

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Theresa Taranto



PLATTING TECHNICIANS
Amy Otto-Buchanan
Kimberly McClure
Matthew Goddard

PLATTING ASSISTANT
Kayla Kinneen

ABBREVIATED PLAT AGENDA ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

August 31, 2022

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **SUSLOSITNA PLACE:** The request is to adjust the lot line between Lot 3 and Lot 4, Block 1, Suslositna Place, Plat No. 2021-117, to be known as **LOTS 3A and 4B**, containing 1.85 acres +/- . The parcel is located south of W. Schrock Road and south of N. Suslositna Street, (Tax ID# 8177B01L003/L004); within Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Tanaina Community Council and Assembly District #6. *(Petitioner/Owner: Aleksandr Gerasimyyuk and Fishhook Plaza LLC, Staff: Amy Otto-Buchanan, Case #2022-118)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **August 31, 2022**, in the **Assembly Chambers** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
 - **3-minute time limit per person for members of the public.**
 - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
 - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
 - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
 - No further unsolicited input from petitioner is appropriate.
 - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
 - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 31, 2022

PRELIMINARY PLAT: SUSLOSITNA PLACE RSB BLOCK 1, LOT 3 & LOT 4
LEGAL DESCRIPTION: SEC 21, T18N, R01W, SEWARD MERIDIAN AK
PETITIONER: ALEKSANDR GERASIMYUK & FISHHOOK PLAZA LLC
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 1.85 ± PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2022-118

REQUEST: The request is to adjust the lot line between Lot 3 and Lot 4, Block 1, Suslositna Place, Plat No. 2021-117, to be known as **LOTS 3A and 4A**, containing 1.85 acres +/- . The parcel is located south of W. Schrock Road and south of N. Suslositna Street; within Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Geotechnical Report	EXHIBIT B – 4 pgs
Topographical Map and As-Built	EXHIBIT C – 3 pgs
<u>AGENCY COMMENTS</u>	
Department of Public Works Operations & Maintenance	EXHIBIT D – 1 pg
Department of Emergency Services	EXHIBIT E – 1 pg
Development Services	EXHIBIT F – 1 pg
Utilities	EXHIBIT G – 2 pgs

DISCUSSION: The proposed subdivision is south of W. Schrock Road and N. Suslositna Street. Access is N. Morning Star Circle. The proposed lot line adjustment is due to a setback encroachment of the newly constructed home on proposed Lot 4A. Both proposed lots are .93 acres in size.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A)(1). Simon Gilliland, PE, Hanson Land Solutions, notes all lots have 40,000 sf. Testholes were dug to at least 12'; soils classifications are GP or SP; no groundwater was encountered. All lots have at least 10,000 sf of useable building area and 10,000 sf of useable septic area. Testhole location map attached.

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**) has no comment. Department of Emergency Services (**Exhibit E**) has no issues. Development Services (**Exhibit F**) has no comments.

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

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Alaska Department of Fish & Game; Tanaina Community Council; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Assessments, Planning or Pre-Design Division; MEA or MTA.

CONCLUSION: The preliminary plat of Suslositna Place RSB Block 1, Lot 3 and Lot 4 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; one non-objection was received. All lots have the required legal and physical access, pursuant to MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140. All lots have the required frontage, pursuant to MSB 43.20.320. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

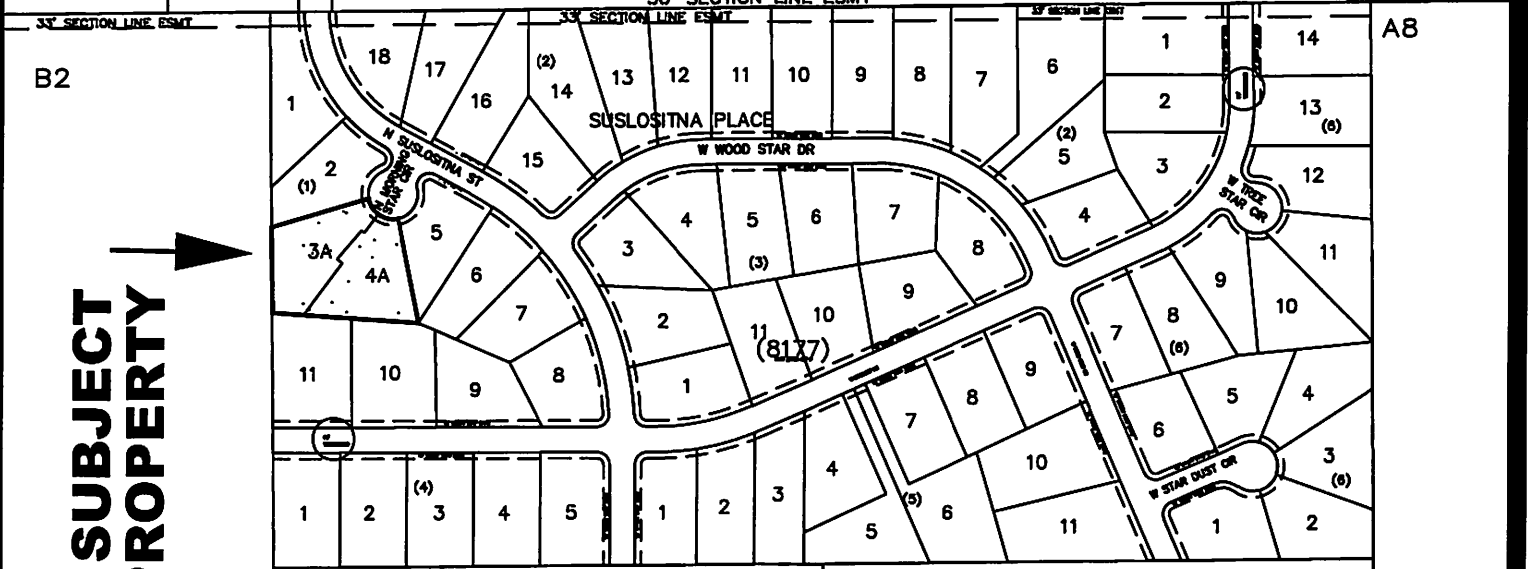
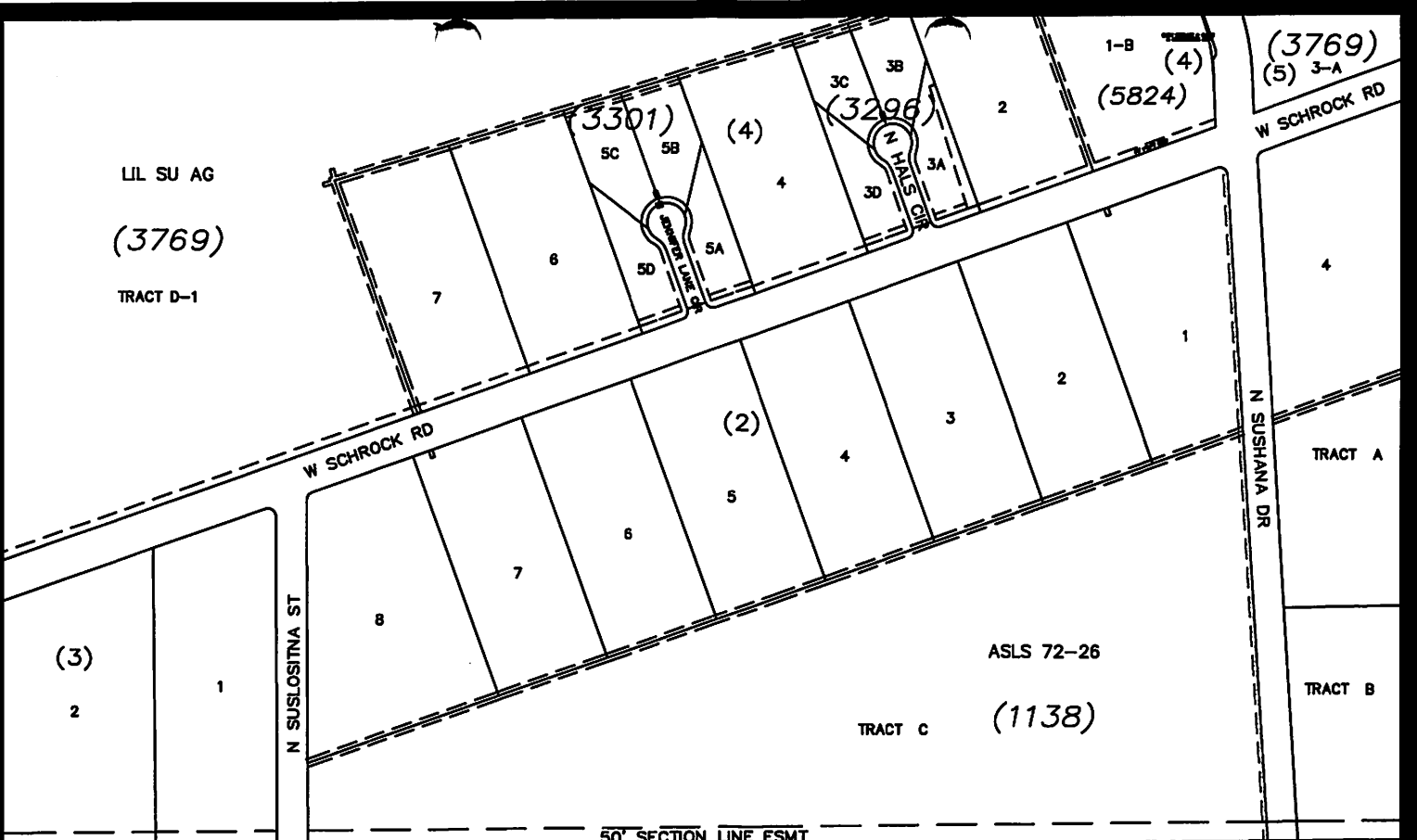
1. The plat of Suslositna Place RSB Block 1, Lot 3 & Lot 4 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). All lot have the required septic and building area.
3. All lots have the required legal and physical access, pursuant to MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140.
4. All lots have the required frontage, pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Alaska Department of Fish & Game; Tanaina Community Council; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Assessments, Planning or Pre-Design Division; MEA or MTA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing; one non-objection was received.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Suslositna Place RSB Block 1, Lot 3 & Lot 4, Township 18 North, Range 01 West, Section 21, Seward Meridian, Alaska:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Provide updated soils report stating there is "10,000 square feet of contiguous usable septic area."
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 final plat in full compliance with Title 43.

LIL SU AG
(3769)
TRACT D-1

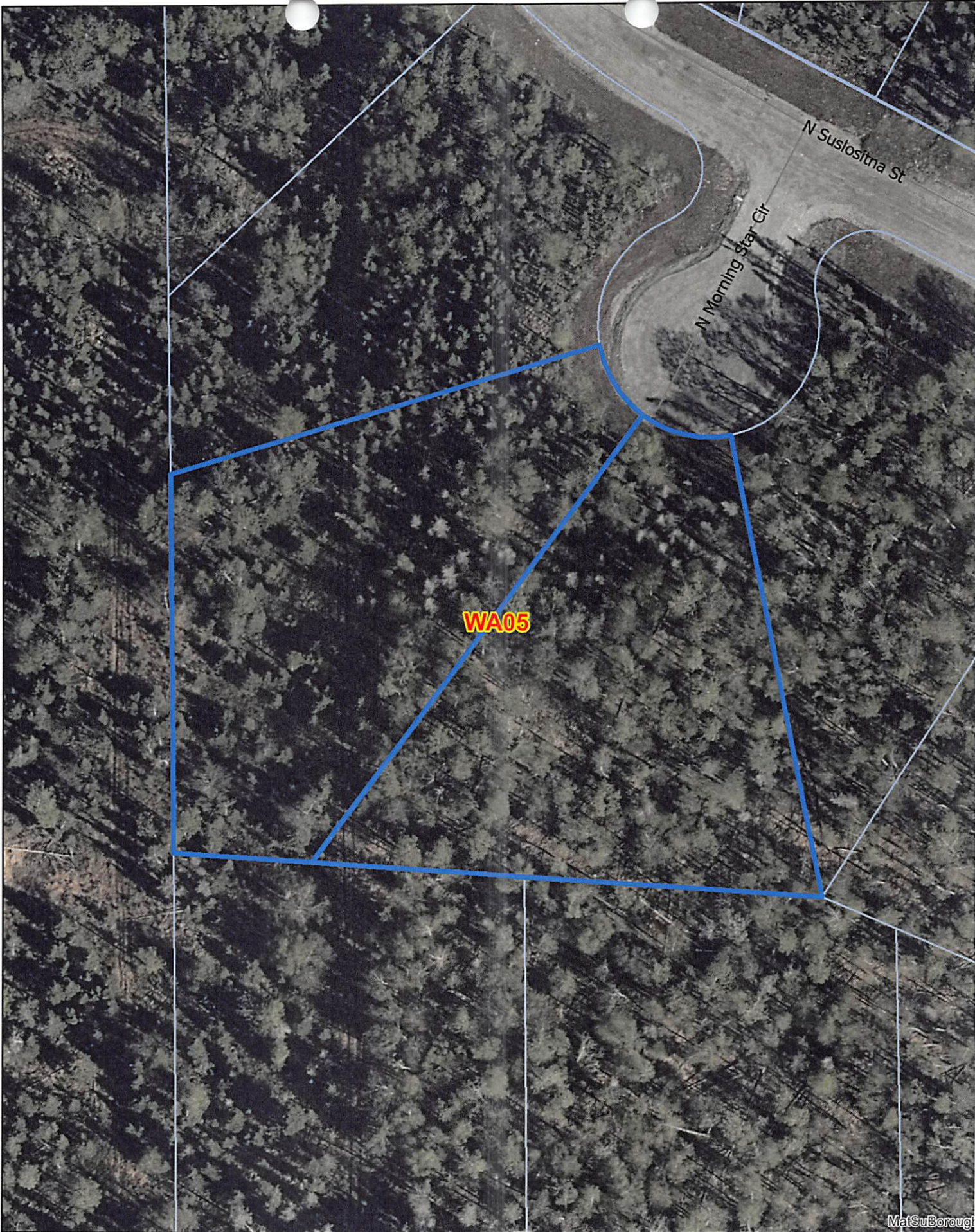
1-B (4)
(5824)
(3769)
(5) 3-A



**SUBJECT
PROPERTY** →

VICINITY MAP
SUSLOSITNA PLACE RSB BLOCK 1 LOTS 3 & 4
LOCATED WITHIN
SECTION 21, T18N, R01W, SEWARD MERIDIAN,
ALASKA
WASILLA 05 MAP

EXHIBIT A



WA05

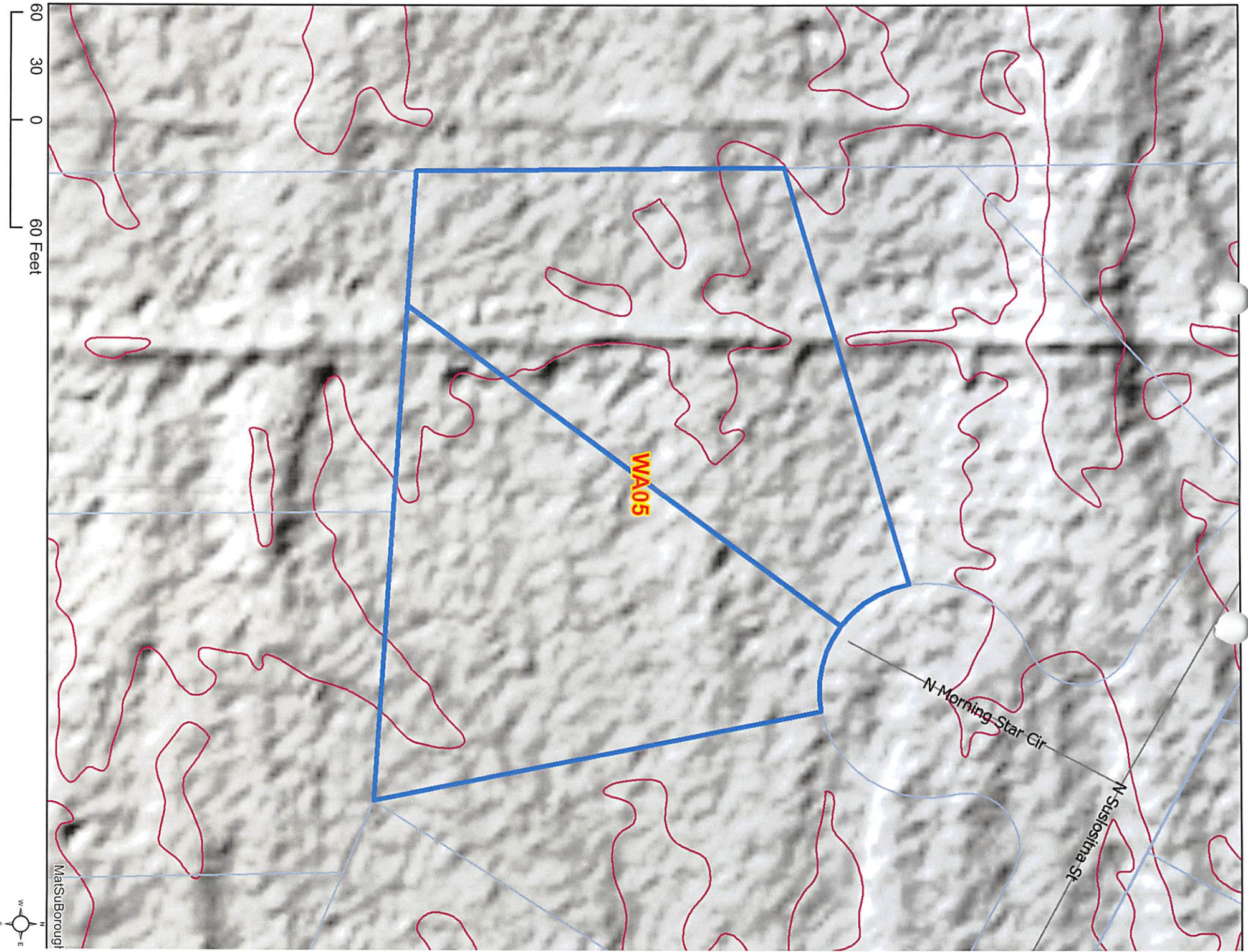
N Suslositna St

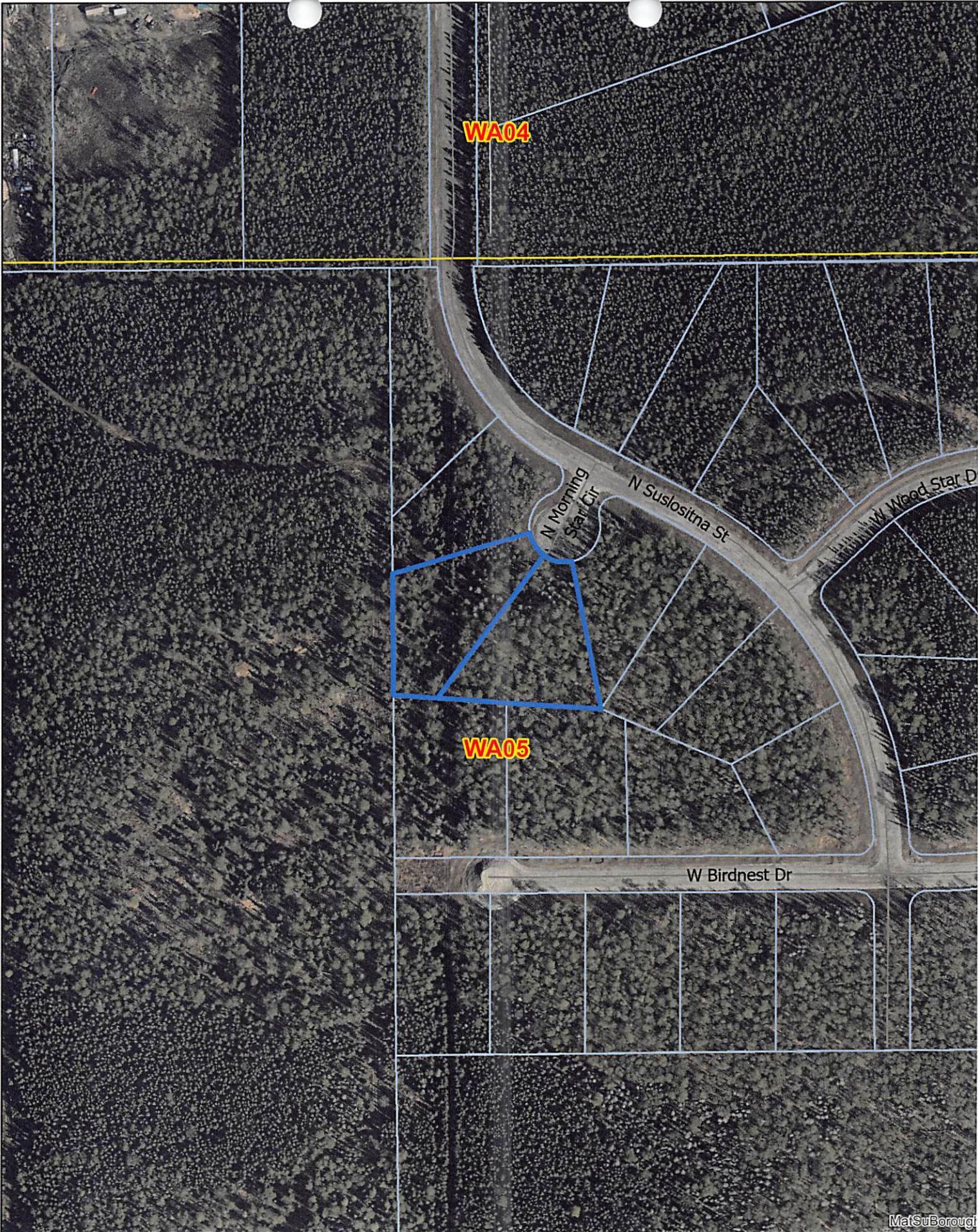
N Morning Star Cir

MaSuBorough

60 30 0 60 Feet







WA04

WA05

N Morning
Star Cir

N Suslositna St

W Wood Star Dr

W Birdnest Dr

200 100 0 200 Feet

MatSuBorough





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USEABLE AREA CERTIFICATION

SUSLOSITNA PLACE LOT 3A & 4A, BLOCK 1

A SUBDIVISION OF

SUSLOSITNA PLACE LOT 3 & 4, BLOCK 1, (2021-117), NE1/4 NW1/4 AND NW1/4 NE1/4, SECION 21 T18N RIW, SM, AK

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

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

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

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

SOILS INVESTIGATION

EXCAVATIONS

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

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

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES:
 (SW) TEST HOLES:

(GP) TEST HOLES: TH from septic
 (SP) TEST HOLES: TH from septic

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

(GM) TEST HOLES:

(SM) TEST HOLES:

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

Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

GROUND WATER INVESTIGATION

No groundwater was encountered in any of the Test Holes

Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

Monitoring Test Holes May through October:
 Soil Mottling or Staining Analysis:

TEST HOLES:
 TEST HOLES:

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

TEST HOLES:

Depth to seasonal high water is less than 8'

Fill will be required

A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

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

Lots:

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

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

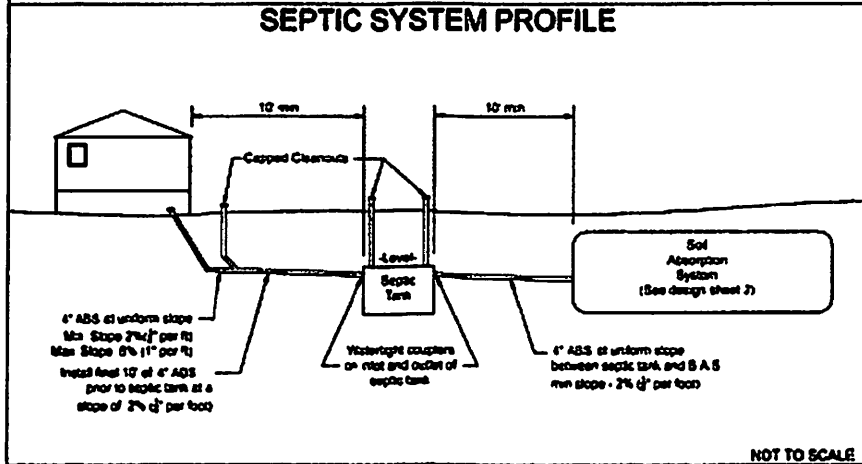
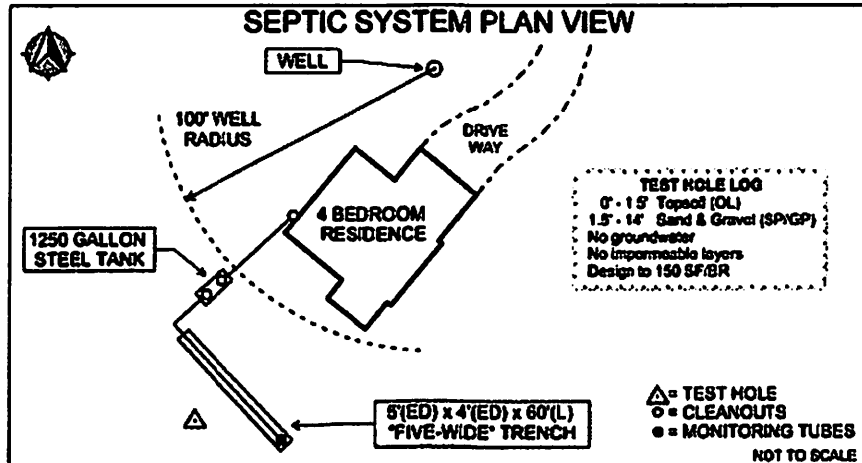
Lots:

No further action required to establish sufficient usable area.

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

Simon Gilliland 7/27/22
 Simon Gilliland P.E. Date
 Professional Engineer





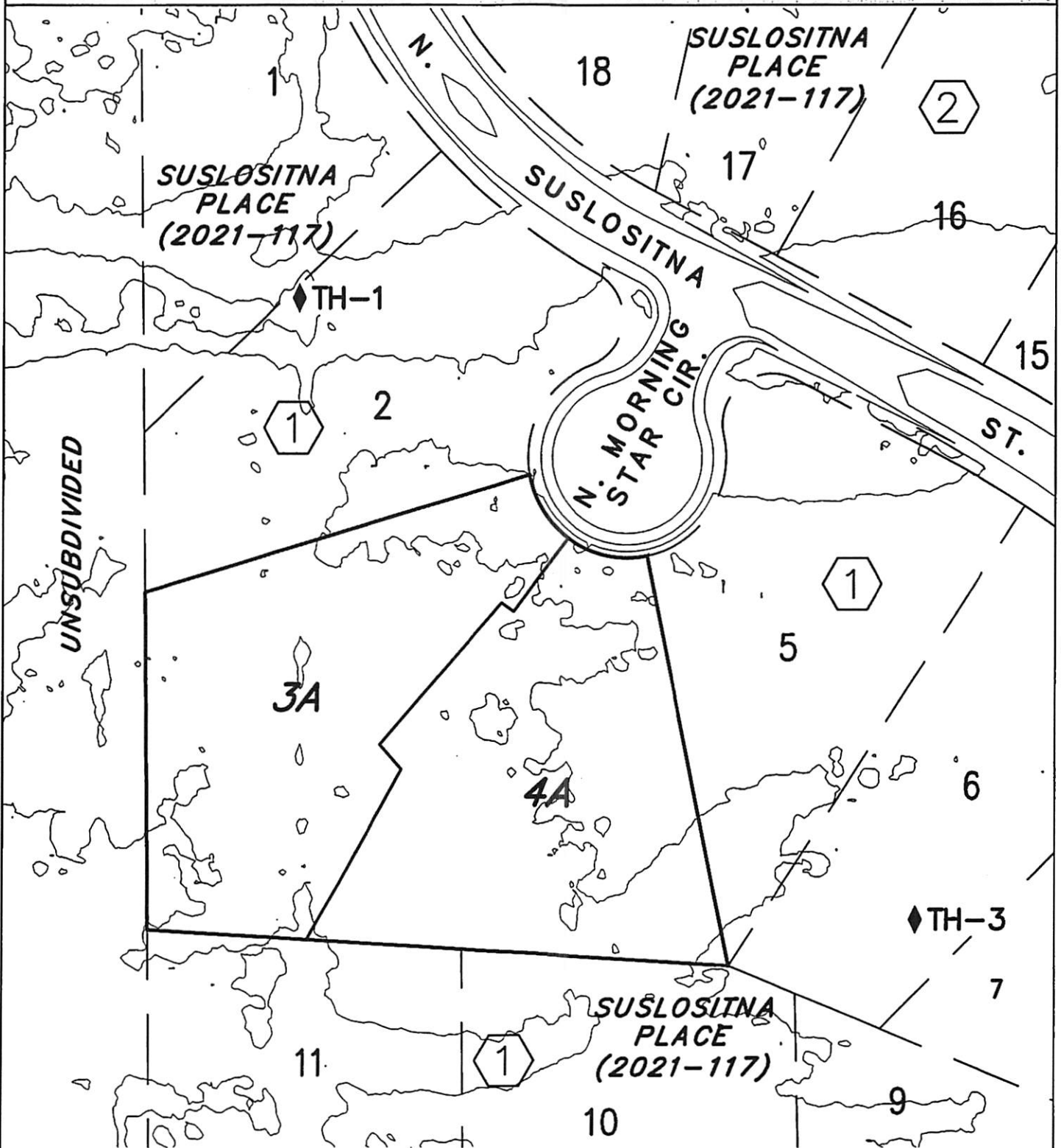
	Conventional Single Family Residential SEPTIC SYSTEM AS-BUILT	
	PROJECT: Suslosilna Place, Lot 4 Block 1 RECORD DRAWING	
	This record drawing represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, the data appears reasonable and represents that the project was constructed in general conformance with current 10 AAC 72 regulations and ADEC policies.	
PIONEER ENGINEERING LLC	SHEET 1 OF 2	COMPLETED DATE 5-27-22

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

SUSLOSITNA PLACE LOT 3A & 4A

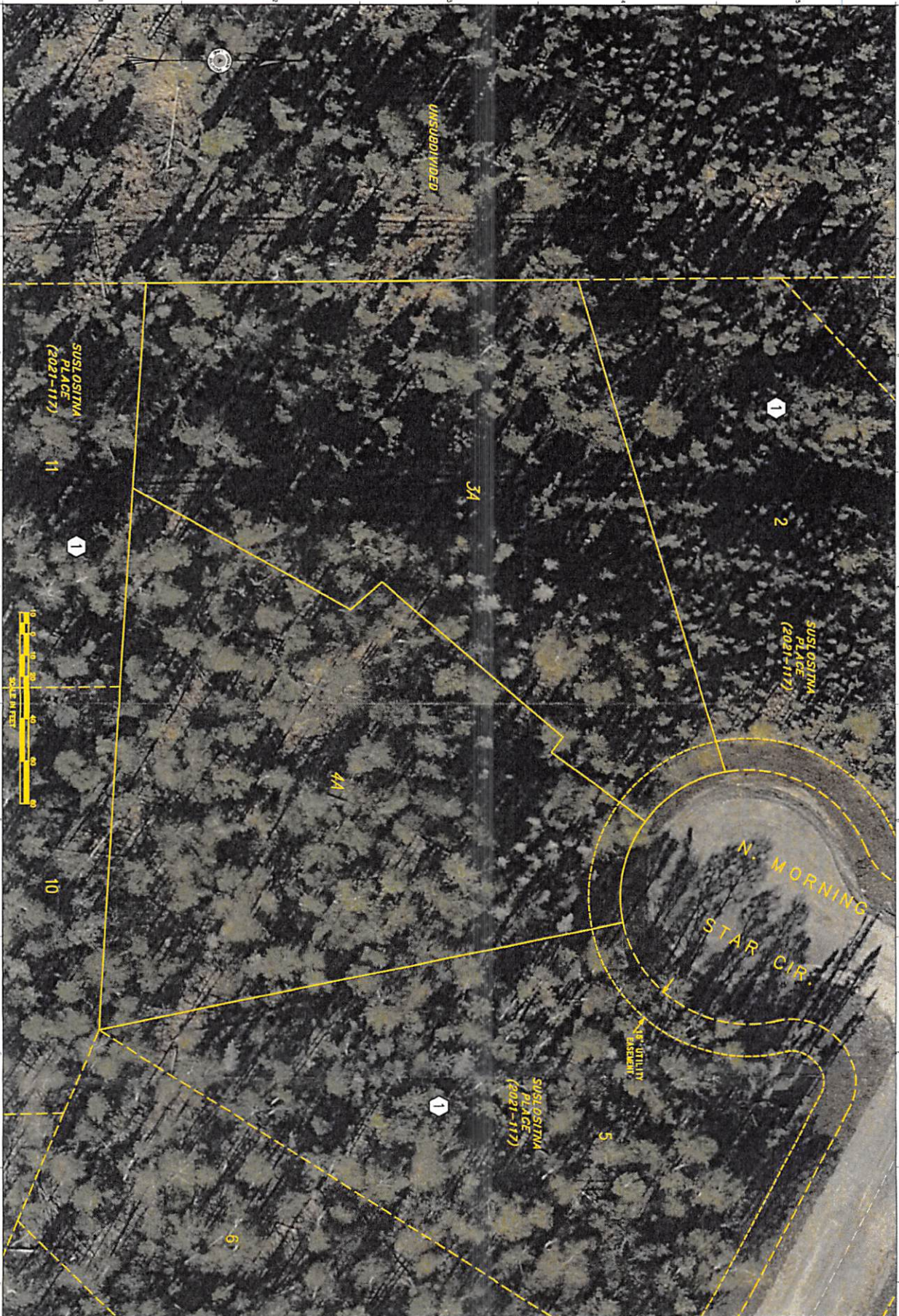
FILE: 22-201

DRAWN: ELF

07/29/22

EXHIBIT A

Page 1 of 1



DATE: 2-23-2016
 DESIGN: CEF
 DRAWN BY: ELF
 CHECKED: CEH
 SCALE: 1"=40'
 223.5x117.40'
 REVISION DATE:
 01/29/22

WASILLA, ALASKA
SUSLOSITNA PLACE LOT 3A & 4A
 SITE PLAN - EXISTING CONDITIONS
 PROJECT OVERVIEW

NOTES:
 1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLICLY AVAILABLE AERIAL PHOTOGRAPHS AND FIELD SURVEY.
 PROJECT OF 2016/2020/2021.
 2. THE HORIZONTAL DATUM IS WAD83 (GEOID EPOCH 2011.0)

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LAND SURVEYING
 205 E. HENRIKSEN AVE.
 ANCHORAGE, ALASKA 99503
 (907) 262-2738



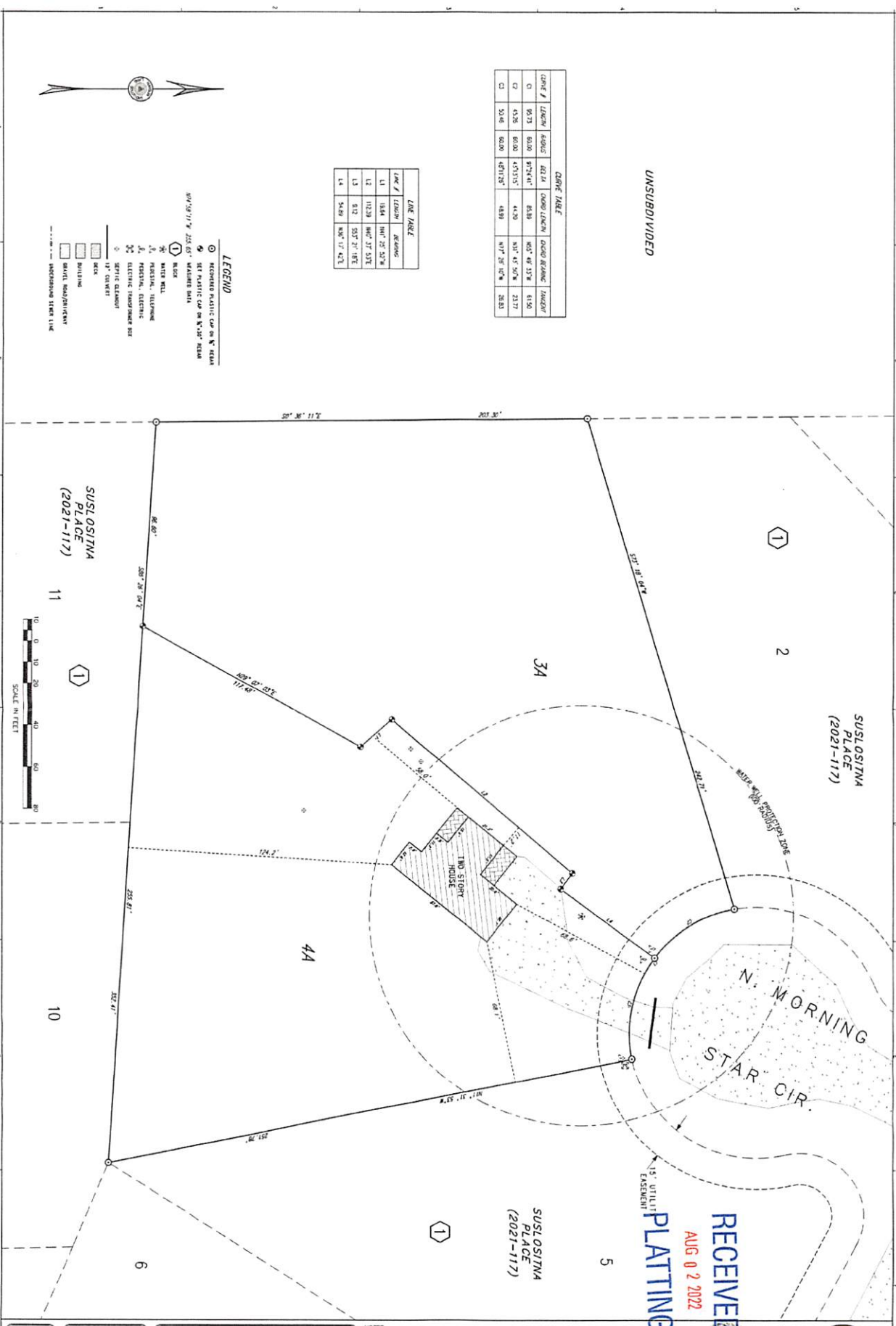
UNSUBDIVIDED

LINE #	LENGTH	BEARING	AREA
1	90.73	S82°02'41"W	8,388
2	43.26	S60°00'44"W	4,430
3	50.46	S20°00'44"W	4,891

LINE #	LENGTH	BEARING
L1	18.84	N44°25'52"W
L2	112.39	N66°27'53"E
L3	512	S53°21'18"E
L4	34.89	N46°17'42"E

LEGEND

- RECORDED PLAT/LOT OR N. DEED
- NEIGHBORING PLAT/LOT OR N. DEED
- RECORDING DISTRICT
- SECTION
- WATER WELL
- PAVED DRIVE
- PAVED DRIVE, TELEPHONE
- PAVED DRIVE, ELECTRIC
- ELECTRIC TRANSDUCER BOX
- SEWER CLEANOUT
- SEWER
- WATER
- RAILROAD
- RAILROAD/STREET
- IMPROVING STREET LINE



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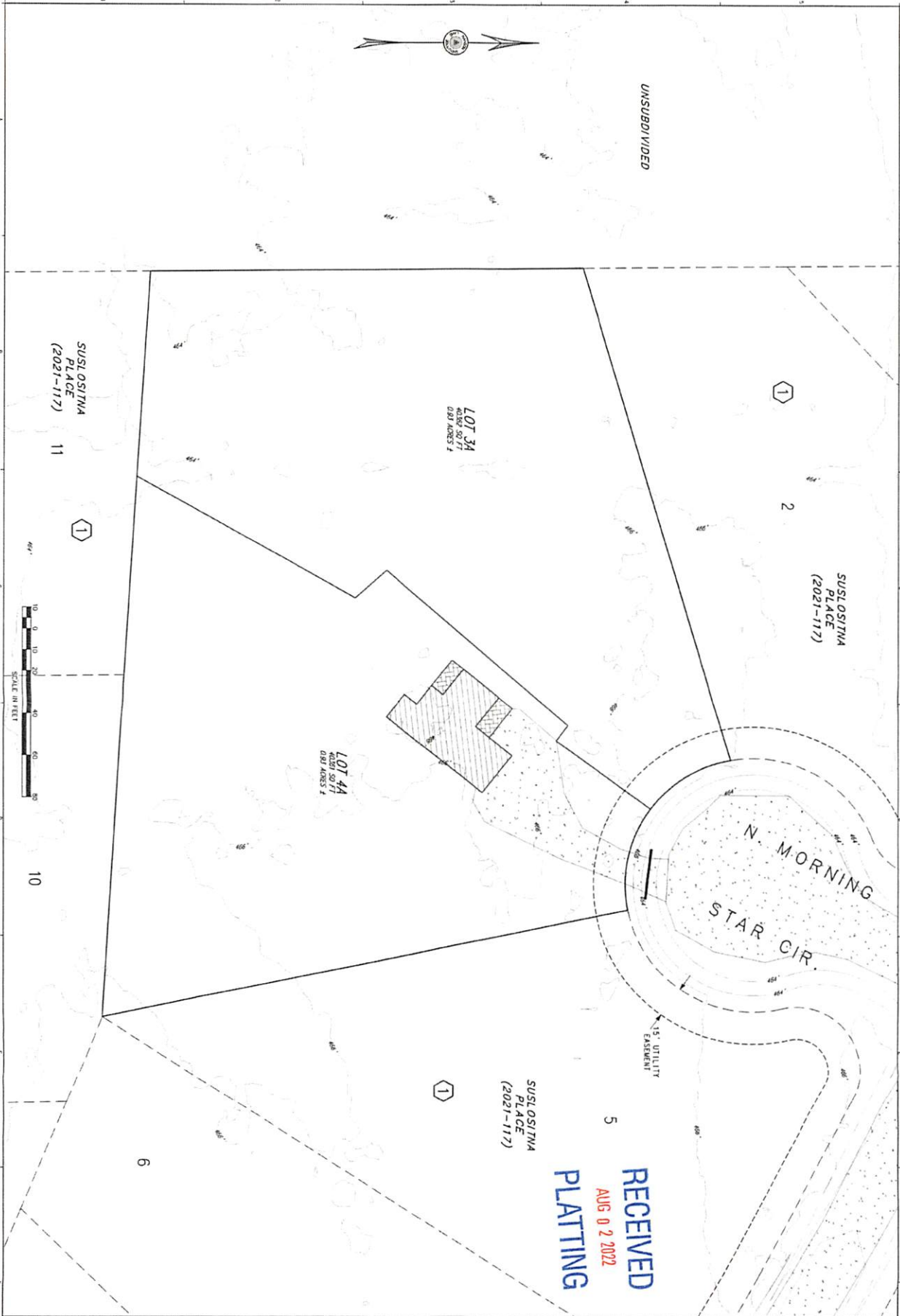


WASILLA, ALASKA
SUSLOSITNA PLACE LOT 3A & 4A
 SITE PLAN - EXISTING CONDITIONS
 PLANIMETRY-AB

DATE: 22-2016
 DRAWN BY: EBF
 CHECKED: CEH
 SCALE: 1"=40'
 22,441.1' = 40'
 REVISION DATE: 07/29/22

REFERENCE:
 1-21
 SHEET 2 OF 3

NOTES:
 1. THIS FIELD SURVEY WAS CONDUCTED ON JUNE 1, 2022. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
 2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.



UNSUBDIVIDED

SUSLOSITNA PLACE (2021-117)

LOT 3A 4000 SQ FT 0.91 ACRES ±

LOT 4A 4000 SQ FT 0.91 ACRES ±

SUSLOSITNA PLACE (2021-117)

N. MORNING STAR CIR.

15' UTILITY EASEMENT

SUSLOSITNA PLACE (2021-117)

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PROJECT NUMBER: 1-22
SHEET 3 OF 3

WASILLA, ALASKA
SUSLOSITNA PLACE LOT 3A & 4A
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

NOTES:
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE WILZANUSKA SCHEMATA REVISION PROJECT OF 2019.
2. THE HORIZONTAL DATUM IS NAD83 (CORRISPE EPOCH 2011.0).
3. THE VERTICAL DATUM IS NAVD83 (CORRISPE EPOCH 2011.0).



Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, August 18, 2022 10:33 AM
To: Amy Otto-Buchanan; Fred Wagner
Cc: Elaine Flagg
Subject: RE: RFC Suslositna PI RSB #22-118

The test hole location map doesn't show the location of the test hole log that was included in the soils report.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, August 8, 2022 2:57 PM
To: regpagemaster@usace.army.mil; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; pamelaj.melchert@usps.gov; hsfirewise@gmail.com; mschoming@crweng.com; tanainacommunity@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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>; 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>; 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 Suslositna PI RSB #22-118

The following link contains a Request for Comments for Suslositna PI RSB B/1 L/3&4, 58177B01L003/L004. Comments are due by **August 24, 2022**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/Ek7wt1aKxGpBgebbZQMSiOEBsVneAOwNNGbati7HJK479g?e=y6hnxK

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

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

Amy Otto-Buchanan

From: Fire Code
Sent: Friday, August 19, 2022 11:42 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Suslositna PI RSB #22-118

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



Donald Cuthbert

Fire Marshal/ Assistant Fire Chief
CM|SFD – Fire & Life Safety Division (Fire Code)
Matanuska Susitna Borough – Department of Emergency Services
Phone: (907)861-8030 Email: Fire.Code@MatSuGov.us

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, August 8, 2022 2:57 PM
To: regpagemaster@usace.army.mil; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; pamelaj.melchert@usps.gov; hsfirewise@gmail.com; mschoming@crweng.com; tanainacommunity@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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>; 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>; 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 Suslositna PI RSB #22-118

The following link contains a Request for Comments for Suslositna PI RSB B/1 L/3&4, 58177B01L003/L004. Comments are due by **August 24, 2022**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Ek7wt1aKxGpBgebbZQMSiOEBsVneAOwNNGbati7HJK479g?e=y6hnxK

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

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

Amy Otto-Buchanan

From: Permit Center
Sent: Tuesday, August 9, 2022 8:19 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Suslositna PI RSB #22-118

No comment

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, August 8, 2022 2:57 PM
To: regpagemaster@usace.army.mil; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; pamelaj.melchert@usps.gov; hsfirewise@gmail.com; mschoming@crweng.com; tanainacommunity@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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>; 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>; 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 Suslositna PI RSB #22-118

The following link contains a Request for Comments for Suslositna PI RSB B/1 L/3&4, 58177B01L003/L004. Comments are due by **August 24, 2022**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Ek7wt1aKxGpBgebbZQMSiOEBSvneAOwNNGbati7HJK479g?e=y6hnxK

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

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

EXHIBIT F



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

August 9, 2022

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

To whom it may concern:

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

- **SUSLOSITNA PLACE LOT 3A & 4A, BLOCK 1
(MSB Case # 2022-118)**

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

Sincerely,

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

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

EXHIBIT G

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, August 23, 2022 9:36 AM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Suslositna PI RSB #22-118
Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Amy,

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

Thanks,

MIREYA ARMESTO

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
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Subject: RFC Suslositna PI RSB #22-118

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

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