUAL LOTS: GEOMETRY						
\boxtimes	All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.					
	EXCEPTIONS:					
\times	✓ Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).					
	Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.					
	USABLE BUILDING AREAS					
	CONFLICTING USE CONSIDERATIONS:					
\boxtimes	All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.					
	TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:					
\times	All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.					
	USABLE SEPTIC AREAS					
	CONFLICTING USE CONSIDERATIONS:					
\times	All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.					
\boxtimes	The Useable Sentic Area is not situated within any assement (Utility or otherwise) such that use of said easement would interfere					
	TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:					
\times						
\boxtimes	The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.					
\times	The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh					
\boxtimes	The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well					
\boxtimes	The useable area is outside of any known debris burial site.					
SOILS INVESTIGATION						
	<u>EXCAVATIONS</u>					
\boxtimes	Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated					
	Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used					
	Test-holes or borings were made to the depth of permafrost (test holes with permafrost or impermeable layer):					

HANSON LAND SOLUTIONS

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

	SOIL CLASSIFICATIONS		
	Soils within the potential absorption system area are expected	to have a percolation rate of 15 min	utes per inch or faster and have
ш	been visually classified under Uniform Soils Classification Sy (GW) TEST HOLES:	(GP) TEST HOLES:	1
		(SP) TEST HOLES:	
	(SW) TEST HOLES:	(SI) TEST HOLES.	
			lassified under the Uniform Coils
	Soils within the potential absorption system area have been sh Classification System as:	own by mechanical analysis to be co	assified under the Uniform Solis
	(GM) TEST HOLES:	(SM) TEST HOLES:	
	(GW) TEST HOLES.	(SWI) TEST HOLES.	
	Soils within the potential absorption system area have been sh Department of Environmental Conservation (ADEC) regulation HOLES:	own by a percolation test, conducterns to have a percolation rate of 60 r	d in accordance with Alaska ninutes per inch or faster. TEST
	De tree de Classe are attact immormachle atrotum was ancountarass	TEST HOLES:	
Ш	Bedrock, Clay, or other impermeable stratum was encountered	I. TEST HOLES:	
	GROUND WATER	INVESTIGATION	
\boxtimes	No groundwater was encountered in any of the Test Holes	HIVE STIGHTION	
	Groundwater was encountered in some Test Holes and excava	tion continued at least 2' below enc	ounter depth. Seasonal High Water
Ш	table level was determined by:		
	Monitoring Test Holes May through October:	TEST HOLES:	
	Soil Mottling or Staining Analysis:	TEST HOLES:	
		mpom 1101 F0	
Ш	Depth to seasonal high water is a min. of 8'	TEST HOLES:	
	Doubt to assessed high water is less than 9'		
	Depth to seasonal high water is less than 8'	A suitable standard design w	ill be provided
	Depth to seasonal high water is less than 8'	A suitable standard design w	ill be provided
	Fill will be required		ill be provided
			ill be provided
	☐ Fill will be required SUMMARY OF REQUIR	RED FURTHER ACTION	ill be provided
	Fill will be required	RED FURTHER ACTION	ill be provided
	SUMMARY OF REQUIR Additional Fill required to ensure 8' of coverage above water. The following special considerations preclude the reasonable	RED FURTHER ACTION	ill be provided
	SUMMARY OF REQUIR Additional Fill required to ensure 8' of coverage above water The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic	RED FURTHER ACTION	ill be provided
	SUMMARY OF REQUIR Additional Fill required to ensure 8' of coverage above water. The following special considerations preclude the reasonable	RED FURTHER ACTION	ill be provided
	SUMMARY OF REQUIR Additional Fill required to ensure 8' of coverage above water The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:	RED FURTHER ACTION table Lots:	ill be provided
	SUMMARY OF REQUIR Additional Fill required to ensure 8' of coverage above water The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic	RED FURTHER ACTION table Lots:	ill be provided
	SUMMARY OF REQUIR Additional Fill required to ensure 8' of coverage above water The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:	RED FURTHER ACTION table Lots:	ill be provided
	SUMMARY OF REQUIR Additional Fill required to ensure 8' of coverage above water The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed: Re-Grading will be required to eliminate slopes in excess of 2	RED FURTHER ACTION table Lots:	ill be provided
	SUMMARY OF REQUIR Additional Fill required to ensure 8' of coverage above water of the following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed: Re-Grading will be required to eliminate slopes in excess of 2. No further action required to establish sufficient usable area.	RED FURTHER ACTION table Lots:	ill be provided
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I ha Title fore cond	SUMMARY OF REQUIR Additional Fill required to ensure 8' of coverage above water of the following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed: Re-Grading will be required to eliminate slopes in excess of 2. No further action required to establish sufficient usable area. The assessed the land of the proposed subdivision in light of the standard septic design will be required to establish sufficient usable area. The assessed the land of the proposed subdivision in light of the system of the matanuska-Susitna Borough Code. The going parameters have directed my investigation. My clusions for all lots with an area less than 400,000 sq. ft. are	RED FURTHER ACTION table Lots:	ill be provided
I ha Title fore cond as fo	SUMMARY OF REQUIF Additional Fill required to ensure 8' of coverage above water of the following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed: Re-Grading will be required to eliminate slopes in excess of 2. No further action required to establish sufficient usable area. In the following special considerations preclude the reasonable creation will be provided and constructed: Re-Grading will be required to eliminate slopes in excess of 2. No further action required to establish sufficient usable area. In the following special considerations sufficient overall above the standard septic discovery for the follows: 1. All contain sufficient overall area 2. All have at 10,000 square feet of "Useable Building Area" 3. All have at	RED FURTHER ACTION table Lots:	Silled
I ha Title fore cond as fo	SUMMARY OF REQUIR Additional Fill required to ensure 8' of coverage above water of the following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed: Re-Grading will be required to eliminate slopes in excess of 2. No further action required to establish sufficient usable area. The assessed the land of the proposed subdivision in light of the standard septic design will be required to establish sufficient usable area. The assessed the land of the proposed subdivision in light of the system of the standard septic design with a sufficient was a seption of the system of	RED FURTHER ACTION table Lots:	Sillila GILLILAND
I ha Title fore cond as fo	SUMMARY OF REQUIF Additional Fill required to ensure 8' of coverage above water of the following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed: Re-Grading will be required to eliminate slopes in excess of 2. No further action required to establish sufficient usable area. In the following special considerations preclude the reasonable creation will be provided and constructed: Re-Grading will be required to eliminate slopes in excess of 2. No further action required to establish sufficient usable area. In the following special considerations sufficient overall above the standard septic discovery for the follows: 1. All contain sufficient overall area 2. All have at 10,000 square feet of "Useable Building Area" 3. All have at	RED FURTHER ACTION table Lots:	Silla
I ha Title fore, conc as fo leass	SUMMARY OF REQUIF Additional Fill required to ensure 8' of coverage above water of the following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed: Re-Grading will be required to eliminate slopes in excess of 2. No further action required to establish sufficient usable area. In the following special considerations preclude the reasonable creation will be provided and constructed: Re-Grading will be required to eliminate slopes in excess of 2. No further action required to establish sufficient usable area. In the following special considerations sufficient overall above the standard septic discovery for the follows: 1. All contain sufficient overall area 2. All have at 10,000 square feet of "Useable Building Area" 3. All have at	RED FURTHER ACTION table Lots:	Silliand GILLILAND



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG				
Parcel:	PARCEL 2 FORTY ACRE EXEMPTION (2012-017200-0)	TEST HOLE NO.	Date:	03/11/22
Insp. By:	SIMON GILLILAND	1	Job#	22-128

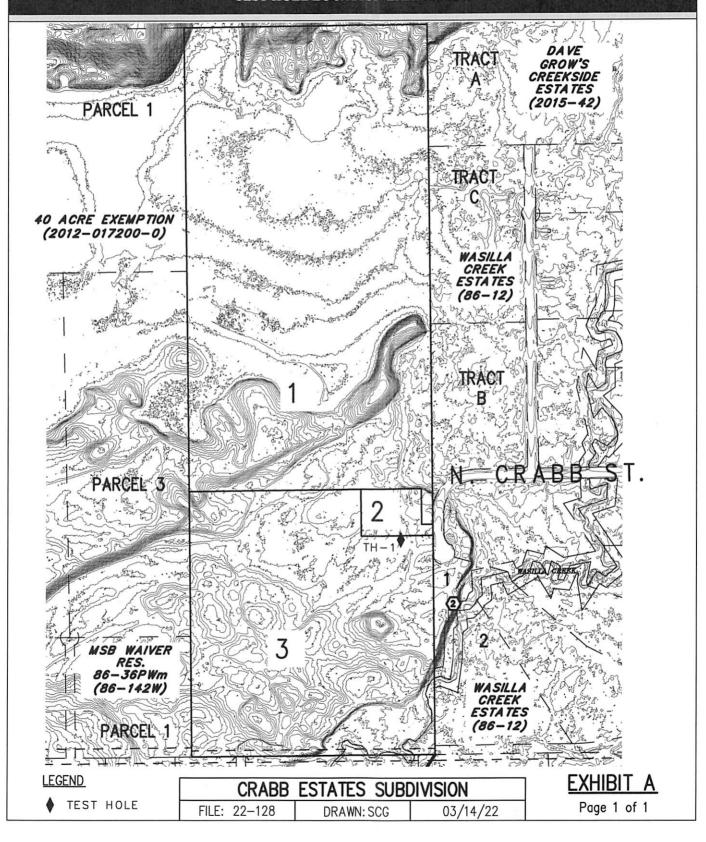
		TEST HOLE EXCAVATION ANALYSIS		TE	ST HOLE	LOCAT	ION MAP	
1ft 2ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
3ft								
4ft					DEDCOL	ATION	TEST	
5ft					PERCOL Gross	Net	Depth to	Not Door
			Reading	Date	Time	Time	Water	Net Drop
6ft			1					
			2					
7ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	3					
3ft			5					
,,,,			6					
Oft			7					
			8					
0ft			9					
			10					
1ft			11					
500-000			12					
2ft			Perc. Hole Diam. (in.): Test Run Between:					
3ft				1 est F	ft and	n:	ft Deep	
SIL					it and		Man.	J
4ft 5ft						49 TH	ALAG	
<i>(Ct</i>					3			::y
6ft 7ft					22	SIMON C	GILLILAND	
8ft			COMP	ENTS.	(1)	TERED PRO	FESSIONAL ENGIN	
9ft			COMM	EN15:		•		
oft								
	nth		-	WATE	ED I EVE	MONT	FORING	1
	epth 2ft	Total Depth of Test Hole		Date	ER LEVEI	TER LI		
	one	Depths where Seeps encountered		Date	WA	LEKLI	, EL	
	one	Depths where Ground Water encountered						
	one	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered						
	No	Monitor Tube Installed?						

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



From:

Jamie Taylor

Sent:

Friday, April 22, 2022 5:48 PM

To:

Amy Otto-Buchanan

Cc: Subject: Elaine Flagg RE: RFC Crabb Est 22-043

No comment.

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: Thursday, April 7, 2022 4:12 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>; mothers@mtaonline.net; cobbfam@mtaonline.net; earl.almdale@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; msb.hpc@gmail.com; Charlyn Spannagel <Charlyn.Spannagel@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>; Jesse Sumner <jessesumnerdistrict6@gmail.com> Subject: RFC Crabb Est 22-043

The following link contains a Request for Comments for Equestrian Mdws, MSB Case #2022-044 to subdivide 118N01E12C010. Comments are due by April 25, 2022. Please let me know if you have any questions. Thanks, A.

Crabb 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

From:

Kelsey Anderson

Sent:

Monday, April 25, 2022 5:00 PM

To:

Amy Otto-Buchanan

Subject:

RE: RFC Crabb Est 22-043

PA20220043

No comment

Kelsey Anderson Planner II

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

Sent: Thursday, April 7, 2022 4:12 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>; mothers@mtaonline.net; cobbfam@mtaonline.net; earl.almdale@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; msb.hpc@gmail.com; Charlyn Spannagel <Charlyn.Spannagel@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>; Jesse Sumner <jessesumnerdistrict6@gmail.com>

Subject: RFC Crabb Est 22-043

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Crabb 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

From:

Taunnie Boothby

Sent:

Monday, April 25, 2022 12:22 PM

To:

Karol Riese; Kelsey Anderson; Amy Otto-Buchanan

Subject:

RE: RFC Crabb Est 22-043 Case #2022-044

118N01E12C010 Due: April 25, 2022

Special Flood Hazard Area (SFHA) is designated on this parcel. Any development within this area is subject to MSB 17.29.

Taunnie L. Boothby, CFM, Planner II
Matanuska-Susitna Borough
Planning Department – Northern Office/Willow Library
(907) 861-8526
taunnie.boothby@matsugov.us

----Original Appointment----

From: Karol Riese < Karol. Riese @ matsugov.us>

Sent: Friday, April 8, 2022 8:35 AM

To: Karol Riese; Kelsey Anderson; Taunnie Boothby

Subject: RFC Crabb Est 22-043 Case #2022-044 118N01E12C010 Due: April 25, 2022

When: Thursday, April 21, 2022 12:00 AM to Friday, April 22, 2022 12:00 AM (UTC-09:00) Alaska.

Where:

From: Andy Dean

Sent: Monday, April 11, 2022 4:12 PM

To: Amy Otto-Buchanan
Subject: RE: RFC Crabb Est 22-043

Hello Amy,

Advisory Comment: The planned switch-back in the flag portion of proposed Lot 1 could limit the types of access or possible future subdivision on the parcel.

Sincerely,



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

Sent: Thursday, April 7, 2022 4:12 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>; mothers@mtaonline.net; cobbfam@mtaonline.net; earl.almdale@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; msb.hpc@gmail.com; Charlyn Spannagel <Charlyn.Spannagel@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>; Jesse Sumner <jessesumnerdistrict6@gmail.com> Subject: RFC Crabb Est 22-043

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Crabb 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

From: Fire Code

Sent: Tuesday, April 12, 2022 1:13 PM

To: Amy Otto-Buchanan
Subject: RE: RFC Crabb Est 22-043

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: Thursday, April 7, 2022 4:12 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>; mothers@mtaonline.net; cobbfam@mtaonline.net; earl.almdale@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; msb.hpc@gmail.com; Charlyn Spannagel <Charlyn.Spannagel@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>; Jesse Sumner <jessesumnerdistrict6@gmail.com>

Subject: RFC Crabb Est 22-043

The following link contains a Request for Comments for Equestrian Mdws, MSB Case #2022-044 to subdivide 118N01E12C010. Comments are due by April 25, 2022. Please let me know if you have any questions. Thanks, A.

Crabb 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

From: OSP Design Group <ospdesign@gci.com>

Sent: Friday, April 15, 2022 2:10 PM

To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Crabb Est 22-043

Attachments: Agenda Plat.pdf; RFC Packet.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: Thursday, April 7, 2022 4:12 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>; mothers@mtaonline.net; cobbfam@mtaonline.net; earl.almdale@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; msb.hpc@gmail.com; Charlyn Spannagel <Charlyn.Spannagel@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>; Jesse Sumner <jessesumnerdistrict6@gmail.com> Subject: RFC Crabb Est 22-043

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

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Crabb 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





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

April 7, 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 abbreviated plat and has no comments or recommendations.

• CRABB ESTATES (MSB Case # 2022-043)

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

Right of Way & Compliance Technician

ENSTAR Natural Gas Company

James Christopher

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>

Sent: Monday, April 11, 2022 9:19 AM

To: Amy Otto-Buchanan

Subject: RE: RFC Equestrian Mdws 22-044

[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 has 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: Friday, April 8, 2022 9:08 AM

To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner

<John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; pamela.j.melchert@usps.gov;

earl.almdale@gmail.com; cobbfam@mtaonline.net; mothers@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>;

Elaine Flagg <Elaine.Flagg@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Terry Dolan

<Terry.Dolan@matsugov.us>; msb.hpc@gmail.com; Charlyn Spannagel <Charlyn.Spannagel@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 Equestrian Mdws 22-044

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2022-044, to subdivide

53177B01L002. Comments are due by April 29, 2022. Please let me know if you have questions. Thanks, A.

Equestrian Mdws

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

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



STAFF REVIEW AND RECOMMENDATIONS PUBLIC HEARING May 04, 2022

ABBREVIATED PLAT: B & B PROPERTIES RSB TRACT A

LEGAL DESCRIPTION: SEC 21, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: BRET MCDUNN

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: $37.02 \pm PARCELS: 2$

REVIEWED BY: MATTHEW GODDARD CASE #: 2022-045

<u>REQUEST</u>: The request is to create two lots from Tract A, **B & B Properties**, Plat No. 2019-148 to be known as **Lots 1 & 2**, containing 37.02 acres +/-. All proposed lots will take access off of E. Doc Mckinley Avenue. The property is located south and east of the Matanuska River, north of E. Doc Mckinley Avenue and west of S. Jessie Jo Place; within the SE ¼ Section 21, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A $-$ 6 pgs
Site Plan & Topo	EXHIBIT B $-$ 3 pgs

AGENCY COMMENTS

ADF&G	EXHIBIT C – 1 pg
MSB Department of Public Works	EXHIBIT D $- 1$ pg
MSB Department of Emergency Services	EXHIBIT E -1 pg
MSB Planning	EXHIBIT $F - 1$ pg
Utilities	EXHIBIT G $-$ 3 pgs
Public Comment	EXHIBIT H -1 pg

<u>DISCUSSION</u>: The proposed subdivision is creating two lots. Lot 1 is 24.06 acres ±, Lot 2 is 12.97 acres ±. Access is E. Doc Mckinley Avenue, a Borough owned and maintained road.

<u>Soils Report</u>: A geotechnical report was not required pursuant to MSB 43.20.281(A)(1)(i)(i), as all lots being created are greater than 400,000 square feet. A topographic map was submitted.

Comments:

ADF&G (Exhibit C) has no objections.

MSB Department of Public Works (Exhibit D) has no comments.

MSB Department of Emergency Services (Exhibit E) has no objections.

MSB Planning Department (Exhibit F) notes that there is a small amount of wetlands on the proposed Lot 1. If development were to occur on Lot 1, a permit from Unites States Army Corps of Engineers (USACE) may be required.

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

Public Comment (Exhibit H) John & Kellyn Sliwinski object to the subdivision due to potential misappropriation of funds under the charity name of Wounded Warriors.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Assessments, or Development Services; MTA or MEA.

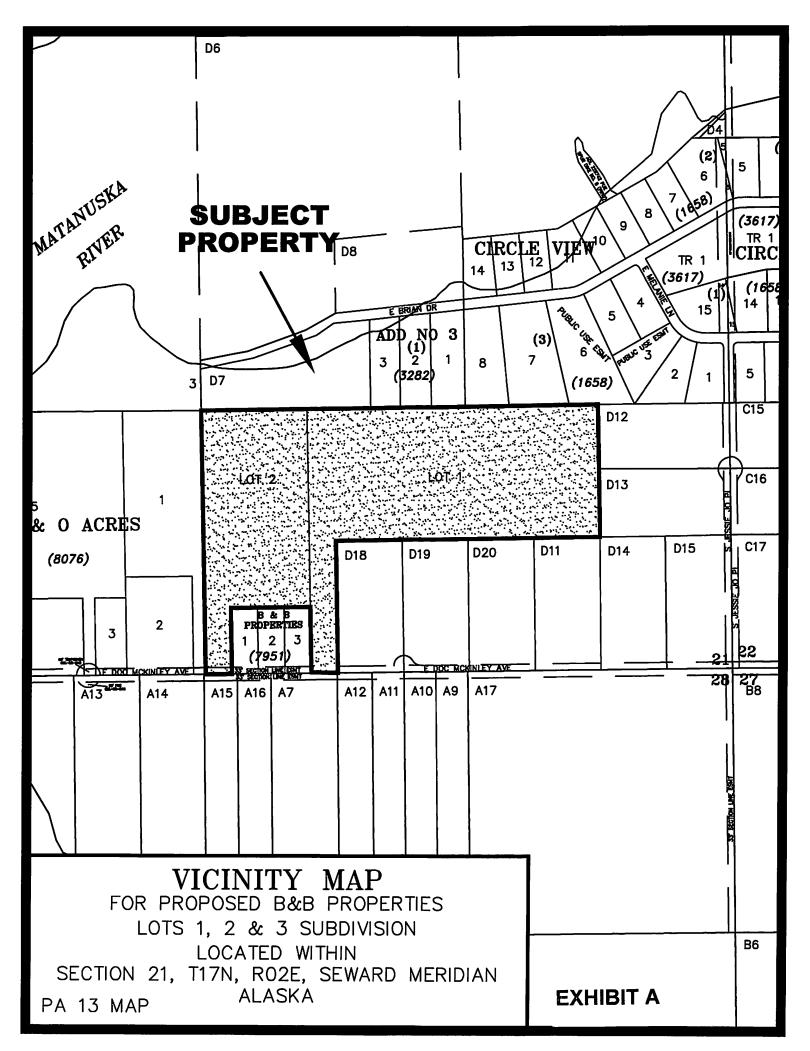
1. <u>CONCLUSION</u>: The abbreviated plat of B & B Properties RSB Tract A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was not required pursuant to MSB 43.20.281(A)(1)(i)(i). A topographic map was submitted.

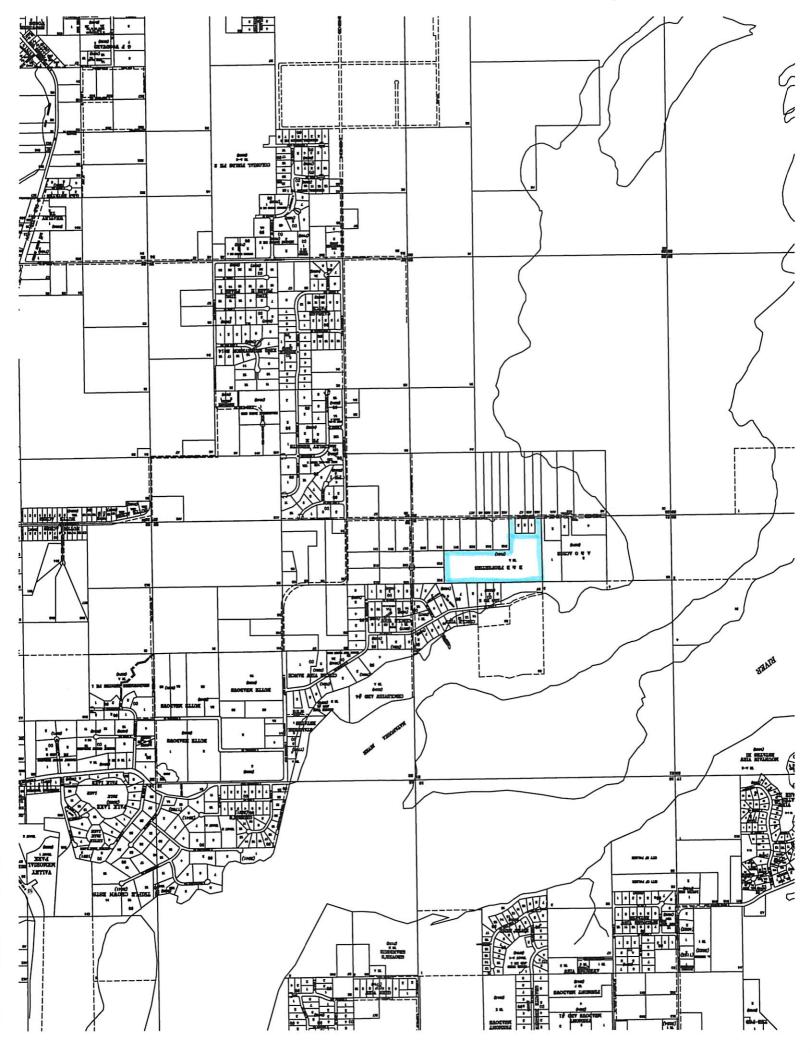
FINDINGS OF FACT

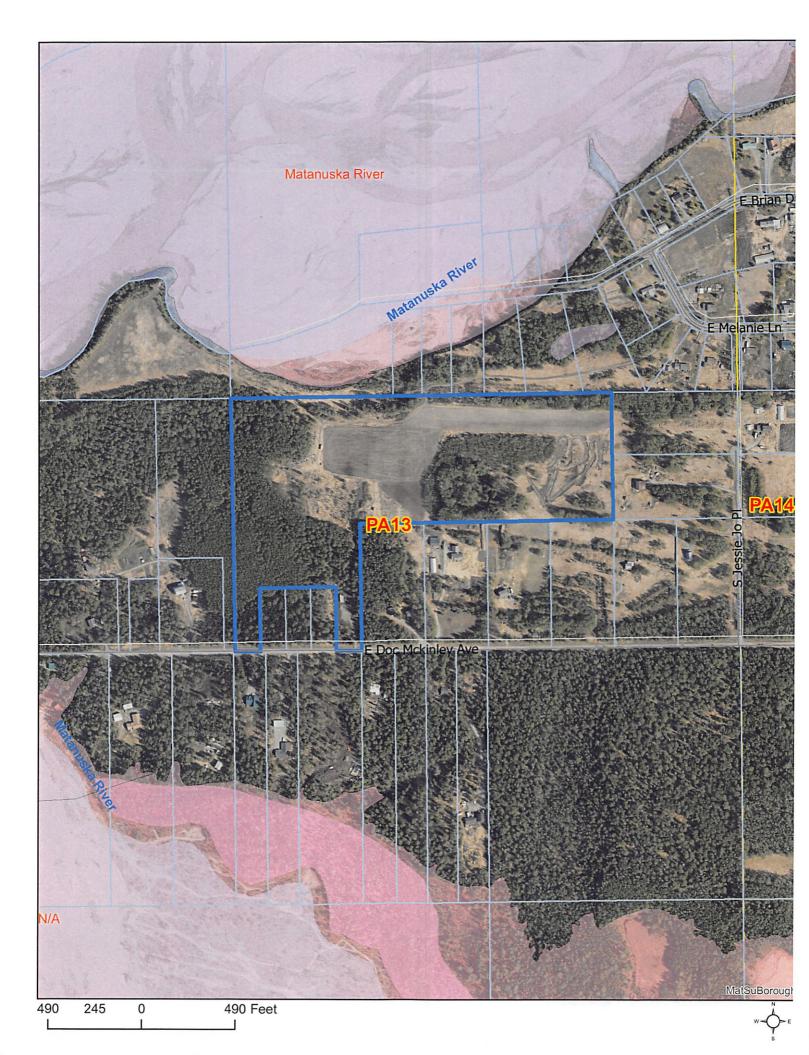
- 2. The plat of B & B Properties RSB Tract A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
- 3. A soils report was not required pursuant to MSB 43.20.281(A)(1)(i)(i). A topographic map was submitted.
- 4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
- 5. Each lot has the required frontage pursuant to MSB 43.20.320.
- 6. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Assessments, or Development Services; MTA or MEA.
- 7. There were no objections from any federal or state agencies, or Borough departments.
- 8. There was one objection from the public in response to the Notice of Public Hearing.

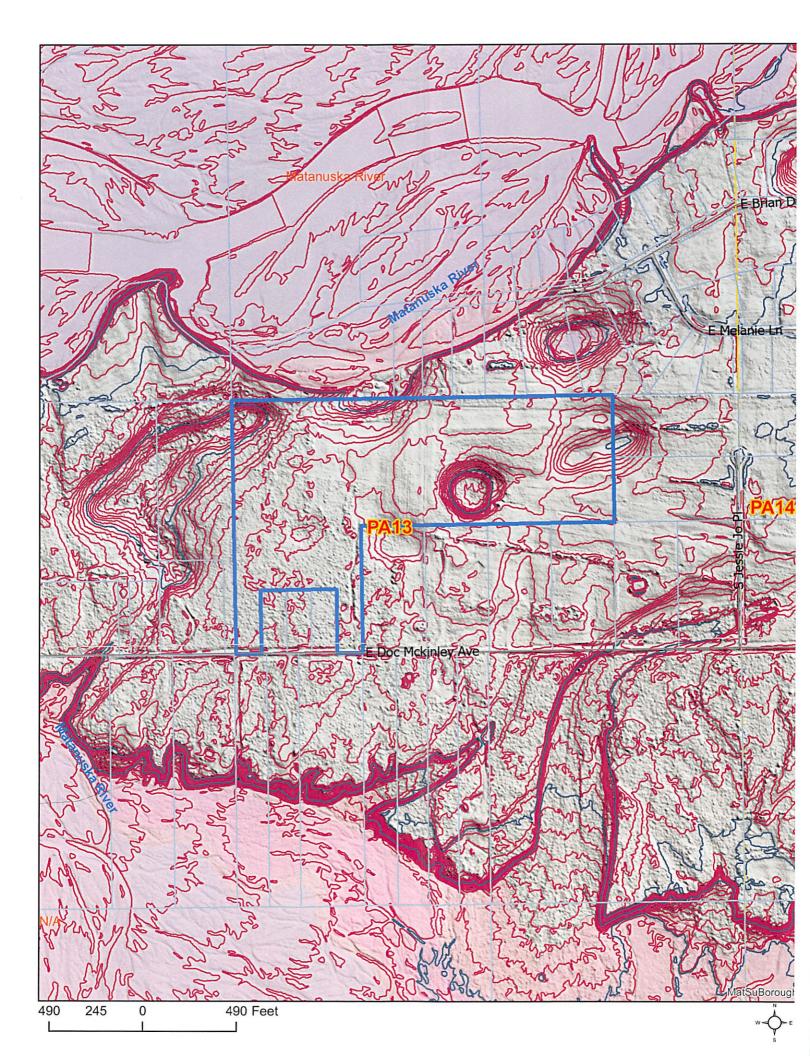
<u>RECOMMENDATIONS OF CONDITIONS OF APPROVAL</u> for the abbreviated plat of B & B Properties RSB Tract A, Section 21, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

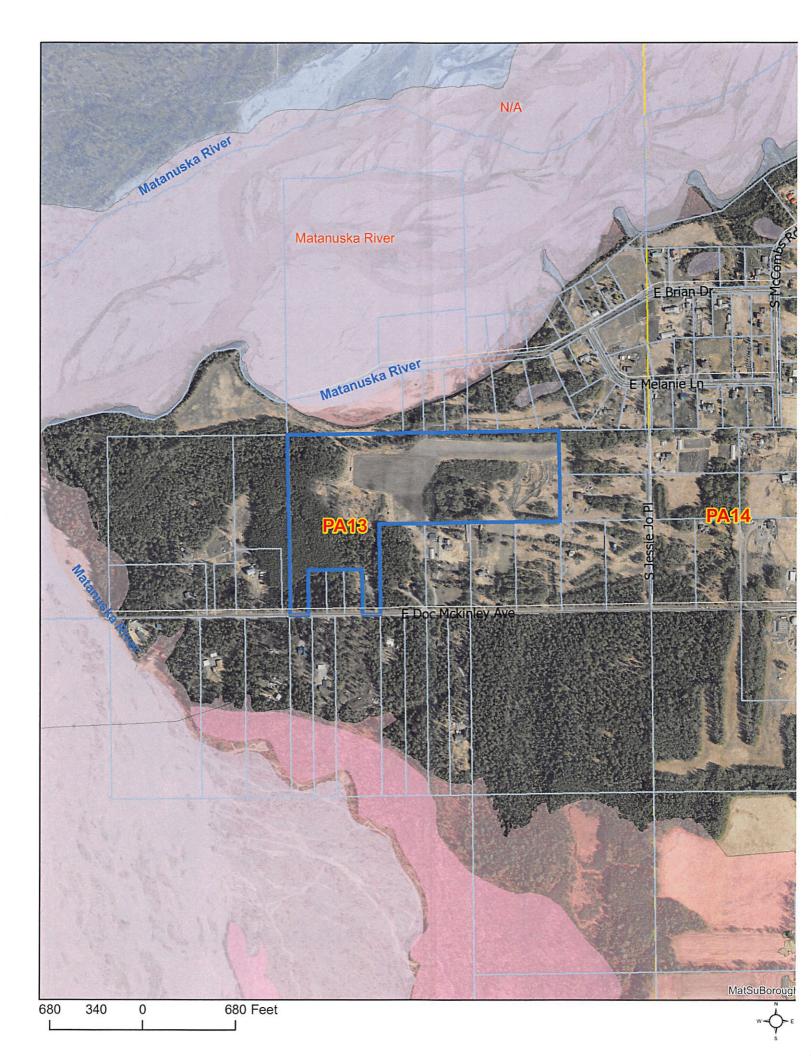
- 1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
- 2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
- 3. Pay postage and advertising fees.
- 4. Show all easements of record on final plat.
- 5. Submit recording fees, payable to Department of Natural Resources (DNR).
- 6. Submit final plat in full compliance with Title 43.





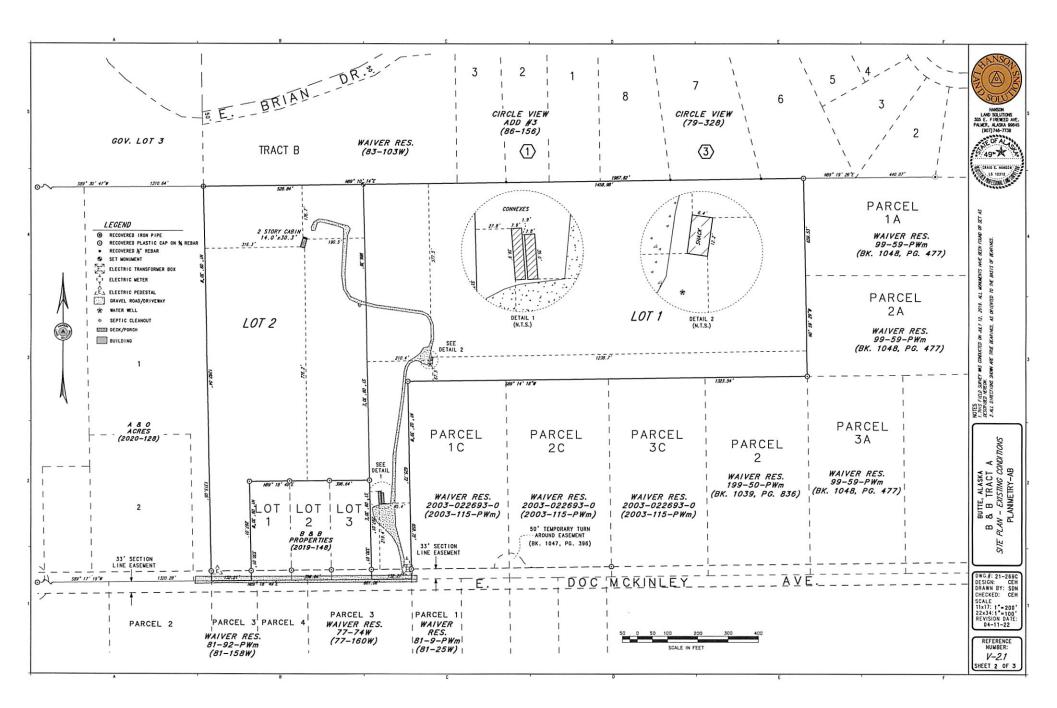


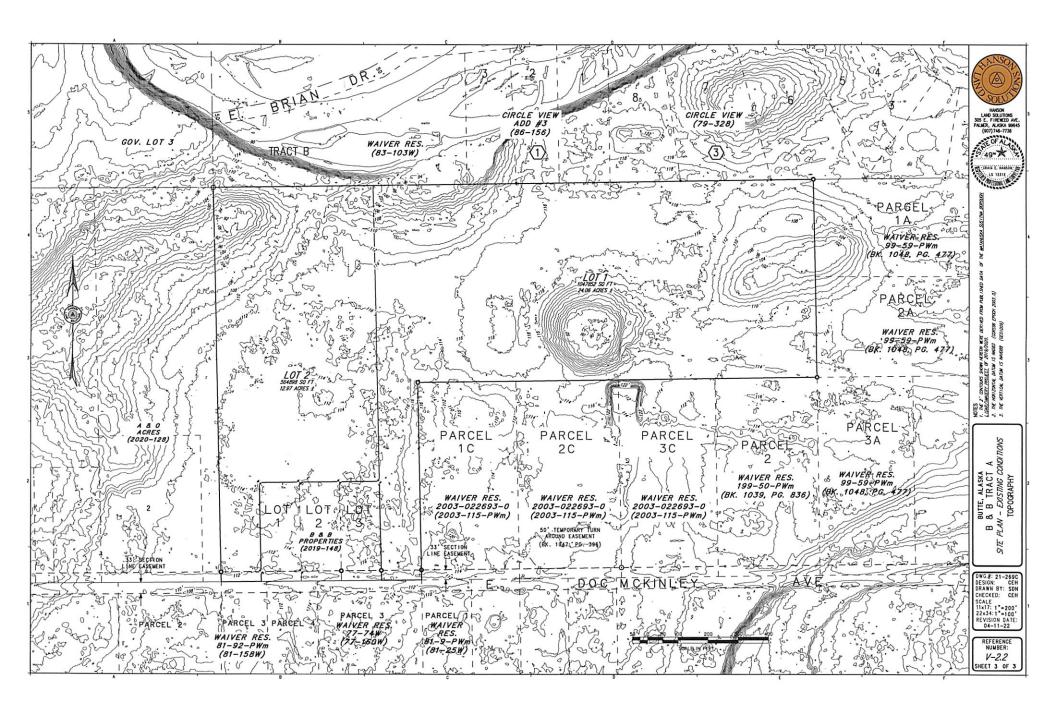






8 EXHIBIT





From: Percy, Colton T (DFG) <colton.percy@alaska.gov>

Sent: Monday, April 11, 2022 9:28 AM

To: Matthew Goddard

Subject: RE: RFC B&B Properties RSB Trc A (MG)

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

Hi Matthew,

Alaska Department of Fish and Game has reviewed the proposed platting actions and has 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: Matthew Goddard < Matthew. Goddard@matsugov.us>

Sent: Friday, April 8, 2022 3:51 PM

To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Terry Dolan <Terry.Dolan@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>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; ospdesign@gci.com; msb.hpc@gmail.com; timhaledistrict1@gmail.com Subject: RFC B&B Properties RSB Trc A (MG)

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The following link is for a Request for Comments to subdivide Tract A, B & B Properties, Plat # 2019-148. Comments are due by April 22, 2022. Please let me know if you have any questions.

https://matsugovus-

my.sharepoint.com/:f:/g/personal/matthew goddard matsugov us/EIA06J0pQ8hPl z1ZVf8ue0BBBKXlb18PessrUV7ISO NSQ?e=Q5pQ1l

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

From:

Jamie Taylor

Sent:

Wednesday, April 20, 2022 7:50 PM

To:

Matthew Goddard

Cc:

Elaine Flagg

Subject:

RE: Updated RFC B&B Properties RSB Trc A (MG)

No comment.

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: Tuesday, April 12, 2022 8:52 AM

To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@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>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; ospdesign@gci.com; msb.hpc@gmail.com; timhaledistrict1@gmail.com
Subject: Updated RFC B&B Properties RSB Trc A (MG)

Hello,

The following link contains an update to the B & B Properties RSB Trc A Plat. The petitioner wishes to reduce the number of lots being created from three down to two.

Comments are due by April 22, 2022. Feel free to contact me if you have any questions.

https://matsugovus-

my.sharepoint.com/:f:/g/personal/matthew goddard matsugov us/EIA06J0pQ8hPl z1ZVf8ue0BBBKXIb18PessrUV7ISO NSQ?e=Md6SBJ

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

Thank you, Matthew Goddard

From: Fire Code

Sent: Wednesday, April 13, 2022 9:28 AM

To: Matthew Goddard

Subject: RE: RFC B&B Properties RSB Trc A (MG)

Matthew,

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

Sent: Friday, April 8, 2022 3:51 PM

To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@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>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; ospdesign@gci.com; msb.hpc@gmail.com; timhaledistrict1@gmail.com

Subject: RFC B&B Properties RSB Trc A (MG)

Hello,

The following link is for a Request for Comments to subdivide Tract A, B & B Properties, Plat # 2019-148. Comments are due by April 22, 2022. Please let me know if you have any questions.

https://matsugovus-

my.sharepoint.com/:f:/g/personal/matthew goddard matsugov us/EIA06J0pQ8hPl z1ZVf8ue0BBBKXIb18PessrUV7ISO NSQ?e=Q5pQ1I

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

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

From: Leda Borys

Sent: Monday, April 18, 2022 2:35 PM

To: Matthew Goddard

Subject: RE: RFC B&B Properties RSB Trc A (MG)

There is a small amount of wetlands present on the proposed Lot 1. If development were to occur on Lot 1, a permit from USACE may be required.

Cheers,

Leda Borys she/her Matanuska-Sustina Borough Planning Services Division Planner II (907)861-8556

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

Sent: Friday, April 8, 2022 3:51 PM

To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@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>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; ospdesign@gci.com; msb.hpc@gmail.com; timhaledistrict1@gmail.com
Subject: RFC B&B Properties RSB Trc A (MG)

Hello,

The following link is for a Request for Comments to subdivide Tract A, B & B Properties, Plat # 2019-148. Comments are due by April 22, 2022. Please let me know if you have any questions.

https://matsugovus-

my.sharepoint.com/:f:/g/personal/matthew goddard matsugov us/EIA06J0pQ8hPl z1ZVf8ue0BBBKXlb18PessrUV7ISO NSQ?e=Q5pQ1l

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

Thank you, Matthew Goddard Platting Technician

EXHIBIT F



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

April 12, 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.

B & B TRACT A

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

Right of Way & Compliance Technician

ENSTAR Natural Gas Company

James Christopher

From: OSP Design Group <ospdesign@gci.com>

Sent: Wednesday, April 20, 2022 8:18 AM

To: Matthew Goddard Cc: OSP Design Group

Subject: RE: Updated RFC B&B Properties RSB Trc A (MG)

Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Matthew,

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

Thanks,

MIREYA ARMESTO

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

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

Sent: Tuesday, April 12, 2022 8:52 AM

To: Percy, Colton T (DFG) <colton.percy@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@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>; 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>; msb.hpc@gmail.com; timhaledistrict1@gmail.com
Subject: Updated RFC B&B Properties RSB Trc A (MG)

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

Hello,

The following link contains an update to the B & B Properties RSB Trc A Plat. The petitioner wishes to reduce the number of lots being created from three down to two.

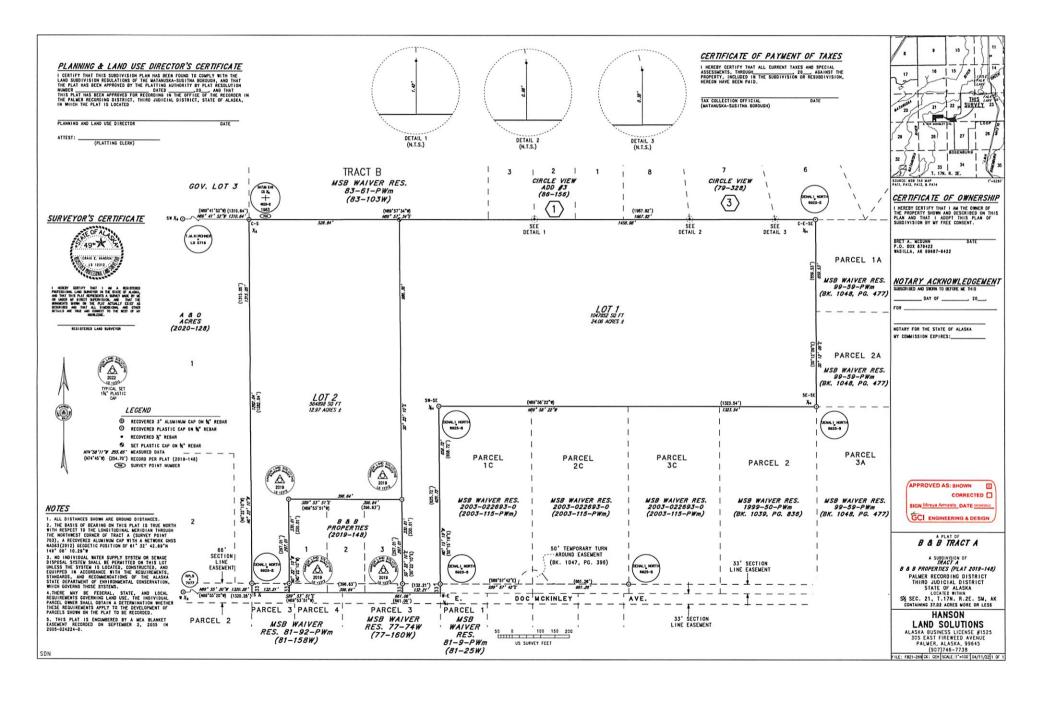
Comments are due by April 22, 2022. Feel free to contact me if you have any questions.

https://matsugovus-

my.sharepoint.com/:f:/g/personal/matthew_goddard_matsugov_us/EIA06J0pQ8hPl_z1ZVf8ue0BBBKXIb18PessrUV7ISO NSQ?e=Md6SBJ

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

Thank you, Matthew Goddard



LATTING DIVISION 50 EAST DAHLIA AVENUE PALMER, ALASKA 99645



117N02E28A007 26 SLIWINSKI JOHN & KELLYN 10250 SEXTANT CIR ANCHORAGE AK 99515-2554

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Berough Platting Officer will consider the following:

PETITIONER/OWNER: PRET MCDUNN

REQUEST: The request is to create two lots from Tract A, B & B Properties, Plat No. 2019-148 to be known as LOTS 1 AND 2, containing 37.02 acres +/-. Both proposed lots will take access off of E. Doc Mckinley Avenue. The property is located south and east of the Matanuska River, north of E. Doc Mckinley Avenue and west of S. Jessie Jo Place(Tax ID # 7951000T00A); within the SE ½ Section 21, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

The Matanuska-Susitna Borough <u>Platting Officer</u> will hold a public hearing in the <u>Assembly Chambers</u> at the <u>Dorothy Swanda Jones Building</u>, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed <u>Subdivision</u>. The public hearing is scheduled for <u>May 4, 2022</u>, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information elow and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail latting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. All public comments are due one (1) day prior, by 12:00 p.m. To request additional information please contact the Platting Technician, Matthew Goddard at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting. Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.

Name: John & Objection [] Concern

Name: John & Kellyn Slivinski Address: 13912 E. Duc McKinley Ave. Palmer, AK 9966

comments: Potential misappropriation of funds, as original acquisition of the property

was done under the charity name of "Wounded Warriors" with funds

accepted thereof. Name it seems the owners are seeking to subdivide.

the property for development & ultimately for profit gain off what was

orginally ear-togged as a charity project.

Case # 2022-045 MG

Note: Vicinity map Located on Reverse Side