

AGENDA

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Theresa Taranto

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 AVE, PALMER

PLATTING BOARD MEETING

1:00 P.M.

September 1, 2022

Ways you can participate in Platting Board meetings:

IN PERSON

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)

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)

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

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

A. August 4, 2022

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

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

A. **SNIDER**: The request is to create two lots from Block 1, Lot 13, **Snider Subdivision**, created by Plat #W-1, to be known as **Lots 13A & 13B**, containing 2.68 acres +/- . The property is located south of the W. Parks Highway, west of S. Knik Goose Bay Road and directly north of Lucille Lake (Tax ID # 1054B01L013); within the W ½ of Section 09, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (Petitioner/Owner: Hanson Land Solutions/Joshua Gross, Staff: Matthew Goddard, Case # 2022-096)

B. **SWAN ESTATES**: The request is to create four lots from Parcel 1, MSB Waiver 2001-150-PWM, recorded at Reception No. 2001-021220-0 (Tax Parcel A13) , to be known as **Swan Estates**, containing 6 acres +/- . Petitioner will dedicate 60' wide right-of-way on the north boundary and the portion of the Public Use Easement of N. Old Trunk Road on the west boundary. Petitioner will dedicate a t-turnaround and construct to residential street standards. Parcel is located south of E. Palmer-Wasilla Highway, west of N. Trunk Road and east of N. Old Trunk Road (Tax ID # 17N01E10A013); lying within the NW ¼ NE ¼ Section 10, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (Petitioner/Owner: B & H Investments LLC, Staff: Amy Otto-Buchanan, Case # 2022-106)

C. **SOUND DECISIONS**: The request is to vacate a 30' wide utility easement, vacate a portion of the slope easement on the south east boundary of the property and create three lots from Block 1, Lot 22, Twinook Subdivision, Plat #79-450 and Block 1, Lot 21B-1, Twinook RSB, Plat #2011-97, to be known as **Sound Decisions**, containing 3.42 acres +/- . The property is located south of S. Hyer Road, north and east of E. Parks Highway, and directly north of E. Updraft Road (Tax ID # 1807B01L022 & 70768B01L021B-1); within the NE ¼ Section 17, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (Petitioner/Owner: SD Holdings, LLC & RAW Investments, LLC, Staff: Matthew Goddard, Case #2022-083/84)

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: Theresa Taranto)

9. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
AUGUST 4, 2022**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on AUGUST 4, 2022, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Vice-Chair Alan Leonard.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

- Mr. Dan Bush, District Seat #4
- Ms. Linn McCabe, District Seat #5
- Mr. Alan Leonard, District Seat #7, Vice Chair
- Ms. Amanda Salmon, Alternate A
- Mr. Eric Koan, Alternate B

Platting Board members absent and excused were:

- Mr. Pio Cottini, District Seat #1
- Mr. Emmett Leffel, District Seat #2
- Mr. John Shadrach, District Seat #3
- Mr. Wilfred Fernandez, District Seat #6, Chair

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Theresa Taranto, Platting Clerk
- Ms. Kimberly McClure, Platting Technician
- Ms. Amy Otto-Buchanan, Platting Technician
- Mr. Matthew Goddard, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Mr. Koan led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

Vice-Chair Leonard inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

- June 2, 2022 Regular minutes were approved
- June 16, 2022 Regular minutes were approved
- July 7, 2022 – Minutes were adopted as corrected

3. AUDIENCE PARTICIPATION & PRESENTATIONS *(Three minutes per person, for items not scheduled for public hearing)*

(There is no Audience Participation & Presentations)

4. UNFINISHED BUSINESS:

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
AUGUST 4, 2022**

A. **SEABORNE:** This case was approved by the Platting Board on October 1, 2020 (Platting Board letter, dated October 11, 2020) as a preliminary plat.

The request is to create three lots from Parcel # 1, MSB Waiver 83-99-PWm, recorded as 83-216w, (Tax Parcel Bl 1), to be known as Seaborne, containing 7.5 acres +/- . The property is located east of S. Vine Road and south of W. Calico Drive, (Tax ID # 217N02W14B011); within the NW 1/4 NE 1/4 Section 14, Township 17 North, Range 02 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly, District #4: Robert Yundt. (*Petitioner/Owner: Kurt MacKenzie & Ian MacKenzie, Staff: Amy Otto Buchanan, Case # 2020-0124*)

Vice-Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record: there being no objection noted by the platting board.

Ms. Theresa Taranto provided the mailing report:

- Stating that 66 public hearing notices were mailed out on September 10, 2020.

Staff gave an overview of the case:

- Staff recommends approval of the case with 8 findings of fact and 8 conditions
- Staff recommends Seaborne be changed to a masterplan

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

Platting member Bush asked staff questions.

The petitioner's Representative passed on giving a brief overview.

Vice-Chair Leonard opened the public hearing for public testimony.

There being no one else to be heard, Vice-Chair Leonard closed the public hearing and discussion moved to the Platting Board.

MOTION: Platting Member Salmon made a motion to approve with findings of fact and conditions. The motion was seconded by McCabe

Discussion ensued

VOTE: The motion passed without objection.

B. **MCKINLEY VIEW:** The request is to vacate a 15' wide right-of-way that runs from W. Field Avenue south to Kashwitna Lake, and attach the vacated right-of-way to Lots 12-15, McKinley View Subdivision, Plat No. 68-12, to be known as LOTS 12A, 13A, 14A AND 15A, containing 1.96 acres +/- . Petitioner is applying for a variance from MSB 43.20.060(C), as W. Field Avenue is only 30' wide. The plat is located north of Kashwitna Lake, west of S. Parks Highway and south of W. Field Avenue (Tax ID#s 56212000L012-L015); within Section 07, Township 20 North, Range 04 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7:

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
AUGUST 4, 2022**

Ron Bernier. (*Petitioner/Owner: Jess Adams, Donald & Irene Glaser, Dean & Kimberly Cagle, Staff: Amy Otto-Buchanan, Case 2021-056*)

Vice-Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record: there being no objection noted by the platting board.

Ms. Theresa Taranto provided the mailing report:

- Stating that 31 public hearing notices were mailed out on May 12, 2021.

Staff gave an overview of the case:

- Staff recommends continuous until date uncertain

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

Vice-Chair Leonard opened the public hearing for public testimony.

Hearing and seeing no one from public, Vice-Chair Leonard left the public hearing open.

Discussion moved to the Platting Board.

MOTION: Platting Member Salmon made a motion to continue the case to date uncertain. The motion was seconded by Bush

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS

(There were no Reconsiderations/Appeals)

6. PUBLIC HEARINGS

A. **SOUND DECISIONS:** The request is to vacate a 30' wide utility easement, vacate a portion of the slope easement on the south east boundary of the property and create three lots from Block 1, Lot 22, Twinook Subdivision, Plat #79-450 and Block 1, Lot 21B-1, Twinook RSB, Plat #2011-97, to be known as **SOUND DECISIONS**, containing 3.42 acres +/- . The property is located south of S. Hyer Road, north and east of E. Parks Highway, and directly north of E. Updraft Road (Tax ID # 1807B01L022 & 70768B01L021B-1); within the NE ¼ Section 17, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (*Applicant: SD Holdings, LLC & RAW Investments, LLC., Staff: Matthew Goddard, Case # 2022-083/84*)

Vice-Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record: there being no objection noted by the platting board.

Ms. Theresa Taranto provided the mailing report:

- Stating that 49 public hearing notices were mailed out on July 13, 2022.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
AUGUST 4, 2022**

Staff gave an overview of the case:

- Staff recommends a continuance until September 1, 2022

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

The petitioner passed on giving a brief overview.

Vice-Chair Leonard opened the public hearing for public testimony.

There being no one to be heard, Vice-Chair Leonard closed the public hearing and discussion moved to the Platting Board.

MOTION: Platting Member McCabe made a motion to approve continuous. The motion was seconded by Bush

VOTE: The motion passed without objection.

- B. **HRJ**: The request is to create three lots from Tax Parcel A4, to be known as **HRJ**, containing 110.5 acres +/- . The property is located south and east of N. Chickaloon Branch Road and north of the N. Glenn Highway (Tax ID # 20N06E30A004); within the N ½ Section 30, Township 20 North, Range 06 East, Seward Meridian, Alaska. In the Chickaloon Community Council and in Assembly District #1. (*Applicant: James Cucurull, Staff: Matthew Goddard, Case # 2022-086*)

Vice-Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record: there being no objection noted by the platting board.

Ms. Theresa Taranto provided the mailing report:

- Stating that 17 public hearing notices were mailed out on July 13, 2022.

Staff gave an overview of the case:

- Staff recommends continuance to date uncertain

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

The petitioner passed on giving a brief overview.

Vice-Chair Leonard opened the public hearing for public testimony.

There being no one to be heard, Vice-Chair Leonard closed the public hearing and discussion moved to the Platting Board.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
AUGUST 4, 2022**

MOTION: Platting Member McCabe made a motion to approve continuance. The motion was seconded by Platting member Bush.

VOTE: The motion passed without objection.

- C. **ADALILLY CENTRAL:** The request is to create six lots from Lots 2 and 3, Block 2, Winding Brook Estates, Plat #74-51, to be known as **ADALILLY CENTRAL**, containing 6.5 acres +/- . The property is located south of E. Palmer-Wasilla Highway, west of N. Old Trunk Road and directly west of N. Winding Brook Loop (Tax ID # 3051B02L002 and 3051B02L003); within the NE ¼ Section 03, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #2. (*Applicant: Adalilly Central LLC., Staff: Matthew Goddard, Case #2022-088*)

Vice-Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Platting member Salmon stated the brokers name was familiar.

Vice-Chair Leonard reiterated the Ex-parte questions to Platting member Salmon and asked if she would be able to be impartial in her vote.

Platting member Salmon stated she would be able to be impartial in her vote.

Vice Chair Leonard asked the board if they had any objections that Platting member Salmon stay seated.

Hearing no objection from the board, the board continued the meeting with Platting member Salmon.

Ms. Theresa Taranto provided the mailing report:

- Stating that 67 public hearing notices were mailed out on July 13, 2022.

Staff gave an overview of the case:

- Staff recommends approval of the case with 6 findings of fact and 8 conditions

Board member Bush had questions for staff.

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

The petitioner passed on giving a brief overview.

Vice-Chair Leonard opened the public hearing for public testimony.

The following person spoke:

- Neal Schnelting

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
AUGUST 4, 2022**

Staff answered questions

Petitioner Representative Gary LoRusso spoke to answer the public's questions and stated the conditions of approval look fine.

Vice-Chair Leonard closed the public hearing and discussion moved to the Platting Board.

MOTION: Platting Member Salmon made a motion to approve with findings of fact and conditions. The motion was seconded by Platting member McCabe.

Discussion ensued

VOTE: The motion passed without objection.

- D. **WILLOW CREEK DEVELOPMENT:** The request is to create 15 lots from Government Lot 1 and that portion of the NE1/4 NW1/4 lying west of the Parks Highway (Tax Parcel B11) to be known as **WILLOW CREEK DEVELOPMENT**, containing 43.39 acres +/- . The petitioner is constructing interior roads to residential standards to access all proposed lots. Access to the proposed subdivision will be from W. Parks Highway. The property is located directly west of W. Parks Highway, directly south of W. Gratiot Drive and southeast of N. Dell M Road (Tax ID # 20N04W31B011); lying within the NW ¼ Section 31, Township 20 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (*Applicant: Scott M Jewell, Staff: Kimberly McClure, Case # 2022-093*)

Vice-Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record: there being no objection noted by the platting board.

Ms. Theresa Taranto provided the mailing report:

- Stating that 37 public hearing notices were mailed out on July 13, 2022.

Staff gave an overview of the case:

- Staff recommends approval of the case with 7 findings of fact and 10 conditions

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

The petitioner's engineer, Dan Steiner spoke and asked if anyone had questions.

The board had no questions.

Vice-Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Michelle Breinholt

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
AUGUST 4, 2022**

- Mille Porsild

Petitioner's Representative, Veronica Bojko asked if anyone had any concerns.

The board had questions for Ms. Bojko.

There being no one else to be heard, Vice-Chair Leonard closed the public hearing and discussion moved to the Platting Board.

MOTION: Platting Member Salmon made a motion to approve with findings of fact and conditions. The motion was seconded by Platting Member Bush.

Discussion ensued

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(There is no Items of Business & Miscellaneous)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

- Mr. Wagner stated there is no meeting scheduled on August 18, 2022
- Ms. Taranto reminded public to sign up on the signup sheets if they spoke today.

9. BOARD COMMENTS

- Platting member Salmon: None
- Platting member Koan: None
- Platting member Bush: Thanked whoever put together the online packet, and said it was great. He said one more bookmark for suggested motions, would be better.
- Platting member McCabe: Thank you and see you at the fair

10. ADJOURNMENT

With no further business to come before the Platting Board, Vice-Chair Leonard adjourned the meeting at 2:22pm.

ALAN LEONARD
Platting Board Vice-Chair

ATTEST:

THERESA TARANTO
Platting Board Clerk

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 1, 2022

PRELIMINARY PLAT: SNIDER RSB B/1 L/13
LEGAL DESCRIPTION: SEC 09, T17N, R01W, SEWARD MERIDIAN AK
PETITIONERS: JOSHUA GROSS
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 2.68 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2022-096

REQUEST: The request is to create two lots from Block 1, Lot 13, Snider Subdivision, created by Plat #W-1, to be known as **Lots 13A & 13B**, containing 2.68 acres +/- . The property is located south of the W. Parks Highway, west of S. Knik Goose Bay Road and directly north of Lucille Lake; within the W ½ of Section 09, Township 17 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A – 5 pgs**
Topographic Map and As-Built **EXHIBIT B – 3 pgs**
Variance Application **EXHIBIT C – 4 pgs**

AGENCY COMMENTS

ADOT&PF **EXHIBIT D – 2 pgs**
MSB Department of Public Works Operations & Maintenance **EXHIBIT E – 1 pg**
MSB Emergency Services **EXHIBIT F – 1 pg**
Utilities **EXHIBIT G – 5 pgs**

DISCUSSION: The proposed subdivision will be creating two lots and dedicating the portion of W. Selina Lane that cross the parcel as Right-of-Way. The petitioner is applying for two variances, one 43.20.300(B)(1) Lot and Block Design as the proposed parcels do not meet the length to width ratios, and 43.20.340(A) Lot Dimensions due to the proposed Lot 13B does not have the minimum of 125 feet of waterbody frontage. Both proposed lots will take access off of W. Selina Lane, a City of Wasilla owned and maintained road.

Access: Legal and physical access to the proposed lots exists pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

Soils Report: A soils report was not required as both lots are serviced by municipal water and sewer.

Variance from MSB 43.20.300(B)(1):

The petitioner requests a variance from MSB 43.20.300(B)(1) Lot and Block Design. The proposed lots do not meet the 3:1 length to width ratio. The petitioner has provided answers to the criteria A-C of MSB 43.15.075 Variance; Standards for Approval (**Exhibit C**).

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

The proposed lots already exist in reality as previous road construction divided the land as such. Development has already occurred all along this stretch of road on lots created in the in the same way, showing that development can be done without impact to adjacent properties.

- B. The variance request is based upon conditions of the property that are atypical to other properties.

The original lot in question, as platted in Plat W-1, is only 100 feet wide. This is not typical, but the subdivision was created prior to the institution of MSB Title 43 and the owners can do nothing about it. Also atypical in this situation is that the lot has already been cut in half for practical purposes by a borough road.

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

The strict application of MSB 43.20.300(B)(1) makes it impossible for the owner to subdivide the land in a manner that matches the actual division already created by the MSB road that now cuts across the property.

Without dividing, the land owner is stuck with a property that is in fact two separate parcels but identified as a single lot. Denial of the variance would render undue hardship not placed upon numerous other subdivided lots of identical circumstances along this road.

Variance from MSB 43.20.340(A):

The petitioner requests a variance from MSB 43.20.340(A) Lot Dimensions. Proposed Lot 13B does not contain the minimum required waterbody frontage of 125'. The petitioner has provided answers to criteria A-C of MSB 43.15.075 Variance; Standards for Approval (**Exhibit C**).

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

The proposed lots already exist in reality as previous road construction divided the land as such. Development has already occurred all along this stretch of road on lots created in the in the same way, showing that development can be done without impact to adjacent properties.

- B. The variance request is based upon conditions of the property that are atypical to other properties.

The original lot in question, as platted in Plat W-1, is only 100 feet wide. This is not typical, but the subdivision was created prior to the institution of MSB Title 43 and the owners can do nothing about it. Also atypical in this situation is that the lot has already been cut in half for practical purposes by a borough road.

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

The strict application of MSB 43.20.300(B)(1) makes it impossible for the owner to subdivide the land in a manner that matches the actual division already created by the MSB road that now cuts across the property.

Without dividing, the land owner is stuck with a property that is in fact two separate parcels but identified as a single lot. Denial of the variance would render undue hardship not placed upon numerous other subdivided lots of identical circumstances along this road.

Comments:

ADOT&PF (**Exhibit D**) has no comments.

MSB Department of Public Works Operations & Maintenance (**Exhibit E**) has no comments.

MSB Emergency Services (**Exhibit F**) has no issues with this request.

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

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, Habitat Management and Permitting, Division of Sport Fish & Access Defense; AK Railroad; US Army Corps of Engineers; City of Wasilla; MSB Emergency Services, Community Development, Assessments, Planning, or Development Services.

CONCLUSION: The preliminary plat of Snider RSB B/1 L/13 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The petitioner submitted two variance applications with supporting documentation answering Criteria A-C per MSB 43.15.075 Variance. 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 not required as this property is serviced by municipal sewer and water.

FINDINGS OF FACT

1. The plat of Snider RSB B/1 L/13 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The petitioner requests a variance from MSB 43.20.300(B)(1) Lot and Block Design. The proposed lots do not meet the 3:1 length to width ratio. The petitioner has provided answers to the criteria A-C of MSB 43.15.075 Variance; Standards for Approval (**Exhibit C**).
 - A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property.

The proposed lots already exist in reality as previous road construction divided the land as such. Development has already occurred all along this stretch of road on lots created in the in the same way, showing that development can be done without impact to adjacent properties.
 - B. The variance request is based upon conditions of the property that are atypical to other properties.

The original lot in question, as platted in Plat W-1, is only 100 feet wide. This is not typical, but the subdivision was created prior to the institution of MSB Title 43 and the owners can do nothing about it. Also atypical in this situation is that the lot has already been cut in half for practical purposes by a borough road.
 - C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation

or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

The strict application of MSB 43.20.300(B)(1) makes it impossible for the owner to subdivide the land in a manner that matches the actual division already created by the MSB road that now cuts across the property.

Without dividing, the land owner is stuck with a property that is in fact two separate parcels but identified as a single lot. Denial of the variance would render undue hardship not placed upon numerous other subdivided lots of identical circumstances along this road.

3. The petitioner requests a variance from MSB 43.20.340(A) Lot Dimensions. Proposed Lot 13B does not contain the minimum required waterbody frontage of 125'. The petitioner has provided answers to criteria A-C of MSB 43.15.075 Variance; Standards for Approval (**Exhibit C**).
 - A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property.

The proposed lots already exist in reality as previous road construction divided the land as such. Development has already occurred all along this stretch of road on lots created in the in the same way, showing that development can be done without impact to adjacent properties.
 - B. The variance request is based upon conditions of the property that are atypical to other properties.

The original lot in question, as platted in Plat W-1, is only 100 feet wide. This is not typical, but the subdivision was created prior to the institution of MSB Title 43 and the owners can do nothing about it. Also atypical in this situation is that the lot has already been cut in half for practical purposes by a borough road.
 - C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

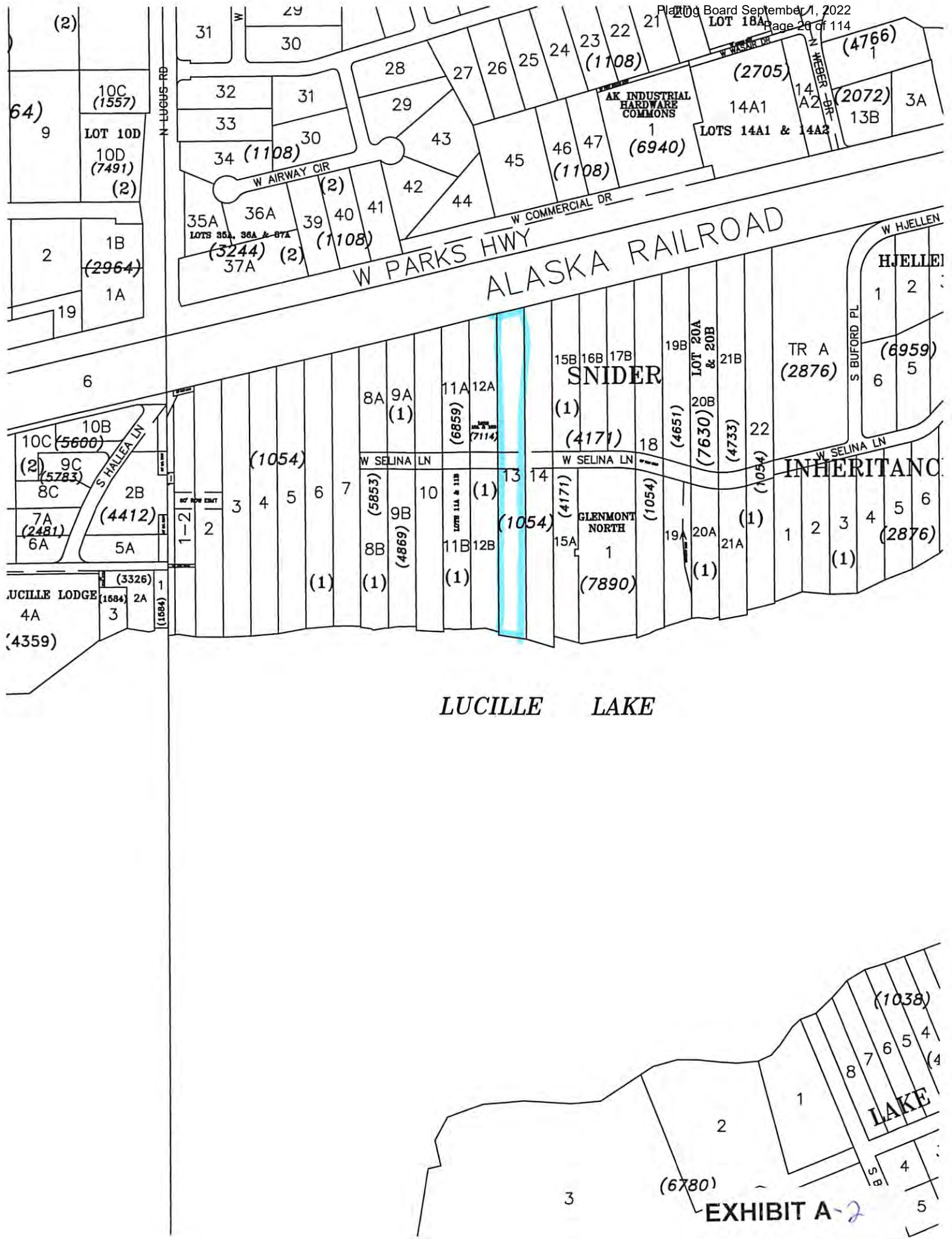
The strict application of MSB 43.20.300(B)(1) makes it impossible for the owner to subdivide the land in a manner that matches the actual division already created by the MSB road that now cuts across the property.

Without dividing, the land owner is stuck with a property that is in fact two separate parcels but identified as a single lot. Denial of the variance would render undue hardship not placed upon numerous other subdivided lots of identical circumstances along this road.
4. A soils report was not required as this property is serviced by municipal sewer and water.
5. The 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 AK DNR Division of Mining/Land/Water, Habitat Management and Permitting, Division of Sport Fish & Access Defense; AK Railroad; US Army Corps of Engineers; City of Wasilla; MSB Emergency Services, Community Development, Assessments, Planning, or Development Services.
7. There were no objections from any federal or state agencies, Borough departments, or utilities.
8. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Snider RSB B/1 L/13, Section 19, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations

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



(2)
64) 9
10C (1557)
LOT 10D
10D (7491)
(2)

2
1B (2964)
1A
19

10B (5600)
(2) 9C (5783)
8C
7A (2481)
6A
2B (4412)
5A

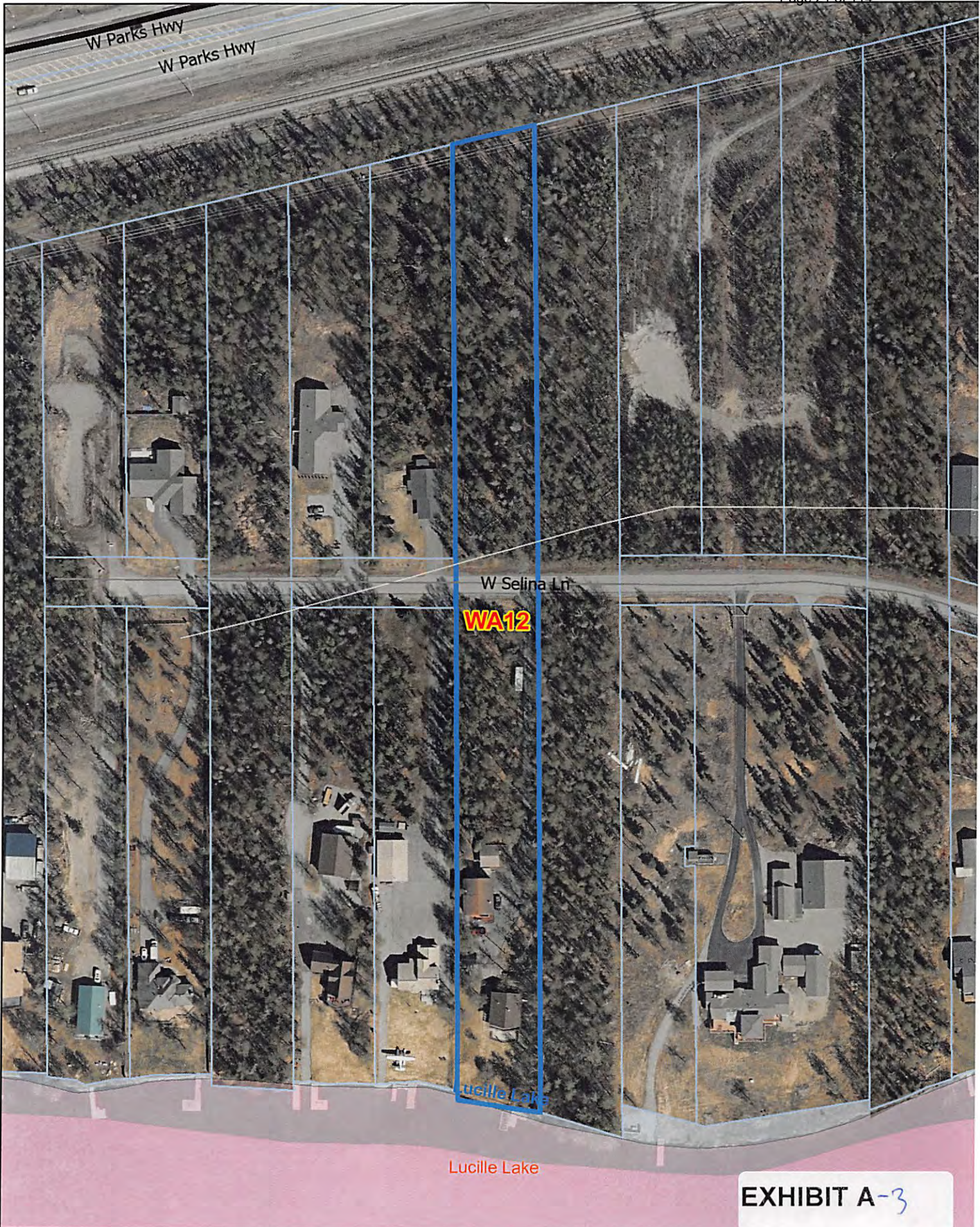
LUCILLE LODGE
4A (4359)
(3326)
1684 2A
3 (1684)

31 W 29
30
28 27 26 25 24 23 22 21
(1108)
32 31 29 43 45 46 47 (1108)
33 30 42 44
34 (1108)
W AIRWAY CIR
35A 36A 39 40 41
LOTS 35A, 36A & 37A (3244) (2) (1108)
37A
AK INDUSTRIAL HARDWARE COMMONS 1 (6940)
14A1 A2 (2072) 3A
LOTS 14A1 & 14A2
W HASSLER DR
W WEBER DR
(4766)
W PARKS HWY
ALASKA RAILROAD
W COMMERCIAL DR

6
8A 9A (1)
11A 12A (6859) (7114)
15B 16B 17B SNIDER (1) (4171)
18 (4651)
19B LOT 20A & 20B (7630)
21B (4733)
22 TR A (2876)
S BUFORD PL
HJELLE 1 2 (6959)
6 5
W SELINA LN
8B (4869)
10 11B 12B (1) (1054)
13 14 (4171)
15A GLENMONT NORTH 1 (7890)
19A 20A (1)
21A (1)
1 2 3 4 5 6 (2876)
INHERITANC
W SELINA LN

LUCILLE LAKE

(1038)
8 7 6 5 4 (4)
LAKE
1
2
3 (6780)
EXHIBIT A-2
4
5



140 70 0 140 Feet

EXHIBIT A-3



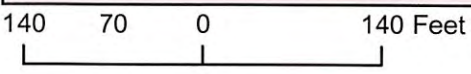
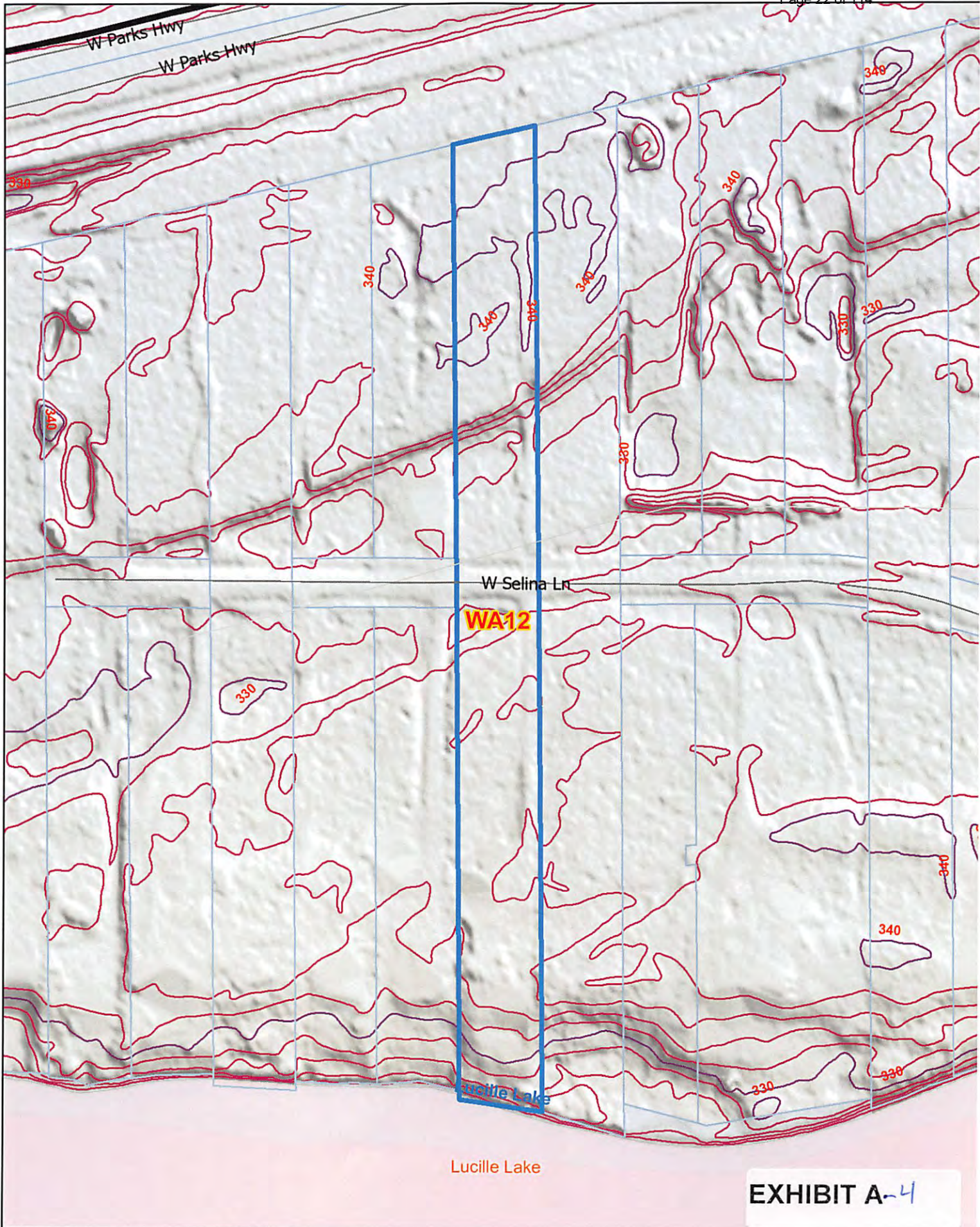


EXHIBIT A-4

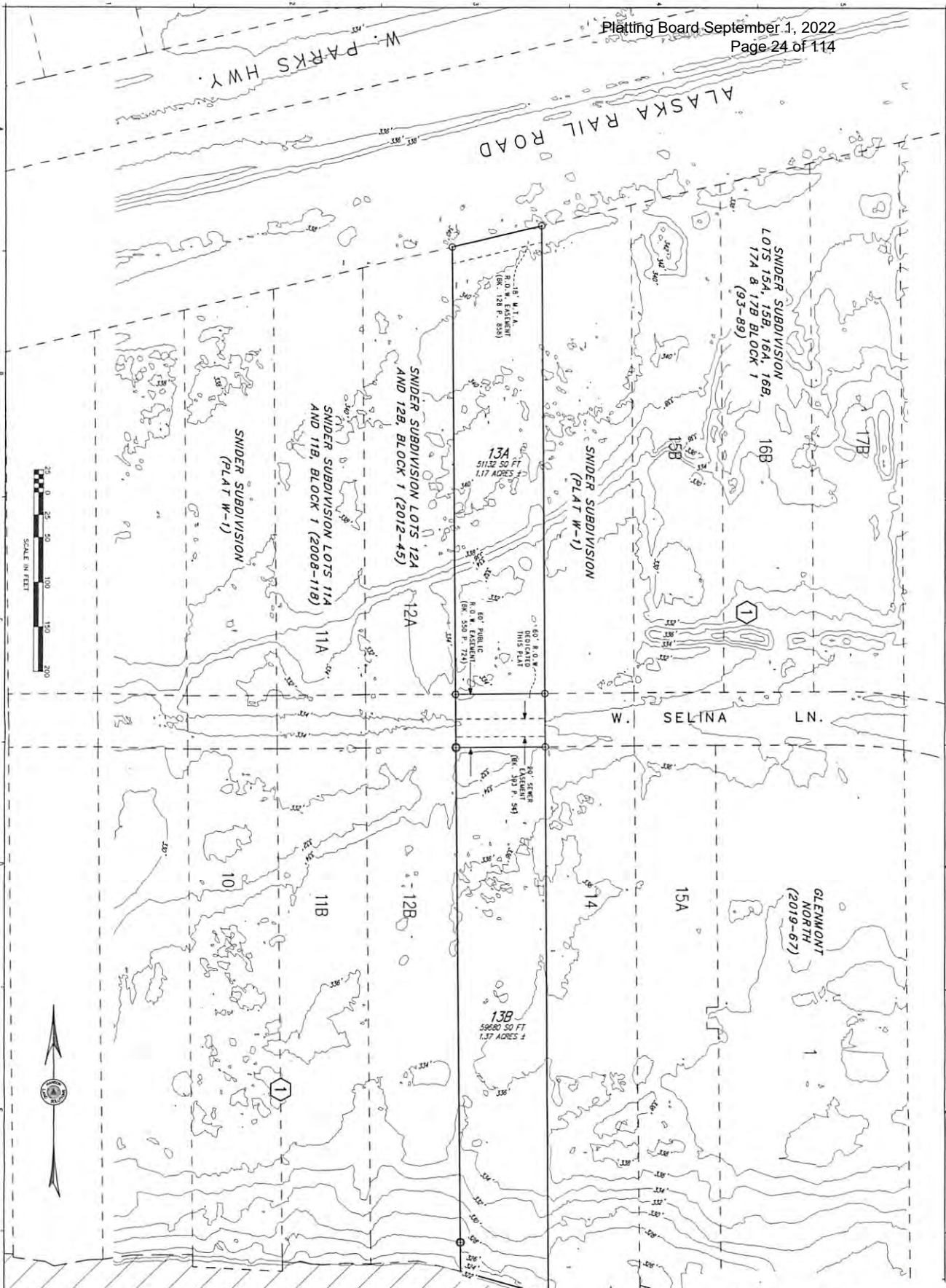




280 140 0 280 Feet

EXHIBIT A-5





FLOOD HAZARD AREA

EXHIBIT B-1

LUCILLE LAKE

WASILLA, ALASKA
SNIDER LOTS 13A & 13B, BLOCK 1
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

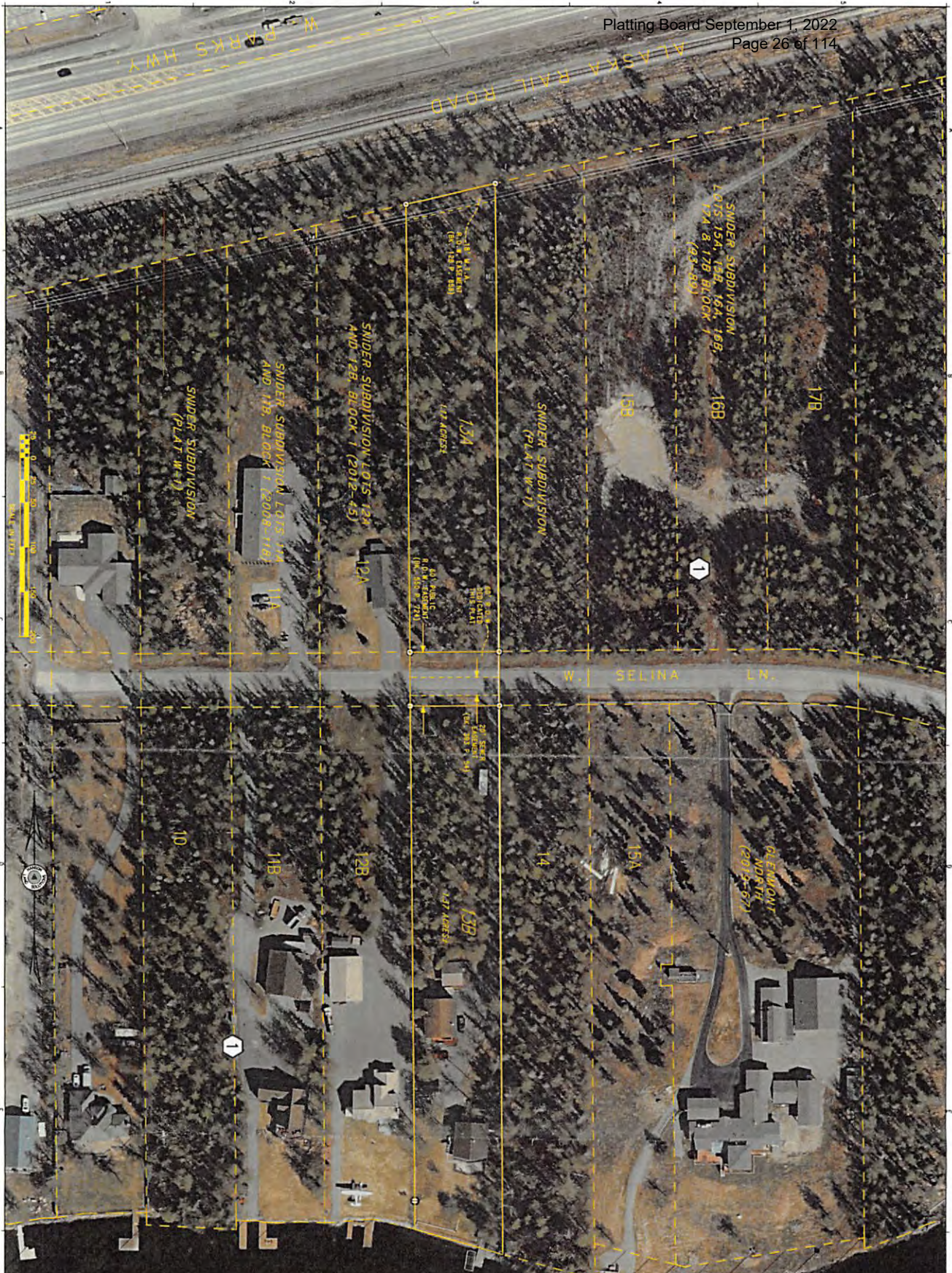
- NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE ALASKA STATE SURVEY.
 2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2003.0)
 3. THE VERTICAL DATUM IS NAVD83 (1021020)

DATE: 05-24-22
DRAWN BY: SEN
CHECKED: CEN
SCALE: 1" = 100'
REVISION NO. 05-24-22

RECEIVED
JUN 30 2022
PLATING



REFERENCE NUMBER: 1-22
SHEET 3 OF 3



FLOOD HAZARD AREA

EXHIBIT B-3

DRG. # 22-189C
 DRAWN BY: SM
 CHECKED: CEH
 SCALE: 1"=100'
 21X17" (11/8" X 13/8")
 REVISION DATE:
 05-24-22

WASILLA, ALASKA
 SNIDER LOTS 13A & 13B, BLOCK 1
 SITE PLAN - EXISTING CONDITIONS
 PROJECT OVERVIEW

NOTES
 1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATHEMATICAL SURVEY BORDERS IMAGERY PROJECT, OF 2018/2020/2021.
 2. THE HORIZONTAL DATUM IS NAD83 (GCSNIP EPOCH 2005.0)

RECEIVED
 JUN 3 0 2022
 PLATTING



Matanuska-Susitna Borough
Telephone (907) 861-7874

VARIANCE APPLICATION

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

Legal description of property: LOT 13, BLOCK 1 SNIDER SUBDIVISION
(RECORDED IN PLAT W-1, PALMER RECORDING DSITRICT).

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

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

RECEIVED
JUL 01 2022
PLATTING

I, HANSON LAND SOLUTIONS the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.340 (A) of the Borough Code in order to allow:

LOT 13, BLOCK 1 SNIDER SUBDIVISION TO BE DIVIDED INTO TWO LOTS, ONE ON EITHER SIDE OF W. SELINA LN.

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

APPLICANT OR OWNER
Name: HANSON LAND SOLUTIONS Email: platting@hlsalaska.com
Mailing Address: 305 E. Fireweed Ave. Palmer, AK Zip: 99645
Signature: _____ Phone: 907-746-7738

SURVEYOR
Name (FIRM): HANSON LAND SOLUTIONS Email: platting@hlsalaska.com
Mailing Address: 305 E. Fireweed Ave. Palmer, AK Zip: 99645
Contact Person: Craig Hanson Phone: 907-746-7738

EXHIBIT C-1

HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. FIREWEED AVE. PALMER, AK 99645

VARIANCE APPLICATION

VARIANCE REQUEST IS FROM:

43.20.340 (A)_ WHICH STATES:

(A)Lots adjacent to a watercourse or body of water shall be a minimum of 125 feet in width at the waterline, as measured directly between property corners at the waterline, or a minimum of 85 feet in width if community sewerage is provided to the lot.

Variance Application Item 3 questions:

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

The proposed lots already exist in reality as previous road construction divided the land as such. Development has already occurred all along this stretch of road on lots created in the same way, showing that development can be done without impact to adjacent properties.

- B. The variance request is based upon conditions of the property that are atypical to other properties; and*

The original lot in question, as platted in Plat W-1, is only 100 feet wide. This is not typical, but the subdivision was created prior to the institution of MSB title 43 and the owners can do nothing about it. Also atypical in this situation is that the lot has already been cut in half for practical purposes by a borough road.

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

The strict application of MSB 43.20.340 makes it impossible for the owner to subdivide the land in a manner that matches the actual division already created by the MSB road that now cuts across the property.

Without dividing, the land owner is stuck with a property that is in fact two separate parcels but identified as a single lot. Denial of the variance would render undue hardship not placed upon numerous other subdivided lots of identical circumstances along this road.

VARIANCE APPLICATION

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

Legal description of property: LOT 13, BLOCK 1 SNIDER SUBDIVISION
(RECORDED IN PLAT W-1, PALMER RECORDING DSITRICT).

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1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
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3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
 - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
 - B. *The variance request is based upon conditions of the property that are atypical to other properties; and*
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I, HANSON LAND SOLUTIONS the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.300 (B)(1) of the Borough Code in order to allow:

LOT 13, BLOCK 1 SNIDER SUBDIVISION TO BE DIVIDED INTO TWO LOTS, ONE ON EITHER SIDE OF W. SELINA LN.

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

APPLICANT OR OWNER	Name: <u>HANSON LAND SOLUTIONS</u> Email: <u>platting@hlsalaska.com</u>
	Mailing Address: <u>305 E. Fireweed Ave. Palmer, AK</u> Zip: <u>99645</u>
	Signature: _____ Phone: <u>907-746-7738</u>

SURVEYOR	Name (FIRM): <u>HANSON LAND SOLUTIONS</u> Email: <u>platting@hlsalaska.com</u>
	Mailing Address: <u>305 E. Fireweed Ave. Palmer, AK</u> Zip: <u>99645</u>
	Contact Person: <u>Craig Hanson</u> Phone: <u>907-746-7738</u>

EXHIBIT C-3

HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. FIREWEED AVE. PALMER, AK 99645

VARIANCE APPLICATION

VARIANCE REQUEST IS FROM:

43.20.300 (B)(1) WHICH STATES:

*B) No lot under 2 acres in size shall have an average depth of more than 3 times the average width, except:
(1) Lots of 40,000 square feet minimum shall have an average width of at least 125 feet when they exceed the 3-to-1 ratio due to unusable area or natural ground slope exceeding 25 percent;*

Variance Application Item 3 questions:

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

The proposed lots already exist in reality as previous road construction divided the land as such. Development has already occurred all along this stretch of road on lots created in the same way, showing that development can be done without impact to adjacent properties.

- B. The variance request is based upon conditions of the property that are atypical to other properties; and*

The original lot in question, as platted in Plat W-1, is only 100 feet wide. This is not typical, but the subdivision was created prior to the institution of MSB title 43 and the owners can do nothing about it. Also atypical in this situation is that the lot has already been cut in half for practical purposes by a borough road.

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Without dividing, the land owner is stuck with a property that is in fact two separate parcels but identified as a single lot. Denial of the variance would render undue hardship not placed upon numerous other subdivided lots of identical circumstances along this road.



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

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

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

July 14, 2022

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

Re: Plat Review

Dear Mr. Wagner:

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

- **Patten Estates**
- **Snider RSB B/1 L/13**

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

- **Willow Creek Development**
 - Request No Direct Access from Lots 5 through 9 to the Parks Highway.
 - Request Jewel Lake Road dedication south to the SLE from Willow Creek drive
- **Brasil Springs Survey Tract 2**
 - Request No Direct Access to Palmer-Fishhook Road from lots 13 or 14.
 - Please refer to prior comments from the Department regarding this area.
- **Correira Sec 29, 26N, R04W**
 - Request note stating Lots 1 and 2 access via East Shangrila Drive. Access from Lot 3 to be across from East Shangrila Drive along existing easement.

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

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any

"Keep Alaska Moving through service and infrastructure."

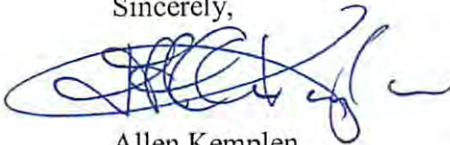
EXHIBIT D - 1

improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

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

If there are any questions regarding these comments please feel free to contact me at (907) 269-0513 or allen.kemplen@alaska.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Allen Kemplen', with a stylized flourish at the end.

Allen Kemplen
Mat-Su Core Area Planner

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

Matthew Goddard

From: Jamie Taylor
Sent: Friday, July 29, 2022 5:04 PM
To: Matthew Goddard
Cc: Elaine Flagg
Subject: RE: RFC Snider RSB B/1 L/13 (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: Friday, July 8, 2022 2:59 PM
To: allen.kempen@alaska.gov; Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; maddys@akrr.com; stephensD@akrr.com; Kate Dueber <DueberK@akrr.com>; regpagemaster@usace.army.mil; Planning <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; robyundtmsb@gmail.com; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: RFC Snider RSB B/1 L/13 (MG)

Hello,

The following link is a Request for Comments for the proposed Snider Re-subdivision of Block 1 Lot 13. Comments are due by **August 4, 2022**. Feel free to contact me if you have any questions.

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/ErrDtG48eslJklqIA0wXDZsBsbHGqu68qKqQ36PyD7h4Q?e=yfPwb0

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

Matthew Goddard

Matthew Goddard

From: Fire Code
Sent: Friday, July 29, 2022 8:59 AM
To: Matthew Goddard
Subject: RE: RFC Snider RSB B/1 L/13 (MG)

Matthew,
Fire and Life Safety has no issue with this request. This area however has many lots with residential structures and only one way in and out. At some point consideration should be given to a second access.



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, July 8, 2022 2:59 PM
To: allen.kempen@alaska.gov; Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; maddys@akrr.com; stephensD@akrr.com; Kate Dueber <DueberK@akrr.com>; regpagemaster@usace.army.mil; Planning <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <Jacque.Malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; robyundtmsb@gmail.com; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: RFC Snider RSB B/1 L/13 (MG)

Hello,
The following link is a Request for Comments for the proposed Snider Re-subdivision of Block 1 Lot 13. Comments are due by **August 4, 2022**. Feel free to contact me if you have any questions.

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/ErrDtG48esJklqlA0wXDZsBsbHGqu68qKqQ36PyD7h4Q?e=yfPwb0

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

Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us



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

July 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.

- **SNIDER SUBDIVISION LOTS 13A & 13B, BLOCK 1
(MSB Case # 2022-096)**

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

Sincerely,

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

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

EXHIBIT G-1

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTITNA BOROUGH, AND THAT THIS PLAN HAS BEEN APPROVED BY THE PLATING AUTHORITY OF PLAT NO. 2012-09-01. THIS PLAN 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 PLAN IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ (PLATING CLERK)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAN PRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

JOSHUA W. GROSS _____ DATE _____
5393 E. KANOA CIR.
WASILLA, AK 99854

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (MATANUSKA-SUSTITNA BOROUGH) _____ DATE _____

LEGEND

- ⊕ RECOVERED 2" ALUMINUM POST MONUMENT
- ⊙ RECOVERED PLASTIC CAP ON 1/2" REBAR
- RECOVERED 3/4" REBAR
- ⊛ SET PLASTIC CAP ON 3/4" 30" REBAR
- ⊛ MEASURED DATA
- (N74°45'W) (254.70') RECORD PER PLAT (W-1)
- (N74°45'W) (254.70') RECORD PER PLAT (2012-45)
- ② SURVEY POINT NUMBER
- ① BLOCK NUMBER
- ⊞ RIGHT-OF-WAY DEDICATED THIS PLAT

LINE TABLE		
LINE #	LENGTH	BEARING
L1	6025	N07°06'05"W
L2	5945	S07°05'24"E

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHWEST CORNER OF LOT 13B, (SURVEY POINT 703) A RECOVERED ALUMINUM MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 61°34'43.18"N 149°28'26.92"W.
- THIS LOT IS SERVED BY CITY OF WASILLA SEWER MAINS AND THE SEWER EJECTOR SYSTEMS SHALL BE PERMITTED ON THESE LOTS. THERE MAY BE GENERAL, STATE, AND LOCAL REQUIREMENTS CONCERNING THE DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- THIS SUBDIVISION IS SUBJECT TO A M.E.A. BLANKET EASEMENT RECORDED ON JUNE 16, 1981 IN BOOK 236, PAGE 380.

RECEIVED
JUN 1 1971
Agenda Copy
PLATING

A PLAT OF
SNIDER SUBDIVISION
LOTS 13A & 13B, BLOCK 1
A SUBDIVISION OF
LOT 13, BLOCK 1
SNIDER SUBDIVISION (PLAT W-1)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
W 1/2 SEC. 9, T. 17N, R. 1W, SM, AK
CONTAINING 2.68 ACRES MORE OR LESS

HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #15295
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907) 746-7738

FILE: PE22-169 Doc: CHS\SOLE17-1001 [06/09/22] 0F 1

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, July 21, 2022 12:04 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Snider RSB B/1 L/13 (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: Friday, July 8, 2022 2:59 PM
To: allen.kemplen@alaska.gov; Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; maddys@akrr.com; stephensD@akrr.com; Kathryn Dueber <DueberK@akrr.com>; regpagemaster@usace.army.mil; Planning <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; robyundtmsb@gmail.com; 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>; msb.hpc@gmail.com
Subject: RFC Snider RSB B/1 L/13 (MG)

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

Hello,

The following link is a Request for Comments for the proposed Snider Re-subdivision of Block 1 Lot 13. Comments are due by **August 4, 2022**. Feel free to contact me if you have any questions.

https://matsugovus-my.sharepoint.com/:f/g/person/matthew_goddard_matsugov_us/ErrDtG48esIjklqIA0wXDZsBsibHGqu68qKqQ36PyD7h4Q?e=yfPwb0

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

Matthew Goddard

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

JOSHUA H. GROSS _____ DATE _____
5393 E. KANOA CIR.
WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SIGNED TO BEFORE ME THIS _____ DAY OF _____ 20____

FOR _____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE DIMENSIONS SHOWN ON THE PLAN ACTUALLY EXIST AS SHOWN. I HAVE BEEN ADVISED THAT ALL NECESSARY DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR

LEGEND

- ⊕ RECOVERED 2" ALUMINUM POST MONUMENT
- RECOVERED PLASTIC CAP ON 3/4" REBAR
- RECOVERED 3/4" REBAR
- ⊙ SET PLASTIC CAP ON 3/4" x 30" REBAR
- Ⓜ MEASURED DATA
- [N74°45'W] [254.70'] RECORD PER PLAT (W-1)
- [N74°45'W] [254.70'] RECORD PER PLAT (2012-45)
- ② SURVEY POINT NUMBER
- ① BLOCK NUMBER
- ⊞ RIGHT-OF-WAY DEDICATED THIS PLAT

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSTITNA BOROUGH)



SOURCE: MSB TAX MAP WADE, WADE, WATT, WAIZ, WAIZ, & WAHA
1"=5280'

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHWEST CORNER OF LOT 3B. (SURVEY POINT 702) A RECOVERED MONUMENT WITH A METAL PLAS MONUMENT POSITION OF 61°34'43.18" N 149°28'26.92" W
3. THIS LOT IS SERVED BY CITY OF WASILLA SEWER SYSTEMS. NO ON SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ON THESE LOTS.
4. 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 PARCEL. THE LOCATION OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
5. THIS SUBDIVISION IS SUBJECT TO A M.E.A. BLANKET EASEMENT RECORDED ON JUNE 16, 1981 IN BOOK 236, PAGE 380.

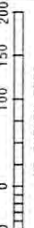
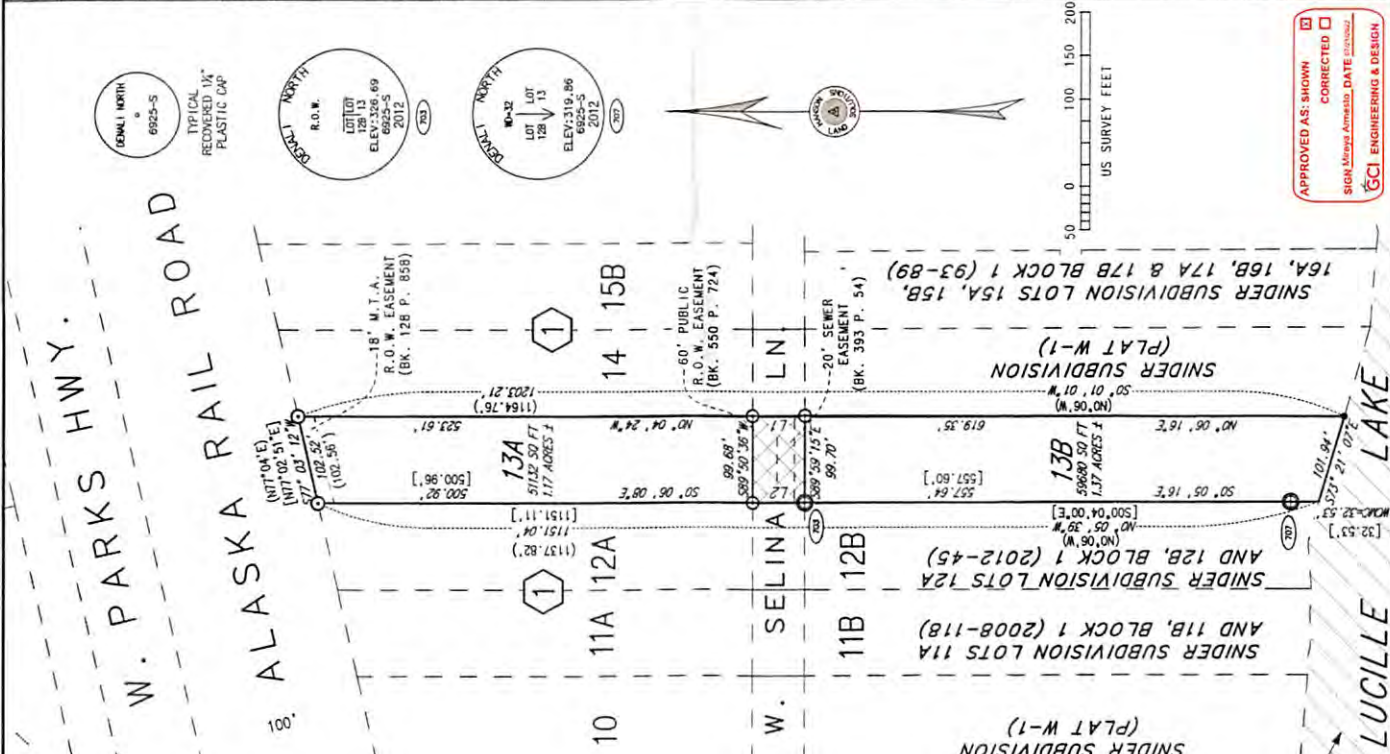
RECEIVED
JUN 11 2022
Agenda Copy
PLATTING

A PLAT OF
**SNIDER SUBDIVISION
LOTS 13A & 13B, BLOCK 1**

A SUBDIVISION OF
LOT 13, BLOCK 1
SNIDER SUBDIVISION (PLAT W-1)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
W 1/2 SEC. 9, T. 17N, R. 1W, SM, AK
CONTAINING 2.68 ACRES MORE OR LESS

HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738

FILE: FB02-169 [OK: CSH] SCALE: 1"=100' 06/20/22 1 OF 1



APPROVED AS SHOWN
CORRECTED
SIGN: Meters Address, DATE: 20____
GCI ENGINEERING & DESIGN

FLOOD HAZARD AREA

EXHIBIT G -4

Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, July 14, 2022 2:17 PM
To: Matthew Goddard
Subject: RE: RFC Snider RSB B/1 L/13 (MG)

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

Hello,

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

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, July 8, 2022 2:59 PM
To: allen.kemplen@alaska.gov; Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; maddys@akrr.com; stephensD@akrr.com; Kate Dueber <DueberK@akrr.com>; regpagemaster@usace.army.mil; Planning <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; robyundtmsb@gmail.com; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: RFC Snider RSB B/1 L/13 (MG)

Hello,

The following link is a Request for Comments for the proposed Snider Re-subdivision of Block 1 Lot 13. Comments are due by **August 4, 2022**. Feel free to contact me if you have any questions.

6B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 1, 2022

PRELIMINARY PLAT: SWAN ESTATES
LEGAL DESCRIPTION: SEC 10, T17N, R01E, SEWARD MERIDIAN AK
PETITIONERS: B & H INVESTMENTS LLC
SURVEYOR/ENGINEER: ALL POINTS NORTH
ACRES: 6 ± PARCELS: 4
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2022-106

REQUEST: The request is to create four lots from Parcel 1, MSB Waiver 2001-150-PWM, recorded at Reception No. 2001-021220-0 (Tax Parcel A13), to be known as **SWAN ESTATES**, containing 6 acres +/- . Petitioner will dedicate 60' wide right-of-way on the north boundary and the portion of the Public Use Easement of N. Old Trunk Road on the west boundary. Petitioner will dedicate a t-turnaround and construct to residential street standards. Parcel is located south of E. Palmer-Wasilla Highway, west of N. Trunk Road and east of N. Old Trunk Road; lying within the NW ¼ NE ¼ Section 10, Township 17 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Geotechnical Report	EXHIBIT B – 3 pgs
Drainage Report	EXHIBIT C – 8 pgs
Plan & Profile	EXHIBIT D – 2 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance	EXHIBIT E – 1 pg
Department of Emergency Services	EXHIBIT F – 1 pg
ADF&G	EXHIBIT G – 2 pgs
ADOT&PF	EXHIBIT H – 2 pgs
Utilities	EXHIBIT I – 2 pgs
Site Visit Report, with Photos, dated July 21, 2022	EXHIBIT J – 8 pgs

DISCUSSION: Petitioner is creating four lots. Lot 4 is a flag lot, pursuant to MSB 43.20.300(E). Petitioner is dedicating 60' of right-of-way on the northern boundary and will construct a residential street standard and a temporary cul-de-sac (see *Recommendation #4*). Petitioner is dedicating as right-of-way the portion of the Public Use Easement of N. Old Trunk Road. Petitioner will need to grant 15' wide utility easements adjoining rights-of-way (see *Recommendation #5*). Lots range in size from 1.1 acres to 1.4 acres.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Max Schillinger, PE, All Points North, notes one testhole was excavated to 12.5'. Soils are clean well graded

gravel (GW) and no groundwater was encountered. Testhole location is shown on preliminary plat. Each lot will have a minimum of 10,000 sf of contiguous useable septic area and 0,000 sf of building area. Drainage Report at **Exhibit C**; Plan and Profile at **Exhibit D**.

Comments: Department of Public Works Operations & Maintenance (**Exhibit E**) states: “as noted on the preapp, road construction should end in a temporary cul-de-sac, unless one of the conditions of Subdivision Construction Manual (SCM) A07.2(a) applies. Those conditions are: “extreme environmental or topographical conditions, unusual or irregularly shaped tract boundaries, or when the location of the turnaround is intended to become an intersection.” None of these conditions apply in this case. Additionally, as designed, there would be no construction frontage for proposed Lot 3 (see **Recommendation #4**). The drainage report needs to delineate the pre and post development catchment areas and address all of the design requirements listed in SCM D03 (see **Recommendation #4a**).”

Department of Emergency Services (**Exhibit F**) has no issues with this request. ADF&G (**Exhibit G**) has no objections. ADOT&PF (**Exhibit H**) has no comments.

Utilities: (**Exhibit I**) MTA requests a 15’ wide easement adjacent to the north sides of Lot 2 and Lot 3 (see **Recommendation #5**). Enstar has no comments or recommendations. GCI and MEA did not respond.

Site Visit Report, with photos, on July 21, 2022 at **Exhibit J**.

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 Gateway; Fire Service Area #130 Central Mat-Su; Road Service Area #16 South Colony; MSB Community Development, Assessments, Planning, Development Services or Pre-Design Division; GCI or MEA.

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

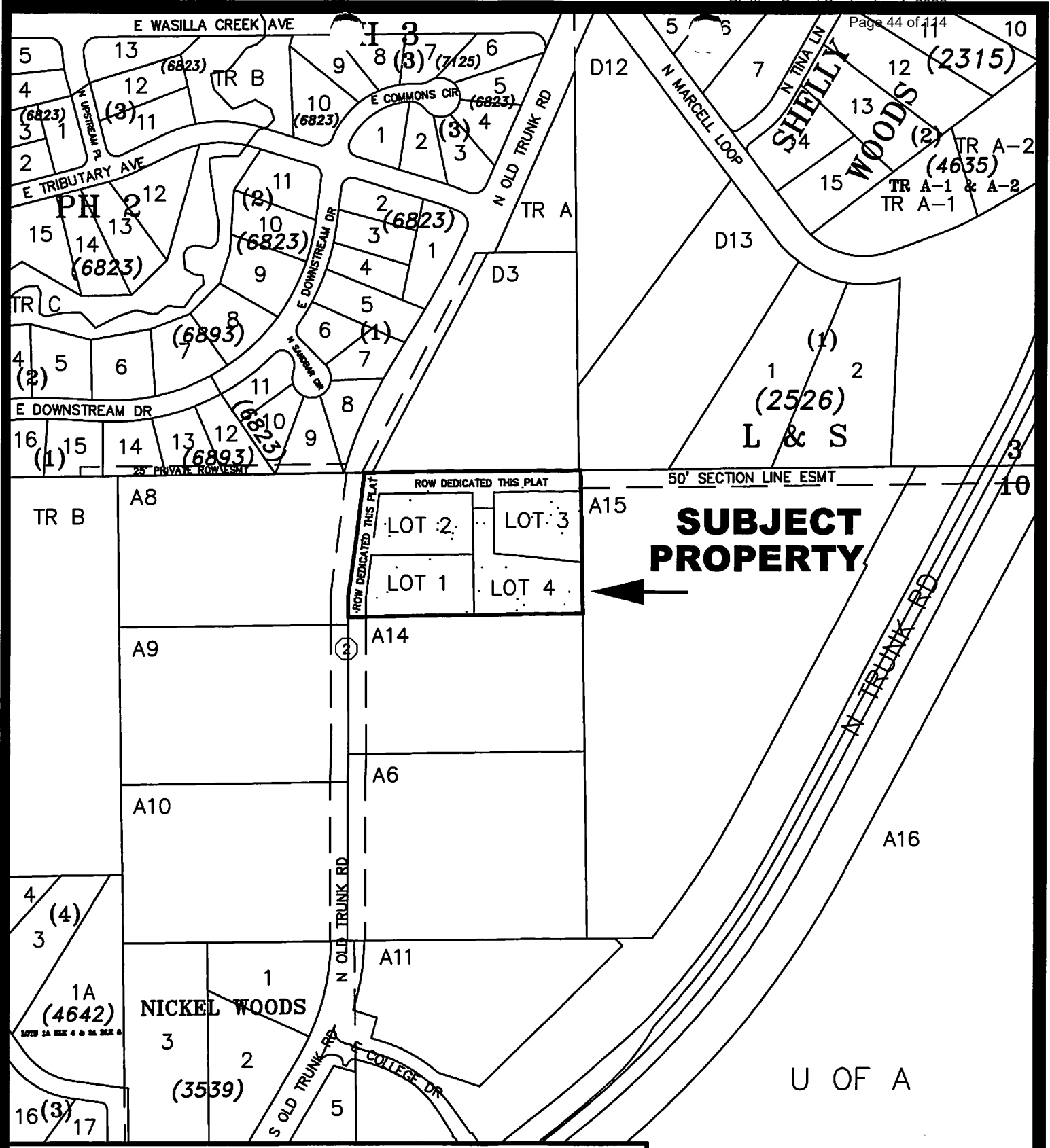
FINDINGS OF FACT

1. The plat of Swan Estates 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). All lots have the required septic area and building area.
3. All lots will have the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E) Flag lots.
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 Gateway; Fire Service Area #130 Central Mat-Su; Road Service Area #16 South Colony; MSB Community Development, Assessments, Planning, Development Services or Pre-Design Division; GCI 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 Swan Estates, Section 10, Township 17 North, Range 01E, 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 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 DPW acceptance of the road to Platting staff.
 - c. Platting staff to approve all road names.
 - d. Provide as-built of streets once construction is complete.
5. Grant 15' wide utility easements adjoining rights-of-way.
6. Show all easements of record on each final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED SWAN ESTATES

LOCATED WITHIN

SECTION 10, T17N, R01E, SEWARD MERIDIAN,

ALASKA

WASILLA 09 MAP

E COLLEGE DR

S MUSGROVE RD

EXHIBIT A - 1



200 100 0 200 Feet

EXHIBIT A-2



MatSuBo

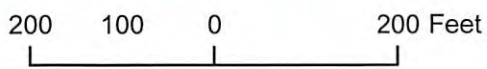
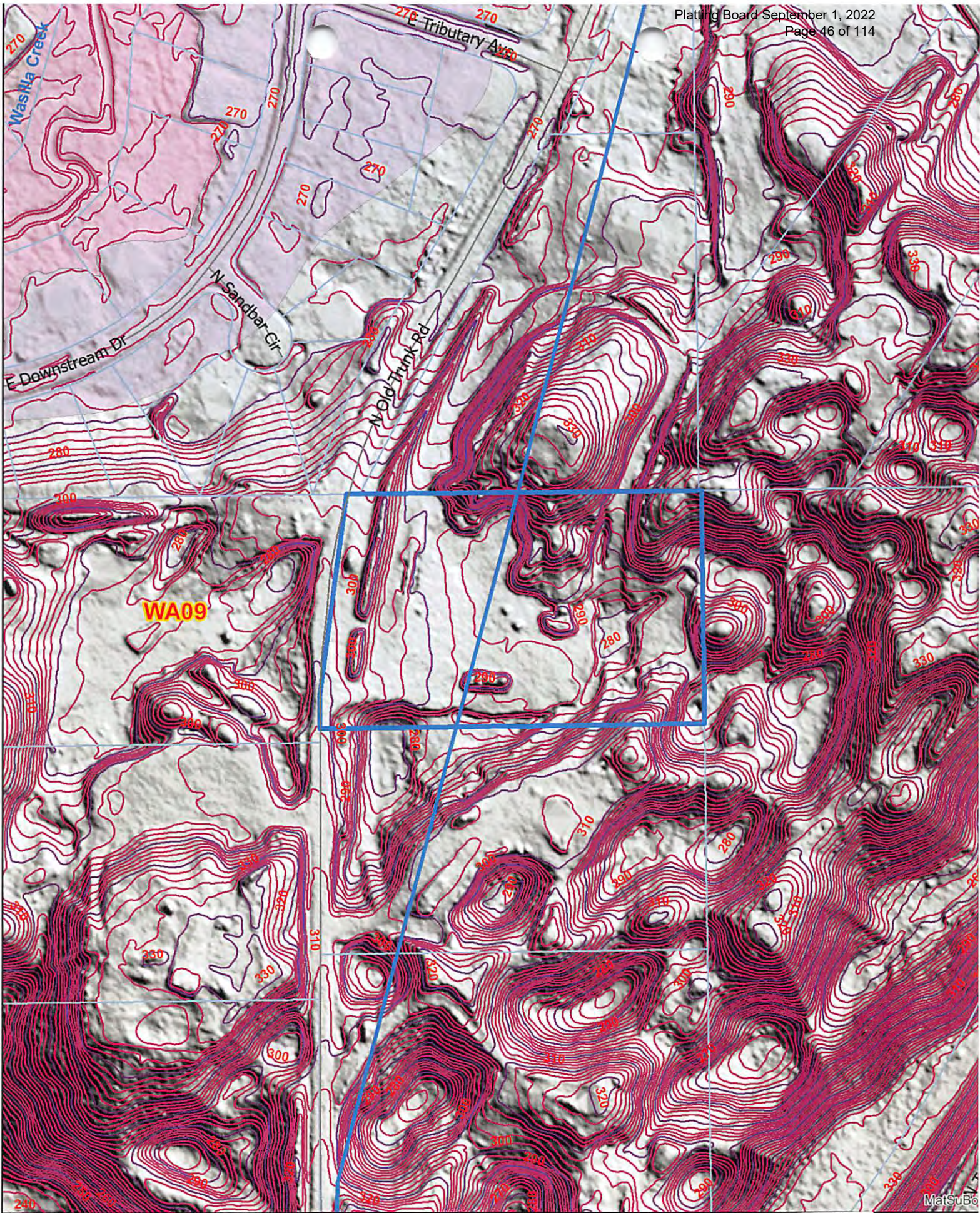
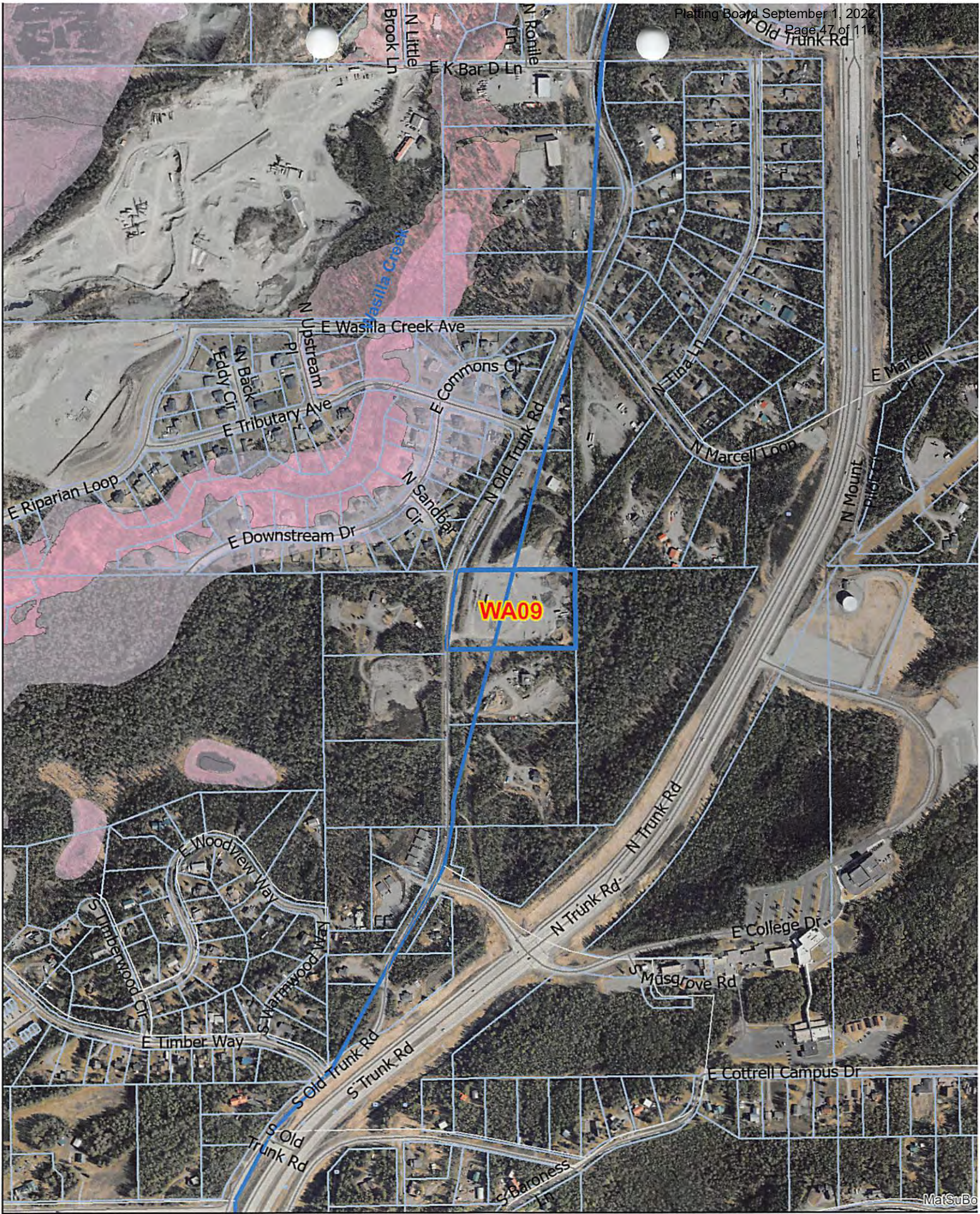


EXHIBIT A -3





WA09

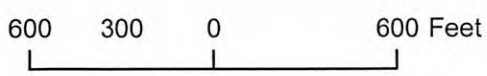


EXHIBIT A-4



RECEIVED

JUL 13 2022

PLATTING



LAND SURVEYING &
CIVIL ENGINEERING

P: 907-746-4185 | F: 907-746-4186

To: **Matanuska Susitna Borough**
Platting Division
350 E. Dahlia Avenue
Palmer, Alaska, 99645

Date: 6/22/2022

Job: 21-47 Haines

Subject: **M.S.B. Title 43 Geotechnical Investigation, Escher Subdivision**

INTRODUCTION

Project Location

At the request of the Matanuska Susitna Borough, we have performed a soils and usable area investigation for the proposed Swan Estates Subdivision. The subject parcel is located at 527 N Old Trunk Road, Palmer. The M.S.B. Tax Identification Number is 117N01E10A013. The geographic location is approximately latitude N 61°35'04", longitude W149°14'54".

Project Description and Overview Map

Swan Estates Subdivision is a division of one 6.0 acre parcel into four 1.1-1.4 acre lots.



Scope of Investigation

M.S.B. Title 43 includes definitions and regulations regarding septic and building usable areas. Title 43 requires that all lots have a minimum of 40,000 square feet, of which a minimum 10,000 feet shall be building area and a minimum 10,000 feet shall be contiguous septic field area. Title 43 requires soil borings or test holes be dug under the direction of an Alaska registered civil engineer, and that a report of the findings be written. This investigation chose one test hole to investigate the usable area of the proposed lots as seen on the preliminary plat.

Vegetation, Topography, and Bedrock

The majority of this project site is a cleared and level sand/gravel borrow site. Neither signs of standing water nor bedrock was noted.

Soil Investigation

One test hole near the center of the project site was dug to a minimum of 12.5 foot depth. The hole yielded similar soil grain size distributions throughout. The majority of the soil was comprised of clean gravel and sand, as seen in the test log and photo below. Groundwater levels were absent at the time of exploration. Gravel is defined as particles greater than no.4 sieve, or size greater than 4.75mm. Sand is defined as particles smaller than no.4 sieve but larger than no. 200 sieve, or 0.075mm-4.75mm. Silt and clay are particles finer than no. 200 sieve, or smaller than 0.075mm:

HOLE #1

<u>Depth</u>	<u>Description (Unified Soil Classification)</u>
0'-12.5'	Clean Well Graded Gravel (GW) (65% gravel, 35% sand) (Note: No groundwater encountered)





LAND SURVEYING &
CIVIL ENGINEERING

P: 907-746-4185 | F: 907-746-4186

CONCLUSIONS

The proposed Swan Estates Subdivision has adequate soils and topography such that *each lot will have a minimum 10,000 square feet contiguous septic area and 10,000 square feet building area.* The investigation identified the soil types to be suitable for conventional bed and trench systems.

Please contact me should you have any questions about this usable area certification.

Max Schillinger, P.E.



June 22, 2022

To: **Matanuska Susitna Borough
Platting Division
350 E. Dahlia Avenue
Palmer, Alaska, 99645**

Date: **6-9-2021**

Job: **21-47 Nate Haines**

Subject: **M.S.B. Title 43 Drainage Report, SWAN ESTATES**

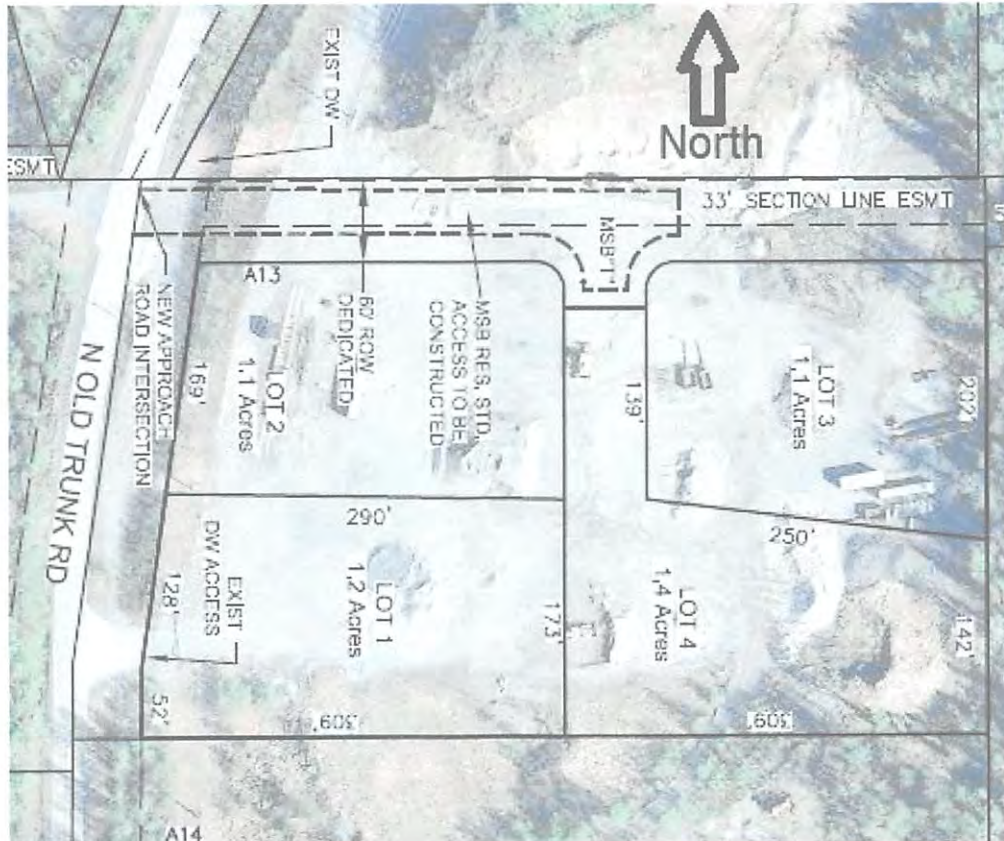
INTRODUCTION

Project Location

At the request of the Matanuska Susitna Borough (MSB) we have performed a drainage report for the proposed Swan Estates. The subject parcel is located at 527 N Old Trunk Road, Palmer. The M.S.B. Tax Identification Number is 117N01E10A013. The geographic location is approximately latitude N 61°35'04", longitude W149°14'54".

Project Description and Overview Map

Swan Estates Subdivision is a division of one 6.0 acre parcel into four 1.1-1.4 acre lots.





LAND SURVEYING &
CIVIL ENGINEERING

P: 907-746-4185 | F: 907-746-4186

Scope of Investigation

Responsible stormwater management is the treatment, retention, detention, infiltration, and conveyance of stormwater and other surface waters without adversely impacting adjoining, nearby, or downstream properties and receiving waters. This is a requirement outlined in the MSB 2020 Subdivision Construction Manual, and MSB Code 43.05.015. A drainage plan is required when road construction is needed that disturb 10,000 square feet of land or more. As this project will disturb approximately 15,000 s.f. (during the road construction phase, not including future houses), this drainage report and plan is required by MSB.

The local precipitation data is provided in the MSB Subdivision Construction Manual. This data originates from the Palmer Airport weather station, which is within 10 miles of the project site.

Table D-2: Recurrence Interval Hyetographs (in/hr) for the Matanuska-Susitna Borough

Time (hr)	1 Year	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
1	0.01	0.02	0.02	0.02	0.02	0.02	0.02
2	0.02	0.02	0.02	0.02	0.02	0.02	0.02
3	0.02	0.02	0.02	0.02	0.02	0.02	0.03
4	0.02	0.02	0.02	0.02	0.02	0.03	0.03
5	0.02	0.02	0.02	0.02	0.03	0.03	0.03
6	0.02	0.02	0.02	0.03	0.03	0.03	0.03
7	0.02	0.02	0.03	0.03	0.03	0.03	0.04
8	0.03	0.03	0.03	0.03	0.04	0.04	0.04
9	0.03	0.03	0.04	0.04	0.04	0.05	0.05
10	0.04	0.04	0.04	0.05	0.05	0.06	0.06
11	0.05	0.05	0.06	0.06	0.07	0.08	0.08
12	0.06	0.07	0.07	0.08	0.09	0.10	0.10
13	0.26	0.31	0.38	0.44	0.51	0.56	0.62
14	0.08	0.09	0.10	0.12	0.13	0.14	0.15
15	0.04	0.04	0.05	0.05	0.06	0.06	0.07
16	0.03	0.04	0.04	0.04	0.05	0.05	0.05
17	0.03	0.03	0.03	0.04	0.04	0.04	0.04
18	0.02	0.03	0.03	0.03	0.03	0.04	0.04
19	0.02	0.02	0.03	0.03	0.03	0.03	0.03
20	0.02	0.02	0.02	0.02	0.03	0.03	0.03
21	0.02	0.02	0.02	0.02	0.03	0.03	0.03
22	0.02	0.02	0.02	0.02	0.02	0.02	0.03
23	0.02	0.02	0.02	0.02	0.02	0.02	0.02
24	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Total	0.90	1.01	1.16	1.28	1.43	1.55	1.67

Note: Total values of rainfall calculated by adding un-rounded average rainfall intensities for each time step.
Source: Palmer Municipal Airport, 1999 to 2008, Sontec - 2009


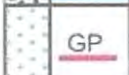
(4) Land Cover

Pre development land cover is gravel. The road will be a gravel road for post development, thus unchanged. The gravel pads for house construction are already existing.

(5) Soil conditions

The pre-development soil conditions onsite are free draining gravel (Well graded gravelly sand, Unified Classification GW). No visible standing water occurs on the roadway areas for nearly all of the year. The majority of the project site is cleared, with no topsoil as it was a previously a gravel pit.

GRAVELS
More than 50% of coarse fraction larger than No. 4 sieve size

Clean Gravels (Less than 5% fines)	
	Well-graded gravels, gravel-sand mixtures, little or no fines
	Poorly-graded gravels, gravel-sand mixtures, little or no fines

(6) Fish Passage

Fish passage is not applicable. There are no free-flowing streams onsite.

(7) Preserving Existing Drainage Patterns

The existing natural drainage patterns are largely preserved with the attached proposed road design. Micro drainage considerations will be needed to create positive drainage around houses, as the project lies lower than offsite parcels

(8) Onsite Development

The site is currently undeveloped. Thus the subdivision process does not significantly increase runoff as it is covering a gravel area with a borough gravel road.

In ultimate development, with houses, topsoil and micro grading will be needed (2-5% away from houses). Infiltration areas and other best management practices will be advisable.

(9) Utility easements

MSB requires that utility easements are not used to retain nor detain water in this development. This project proposes no detention, and the development avoids existing utilities.

(10) Peak Existing Observed Flow

- The proposed road construction will encompass a ½ acre footprint of existing gravel.
- Drainage ditches and culverts are to pass the 10-year, 24-hour Palmer Alaska rain event of 1.28 inches.
- A 10 year 24 rain event would generate 1.28 inches (0.107 feet) of rain. To yield cubic feet assuming impervious conditions, $0.107\text{feet} * 1/2\text{acre} * 43560\text{sf/acre} = 2330$ cubic feet.
- There are no onsite observed flows nor drainage ditches containing water.

(11) Peak Flow Provided by Drainage Ditches and Culverts.

The 400 feet of new road encompasses approximately half an acre. The beginning of the road is near a high spot in N Old Trunk Road. No run-on will be created. The drainage at N Old Trunk Road will be passed northerly with an 18" Culvert.

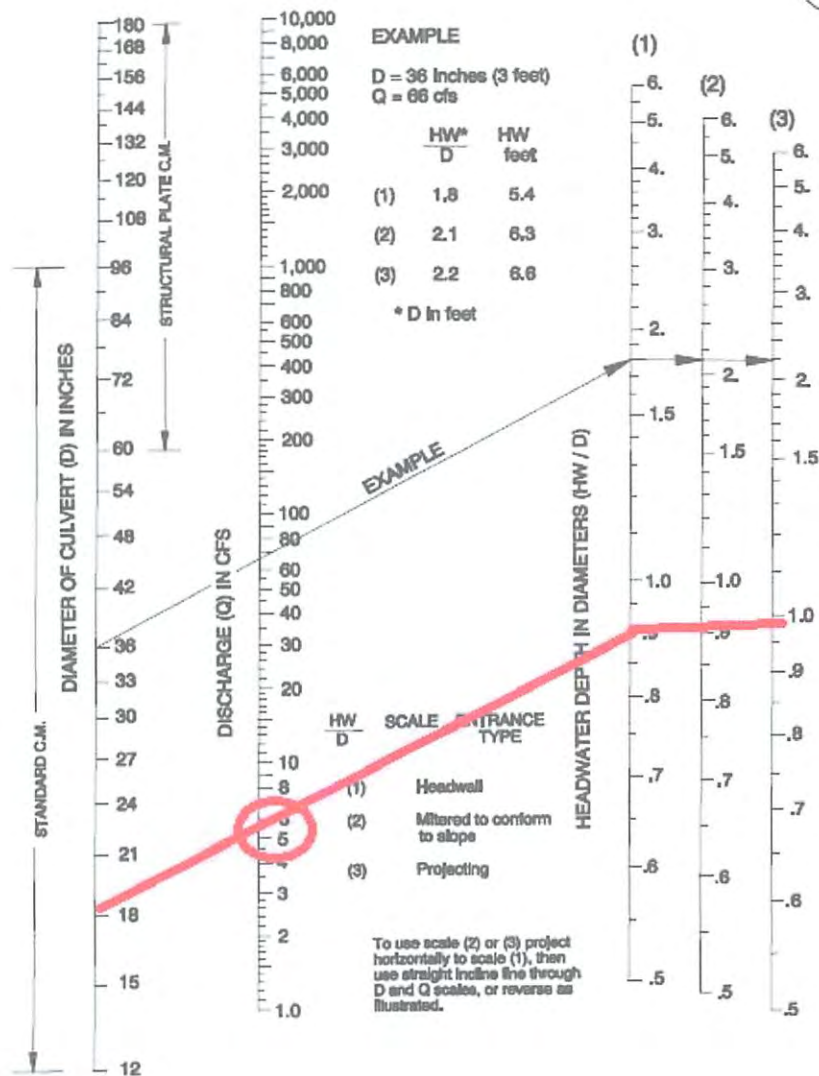
Given ditches 2 feet deep minimum, 3:1 foreslope, 2:1 backslope, the capacity is 33 cfs provided even if a flat slope of 0.5% is assumed.

<u>TRAPAZOIDAL CHANNEL</u>			
<u>INPUTS</u>			
bottom width=	0	feet	
side slope left=	3	to 1vert	ratio
side slope right=	2	to 1vert	ratio
flow depth=	2	feet	
Manning N=	0.03	(unitless)	
Slope in direction of flow=	0.005	decimal of percent	
<u>OUTPUTS</u>			
Area (A)	10	square ft	
Wetted Perimeter (P)	10.79669	ft	
Hydraulic Radius (R)	0.92621	ft	
Manning equation-----> Q =	1.49/N	*A*	(R ^{.66}) *(S ^{.5})

Q= 33.37 cfs
Velocity = 3.337017

(12) Peak Flow Provided by Drainage Crossing Culverts
Assuming 18" culvert, flowing full, **5cfs is provided**

**C.M. CULVERTS
WITH INLET CONTROL**





LAND SURVEYING &
CIVIL ENGINEERING

P: 907-746-4185 | F: 907-746-4186

CONCLUSION

The proposed new road for SWAN ESTATES adequately provide conveyance of stormwater and other surface waters without adversely impacting adjoining, nearby, or downstream properties and receiving waters.

It is recommended that during house construction phase of the development, that houses be constructed with adequate positive drainage (2-5% away from buildings, for 50 feet) and that the existing gravel pads adjacent to homes be revegetated with topsoil and landscaping or grass.

Max Schillinger, P.E.



June 30, 2022

OWNERSHIP CERTIFICATE

I, the undersigned, hereby certify that I am the owner of the real property shown and described herein, and I hereby certify that the title of said property, and by my own free consent, I declare all rights of Way to the Malheur National Forest, and that all interests in the land shown.

Owner: Notary Public
Notary Public
 2251 Crater Loop, Astoria, OR 97103
 Date: _____

PLANNING AND LAND USE DIRECTORS' CERTIFICATE

I hereby state that the subdivision plat has been found to comply with the land use and planning regulations of the Malheur National Forest, and that the plat has been approved by the planning and land use directors of the Malheur National Forest.

Planning and Land Use Director: _____
 Date: _____
 Assistant Planning Director: _____
 Date: _____

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through the date of this plat, against the property included in the subdivision herein, have been paid.

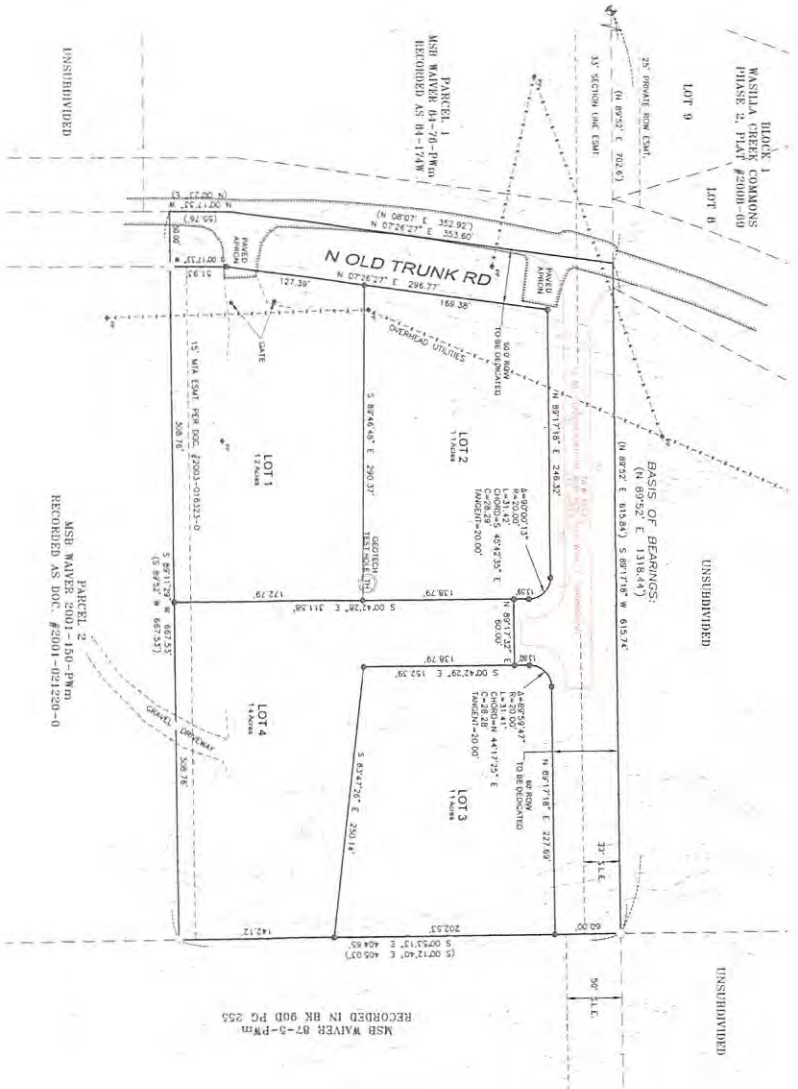
Enough Tax Collection Official: _____
 Date: _____

NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn before me this _____ day of _____, 2022.
 For: _____
 My commission expires: _____
 Notary Public: _____

NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn before me this _____ day of _____, 2022.
 For: _____
 My commission expires: _____
 Notary Public: _____

SURVEYOR
 I hereby certify that I am a Professional Land Surveyor registered in the State of Oregon, and that the plat represents a survey made by me or under my direct supervision, and that all dimensions shown herein are true and correct as determined and that all dimensions and other data are correct.
 Date: _____

SURVEYORS STATEMENT
 I hereby certify that I am a Professional Land Surveyor registered in the State of Oregon, and that the plat represents a survey made by me or under my direct supervision, and that all dimensions shown herein are true and correct as determined and that all dimensions and other data are correct.
 Date: _____



RECEIVED
 JUL 13 2022
PLATTING

LEGEND
 Primary Monument to be searched for
 Secondary Monument to be searched for
 5/8" Pin with public cap marked
 "SCHILLINGER LS 12037" to be set
 Record data per MSB Waiver 2001-150-P/W (revised as Document #2001-021290-0)
 Entry: Allow for 10' lines (Not Shown)

NOTES
 1) There may be federal, state, and local requirements for monumentation. The surveyor is responsible for obtaining a determination whether such requirements apply to the development of the parcels shown hereon.
 2) Conform per 2019 MSB L004.
 3) Subject to an MEA (Mineral) Easement per BR 24 Pg 42, recorded July 10, 1993.
 4) Subject to an MEA (Mineral) Easement per BR 275 Pg 953, recorded September 27, 1982.
 5) Subject to an MEA (Mineral) Easement per Document #2001-021133-0, recorded September 27, 2002.

A PLAT OF
SWAN ESTATES SUBDIVISION
 A RE SUBDIVISION OF PARCEL 1, 2801-150-P/W, RECORDED AS DOCUMENT #2001-021290-0 P.F.D.
 CONTAINING 63 ACRES
 WITHIN SECTION 16, T17 N, R1 E, CLATSOP COUNTY, OREGON
 PREPARED BY MATTHEW A. SCHMITT, A.L.S.
 DATE: 6/21/2022
 SCALE: 1"=50'
 SHEET 1 OF 2

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Wednesday, August 3, 2022 6:12 PM
To: Amy Otto-Buchanan
Cc: Elaine Flagg
Subject: RE: RFC Swan Est #22-106

As noted on the pre-app, road construction should end in a temporary cul-de-sac, unless one of the conditions in A07.2 (a) applies. Those conditions are: extreme environmental or topographical conditions, unusual or irregularly shaped tract boundaries, or when the location of the turnaround is intended to become an intersection. I don't see any of these conditions applying in this case. Additionally, as designed there would be no constructed frontage for Lot 3.

The drainage report needs to delineate the pre- and post-development catchment areas and address all of the design requirements listed in D03.

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: Friday, July 15, 2022 3:06 PM
To: Gateway Community Council <gatewaycommunitycouncil@gmail.com>; cobbfam@mtaonline.net; davemtp@mtaonline.net; allen.kemplen@alaska.gov; John Shadrach <akshadrach@gmail.com>; regpagemaster@usace.army.mil; pamela.i.melchert@usps.gov; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; Fire Code <Fire.Code@matsugov.us>; Lisa Gray <Lisa.Gray@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Debbie Bakic <Debbie.Bakic@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>; Andy Dean <Andy.Dean@matsugov.us>; msb.hpc@gmail.com; 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 Swan Est #22-106

The following link contains a Request for Comments to subdivide 17N01E10A013. Comments are due by **August 10, 2022**. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/Eg6KuOMOkadLqHoz7VnB0_cBgCjnPKf5Yj2jbrg-jeYAJA?e=wtflmh

Amy Otto-Buchanan

From: Fire Code
Sent: Friday, July 29, 2022 9:11 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Swan Est #22-106

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



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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, July 15, 2022 3:06 PM
To: Gateway Community Council <gatewaycommunitycouncil@gmail.com>; cobbfam@mtaonline.net; davemtp@mtaonline.net; allen.kemplen@alaska.gov; John Shadrach <akshadrach@gmail.com>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; Fire Code <Fire.Code@matsugov.us>; Lisa Gray <Lisa.Gray@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Debbie Bakic <Debbie.Bakic@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>; Andy Dean <Andy.Dean@matsugov.us>; msb.hpc@gmail.com; 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 Swan Est #22-106

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Eg6KuOMOkadLqHoz7VnB0_cBgCjnPKf5Yj2jbrg-jeYAJA?e=wtflmh

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

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

EXHIBIT F

Amy Otto-Buchanan

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Wednesday, August 10, 2022 1:09 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Swan Est #22-106

[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 platting 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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>

Sent: Friday, July 15, 2022 3:06 PM

To: Gateway Community Council <gatewaycommunitycouncil@gmail.com>; cobbfam@mtaonline.net; davemtp@mtaonline.net; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; John Shadrach <akshadrach@gmail.com>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Fire Code <Fire.Code@matsugov.us>; Lisa Gray <Lisa.Gray@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Debbie Bakic <Debbie.Bakic@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>; Andy Dean <Andy.Dean@matsugov.us>; msb.hpc@gmail.com; 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 Swan Est #22-106

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.

The following link contains a Request for Comments to subdivide 17N01E10A013. Comments are due by **August 10, 2022**. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/Eg6KuOMOkadLqHoz7VnB0_cBgCjnPKf5Yj2jbrg-jeYAJA?e=wtflmh

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

↶ Reply all ∨ 🗑 Delete 🚫 Junk Block ⋮

RFC Swan Est #22-106

ML

Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>

To: Amy Otto-Buchanan

👍 ↶ ↶ ↷ ⋮

Mon 7/25/2022 2:42 PM

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

Good Afternoon,

The proposed creation of four lots from Parcel 1, MSB Waiver 2001-150-PWM, recorded at reception no. 2001-021220-0 (Tax Parcel A13), to be known as Swan Estates, does not require a fish habitat permit from the ADF&G Habitat Section. No known resident or anadromous waterbodies are present within the boundaries of Parcel 1. If you have any further questions please feel free to reach out.

Crystal Moenaert

Habitat Biologist II

ADF&G Habitat Section

1801 S Margaret Drive, Suite 6

Palmer AK 99645

Ph: 907-861-3204

[ADF&G Habitat Section Permits Link](#)

↶ Reply

↷ Forward



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

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

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

July 27, 2022

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

Re: Plat Review

Dear Mr. Wagner:

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

- **Horseplay Acres #2**
- **Swan Estates**

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

- **Sutton Estates**
 - No additional access will be granted to the Glenn Highway
 - Suggest Lot 2 access via Moki Drive
 - No change to existing access without a new Driveway Permit
- **Shuck Tax ID 118N03E07C015**
 - Lot 3 driveway may not be approved without a Sight Distance evaluation.
 - The subdivided lot will be permitted two driveways in total.
 - Applicant will need to submit separately for appropriate permits.
- **Whispering Willows Sub. II**
 - Note 6 refers to prescriptive as the source of Pittman Road ROW, however this road carries a PLO right of way for the former location, excepting that area relinquished by Commissioners Deed of Vacation (Book 911, Page 721) shown on the attached copy. The Department asserts that the ROW is correct as shown on the ROW Map recorded as Plat 96-46. (Attached page shows relinquishments graphically added 10/7/97)

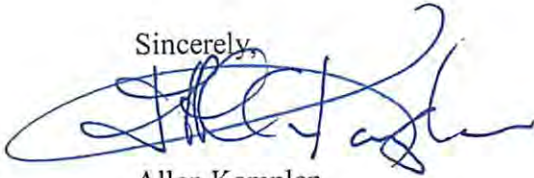
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

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

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

If there are any questions regarding these comments please feel free to contact me at (907) 269-0513 or allen.kemplen@alaska.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Allen Kemplen', written over a light blue circular stamp.

Allen Kemplen
Mat-Su Core Area Planner

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

attachment

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, July 18, 2022 10:34 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Swan Est #22-106

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

Good morning,

MTA has reviewed the plat for Swan Estates. MTA would like to request a 15' esmt along the north side of lots 2 and 3.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

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

Sent: Friday, July 15, 2022 3:06 PM

To: Gateway Community Council <gatewaycommunitycouncil@gmail.com>; cobbfam@mtaonline.net; davemtp@mtaonline.net; allen.kemplen@alaska.gov; John Shadrach <akshadrach@gmail.com>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Stephanie Nowers <stephanielowersdistrict2@gmail.com>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; Fire Code <Fire.Code@matsugov.us>; Lisa Gray <Lisa.Gray@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Debbie Bakic <Debbie.Bakic@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>; Andy Dean <Andy.Dean@matsugov.us>; msb.hpc@gmail.com; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>

Subject: RFC Swan Est #22-106

The following link contains a Request for Comments to subdivide 17N01E10A013. Comments are due by **August 10, 2022**. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/Eg6KuOMOkadLqHoz7VnB0_cBgCjnPKf5Yj2jbrg-jeYAJA?e=wtflmh



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

July 15, 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.

- **SWAN ESTATES SUBDIVISION**
(MSB Case # 2022-106)

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

SITE VISIT REPORT

Case Name: Swan Estates	Date: 07/21/2022 Time: 10:30 am
Owner: B&H Investments LLC	Case Number: 2022-106
Surveyor/Engineer: All Points North	Tax ID #: 217N01E10A013
Subdivision: Swan Estates	Regarding: New Subdivision

SITE CONDITIONS


Weather: Rain	Temperature: 55°
Wind: None	
General Site Condition: No construction started	

Personnel on site: Amy A. Otto-Buchanan, Kimberly McClure, Matthew Goddard - Platting Technicians & Fred Wagner, Platting Officer
--

Equipment in use: Camera

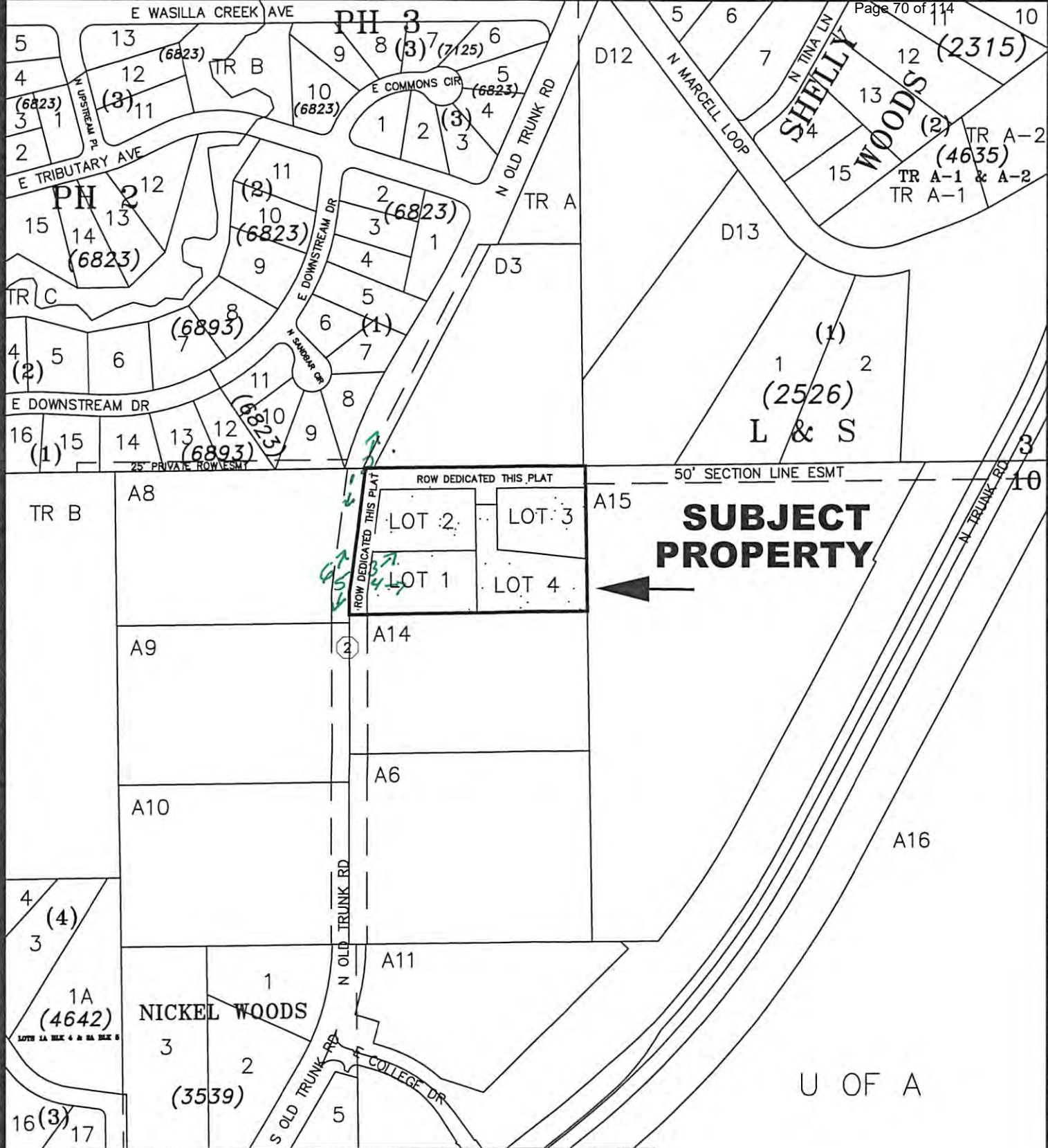
Current phase of work: To be heard before Platting Board, September 2, 2022
--

Reason for Visit/Remarks: (See attached photos)
See photos. Checked site distance of proposed access street and proposed driveway.

Signed By: Amy Otto-Buchanan 

Date: 07/21/2022

EXHIBIT J -/



VICINITY MAP
 FOR PROPOSED SWAN ESTATES
 LOCATED WITHIN
 SECTION 10, T17N, R01E, SEWARD MERIDIAN,
 ALASKA
 WASILLA 09 MAP

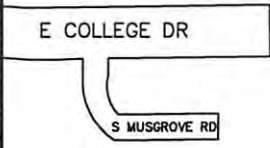
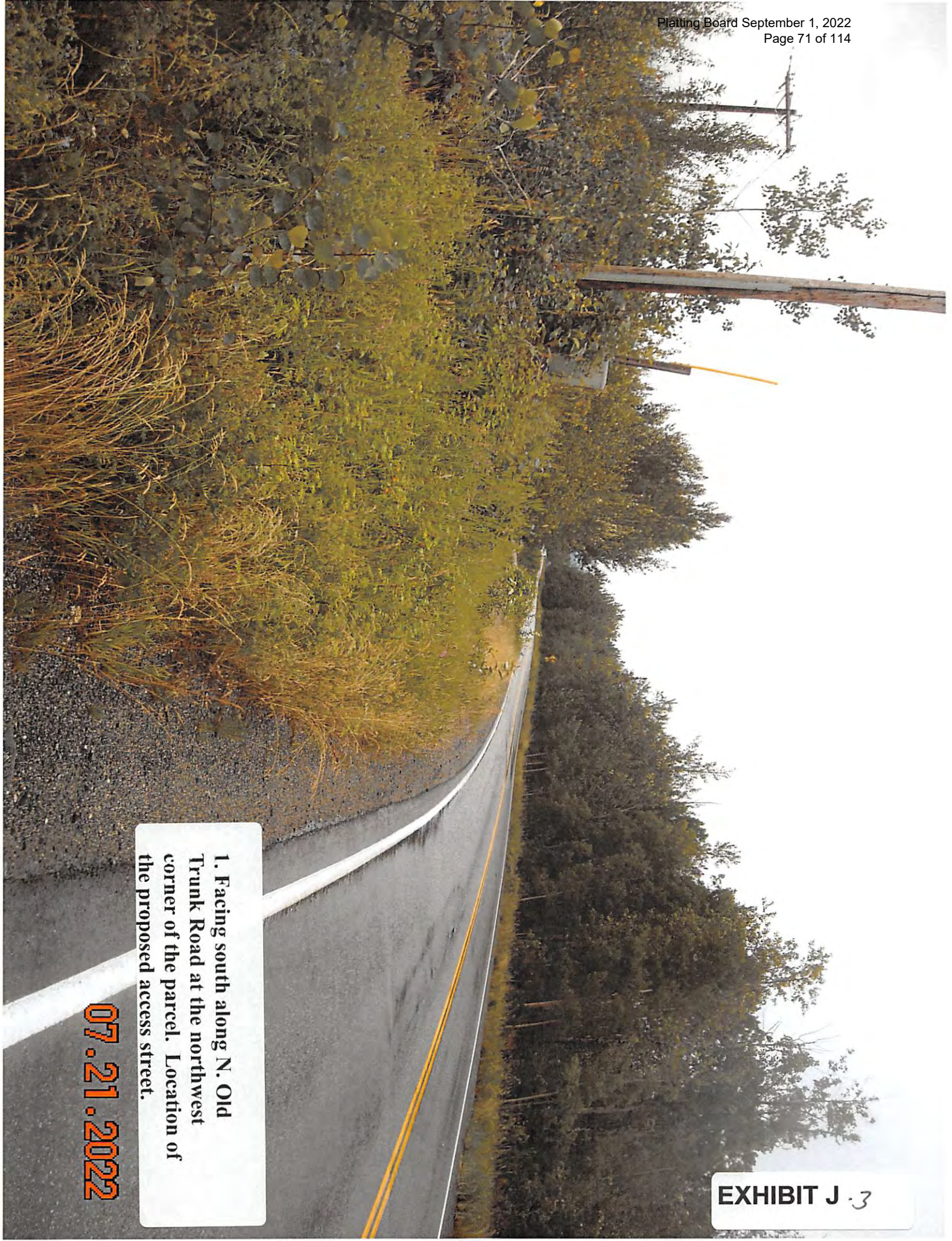


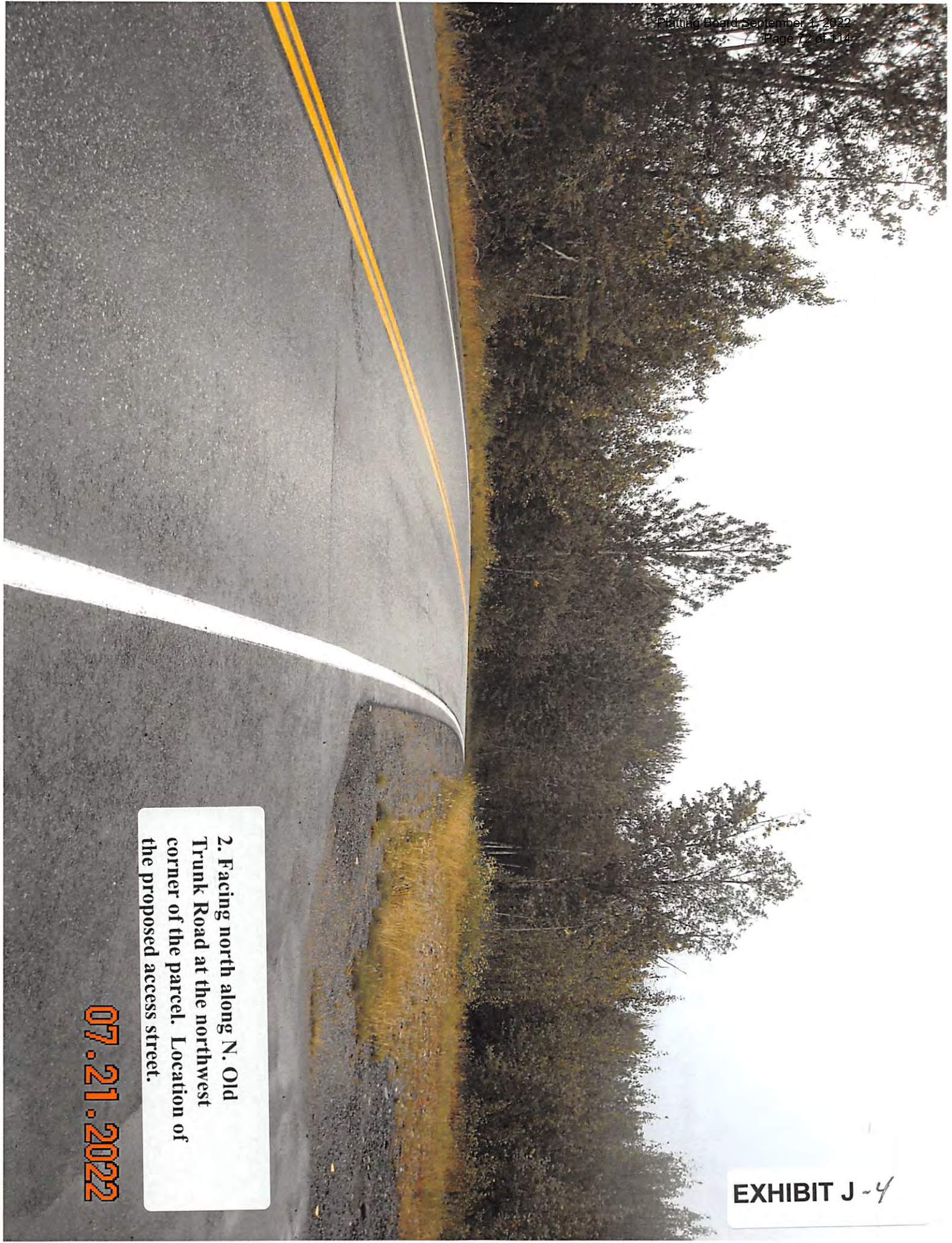
EXHIBIT J-2



1. Facing south along N. Old Trunk Road at the northwest corner of the parcel. Location of the proposed access street.

07.21.2022

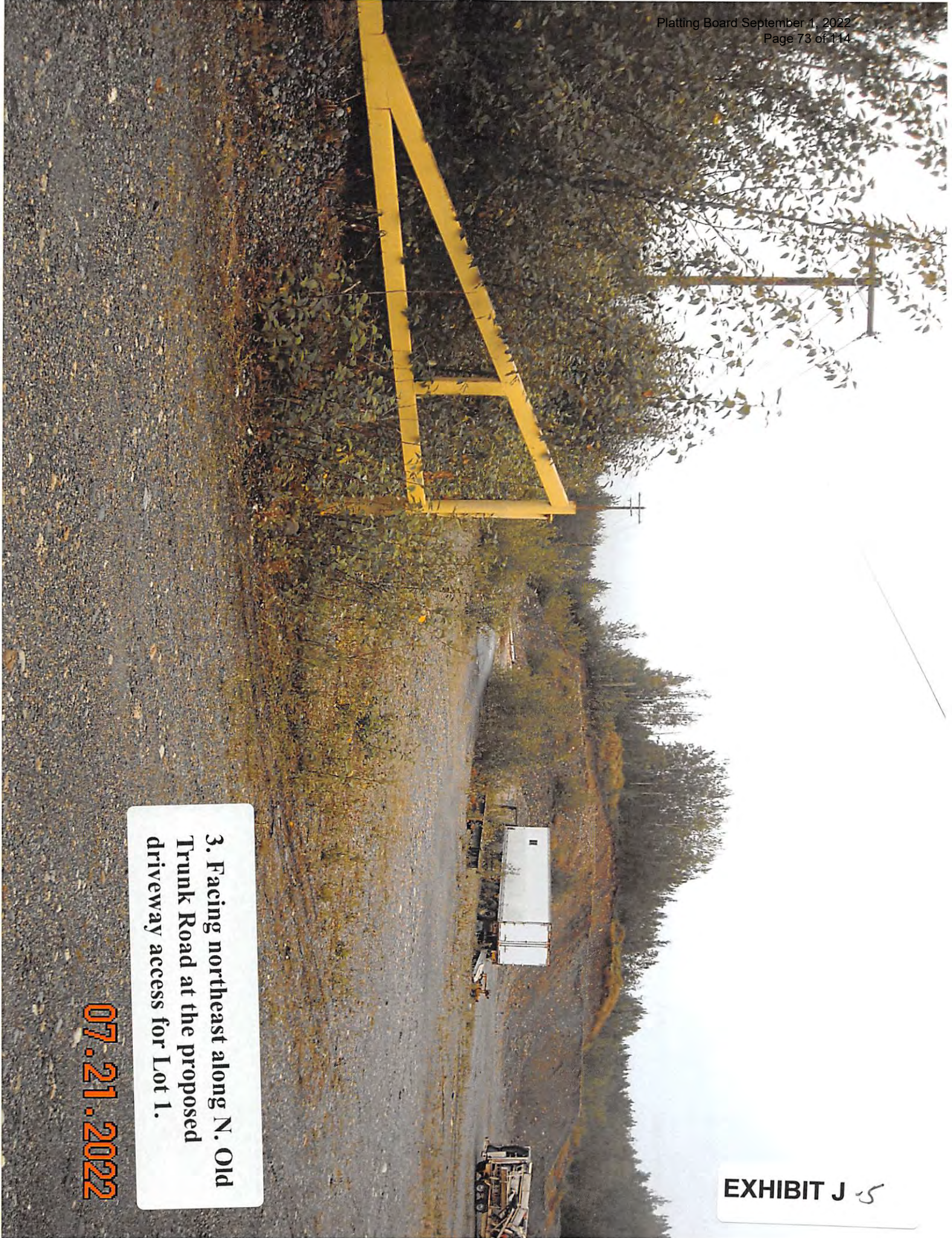
EXHIBIT J 3



2. Facing north along N. Old Trunk Road at the northwest corner of the parcel. Location of the proposed access street.

EXHIBIT J-4

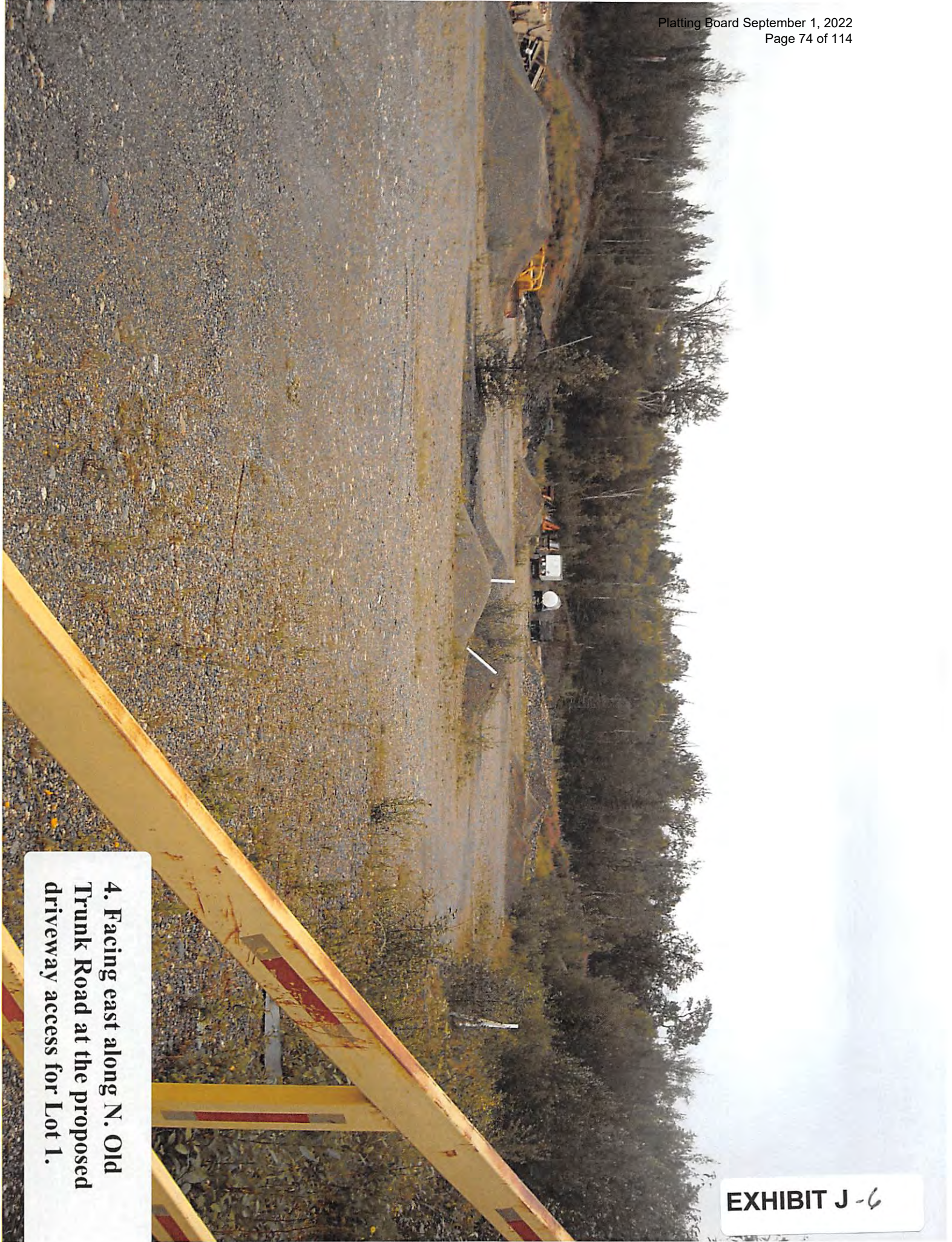
07.21.2022



3. Facing northeast along N. Old Trunk Road at the proposed driveway access for Lot 1.

07.21.2022

EXHIBIT J 5



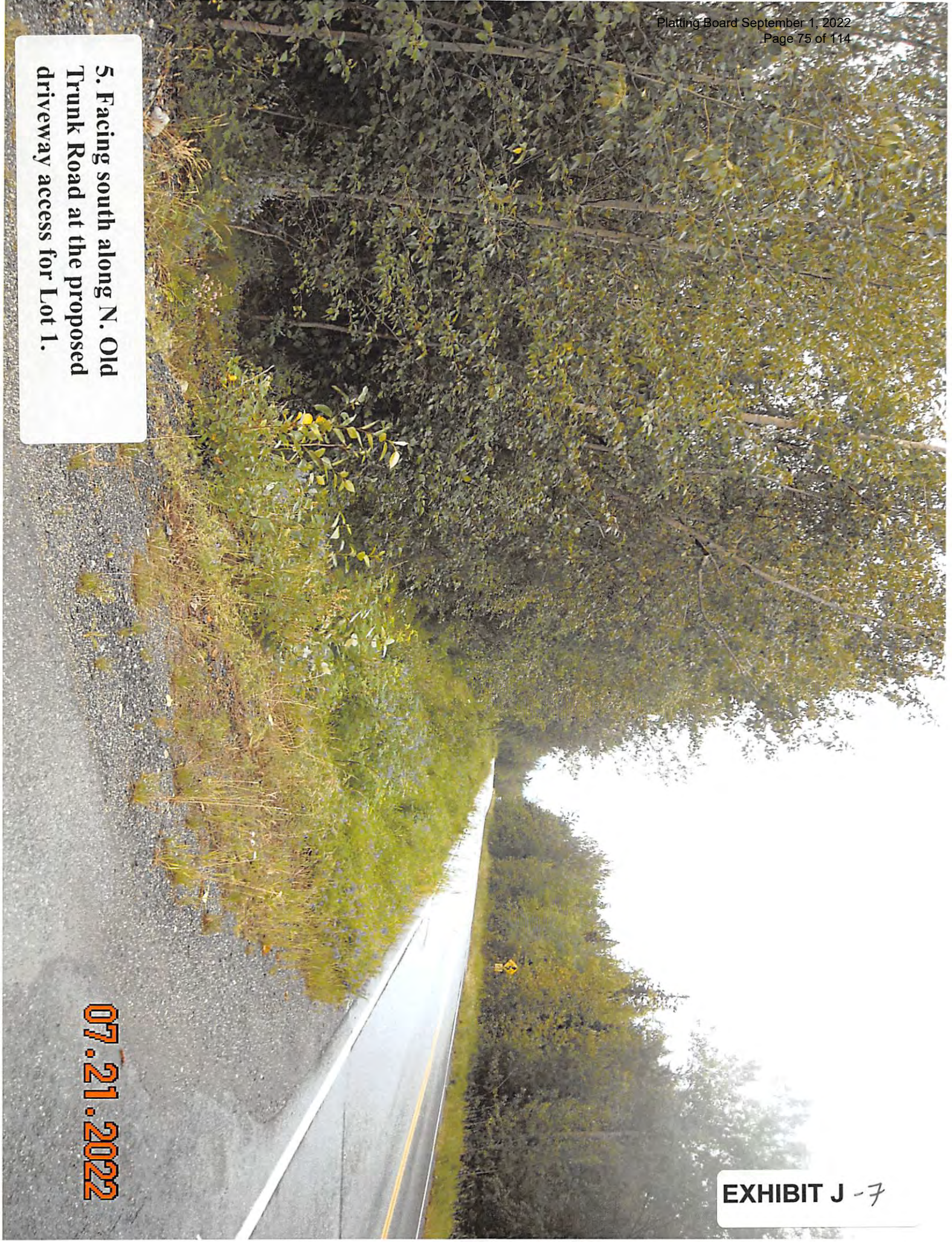
4. Facing east along N. Old Trunk Road at the proposed driveway access for Lot 1.

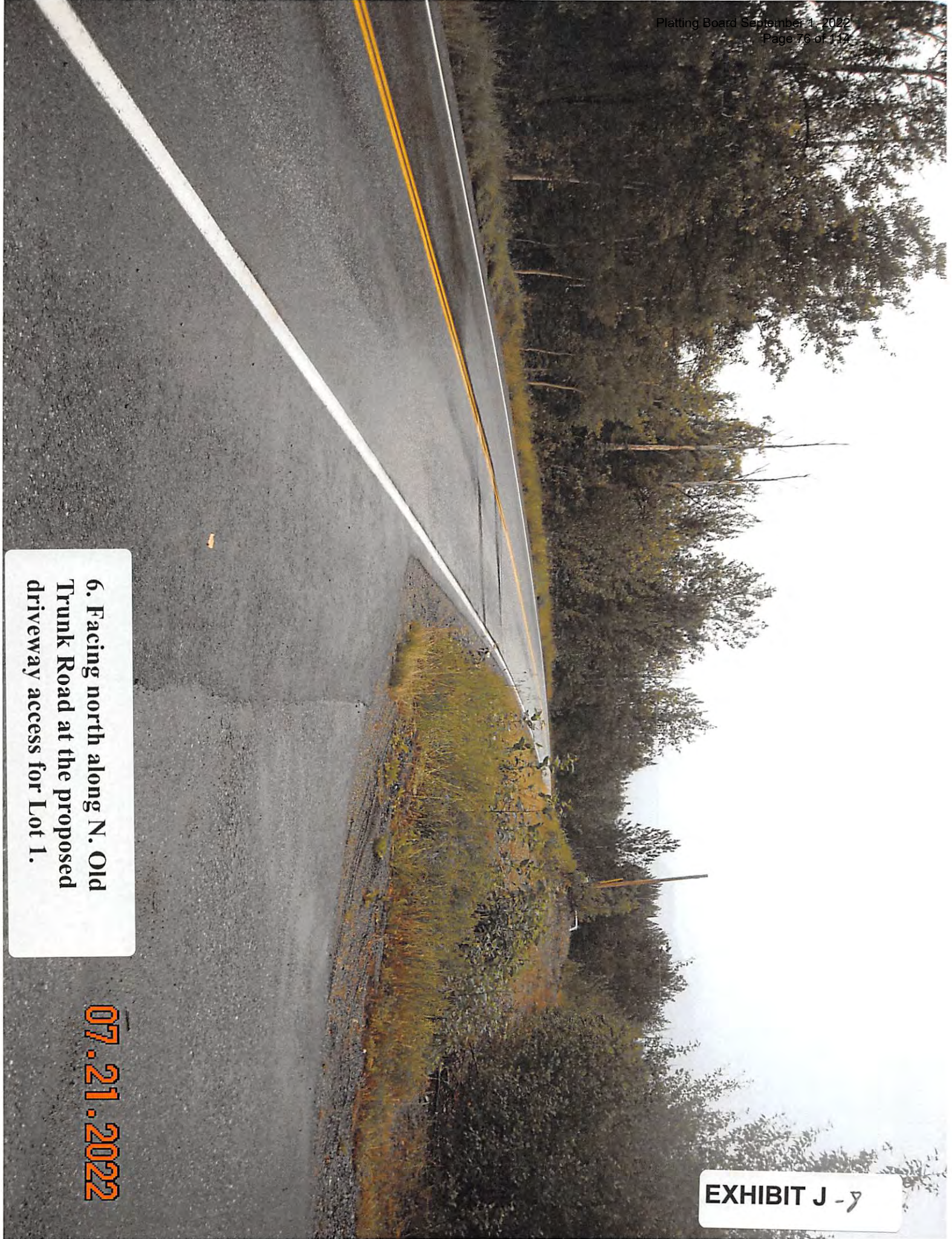
EXHIBIT J - 6

5. Facing south along N. Old
Trunk Road at the proposed
driveway access for Lot 1.

07.21.2022

EXHIBIT J - 7





6. Facing north along N. Old Trunk Road at the proposed driveway access for Lot 1.

07.21.2022

EXHIBIT J - 7

OWNERSHIP CERTIFICATE

I, the undersigned, hereby certify that I am the owner of the real property shown and described hereon, that I hereby adopt this plan of subdivision, and by my own free consent dedicate all Rights of Ways to the Matanuska-Susitna Borough, and grant all easements to the use shown.

Owner: _____ Dated: _____
Nathan Haines, Member
B & H Investments, LLC
2251 Cinnabar Loop, Anchorage, AK 99507

Owner: _____ Dated: _____
Aaron Bartel, Member
B & H Investments, LLC
2251 Cinnabar Loop, Anchorage, AK 99507

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: _____

And that this plat has been approved for recording in the office of the recorder in the Anchorage Recording District, Third Judicial District, State of Alaska, in which the plat is located.

_____ Dated: _____
Planning and Land Use Director

Attest: Platting Clerk

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through _____ against the property included in the subdivision hereon, have been paid.

Borough Tax Collection Official: _____

Dated: _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this ____ day of _____, 2022,

For: _____

My commission expires: _____

Notary Public: _____

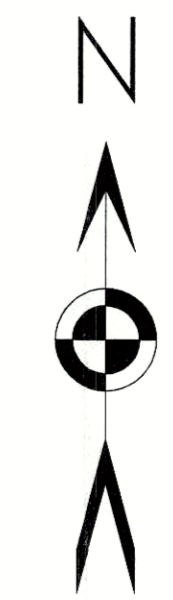
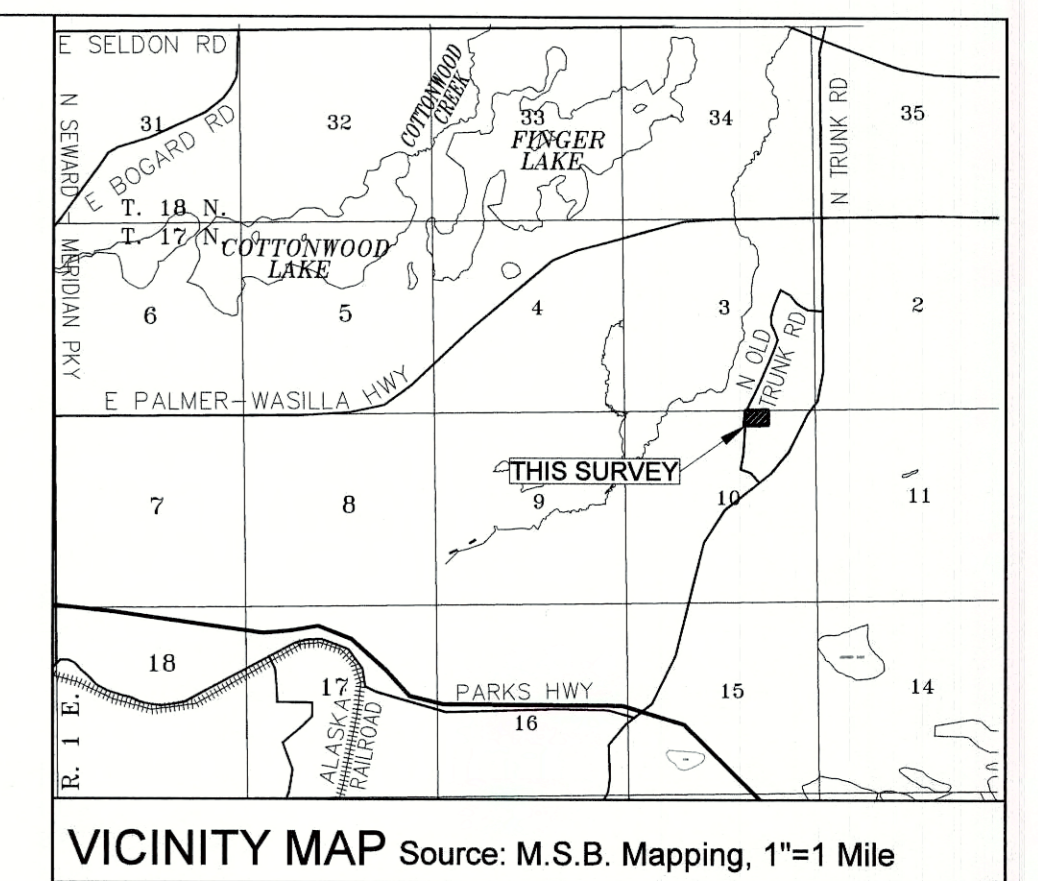
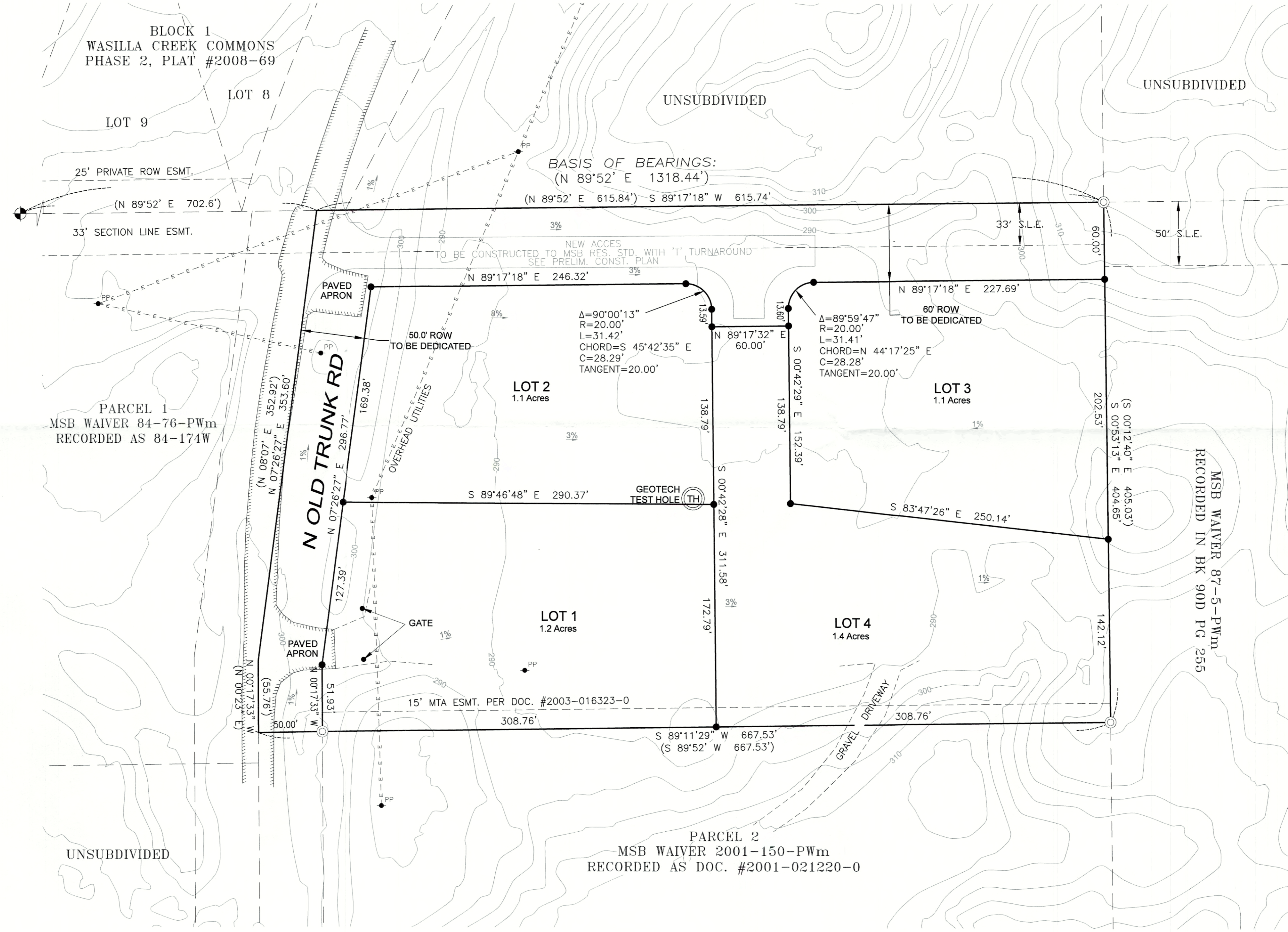
NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this ____ day of _____, 2022,

For: _____

My commission expires: _____

Notary Public: _____



RECEIVED
JUL 13 2022
PLATTING

- LEGEND**
- Primary Monument to be searched for
 - Secondary Monument to be searched for
 - 5/8" Rebar with plastic cap marked "SCHILLINGER LS 12039" to be set
 - () Record data per MSB Waiver 2001-150-PWm, recorded as Document #2001-021220-0.
 - - - Existing Adjoiner Lot Lines (Not Surveyed)

- NOTES**
- 1) There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
 - 2) Contours per 2019 MSB LIDAR.
 - 3) Subject to an MEA Blanket Easement per Bk 24 Pg 42, recorded July 16, 1957.
 - 4) Subject to an MEA Blanket Easement per Bk 275 Pg 950, recorded September 27, 1982.
 - 5) Subject to an MEA Blanket Easement per Document #2002-021153-0, recorded September 27, 2002.

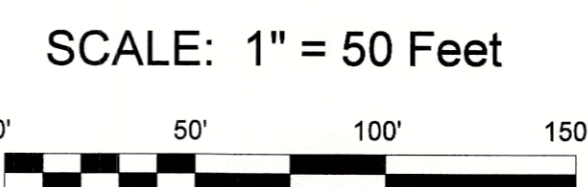
SURVEYOR

Max A. Schillinger
All Points North
P.O. Box 4207,
17600 E. Rambling Rd.
Palmer, AK 99645
907-746-4185

SURVEYORS STATEMENT

I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____



Agenda Copy

A PLAT OF
SWAN ESTATES SUBDIVISION
A RE-SUBDIVISION OF PARCEL 1, 2001-150-PWm,
RECORDED AS DOCUMENT #2001-021220-0, P.R.D.

CONTAINING 6.00 Acres
WITHIN SECTION 10, T 17 N, R 1 E, SEWARD MERIDIAN
PALMER RECORDING DISTRICT, ALASKA
Date: 6-21-2022 Scale: 1"=50' Sheet: 1 of 1

PRELIMINARY PLAT

6C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 1, 2022

PRELIMINARY PLAT: SOUND DECISIONS (UE)(SLOPE)
LEGAL DESCRIPTION: SEC 17, T17N, R01E, SEWARD MERIDIAN AK
PETITIONERS: SCOTT WICK
SURVEYOR/ENGINEER: ALL POINTS NORTH
ACRES: 3.42 ± PARCELS: 3
REVIEWED BY: MATTHEW GODDARD CASE #: 2022-083/084

REQUEST: The request is to eliminate a 30' wide utility easement, eliminate a portion of the slope easement on the south east boundary of the property and create three lots from Block 1, Lot 22, Twinook Subdivision, Plat #79-450 and Block 1, Lot 21B-1, Twinook RSB, Plat #2011-97, to be known as **SOUND DECISIONS**, containing 3.42 acres +/- . The property is located south of S. Hyer Road, north and east of E. Parks Highway, and directly north of E. Updraft Road; within the NE ¼ Section 17, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Geotechnical Report	EXHIBIT B – 10 pgs
Petition for Elimination or Modification of Easement	EXHIBIT C – 3pgs
Utility Company Letters of Non Objection	EXHIBIT D – 8 pgs

AGENCY COMMENTS

ADF&G	EXHIBIT E – 1 pg
Department of Public Works Operations & Maintenance	EXHIBIT F – 1 pg
Utilities	EXHIBIT G – 5 pgs

DISCUSSION: This case was continued from the August 4, 2022 Platting Board. The proposed Sound Decisions Subdivision will be eliminating a utility easement, a portion of the slope easement on the southern boundary of the property and creating three lots from Block 1, Lot 22, Twinook Subdivision, and Block 1 Lot 21B-1, Twinook RSB, to be known as Sound Decisions. Proposed Lots 1 and 2 will take access from E. Updraft Road, a Mat-Su Borough owned and maintained road. Lot 3 will take access from E. Blue Lupine Road, a State of Alaska owned and maintained road.

Elimination of Utility/Slope Easement:

The utility easement is not needed as there is an existing easement following the outer boundary of the property. The utility companies have no objection to the elimination of this easement.

The portion of the slope easement being eliminated is no longer required as the development of this lot has altered the topography from when it was first granted. The remaining portion of the existing slope easement will be sufficient to maintain the road. MSB Department of Public Works does not object to the elimination of this portion of the slope easement.

Access: Legal and physical access will exist to the proposed lots pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Max Schillinger, P.E. notes that the proposed lots include mostly birch. Neither signs of standing water nor bedrock was noted. Per the attached septic fields documentation of construction, which included engineer verified test pits to depths greater than 14 feet, the existing soil is classified as SP. Based on existing septic documentation and onsite inspections, the proposed Sound Decisions Subdivision has adequate soils and topography such that all lots have at least 10,000 sf of useable building area and all have at least 10,000 sf of contiguous useable septic area.

Comments:

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

Department of Public Works Operations & Maintenance (**Exhibit F**) had a question whether the slope easement would contain the fill slope plus 5 feet. *Staff notes that the petitioner did reply that the slope easement would contain the slope plus 5 feet as a minimum.*

Utilities:

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

The petitioner provided letters of non-objection from all four utility companies (**Exhibit D**).

At the time of staff report write-up, there were no responses to the Request for Comments from AK Department of Transportation; US Army Corps of Engineers; Community Council #22 Gateway; MSB Fire Service Area #130 Central Matsu, Road Service Area #9 Midway, Emergency Services, Community Development, Assessments, Development Services, Planning; or MEA.

CONCLUSION: The preliminary plat of Sound Decisions is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.016 Preliminary Plats and MSB 43.15.032 Elimination or Modification of Utility, Drainage, Sanitation, Slope, Snow Storage, Buffer, and Screening Easements. 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).

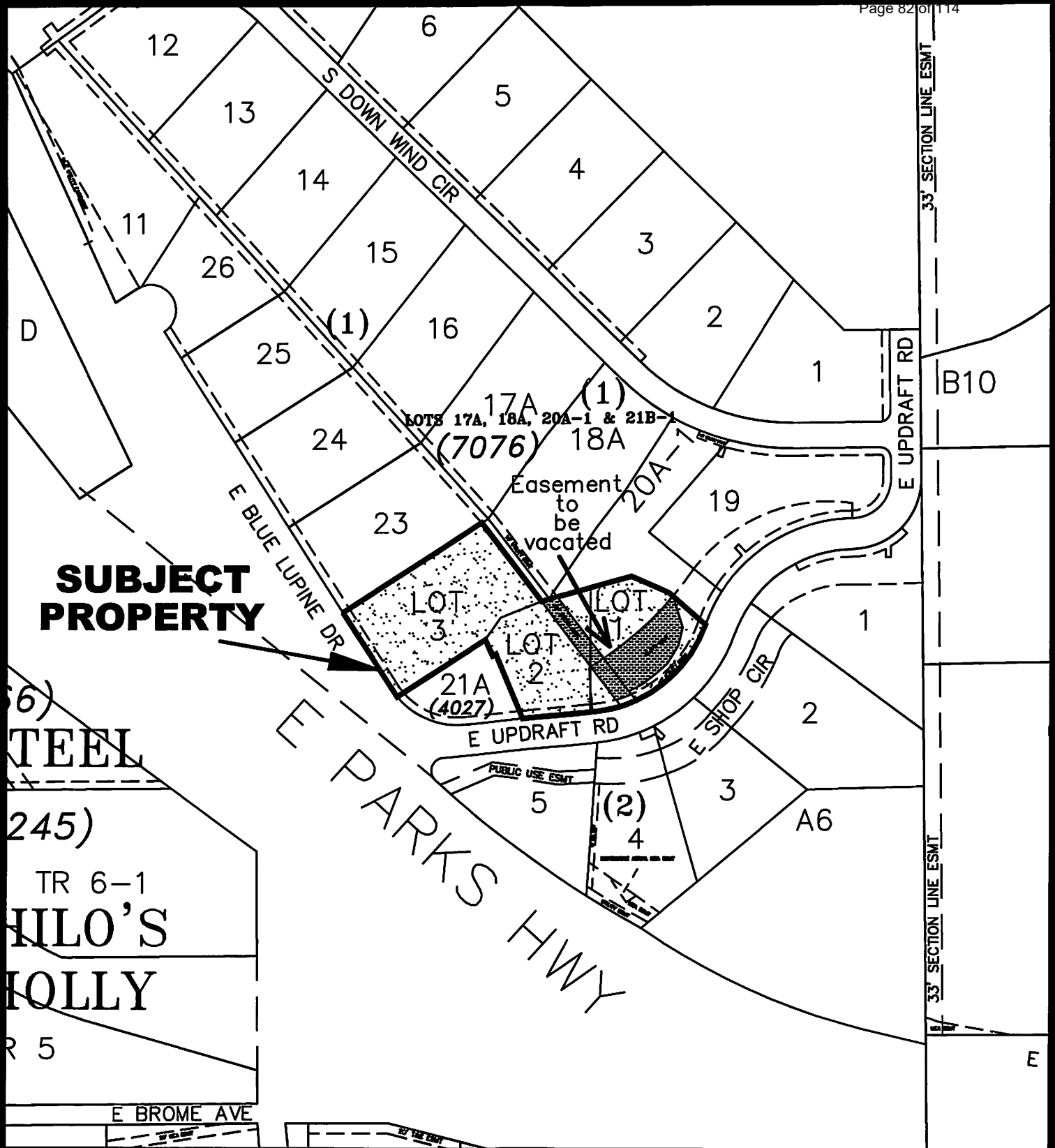
FINDINGS OF FACT

1. The preliminary plat of Sound Decisions is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.016 Preliminary Plats and MSB 43.15.032 Elimination or Modification of Utility, Drainage, Sanitation, Slope, Snow Storage, Buffer, and Screening Easements
2. The utility easement being eliminated due to existing alternative easements. There were no objections to this fact from any of the utility companies.
3. Due to the development of the surrounding property, the portion of the Slope Easement being eliminated is not required for road maintenance. MSB Department of Public Works has no objections to this elimination.
4. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
5. The 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 AK Department of Transportation; US Army Corps of Engineers; Community Council #22 Gateway; MSB Fire Service Area #130 Central Matsu, Road Service Area #9 Midway, Emergency Services, Community Development, Assessments, Development Services, Planning; or MEA.
7. There were no objections from any federal or state agencies, Borough departments, or utilities.
8. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Sound Decisions, Section 17, Township 17 North, Range 01 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 plat in full compliance with Title 43.



SUBJECT PROPERTY

TEEL

245)
TR 6-1
HILO'S
HOLLY

R 5

E BROME AVE

VICINITY MAP

FOR PROPOSED SOUND DECISIONS SUBDIVISION
LOCATED WITHIN
SECTION 17, T17N, R01E, SEWARD MERIDIAN
ALASKA

WA 10 MAP

EXHIBIT A-1

C17

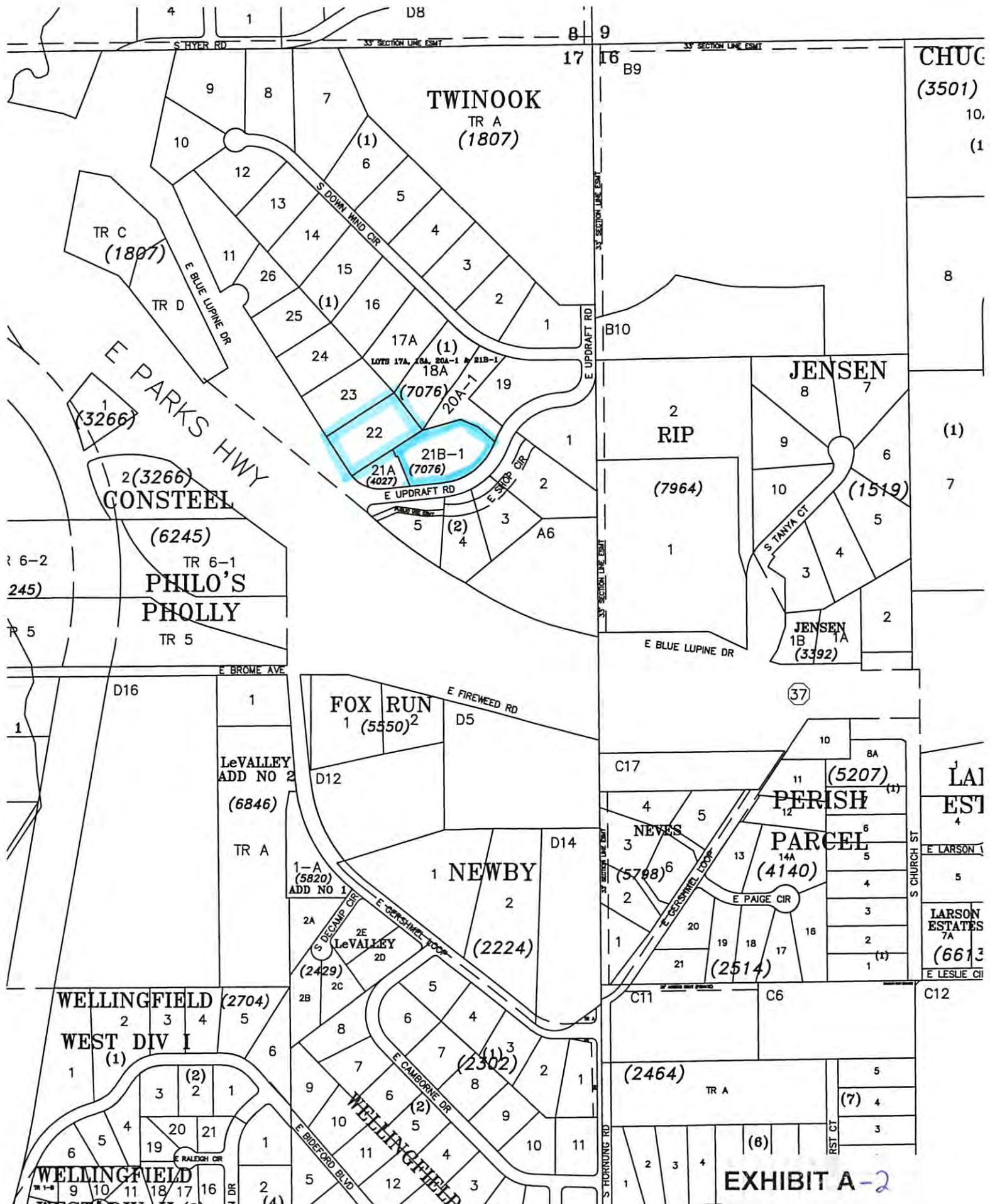


EXHIBIT A-2

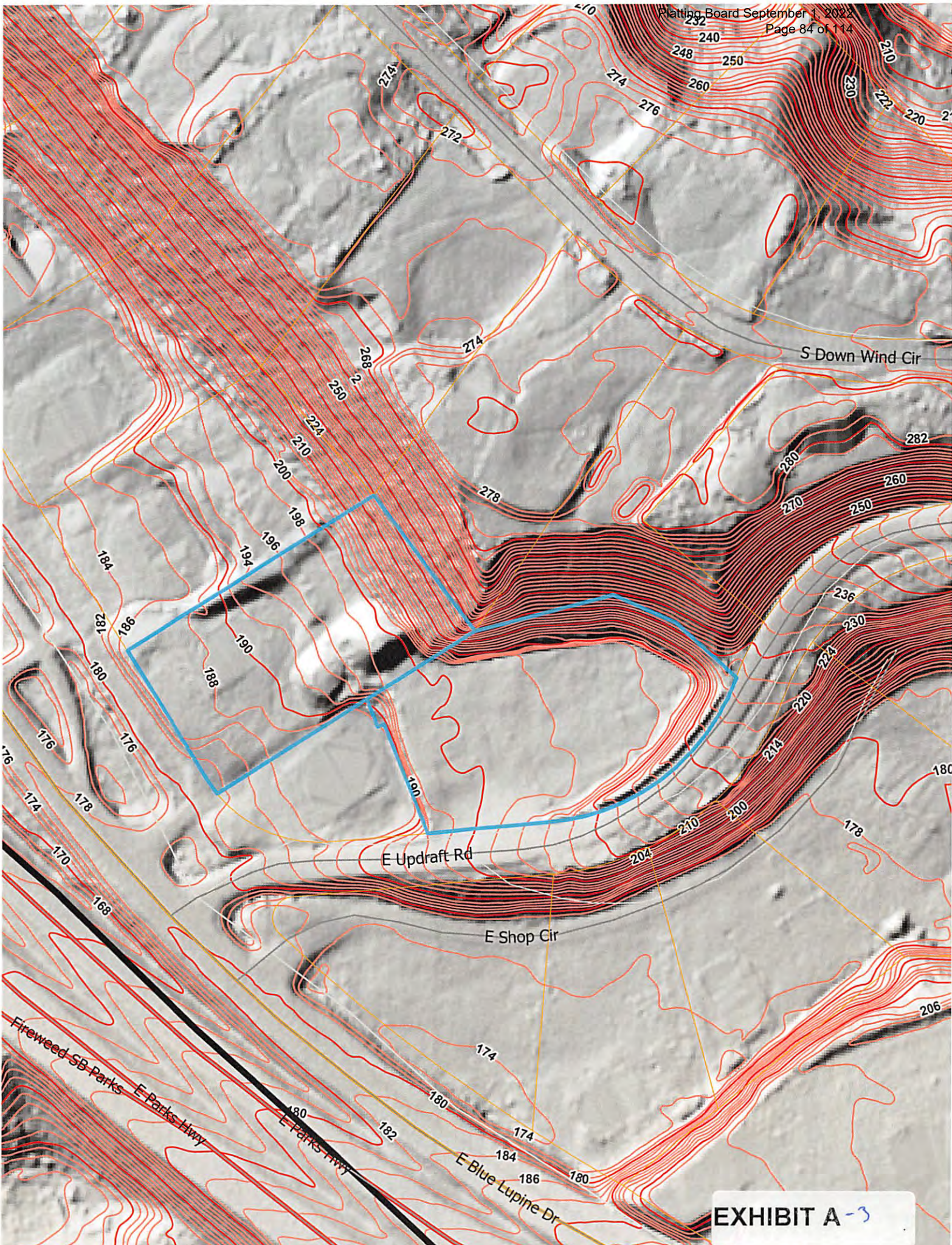


EXHIBIT A-3



S Down Wind Cir

E Updraft Rd

E Shop Cir

Fireweed SB Parks
E Parks Hwy

E Blue Lupine Dr

E Parks Hwy

EXHIBIT A-4



EXHIBIT A-5

To: **Matanuska Susitna Borough
Platting Division
350 E. Dahlia Avenue
Palmer, Alaska, 99645**

Date: **8/7/2020**

Job: **22-07 Sound Decisions**

Subject: **M.S.B. Title 43 Geotechnical Investigation, Sound Decisions Subdivision**

INTRODUCTION

Project Location

At the request of the Matanuska Susitna Borough, we have performed a soils and usable area investigation for the proposed Sound Decisions Subdivision. The subject parcels are located at 5837 E Updraft Road, and 5887 E Blue Lupine Dr. Palmer, Alaska. The M.S.B. Tax Identification Numbers are 57076B01L021B-1 and 51807B01L022. The geographic location is approximately latitude N61°33'56.5", longitude W149°18'14.0".

Project Description and Overview Map

Sound Decisions Subdivision is a division of two parcels into three lots, each ranging between 40,000 and 70,000 square feet. The location of the proposed lots are shown in magenta below.



Scope of Investigation

M.S.B. Title 43 includes definitions and regulations regarding septic and building usable areas. Title 43 requires that all lots have a minimum of 40,000 square feet, of which a minimum 10,000 feet shall be building area and a minimum 10,000 feet shall be contiguous septic field area. Title 43 requires soil borings or test holes be dug under the direction of an Alaska registered civil engineer, and that a report of the findings be written. This investigation used both existing test hole logs by engineers for the two existing septic systems (attached), in addition to evaluation of existing soils in an existing cutbank, to evaluate the onsite soils.

RESULTS

Vegetation, Topography, and Bedrock

The proposed lots includes mostly birch southwesterly. Neither signs of standing water nor bedrock was noted. The lots are mostly cleared and developed, with some birch and alder onsite.

Soil Investigation

Per attached septic fields documentation of construction, which included engineer verified test pits to depths greater than 14 feet, the existing soil is classified as SP, poorly graded gravely sand, by the Unified Classification System. This classification was verified by me with a soil sample taken in a large cutbank centrally located onsite, wherein the following properties were noted:

- Topsoil: absent
- Fines: absent
- 950 grams: Gravel ½"-2"
- 1300 grams: Sand, uniform
- 2250 grams: Total Sample
- SP Poorly Graded Gravely Sand



CONCLUSION

Based on existing Septic documentation and my onsite inspections, the proposed Sound Decisions Subdivision has adequate soils and topography such that ***the proposed Lots will have a minimum 10,000 square feet contiguous septic area and 10,000 square feet building area.*** The investigation identified the soil types to be is suitable for both many conventional septic systems. Due to presence of onsite sand and absence of water and bedrock, a deep trench or "5-wide" system would save the most space and provide the best performance on the lots. Please contact me should you have any questions about this usable area certification.

Max Schillinger

Max Schillinger, P.E.



May 9, 2022

184419

L21, B1, Twinook Subd.

Date Received

RECEIVED

OCT 03 1984

Environmental Conservation

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

C85

APPLICATION FOR ON-SITE WATER AND SEWER
SYSTEM APPROVAL

I. GENERAL INFORMATION

Legal Description of the Location

Lot 21, Block 1, Twinook Subdivision

Applicant Name Paul Gettlein	Applicant is: (Check one) <input type="checkbox"/> Bank <input type="checkbox"/> Certified Installer No. <input checked="" type="checkbox"/> Owner/Builder
Address (Street or P. O. Box) P.O. Box 87-1546	Type of Residence <input checked="" type="checkbox"/> commercial <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family
City, State and Zip Code Wasilla, Alaska 99687	Total No. of Bedrooms N/A
Send Approval to: <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Other: (Give Name & Address)	Telephone 376-6507

II. WATER SUPPLY SYSTEM

Source of Water and Containment (Check all that Apply) <input checked="" type="checkbox"/> Well (Drilled or Driven) <input type="checkbox"/> Surface (Identify) <input type="checkbox"/> Roof Catchment <input type="checkbox"/> Other (Identify) <input type="checkbox"/> Holding Tank	Type of Water Supply System <input type="checkbox"/> Private <input checked="" type="checkbox"/> Public (Serves more than one family)	Treatment of Water (Check all that Apply) <input type="checkbox"/> None <input type="checkbox"/> Chlorination <input type="checkbox"/> Filtration <input type="checkbox"/> Mineral Removal <input checked="" type="checkbox"/> Other: unknown
Well Data		
Is the Height of the Well Casing more than 12" above the Ground?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is a sanitary seal installed on the well casing?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is drainage directed away from or around the casing within a radius of 10 feet of the well casing?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date Drilled	Depth of Well (Feet)	Static Water Level (Feet)
		Yield (If Available) Gal/Min
		Pump Rate (If Available) Gal/Min
Separation Distances from the Well Casing to each of the Following Sources of Contamination:		
Septic/Holding Tank on Lot 152'	Sewer Lines on Lot 87'	Absorption Area on Lot 170'
Closest Septic/Holding Tank on Adjacent Lot over 150'	Closest Sewer Lines on Adjacent Lot over 75'	Closest Edge of an Absorption Area on Adjacent Lot over 150'
If toxic materials are stored on the property, including fuel tanks, paints, lubricants and other petroleum based materials, pesticides, fungicides or herbicides, indicate distance from contaminants to well casing:		On Lot unknown
		On Adjacent Lot over 150'
Water Sample Taken by: Name		Sampler Is:
Address		<input type="checkbox"/> Buyer <input type="checkbox"/> Engineer <input type="checkbox"/> Banker <input type="checkbox"/> Government Official
Water Sample Results: <input type="checkbox"/> Satisfactory - Date: <input type="checkbox"/> Unsatisfactory - Date:		
Attach Copy		
Comments/Recommendations:		

I certify that the above information is correct:

Signature	Typed/Printed Name	Title	Date
-----------	--------------------	-------	------


III. WASTEWATER DISPOSAL						
<input checked="" type="checkbox"/> Septic Tank/Absorption System			<input type="checkbox"/> Package Treatment: (Specify Brand Name or Process)			
<input type="checkbox"/> Holding Tank Specify:	Capacity of Tank	Where Waste is Disposed		Frequency of Pumping		
<input checked="" type="checkbox"/> Septic Tank Outfall Discharged To: subsurface			<input type="checkbox"/> Other (Specify): (Outhouse, Incinerator, etc.)			
<input checked="" type="checkbox"/> New System						
Name of Installer Don Jones Excavating					Date Installed 8/3/84	
<input type="checkbox"/> Owner/Builder	<input type="checkbox"/> Certified Installer No. _____	<input checked="" type="checkbox"/> Other: installer		Type/Manufacturer Steel/Anchorage Tank		
Septic Tank Size (Gallons) 1250		Number of Compartments Two (2)		Soil Type or Rating 150 sf/bedroom		
Type Soil Absorption System Deep seepage Trench		Dimensions/Size Soil Absorption System 320 eff. square feet		Type/Quantity Backfill Material used for Soil Absorption System -3" septic rk/25 cu. yds		
Percolation Test Results not required		Percolation Test by: (Name) N/A				
Minimum Ground Cover over Absorption area 4 Feet		Minimum Ground Cover over Septic Tank 4 Feet		Cleanout Pipes/Caps Installed on Septic Tank <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Cleanout Pipes/Caps Installed on Absorption System <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance to:	Water Supply Source on Lot over 150 Feet	Nearest Water Supply Source on Adjacent Lot over 150 Feet	Nearest Body of Water over 100 Feet	Water Table/Bedrock over 4/6 Feet	Lot Line over 10 Feet	
Comments/Recommendations Representatives at Gilfilian Engineering logged a test hole and inspected the installation of the sewage disposal system. The sewage disposal system was designed by P. Gettlein.						
I certify that the above information is correct:						
Signature 		Typed/Printed Name Bob Gilfilian		Title, Reg. /Cert. No., Inst. No. Professional Engineer		Date 9/6/84
<i>NOTE: Must be signed by a certified installer, professional engineer or DEC Staff.</i>						
<input type="checkbox"/> Existing System						
Name of Installer					Date Installed	
<input type="checkbox"/> Owner/Builder	<input type="checkbox"/> Certified Installer No. _____	<input type="checkbox"/> Other:		Type/Manufacturer		
Septic Tank Size (Gallons)		Number of Compartments		Soil Type or Rating		
Type Soil Absorption System		Dimensions/Size Soil Absorption System		Type/Quantity Backfill Material used for Soil Absorption System		
Adequacy Test Results: <input type="checkbox"/> Pass <input type="checkbox"/> Fail		Adequacy Test Performed By: (Attach Copy of Report)		Date Septic Tank Pumped (Attach Copy of Receipt)		
Minimum Ground Cover over Absorption Area Feet		Minimum Ground Cover over Septic Tank Feet		Cleanout Pipes/Caps Installed on Septic Tank <input type="checkbox"/> Yes <input type="checkbox"/> No		Cleanout Pipes/Caps Installed on Absorption System <input type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance to:	Water Supply Source on Lot Feet	Nearest Water Supply Source on Adjacent Lot Feet	Nearest Body of Water Feet	Water Table/Bedrock Feet	Lot Line Feet	
Comments/Recommendations						
I certify that the above information is correct:						
Signature		Typed/Printed Name		Title, Reg. /Cert. No., Inst. No.		Date
<i>NOTE: Must be signed by a professional engineer.</i>						

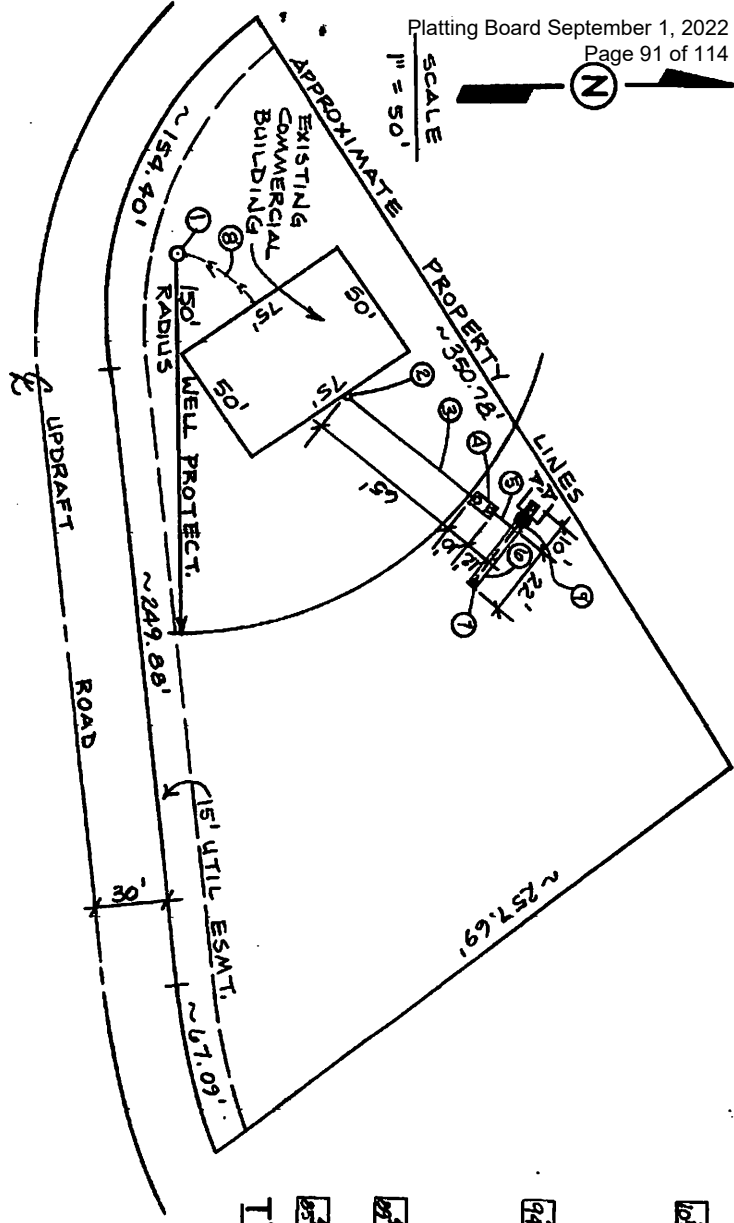


EXHIBIT B-4

SEAL
Registered Professional Engineer



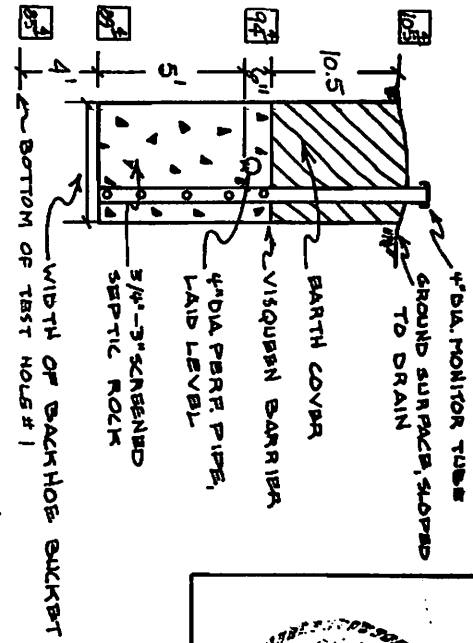
SCALE
1" = 50'



LEGEND OF CIRCLED ITEMS

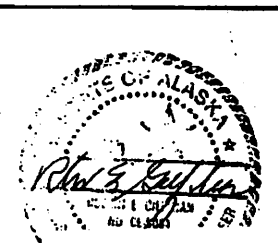
- ① EXISTING CLASS "C" WELL.
- ② 4" DIA. CLEANOUT.
- ③ SEWER LINE: 4" DIA. ABS SCHEDULE 40 PIPE @ -1.6% GRADE FROM BUILDING, COVERED WITH BLUE BOARD INSULATION.
- ④ SEPTIC TANK: 1250 GAL./2 COMPARTMENT ANCHORAGE TANK.
- ⑤ DISCHARGE LINE: 4" DIA. ABS SCHEDULE 40 PIPE.
- ⑥ SOIL ABSORPTION SYSTEM: "DEEP SEEPAGE TRENCH" - 32 L.F. X 5' EFF. DEPTH.
- ⑦ 4" DIA. MONITOR TUBE, TYP.
- ⑧ 1" Type K Cooper-Walker Supply Case Banded 10' MIN. Below Ground Surface
- ⑨ TEST MOLE NO. 1

**TYPICAL CROSS SECTION A-A'
DEEP SEEPAGE TRENCH**



NOTES:

- 1. DATUM (1009) IS @ BOTTOM OF SIDING.
- 2. MONITOR TUBES AND PUMPOUTS CAPPED.
- 3. WATER-TIGHT COUPLINGS ON ALL JOINTS.
- 4. FIELD MEASUREMENTS MADE WITH HANDHELD EQUIPMENT, NOT BY SURVEY METHODS.
- 5. SOIL PAVED @ 150' STATION.
- 6. THIS IS NOT AN AS-BUILT SURVEY, BUT AN AS-BUILT PLAN FOR LOCATING THE WELL AND SEWAGE DISPOSAL SYSTEM.



Gillilan Engineering & Environmental Services
P.O. Box 871868
Wasilla, Alaska 99687

AS-BUILT SITE PLAN FOR WATER AND SEWER		
LOT 21, BLK. 1, TWINOAK SUBD.		
EXISTING COMMERCIAL BUILDING		
PROJECT NO: 184419	SCALE: 1" = 50'	DATE: 8/10/84
DESIGNED BY: JSR	DRAWN BY: YJS	SHEET 1 OF 1

EXHIBIT B-5



**Gilfillan Engineering &
Environmental Services**
P.O. Box 871868
Wasilla, Alaska 99687

FIELD LOG Test Hole No. 1	DATE: 8/2/84
	INITIALS: JSR
	SHEET: 1 OF 1

PROJECT NUMBER 184419 RIG TYPE & NO. Mitsubishi 120 Ton
 PROJECT NAME Shop/office complex of Paul Griffin
 LOCATION C2131 Turnback Subd.
 METHOD USED Backhoe DATE BEGUN 8/2/84
 WEATHER CLD 65°F DATE COMPLETED 8/2/84
 FIELD PARTY Don Jones w/ Dumas Excav. ENGINEER S. Kobilent

GROUND WATER TABLE		
W.D. - White Drilling	A.B. - After Boring	
Depth in Ft.		
Time		
Date		

Sampling				Depth in Feet	% Ice Content	Frozen?	Soil Graph	Moisture	Consistency	T. of	DESCRIPTION Soil type, color, texture, estimated particle size, sampler driving notes, depths circulation lost, notes on drilling logs, bits used, etc.	Location Diagram:
Sample No	Blow Count	Location Sampled	Recovery									
Vegetation: <u>Small Birch and Polar</u>												
Collar Elevation <u>105'</u>												Reference <u>Bottom of Siding 100'</u>
				0							<u>0.0-0.3' organic mat</u>	
				1							<u>0.3-1.5' silt w/ occ. organics</u>	
				2							<u>1.5-4.5' Clean Sandy Gravel w/ occ. cobbles scattered</u>	
				3							<u>130 lbs / 130 lbs, mod dense to dense,</u>	
				4							<u>dry</u>	
				5							<u>4.5-20.0' Clean fine to med sand, scattered</u>	
				6							<u>small gravelly Gouge, mod dense to</u>	
				7							<u>dense, dry</u>	
				8								
				9								
				10								
				11								
				12								
				13								
				14								
				15								
				16								
				17								
				18								
				19								

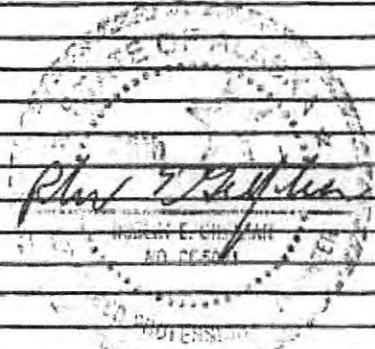


EXHIBIT B-6

Environmental Conservation

REVISED
13 1984



WELL LOG

Wheaton Water Wells, Inc.

Box 1218 - Wasilla, Alaska 99687 - 376-2041

OWNER Independent Steel Erectors

ADDRESS P.O. Box 871546, Wasilla, AK 99687

WELL - SITE TWINMOOSE SIB.

LOT 21

BLOCK 1

DATE 7-26-84

DEPTH OF WELL 141

STATIC LEVEL 2.5'

GALS. PER MIN. 15

SCREENED -

PERFORATED -

SIZE OF CASING 2"

KIND OF FORMATION:

FROM	Ft. to	TO	Ft. to	FROM	Ft. to	TO	Ft. to
FROM	<u>0</u>	Ft. to	<u>35</u>	FROM	<u>35</u>	Ft. to	<u>88</u>
FROM	<u>35</u>	Ft. to	<u>88</u>	FROM	<u>88</u>	Ft. to	<u>133</u>
FROM	<u>88</u>	Ft. to	<u>133</u>	FROM	<u>133</u>	Ft. to	<u>141</u>
FROM	<u>133</u>	Ft. to	<u>141</u>	FROM	<u>141</u>	Ft. to	<u>141</u>
FROM	<u>141</u>	Ft. to	<u>141</u>	FROM	<u>141</u>	Ft. to	<u>141</u>
FROM	<u>141</u>	Ft. to	<u>141</u>	FROM	<u>141</u>	Ft. to	<u>141</u>
FROM	<u>141</u>	Ft. to	<u>141</u>	FROM	<u>141</u>	Ft. to	<u>141</u>

DRILLER Charles Dickson

ff

Date Received DEC 17 2018	State of Alaska Department of Environmental Conservation Documentation of Construction	ADEC Review Date and Initial
-------------------------------------	---	---------------------------------

Part I. General Information

Legal Description	Twinook, Lot 22 Block 1		
Street Address	5887 E Blue Lupine Drive	Tax/Parcel ID#	59459
Submitted By	<input checked="" type="checkbox"/> Registered Engineer	<input type="checkbox"/> Approved Homeowner	<input type="checkbox"/> Certified Installer No. CE 9135
Installer Name Mailing Address, Email, & Phone	Mike Rolston c/o Northern Dirtworks, 2500 N Larkspur Circle, Palmer, AK 99645, ndirtw@gmail.com 907-354-2552		

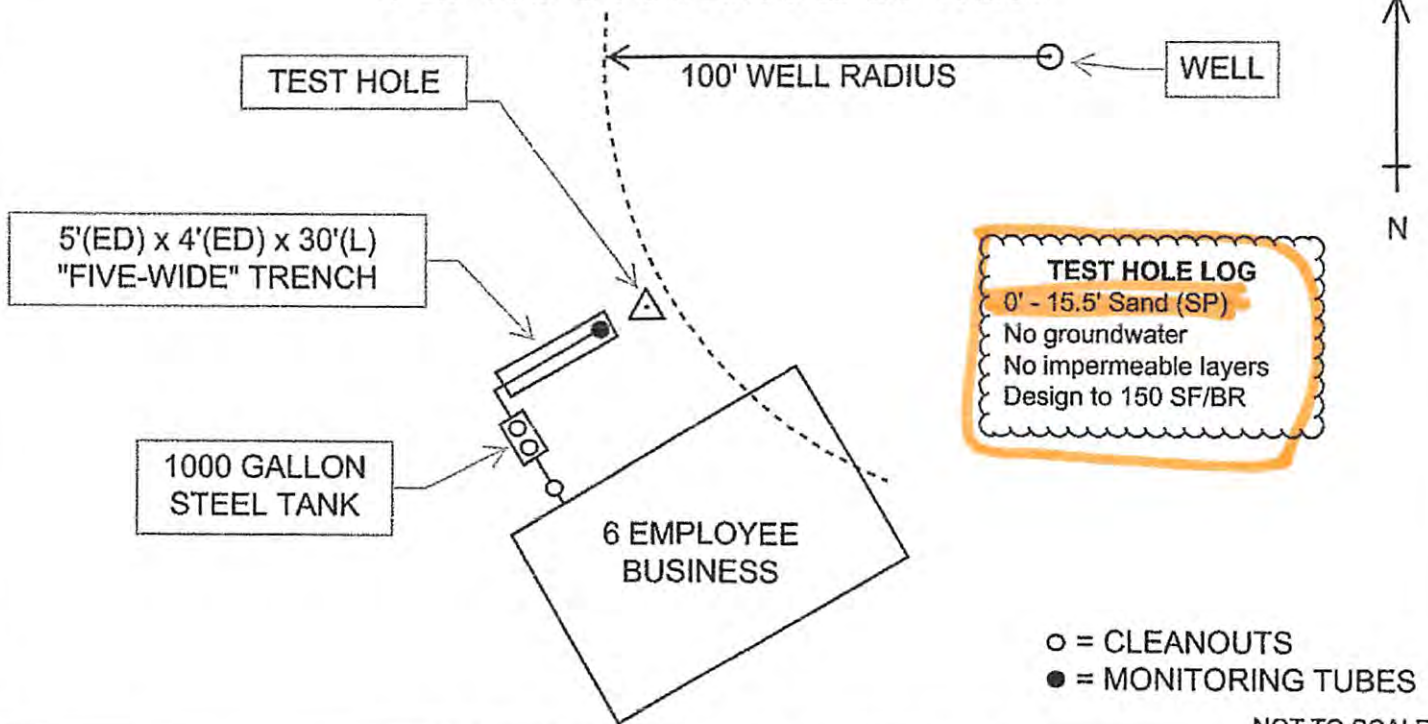
Part II. Wastewater Disposal

Onsite Wastewater System Serves	<input type="checkbox"/> Single Family # of bedrooms _____ <input type="checkbox"/> Duplex Total # of bedrooms _____ <input checked="" type="checkbox"/> Small Commercial Facility with Estimated Design Flow of less than 500 gpd. - show calcs below		
<input checked="" type="checkbox"/> New System	<input type="checkbox"/> Repair / Replace Existing Components (describe):		
System Installed By:	<input type="checkbox"/> Certified Installer	Installation Notification Date	
<input type="checkbox"/> Registered Engineer	<input checked="" type="checkbox"/> Inspection by a Registered Engineer	Date Installed 11-15-18	
<input type="checkbox"/> Approved Homeowner (attach approval letter)			
Septic Tank	Size 1000	# of Compartments 2	Material Steel
	Manufacturer Anch Tank	Lift Station Manufacturer N/A	Alarms <input type="checkbox"/> Yes <input type="checkbox"/> No
Type of Soil Absorption System	<input type="checkbox"/> Deep Trench <input type="checkbox"/> Shallow Trench <input type="checkbox"/> Seepage Pit <input type="checkbox"/> Bed <input type="checkbox"/> Mound <input type="checkbox"/> Infiltrators (# of Units _____ Unit Area _____ sq. ft.) <input checked="" type="checkbox"/> Other "Five-wide" trench		
Soils	Classification SP	Rating - sq ft/bedroom	150
Soil Absorption Area	Field Dimensions (Length 30 ft Width 5 ft Thickness/Depth of Rock 4 ft)	Effective Absorption Area 300 SF	Size of Rock 1 1/2"
Perc Test Results	Minutes per Inch _____	Application Rate _____ sq ft / bedroom	Performed By _____ (Attach results - sealed and signed by a registered engineer)
Ground Cover Over	Septic Tank >4 ft	Absorption Area >4 ft	Sewer Pipes >4 ft
	Insulation Thickness _____ in	Insulation Thickness _____ in	Insulation Thickness _____ in
Cleanout Pipes/Caps	# Cleanout(s) 1	# Septic Tank Vents 2	# of Leach Field Monitor Tubes 1
Separation Distances from septic tank or absorption area, whichever is closest, to all nearby			
Public drinking water sources N/A ft. Class N/A Private drinking water sources >100 ft			
Nearest water bodies (see 18 AAC 72.020(b)) N/A ft Lot Line >10 ft			
Separation Distances from On Lot Sewer Lines to Drinking Water Sources - Public N/A Private >25'			
Separation Distances from Bottom of Distribution Rock to - Groundwater Table >4' Impermeable Soils >6'			
Separation Distance from Absorption Area to Slope exceeding 25% > 50'			
Comments / Recommendations / Criteria used to size commercial facility: 6 anticipated employees x 15 gpd = 90 gpd. System sized for the equivalent of a two-bedroom system (300 gpd) to account for potential staff increase.			
I certify that the above information, and that provided in Section III, is correct:			
Signature	<i>Bill Klebesadel</i>	Printed Name	William Klebesadel
Title, Reg/Cert No, Inst No.	CE 9135	Date	11-17-18



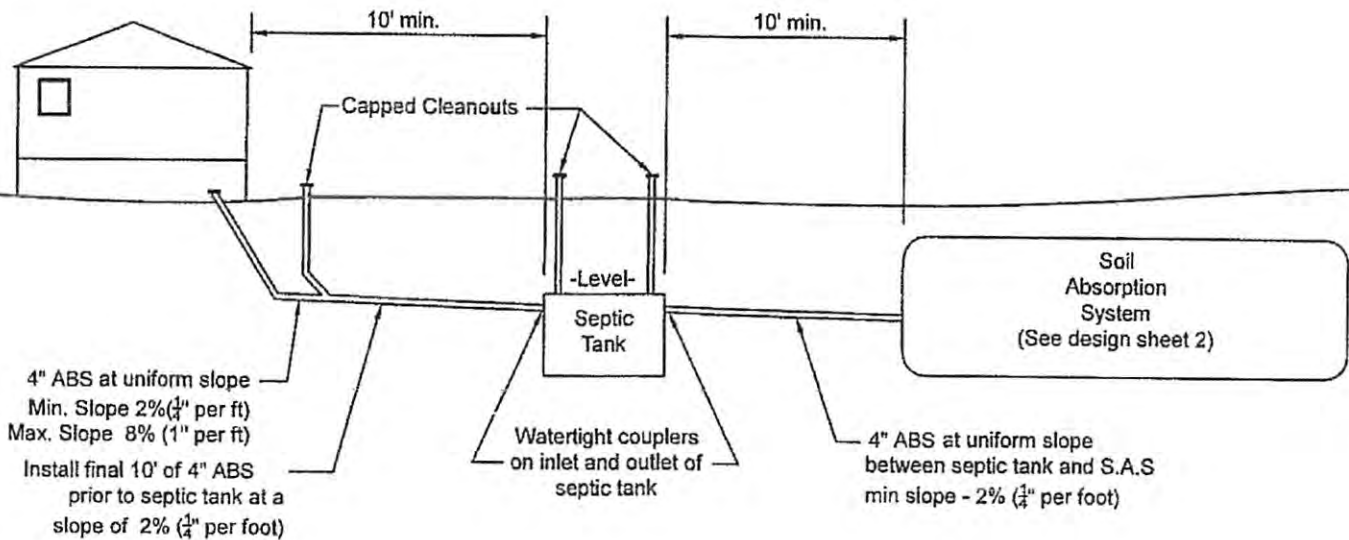
NOTE: Must be signed by a Certified Installer, DEC staff or Approved Homeowner. If engineering seal bears printed name, registration number and is signed, those blocks need not be completed for engineered submittals. Do not modify this form.

SEPTIC SYSTEM PLAN VIEW

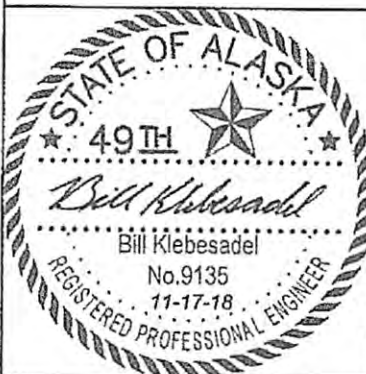


NOT TO SCALE

SEPTIC SYSTEM PROFILE



NOT TO SCALE



Conventional Single Family Residential SEPTIC SYSTEM AS-BUILT

LEGAL DESCRIPTION: Twinook, Lot 22 Block 1

RECORD DRAWING

This record drawing represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.

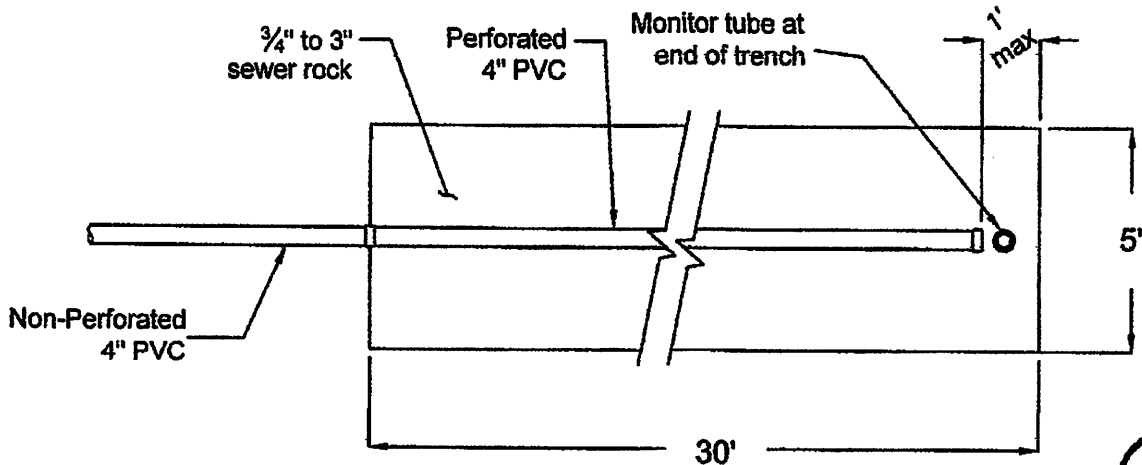
PIONEER ENGINEERING LLC

SHEET 1 OF 2

COMPLETED DATE 11-15-18

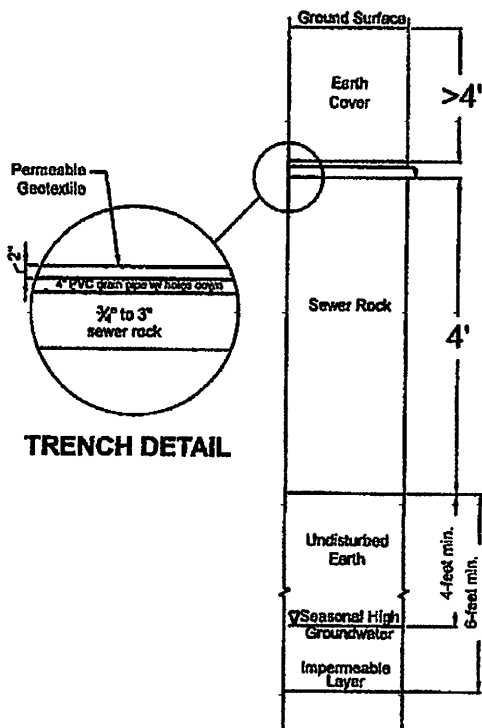
EXHIBIT B-9

DEEP TRENCH PLAN VIEW



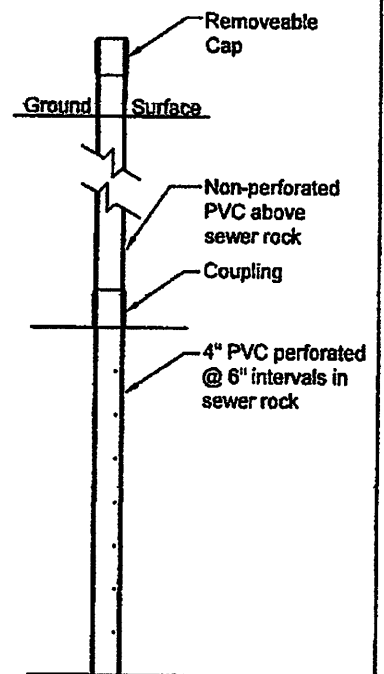
○ Perforated PVC hole orientation (holes down)

TRENCH SECTION



TRENCH DETAIL

MONITOR TUBE DETAIL



NOT TO SCALE

Conventional Single Family Residential SEPTIC SYSTEM AS-BUILT

LEGAL DESCRIPTION: Twinook, Lot 22 Block 1

RECORD DRAWING

This record drawing represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.

PIONEER ENGINEERING LLC

SHEET 2 OF 2

COMPLETED DATE 11-15-22

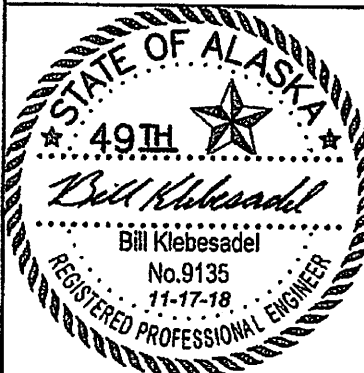


EXHIBIT B-10

Matanuska-Susitna Borough
Telephone (907) 861-7874

PETITION FOR ELIMINATION OR MODIFICATION OF UTILITY, SLOPE, SNOW STORAGE, DRAINAGE, SANITATION, BUFFERS AND SCREENING EASEMENTS

Comes now the undersigned, SCOTT WICK, and petitions the Matanuska-Susitna Borough to eliminate or modify the *utility, slope, snow storage, drainage, sanitation, buffers, or screening easement(s)* lying within the following described property, to-wit:

Said easement(s) being more fully described as:

UTILITY EASEMENTS AND SLOPE EASEMENTS OVER
ZOT 21B-1, PLAT #2011-97, PER ATTACHED

NOTE: Utility easement eliminations require non-objection letters from the service area utility companies at the time of submittal, see MSB 43.15.032.

RECEIVED

MAY 09 2022

PLATTING

Submitted herewith are the following:

1. A copy of the as-built showing the *easement(s)* to be vacated/modified (if due to encroachment)
2. \$500.00 Public Hearing Fee (no fee if submitted with Regular Plat)

The action sought by this petition is for the following reasons: (ATTACH PAGES, IF NEEDED)

NOT NEEDED AND IN WAY OF FUTURE DEVELOPMENT

APPLICANT Name: Scott Wick Email: swick@sd-grp.net

OR Mailing Address: PO Box 3724, Palmer AK Zip: 99645

OWNER Contact Person: _____ Phone: _____

SURVEYOR Name (FIRM): ALL POINTS NORTH Email: max@allpointsnorth.ak.us

Mailing Address: PO Box 4207 PALMER Zip: 99645

Contact Person: MAX SCHILLINGER Phone: 907 3554185

SIGNATURES OF PETITIONER(S):

Scott Wick

5/5/2022



THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

June 8, 2022
DATE

Matthew Lebbert
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PUBLIC HEARING ON: August 4, 2022

Matthew Goddard

From: Max Schillinger <max@allpointsnorth.us>
Sent: Sunday, May 15, 2022 9:19 AM
To: Matthew Goddard
Subject: FW: request for_letter of non-objection
Attachments: RE: Pre-Application Routing Slip

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

Hi Matthew, see **below** for GCI. I guess that just leaves MEA?
Max

From: Scott Wick [mailto:swick@sd-grp.net]
Sent: Friday, May 13, 2022 2:43 PM
To: Max Schillinger <max@allpointsnorth.us>
Subject: FW: request for_letter of non-objection

GCI approved on 2-16-22

Scott Wick
907-982-1771
swick@sd-grp.net

SOUNDecisions | **SD**
AUDIO | VIDEO | DESIGN | INTEGRATION | RENTAL | CONSTRUCTION
Please update my contact info to reflect the new email address

From: OSP Design Group <ospdesign@gci.com>
Date: Friday, May 13, 2022 at 12:22 PM
To: Scott Wick <swick@sd-grp.net>
Cc: Jeremy Pennington <jpennington@sd-grp.net>, OSP Design Group <ospdesign@gci.com>
Subject: RE: request for_letter of non-objection

Hello,

GCI approved the easement vacation 2-16-2022. The original email is attached.

Thank you,

Ellen Joseph
GCI | TS Delivery Project Assistant
m: 907-717-2930 | w: www.gci.com

From: Scott Wick <swick@sd-grp.net>
Sent: Friday, May 13, 2022 10:51 AM
To: OSP Design Group <ospdesign@gci.com>

Cc: Jeremy Pennington <jpennington@sd-grp.net>; #Operation Coordination Team <OpCo@gci.com>
Subject: request for _letter of non-objection

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

Good morning,
I am resending this request. Is there a timeframe to obtain this letter, my civil engineer is asking.

Thanks,

Scott Wick
907-982-1771
swick@sd-grp.net



Please update my contact info to reflect the new email address

Hello,
I am in need of a letter of non-objection for a utility easement vacation on the attached plot.
We are re-subdividing Lot 21B-1, Block 1 Twinook Subdivision Plat #74-450.
I have also attached Enstar's letter for reference.

The address here is:

SD Holdings
5837 E Updraft Rd
Palmer, AK 99645

Thanks,

Scott Wick
907-982-1771
swick@sd-grp.net



Please update my contact info to reflect the new email address



May 10, 2022

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

To Whom it May Concern:

Matanuska Telecom Association, Inc. (MTA) has no objection to vacating the 30-foot (30') easement within Sound Decisions Subdivision.

Thank you for the opportunity to comment.

Jessica Burnett

Jessica Burnett, Real Estate & Properties Supervisor

1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2515 | www.mtasolutions.com



Life. Technology. Together.



Mat-Su 907.5.3211
Eagle River 907.694.3211
Other Areas 800.478.3211



1740 S. Chugach Street
Palmer, Alaska 99645



mtasolutions.com

EXHIBIT D-3

OWNERSHIP CERTIFICATE

The undersigned, hereby certifies that I am the owner of the real property shown and described hereon, that I hereby adopt the plat of subdivision, and by my own free choice declare all rights of ways to the Municipality of the Borough, and I grant an easement to the lot shown.

Owner: Scott V. Mautner
 175 N. COVINGTON
 PO BOX 2561, Tynook, AK 99545

Notary Public: _____
 My commission expires: _____
 For: _____ day of _____, 2022.

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I certify that the subdivision plat has been found to comply with the land use and subdivision regulations of the Municipality of the Borough, and that the plat has been approved by the planning authority by _____

Planning and Land Use Director: _____
 Date: _____
 Assistant Planning Clerk: _____

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through _____, have been paid against the property included in the subdivision hereon, have _____

Borough Tax Collector Official: _____
 Date: _____



LEGEND

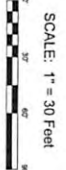
- 1 Found Secondary Monument
- 2 3/8" Pencil with plastic cap marked "SCHELLINGER LS 1203P" to be set
- 3 Record data per Tynook Subdivision, Plat #2011-97, Plat D
- 4 Existing Adjacent Lot Lines (Not Surveyed)



VICINITY MAP Source: M.S.B. Mapping, 1"=1 Mile

NOTES

- 1) There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
- 2) Contours per 2011 M.S.B. LDMR.
- 3) Subject to an M.S.B. Bureau Assessment per 04.30.19, 1924, Book 201 Page 264, amended by instrument recorded October 20, 1970 and the 27th pg. 676, recorded August 20, 1984.
- 4) Subject to an Easement by a Common Watercourse and Water Easement per 05.10.10, recorded November 18, 1992.
- 5) Covenants, conditions, restrictions and/or easements, 1973, Book 201 Page 264, amended by instrument recorded December 8, 1981, Book 333 Page 308 - 345, recorded November 18, 1992, Book 609 Page 8, recorded March 15, 2012, Resorption No. 2012-005157-0.
- 6) Joint Single System and Well Site Use and Maintenance Agreement, recorded June 20, 1998, Book 677 Page 600.



SURVEYORS STATEMENT

I, the undersigned, being a Professional Land Surveyor registered in the State of Alaska, do hereby certify that I am the author of this plat and that the same is a true and correct representation of the field notes and other data on which it is based, and that the same is in accordance with the laws and regulations of the State of Alaska governing the practice of the profession of land surveying.

Date: _____



SOUND DEVISIONS SUBDIVISION
 A PLAT OF
 THE SUBDIVISION OF LOT 218, BLOCK 1
 TYNOOK SUBDIVISION PLAT #2011-97,
 LOT 22, BLOCK 1
 TYNOOK SUBDIVISION (S.A.) 179-450, P.R.D.
 COMMENCED WITH THE ORIGINAL
 WITHIN SECTION 11, T1N, 41E, DENWARD MEDIAN,
 PALMER RECORDING DISTRICT, ALASKA.

Date: 4-11-2022 Scale: 1"=30' Sheet: 1 of 1

PRELIMINARY PLAT

OWNERSHIP CERTIFICATE

I, the undersigned, hereby certify that I am the owner of the real property shown on the attached plat and that I have adopted the plat of subdivision, and I hereby declare that the plat is correct and true to the actual conditions shown, and that I grant all easements to the use shown.

Owner: Sound Decisions, LLC
 501 Third Avenue
 Ste 1000
 PO Box 3724, Palmer, AK 99645

Dated: _____ 2022

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this _____ day of _____, 2022.

For: _____

My commission expires: _____

Notary Public: _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I hereby certify that the subdivision plat has been found to comply with the land use regulations and zoning ordinances of the Borough of Palmer, Alaska, and that the plat has been approved by the planning authority by:

Planning and Land Use Director: _____ Dated: _____

Abstract: Planning Date: _____

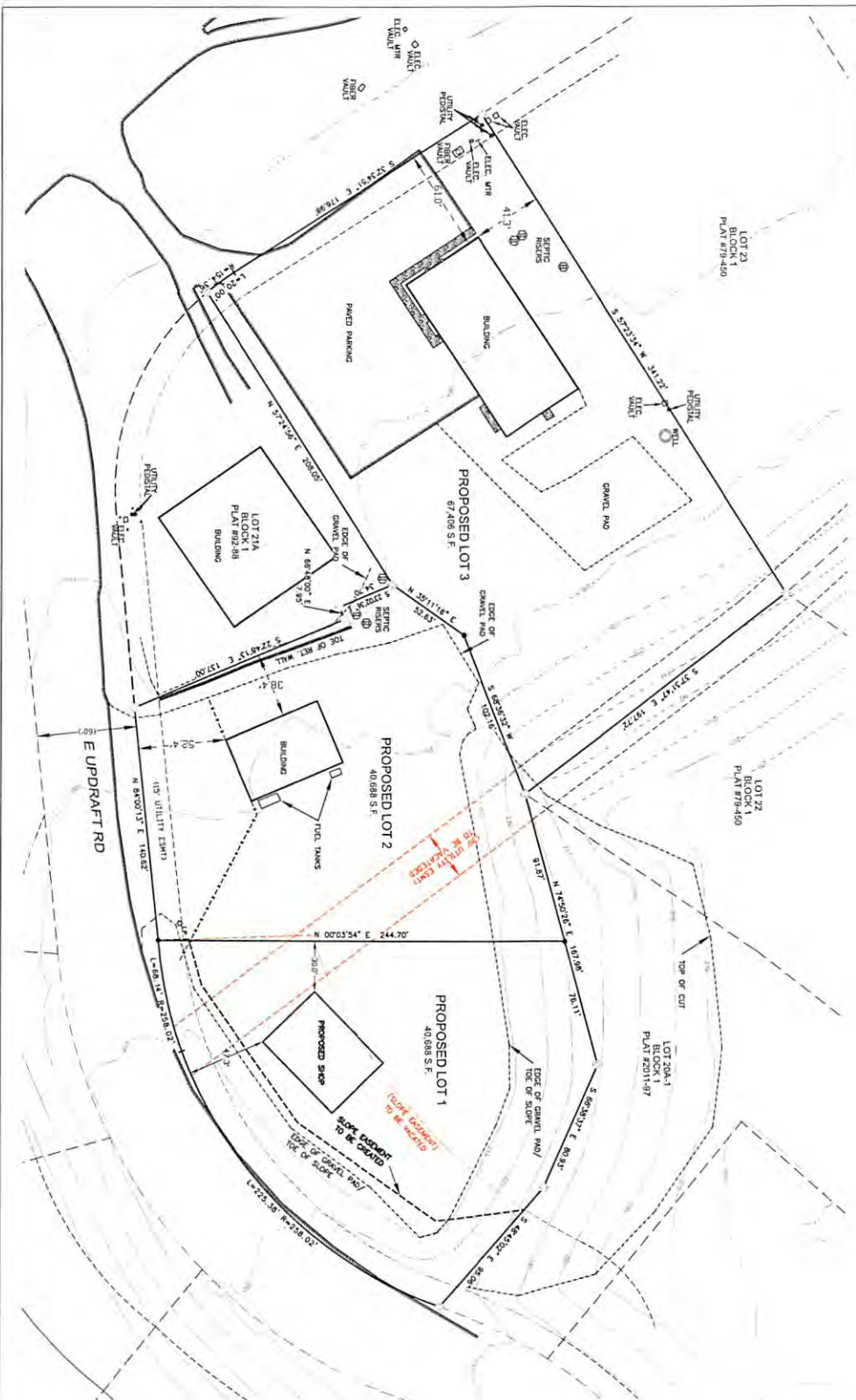
CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through _____, have been paid _____ against the property included in the subdivision herein, have been paid _____

Borough Tax Collector/Official: _____ Dated: _____

LEGEND

- Fenced Boundary Measurement
- 5' or Greater with public easement
- 5' or Greater with public easement
- Record data per Twnock Subdivision Plat #2011-97, PFD
- Existing Adjacent Lot Lines (Not Surveyed)



NOTES

- 1) There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown herein.
- 2) Conform per 2011 M55 LDNR.
- 3) Subject to an MEA Finalized Easements per BA 30 Pg 154, recorded October 6, 1961 and MEC, BA 15 Pg 242, recorded October 23, 1973 and BA 378 Pg 676, recorded August 20, 1984.
- 4) Subject to an Easement for a Common Waterline and Water System per BA 699 Pg 8, 10, recorded November 18, 1992.
- 5) Containing existing, unknown and/or unrecorded, including known and unknown, record and/or unrecorded, including 1979, Book 201 Page 264, amended by instrument recorded December 8, 1983, Book 335 Page 506 - 549, recorded November 15, 1992, Book 699 Page 8, recorded March 16, 2012, (Instrument No. 2012-02757-0).
- 6) Joint Single System and VMA Site Use and Maintenance Agreement, recorded June 26, 1998, Book 657 Page 600.



SURVEYORS STATEMENT

I, the undersigned, have a Professional Land Surveyor registered in the State of Alaska, and I have surveyed and prepared this plat in accordance with the laws and regulations of the State of Alaska, and I hereby certify that the plat is correct and true to the actual conditions shown, and that I grant all easements to the use shown.



DATE: _____

SOUND DECISIONS SUBDIVISION
 A RE-SUBDIVISION OF LOT 218-1, BLOCK 1
 TWINOK SUBDIVISION PLAT #2011-97,
 LOT 23, BLOCK 1
 TWINOK SUBDIVISION PLAT #79-450, PFD
 CONTAINING 3 ACRES
 WITHIN SECTION 17, T17N, R1E, SEWARD MERIDIAN,
 PALMER RECORDING DISTRICT, ALASKA.
 SHEET 1 OF 1
 DATE: 4-14-2022 529K 1-3-22

PRELIMINARY PLAT



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 19, 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 for the vacation of a 30 feet (30ft) Utility Easement.

- **SOUND DECISIONS SUBDIVISION**

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

Sincerely,

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

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



RECEIVED
MAY 27 2022
PLATTING

May 27, 2022

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

To whom it may concern:

Matanuska Electric Association has reviewed the following preliminary plat known as Sound Decisions Subdivision of Lot 22, Block 1 Twinook Subdivision Plat #79-450 and has no comments for the vacation of a 30 feet (30ft) Utility Easement located across Proposed Lot 1 and Lot 2.

Thank you for the opportunity to review the plat. If you have any questions or concerns please contact me at the information below.

Sincerely,

Sarah Brandt
Right of Way Supervisor
Matanuska Electric Association
P.O. Box 2929
Palmer, Alaska 99645
907-761-9265
sarah.brandt@mea.coop

OWNERSHIP CERTIFICATE

The undersigned hereby certify that in the center of the real property shown on this subdivision map, shall hereby accept the plan of subdivision, and by my own free consent declare all rights of Way to the Madrasa Station Borough to be a part of easement to the use shown.

Notary Public: Shirley A. Mendenhall Date: _____
 50 Hudson, N.C.
 PO Box 3124, Raleigh, NC 27604

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

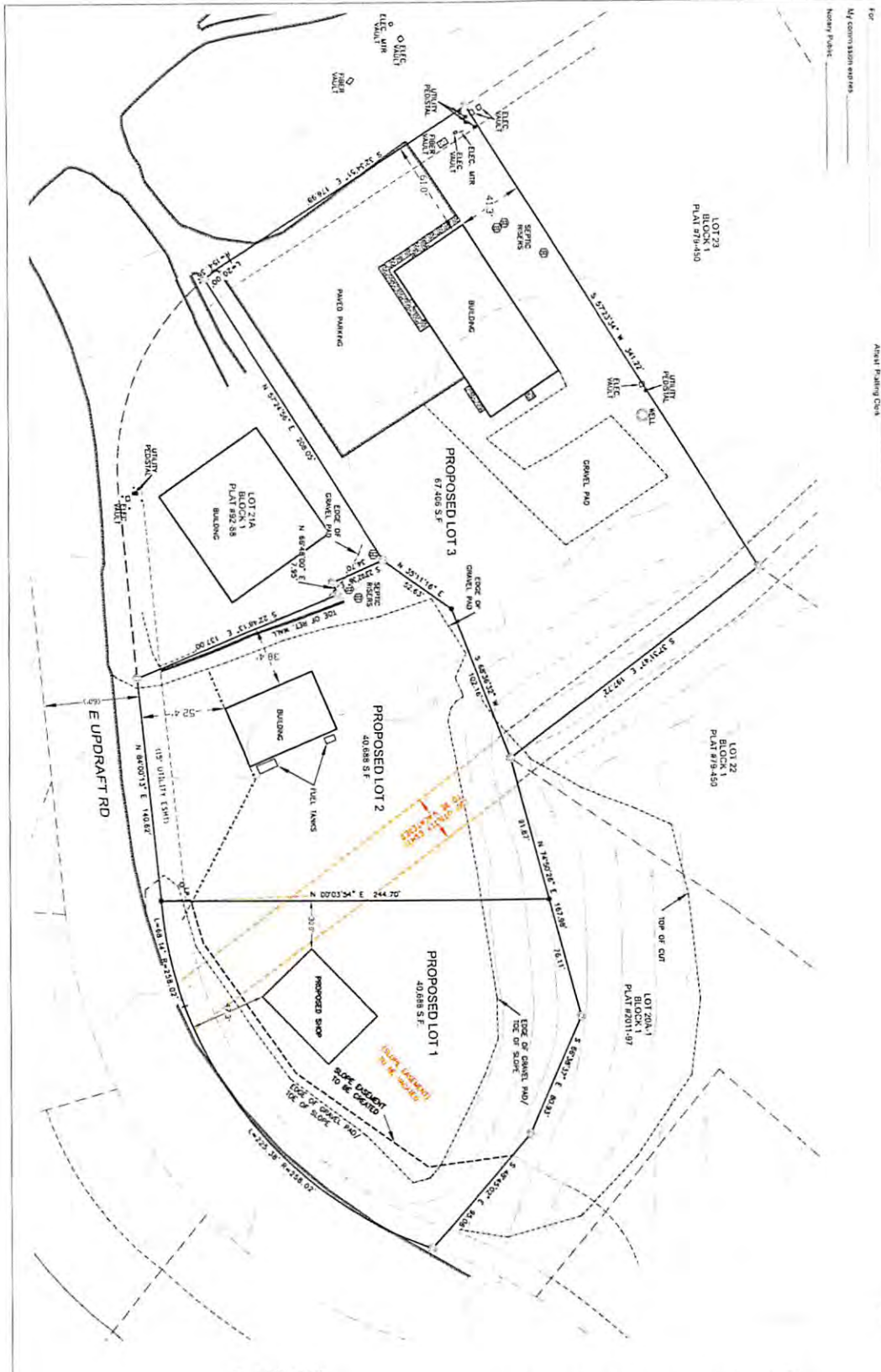
I certify that this subdivision plat has been found to comply with the land use regulations of the Madrasa Station Borough, and that the plat has been approved by the planning advisory by _____ Date: _____
 Planning and Land Use Director: _____ Date: _____

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments through _____ against the property included in this subdivision have been paid _____
 Borough Tax Collector/Official: _____ Date: _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this _____ day of _____, 2022.
 My commission expires _____
 Notary Public: _____



- LEGEND**
- Found Secondary Monument
 - 5/8" IRON IN GALV. CAP MARKER
 - SCREW IN IRON 1/2" DIA. TO BE SET
 - Revised data from Madrasa Station Borough, Plat 22011-97 PRO
 - Existing Adjacent Lot Lines (Not Surveyed)

- NOTES**
- 1) There may be federal, state, and local requirements governing land use, and the responsibility of the landowner to determine and comply with all applicable requirements apply to the development of the parcels shown hereon.
 - 2) Current per 2011 USDA LDRS.
 - 3) Subject to an MVA Bureau Easement per BR 38 Pg 154, recorded October 6, 1981 and Block: BR 15 Pg 247 / recorded October 29, 1970 and the 217 Pg 616, recorded August 20, 1944.
 - 4) Subject to an easement for a Common Waterway and Water System set by the 639 Pg 8, 10, recorded November 18, 1992.
 - 5) Current, condition, restrictions, and/or easements including liens and provisions thereof, recorded October 10, 1979 Block: 2017 Page 294, amended by recorded record November 11, 1992 Block: 609 Page 8 recorded March 16, 2012. Reversion No. 2017-0251572-0.
 - 6) Joint Survey System and Title Shown and Maintenance Agreement recorded June 25, 1988 Block 597 Page 602.

SURVEYORS STATEMENT

I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska and that the plat represents a survey made for a client who is a duly authorized agent of the Madrasa Station Borough. I have personally reviewed the electronic and field data and other data on which this plat is based.

Date: _____

SCALE: 1" = 30 Feet

SOUND DECISIONS SUBDIVISION

LOT 23, BLOCK 1
 A PLAT OF
 SOUND DECISIONS
 SUBDIVISION
 TOWNSHIP SUBDIVISION PLAT 291-405 P.F.D.
 CONTAING 312 ACRES
 WITH RESPECT TO THE MADRAS STATION BOROUGH
 MADRAS STATION BOROUGH, MADRAS STATION, ALASKA

DATE: 4-14-2022 SCALE: 1"=30' SHEET 1 OF 1

Matthew Goddard

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Thursday, June 30, 2022 12:45 PM
To: Matthew Goddard
Subject: RE: RFC Sound Decisions (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 utility easement vacation and slope easement vacation 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: Thursday, June 9, 2022 9:09 AM
To: Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Brad Sworts <brad.sworts@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; StephanieNowersDistrict2@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; pamelaj.melchert@usps.gov; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: RFC Sound Decisions (MG)

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 is a request for comments for the proposed Sound Decisions Subdivision, MSB Case # 2022-083 / 084, to subdivide 51807B01L022 and 57076B01L021B-1.

Comments are due by **June 30, 2022**. Please let me know if you have any questions.

[Sound Decisions](#)

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

Matthew Goddard

From: Max Schillinger <max@allpointnorth.us>
Sent: Wednesday, June 29, 2022 4:21 PM
To: Matthew Goddard
Cc: Jamie Taylor
Subject: RE: Sound Decisions (MG)

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

Yes slope is existing slope +5 feet as a minimum.

Max
9073554185

From: Matthew Goddard [mailto:Matthew.Goddard@matsugov.us]
Sent: Tuesday, June 28, 2022 12:46 PM
To: Max Schillinger <max@allpointnorth.us>
Subject: Sound Decisions (MG)

Hello Max,

Our Department of Public Works has a question regarding the slope easement (See below). If you could let me know the answer to her question it would be appreciated.

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

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Tuesday, June 28, 2022 12:12 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Cc: Elaine Flagg <Elaine.Flagg@matsugov.us>
Subject: RE: RFC Sound Decisions (MG)

I assume the new slope easement contains the fill slope plus 5 feet – can that dimension be verified?

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, June 9, 2022 9:09 AM



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

June 10, 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.

- **SOUND DECISIONS SUBDIVISION
(MSB Case # 2022-083/084)**

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

Sincerely,

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

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

EXHIBIT G-1

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, June 17, 2022 2:13 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Sound Decisions (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: Thursday, June 9, 2022 9:09 AM
To: allen.kempen@alaska.gov; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Brad Sworts <Brad.Sworts@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; StephanieNowersDistrict2@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; pamelaj.melchert@usps.gov; 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>; msb.hpc@gmail.com
Subject: RFC Sound Decisions (MG)

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

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[Sound Decisions](#)

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

Thank you,
Matthew Goddard

OWNERSHIP CERTIFICATE

I, the undersigned, hereby certify that I am the owner of the real property shown and described hereon, that I hereby adopt this plan of subdivision, and by my own free consent dedicate all Rights of Ways to the Matanuska-Susitna Borough, and grant all easements to the use shown.

Owner: Scott Wick, Member Dated: _____
SD Holdings, LLC
PO BOX 3724, Palmer, AK 99645

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this _____ day of _____, 2022.

For: _____
 My commission expires _____
 Notary Public: _____

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:

Plat Resolution Number: _____ Dated: _____
 And that this plat has been approved for recording in the office of the recorder in the Anchorage Recording District, Third Judicial District, State of Alaska, in which the plat is located.

Planning and Land Use Director: _____ Dated: _____
 Attest: Platting Clerk

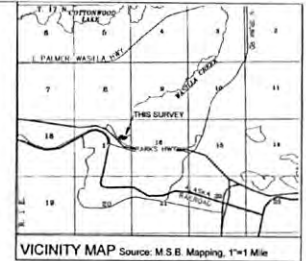
CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through _____ against the property included in the subdivision hereon, have been paid.

Borough Tax Collection Official: _____
 Dated: _____

LEGEND

- Found Secondary Monument
- 5/8" Rebar with plastic cap marked "SCHILLINGER LS 12039" to be set
- () Record data per Twinook Subdivision; Plat #2011-07, P.R.D.
- Existing Adjoiner Lot Lines (Not Surveyed)



NOTES

- 1) There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
- 2) Contours per 2011 MSB LIDAR.
- 3) Subject to an MFA Blanket Easements per Bk 39 Pg 154, recorded October 6, 1961 and Misc. Bk 15 Pg 247, recorded October 20, 1970 and Bk 378 Pg 676, recorded August 30, 1984.
- 4) Subject to an Easement for a Common Wastewater and Water System per Bk 699, Pgs 8-10, recorded November 18, 1992.
- 5) Covenants, conditions, restrictions and/or easements, including terms and provisions thereof, recorded October 15, 1979, Book 201 Page 234, amended by instrument recorded December 8, 1983, Book 335 Page 306 - 348, recorded November 18, 1992, Book 696 Page 8, recorded March 16, 2012, Reception No. 2012-005157-0.
- 6) Joint Septic System and Well Site Use and Maintenance Agreement, recorded June 20, 1998, Book 957 Page 600.

RECEIVED
MAY 9 9:27
PLATTING

SCALE: 1" = 30 Feet



SURVEYORS STATEMENT

I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____



Agenda Copy

A PLAT OF

SOUND DECISIONS SUBDIVISION

A RE-SUBDIVISION OF LOT 21B-1, BLOCK 1 TWINOOK SUBDIVISION PLAT #2011-07,

& LOT 22, BLOCK 1 TWINOOK SUBDIVISION PLAT #79-450, P.R.D.

CONTAINING 3.42 Acres WITHIN SECTION 17, T.17 N., R.1 E., SEWARD MERIDIAN PALMER RECORDING DISTRICT, ALASKA

Date: 5-4-2022 Scale: 1"=30' Sheet: 1 of 1

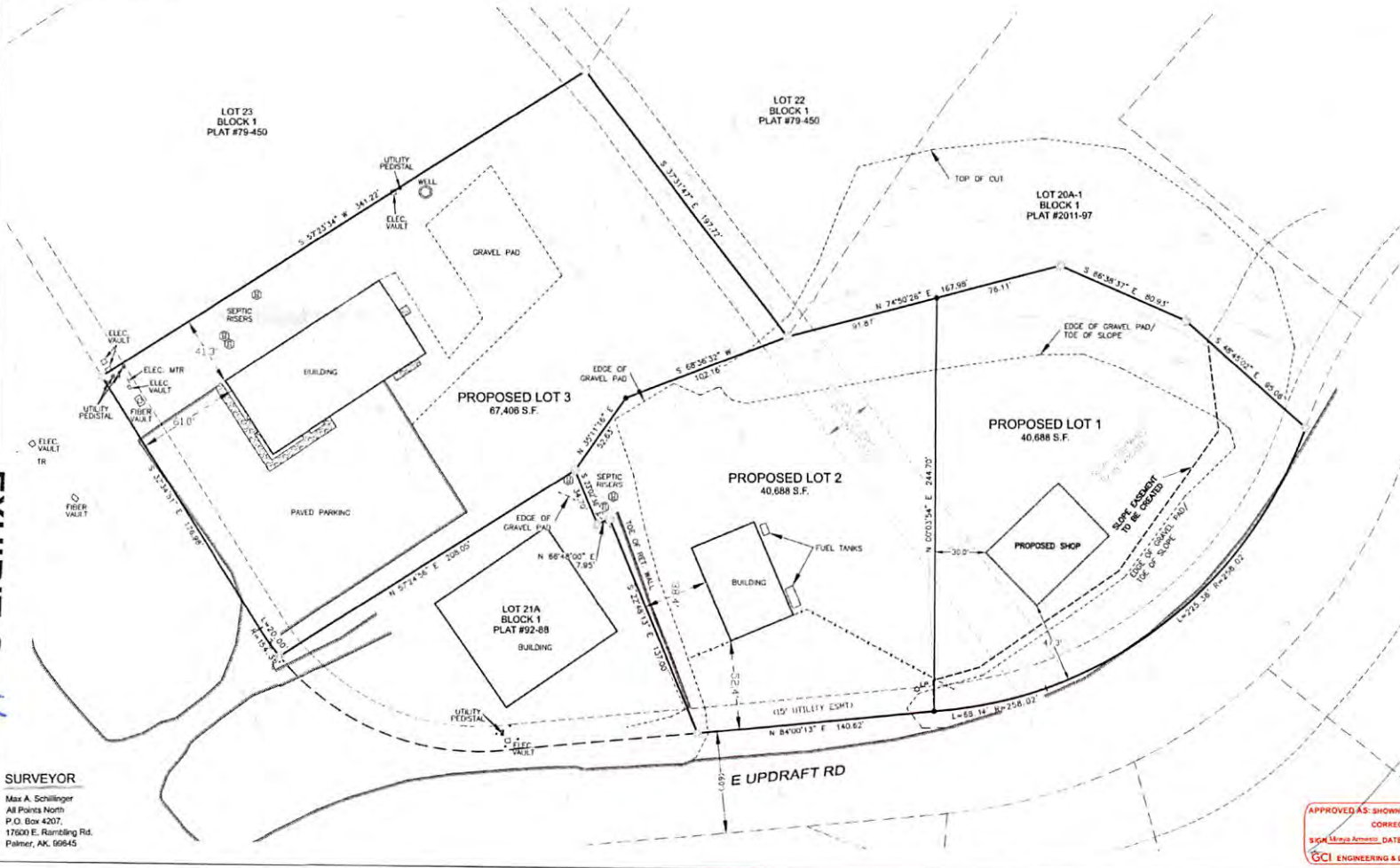
APPROVED AS SHOWN
 CORRECTED
 SIGN: Max A. Schillinger, DATE: 5-4-2022
 GCI ENGINEERING & DESIGN

PRELIMINARY PLAT

EXHIBIT G-4

SURVEYOR

Max A. Schillinger
 All Points North
 P.O. Box 4207,
 17600 E. Rainier Rd.
 Palmer, AK, 99645



Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, June 17, 2022 2:45 PM
To: Matthew Goddard
Subject: RE: RFC Sound Decisions (MG)

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

Hello,

MTA has reviewed the plat for Sounds Decisions. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, June 9, 2022 9:09 AM
To: allen.kemplen@alaska.gov; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Brad Sworts <Brad.Sworts@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; StephanieNowersDistrict2@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; pamelaj.melchert@usps.gov; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
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[Sound Decisions](#)