

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.

October 6, 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. September 15, 2022

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

A. **SUNRISE TRAILS MASTER PLAN:** The petitioner is requesting to bring the approved Sunrise Trails Master Plan back for minor alterations. The original master plan was approved on September 1, 2005 under Title Code 16. The Petitioner is proposing to eliminate three sections of Right-of-Way and minor alignment alterations to the roads and lot lines. The proposed master plan contains 579.73 acres +/- . The property is located south and west of E. Maud Road and east of N. Old Glenn Highway (Tax ID # 17N02E13B001 / A008 / A001 / C006 & 17N02E12C004); within Section 13 & the S ½ Section 12, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (*Petitioner/Owner: S4 GROUP, Staff: Matthew Goddard, Case # 2004-229*)

5. RECONSIDERATIONS/APPEALS

(*No Reconsiderations/Appeals*)

6. PUBLIC HEARINGS

A. **ALL ELKS ESTATES:** The request is to create six lots from Parcel 1, MSB Waiver 2005-238-PWm, recorded at Reception No. 2005-033972-0 (Tax Parcel D5), to be known as All Elks Estate, containing 10.00 acres +/- . Parcel is located north of N. Glenn Highway, east of N. 58 Mile Road and directly north of E. All Elks Road (Tax ID # 19N02E25D005); lying within the SE ¼ Section 25, Township 19 North, Range 02 East, Seward Meridian, Alaska. In the Sutton/Alpine Community Council and in Assembly District #1. (*Petitioner/Owner: Bryant & Heather Smith, Staff: Amy Otto-Buchanan, Case # 2022-123*)

B. **JENNY'S LAKE:** The request is to create three lots from Tax Parcel C2 to be known as Jenny's Lake, containing 84.80 acres +/- . Access will be fly-in only via Unnamed Lake. The property is located southwest of W. Willow Fishhook Road, southeast of N. Darrel Drive and south of Twelvemile Lake (Tax ID # 19N02W06C002); lying within the W ½ Section 06, Township 19 North, Range 02 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7. (*Petitioner/Owner: David Owens & Lawana Gates, Staff: Kimberly McClure, Case # 2022-085*)

C. **SUMMERS ESTATES 2022:** The request is to create two lots from Lot 2, Summers Estates, Plat 2021-42 to be known as Summers Estates 2022, containing 2.14 acres +/- . The petitioner is requesting a variance for proposed Lot 2A having 43' of frontage onto E. Forest Drive. The property is located directly northwest of N. Wasilla-Fishhook Road, directly east of E. Forest Avenue and south of E. Spruce Avenue (Tax ID # 8120000L002); lying inside the City of Wasilla and within the NE ¼ Section 03, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Assembly District #4. (*Petitioner/Owner: Aaron Summers, Staff: Kimberly McClure, Case #2022-125*)

- D. **LITTLE SUSITNA FLATS MASTER PLAN:** The request is to create four lots from Lot 5, Pittman Flats, Plat 2021-121 and Tax Parcel C4 to be known as Little Susitna Flats Master Plan, containing 44.71 acres +/- . The petitioner is dedicating a public use easement over the flag pole portions of Lots 3 and 4. The property is located directly north of N. Pittman Road, northwest of N. Aycock Place and south of Little Susitna River. (Tax ID # 18N02W14C004 & 8182B01L005); lying within the SW ¼ Section 14 and NW ¼ Section 23, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Aleksandr Baletskiy, Staff: Kimberly McClure, Case #2022-127*)

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
SEPTEMBER 15, 2022**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on SEPTEMBER 15, 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. Pio Cottini, District Seat #1
Mr. Emmett Leffel, District Seat #2
Mr. John Shadrach, District Seat #3
Ms. Linn McCabe, District Seat #5
Mr. Alan Leonard, District Seat #7, Vice Chair
Mr. Eric Koan, Alternate B

Platting Board members absent and excused were:

Mr. Dan Bush, District 4
Wilfred Fernandez, District 6, Chair
Amanda Salmon, Alternate A

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Kayla Kinneen, Acting Platting Clerk
Ms. Kimberly McClure, Platting Technician
Ms. Amy Otto-Buchanan, Platting Technician
Mr. Matthew Goddard, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Mr. Cottini 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

- September 1, 2022 were approved as presented

3. AUDIENCE PARTICIPATION & PRESENTATIONS *(Three minutes per person, for items not scheduled for public hearing)*
(There is no Audience Participation & Presentations)

4. UNFINISHED BUSINESS:
(None)

5. RECONSIDERATIONS/APPEALS
(No Reconsiderations/Appeals)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
SEPTEMBER 15, 2022**

6. PUBLIC HEARINGS

- A. **ADALILLY EAST:** The request is to create six lots from Parcel 1, MSB Waiver 2000-263-PWm, recorded in Book 1106/Page 812 (Tax Parcel C13), to be known as Adalilly East, containing 7.45 acres +/- . Petitioner will dedicate 60' wide right-of-way and cul-de-sac for access and construct to residential street standards. Parcel is located east of N. Old Glenn Highway and north of E. Smith Road (Tax ID # 18N02E36C013); lying within the SW ¼ Section 36, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. (Petitioner/Owner: Adalilly East, LLC, Staff: Amy Otto-Buchanan, Case # 2022-111)

Ms. Kayla Kinneen provided the mailing report:

- Stating that 33 public hearing notices were mailed out on August 25, 2022.

Staff gave an overview of the case:

- Staff recommends approval of the case.

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.

Mr. Curt Holler, the petitioner's representative, provided an overview of the case.

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 the discussion moved to the Platting Board.

MOTION: Platting Member McCabe made a motion to approve with 6 findings of fact and 11 conditions. Shadrach seconded the motion

Discussion ensued.

VOTE: The motion passed without objection.

- B. **LUPINE RANCHETTES:** The request is to create 14 lots and 2 tracts from Tax Parcel B1, to be known as Lupine Ranchettes, containing 80 acres +/- . The property is located north of S. Hayfield Road, south of S. Knik Goose Bay Road and directly north and south of W. Lupine Lane(Tax ID # 17N02W36B001); within the NW ¼ Section 36, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (Petitioner/Owner: Kurt Newcomb, Staff: Matthew Goddard, Case # 2022-113)

Mr. Shadrach recused himself at 1:22 p.m.

Ms. Kayla Kinneen provided the mailing report, stating that 51 public hearing notices were mailed out on August 25, 2022.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
SEPTEMBER 15, 2022**

Staff gave an overview of the case:

- Staff recommends approval of the case with 6 findings of fact and 7 conditions

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

Mr. Curt Holler, the petitioner's representative, provided an overview of the case.

Vice Chair Leonard had questions for the Petitioner representative, Curt Holler:

Vice Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Janice Plante
- Christopher Secary

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 Cottini made a motion to approve with 6 findings of fact and 7 conditions. The motion was seconded by Leffel

VOTE: The motion passed without objection.

Mr. Shadrach returned to the room 1:40pm

- C. **SNOWSHOE WOODS PHASE 2:** The request is to create twelve lots and one tract from Tract A, Snowshoe Woods, Plat No. 2021-9 and Government Lot 4, to be known as Snowshoe Woods Phase 2, containing 105.42 acres +/- . Petitioner will dedicate 60' wide rights-of-way, one t-turnaround and one temporary cul-de-sac for access and construct to residential street standards. Parcel is located west of E. Talkeetna Spur, north of E. Powers Road (Tax ID #s 26N04W31C001; 8204000T00A); lying within the SW ¼ Section 31, Township 26 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. (Petitioner/Owner: All Aspects Construction LLC, Staff: Amy Otto-Buchanan, Case # 2022-116)

Ms. Kayla Kinneen provided the mailing report, stating that 71 public hearing notices were mailed out on August 25, 2022.

Staff gave an overview of the case:

- Staff recommends approval of the case.

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.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
SEPTEMBER 15, 2022**

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 Leffel made a motion to approve with 6 findings of fact and 9 conditions. The motion was seconded by Cottini

Discussion ensued.

VOTE: The motion passed without objection.

- D. **KATAGNIK RANCH 2022 MASTER PLAN:** The request is to create twelve lots and one tract (to be a private road) from Lot 1 and Tract A, Katagnik Ranch, Plat 2017-115, to be known as Katagnik Ranch 2022 Master Plan, containing 40.0 acres +/- . The petitioner is constructing one interior road to be a private road. The property is located east of S. Knik-Goose Bay Road, directly west of W. Connor Court, and northwest of Nichols Memorial Park (Tax ID # 7689000L001 & T00A); lying within the NW ¼ Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and in Assembly District #5. (Petitioner/Owner: Mike & Terry Dennison, Jimmie Chynoweth & Nicole Baston, Case # 2022-112)

Mr. Shadrach recused himself at 1:56pm

Ms. Kayla Kinneen provided the mailing report, stating that 61 public hearing notices were mailed out on August 25, 2022.

Staff gave an overview of the case:

- Staff recommends approval of the case.

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

Mr. Tim Carmen, petitioner representative provided an overview of the case.

Vice Chair Leonard had questions for the petitioner's representative.

Platting Board member Cottini wanted a better explanation on the ADT count

Vice Chair Leonard opened the public hearing for public testimony

The following person spoke:

- Emily Secary
- Christopher Secary
- Diane Tracy

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
SEPTEMBER 15, 2022**

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 Cottini made a motion to approve with 5 findings of fact and 11 conditions. The motion was seconded by McCabe

Discussion ensued

VOTE: The motion passed without objection.

Mr. Shadrach returned at 2:33pm

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 we do not have the count of the cases for the October 6 meeting

9. BOARD COMMENTS

- Platting member Leffel had comments on the discrepancies about ADT counts

10. ADJOURNMENT

With no further business to come before the Platting Board, Vice Chair Leonard adjourned the meeting at 2:36 p.m.

Alan Leonard
Acting Platting Board Chair

ATTEST:

Kayla Kinneen
Acting Platting Board Clerk

**UNFINISHED
BUSINESS**

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

PRELIMINARY PLAT: SUNRISE TRAILS MASTER PLAN

LEGAL DESCRIPTION: SEC 12 & 13, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: ELBRIDGE WALKER, HOMESTEAD RESORT PROPERTIES, LLC

SURVEYOR/ENGINEER: S4 GROUP

ACRES: 579.73 ± PARCELS: 307

REVIEWED BY: MATTHEW GODDARD CASE #: 2004-229

REQUEST: The petitioner is requesting to bring the approved **Sunrise Trails Master Plan** back for minor alterations. The original master plan was approved on September 1, 2005 under Title Code 16. The Petitioner is proposing to eliminate three sections of Right-of-Way and minor alignment alterations to the roads and lot lines. The proposed master plan contains 579.73 acres +/- . The property is located south and west of E. Maud Road and east of N. Old Glenn Highway; within Section 13 & the S ½ Section 12, Township 17 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Plan and Profile	EXHIBIT B – 10 pgs
Petitioner's Request to Modify Existing Master Plan	EXHIBIT C – 1 pg
Approved Master Plan NOA & Staff Report	EXHIBIT D – 29 pgs
Approved Master Plan 10 Year Extension Request	EXHIBIT E – 2 pgs
Approved Master Plan 5 Year Extension Request	EXHIBIT F – 3 pgs

AGENCY COMMENTS

ADF&G	EXHIBIT G – 1 pg
MSB Land & Resource Management	EXHIBIT H – 1 pg
MSB Department of Public Works	EXHIBIT I – 1 pg
MSB Permit Center	EXHIBIT J – 1 pg
MSB Emergency Services	EXHIBIT K – 1 pg
Utilities	EXHIBIT L – 2 pgs
Public Comments	EXHIBIT M – 2 pgs

DISCUSSION: The petitioner is requesting modifications to the approved Sunrise Trails Master Plan that will remove two cul-de-sacs; remove a stub road connection on the northern boundary of the property; adjust the alignment of the section of right of way running along the section line easement so it is inside of the section line easement; and adjusting the property lines to account for these changes. The original master plan was approved September 1, 2005 with 20 Findings of Fact and 26 Conditions of Approval. The Master Plan was brought back to the Platting Board for an extension request on May 21, 2009 and was approved with nine Findings of Fact and two added Conditions of Approval. There was a five year Administrative Extension granted on September 16, 2022.

Sheets four and five of the Agenda Plat show the proposed modifications to the approved Sunrise Trails Master Plan. The blue lines show the current design of the approved Master Plan. The red lines represent the proposed modifications.

Soils Report: A soils report was not required. Lot line adjustments and right of way adjustments did not warrant an updated soils report.

Plan and Profile: An updated Plan and Profile was submitted showing the proposed street and drainage plan. This can be found at Exhibit B.

Sunrise Trails Approved Master Plan: The original Sunrise Trails Master Plan was heard on September 1, 2005. This case was approved under Title Code 16 with a Variance from block lengths (**Exhibit D**). This case was brought back to the Platting Board May 21, 2009 to request and was granted a ten year extension (**Exhibit E**). There were two conditions of approval added by the Platting Board at this time. This case was further granted a five year administrative extension on September 16, 2019 (**Exhibit F**).

Comments:

AK Department of Fish and Game (Exhibit G) notes that the road do not appear to cross any fish bearing water bodies based on aerial imagery. It is advisable to have the ADF&G Habitat staff conduct a site visit to confirm. *Staff notes upon further clarification that this comment is specifically covering the areas being modified by this proposal.*

MSB Land & Resource Management (Exhibit H) notes that the ATV trail should be the same width requirements at the Plumley-Maud Trail to avoid full size trucks and jeeps from getting on the Plumley-Maud Trail. The Plumley-Maud Trail use is ATV, snow machine and horses. There are no objections to this proposed master plan alteration.

MSB DPW (Exhibit I) has no objection.

MSB Permit Center (Exhibit J) has no comment.

MSB Emergency Services (Exhibit K) notes that the access roads and road type should keep pace with the phases as this plan has the potential for heavy traffic loads.

Utilities: (Exhibit F)

Enstar has no comments or recommendations.

MTA requests a 15' utility easement on both sides of all roads and around all cul-de-sacs. *Staff notes that condition of approval #14 of the original Sunrise Trails Masterplan requires the petitioner to resolve all utility easements and obtain MTA and MEA sign off on the master plan. (Exhibit C-26)*
GCI and MEA did not respond.

Public Comments: There was one response from the public asking for clarification on the proposed changes. *Staff notes that the questions were answered by email (Exhibit M).*

At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining/Land/Water; USACE; Community Council #5 Butte; MSB Fire Service Area #2 Butte, Road Service Area #26 Greater Butte, Assessments or Planning; GCI or MEA

CONCLUSION: The preliminary plat of Sunrise Trails Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 16.15.015 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 exists to the proposed lots, consistent with MSB 16.20.100 Access Required, MSB 16.20.120 Legal Access and MSB 16.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 16.20.320 Frontage. A soils report was not required.

EXISTING FINDINGS OF FACT:

Master Plan Findings can be found at Exhibit D-4

Variance Findings can be found at Exhibit D-3

Vacation Findings can be found at Exhibit D-2

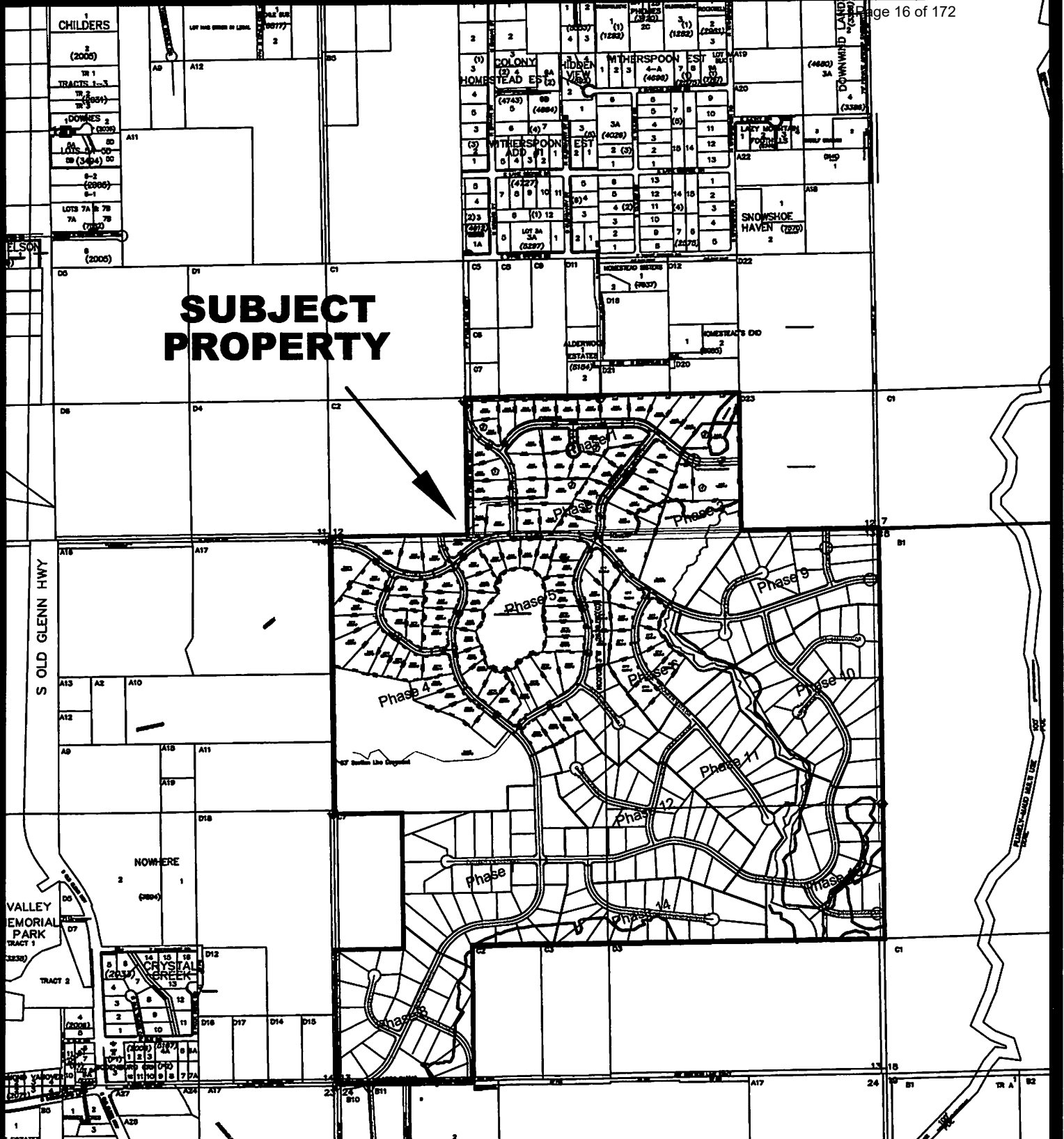
Platting Board Extension Findings can be found at Exhibit E-2

Added Findings of Fact

1. The preliminary plat of Sunrise Trails Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 16.15.015 Preliminary Plats.
2. The master plan for Sunrise Trails is being brought back under MSB 16.10.060(B) where an applicant may seek a modification of a preliminary plat or phased development master plan prior to the expiration of the plat or plan approval or prior to the expiration of an extension granted.
3. The original master plan was approved by the Platting Board on September 1, 2005.
4. There have been multiple extensions granted, the expiration of this master plan is December 31, 2026.
5. If approved this will remove three sections of Right-of-Way, re-align a section of Right-of-Way to center on the section line easement and adjust the lot lines to conform to this new design.
6. A soils report was submitted with the original master plan. An updated soils report is not required for these modifications.
7. All lots will have legal and physical access consistent with MSB 16.20.100, MSB 16.20.120 and MSB 16.20.140.
8. Each lot has the required frontage pursuant to MSB 16.20.320.
9. At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining/Land/Water; USACE; Community Council #5 Butte; MSB Fire Service Area #2 Butte, Road Service Area #26 Greater Butte, Assessments or Planning; GCI or MEA
10. There were no objections from any federal or state agencies, or Borough departments or utilities.
11. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

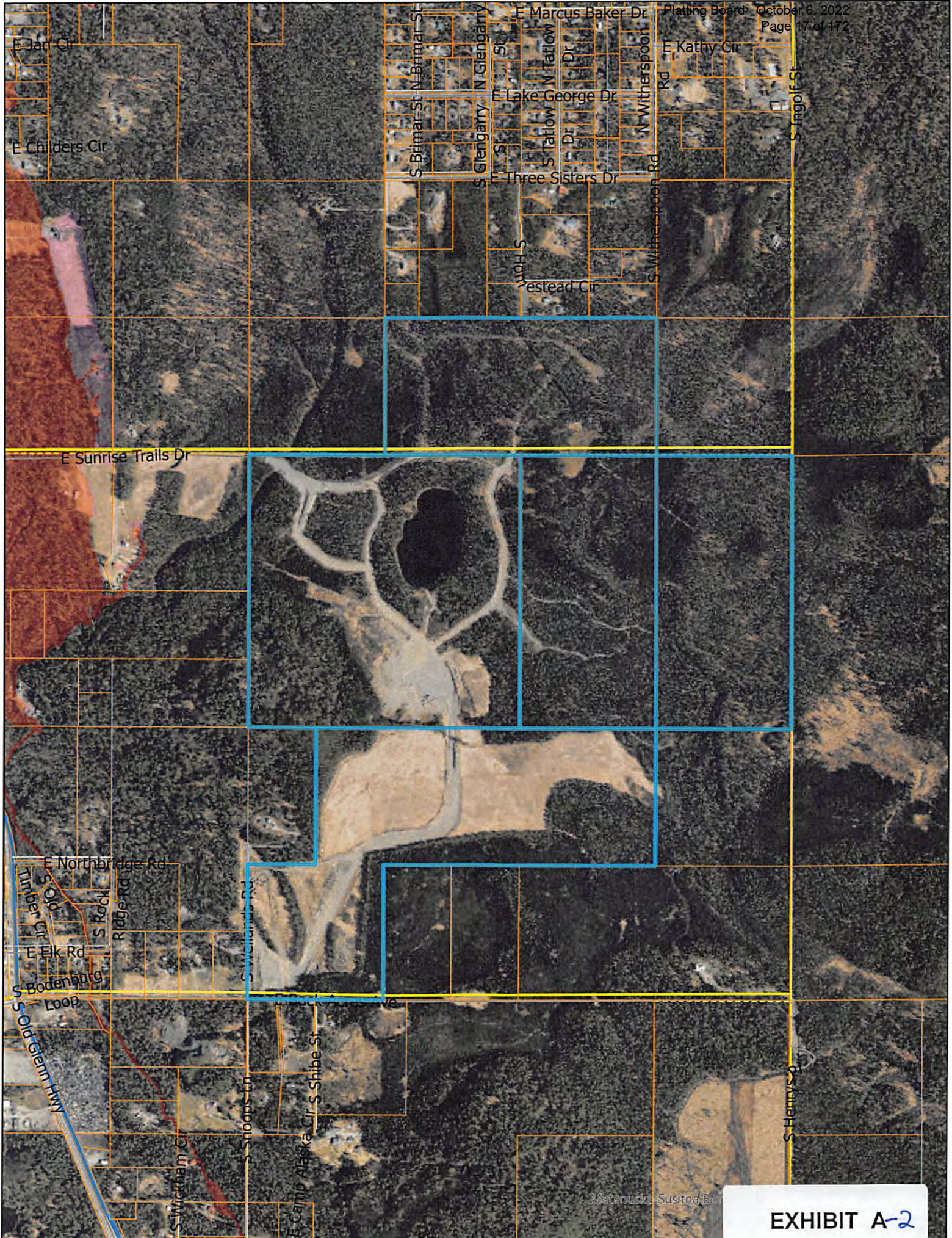
Suggested motion: I move to approve the preliminary plat of Sunrise Trails Master Plan, Section 12 & 13, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on previously approved conditions of approval as shown at Exhibits D & E.

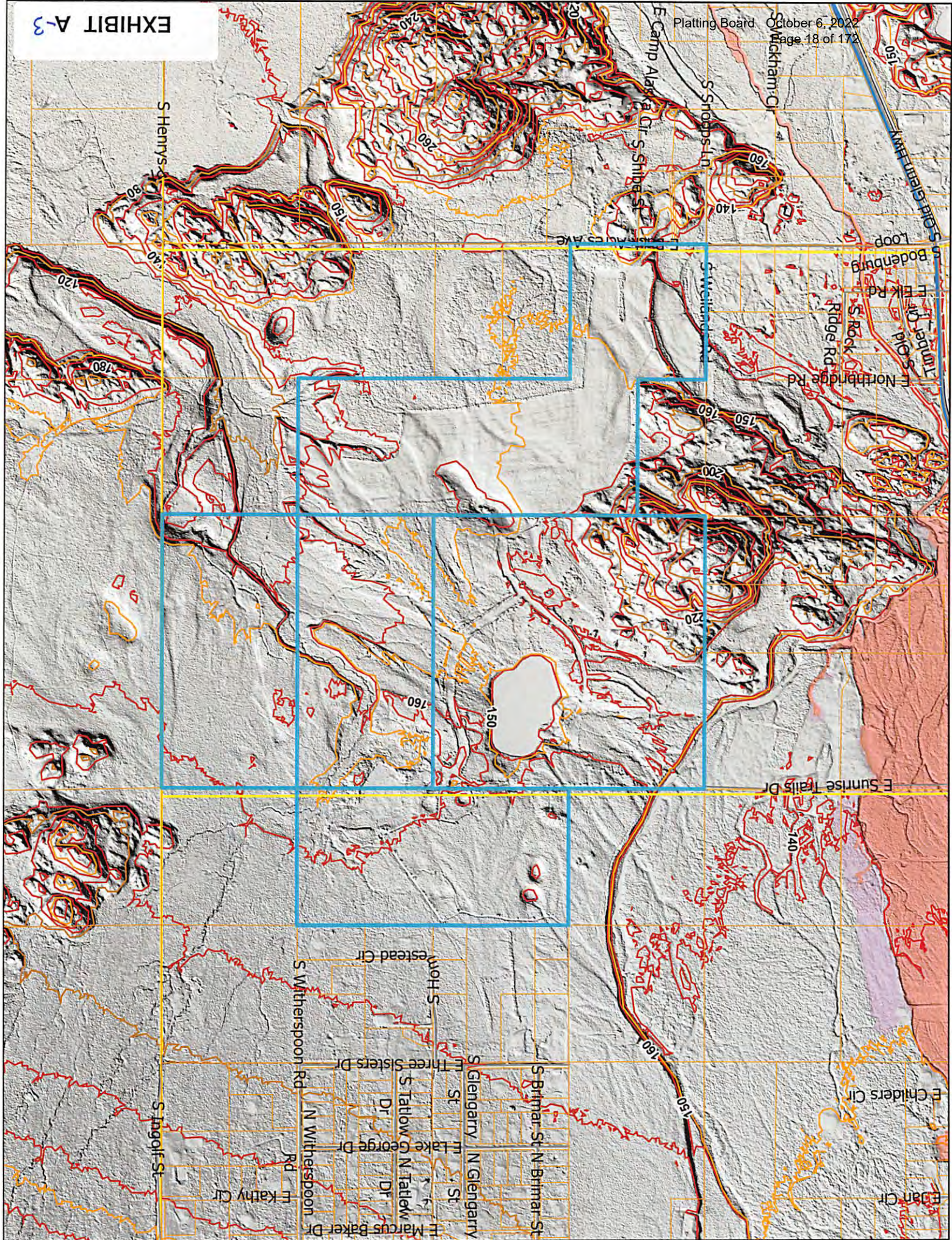


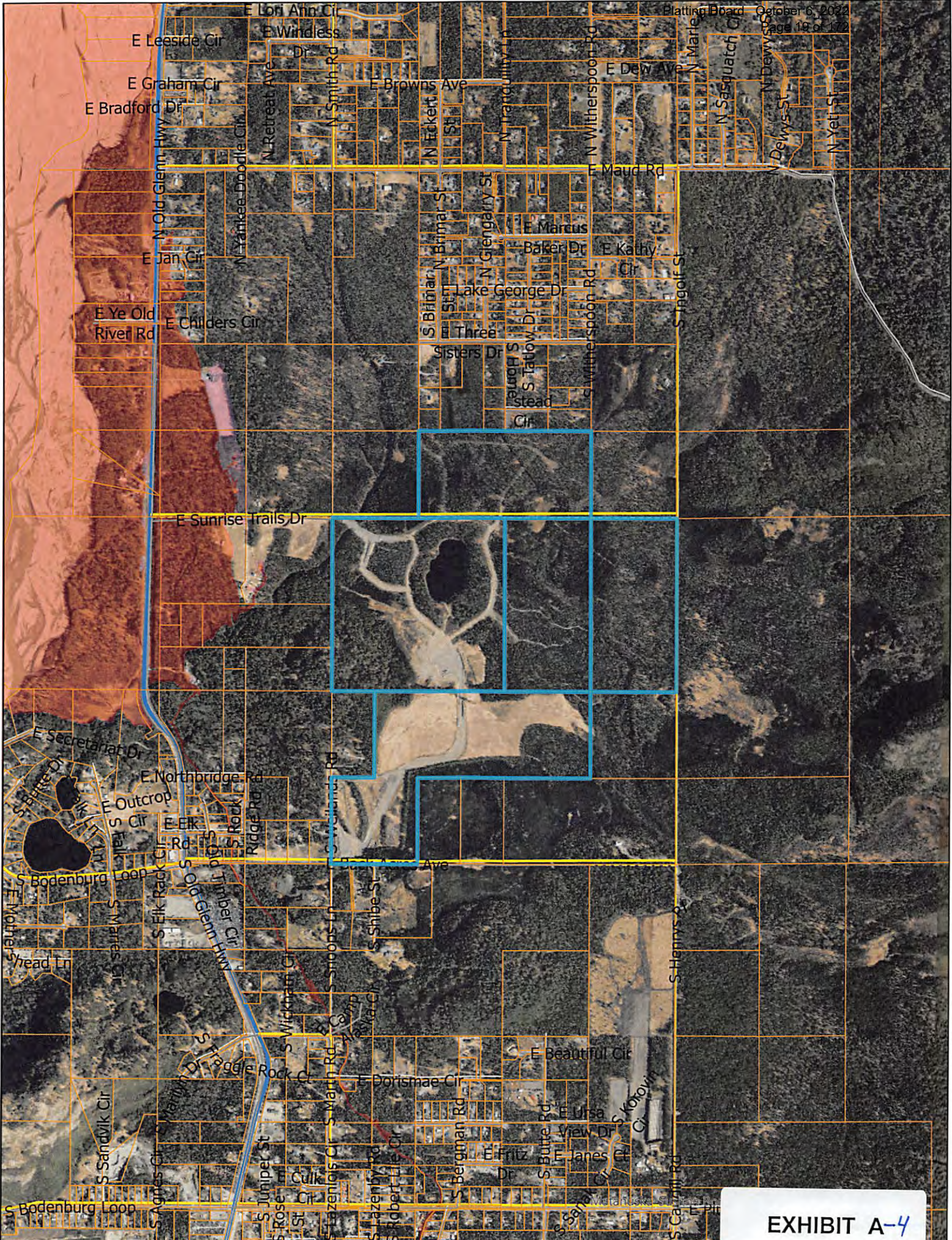
**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED SUNRISE TRAILS MASTER PLAN
LOCATED WITHIN
SECTION 13, T17N, R02E, SEWARD MERIDIAN
ALASKA







SUNRISE TRAILS SUBDIVISION PHASE 1

LOTS 1-3 BLK 1; LOTS 1-13 BLK 2; LOTS 3-14 BLK 3; LOTS 3-8 BLK 4

TRACTS A, B & G

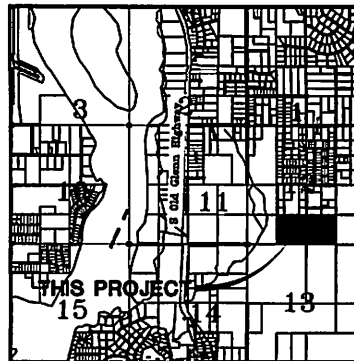
STREET & DRAINAGE IMPROVEMENTS

AUGUST 2022

ENGINEERED BY: TRIAD ENGINEERING, LLC
P.O. BOX 111989
ANCHORAGE, AK 99511
(907) 561-6537

SURVEYED BY: S4 GROUP, LLC
124 E. 7TH AVENUE
ANCHORAGE, AK 99518
(907) 308-8104

OWNER: WALDEC ENTERPRISES, INC
1001 BONIFACE PARKWAY
ANCHORAGE, AK 99504
(480) 747-1398
CONTACT PERSON: MARK WALKER



LOCATION MAP

SCALE: 1 INCH = 1/2 MILE

DESCRIPTION

SHEET

TITLE SHEET	C1 of 10
KEY MAPS & TYPICAL SECTIONS	C2 of 10
NOTES & LEGENDS	C3 of 10
GRADING PLAN	C4 of 10
BIGROCK PARK DRIVE	C5 of 10
MOUNTAIN VISTA DR. & LAZY VISTA CIRCLE	C6 of 10
MOUNTAIN VISTA DR.	C7 of 10
BURKHOLDER DRIVE	C8 of 10
DRAINAGE IMPROVEMENTS	C9 of 10
DETAILS	C10 of 10

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SUNRISE TRAILS SUBDIVISION PHASE 1



RECORD DRAWING
1. DATA PROVIDED
2. DATA TRANSFERRED
3. DATA REWORK REQUIRED
4. DATA REWORK REQUIRED
5. DATA REWORK REQUIRED
6. DATA REWORK REQUIRED
7. DATA REWORK REQUIRED
8. DATA REWORK REQUIRED
9. DATA REWORK REQUIRED
10. DATA REWORK REQUIRED

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SUNRISE TRAILS
SUBDIVISION PHASE 1
TITLE SHEET

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET
C1 of 10

EXHIBIT B-1



RECORD DRAWING
1. DATA PROVIDED
 BY _____
 This will serve to certify
 that these Record Drawings
 are a true and complete
 representation of the project
 as constructed.
 CONTRACTOR _____
 BY _____
 TITLE _____ DATE _____

2. DATA TRANSFERRED
 BY _____
 COMPANY _____
 DATE _____

3. DATA TRANSFER CHECKED
 Based on particular data ob-
 served, the Engineer (or
 an individual under his
 or her direct supervision), the
 Contractor-provided data
 appears to represent the project
 as constructed.
 BY _____
 COMPANY _____
 BY _____
 TITLE _____ DATE _____

**SUNRISE TRAILS
SUBDIVISION PHASE 1
KEY MAP'S &
TYPICAL SECTIONS**

[illegible]

BOOKED BY	BOOKED BY	BOOKED BY
SUBJECT TEL. SURVEILLANCE		
JOB NO.	CASE NO.	DATE
22-128	1000000	APR 20 1962
SCALE NUMBER = 150		GRID
WEST		78033-6407

Sheet
C2 of **10**



- TYPICAL SECTION NOTES**
1. LIMITS OF EXCAVATION SHALL EXTEND A MINIMUM OF 12" INTO EXISTING GROUND OR TO GRANULAR NATIVE MATERIAL, WHATEVER IS GREATER.
 2. DISTURBED AREAS BEYOND SHOULDERS SHALL BE PERMANENTLY STABILIZED.
 3. ALL DIMENSIONS AND ELEVATIONS AS SHOWN ARE TYPICAL, BUT MAY VARY IN SPECIFIC INSTANCES AS SHOWN ON PLAN/PROFILE DRAWINGS OR AS DIRECTED BY THE ENGINEER.
 4. ALL FILL SHALL BE COMPACTED TO 93% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY AASHTO T-193-METHOD-D.

TRAIL NOTES

1. STABILIZATION SHALL BE PROVIDED IN DISTURBED AREAS
2. ALL SURFACE ORGANICS SHALL BE REMOVED BENEATH THE TRAIL SECTION.

CALL BEFORE YOU DIG

[illegible]



RECORD DRAWING
L DATA PROVIDED

FR _____
YLF: _____ DAY: _____

2. DATA TRANSFERRED BY _____

DATE: _____

3. DATA TRANSFER CHECKED
Based on periodic field observations by the Engineer

Contractor—provided
appears to represent

OR _____
CHIEF

ST _____
TEL _____ FAX _____

101

IDS
E 1

AILS HAS GEN

TRAN IN P
: LE

**RISE
VISION
S &**

NOTES:

Non
SUN

100

[illegible][illegible][illegible]

REVISED

[illegible][illegible]

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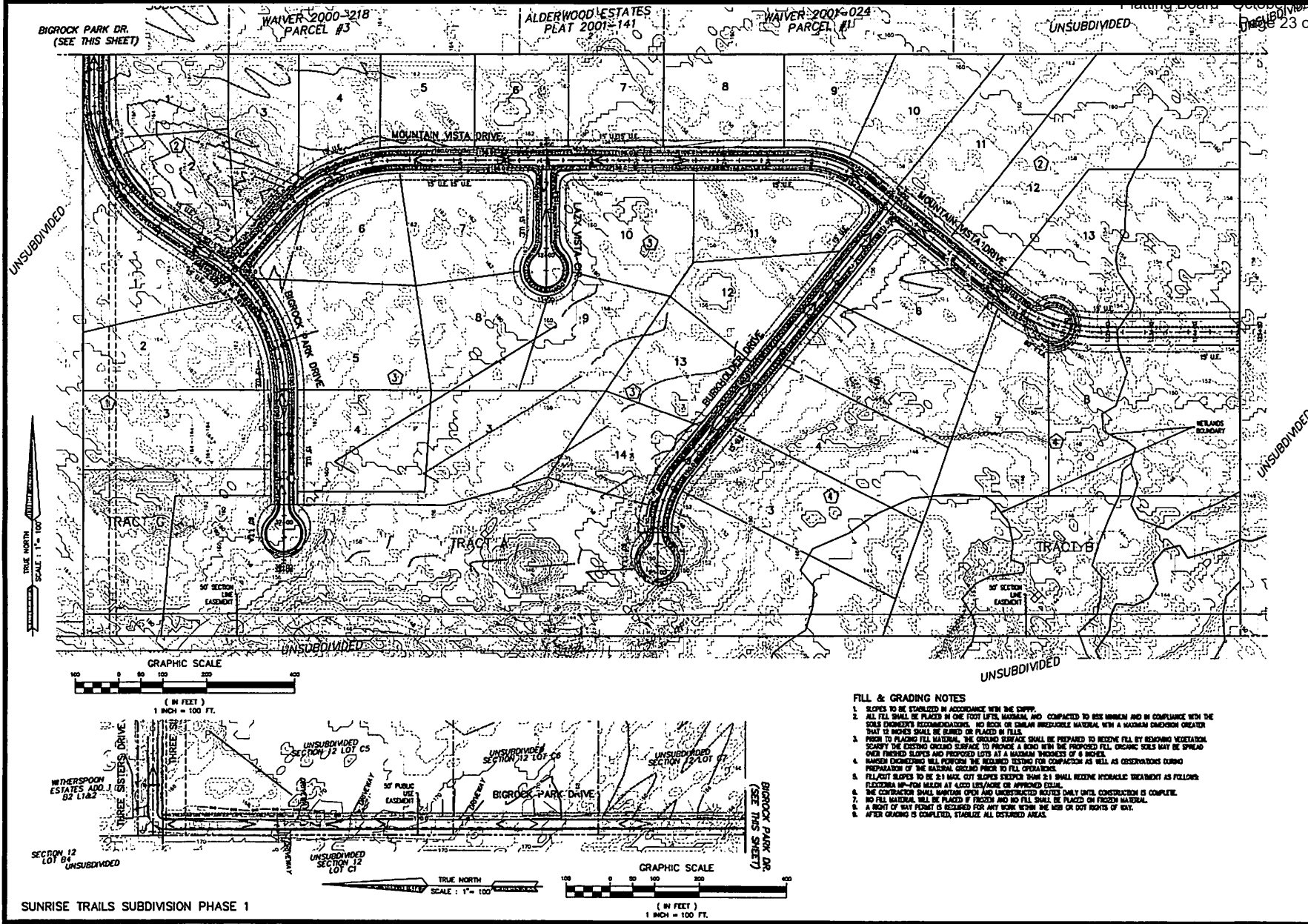
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SUNRISE TRAILS SUBDIVISION PHASE 1





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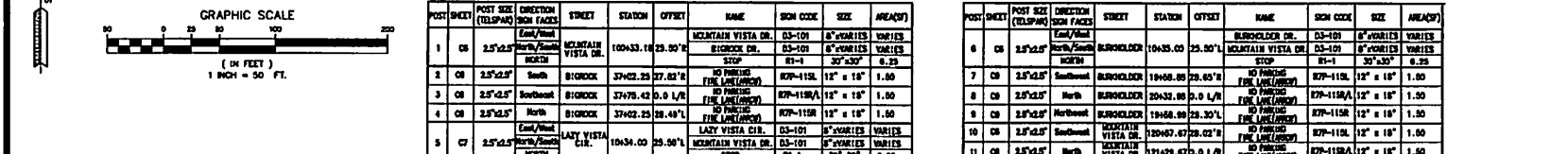
This will serve to certify
that these Record Drawings
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representation of the project
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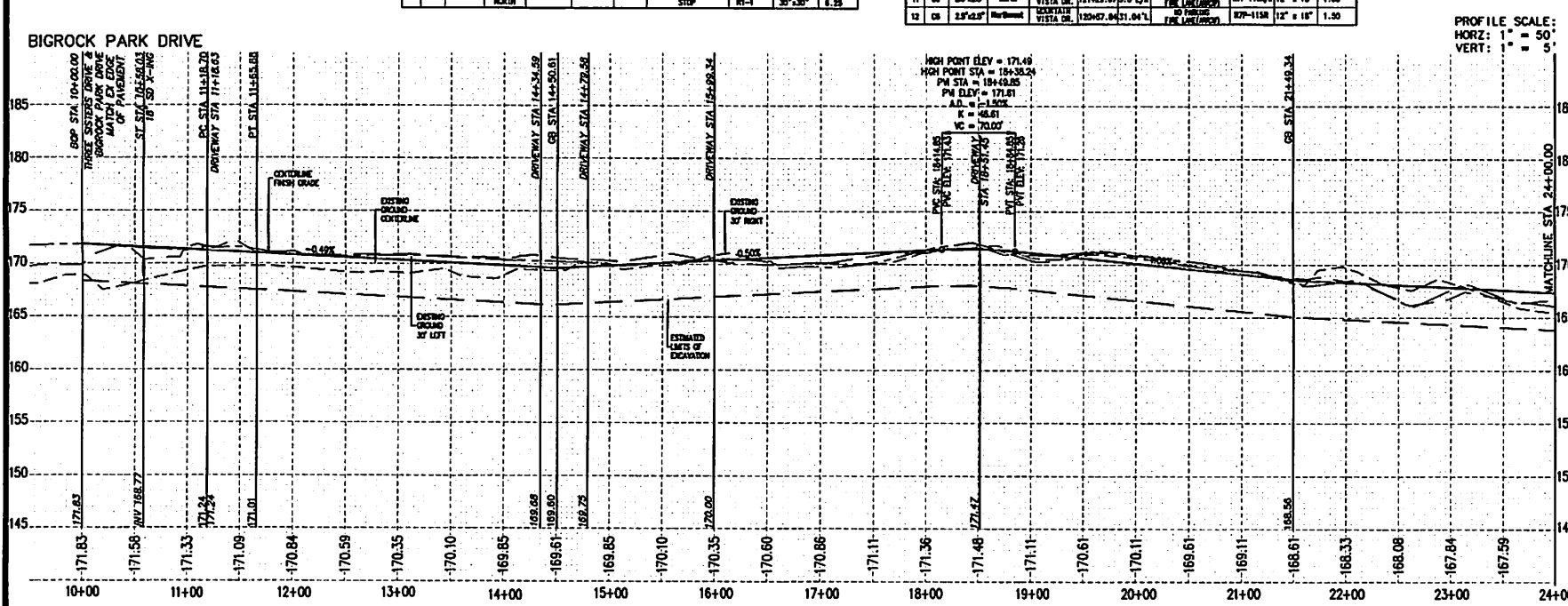
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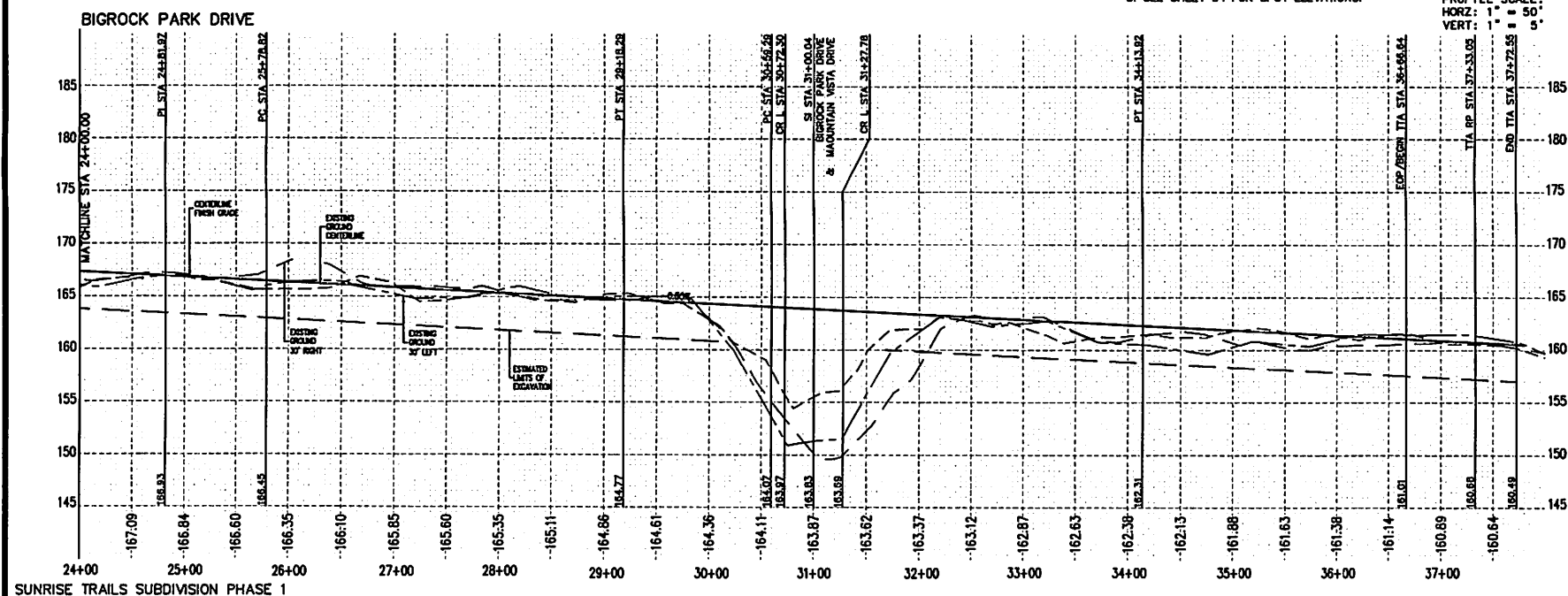
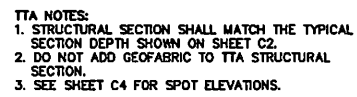
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2	06	2.5x5.5"	South	BIOLOCK	37462.25	27.68' L	NO PARKING FIRE LANE(S)	03-115L	12" x 16"	0.29
3	06	2.5x5.5"	Southwest	BIOLOCK	37478.42	0.5 L/9'	NO PARKING FIRE LANE(S)	R07-115R	12" x 16"	1.50
4	06	2.5x5.5"	North	BIOLOCK	37462.25	28.49' L	NO PARKING FIRE LANE(S)	R07-115R	12" x 16"	1.50
5	07	2.5x5.5"	East/West North/South	LAZY VISTA CIR.	10646.00	25.00' L	LAZY VISTA CIR. MOUNTAIN VISTA DR.	03-101 03-101	8" X 10" VARIES	VARIES

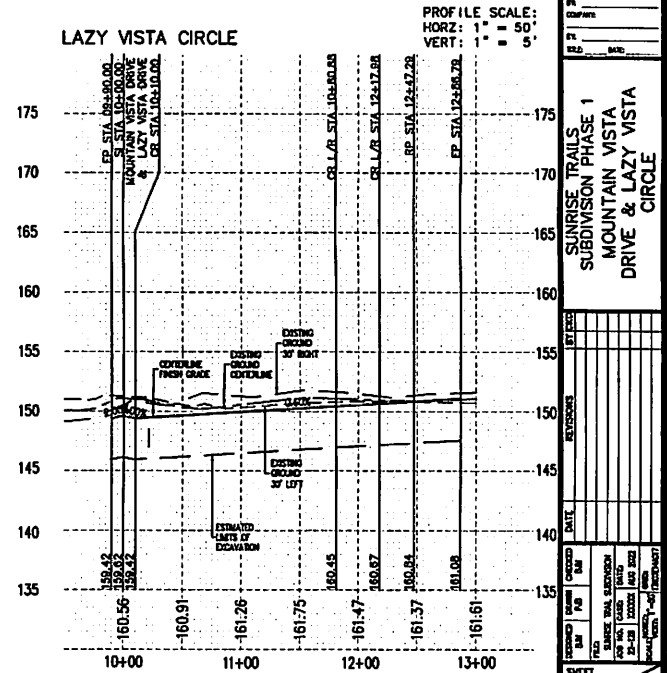
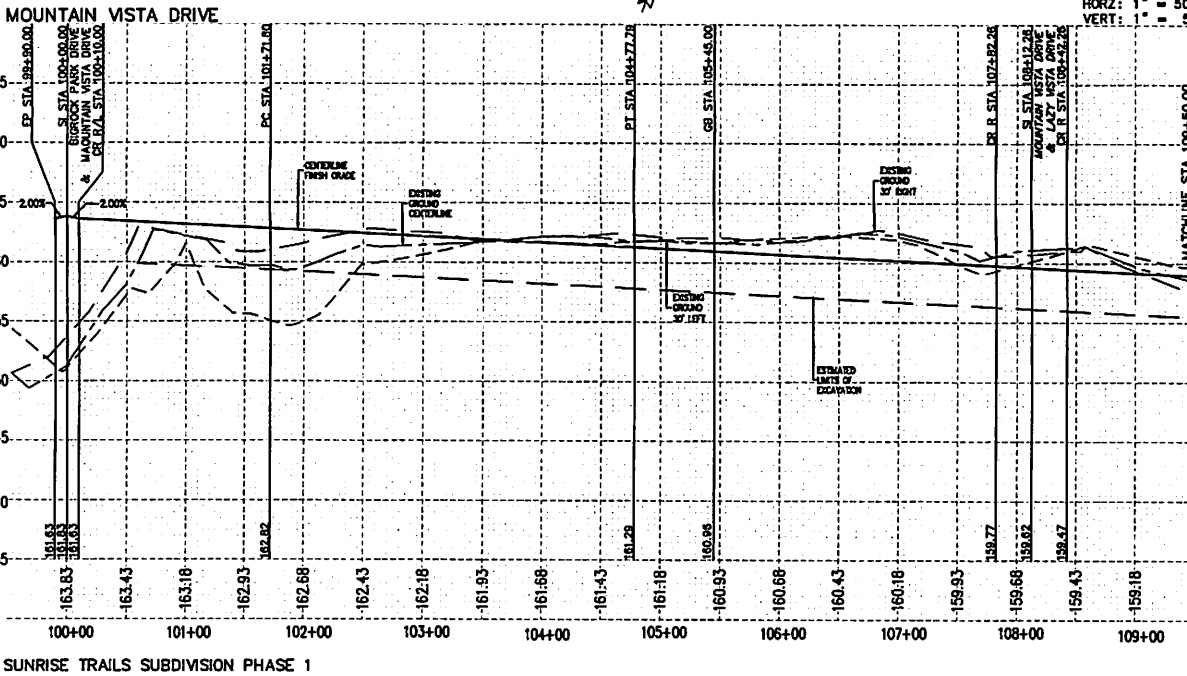
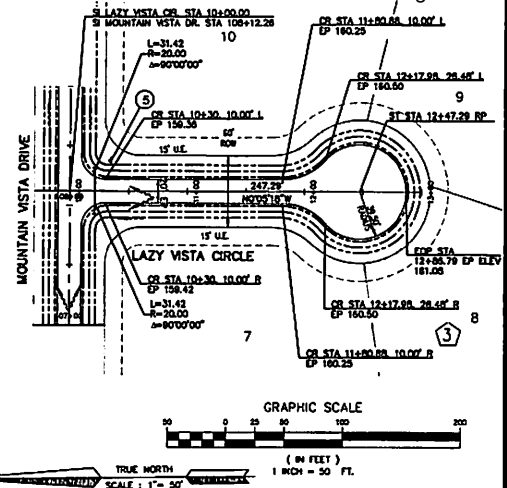
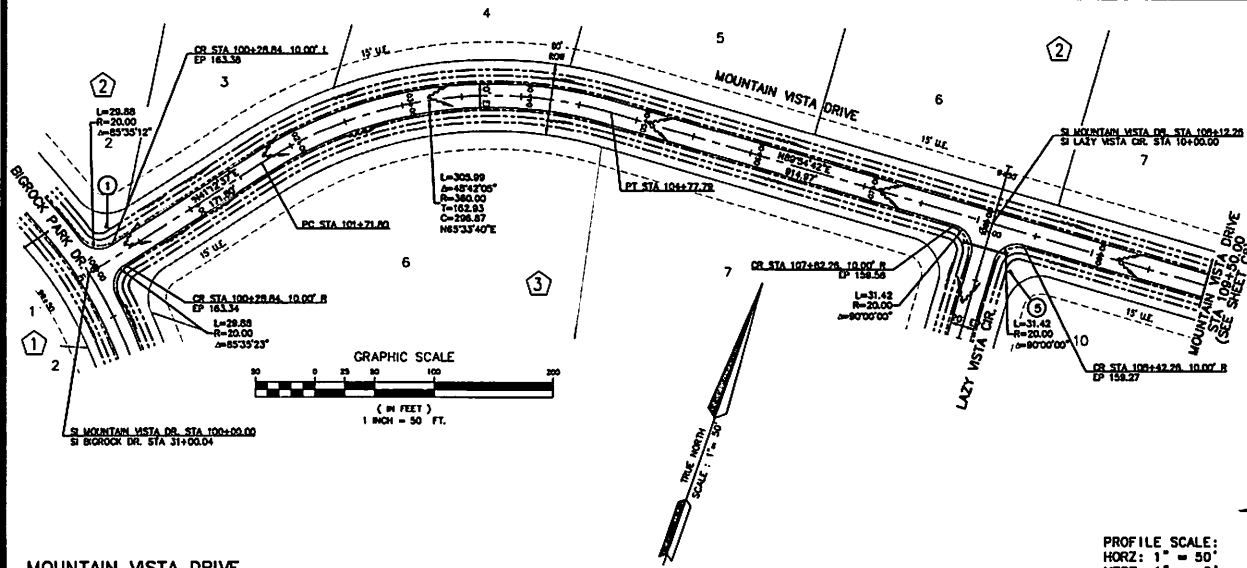
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				<i>Eastbound</i>			<i>BURNOLAND DR</i>	03-01	12" x 18"	VARIES
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							<i>NO PARKING</i>	03-02	12" x 18"	5.50
7	06	2.5'x2.5'	Southbound	BURNOLAND	10468.00	20.00' R	NO PARKING (FOR LANEWORK)	07P-110L	12" x 18"	1.50
8	06	2.5'x2.5'	North	BURNOLAND	20432.00	0.0' L/R	NO PARKING (FOR LANEWORK)	07P-110R	12" x 18"	1.50
9	06	2.5'x2.5'	Northbound	BURNOLAND	10468.00	28.30' L	NO PARKING (FOR LANEWORK)	07P-110A	12" x 18"	1.50
10	06	2.5'x2.5'	Southbound	BURNOLAND	20500.00	67.20' R	NO PARKING (FOR LANEWORK)	07P-110L	12" x 18"	1.50
11	06	2.5'x2.5'	North	MOUNTAIN VISTA DR	10419.00	0.0' L/R	NO PARKING (FOR LANEWORK)	07P-110R	12" x 18"	1.50



PROFILE SCALE:
HORIZ: 1" = 50'
VERT: 1" = 5'

SUNRISE TRAILS SUBDIVISION PHASE 1





J. D. SMITH
ENGINEERING, LLC
11111
12/31/2024

RECORD DRAWING
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T. J. ADAMS
 ENGINEERING, LLC
 1000 N. 11th St., Suite 100
 San Jose, CA 95128
 (408) 281-4343

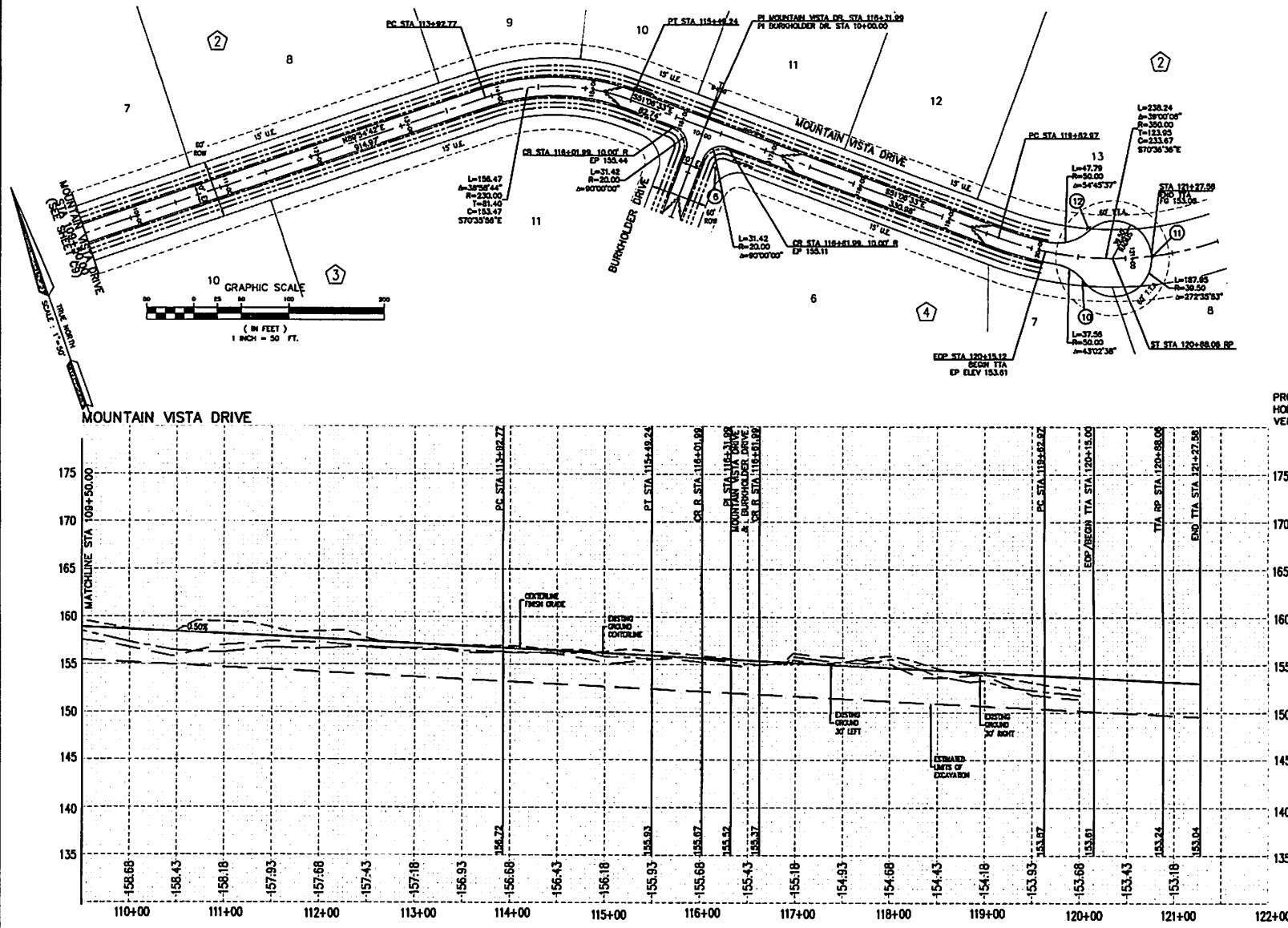
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**SUNRISE TRAILS SUBDIVISION PHASE 1
 MOUNTAIN VISTA DRIVE**

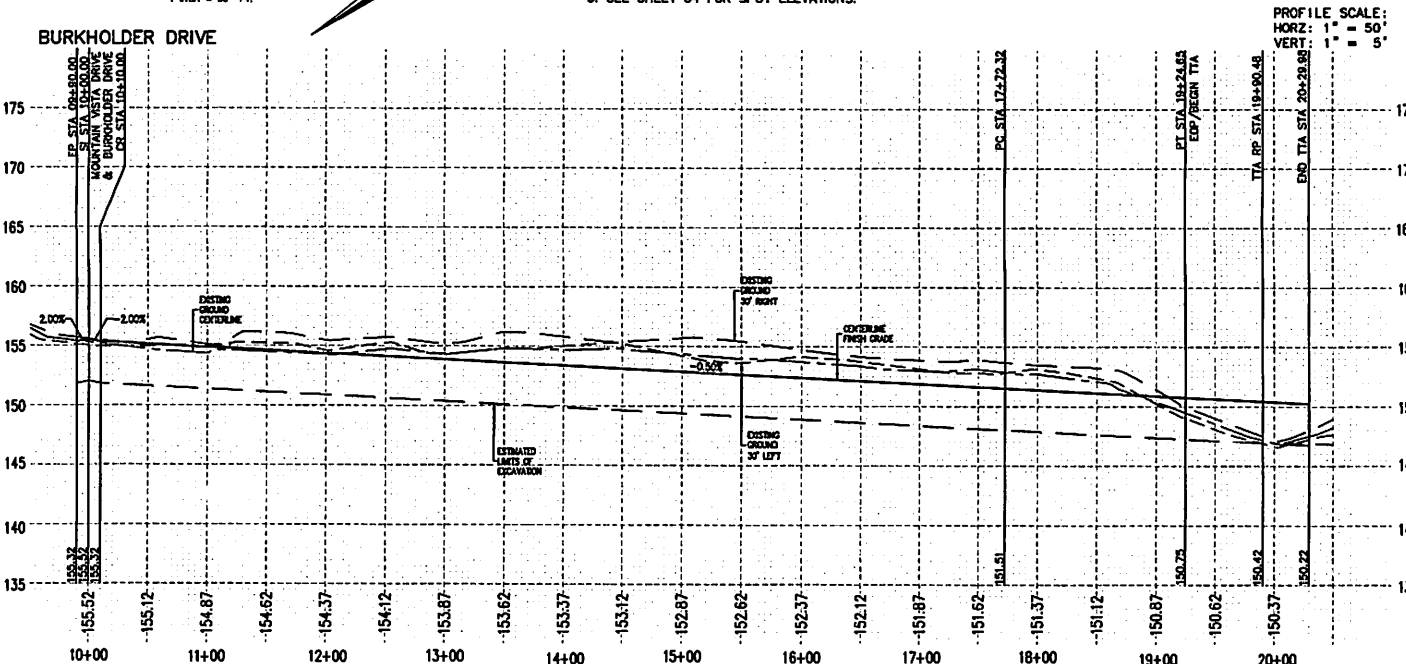
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EXHIBIT B-8



SUNRISE TRAILS SUBDIVISION PHASE 1



SUNRISE TRAILS SUBDIVISION PHASE 1



TRAVIS D. ADAMS
ENGINEERING, LLC
P.O. Box 11886
Austin, Texas 78711
Phone: 512-444-1188
Fax: 512-444-1189

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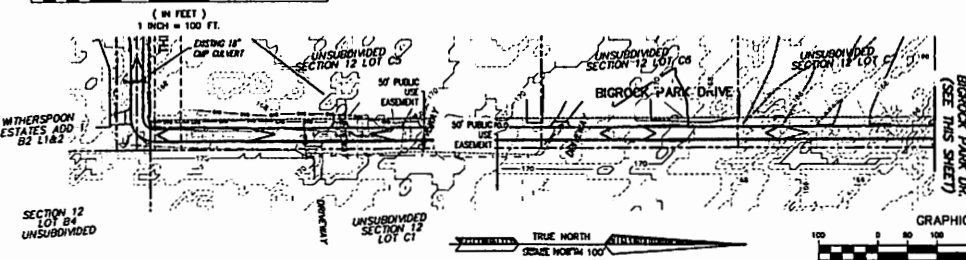
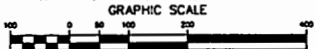
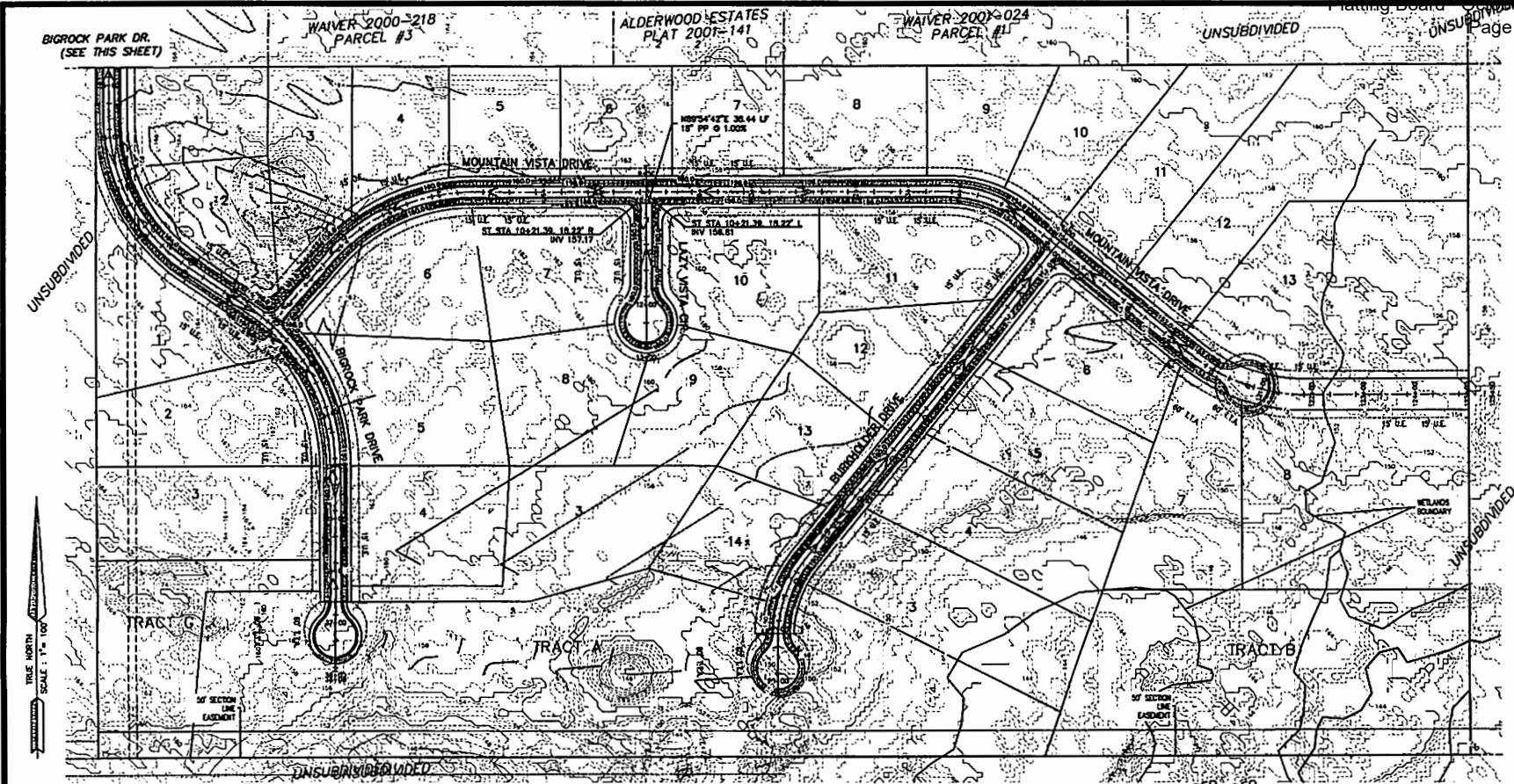
**SUNRISE TRAILS SUBDIVISION PHASE 1
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IMPROVEMENTS**

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DESIGNED BY TRAVIS D. ADAMS
CHECKED BY TRAVIS D. ADAMS
DATE 10/06/22

SHEET C10 OF 10

EXHIBIT B-10

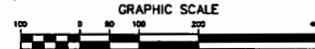


SUNRISE TRAILS SUBDIVISION PHASE 1

INFILTRATION TRENCH SCHEDULE

STREET	START STATION	END STATION	OFFSET	LENGTH
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NOTES
SEE DETAIL 1 ON SHEET C7





Sunrise Trails Subdivision Master Plan
Narrative
August 18, 2022

We are requesting that the approved Master Plan for Sunrise Trails Subdivision be reviewed by the Matanuska-Susitna Borough Platting Board for modifications.

The changes are shown in the updated plans submitted with this request. The blue colors depict the approved layout and the proposed modifications are shown in red. The primary modification is that Sunrise Trails Drive has been moved north, to be located in the Section Line Easement. With the road centered in the Section Line Easement, the proposed surrounding lots have better buildable areas. Other modifications are the removal of Big Rock Park and Golden Peaks Circles. Both of these cul-de-sacs only served two lots. Removing these and then providing a minimum of 60' lot frontage provides larger lots with less road. The last update is Golden Peaks Way and Burkholder Dr are now shown with 90 degree intersections tying into Back Acres Ave instead of an angled intersection. With these modifications the surrounding lot lines have been adjusted to fit. These modifications affect the first 6 phases.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Platting Division

350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 745-9874 • Fax (907) 746-7407

September 12, 2005

NOTIFICATION OF PLATTING BOARD ACTION

ELDRIDGE G. WALKER
1001 BONIFACE PARKWAY
ANCHORAGE, AK. 99504

RE: **SUNRISE TRAILS MASTER PLAN
AND VARIANCES & VACATION**

CS: 2004-229

Action taken by the Platting Board on September 1, 2005 is as follows:

The PRELIMINARY PLAT MASTER PLAN AND VACATION AND VARIANCES WERE APPROVED CONTINGENT UPON THE FOLLOWING CONDITIONS/REASONS (see attached).

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Ms. Janet Kincaid
Platting Board Chair

Pc DENALI NORTH
847 W. EVERGREEN AVE.
PALMER, AK/ 99645 DPW/MSB

CONDITIONS/REASONS for APPROVAL of VACATION

The platting board approved of the vacation of the 60' PUE and Utility Easement recorded November 30, 1995 Book 829 Pages 965-968, located within Sections 12, T17N, R2E, Seward Meridian, Alaska contingent upon the following:

1. Borough Assembly approval within 30 days of the date of written decision by the Platting Board.
2. Graphically show P.U.E and Utility Easement to be vacated on final plat or record Vacation Resolution with the final plat.

FINDINGS for VACATION

1. Alternative access of equal or better value will be provided via proposed Big Rock Park Drive, Back Acres Avenue and Sunrise Trails Drive within the Sunrise Trails Subdivision.
2. New utility easements will be provided along the new rights-of way.
3. There were no objections from any MSB or state agencies, utility companies or the public.
4. There was no response to request for comment from Butte Community Council, MSB Cultural Resource Dept. or Enstar.
5. Vacation request is consistent with MSB 16.15.035 Vacations, located in Sections 12 & 13, T17N, R2E Seward Meridian, AK.
6. Vacation pursuant to AS 29.40.120 and 29.40.160 and MSB 16.15.035.

CONDITIONS/REASONS FOR VARIANCE from MSB 16.20.300 LOT & BLOCK DESIGN

The platting board approved the variance from MSB 16.20.300 (A) Lot & Block Design for all block lengths in excess of 1,400 lineal feet throughout all phases of the Sunrise Trails subdivision based upon petitioner's submitted criteria:

- A. The granting of the variance will not be detrimental to the public health, safety, welfare or injurious to adjacent property because:
The properties to the north, west and south are developed by waiver parcel or plats and are single family uses. The property to the east is MSB land currently under reclassification. Since this project is proposing single family development, it should not be detrimental to adjacent property.
- B. The conditions upon which the variance application is based do not apply generally to properties other than the property for which the variance is sought because:
The locations of the creeks and prominent topographic features on this site and the potential road connections.

- C. Due to unusual physical surroundings, shape or topographical condition of the property for which the variance is sought or because of surrounding development or conditions, the strict application to the property of the requirements of Chapter 16.20 will result in undue substantial hardship to the owner because:
The shape and size of this project and road connections control the design of roads and blocks. Stub roads to break block lengths are restricted due to potential connections, prior developments and water bodies within the project.

FINDINGS for VARIANCE

1. Standards conform with MSB 16.15.075 (A)(1)(2)(3), the granting of variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property, conditions upon which variance applications is based do not generally apply to property for which variance is sought and unusual physical surrounding, shape, topography of property, the strict application of MSB 16.20 shall result in undue hardship to property owner.
2. There were no objections to variance request from any MSB or state agencies, utility companies or the public.
3. There was no response to request for comment from Butte Community Council, MSB Cultural Resource Dept. or Enstar.

CONDITIONS/REASONS FOR THE MASTER PLAN

The platting board approved of the Master Plan of Sunrise Trails Subdivision contingent upon the following:

1. Pay taxes and special assessments in full for the year of recording by **certified funds or cash.**
2. Obtain a *Certificate to Plat* and *Beneficiary Affidavits*; as needed.
3. Pay postage and advertising fees for Public Hearing costs.
4. Schedule pre-construction meeting with MSB DPW, submit drainage plan, cost estimate, pay inspection fee and obtain Notice to Proceed prior to road construction.
5. Construct Sunrise Trails Road to Collector standards; Back Acres Avenue and Crystal Peak Drive to Residential Sub-collector standards; all other roads and cul-de-sacs to Residential standards.
6. All permanent cul-de-sacs must have 5' snow storage easement outside the right-of-way, including curve returns. Plat note "No above ground utilities are allowed within 5' snow storage easements".
7. Resolve with MSB DPW construction of bridge crossings over McRoberts and Bodenburg Creeks at pre-construction meeting.
8. Proposed Golden View Dr. and Glacier Valley Circle to be redesigned from stub roads to permanent cul-de-sacs and extend Mountain Vista Circle to the east boundary of subject parcel.

9. Identify and graphically show all wetlands and permafrost locations within subject parcel with each phase, and physically flag those boundaries.
10. Graphically show a 60' wide conservation tract centered on the thread of the stream of McRoberts and Bodenbug Creeks. In addition, show a 20' wide vegetative buffer attached to outer edges of tract. Total combined width of conservation tract and vegetative buffer is to be 100'; 50' either side of the thread of the stream.
11. Plat note "All Tracts are to be dedicated to the subdivision homeowners. No on-site septic allowed on Tract A or Tract H."
12. Resolve location of temporary trailhead with MSB DPW and obtain any necessary permits to construct gravel parking area for trailhead within, or near the east section line easement.
13. Show water line around Burkholder Lake as "meander line". Dedicate to subdivision homeowners.
14. Resolve utility easement locations with MTA, MEA and MSB DPW and obtain MTA and MEA sign off on Master Plan.
15. Re-contour Lot 3 & 4, Block 15, Phase VI to meet useable area requirements.
- 16a. Resolve trail locations with MSB DPW. Graphically show trail easements created within subdivision and adjacent section line easements, designate use as to public, private, motorized or non-motorized on all phase plats.
- 16b. Plat note on Master Plan only "Proposed trails plan is attached to this Master Plan by separate document."
17. Comply with ADOT & PF conditions for accessing onto the Old Glenn Highway.
18. Obtain any necessary permits from federal, state or borough agencies for the creek crossings, wetlands and flood areas.
19. Submit Master Plan for review.
20. Submit 4 signed, approved originals of Master Plan.
21. Submit final phase plats in full compliance with Title 16.

FINDINGS

1. The Master Plan for Sunrise Trails Subdivision, Section 12 & 13, T17N, R2E is consistent with **AS 29.40.090 Platting Regulations** and **MSB 16.15.015(A)** and **16.20.280 Area**.
2. Petitioner has complied with requirements and/or recommendations from DNR, ADOT & PF, Army Corps of Engineers, borough agencies and addressed public concerns.
3. There are no objections to the proposed Master Plan of Sunrise Trails from any borough, state or federal agencies nor from the utility companies.
4. There are 8 tracts, to be designated as parks, along with Burkholder Lake and numerous trails within the subdivision which will be dedicated to the subdivision homeowners.
5. There is one motorized trail along the north section line of subdivision to be dedicated to the public for east-west access to Maud-Plumley Trail.
6. The petitioner proposes to construct temporary trail-head parking within the east section line to access Maud-Plumley Trail. MSB Land Management supports this project.

7. There are several proposed bridge crossing over McRoberts and Bodenburg Creeks whose proposed locations were derived from DNR's recommendations.
8. The plat re-design is supported by borough departments and state agencies.
9. There was no response to request for comments from MSB Cultural Resources, Butte Community Council, Enstar or GCI. This non-response includes the public hearing notice mailed 10/26/04 public hearing notice mailed 8/10/.
10. Soils will be submitted for Lots 3 & 4, Block 15, Phase VI after they have been re-contoured for verification of Title 16 requirements.
11. The Variance and Vacation were approved.

Matanuska-Susitna Borough
Platting Board

Regular Meeting
1 SEPTEMBER 2005

MOTION: Mr. Johnson moved to approve the revision of the master plan of Mountain View Grande to approve the re-alignment of Quail Ridge Circle and lot modifications which front on the road, all within the eastern portion of Phase I, based on the 17 conditions and 10 findings for preliminary plat, as approved by the Platting Board on July 21, 2005. Mr. Larson seconded.

VOTE: The motion passed with all voting in favor with Mr. Heinrich abstaining. Added 6 findings.

PUBLIC HEARINGS

A. SUNRISE TRAILS

Ms. Thompson (secretary)

- Stated that on July 7, 2005 there were 199 notices mailed and to date there are no returns and MANY objections,

Ms. Cameron (Platting Tech)

- Gave a review of the agency responses and a case overview.
- Explained the request has been ongoing for 8 months.
- There have been many meetings and issues that have been and will be resolved
- Experts have been hired to deal with these issues and they have been addressed.
- There are a number of new recommendations as a result of the meetings and studies.

There was discussion by the board.

Mr. Jim Spangler(DPW)

- Addressed the size of the cul-de-sacs and that they were of a size that would be available for emergency vehicles.

Mr. Larson (board member)

- We had a last minute hand out from the Dept of Natural Resources and is that addressed in the recommendations.

Ms. Cameron(platting tech)

- Spoke with the person at DNR that the use was not addressed and would certainly ask that the petitioner obtain the appropriate permits if specific uses are approached.
- The borough attorney stated that the board cannot address water issues but can advise the public that a permit may be needed.

Matanuska-Susitna Borough
Platting Board

Regular Meeting
1 SEPTEMBER 2005

Mr. Heinrich (board member)

- Where is the borough land that was sold and is it part of this proposed subdivision.
- Was advised that the petitioner would answer.

Mr. Bruu (board member)

- The letter is demanding that each owner shall submit a well and log and water rights as per letter from Mr. Porogue? What authority does he have and he was not happy with 11th hour comments.

Board would like clarification of the letter and would like a clarification or retraction of the statements in the letter.

Ms. Cameron(platting tech)

- Stated that when she spoke to the DNR person, they stated that they would like to see the large number lots but would like to see the plats previously to platting board.

Ms. Church (board member)

- Should we require a new plat with the revisions or should be accepted as it is.

Ms. Cameron (platting tech)

- Stated that she questioned the borough attorney and he felt that it fit with the title and the petitioner did not need to present a new one.

Ms. Kincaid (Chair)

- Opened the public hearing.

Ms. Vicki Geronimi(owner near)

- Stated that they felt the lots should be larger.
- Isolates McRoberts creek to individual lot owners.
- Spoke with Corps & Engineers and they have not received any information from the developer. (Dan Smith)
- Felt that the plan should not be approved.

Mr. Mark Alder(owner near)

- Concerned about stub to Homestead Circle goes into an area with a few lots.
- Easement would have to be required to be continued.
- Ask the board to remove that requirement from the conditions as they do not want it constructed ever.

Ms. Cameron (platting tech)

- Is just dedicated and not constructed and required by Title 16 for interconnectivity.

Matanuska-Susitna Borough
Platting Board

Regular Meeting
1 SEPTEMBER 2005

Mr. Arthur M. Quaas (Marty)(supervisor RSA)

- Back Acres and Crystal Peak would like to have collector standard as it cuts through the middle of the subdivision and could change the availability of matching funds from the government in the future.

CD: 9:28:20

Mr. Dan Seaman(Back Acres Rd)

- Thought Maud Rd. was access and not concerned but now he is concerned about Back Acres as an access.
- Felt that have had surprises and should know what the road impact and school impact.
- What will be affect to the water table as it is low in the area.
- Water study should be done.
- Obtaining water rights won't stop the problem.
- Kids to reach the bus stop and need room to walk safely; without sidewalks and ways for them to get to the bus stop it is dangerous.

Mr. Steve Rowland(owner near)

- Would like to have the buffer for the stream 100'.
- McRoberts Creek defined by banks and flood plain wanders.
- If you have a vegetative reservation could be unavailable if the water is high one year.
- Ask that the developer define the entire flood plain and have a floating vegetative easement.

Ms. Kincaid (chair)

- Closed the public hearing.

There was discussion by the board concerning the conditions of approval.

Mr. Marc Cottini(engineer)

- Lot of work has occurred since the board has remanded to the petitioner for redesign.
- There was a sound study for ice in under layers.

Mr. Wayne Whaley (petitioner's representative)

- Stated that the petitioner's changes
- No. 8 condition Mt. Vista, not Mt. View Vista
- Agreed with the conditions.
- Had many meetings with borough, state, and federal agencies.
- There were 800 acres that were for sale from borough and went through a redesignation.
- Private land is all that is being dealt with now

REGULAR MEETING
PLATTING BOARD

PAGE 4 OF 22

1 SEPTEMBER 2005

Matanuska-Susitna Borough
Platting Board

Regular Meeting
1 SEPTEMBER 2005

- The petitioner stated that he gathered staff, community, agencies and redesigned the project.

Mr. Marc Cottini (engineer)

- Stated that the trails have been designed throughout to satisfy community needs.
- He gave the board the new trails plan.
- There are 90 acres of parks and conservation easements in this project.
- The south and north green areas are for flood area and change in creek.
- The well logs have been gathered from DEC and studied and 38 have been obtained.
- The result was that all wells average 14 gallons a minute at least.

Mr. Whaley (petitioner's representative)

- Handed out to the board the well information
- Gave a review of how water rights obtained
- Stated that the lots are 55-60,000 sq. ft. 80 to 90% useable
- The tracts along the creek are smaller.

Mr. Hulbert (platting officer)

- How would you address the issue of the creek overflow?

Mr. Whaley (petitioner's representative)

- Stated that concerns about the flood plain are encompassed with large tracts and did not have a lot of concern since buffers will contain the creek as there are steep cliffs.
- Stated that they did not see evidence of moving but in the area in question that it does move, we have larger tracts there.

Mr. Bruu (board member)

- Asked who owns or maintains the buffer.

Mr. Marc Cottini (engineer)

- In meetings they asked the community who should have the tracts and liability and maintenance of the vegetative.
- Mr. Swanson, (land management) asked that the parks are a proportionate part of each homeowner lot designation value.

There was discussion about ownership of the strips for green areas and liability.

Mr. Larson (board member)

- Felt that it was a good presentation and felt that the plat did a good job of consideration of the general public.

Mr. Heinrich (board member)

REGULAR MEETING
PLATTING BOARD

PAGE 5 OF 22

1 SEPTEMBER 2005

Matanuska-Susitna Borough
Platting Board

Regular Meeting
1 SEPTEMBER 2005

- Asked about the soils in the area.

Mr. Harry Lee (one of the civil engineers)

- The soils are good in the area
- Feels that he signed his name and in his opinion and it is very specific and covers three test areas and the ground penetrating radar was used.

Mr. Mike Lee (engineer)

- Have not done all tests yet but so far have been very good soils as per study.
- Reviewed the three areas of different types of land
- Permafrost was discussed and explained

Mr. Marc Cottini (engineer)

- Asked Geotech what to do and they stated that dig down 20' and if you do not encounter ice; then 90-95% sure that there is not going to be a problem.

Mr. Bruu (board member)

- How many ground penetrating surveys were done?

Mr. Lee(eng)

- Some here with this project and some here in the valley
- Usually ERM- radar is done.

Mr. Bruu (board member)

- Rarely see any ground dig to 20' depth.

Mr. Lee (eng)

- In the 60's in Anchorage houses sank.
- That is how they developed the depth recommendations.
- The 20' recommendation runs pretty good.

CD: 10:15:03

Mr. Black (borough assessor)

- The split ownership is a legal issue.
- The value of the large tracts are included in the lots then they will be assessed that way.
- The account number would be created for the parcel and would have a 0 value.

Ms. Church (board member)

- Asked if the map was a current aerial and was advised that it was.

CD 10:22:

Mr. Spangler (DPW)

- Discussed accesses and the ADT did not meet that all accesses be collector.

REGULAR MEETING
PLATTING BOARD

PAGE 6 OF 22

1 SEPTEMBER 2005

Matanuska-Susitna Borough
Platting Board

Regular Meeting
1 SEPTEMBER 2005

- Only the main entrance to be collector all the rest residential and sub-collector.

Mr. Eldridge Walker (petitioner)

- Stated that he had met with departments of the borough and the state concerning the roads.
- He will make the roads larger than required anyway.

MOTION: Mr. Johnson moved to approve the vacation of the 60' PUE and utility Easement recorded November 30, 1995 Book 829 Pages 965-968 located within Section 12, T17N, R2E, Seward Meridian contingent upon 2 recommendations and Mr. Larson seconded.

VOTE: The motion passed with all voting yes. There were 6 findings.

MOTION: Mr. Johnson moved to approve the variance from MSB 16.20.300 (A) Lot & Block Design to allow for block lengths in excess of 1,400 lineal feet throughout all phases of the Sunrise Trails Master Plan based upon the petitioner's response to the criteria. Mr. Larson seconded.

VOTE: The motion passed with all voting in favor. There were 3 findings.

MOTION: Mr. Johnson moved to approve the Master Plan of Sunrise Trails Subdivision contingent upon 21 recommendations. Mr. Larson seconded.

VOTE: The motion passed with all voting in favor. There were 10 findings. Adding No. 11, "The variance and vacation were approved." Finding No. 12, "There are 8 tracts along the creek that will be dedicated to subdivision homeowners."

CD: 10:29 break

CD: 10:45 back

B. CREEKSIDE HEIGHTS AND VACATION

Ms. Thompson (secretary)

- Stated that on August 11, 2005 there were 110 notices mailed and to date there are 10 returns and one objection,

Ms. Cameron (Platting Tech)

- Gave a review of the agency responses.
- There is a Vegetative buffer to be on the creek.
- Have submitted a SWPPP plan.
- Public concern- Mr. Crocker concerned about the map showing access through his property.

REGULAR MEETING
PLATTING BOARD

PAGE 7 OF 22

1 SEPTEMBER 2005

4. Schedule pre-construction meeting with MSB DPW, submit drainage plan, cost estimate, pay inspection fee and obtain Notice to Proceed prior to road construction.
5. Construct Sunrise Trails Road to Collector standards; Back-Acres Avenue and Crystal Peak Drive to Residential Sub-collector standards; all other roads and cul-de-sacs to Residential standards.
6. All permanent cul-de-sacs must have 5' snow storage easement outside the right-of-way, including curve returns. Plat note "No above ground utilities are allowed within 5' snow storage easements".
7. Resolve with MSB DPW construction of bridge crossings over McRoberts and Bodenbug Creeks at pre-construction meeting.
8. Proposed Golden View Dr. and Glacier Valley Circle are to be re-designed from stub roads to permanent cul-de-sacs.

Revision to 8: *Proposed Golden View Dr. and Glacier Valley Circle to be re-designed from stub roads to permanent cul-de-sacs and extend Mountain View Vista Circle to the east boundary of subject parcel.*

9. Identify and graphically show all wetlands and permafrost locations within subject parcel with each phase, and physically flag those boundaries.
10. Graphically show the "50' floating vegetative buffer on both sides of the thread of the stream of McRoberts and Bodenbug Creeks" and define as such on final plat.

Revision to 10: *Graphically show a 60' wide conservation tract centered on the thread of the stream of McRoberts and Bodenbug Creeks. In addition, show a 20' wide vegetative buffer attached to outer edges of tract. Total combined width of conservation tract and vegetative buffer is to be 100'; 50' either side of the thread of the stream.*

11. Change tract designations to "Parks" with plat note: "All Parks are dedicated to subdivision homeowners. No on-site septic allowed on Parks "A" and "H".

Revision to 11: *Plat note "All Tracts are to be dedicated to the subdivision homeowners. No on-site septic allowed on Tract A or Tract H."*

12. Obtain permit from MSB DPW to construct temporary trailhead within the east section line easement.

Revision to 12: *Resolve location of temporary trailhead with MSB DPW and obtain any necessary permits to construct gravel parking area for trailhead within, or near the east section line easement.*

13. Show water line around Burkholder Lake as "meander line". Dedicate to subdivision homeowners.
14. Resolve utility easement locations with MTA, MEA and MSB DPW and obtain MTA and MEA sign off on Master Plan.
15. Re-contour Lot 3 & 4, Block 15, Phase VI to meet useable area requirements.
16. Resolve trail locations with MSB DPW. Graphically show trail easements created within subdivision, and designate whether public or private, motorized or non-motorized on Master Plan and phase plats.

Revision to 16: *16a. Resolve trail locations with MSB DPW. Graphically show trail easements created within subdivision and adjacent*

10. Soils will be submitted for Lots 3 & 4, Block 15, Phase VI after they have been re-contoured for verification of Title 16 requirements.

**HAND OUT 9-1-05
ITEM 4A PAGE 3 OF 3
SUNRISE TRAILS**

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER

FRANK H. MURKOWSKI, GOVERNOR
550 West 7th Avenue, Suite 1030
Anchorage, Alaska 99501-3562
Phone: 907.269.8600
Fax: 907.269.8947

August 31, 2005

Matanuska Susitna Borough
Platting Board
Janet Kincaid, Chair
350 East Dahlia Avenue
Palmer, AK 99645

RECEIVED
2005-229
AUG 31 2005
Sunrise Trails
PLATTING DIV.

Re: Revision of Sunrise Trails Master Plan

Dear Ms. Kincaid:

A review of the Sunrise Trails Master Plan revealed that there will be baseball fields and an equestrian center maintained for the use of the people who will live in Sunrise Trails. These parks will require water for irrigation and domestic livestock. As such an application for water right will be required for this activity per 11 AAC 93.035. (b) (1), (2), and (4).

The Division would like to request that the developer Elbridge G. Walker owner, perform a full hydrologic study including a 24-hour aquifer test of the proposed subdivision area. The cumulative effect of 296 lots each appropriating the standard quantity of 500 gallons per day (GPD) per home is a cumulative withdrawal of 148,000 GPD. A review of water use data from subdivisions on community wells in the Mat-Su Borough indicates that water use approximately doubles from the standard quantities in the months of May, June, and July; leading to a potential of 296,000 GPD withdrawal of ground water during those months.

The Division would also request the following be included in the covenants of the Sunrise Trails Subdivision:

- 1) Well logs will be submitted to the Division of Mining Land and Water within 45 days of completion of the installation of any wells; and
- 2) Each property owner will submit an application for water rights in accordance with 11 AAC 93.035 (b) (4) Requirement to apply for the use of a significant amount of water.

If you have any questions on the matter, please do not hesitate to contact me at 269-8645.
Sincerely,



Gary Prokosch
Chief, Water Resources Section

Cc: Quest Engineering

**HAND OUT 9-1-05
ITEM 4A PAGE 1 OF 1
SUNRISE TRAILS ESTATES**

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645-6488
PHONE 745-9874 FAX 746-7407



KENNETH THOMAS
P O BOX 329
PALMER, AK. 99645

RECEIVED
2004-229
AUG 31 2005
SUNRISE TRAILS
PLATTING DIV.

FIRST CLASS

REVISION
NOTIFICATION OF PUBLIC HEARING

HAND OUT 9-1-05
ITEM 4A PAGE 1 OF 1
SUNRISE TRAILS ESTATES

The Matanuska-Susitna Borough Platting Board will consider the following:

PETITIONERS: ELDRIDGE G. WALKER (owner/petitioner)

REQUEST: The original request was to subdivide Tax Parcel C4 in Section 12 and Tax Parcels A1, A8, B1, C6 and D2, in Section 13, to create a 6 phase Master Plan with 293 lots and 5 tracts to be known as **Sunrise Trails Subdivision**. A variance from MSB 16.20.300 (A) (1) for all block lengths exceeding 1,400 feet and a vacation petition for the 60' PUE and 15' utility easement created in Book 829 at Pages 965-968. The revision incorporates a realignment of roads, lots and tracts to create 296 lots and 8 tracts within 6 phases and a 20' trail easement replacing the 60' PUE & utility easement vacations.

AREA: 580 acres **LOCATION:** Located within Sections 12 & 13 Township 17 North, Range 2 East Seward Meridian, Alaska. Lying 1/4 mile south of E. Three Sisters Dr and 1/2 mile east of the S. Old Glenn Hwy.

COMM. COUNCIL: Located in the Butte Community Council Area. Assembly District 1 Lynne Woods

Matanuska-Susitna Borough Platting Board will hold a public hearing on the proposed Master Plan Revision beginning at 8:30 AM on September 1, 2005, in the Assembly Chambers of the Matanuska-Susitna Borough located at 16900 Huntley Rd, Palmer, Alaska. We are sending you this notice as required by State I. The hearing is being held because your property is within the subdivision or within 600' of the petition area. This will be the only hearing before the PLATTING BOARD and you are invited to appear.

If you would like to send comments regarding the proposed action, this form may be used for convenience by filling in the information below and mailing this notice to the MSB, Platting Division, 350 E. Dahlia Ave, Palmer, Alaska 99645. Comments received by 3:00 PM one week prior to the meeting will be included in the Platting Board packet. Comments received up to 4:00 PM one day prior to the meeting will be given to the Platting Board in a "Hand Out" packet the day of the meeting. If there is not enough room below please attach a separate piece of paper.

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party* pursuant to MSB 15.39.010. An *interested party* means, (a) the applicant before the Platting Board; or (b) any person affected by the decision who appeared before the Platting Board and made an oral or written presentation. The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Matanuska-Susitna Borough internet home page, located at <http://www.co.mat-su.ak.us/> or at various libraries within the borough.

NAME: Kent Thomas & Holly Stephens ADDRESS: 16900 Huntley Rd
P O Box 329 Palmer

LEGAL DESCRIPTION: E 1/2 NW 1/4 NW 1/4 NW 1/4 Sec. 36 T18N R2E

COMMENTS: We are opposed to this subdivision because it is too dense



MARGARET RUNSER
 HC OR BOX 7363-AB
 PALMER, AK. 99645

RECEIVED
 Sunrise Trails
 AUG 29 2005
 04-229
 PLATTING DIV.

REVISION
NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough Platting Board will consider the following:

PETITIONERS: **ELDRIDGE G. WALKER (owner)**

REQUEST: The original request was to subdivide Tax Parcel C4 in Section 12 and Tax Parcels A1, A8, B1, C6 and D2, in Section 13, to create a 6 phase Master Plan with 293 lots and 5 tracts to be known as Sunrise Trails Subdivision, A variance from MSB 16.20.300 (A) (1) for all block lengths exceeding 1,400 feet and a vacation petition for the 60' PUE and 15' utility easement created in Book 829 at Pages 965-968. The revision incorporates a realignment of roads, lots and tracts to create 296 lots and 8 tracts within 6 phases and a 20' trail easement replacing the 60' PUE & utility easement vacations.

AREA: 580 acres **LOCATION:** Located within Sections 12 & 13. Township 17 North, Range 2 East Seward Meridian, Alaska. Lying ¼ mile south of E. Three Sisters Dr and ½ mile east of the S. Old Glenn Hwy.

COMM. COUNCIL: Located in the Butte Community Council Area. Assembly District 1 Lynne Woods

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NAME: Margaret Runser ADDRESS: 17005 E. Dorismae Cir.
township 17N Range 2E (17N02E24020)

LEGAL DESCRIPTION: need no further walkway along all roads

COMMENTS: There's a known dropping H₂O Table in this area
Existing Schools cannot support this many families
Proposed highway improvements cannot handle this many car trip/day
Lot size too small for the area
Exits to hiway in very dangerous locations!
This will come @ excessive cost to Borough tax payers

2004-229

HAND OUT 9-1-05
ITEM 4-A PAGE 1 OF 1
SUNRISE
EXHIBIT D-16



2961000L002,
ASAY ELVIN D & KATHLEEN F
HC 04 BOX 9021Y
PALMER AK 99645-1806

134

FIRST CLASS

RECEIVED
SUNRISE TRAILS
AUG 9 2005
204-229
PLATTING DIV.

REVISION
NOTIFICATION OF PUBLIC HEARING
99645-9810-21 H004

The Matanuska-Susitna Borough Platting Board will consider the following:

PETITIONERS: ELDRIDGE G. WALKER (owner/petitioner)

REQUEST: The original request was to subdivide Tax Parcel C4 in Section 12 and Tax Parcels A1, A8, B1, C6 and D2, in Section 13, to create a 6 phase Master Plan with 293 lots and 5 tracts to be known as **Sunrise Trails Subdivision**. A variance from MSB 16.20.300 (A) (1) for all block lengths exceeding 1,400 feet and a vacation petition for the 60' PUE and 15' utility easement created in Book 829 at Pages 965-968. The revision incorporates a realignment of roads, lots and tracts to create 296 lots and 8 tracts within 6 phases and a 20' trail easement replacing the 60' PUE & utility easement vacations.

AREA: 580 acres **LOCATION:** Located within Sections 12 & 13 Township 17 North, Range 2 East Seward Meridian, Alaska. Lying ¼ mile south of E. Three Sisters Dr and ½ mile east of the S. Old Glenn Hwy.

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NAME: Editha Walker ADDRESS: 450 20th Street, Palmer, AK

LEGAL DESCRIPTION: Sub 3 100' x 100'

COMMENTS: What is the front 60 PUE is already there!

2004-229

HAND OUT 9-1-05
ITEM 4-A
SUNRISE TRA

EXHIBIT D-17

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 1, 2005**

MASTER PLAN: SUNRISE TRAILS
w/ P.U.E. and Utility Vacation

LEGAL DESCRIPTION: SEC. 12 & 13, T17N, R2E, SEWARD MERIDIAN, AK

PETITIONER: ELBRIDGE G. WALKER

SURVEYOR/ENGINEER: DENALI NORTH SURVEYING

ACRES: 580 PARCELS: 298

REVIEWED BY: NANCY CAMERON

CASE: 2004-229

REQUEST

The original request was to subdivide Tax Parcel C4 in Section 12 and Tax Parcels A1, A8, B1, C6 and D2 in Section 13, all located in T17N, R2E, in a 6-phase master plan with 293 Lots and 5 Tracts to be known as Sunrise Trails Subdivision containing 580 acres more or less. The petitioner submitted a variance from MSB 16.20.300 (A)(1) for all block lengths in excess of 1,400 lineal feet and a vacation petition for the 60' P.U.E. and 15' utility easement created in Book 829 at Pages 965-968.

The new request differs only in that the 6-phase master plan contains 296 lots and 8 tracts (three more each, respectively). The acreage, variance and vacation petition remain unchanged as submitted.

AGENCY COMMENTS

DPW:

ENG/ROW: Exhibit A – 1 pg

CC: Exhibit B – 2 pgs

PLNG: Exhibit C – 3 pgs

LND MNG: Exhibit D – 1 pg

ADOT&PF: Exhibit E – 2 pgs

ADF&G: Exhibit F – 1 pg

Sunrise Trails MP w/ PUE/UTIL (VAC)
04-229 09/01/05

Page 1 of 10

EXHIBIT D-18

CORP of
ENGINEERS: **Exhibit G – 2 pgs**

FIRE SERV
AREA: **Exhibit H – 1 pg**

UTILITIES:
MTA/MEA.: **Exhibits I & J – 1 pg each**

SOILS: **Exhibit K – 49 pgs**

PUBLIC COMMENTS
One public comment received: **Exhibit N – 1 pg (note: attachments to public comment are copies of same documents already received and reviewed by Platting Board 1/13/05 and 2/13/05).** For previous public comments see attached file history dated from November 17, 2004 forward.

DISCUSSION for MASTER PLAN

The Sunrise Trails Mater Plan was initially submitted for the December 2, 2004 public hearing. It has been continued on four different occasions over the past 8 months to address concerns from the public, DNR, Corp of Engineers, ADOT & PF and MSB agencies. The developer and his representatives have methodically dealt with those concerns and worked to correct deficiencies, acquire necessary determinations and permits, and have provided updated soils and a plat re-design.

Mr. Marc Cottini, President of Quest Engineering, Inc. provided a updated overview of the below referenced topics labeled Exhibits Two-Eight, along with a “history of the project” provided by the petitioner.

Quest Engineering letter and attachment provided as Exhibit One.

Crossings over the McRoberts and Bodenbug Creeks were discussed between DNR, borough platting and DPW staff, the petitioner and his representatives. At DNR’s recommendations, bridge locations most conducive to the habitat and health of the creeks was agreed upon by all parties. After plat approval, construction of the bridges will be resolved at the required pre-construction meeting between MSB DPW and the petitioner’s contractor. **Denali North letter, paragraph two provided as Exhibit Two.**

The petitioner hired H4M Corporation to perform a Ground Penetrating Radar Survey (GPR) to determine if the soils in three test areas were frozen, and if so, the extent of frozen material. Test Area A is near a topographic feature thought to be a thawing massive ice inclusion. This information was used to reroute the proposed roadway and is

designated as a Tract B. No development is to occur within this tract. In Test areas B & C the conclusion was that if the materials in these test areas are frozen, thawing will cause little, if any, settlement.

An executive summary, full report and aerial map is provided as Exhibit Three.

A preliminary wetlands delineation report was prepared by Travis/Peterson Environmental Consulting, Inc. to respond to alleged violations of the Clean Water Act, mark wetland boundaries in the field and quantify the pre-disturbance characteristics of the site using a referenced site located in the undisturbed portions of the wetland area. Delineation methods used to identify and determine the extent of wetlands were by review of existing soil surveys, review of existing wetland determinations and review of existing hydrologic information for the site.

A wetlands delineation report is provided as Exhibit Four.

In February of this year, platting staff received a copy of a Notice of Violation sent by Mr. Leroy Phillips of the Army Corps of Engineers to the petitioner. The notice involves alleged discharge of dredged and/or fill material into waters of the U.S., including wetlands and the unauthorized land clearing of a wetland area. The petitioner, through Michael Travis, P.E., responded to the Corps of Engineers by Letter of Intent as document to rectify any alleged violation of the Clean Water Act. The Letter of Intent includes Mr. Leroy Phillips statement that he would coordinate with EPA to determine if the disturbed wetland area was isolated and therefore not regulated by the Clean Water Act. Mr. Travis states if the wetlands in not isolated, the petitioner will establish sufficient conservation easements, granted to subdivision homeowners, along McRoberts and Bodenbug Creeks to compensate for wetland disturbance. Mr. Phillips' response was an acceptance of the petitioner's easement proposal. As a condition of plat approval, the petitioner will graphically show a 50' wide vegetative floating buffer on both sides of the thread of the streams of McRoberts and Bodenbug Creeks.

Letter of Intent and Corps response is provided as Exhibit Five.

Petitioner submitted a Storm Water Pollution Prevention Plan (SWPPP) provided as Exhibit Six.

Alaska Department of Transportation & Public Facilities recommended the petitioner complete a Traffic Impact Analysis (TIA) for the Old Glenn Hwy at Back Acres and the proposed Sunrise Trails Drive. Through Kenneth Stroh, P.E. for Quest Engineering, Inc. a study was performed and results forwarded to ADOT August 8, 2005. The report is synopsisized in the first two pages. **TIA report provided as Exhibit Seven.**

An extensive trail system is planned within the proposed Sunrise Trails subdivision to include public and private and motorized and non-motorized use. As a condition of plat approval these trail easements, along with their designation and uses, will be graphically shown on the final plat. The petitioner will obtain from MSB a permit to construct a public parking area within the east section line easement to be used as a trailhead staging area to access the Maud-Plumley Trail (M-PT) traversing MSB land to the east of the

proposed Sunrise Trails subdivision. A public, motorized trail easement through the subdivision will offer an east-west connection to the M-PT system.

A trails map is provided as Exhibit Eight.

MSB Dept. Public Works: Exhibit A

- Schedule pre-construction meeting with DPW and provide drainage plan.
- Construct Sunrise Trails Dr. to Collector standards, Back Acres Ave. and Crystal Peak Dr. to Residential Sub-collector standards, all other roads and c-d-s to Residential standards.
- Resolve utility easements and trail locations w/ MTA, MEA & DPW.
- Permanent c-d-s to have 5' snow storage easement outside ROW, include return curves. Plat note regarding no above ground utilities w/in snow storage easement.
- Submit centerline profiles where needed.

MSB Code Compliance: Exhibit B

- Flood hazard area – no.
- Floodway – no.
- Coastal Mgmt Distr. – yes.
- SPUD – no.

MSB Planning: Exhibit C

- Identify & graphically show wetlands and permafrost locations with each phase: physically flag boundaries prior to and during site modifications.
- Graphically show 50' floating vegetative buffer off both sides of the thread of the stream of Bodenbug and McRoberts Creeks & "feeder" stream; provide documentation specifying allowable uses within vegetative buffer.
- Re-designate tracts as "Community Parks" under common ownership w/plat note stating tracts dedicated as community parks are for the subdivision owners.
- Show waterline around Burkholder Lake as "meander line".
- Plat note dedicating Burkholder Lake under common ownership to subdivision (home)owners.
- Graphically show trail easements and specify trail usage on final plat.
- Reduce number of accesses to borough land to the east of subdivision.

MSB Land Mgmt.: Exhibit D

- No comment.

ADOT & PF: Exhibit E

- Plat not prohibiting direct access to lots from section line easements.
- Borough may wish to encourage vacating east-west section line currently passing thru proposed park, bisecting L/19 B/4.
- Consistently show north-south section line easements on final plat (Sheets 1 & 2).

ADF & G: Exhibit F

- Comments submitted by Ellen Simpson, Habitat Biologist.

- Platting staff does not have the resource to comment on legal issues.

Army Corps of Engineer: Exhibit G

- Preliminary determination that property contains wetlands under Corps of Engineer regulatory jurisdiction and a permit would be needed.
- Preliminary delineation provided to developer for planning purposes only.

Butte Fire Dept.: Exhibit H

- Fire Chief Von Guten request an area be set aside for water supply w/in subdivision to include underground tank, submersible pump and controls to fill a tanker truck.
- Tanker truck access to Burkholder Lake.

MTA/MEA: Exhibits I & J

- MTA request 15' T & E along both sides of all roads.
- MEA request same to include section line easements and 10x15' anchor pockets where needed.

Soils: Exhibit K

- Updated soils report dated August 7, 2005 submitted by Archie Giddings, P.E., 48 test holes evaluated. Updated topo. test hole map provided by Denali North.
- Lots 3 & 4, Block 15 in Phase VI, require re-contouring to meet usable area slope criteria.
- P.E verifies there is a minimum of 20,000 s/f of contiguous useable area within each of the proposed lots in conformance with MSB Title 16 regulations, excepting the above two lots.

REQUEST for PUE/UTIL VAC

Petitioner request a vacation for the 60' PUE and 15' utility easement recorded Nov 30, 1995 in Book 829 Pages 965-968, located along west side of Lots 1-4, Block 3, Phase IV. Petition for Vacation and easement records are attached as **Exhibit L- 6 pgs.**

DISCUSSION

The Public Use Easement is located in T17N, R2E, Section 12, Tax Parcel C4 *and in* Section 13, Tax Parcels A1, A8, B1, C6 & D2, Seward Meridian, Alaska. Under **MSB 16.15.035 Vacations**, the assembly shall ordinarily approve a vacation if equal or better access is provided to all areas affected by the vacation, and if the surrounding areas are fully developed with all planned or needed rights-of-way and utilities constructed and the right-of-way is not being used and alternative access has been provided. The action is being sought by the petitioner to create a better alignment of roads within the proposed subdivision and a 20' trail easement will be platted in the vacation area. There is an existing 50' wide P.U.E. connecting the 60' P.U.E. proposed vacation and Witherspoon Estates Add. #1 subdivision to the north. The 60' P.U.E to be vacated by this plat will be replaced with the Sunrise Trails Subdivision road, Big Rock Park Drive and a utility

easement will follow the Big Rock Park Dr. right-of-way alignment. The un-subdivided parcel (C2) directly west of the proposed vacation will be provided access via Sunrise Trails subdivision on it's northeast corner, and two additional accesses on it's south boundary with this platting action.

There were no objections to the request to vacate the 60' P.U.E and utility easement from any MSB or state agencies, the utility companies or the public. The proposal of Sunrise Trails subdivision meets the criteria set forth under **MSB 16.15.035**.

REQUEST for VARIANCE FOR ALL BLOCK LENGTHS

The petitioner is requesting a variance of **MSB 16.20.300 (A)(1)** for all block lengths in excess of 1,400 lineal feet throughout all phases of subdivision. Variance request is attached as **Exhibit M – 2 pgs.**

DISCUSSION

The subdivision has been proposed with residential, sub-collector and collector status roads and should produce an average daily traffic (ADT) of 1,776 based on MSB Subdivision Construction Manual formula (# lots making 6 trips/day = ADT). Road design was determined by locations of water bodies, prominent topographical conditions, potential future connectors and prior development surrounding the subject parcel. The subdivision, as proposed, creates built in traffic calming measures along the thru roads and inter-connectability *via* the thru-roads.

There were no objections from any MSB or state agencies, utility companies or the public to the variance request. The petitioner has provided a Variance Application, paid the appropriate fee and addressed the criteria.

CONCLUSION for PRELIMINARY PLAT, VACATION and VARIANCE

The preliminary plat for Sunrise Trails Master Plan is consistent with **AS 29.40.070 Platting Regulations, MSB 16.15.015 Preliminary Plat, MSB16.15.035 Vacations and MSB 16.20.280 Area**. The petitioner has applied for jurisdictional determination from the Army Corps of Engineer and provided a report on preliminary wetlands delineation, provided a Storm Water Pollution Prevention Plan, provided a Traffic Impact Analysis study to ADOT & PF and performed a Ground Penetrating Radar Study to delineate permafrost areas. The petitioner has complied with recommendations from DNR regarding bridge crossings over McRoberts Creek and will provide a 50' vegetative buffer on both sides of the thread of the stream for both Bodenburg and McRoberts Creeks in accordance with the Voluntary Best Management Practices for Development around Waterbodies established by MSB Ordinance 05-023. The petitioner will apply for a permit to construct within the east section line a temporary trailhead parking area for accessing the Maud-Plumley Trail system (public, east-west trail access by easement

will be graphically shown on final plat to connect to trailhead area). Trails easements and their uses will be graphically shown throughout the subdivision on final plat. There were no objections to the Variance request or the Vacation request by any MSB or state agencies, utility companies of the public.

RECOMMENDATIONS for APPROVAL of VACATION
(Exhibit L)

Staff recommends approval of the vacation of the 60' PUE and Utility Easement recorded November 30, 1995 Book 829 Pages 965-968, located within Sections 12 & 13, T17N, R2E, Seward Meridian, Alaska contingent upon the following:

1. Borough Assembly approval within 30 days of the date of written decision by the Platting Board.
2. Graphically show P.U.E and Utility Easement to be vacated on final plat or record Vacation Resolution with the final plat.

FINDINGS for VACATION

1. Alternative access of equal or better value will be provided via proposed Big Rock Park Drive, Back Acres Avenue and Sunrise Trails Drive within the Sunrise Trails Subdivision.
2. New utility easements will be provided along the new rights-of way.
3. There were no objections from any MSB or state agencies, utility companies or the public.
4. There was no response to request for comment from Butte Community Council, MSB Cultural Resource Dept. or Enstar.
5. Vacation request is consistent with MSB 16.15.035 Vacations, located in Sections 12 & 13, T17N, R2E Seward Meridian, AK.
6. Vacation pursuant to AS 29.40.120 and 29.40.160 and MSB 16.15.035.

RECOMMENDATIONS for APPROVAL of VARIANCE from
MSB 16.20.300 LOT & BLOCK DESIGN
(Exhibit M)

Staff recommends approval of the variance from MSB 16.20.300 (A) Lot & Block Design for all block lengths in excess of 1,400 lineal feet throughout all phases of the Sunrise Trails subdivision based upon petitioner's submitted criteria:

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

The properties to the north, west and south are developed by waiver parcel or plats and are single family uses. The property to the east is MSB land currently under reclassification. Since this project is proposing single family development, it should not be detrimental to adjacent property.

- B. The conditions upon which the variance application is based do not apply generally to properties other than the property for which the variance is sought because:
The locations of the creeks and prominent topographic features on this site and the potential road connections.
- C. Due to unusual physical surroundings, shape or topographical condition of the property for which the variance is sought or because of surrounding development or conditions, the strict application to the property of the requirements of Chapter 16.20 will result in undue substantial hardship to the owner because:
The shape and size of this project and road connections control the design of roads and blocks. Stub roads to break block lengths are restricted due to potential connections, prior developments and water bodies within the project.

FINDINGS for VARIANCE

1. Standards conform with MSB 16.15.075 (A)(1)(2)(3), the granting of variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property, conditions upon which variance applications is based do not generally apply to property for which variance is sought and unusual physical surrounding, shape, topography of property, the strict application of MSB 16.20 shall result in undue hardship to property owner.
2. There were no objections to variance request from any MSB or state agencies, utility companies or the public.
3. There was no response to request for comment from Butte Community Council, MSB Cultural Resource Dept. or Enstar.

RECOMMENDATION TO MASTER PLAN

Staff recommends approval of the Master Plan of Sunrise Trails Subdivision contingent upon the following:

1. Pay taxes and special assessments in full for the year of recording by certified funds or cash.
2. Obtain a *Certificate to Plat* and *Beneficiary Affidavits*; as needed.
3. Pay postage and advertising fees for Public Hearing costs.

4. Schedule pre-construction meeting with MSB DPW, submit drainage plan, cost estimate, pay inspection fee and obtain Notice to Proceed prior to road construction.
5. Construct Sunrise Trails Road to Collector standards; Back-Acres Avenue and Crystal Peak Drive to Residential Sub-collector standards; all other roads and cul-de-sacs to Residential standards.
6. All permanent cul-de-sacs must have 5' snow storage easement outside the right-of-way, including curve returns. Plat note "No above ground utilities are allowed within 5' snow storage easements".
7. Resolve with MSB DPW construction of bridge crossings over McRoberts and Bodenburg Creeks at pre-construction meeting.
8. Proposed Golden View Dr. and Glacier Valley Circle are to be re-designed from stub roads to permanent cul-de-sacs.

Revision to 8: *Proposed Golden View Dr. and Glacier Valley Circle to be re-designed from stub roads to permanent cul-de-sacs and extend Mountain View Vista Circle to the east boundary of subject parcel.*

9. Identify and graphically show all wetlands and permafrost locations within subject parcel with each phase, and physically flag those boundaries.
10. Graphically show the "50' floating vegetative buffer on both sides of the thread of the stream of McRoberts and Bodenburg Creeks" and define as such on final plat.

Revision to 10: *Graphically show a 60' wide conservation tract centered on the thread of the stream of McRoberts and Bodenburg Creeks. In addition, show a 20' wide vegetative buffer attached to outer edges of tract. Total combined width of conservation tract and vegetative buffer is to be 100'; 50' either side of the thread of the stream.*

11. Change tract designations to "Parks" with plat note: "All Parks are dedicated to subdivision homeowners. No on-site septic allowed on Parks "A" and "H".

Revision to 11: *Plat note "All Tracts are to be dedicated to the subdivision homeowners. No on-site septic allowed on Tract A or Tract H."*

12. Obtain permit from MSB DPW to construct temporary trailhead within the east section line easement.

Revision to 12: *Resolve location of temporary trailhead with MSB DPW and obtain any necessary permits to construct gravel parking area for trailhead within, or near the east section line easement.*

13. Show water line around Burkholder Lake as "meander line". Dedicate to subdivision homeowners.
14. Resolve utility easement locations with MTA, MEA and MSB DPW and obtain MTA and MEA sign off on Master Plan.
15. Re-contour Lot 3 & 4, Block 15, Phase VI to meet useable area requirements.
16. Resolve trail locations with MSB DPW. Graphically show trail easements created within subdivision, and designate whether public or private, motorized or non-motorized on Master Plan and phase plats.

Revision to 16: *16a. Resolve trail locations with MSB DPW. Graphically show trail easements created within subdivision and adjacent*

section line easements, designate use as to public, private, motorized or non-motorized on all phase plats.

16b. Plat note on Master Plan only "Proposed trails plan is attached to this Master Plan by separate document."

17. Comply with ADOT & PF conditions for accessing onto the Old Glenn Highway.

18. Obtain any necessary permits from federal or state agencies for the creek crossings.

Revision to 18: *Obtain any necessary permits from federal, state or borough agencies for the creek crossings, wetlands and flood areas.*

19. Submit Master Plan for review.

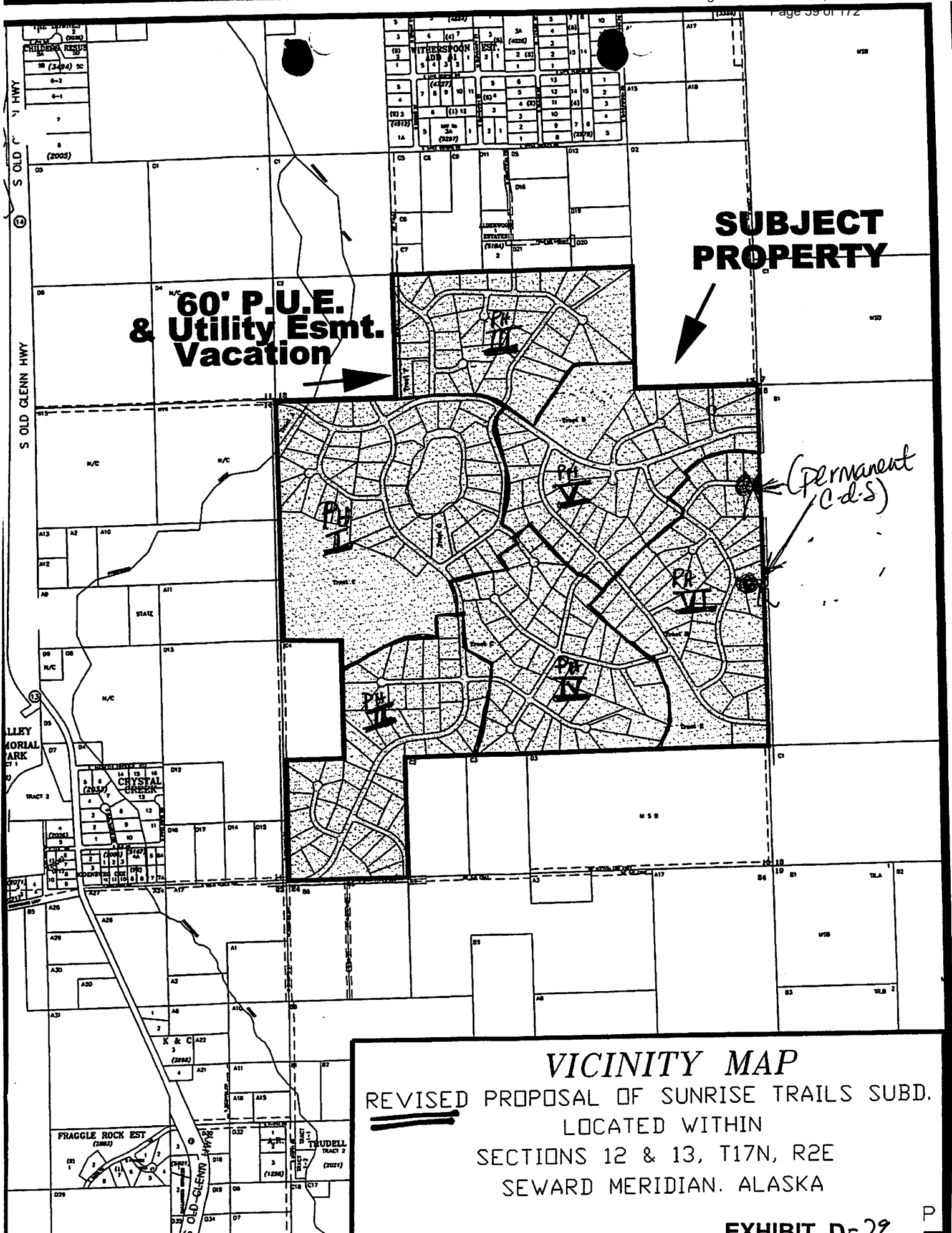
20. Submit 4 signed, approved originals of Master Plan.

21. Submit final phase plats in full compliance with Title 16.

FINDINGS

1. The Master Plan for Sunrise Trails Subdivision, Section 12 & 13, T17N, R2E is consistent with **AS 29.40.090 Platting Regulations** and **MSB 16.15.015(A)** and **16.20.280 Area**.
2. Petitioner has complied with requirements and/or recommendations from DNR, ADOT & PF, Army Corps of Engineers, borough agencies and addressed public concerns.
3. There are no objections to the proposed Master Plan of Sunrise Trails from any borough, state or federal agencies nor from the utility companies.
4. There are 8 tracts, to be designated as parks, along with Burkholder Lake and numerous trails within the subdivision which will be dedicated to the subdivision homeowners.
5. There is one motorized trail along the north section line of subdivision to be dedicated to the public for east-west access to Maud-Plumley Trail.
6. The petitioner proposes to construct temporary trail-head parking within the east section line to access Maud-Plumley Trail. MSB Land Management supports this project.
7. There are several proposed bridge crossing over McRoberts and Bodenbug Creeks whose proposed locations were derived from DNR's recommendations.
8. The plat re-design is supported by borough departments and state agencies.
9. There was no response to request for comments from MSB Cultural Resources, Butte Community Council, Enstar or GCI. This non-response includes the public hearing notice mailed 10/26/04 public hearing notice mailed 8/10/.

10. Soils will be submitted for Lots 3 & 4, Block 15, Phase VI after they have been re-contoured for verification of Title 16 requirements.



VICINITY MAP
 REVISED PROPOSAL OF SUNRISE TRAILS SUBD.
 LOCATED WITHIN
 SECTIONS 12 & 13, T17N, R2E
 SEWARD MERIDIAN. ALASKA



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Platting Division

350 East Dahlia Avenue • Palmer AK 99645

Phone (907) 745-9874 • Fax (907) 746-7407

Platting Board October 6, 2022

Page 60 of 172

June 1, 2009

NOTIFICATION OF PLATTING BOARD ACTION

Elbridge (Judd) Walker
1001 Boniface Parkway
Anchorage, AK 99504

RE: SUNRISE TRAILS MASTER PLAN

CASE: 2004-229

Action taken by the Platting Board on May 21, 2009 is as follows:

THE EXTENSION OF THE SUNRISE TRAILS MASTER PLAN WAS APPROVED AND WILL EXPIRE ON DECEMBER 31, 2021, CONTINGENT UPON THE FOLLOWING CONDITIONS/REASONS (see attached).

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,


Mr. Terry Nicodemus
Platting Board Chair

cc:

MSB/DPW

Denali North
847 W Evergreen Ave
Palmer, AK 99645

CONDITIONS OF APPROVAL:

The Platting Board approved the extension of the Master Plan of Sunrise Trails contingent upon completing the original conditions of approval and contingent upon the following:

1. Provide 60' right-of-ways with adjacent 15' utility easements.
2. Provide flood hazard determination and base flood elevation information on phase plats.

FINDINGS

1. The extension is consistent with MSB 16.15.015(B)(2) wherein...only the platting board has authority to grant additional extensions and may only do so if it finds that the conditions supporting approval of the preliminary plat have not materially changed. The conditions of approval have not materially changed.
2. The master plan was approved on September 1, 2005 (written decision September 12, 2005) and a subsequent one-year administrative extension was granted with an expiration date of September 8, 2009.
3. A request for 10-year extension from Mr. Walker, the owner of the property, was submitted along with the appropriate public hearing fee.
4. The petitioner requested an extension due to the economy, permitting, construction of creek crossings and finalizing intersection of Old Glenn Highway and Sunrise Trails Road.
5. Notice to Proceed was issued May 8, 2006 for Phase I.
6. There were no objections to the extension as a result of the public noticing.
7. This is the first Platting Board extension requested.
8. If granted, the extension approval would expire December 31, 2021.
9. By testimony from Petitioner's Representative it appears they will need 12 years to complete the project.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Platting Division

350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7874 • Email: platting@matsugov.us

September 16, 2019

Eldridge Walker
Waldec Enterprises Inc.
1001 Boniface Pkwy
Anchorage, AK 99504

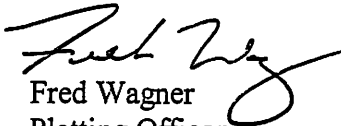
Re: Case #2004-229
SUNRISE TRAILS MASTER PLAN

Dear Petitioner;

At this time we are notifying you that the request for a 5 year administrative extension has been granted pursuant to MSB 43.15.016(H)(8) and will expire December 31, 2026.

If you have any questions, you may contact my office 861-7870.

Sincerely,


Fred Wagner
Platting Officer

CC:

MSB/DPW

Denali North
Wayne Whaley
PO Box 874577
Wasilla, AK 99654



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Platting Division

350 East Dahlia Avenue • Palmer AK 99645

Phone (907) 861-7874 • Fax (907) 861-8407

DATE: September 12, 2019
TO: Fred Wagner, Platting Officer
FROM: Peggy Horton, Platting Technician *PH*
RE: Request for Administrative Extension
Sunrise Trails Master Plan Case #: 2004-229

The Platting Board approved this subdivision under Title 16 on September 1, 2005. A 1-yr administrative extension was granted July 28, 2008. The petitioner received a 10-yr extension from the Platting Board on May 21, 2009 with a written decision dated June 1, 2009. Currently the case expiration date is December 31, 2021. The surveyor, on behalf of his client is requesting a 5-yr administrative extension in accordance with MSB 43.15.016(H)(8). All current fees owed have been paid.

Signature: _____

Date: _____

9/12/2019

RECEIVED

SEP 10 2019

PLATTING

Matanuska Susitna Brough
350 E. Dahlia Ave.
Palmer, AK 99645

September 10, 2019

Attn: Fred Wagner PLS
RE: Sunrise Trails Master Plan Case: 2004-229

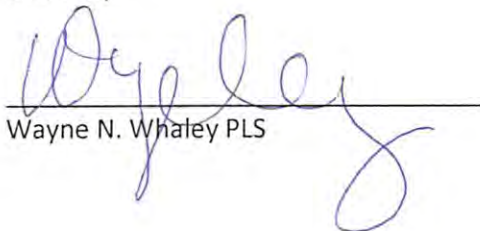
Dear Mr. Wagner, PLS

On behalf of my client Waldec Enterprises Inc. Mr. Eldridge Walker owner whose address is 1001 Boniface Parkway Anchorage AK 99645. We would like to request an administrative 5-year extension as allowed in title 43 under 43.15.016 Section H (8). The previous extension will expire December 31, 2021.

We would like to have a staff meeting as soon as possible on revising phases from 6-9 with the ability to create platted tracts prior to the subdivision phase plat for tax purposes with a holding corporation.

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

Sincerely


Wayne N. Whaley PLS

12/31/21

+5
12/31/26

Matthew Goddard

From: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>
Sent: Monday, September 12, 2022 10:58 AM
To: Matthew Goddard
Subject: RE: Request for Comments Sunrise Trails Masterplan

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

Hi there,

Upon initial review, their road does not appear to cross any fish bearing water bodies based on aerial imagery. It is advisable to have the ADF&G Habitat staff conduct a site visit to confirm. No additional comments at this time.

Sincerely,

Sarah E. E. (Wilber) Myers

Habitat Biologist IV, Mat-Su Area Manager
ADF&G Habitat Section, Palmer Office
Office: 907-861-3206
Fax: 907-861-3232

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, September 2, 2022 1:38 PM
To: Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; timhaledistrict1@gmail.com; Margie Cobb <Margie.Cobb@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>; 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>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: Request for Comments Sunrise Trails Masterplan

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 on an approved Masterplan that is being brought back to the Platting Board for Plat Alterations under MSB Title 16.

The agenda plat shows both red and blue lines, the red lines are the proposed alterations to the original masterplan. I have included the current approved Plat and the original staff report for the 2005 hearing.



MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7869 • Fax (907) 861-8635

MEMORANDUM

DATE: September 16, 2022
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management
SUBJECT: Preliminary Plat Comments / Case #2004-229

Platting Tech: Matthew Goddard
Public Hearing: October 6, 2022
Applicant / Petitioner: Elbridge Walker, Homestead Resort Properties, LLC
TRS: Section 13 & 17, T17N, R02E, SM, AK
Tax ID: 17N02E13B001, A008, A001, C006 and 17N02E12C004
Subd: Sunrise Trails Master Plan
Tax Map: PA 11

Comments:

- ATV trail should be the same width requirements at the Plumley-Maud Trail to avoid full size trucks and jeeps from getting on the Plumley-Maud Trail. The Plumley-Maud Trail use is ATV, snow machine and horses.
- No objection to proposed master plan alterations.

EXHIBIT H

Matthew Goddard

From: Jamie Taylor
Sent: Thursday, September 22, 2022 1:19 PM
To: Matthew Goddard
Cc: Elaine Flagg
Subject: Re: Request for Comments Sunrise Trails Masterplan

I don't see any issues with this.

Jamie Taylor

Sent from my iPhone

On Sep 2, 2022, at 1:38 PM, Matthew Goddard <Matthew.Goddard@matsugov.us> wrote:

Hello,

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The agenda plat shows both red and blue lines, the red lines are the proposed alterations to the original masterplan.

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Comments are due by **September 19, 2022**. Feel free to contact me if you have any questions.

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EvHvM_pv1ltMIQ-19lOLq4cB_I8ZmCeOE6xECSOMSP-IQ?e=AvZoUP

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

Matthew Goddard

From: Permit Center
Sent: Friday, September 2, 2022 4:06 PM
To: Matthew Goddard
Subject: RE: Request for Comments Sunrise Trails Masterplan

No comment

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, September 2, 2022 1:38 PM
To: Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; timhaledistrict1@gmail.com; Margie Cobb <Margie.Cobb@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>; 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>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: Request for Comments Sunrise Trails Masterplan

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https://matsugovus-my.sharepoint.com/:f:/g/personal/matthew_goddard_matsugov_us/EvHvM_pv1ltMIQ-19l0Lq4cB_I8ZmCeOE6xECSOMSP-IQ?e=AvZoUP

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

Matthew Goddard

From: Fire Code
Sent: Monday, September 12, 2022 1:04 PM
To: Matthew Goddard
Subject: RE: Request for Comments Sunrise Trails Masterplan

Matthew,

My concern here is that as this plan progresses the access roads and road type keep pace with the phases and keeping the big picture in mind. There are a lot of lots platted meaning the potential is there for heavy traffic loads.



Donald Cuthbert

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, September 2, 2022 1:38 PM
To: Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; timhaldistrict1@gmail.com; Margie Cobb <Margie.Cobb@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>; 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>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: Request for Comments Sunrise Trails Masterplan

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https://matsugovus-my.sharepoint.com/:f:/g/personal/matthew_goddard_matsugov_us/EvHvM_pv1ltMIQ-19l0Lq4cB_I8ZmCeOE6xECSOMSP-IQ?e=AvZoUP

Matthew Goddard
Platting Technician



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

September 6, 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.

- **SUNTISE TRAILS SUBDIVISION**
(MSB Case # 2004-229)

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 black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

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

Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, September 16, 2022 10:37 AM
To: Matthew Goddard
Subject: RE: Request for Comments Sunrise Trails Masterplan

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

Hello,

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

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, September 2, 2022 1:38 PM
To: Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; butteakcc@gmail.com; snowshark1@hotmail.com; meshie@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; timhaledistrict1@gmail.com; Margie Cobb <Margie.Cobb@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>; 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>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; 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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Matthew Goddard

From: Matthew Goddard
Sent: Monday, September 19, 2022 9:41 AM
To: Tim Hayes
Subject: RE: Sunrise trails S4 group petition
Attachments: 2022_09_19_09_32_32.pdf

Good Morning Tim,

I have attached the linework showing the approved plan and proposed changes. The blue lines are the approved plan and the red are the proposed modifications. The section of the masterplan that I am attaching is the only part that will be altered with this proposal. The three spots highlighted in yellow are the sections of right of way that would be removed if this is approved. Unfortunately the format we have to send out the notices makes it hard to show the changes. Let me know if you have any further questions on this.

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

From: Tim Hayes <thayes13@alaska.edu>
Sent: Saturday, September 17, 2022 8:28 AM
To: MSB Platting <Platting@matsugov.us>
Subject: Sunrise trails S4 group petition

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

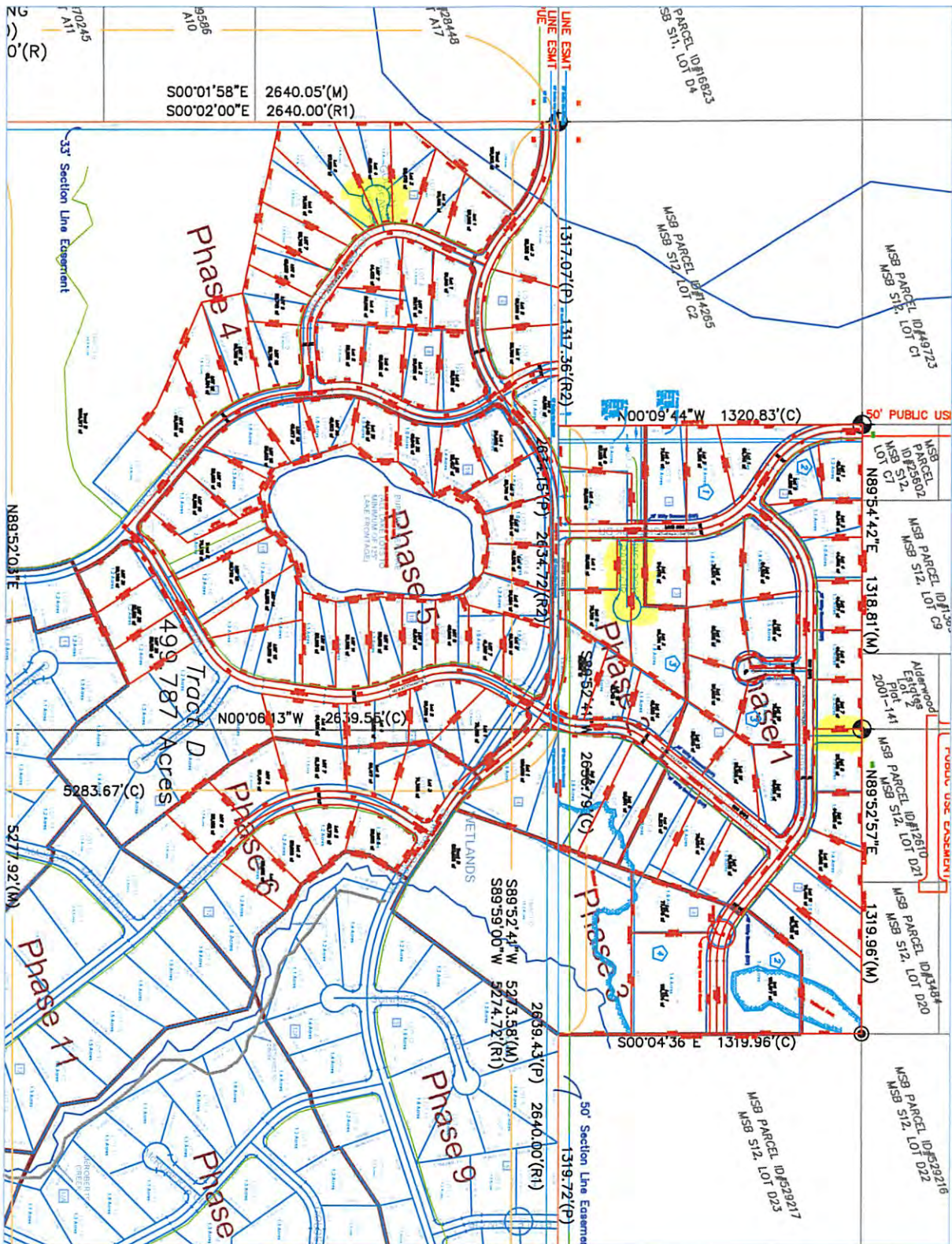
Hello

I received the notice for proposed changes to the sunrise trails master plan. The notice states that the petitioner is seeking to "eliminate three sections of right away and minor alignment alterations to the roads and lot lines". The changes sought are not annotated on the notice or if they are, I am unaware of the method used to indicate so.

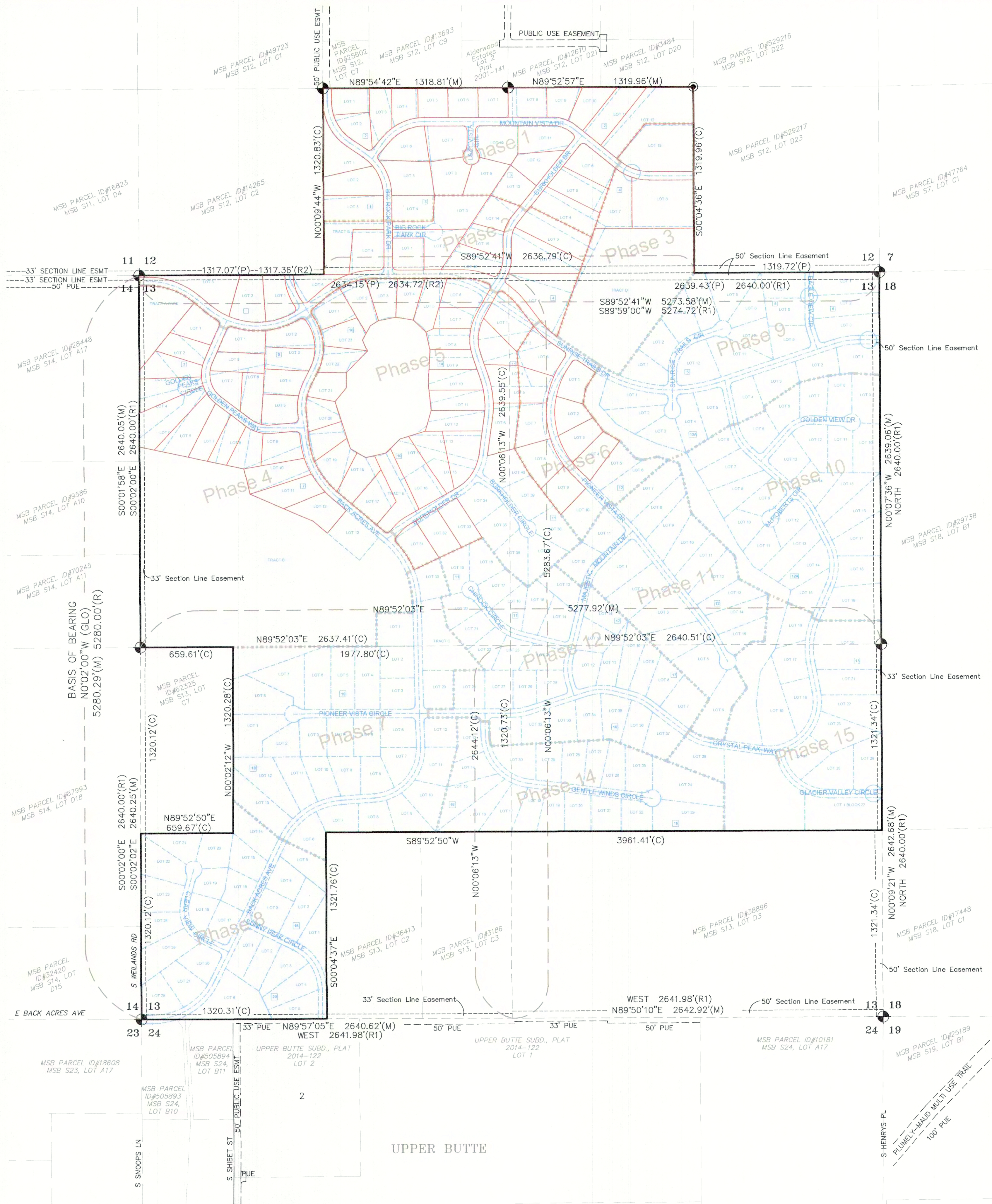
Where are the right of way's that they are seeking to eliminate? How do I find more information about the specific details of these actions?

Thank You

Tim Hayes



574

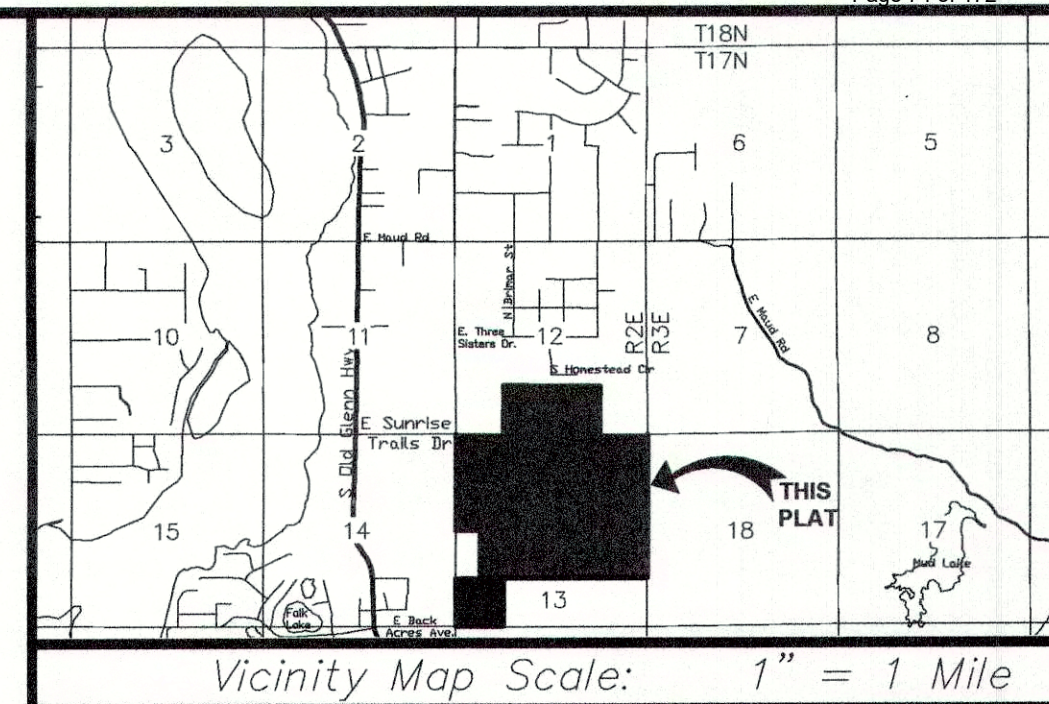


LEGEND

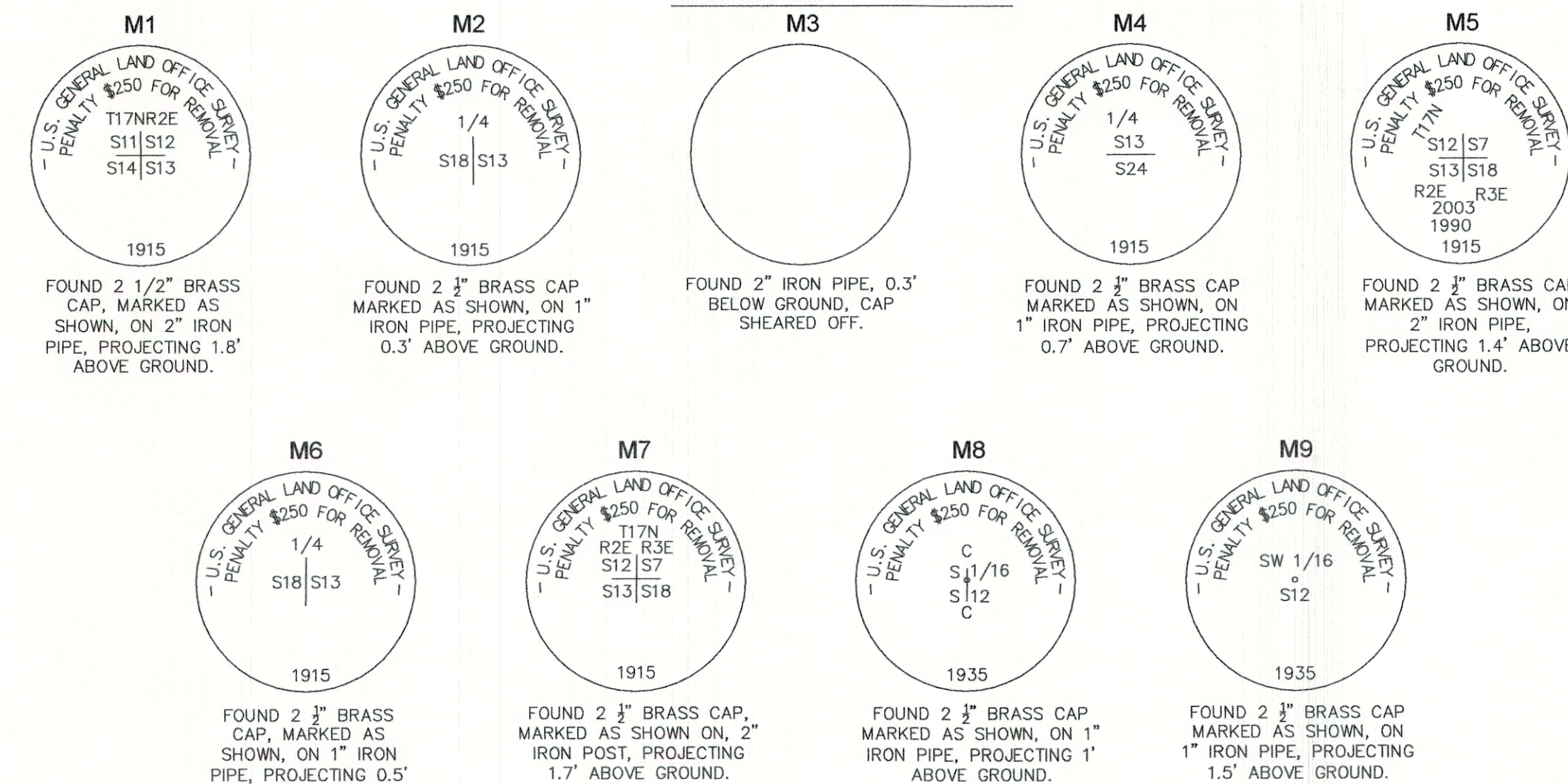
- (R1) RECORD PER OFFICIAL GLO PLAT AND NOTES APPROVED 8/10/1916
- (R2) RECORD PER OFFICIAL GLO PLAT AND NOTES APPROVED 2/11/1938
- (M) MEASURED AS PER THIS SURVEY
- (C) CALCULATED AS PER THIS PLAT
- (C*) CALCULATED PER RECORD PLAT PROPORTION
- (P)

Sheet Legend

- Sheet 1 of 6 Subdivision Boundary & Phasing
- Sheet 2 of 6 Detail of Approved Master Plan North 1/2
- Sheet 3 of 6 Detail of Approved Master Plan South 1/2
- Sheet 4 of 6 Detail of Lot Changes
- Sheet 5 of 6 Detail of Lot Changes
- Sheet 6 of 6 Curve Tables



MONUMENT DETAILS



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Sheet 1 of 6

A Master Plan of: Sunrise Trails Subdivision

Located in
(SW1/4 SE1/4) & (SE1/4 SW1/4), Section 12; (NW1/4), (NE1/4),
(N1/2 SE1/4), (NE1/4 SW1/4), (E1/2 NW1/4 SE1/4), & (SW1/4 SW1/4),
Section 13, Township 17 North, Range 2 East, Seward Meridian, Palmer
Recording District, Third Judicial District, State of Alaska.
Containing 579.73 Acres More or Less

S4
Group

Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue
Anchorage, Alaska 99501
(907) 306-8104
mail@S4AK.com

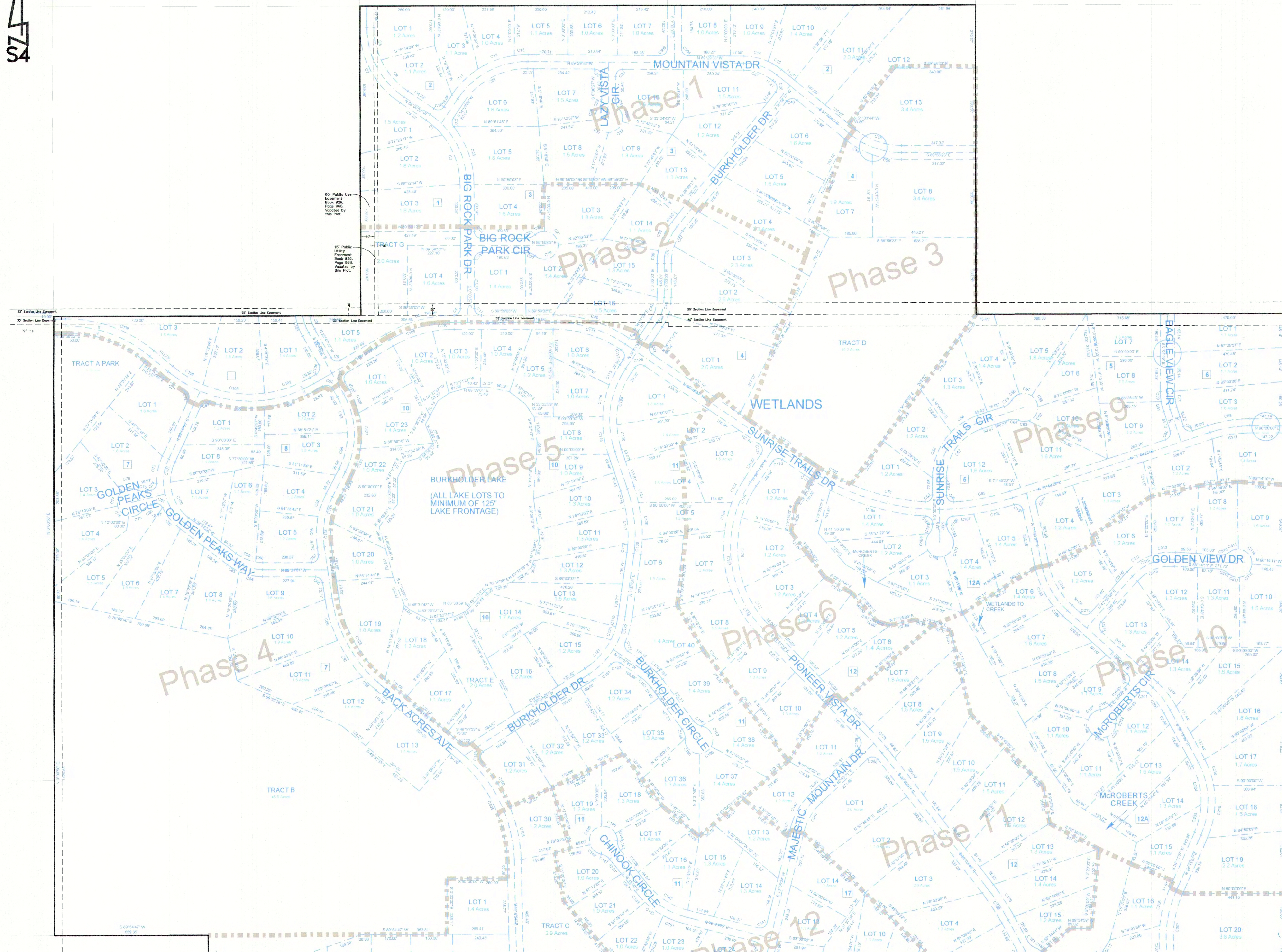
Scale 1" = 400' Job No: 2021-46 AECC 173042
Field Book: 129 Date: 8/17/2022

Note: Blue linework and text depicts approved Master Plan layout.

NOTES:

- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE; THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
- ALL BEARINGS SHOWN ARE LOCAL PLANE BEARINGS AS ORIENTED TO THE BASIS OF BEARING.
- ALL DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PORTIONS THEREOF.
- PROPERTY CORNERS WILL BE MONUMENTED WITH 5/8"x30" REBAR WITH 1 1/2" RED PLASTIC CAP, "S4 GROUP LS-118708" UNLESS OTHERWISE INDICATED.
- ALL PC'S, PT'S, AND CUL-DE-SAC RADIUS POINTS WILL BE MONUMENTED WITH 5/8"x30" REBAR AND 2" ALUMINUM CAP.
- WETLANDS DELINEATION WAS PROVIDED BY TRAVIS/PETERSON ENVIRONMENTAL CONSULTING, INC.
- ALL LOTS AND TRACTS WITHIN THIS SUBDIVISION ARE SHOWN TO BE OUTSIDE THE FLOOD HAZARD ZONE PER FEMA PANELS AS OF JULY 25, 2022.
- PORTION OF THIS SUBDIVISION SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT RECORDED JULY 12, 1949 IN BOOK 7, PAGE 157.
- PORTION OF THIS SUBDIVISION SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT RECORDED JUNE 10, 1957 IN BOOK 23, PAGE 257 AND RECORDED NOVEMBER 22, 1957 IN BOOK 24 AT PAGE 264.
- PORTION OF THIS SUBDIVISION SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT RECORDED NOVEMBER 10, 1960 IN BOOK 34 AT PAGE 232.
- PORTION OF THIS SUBDIVISION SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT RECORDED JUNE 29, 1962 IN BOOK 42 AT PAGE 256 AND RECORDED APRIL 22, 1987 IN BOOK 510 AT PAGE 702.
- PORTION OF THIS SUBDIVISION SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN STATE OF ALASKA PATENT RECORDED DECEMBER 18, 1970 IN BOOK 860 AT PAGE 235.

S4



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Sheet 2 of 6

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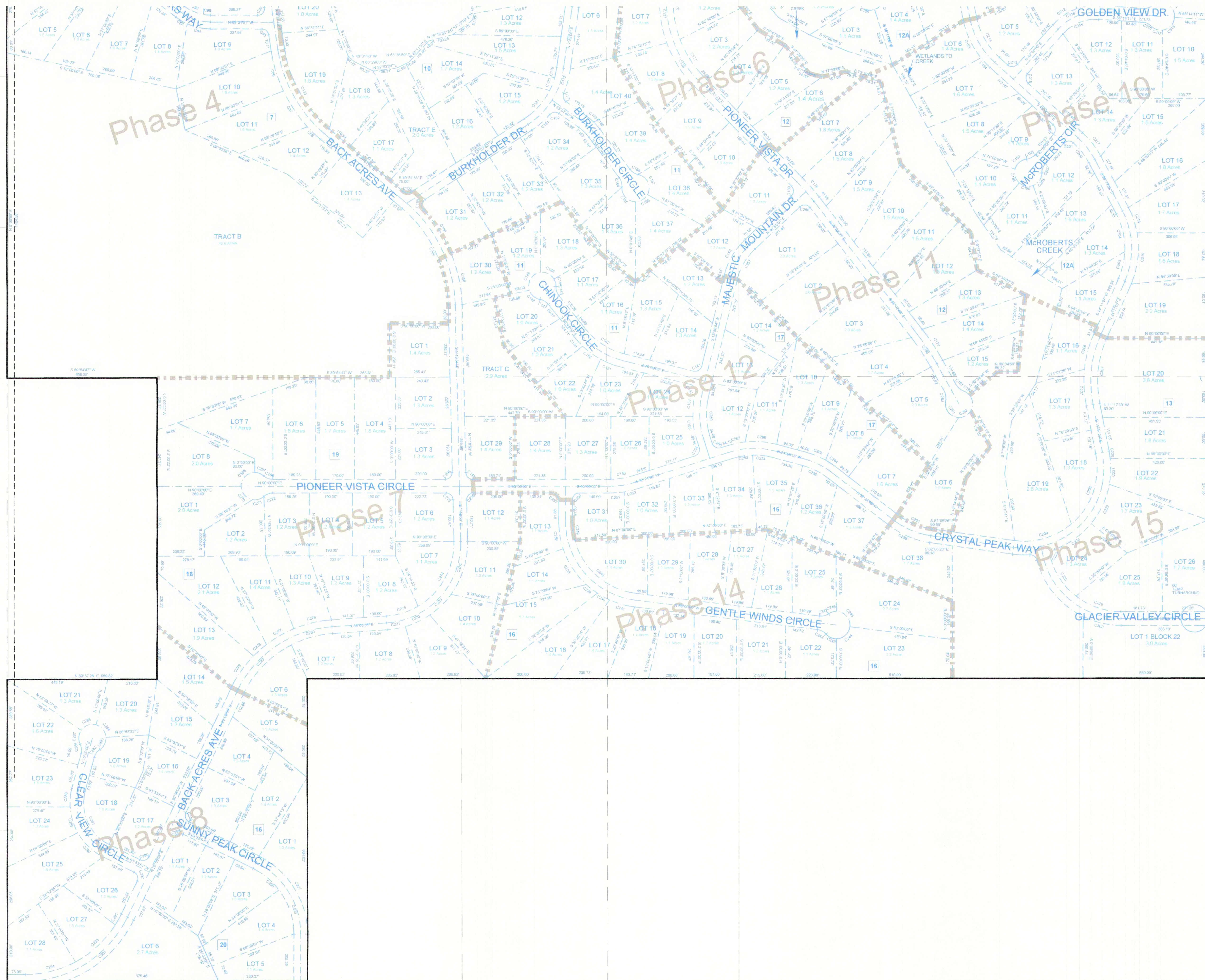
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Recording District, Third Judicial District, State of Alaska.
Containing 579.73 Acres More or Less

S4
Group
Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue
Anchorage, Alaska 99501
(907) 306-5104
mail@S4AK.com

Scale 1" = 200'	Job No: 2021-46	AECC 173042
Field Book:129		Date: 8/17/2022

7/4



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Sheet 3 of 6

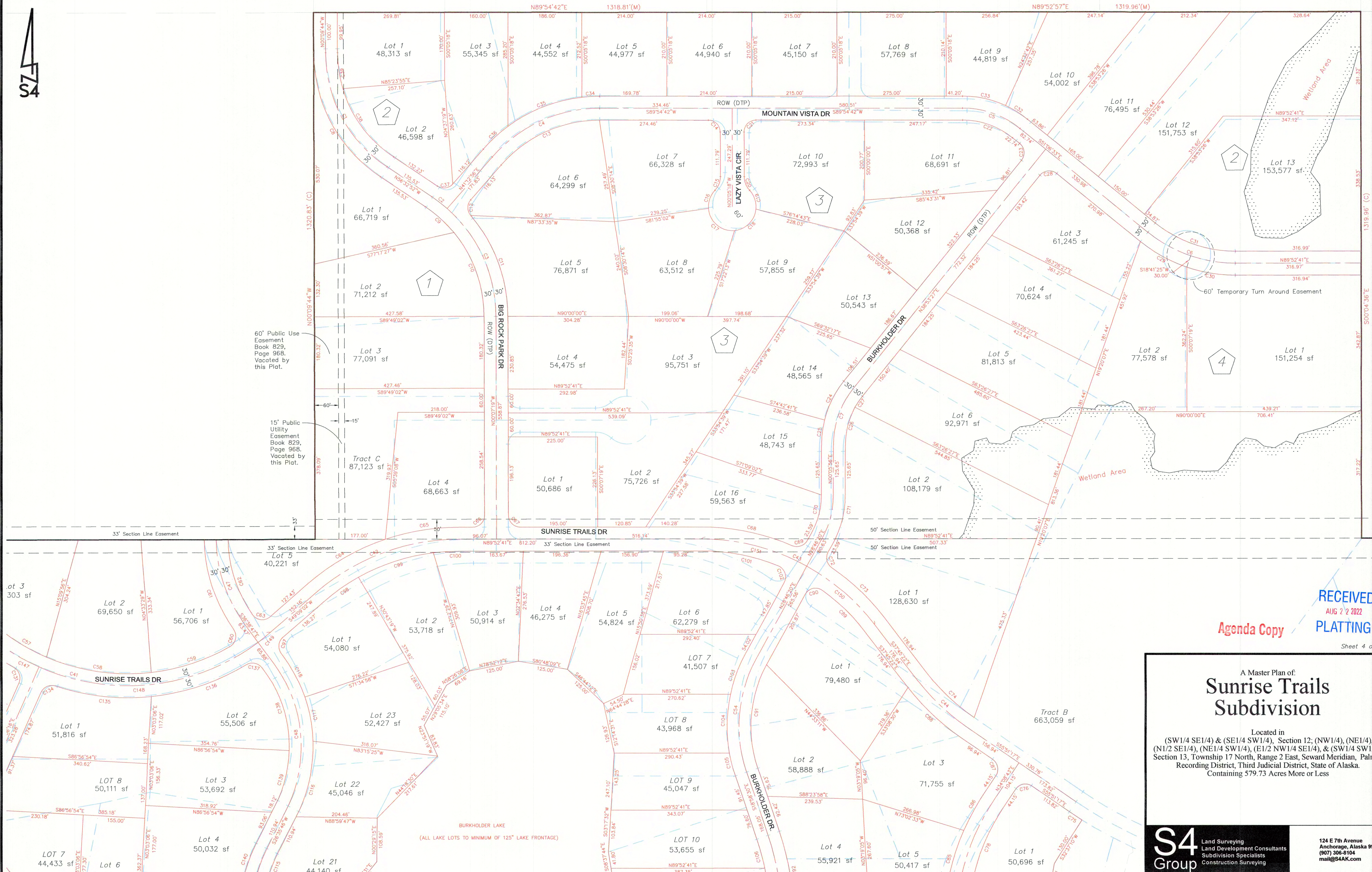
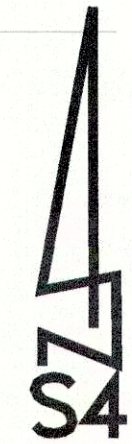
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Sheet 4 of 6

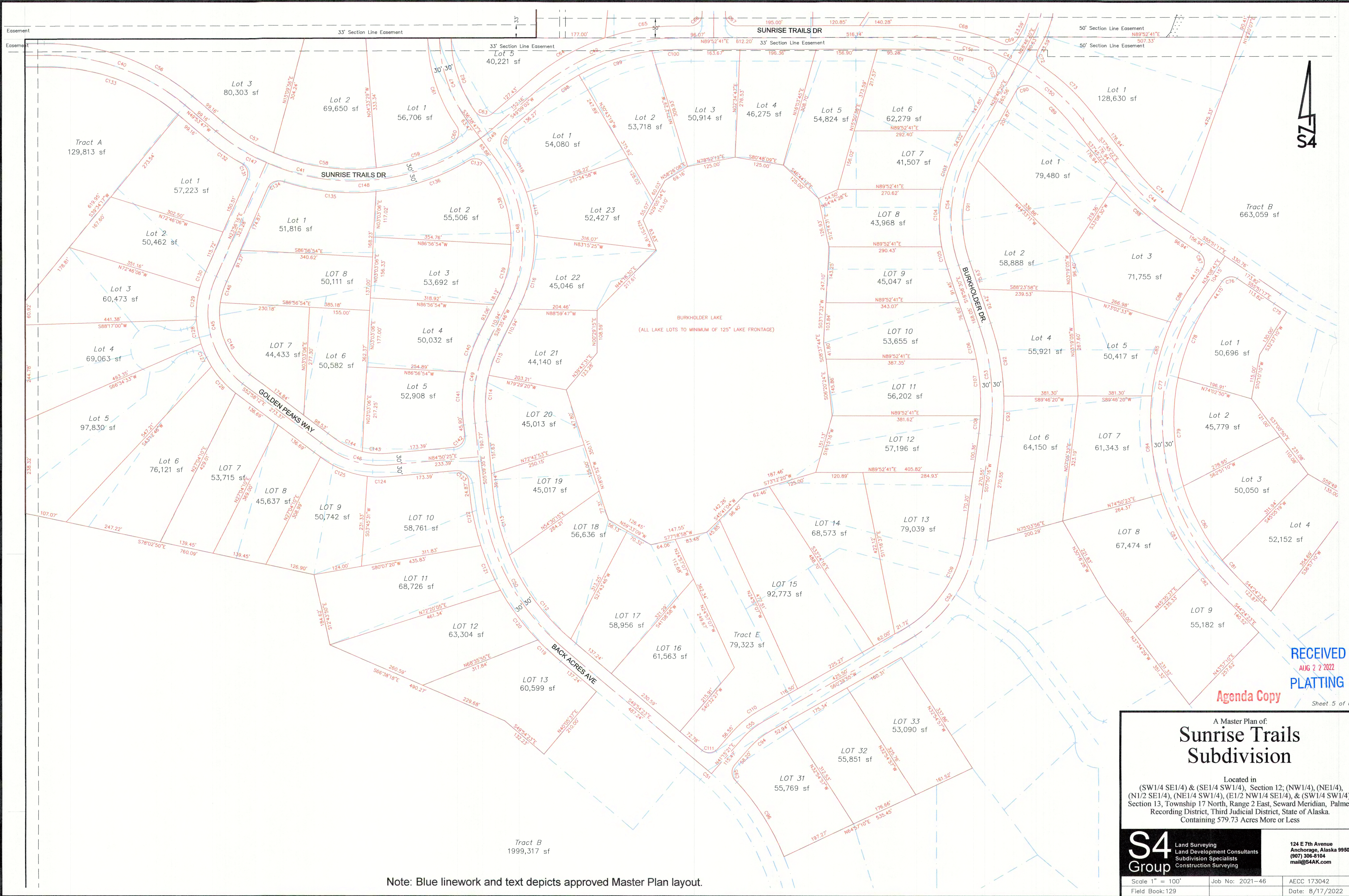
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Scale 1" = 100'	Job No: 2021-46	AECC 173042
Field Book: 129		Date: 8/17/2022



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	339.37'	345.00'	056°21'40"	325.85'	S28°22'02"E
C2	48.77'	360.00'	007°45'42"	48.73'	N52°40'01"W
C3	305.77'	360.00'	048°39'51"	296.66'	N24°27'15"W
C4	305.97'	360.00'	048°41'46"	296.84'	S65°33'49"W
C5	156.47'	230.00'	038°58'44"	153.47'	N70°35'56"W
C6	238.31'	350.00'	039°00'45"	233.74'	S70°36'56"E
C7	152.33'	225.00'	038°47'30"	149.44'	S19°29'42"W
C8	368.88'	375.00'	056°21'40"	354.19'	S28°22'02"E
C9	96.82'	330.00'	016°48'39"	96.48'	N48°08'33"W
C10	228.17'	330.00'	039°36'55"	223.65'	N19°55'46"W
C11	275.34'	390.00'	040°27'03"	269.66'	N20°20'51"W
C12	42.82'	30.00'	028°16'18"	39.28'	S00°19'17"W
C13	280.47'	330.00'	048°41'46"	272.10'	S65°33'49"W
C14	47.12'	30.00'	090°00'00"	42.43'	N45°05'18"W
C15	37.82'	50.00'	043°20'30"	36.93'	N21°34'57"E
C16	49.54'	60.00'	047°18'25"	48.14'	S19°36'00"W
C17	95.25'	60.00'	090°57'12"	85.56'	S49°31'48"E
C18	83.21'	60.00'	079°27'24"	76.70'	N45°15'54"E
C19	51.28'	60.00'	048°58'00"	49.73'	S18°56'48"E
C20	37.82'	50.00'	043°20'30"	36.93'	S21°45'33"E
C21	47.12'	30.00'	090°00'00"	42.43'	S44°54'42"W
C22	136.06'	200.00'	038°58'44"	133.45'	N70°35'56"W
C23	47.12'	30.00'	090°00'00"	42.43'	N08°06'33"W
C24	109.89'	255.00'	024°31'31"	109.05'	S26°32'41"W
C25	62.75'	255.00'	014°05'59"	62.59'	S07°08'56"W
C26	98.63'	195.00'	028°58'46"	97.58'	S14°35'20"W
C27	33.39'	195.00'	099°48'44"	33.35'	S33°59'05"W
C28	47.12'	30.00'	090°00'00"	42.43'	S83°53'27"W
C29	133.97'	380.00'	020°12'02"	133.28'	S61°12'34"E
C30	124.77'	380.00'	018°48'44"	124.21'	S70°36'56"E
C31	217.89'	320.00'	039°00'45"	213.70'	S07°36'56"E
C32	65.10'	260.00'	014°20'45"	64.93'	N58°16'56"W
C33	111.78'	260.00'	024°38'00"	110.92'	N77°46'18"W
C34	44.32'	390.00'	006°30'40"	44.30'	S86°39'22"W
C35	201.95'	390.00'	029°40'07"	199.70'	S68°33'58"W
C36	85.20'	390.00'	021°30'59"	85.03'	S47°28'25"W
C37	43.06'	30.00'	082°14'12"	39.46'	N82°20'02"E
C38	218.27'	315.00'	042°34'06"	213.93'	S06°31'49"E
C39	91.59'	315.00'	016°39'34"	91.27'	S38°30°59"E
C40	386.14'	550.00'	040°13'32"	378.26'	N70°00°33"W
C41	777.09'	550.00'	080°57'10"	714.05'	N89°37'38"E
C42	390.95'	550.00'	040°43'38"	382.78'	S69°30'52"W
C43	502.68'	550.00'	052°21'57"	485.36'	N63°56'20"W
C44	173.73'	550.00'	018°05'55"	173.01'	S46°48'20"E
C45	302.02'	225.00'	076°54'28"	279.85'	S14°30'58"E
C46	165.68'	225.00'	042°11'23"	161.96'	S74°03'54"E
C47	220.26'	370.00'	034°06'29"	217.75'	S18°11'45"W
C48	391.90'	350.00'	064°09'18"	371.75'	N04°37'16"W
C49	193.99'	350.00'	031°45'21"	191.51'	S10°43'05"W
C50	468.59'	600.00'	044°44'48"	456.77'	S27°31'59"E
C51	12.17'	600.00'	001°09'44"	12.17'	N49°19°31"W
C52	322.70'	350.00'	052°49'39"	311.39'	N34°15'05"E
C53	280.78'	600.00'	026°48'46"	278.23'	N05°34'07"W
C54	291.67'	350.00'	047°44'50"	283.30'	S04°53'55"W
C55	76.22'	225.00'	019°24'34"	75.86'	S50°57'38"W
C56	407.20'	580.00'	040°13'32"	398.89'	N70°00°33"W
C57	154.14'	520.00'	016°59'03"	153.58'	S58°23'19"E
C58	269.84'	520.00'	029°43'54"	266.82'	S81°44'47"E
C59	209.34'	520.00'	023°03'56"	207.93'	N71°51'18"E
C60	50.13'	30.00'	095°44'52"	44.50'	N12°26'54"E
C61	239.34'	400.00'	034°17'01"	235.79'	S18°17'01"E
C62	201.17'	340.00'	033°54'05"	198.25'	S18°05'33"E
C63	50.16'	30.00'	095°48'22"	44.52'	S82°56'47"E
C64	224.92'	580.00'	022°13'08"	223.51'	S60°15'36"W
C65	187.36'	580.00'	018°30'31"	186.55'	S80°37'25"W
C66	47.12'	30.00'	090°00'00"	42.43'	N44°52'41"E
C67	47.12'	30.00'	090°00'00"	42.43'	S45°07'19"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C68	235.35'	580.00'	023°14'58"	233.74'	N78°29'50"W
C69	44.17'	30.00'	084°21'19"	40.29'	N70°56'59"E
C70	97.59'	195.00'	028°40'23"	96.57'	N14°26'08"E
C71	113.69'	255.00'	025°32'42"	112.75'	N12°52'17"E
C72	44.17'	30.00'	084°21'19"	40.29'	S13°24'19"E
C73	159.65'	580.00'	015°46'16"	159.15'	N45°38'30"W
C74	164.26'	520.00'	018°05'55"	163.58'	S46°48'20"E
C75	37.93'	1030.00'	002°06'37"	37.93'	S56°54'35"E
C76	47.12'	30.00'	090°00'00"	42.43'	S79°08'43"W
C77	822.59'	600.00'	078°33'06"	759.67'	S05°07'50"E
C78	227.67'	570.00'	022°53'07"	226.16'	S22°42'09"W
C79	281.21'	570.00'	028°16'01"	278.37'	S05°32'25"E
C80	215.68'	570.00'	021°40'48"	214.40'	S27°50'49"E
C81	56.90'	570.00'	005°43'10"	56.87'	S41°32'48"E
C82	82.01'	630.00'	007°27'30"	81.95'	S40°40'38"E
C83	215.84'	630.00'	019°37'47"	214.79'	S27°07'58"E
C84	255.34'	630.00'	023°13'19"	253.59'	S05°42'26"E
C85	195.79'	630.00'	017°48'24"	195.01'	S14°48'25"W
C86	114.74'	630.00'	010°26'08"	114.58'	S28°55'40"W
C87	47.12'	30.00'	090°00'00"	42.43'	N10°51'17"W
C88	183.21'	580.00'	018°05'55"	182.45'	S46°48'20"E
C89	149.19'	520.00'	016°26'18"	148.68'	N45°58'31"W
C90	50.81'	30.00'	097°02'00"	44.95'	S77°17'20"W
C91	266.67'	320.00'	047°44'50"	259.02'	S04°53'55"W
C92	191.00'	630.00'	017°22'14"	190.27'	N10°17'23"W
C93	103.82'	630.00'	009°26'32"	103.70'	N03°07'00"E
C94	66.06'	195.00'	019°24'34"	65.74'	S50°57'38"W
C95	44.39'	30.00'	084°47'03"	40.54'	S01°08'10"E
C96	232.88'	630.00'	021°01'46"	231.56'	N32°56'18"W
C97	44.95'	30.00'	085°50'58"	40.86'	S06°13'34"W
C98	106.86'	520.00'	011°46'28"	106.67'	S55°02'15"W
C99	199.49'	520.00'	021°58'51"	198.27'	S71°54'54"W
C100	63.28'	520.00'	006°58'21"	63.24'	S86°23'30"W
C101	198.40'	520.00'	021°51'39"	197.20'	N79°11'30"W
C102	50.81'	30.00'	097°02'00"	44.95'	N19°54'40"W
C103	110.10'	380.00'	016°36'04"	109.72'	S20°28'18"W
C104	148.22'	380.00'	022°20'51"	147.28'	S00°59'51"W
C105	58.35'	380.00'	008°47'55"	58.30'	S14°34'32"E
C106	75.15'	570.00'	007°33'14"	75.10'	N19°54'53"W
C107	145.75'	570.00'	014°39'01"	145.35'	N04°05'45"W
C108	45.85'	570.00'	004°36'30"	45.83'	N05°32'01"E
C109	295.04'	320.00'	052°49'39"	284.70'	N34°15'05"E
C110	86.38'	255.00'	019°24'34"	85.79'	S50°57'38"W
C111	46.52'	30.00'	088°50'16"	41.99'	N85°40'29"E
C112	268.62'	570.00'	027°00'06"	266.14'	S36°24'20"E
C113	176.53'	570.00'	017°44'42"	175.83'	S14°01'56"E
C114	101.59'	320.00'	018°11'22"	101.16'	S05°46'06"W
C115	75.77'	320.00'	013°33'59"	75.59'	S19°48'46"W
C116	196.14'	380.00'	029°34'26"	193.97'	N12°40'10"E
C117	112.82'	380.00'	017°00'38"	112.40'	N10°37'22"W
C118	116.53'	380.00'	017°34'14"	116.08'	N27°54'48"W
C119	63.37'	630.00'	005°45'47"	63.34'	S47°01'30"E
C120	159.64'	630.00'	014°31'07"	159.21'	S36°53'03"E
C121	125.84'	630.00'	011°26'40"	125.63'	S23°54'09"E
C122	143.17'	630.00'	013°01'14"	142.86'	N10°12'12"E
C123	47.12'	30.00'	090°00'00"	42.43'	N50°09'35"W
C124	55.77'	255.00'	012°31'48"	55.65'	S88°53'41"E
C125	132.00'	255.00'	029°39'35"	130.53'	S67°48'00"E
C126	92.82'	255.00'	020°51'17"	92.30'	S42°32'34"E
C127	63.91'	255.00'	014°21'38"	63.75'	S24°56'07"E
C128	63.13'	255.00'	014°11'03"	62.97'	S10°39'47"E
C129	82.27'	255.00'	018°29'07"	81.91'	S05°40'18"W
C130	40.16'	255.00'	009°01'24"	40.12'	S19°25'33"W
C131	44.17'	30.00'	084°21'19"	40.29'	N18°14'24"W
C132	106.50'	580.00'	010°31'16"	106.35'	S55°09'25"E
C133	365.08'	520.00'	040°13'32"	357.62'	N70°00°33"W
C134	44.17'	30.00'	084°21'19"	40.29'	S66°06'55"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C135	244.54'	580.00'	024°09'25"	242.73'	S63°47'08"E
C136	255.00'	580.00'	025°11'24"	252.95'	N71°32'28"E
C137	44.17'	30.00'	084°21'19"	40.29'	N78°52'35"W
C138	214.71'	320.00'	038°26'34"	210.70'	N71°28'38"W
C139	143.82'	320.00'	025°45'06"	142.62'	N14°37'12"E
C140	95.79'	380.00'	014°26'37"	95.54'	S19°22'27"W
C141	114.82'	380.00'	017°18'44"	114.38'	S03°29'47"W
C142	47.12'	30.00'	090°00'25"	42.43'	N39°50'25"E
C143	63.84'	195.00'	018°45'23"	63.55'	S85°46'54"E
C144	79.75'	195.00'	023°25'59"	79.20'	S64°41'12"E
C145	208.57'	195.00'	061°17'03"	198.77'	S22°19'41"E
C146	53.17'	195.00'	015°37'25"	53.01'	S16°07'33"W
C147	155.18'	550.00'	016°09'57"	154.67'	S57°58'46"E
C148	582.13'	550.00'	060°38'33"	555.33'	N83°36'59"E
C149	39.78'	550.00'	004°08'40"	39.77'	N51°13'22"E
C150	225.31'	550.00'	023°28'18"	223.74'	N49°29'31"W
C151	277.36'	550.00'	028°53'39"	274.43'	N75°40'30"W

Curve Table							
CURVE	BEARING	HORIZ	DELTA	RADIUS	ARC	DELTA	TANGENT
C1 <td>N47°50'33"W</td> <td>93.64'</td> <td>330.00'</td> <td>93.96'</td> <td>16°18'47"</td> <td>47.30'</td> <td></td>	N47°50'33"W	93.64'	330.00'	93.96'	16°18'47"	47.30'	
C2 <td>N28°03'00"W</td> <td>365.59'</td> <td>390.00'</td> <td>380.50'</td> <td>55°54'00"</td> <td>206.93'</td> <td></td>	N28°03'00"W	365.59'	390.00'	380.50'	55°54'00"	206.93'	
C3 <td>N19°51'09"W</td> <td>223.95'</td> <td>330.00'</td> <td>228.49'</td> <td>39°40'16"</td> <td>119.04'</td> <td></td>	N19°51'09"W	223.95'	330.00'	228.49'	39°40'16"	119.04'	
C4 <td>S44°59'20"W</td> <td>42.43'</td> <td>30.00'</td> <td>47.12'</td> <td>90°00'33"</td> <td>30.00'</td> <td></td>	S44°59'20"W	42.43'	30.00'	47.12'	90°00'33"	30.00'	
C5 <td>S75°05'46"W</td> <td>298.04'</td> <td>580.00'</td> <td>301.42'</td> <td>29°46'35"</td> <td>154.20'</td> <td></td>	S75°05'46"W	298.04'	580.00'	301.42'	29°46'35"	154.20'	
C6 <td>N74°47'32"W</td> <td>42.43'</td> <td>30.00'</td> <td>47.12'</td> <td>90°00'00"</td> <td>30.00'</td> <td></td>	N74°47'32"W	42.43'	30.00'	47.12'	90°00'00"	30.00'	
C7 <td>N20°56'06"W</td> <td>60.05'</td> <td>195.00'</td> <td>60.29'</td> <td>17°42'51"</td> <td>30.39'</td> <td></td>	N20°56'06"W	60.05'	195.00'	60.29'	17°42'51"	30.39'	
C8 <td>N12°38'22"W</td> <td>143.16'</td> <td>330.00'</td> <td>144.30'</td> <td>25°03'17"</td> <td>73.32'</td> <td></td>	N12°38'22"W	143.16'	330.00'	144.30'	25°03'17"	73.32'	
C9 <td>S40°34'59"E</td> <td>175.45'</td> <td>330.00'</td> <td>177.59'</td> <td>30°49'59"</td> <td>91.00'</td> <td></td>	S40°34'59"E	175.45'	330.00'	177.59'	30°49'59"	91.00'	
C10 <td>N80°21'50"E</td> <td>43.43'</td> <td>30.00'</td> <td>48.56'</td> <td>92°44'13"</td> <td>31.47'</td> <td></td>	N80°21'50"E	43.43'	30.00'	48.56'	92°44'13"	31.47'	
C11 <td>S45°40'11"W</td> <td>157.74'</td> <td>390.00'</td> <td>158.84'</td> <td>23°20'08"</td> <td>80.54'</td> <td></td>	S45°40'11"W	157.74'	390.00'	158.84'	23°20'08"	80.54'	
C12 <td>S69°33'07"W</td> <td>165.04'</td> <td>390.00'</td> <td>166.30'</td> <td>24°25'54"</td> <td>84.43'</td> <td></td>	S69°33'07"W	165.04'	390.00'	166.30'	24°25'54"	84.43'	
C13 <td>S86°08'05"E</td> <td>59.43'</td> <td>195.00'</td> <td>59.49'</td> <td>8°44'23"</td> <td>29.80'</td> <td></td>	S86°08'05"E	59.43'	195.00'	59.49'	8°44'23"	29.80'	
C14 <td>N77°39'42"W</td> <td>106.63'</td> <td>260.00'</td> <td>107.39'</td> <td>23°45'55"</td> <td>54.47'</td> <td></td>	N77°39'42"W	106.63'	260.00'	107.39'	23°45'55"	54.47'	
C15 <td>N58°26'34"W</td> <td>66.82'</td> <td>260.00'</td> <td>67.00'</td> <td>14°45'56"</td> <td>33.69'</td> <td></td>	N58°26'34"W	66.82'	260.00'	67.00'	14°45'56"	33.69'	
C16 <td>N69°03'52"E</td> <td>42.43'</td> <td>30.00'</td> <td>47.12'</td> <td>38°54'33"</td> <td>22.68'</td> <td></td>	N69°03'52"E	42.43'	30.00'	47.12'	38°54'33"	22.68'	
C17 <td>N44°59'03"E</td> <td>42.43'</td> <td>30.00'</td> <td>47.12'</td> <td>90°00'00"</td> <td>30.00'</td> <td></td>	N44°59'03"E	42.43'	30.00'	47.12'	90°00'00"	30.00'	
C18 <td>N44°59'03"E</td> <td>42.43'</td> <td>30.00'</td> <td>47.12'</td> <td>90°00'00"</td> <td>30.00'</td> <td></td>	N44°59'03"E	42.43'	30.00'	47.12'	90°00'00"	30.00'	
C19 <td>S65°41'20"W</td> <td>109.37'</td> <td>60.00'</td> <td>137.61'</td> <td>131°24'35"</td> <td>132.92'</td> <td></td>	S65°41'20"W	109.37'	60.00'	137.61'	131°24'35"	132.92'	
C20 <td>N69°18'40"W</td> <td>42.43'</td> <td>30.00'</td> <td>43.36'</td> <td>41°24'35"</td> <td>22.68'</td> <td></td>	N69°18'40"W	42.43'	30.00'	43.36'	41°24'35"	22.68'	
C21 <td>S45°00'57"E</td> <td>84.85'</td> <td>60.00'</td> <td>94.25'</td> <td>90°00'01"</td> <td>60.00'</td> <td></td>	S45°00'57"E	84.85'	60.00'	94.25'	90°00'01"	60.00'	
C22 <td>S45°00'57"E</td> <td>42.43'</td> <td>30.00'</td> <td>47.12'</td> <td>90°00'00"</td> <td>30.00'</td> <td></td>	S45°00'57"E	42.43'	30.00'	47.12'	90°00'00"	30.00'	
C23 <td>N69°03'52"E</td> <td>42.43'</td> <td>30.00'</td> <td>43.36'</td> <td>41°24'35"</td> <td>22.68'</td> <td></td>	N69°03'52"E	42.43'	30.00'	43.36'	41°24'35"	22.68'	
C24 <td>N69°16'45"E</td> <td>42.43'</td> <td>30.00'</td> <td>43.36'</td> <td>41°24'34"</td> <td>22.68'</td> <td></td>	N69°16'45"E	42.43'	30.00'	43.36'	41°24'34"	22.68'	
C25 <td>S19°34'11"E</td> <td>261.06'</td> <td>390.00'</td> <td>266.20'</td> <td>39°06'29"</td> <td>138.52'</td> <td></td>	S19°34'11"E	261.06'	390.00'	266.20'	39°06'29"	138.52'	
C26 <td>S62°15'13"W</td> <td>312.43'</td> <td>330.00'</td> <td>325.46'</td> <td>56°05'27"</td> <td>177.34'</td> <td></td>	S62°15'13"W	312.43'	330.00'	325.46'	56°05'27"	177.34'	
C27 <td>S37°07'34"E</td> <td>36.10'</td> <td>60.00'</td> <td>38.74'</td> <td>73°58'52"</td> <td>22.60'</td> <td></td>	S37°07'34"E	36.10'	60.00'	38.74'	73°58'52"	22.60'	
C28 <td>N17°43'50"E</td> <td>49.17'</td> <td>60.00'</td> <td>50.66'</td> <td>48°22'23"</td> <td>26.95'</td> <td></td>	N17°43'50"E	49.17'	60.00'	50.66'	48°22'23"	26.95'	
C29 <td>N21°12'44"E</td> <td>42.43'</td> <td>30.00'</td> <td>43.36'</td> <td>41°24'35"</td> <td>22.68'</td> <td></td>	N21°12'44"E	42.43'	30.00'	43.36'	41°24'35"	22.68'	
C30 <td>N44°43'39"E</td> <td>75.14'</td> <td>60.00'</td> <td>77.12'</td> <td>90°00'12"</td> <td>29.80'</td> <td></td>	N44°43'39"E	75.14'	60.00'	77.12'	90°00'12"	29.80'	
C31 <td>N47°58'27"E</td> <td>79.54'</td> <td>60.00'</td> <td>86.96'</td> <td>83°02'11"</td> <td>53.12'</td> <td></td>	N47°58'27"E	79.54'	60.00'	86.96'	83°02'11"	53.12'	
C32 <td>S52°21'02"W</td> <td>74.14'</td> <td>60.00'</td> <td>79.92'</td> <td>76°18'51"</td> <td>47.14'</td> <td></td>	S52°21'02"W	74.14'	60.00'	79.92'	76°18'51"	47.14'	
C33 <td>S45°30'27"W</td> <td>42.43'</td> <td>30.00'</td> <td>47.12'</td> <td>90°00'00"</td> <td>30.00'</td> <td></td>	S45°30'27"W	42.43'	30.00'	47.12'	90°00'00"	30.00'	
C34 <td>S20°11'50"E</td> <td>42.43'</td> <td>30.00'</td> <td>43.36'</td> <td>41°24'35"</td> <td>22.68'</td> <td></td>	S20°11'50"E	42.43'	30.00'	43.36'	41°24'35"	22.68'	
C35 <td>S13°21'16"E</td> <td>55.50'</td> <td>60.00'</td> <td>57.70'</td> <td>55°05'44"</td> <td>31.30'</td> <td></td>	S13°21'16"E	55.50'	60.00'	57.70'	55°05'44"	31.30'	
C36 <td>N6°03'43"E</td> <td>42.43'</td> <td>30.00'</td> <td>47.12'</td> <td>90°00'00"</td> <td>30.00'</td> <td></td>	N6°03'43"E	42.43'	30.00'	47.12'	90°00'00"	30.00'	
C37 <td>N70°18'39"E</td> <td>54.04'</td> <td>60.00'</td> <td>58.34'</td> <td>90°00'00"</td> <td>30.00'</td> <td></td>	N70°18'39"E	54.04'	60.00'	58.34'	90°00'00"	30.00'	
C38 <td>N25°00'49"E</td> <td>134.76'</td> <td>280.00'</td> <td>136.09'</td> <td>27°50'55"</td> <td>69.42'</td> <td></td>	N25°00'49"E	134.76'	280.00'	136.09'	27°50'55"	69.42'	
C39 <td>N5°32'41"E</td> <td>54.11'</td> <td>280.00'</td> <td>54.19'</td> <td>11°05'22"</td> <td>27.18'</td> <td></td>	N5°32'41"E	54.11'	280.00'	54.19'	11°05'22"	27.18'	
C40 <td>S73°05'12"E</td> <td>337.78'</td> <td>580.00'</td> <td>342.74'</td> <td>33°51'29"</td> <td>176.54'</td> <td></td>	S73°05'12"E	337.78'	580.00'	342.74'	33°51'29"	176.54'	
C41 <td>N79°00'57"E</td> <td>42.30'</td> <td>30.00'</td> <td>46.94'</td> <td>89°39'04"</td> <td>29.82'</td> <td></td>	N79°00'57"E	42.30'	30.00'	46.94'	89°39'04"	29.82'	
C42 <td>N17°05'47"E</td> <td>97.01'</td> <td>165.00'</td> <td>98.47'</td> <td>34°11'33"</td> <td>50.75'</td> <td></td>	N17°05'47"E	97.01'	165.00'	98.47'	34°11'33"	50.75'	
C43 <td>N10°48'27"W</td> <td>42.43'</td> <td>30.00'</td> <td>47.12'</td> <td>90°00'00"</td> <td>30.00'</td> <td></td>	N10°48'27"W	42.43'	30.00'	47.12'	90°00'00"	30.00'	
C44 <td>N27°18'47"E</td> <td>54.04'</td> <td>60.00'</td> <td>55.73'</td> <td>41°47'33"</td> <td>29.80'</td> <td></td>	N27°18'47"E	54.04'	60.00'	55.73'	41°47'33"	29.80'	
C45 <td>N9°44'04"E</td> <td>74.40'</td> <td>220.00'</td> <td>74.76'</td> <td>19°28'08"</td> <td>37.74'</td> <td></td>	N9°44'04"E	74.40'	220.00'	74.76'	19°28'08"	37.74'	
C46 <td>N10°00'00"E</td> <td>78.14'</td> <td>225.00'</td> <td>78.54'</td> <td>20°00'00"</td> <td>39.67'</td> <td></td>	N10°00'00"E	78.14'	225.00'	78.54'	20°00'00"	39.67'	
C47 <td>S29°12'13"W</td> <td>74.40'</td> <td>220.00'</td> <td>74.76'</td> <td>19°28'09"</td> <td>37.74'</td> <td></td>	S29°12'13"W	74.40'	220.00'	74.76'	19°28'09"	37.74'	
C48 <td>N83°56'17"E</td> <td>42.43'</td> <td>30.00'</td> <td>47.12'</td> <td>90°00'00"</td> <td>30.00'</td> <td></td>	N83°56'17"E	42.43'	30.00'	47.12'	90°00'00"	30.00'	
C49 <td>N60°50'49"W</td> <td>129.16'</td> <td>380.00'</td> <td>129.79'</td> <td>19°34'08"</td> <td>65.53'</td> <td></td>	N60°50'49"W	129.16'	380.00'	129.79'	19°34'08"	65.53'	
C50 <td>S80°18'28"E</td> <td>127.73'</td> <td>380.00'</td> <td>128.34'</td> <td>19°21'02"</td> <td>64.79'</td> <td></td>	S80°18'28"E	127.73'	380.00'	128.34'	19°21'02"	64.79'	
C51 <td>N76°08'10"E</td> <td>54.04'</td> <td>60.00'</td> <td>55.73'</td> <td>19°27'55"</td> <td>30.76'</td> <td></td>	N76°08'10"E	54.04'	60.00'	55.73'	19°27'55"	30.76'	
C52 <td>S46°09'04"W</td> <td>43.20'</td> <td>280.00'</td> <td>48.23'</td> <td>92°06'39"</td> <td>31.15'</td> <td></td>	S46°09'04"W	43.20'	280.00'	48.23'	92°06'39"	31.15'	
C53 <td>N22°16'57"E</td> <td>212.34'</td> <td>280.00'</td> <td>217.79'</td> <td>44°33'55"</td> <td>116.74'</td> <td></td>	N22°16'57"E	212.34'	280.00'	217.79'	44°33'55"	116.74'	
C54 <td>N58°11'38"E</td> <td>131.95'</td> <td>280.00'</td> <td>133.21'</td> <td>27°15'27"</td> <td>67.89'</td> <td></td>	N58°11'38"E	131.95'	280.00'	133.21'	27°15'27"	67.89'	
C55 <td>N51°07'04"E</td> <td>42.43'</td> <td>30.00'</td> <td>43.36'</td> <td>41°24'35"</td> <td>22.68'</td> <td></td>	N51°07'04"E	42.43'	30.00'	43.36'	41°24'35"	22.68'	
C56 <td>N51°12'24"E</td> <td>42.60'</td> <td>60.00'</td> <td>43.55'</td> <td>41°35'13"</td> <td>22.78'</td> <td></td>	N51°12'24"E	42.60'	60.00'	43.55'	41°35'13"	22.78'	
C57 <td>S81°58'04"E</td> <td>52.67'</td> <td>60.00'</td> <td>54.52'</td> <td>52°03'52"</td> <td>29.31'</td> <td></td>	S81°58'04"E	52.67'	60.00'	54.52'	52°03'52"	29.31'	
C58 <td>S29°00'11"E</td> <td>44.11'</td> <td>280.00'</td> <td>56.06'</td> <td>53°31'55"</td> <td>30.26'</td> <td></td>	S29°00'11"E	44.11'	280.00'	56.06'	53°31'55"	30.26'	
C59 <td>S4°36'16"E</td> <td>44.17'</td> <td>290.00'</td> <td>44.22'</td> <td>90°02'55"</td> <td>22.16'</td> <td></td>	S4°36'16"E	44.17'	290.00'	44.22'	90°02'55"	22.16'	
C60 <td>N26°49'22"E</td> <td>42.43'</td> <td>30.00'</td> <td>47.12'</td> <td>90°00'00"</td> <td>30.00'</td> <td></td>	N26°49'22"E	42.43'	30.00'	47.12'	90°00'00"	30.00'	
C61 <td>S13°39'11"W</td> <td>44.17'</td> <td>280.00'</td> <td>44.22'</td> <td>90°02'55"</td> <td>22.16'</td> <td></td>	S13°39'11"W	44.17'	280.00'	44.22'	90°02'55"	22.16'	
C62 <td>S34°42'34"W</td> <td>72.41'</td> <td>60.00'</td> <td>77.73'</td> <td>74°13'35"</td> <td>45.40'</td> <td></td>	S34°42'34"W	72.41'	60.00'	77.73'	74°13'35"	45.40'	
C63 <td>N87°28'21"W</td> <td>42.43'</td> <td>30.00'</td> <td>43.36'</td> <td>41°24'35"</td> <td>22.68'</td> <td></td>	N87°28'21"W	42.43'	30.00'	43.36'	41°24'35"	22.68'	
C64 <td>N87°28'21"W</td> <td>42.43'</td> <td>30.00'</td> <td>43.36'</td> <td>41°24'35"</td> <td>22.68'</td> <td></td>	N87°28'21"W	42.43'	30.00'	43.36'	41°24'35"	22.68'	
C65 <td>S79°16'47"E</td> <td>24.12'</td> <td>30.00'</td> <td>24.59'</td> <td>174°58'13"</td> <td>129.55'</td> <td></td>	S79°16'47"E	24.12'	30.00'	24.59'	174°58'13"	129.55'	
C66 <td>N47°34'45"W</td> <td>43.23'</td> <td>280.00'</td> <td>48.27'</td> <td>92°11'58"</td> <td>31.17'</td> <td></td>	N47°34'45"W	43.23'	280.00'	48.27'	92°11'58"	31.17'	
C67 <td>N35°54'41"E</td> <td>258.07'</td> <td>220.00'</td> <td>275.78'</td> <td>17°49'22"</td> <td>153.92'</td> <td></td>	N35°54'41"E	258.07'	220.00'	275.78'	17°49'22"	153.92'	
C68 <td>S80°54'31"W</td> <td>183.24'</td> <td>580.00'</td> <td>184.01'</td> <td>18°10'38"</td> <td>92.78'</td> <td></td>	S80°54'31"W	183.24'	580.00'	184.01'	18°10'38"	92.78'	
C69 <td>N63°10'30"E</td> <td>42.43'</td> <td>30.00'</td> <td>47.12'</td> <td>90°00'17"</td> <td>30.00'</td> <td></td>	N63°10'30"E	42.43'	30.00'	47.12'	90°00'17"	30.00'	
C70 <td>N9°07'43"W</td> <td>69.20'</td> <td>220.00'</td> <td>69.49'</td> <td>18°05'50"</td> <td>35.04'</td> <td></td>	N9°07'43"W	69.20'	220.00'	69.49'	18°05'50"	35.04'	
C71 <td>S55°35'46"E</td> <td>109.50'</td> <td>380.00'</td> <td>109.66'</td> <td>10°49'59"</td> <td>55.50'</td> <td></td>	S55°35'46"E	109.50'	380.00'	109.66'	10°49'59"	55.50'	
C72 <td>S18°00'02"E</td> <td>44.11'</td> <td>280.00'</td> <td>44.22'</td> <td>86°03'07"</td> <td>22.16'</td> <td></td>	S18°00'02"E	44.11'	280.00'	44.22'	86°03'07"	22.16'	
C73 <td>S11°43'27"W</td> <td>118.55'</td> <td>255.00'</td> <td>119.64'</td> <td>26°52'55"</td> <td>60.94'</td> <td></td>	S11°43'27"W	118.55'	255.00'	119.64'	26°52'55"	60.94'	
C74 <td>S37°14'04"W</td> <td>37.72'</td> <td>30.00'</td> <td>40.79'</td> <td>77°35'45"</td> <td>24.25'</td> <td></td>	S37°14'04"W	37.72'	30.00'	40.79'	77°35'45"	24.25'	
C75 <td>N83°07'43"W</td> <td>42.43'</td> <td>30.00'</td> <td>43.36'</td> <td>41°24'35"</td> <td>22.68'</td> <td></td>	N83°07'43"W	42.43'	30.00'	43.36'	41°24'35"	22.68'	
C76 <td>S83°47'17"W</td> <td>66.73'</td> <td>60.00'</td> <td>70.77'</td> <td>67°34'34"</td> <td>40.15'</td> <td></td>	S83°47'17"W	66.73'	60.00'	70.77'	67°34'34"	40.15'	
C77 <td>S19°05'00"W</td> <td>63.44'</td> <td>60.00'</td> <td>66.85'</td> <td>63°50'00"</td> <td>37.37'</td> <td></td>	S19°05'00"W	63.44'	60.00'	66.85'	63°50'00"	37.37'	
C78 <td>S46°55'00"E</td> <td>65.50'</td> <td>60.00'</td> <td>69.29'</td> <td>66°10'00"</td> <td>39.09'</td> <td></td>	S46°55'00"E	65.50'	60.00'	69.29'	66°10'00"	39.09'	
C79 <td>N67°29'42"E</td> <td>64.69'</td> <td>60.00'</td> <td>68.32'</td> <td>65°14'35"</td> <td>36.40'</td> <td></td>	N67°29'42"E	64.69'	60.00'	68.32'	65°14'35"	36.40'	
C80 <td>N55°27'42"E</td> <td>42.43'</td> <td>60.00'</td> <td>43.36'</td> <td>41°24'35"</td> <td>22.68'</td> <td></td>	N55°27'42"E	42.43'	60.00'	43.36'	41°24'35"	22.68'	

6A

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

PRELIMINARY PLAT: ALL ELKS ESTATES

LEGAL DESCRIPTION: SEC 25, T19N, R02E, SEWARD MERIDIAN AK

PETITIONERS: BRYANT & HEATHER SMITH

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 10. ± PARCELS: 6

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2022-123

REQUEST: The request is to create six lots from Parcel 1, MSB Waiver 2005-238-PWm, recorded at Reception No. 2005-033972-0 (Tax Parcel D5), to be known as **ALL ELKS ESTATES**, containing 10.00 acres +/- . Parcel is located north of N. Glenn Highway, east of N. 58 Mile Road and directly north of E. All Elks Road; lying within the SE ¼ Section 25, Township 19 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Topographic Map & As-Built
Geotechnical Report

EXHIBIT A – 4 pgs
EXHIBIT B – 3 pgs
EXHIBIT C – 9 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Department of Emergency Services
Development Services
ADOT&PF
Utilities

EXHIBIT D – 2 pgs
EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 2 pgs
EXHIBIT H – 2 pgs

DISCUSSION: Petitioner is creating six lots, ranging in size from 1.28 acres to 3.10 acres. Proposed Lot 1 and Lot 2 are flag lots, with 30' wide side-by-side flag lots. The flag portion of the lots are within a 50' wide Section Line Easement and will be overlaid with a Common Access Easement for one driveway access onto E. All Elks Road at the intersection with N. All Elks Road. N. All Elks Road is maintained by ADOT&PF to the intersection of E. All Elks Road. E. All Elks Road is within a 100' wide Section Line Easement and is privately maintained. Petitioner to certify that E. All Elks Road is constructed to residential street standard (see ***Recommendation #5***) and provide documentation of private maintenance (see ***Recommendation #6***). Petitioner will need to apply for a driveway permit to MSB Development Services for existing driveways

Soils Report: A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Simon Gilliland, PE, Hanson Land Solutions, notes three testholes were excavated to 12'; receiving soils classified

as SP, poorly graded sands, gravelly sands, little to no fines. Testhole logs and testhole location map attached. Mr. Gilliland concludes 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. Topographic map and as-built are at **Exhibit B**. Average Daily Traffic (ADT) estimates at **Exhibit C-7**.

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**) questioned if Chickaloon Village had been contacted for comments, as the street is maintained by Chickaloon Village. *Staff notes a request was sent to Chickaloon Village, but no answer was received at time of staff report write-up. See Exhibit D-2 for road maintenance chart.*

Department of Emergency Services (**Exhibit E**) has no issues. Development Services (**Exhibit F**) has no comments. ADOT&PF (**Exhibit G**) has no comments.

Utilities: (**Exhibit H**) MTA has no comments. Enstar has no comments or recommendations. MEA and GCI 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; ADF&G; Community Council Sutton/Alpine; Fire Service Area #4 Sutton; Road Service Area #31 Alpine; MSB Community Development, Assessments, Planning or Pre-Design Division; GCI or MEA.

CONCLUSION: The preliminary plat of **ALL ELK 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).

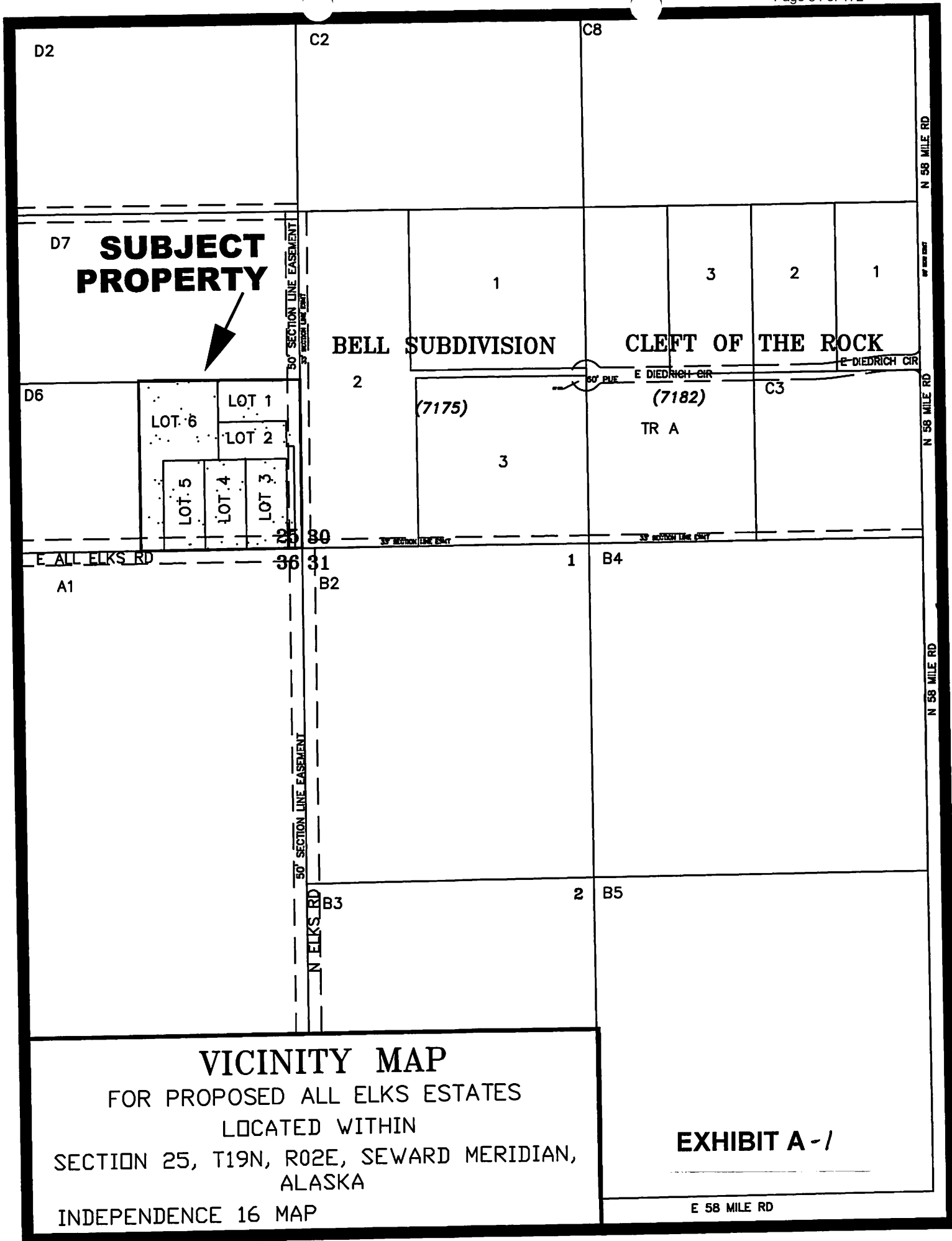
FINDINGS OF FACT

1. The plat of All Elks 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; ADF&G; Community Council Sutton/Alpine; Fire Service Area #4 Sutton; Road Service Area #31 Alpine; MSB Community Development, Assessments, Planning 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.
7. E. All Elks Road is maintained by Chickaloon Village; a private road maintenance plan is required.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of All Elks Estates, Section 25, Township 19 North, Range 02E, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on each final plat.
5. Provide engineer certification that E. All Elks Road is constructed to residential standard.
6. Provide private maintenance plan, pursuant to MSB 43.20.100(G) (4) to include: what seasons road maintenance will be performed, contact information for road maintenance, the length of the maintained road in feet and surface type.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

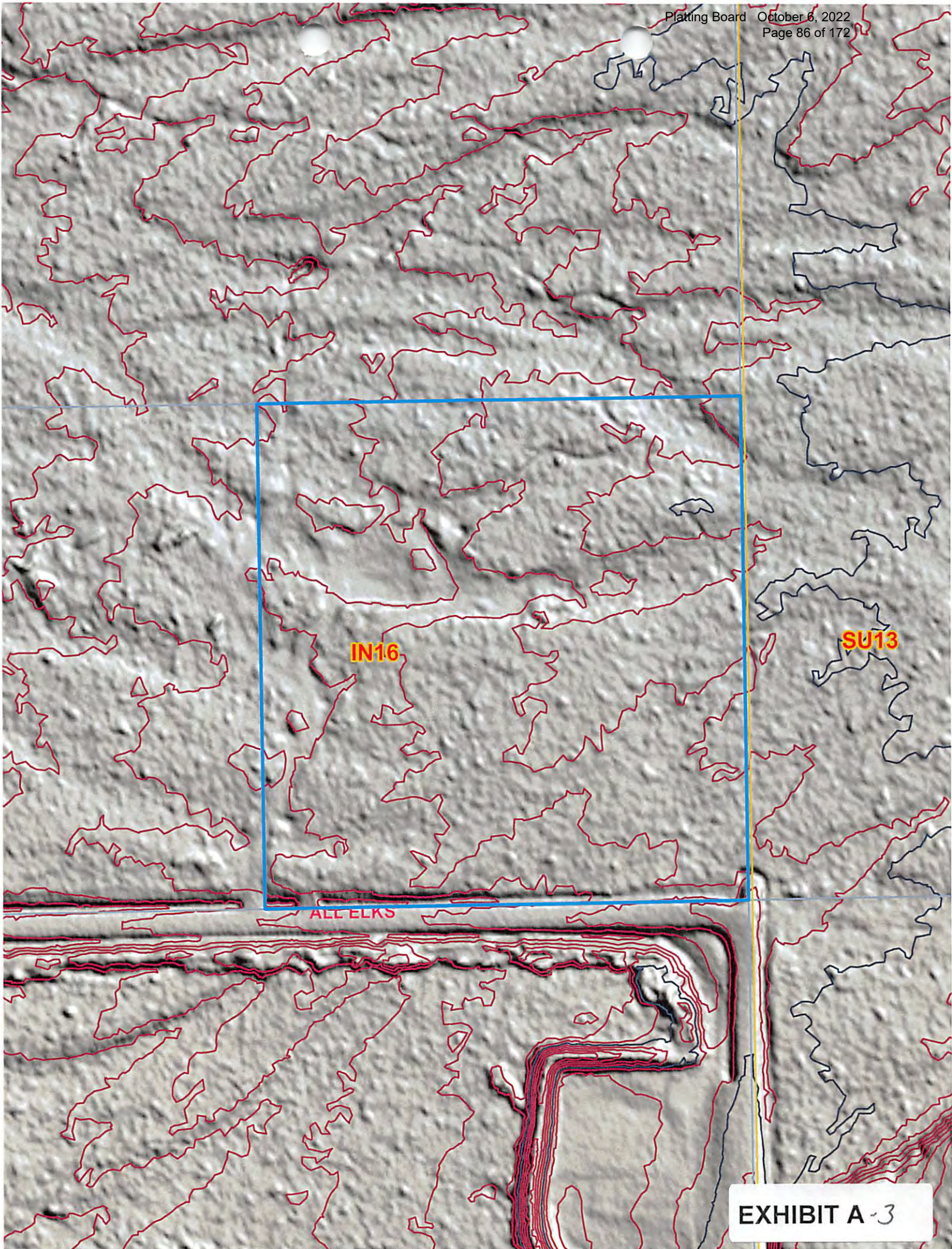


IN16

SU13

ALL ELKS

EXHIBIT A-2



IN16

SU13

ALL ELKS

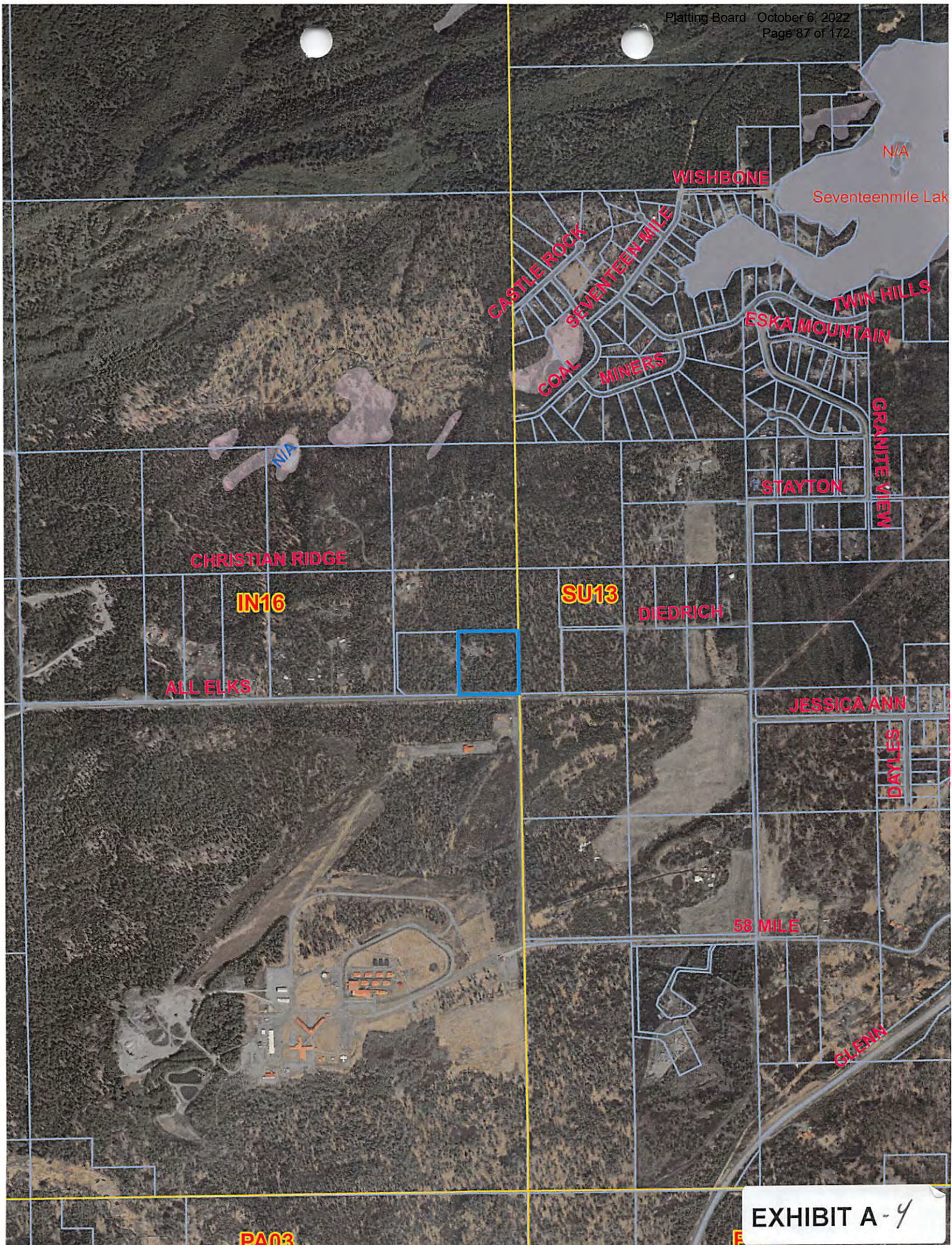


EXHIBIT A-4



DATE: 22-10-22
DRAWN BY: ELF
CHECKED: CEH
SCALE: 1"=100'
22343-1-400
REVISION DATE:
07/18/22

REFERENCE
NUMBER:
1-20
SHEET 1 OF 3

INDEPENDENCE, ALASKA
ALL ELKS ESTATES
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLICLY AVAILABLE DATA OF THE ALASKA DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY, OF 2018/2020/2021.
2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2003.0)

RECEIVED
AUG 11 2022
PLATTING



EXHIBIT B - /

PARCEL 3

PARCEL 2

UNSUBDIVIDED

RECOVERED 1" IRON PIPE
SET PLASTIC CAP ON N. 30° REBAR
MEASURED DATA
WATER WILL

WATER VALVE, ABOVE GROUND
 5. PERISTAL. TELEPHONE
 6. ELECTRIC LOBB CENTER
 7. ELECTRIC TRANSFORMER BOX
 8. VITALITY POLE
 9. WATER, ELECTRIC
 10. SEPTIC CLEANOUT
 11. OVERHEAD ELECTRIC
 12. GAS VALVE
 13. GAS VALVE
 14. BUILDING
 15. GARAGE, ROAD/DRIVEWAY



BELL
SUBDIVISION
(2013-18)

33' SECTION
LINE EASEMENT

INDEPENDENCE, ALASKA
ALL ELKS ESTATES
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON XXXX XX, 20XX. ALL MEASUREMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREIN.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS. AS OPPOSED TO THE BASIS OF BEARINGS

RECEIVED
AUG 11 2022
PLATTING



EXHIBIT B-2

MSB WAIVER RES.
2005-238-PWm
(2005-033972-0)

PARCEL 3

MSB WAIVER RES.
2005-238-PWm
(2005-033972-0)

PARCEL 2

ALL ELKS

RD.

N. ALL ELKS RD.

UNSUBDIVIDED

LOT 5
57257 SQ FT
1.31 ACRES ±

LOT 4
57257 SQ FT
1.31 ACRES ±

LOT 3
57257 SQ FT
1.31 ACRES ±

LOT 6
134885 SQ FT
3.10 ACRES ±

LOT 2
55555 SQ FT
1.28 ACRES ±

LOT 1
73410 SQ FT
1.69 ACRES ±

BELL
SUBDIVISION
(2013-18)

2

T.19N. R.3E.
SEC. 31
SM, AK

GOV. LOT 1

50' SECTION
LINE EASEMENT

50' SECTION
LINE EASEMENT

50' SECTION
LINE EASEMENT

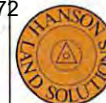
33' SECTION
LINE EASEMENT

33' SECTION
LINE EASEMENT

33' SECTION
LINE EASEMENT

50' SECTION
LINE EASEMENT

SHARED ACCESS



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



NOTES:
1. CONTIGUOUS SHOWN HEREIN ARE DERIVED FROM AERIAL PHOTOGRAPHY.
2. THE HORIZONTAL DATUM IS NAD83 (CONFORMS TO 2011).
3. THE VERTICAL DATUM IS NAVD83 (CONFORMS TO 2011).
RECEIVED
AUG 11 2022

INDEPENDENCE, ALASKA
ALL ELKS ESTATES
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG #: 22-199C
DESIGN: CCH
DRAWN BY: ELF
CHECKED: CCH
SCALE
11x17: 1"=100'
22x34: 1"=50'
REVISION DATE:
07/18/22

REFERENCE
NUMBER:
V-22
SHEET 3 OF 3

PLATTING EXHIBIT B-3

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



RECEIVED
AUG 11 2022
PLATTING

USEABLE AREA CERTIFICATION

ALL ELKS ESTATES

A SUBDIVISION OF

PARCEL 1, MBS WAIVER RES 2005-238-Pwm, SE1/4 SEC 25, T19N R2E, 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:

(GP) TEST HOLES:

(SW) TEST HOLES:

(SP) TEST HOLES: 1, 2, 3

- ☐ 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:

TEST HOLES:

☐ Soil Mottling or Staining Analysis:

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 with an area less than 400,000 sq. ft. 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 "Contiguous Useable Septic Area".

Simon Gilliland

Simon Gilliland P.E.
Professional Engineer

7/20/22
Date



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	PARCEL 1, MBS WAIVER RES 2005-238-Pwm,	TEST HOLE NO.	Date:	06/02/22
Insp. By:	SIMON GILLILAND	I	Job #	22-199

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES						
5ft								
6ft								
7ft								
8ft								
9ft			SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES				
10ft								
11ft								
12ft								
13ft								
14ft								
15ft								
16ft								
17ft								
18ft								
19ft								
20ft								

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft

and

ft Deep

STATE OF ALASKA

49 TH

Simon Gilliland

SIMON C. GILLILAND

CE 110731

7/20/22

REGISTERED PROFESSIONAL ENGINEER

COMMENTS:	

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:


Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	PARCEL 1, MBS WAIVER RES 2005-238-Pwm,	TEST HOLE NO.	Date:	06/02/22
Insp. By:	SIMON GILLILAND	2	Job #	22-199

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR						
3ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES						
4ft								
5ft								
6ft								
7ft								
8ft								
9ft								
10ft								
11ft								
12ft								
13ft			PERCOLATION TEST					
			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
			1					
			2					
			3					
			4					
			5					
			6					
			7					
			8					
			9					
			10					
			11					
			12					
			Perc. Hole Diam. (in.):					
			Test Run Between:					
			ft		and		ft Deep	
14ft								
15ft								
16ft								
17ft								
18ft								
19ft			COMMENTS:					
20ft								

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	PARCEL 1, MBS WAIVER RES 2005-238-Pwm,	TEST HOLE NO.	Date:	06/02/22
Insp. By:	SIMON GILLILAND	3	Job #	22-199

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP			
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached			
2ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR				
3ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES				
4ft						
5ft						
6ft						
7ft						
8ft						
9ft						
10ft						
11ft						
12ft						
13ft						
14ft						
15ft						
16ft						
17ft						
18ft						
19ft						
20ft						
Depth						
12ft	Total Depth of Test Hole					
None	Depths where Seeps encountered					
None	Depths where Ground Water encountered					
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered					
No	Monitor Tube Installed?					

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.): _____
 Test Run Between: _____ ft and _____ ft Deep



COMMENTS: _____

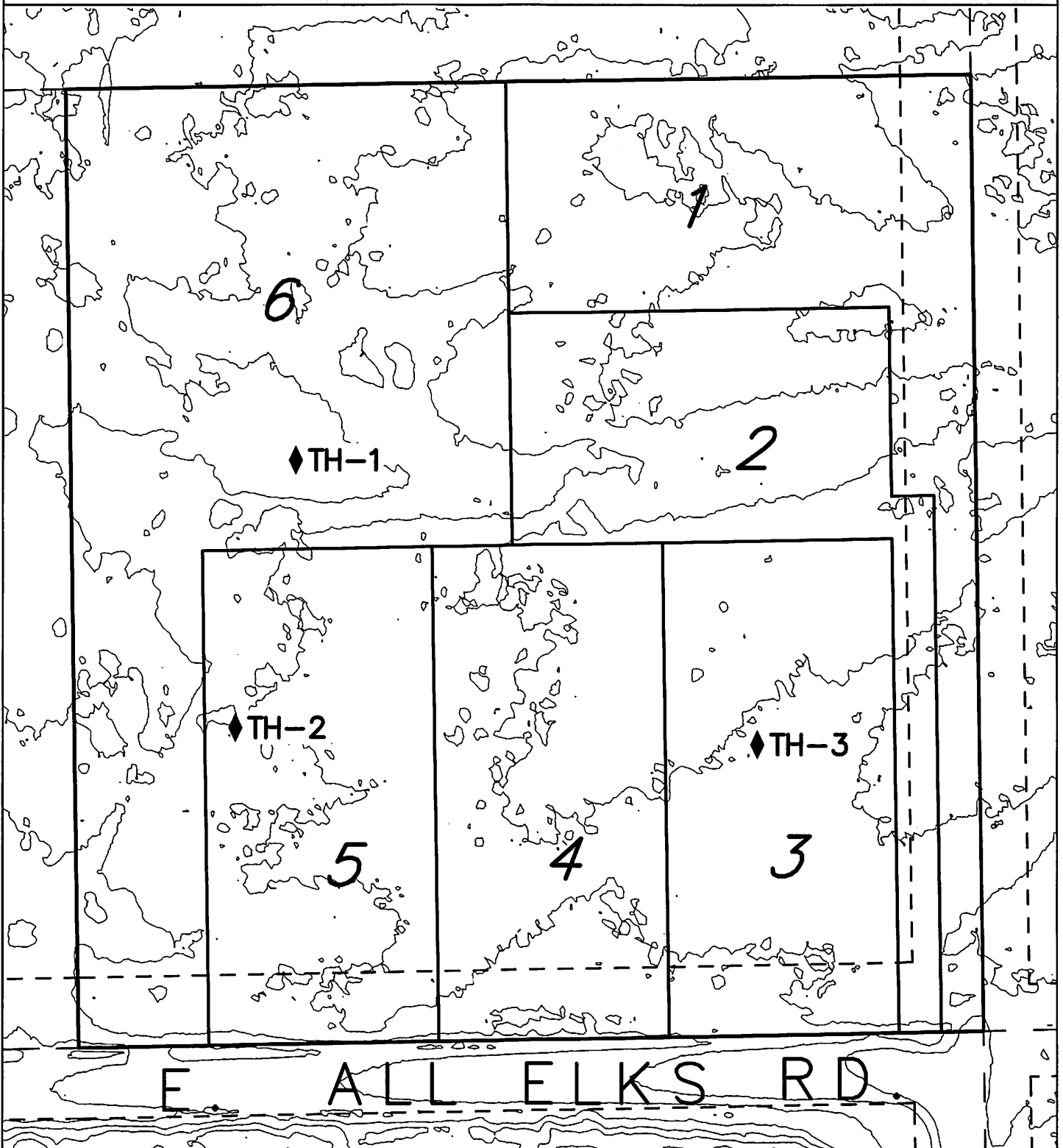
WATER LEVEL MONITORING	
Date	WATER LEVEL

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

ALL ELKS ESTATES

FILE: 22-199

DRAWN: ELF

07/18/22

EXHIBIT A

Page 1 of 1

EXHIBIT C - 6

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



September 19, 2022

Fred Wagner, PLS
MSB Platting Officer
350 E Dahlia Ave
Palmer, Alaska 99645

RECEIVED
SEP 19 2022
PLATTING

All Elks Estates Subdivision

Dear Mr. Wagner,

Please reference the attached calculation tables with regards to ADT counts within the proposed subdivision and the anticipated exit routes.

Table A: Existing ADT Counts at Adjacent Intersections

Road Intersection	Average Daily Traffic (ADT)
E. All Elks Rd and N Christian Ridge Rd	150
E. All Elks Rd and N. All Elks Rd	170
N. All Elks Rd and E. 58 Mile Rd	180

Based on the current plan N. All Elks Rd and E. All Elks Rd are anticipated to increase in traffic by 50 ADT. With a proposed plat of 6 lots this adds an additional 50 total ADT; five (5) lots added beyond parent parcel. See Table B below showing post subdivision updated ADT totals.

Table B: Anticipated Future ADT Counts at Adjacent Intersections

Road Intersection	Average Daily Traffic (ADT)
E. All Elks Rd and N Christian Ridge Rd	150
E. All Elks Rd and N. All Elks Rd	220
N. All Elks Rd and E. 58 Mile Rd	230

Respectfully,

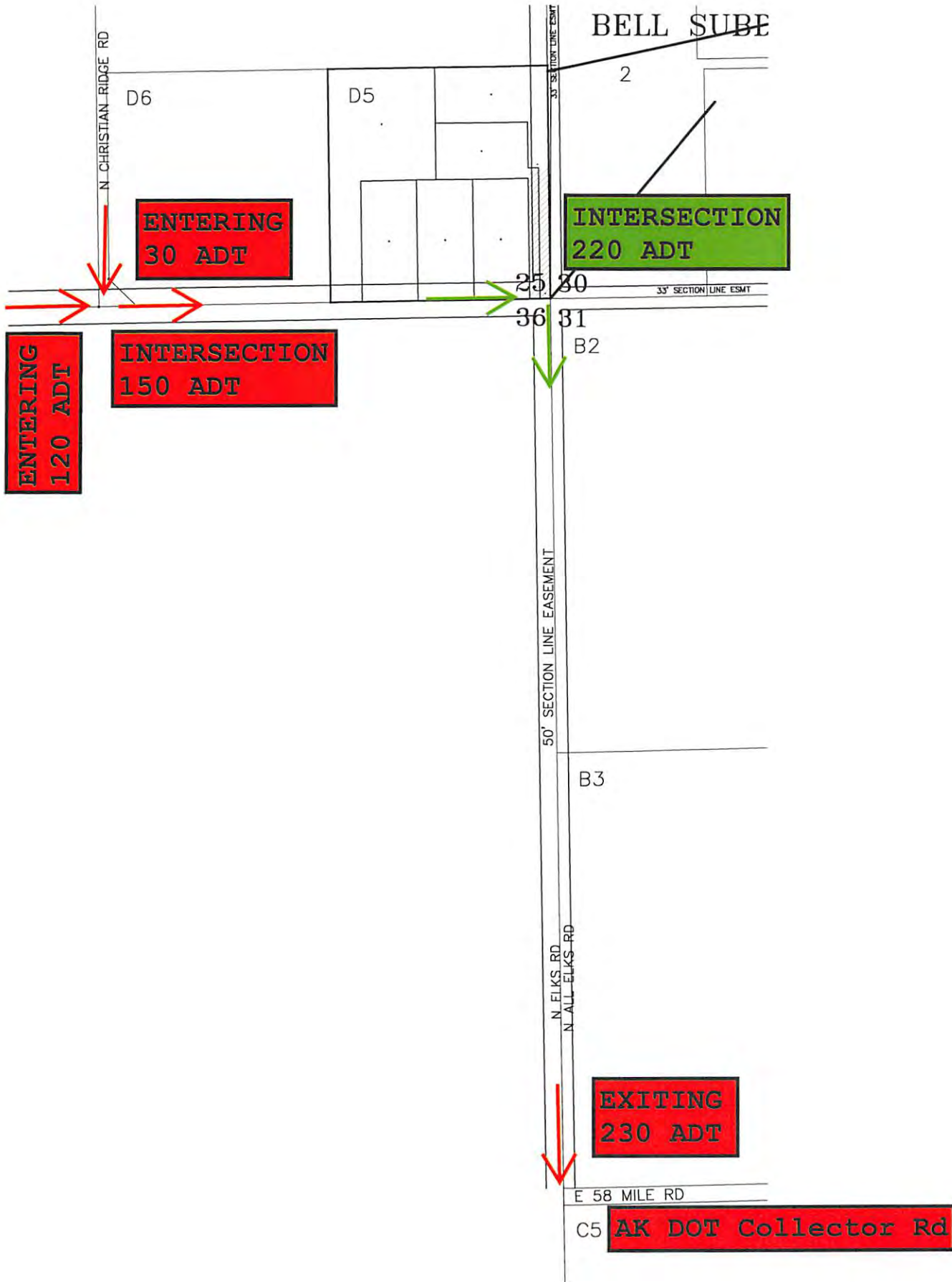
Simon Gilliland

Simon Gilliland, PE
Hanson Land Solutions
305 E, Fireweed Ave.
Palmer, AK 99645
(907)746-7738



EXHIBIT C - 7

NOTES



Amy Otto-Buchanan

From: Amy Otto-Buchanan
Sent: Monday, September 12, 2022 10:03 AM
To: Jamie Taylor
Subject: RE: RFC All Elks Est

Hadn't yet, but will be doing so. Thanks for the reminder. A.

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Friday, September 9, 2022 6:47 PM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Cc: Elaine Flagg <Elaine.Flagg@matsugov.us>
Subject: RE: RFC All Elks Est

According to Andy Dean's comments on the pre-app, this portion of All Elks Road is maintained by Chickaloon Village – has this been sent to them for comment?

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, August 11, 2022 4:10 PM
To: allen.kempen@alaska.gov; regpagemaster@usace.army.mil; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; pamela.j.melchert@usps.gov; timhaledistrict1@gmail.com; jaylevan1@matonline.net; suttoncommunitycouncil@gmail.com; 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>; 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>; Code Compliance <Code.Compliance@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 All Elks Est

The following link contains a Request for Comments for All Elks Estates, #22-123, to subdivide 119N02E25D005 into six lots. Comments are due by September 15, 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/EiSzJHDFN21KgYAd TJ UBhxzeAbCIAuwlppzfZvtsMw?e=w0kfaw



Amy Otto-Buchanan

From: Fire Code
Sent: Friday, August 19, 2022 11:51 AM
To: Amy Otto-Buchanan
Subject: RE: RFC All Elks Est

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



Donald Cuthbert

Fire Marshal/ Assistant Fire Chief
CM\$FD – 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: Thursday, August 11, 2022 4:10 PM
To: allen.kempen@alaska.gov; regpagemaster@usace.army.mil; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; pamela.j.melchert@usps.gov; timhaledistrict1@gmail.com; jaylevan1@matonline.net; suttoncommunitycouncil@gmail.com; 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>; 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>; Code Compliance <Code.Compliance@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 All Elks Est

The following link contains a Request for Comments for All Elks Estates, #22-123, to subdivide 119N02E25D005 into six lots. Comments are due by September 15, 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/EiSzJHDFN21KgyYAd TJ UBhxzeAbCIAuwlppzfZvtsMw?e=w0kfaw

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

Amy Otto-Buchanan

From: Permit Center
Sent: Wednesday, August 17, 2022 4:44 PM
To: Amy Otto-Buchanan
Subject: RE: RFC All Elks Est

No comment

Thank you,

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, August 11, 2022 4:10 PM
To: allen.kempen@alaska.gov; regpagemaster@usace.army.mil; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; pamelaj.melchert@usps.gov; timhaledistrict1@gmail.com; jaylevan1@matonline.net; suttoncommunitycouncil@gmail.com; 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>; 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>; Code Compliance <Code.Compliance@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 All Elks Est

The following link contains a Request for Comments for All Elks Estates, #22-123, to subdivide 119N02E25D005 into six lots. Comments are due by September 15, 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/EiSzJHDFN21KgyYAd TJ UBhxzeAbCIAuwlpzfZvtsMw?e=w0kfaw

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



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

August 25, 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:

- **All Elks Estates**
- **Peabody/Rose**
- **Miller/Paxton**
- **Jenny's Lake**
- **Summer Estates**

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

- **Susitna Flats Master Plan**
 - Request Lot 1 and 2 to share access. Lot 3 and 4 to share access.
 - May want to consider language to remove the Perpetual Driveway Easement upon establishment of PUE for Lots 3 and 4.
- **Clarke Estates**
 - **Request 50' Right of Way dedication for Hollywood Road.**
 - **Request shared access Lots 1-4 to Hollywood Road.**

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 G -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

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, August 15, 2022 8:46 AM
To: Amy Otto-Buchanan
Subject: RE: RFC All Elks Est #22-123

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

Good morning,

MTA has reviewed the plat for All Elks. MTA as 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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, August 11, 2022 4:30 PM
To: mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC All Elks Est #22-123

The following link contains an Request for Comments for All Elks Estates, #22-123, to subdivide 119NB02E25D005 into six lots. Comments are due by **September 15, 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/EiSzJHDFN21KgyYAd_TJ_UBhxzeAbCIauwlpzzfZvtsMw?e=gBwhgV

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



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 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.

- **ALL ELKS ESTATES**
(MSB Case # 2022-123)

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

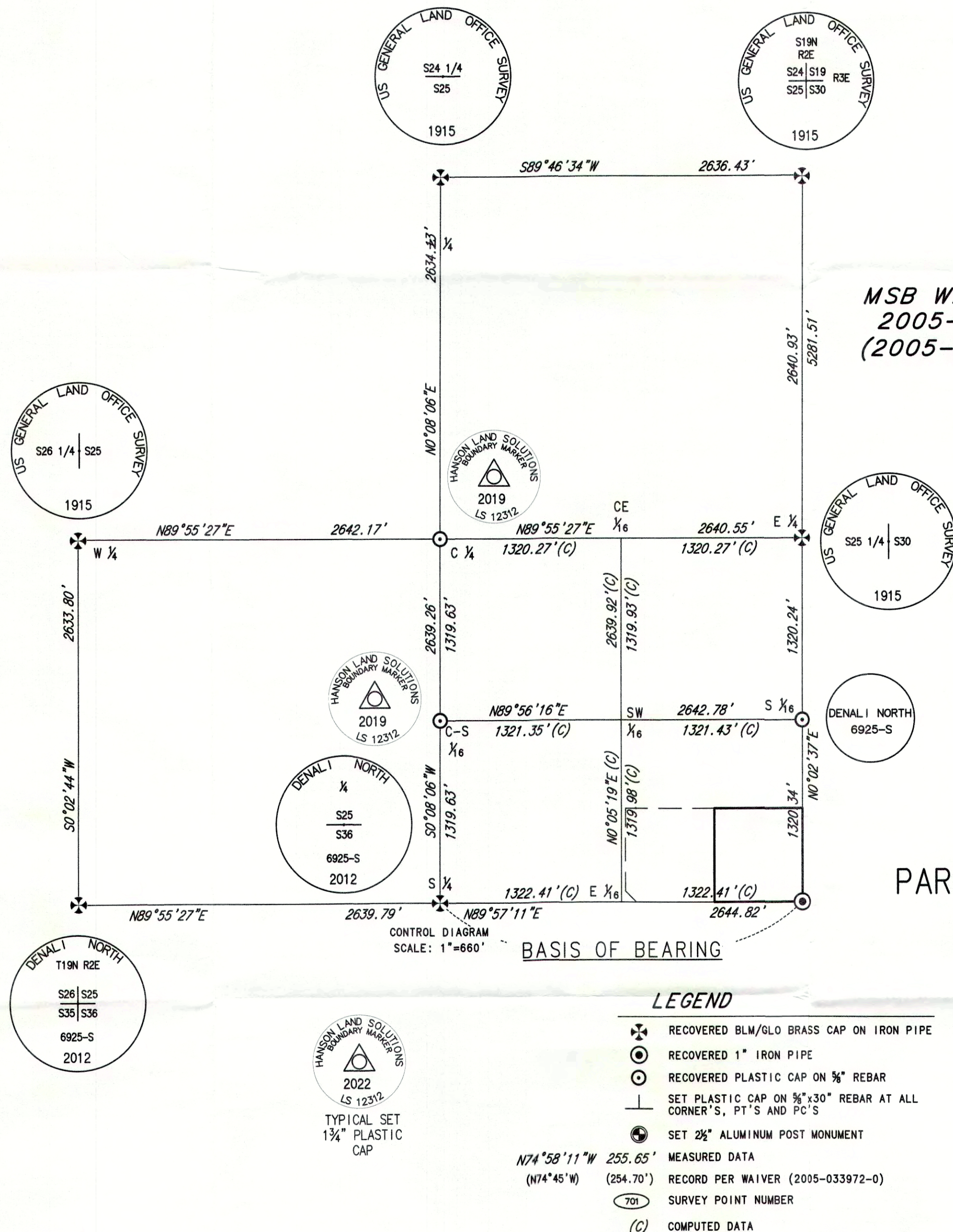
James Christopher
Right of Way & Compliance Technician
ENSTAR Natural Gas Company

I CERTIFY THAT THIS SUBDIVISION PLAN 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 _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR

DATE _____

ATTEST: _____
(PLATTING CLERK)



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 SOUTHEAST CORNER OF LOT C-1, A RECOVERED IRON PIPE (SURVEYED POINT 701) WITH A NETWORK GNSS GEODETIC POSITION OF 61° 42' 02.05"N 148° 59' 48.23"W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
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 DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
5. THIS SUBDIVISION IS ENCUMBERED BY AN MEA BLANKET EASEMENTS RECORDED AT DOCUMENT# 2006-024323-0 ON AUGUST 24, 2006 AND RECORDED AT DOCUMENT# 2021-028689-0 ON SEPTEMBER 28, 2021.

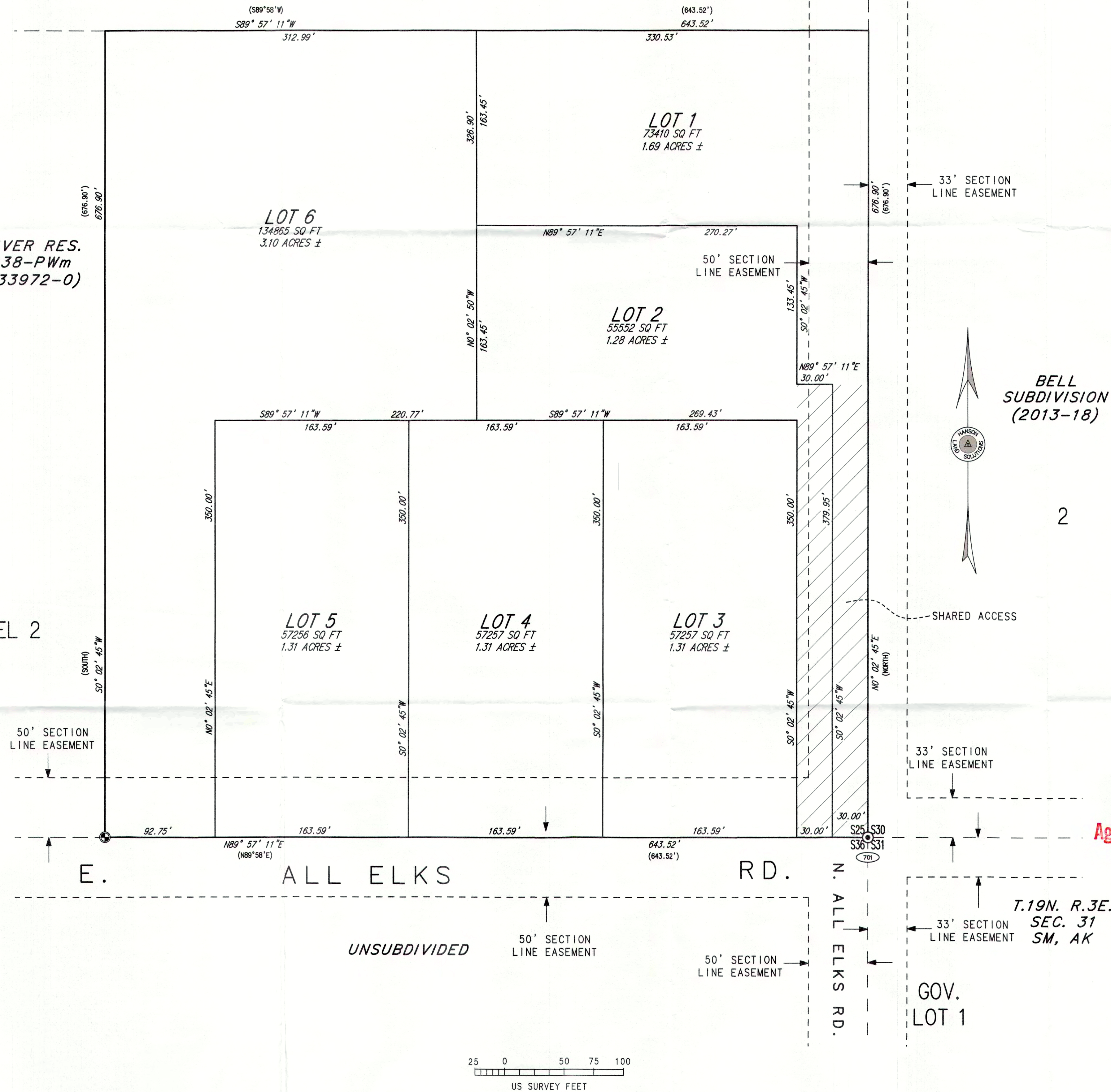
MSB WAIVER RES.
2005-238-PWm
(2005-033972-0)

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
(MATANUSKA-SUSITNA BOROUGH)

DATE _____



SOURCE: MSB TAX MAP IN09, IN16, PA02, PA03 SU12, & SU13 1"=5280'

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS
OF THE PROPERTY SHOWN AND DESCRIBED IN
THIS PLAN AND THAT WE ADOPT THIS PLAN OF
SUBDIVISION BY OUR FREE CONSENT.

BRYANT P. SMITH	DATE
10431 N CHRISTIAN RIDGE RD.	
PALMER, AK 99645	

HEATHER SMITH	DATE
10431 N CHRISTIAN RIDGE RD.	
PALMER, AK 99645	

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN 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 LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR

A PLAT OF
ALL ELKS ESTATES
A REPLAT OF
PARCEL 1
MSB WAIVER RES
2005-238-PWm
(2005-033072-0)

PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 LOCATED WITHIN
 SE4 SEC. 25, T.19N. R.2E. SM, AK
 CONTAINING 22.00 ACRES, MORE OR LESS

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

FILE: FB22-199	CK: CEH	SCALE: 1"=50'	07/18/22	1 OF 1
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6B

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

PRELIMINARY PLAT: JENNYS LAKE

LEGAL DESCRIPTION: SEC 06, T19N, R02W, SEWARD MERIDIAN, AK

PETITIONER: DAVID OWENS & LAWANA GATES

SURVEYOR: ACUTEK GEOMATICS LLC

ACRES: 84.80 PARCELS: 3

REVIEWED BY: KIMBERLY MCCLURE CASE: 2022-085

REQUEST: The request is to create three lots from Tax Parcel C2, to be known as **JENNY'S LAKE**, containing 84.80 acres more or less. Access to this property will be fly-in only by water via Unnamed Lake. Parcel is located southwest of W. Willow Fishhook Road, southeast of N. Darrel Drive and south of Twelvemile Lake, lying within the W ½ Section 6, Township 19 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Topographic Narrative

EXHIBIT A – 4 pgs
EXHIBIT B – 2 pgs

AGENCY COMMENTS

Department of Public Works
Department of Emergency Services
Development Services
DNR DMLW
ADF&G
ADOT&PF
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 7 pgs
EXHIBIT G – 1 pg
EXHIBIT H – 2 pgs
EXHIBIT I – 3 pgs

DISCUSSION:

The proposed subdivision is located southwest of W. Willow Fishhook Road, southeast of N. Darrel Drive and south of Twelvemile Lake. Lot 1 is 46.1 acres, Lot 2 is 10.7 acres and Lot 3 is 28.0 acres; all lots are over 400,000 square feet. All lots are adjacent to Unnamed Lake; access to this subdivision is fly-in only by water (Unnamed Lake) consistent with MSB 43.20.100, *Access Required*. The proposed lots have more than the required 125' of lake frontage pursuant to MSB 43.20.340, *Lot Dimensions*. Topographic contours and As-Built information are shown on the preliminary plat as required by MSB 43.15.016. Staff has noted the 12' x 16' shed on proposed Lot 1 is located 48.5'

from the lake and too close to the Section Line easement on the west side. All structures are required to be in conformance with MSB 17.55 Setbacks. Petitioner will need to remove shed from required shoreline and right-of-way setbacks pursuant to MSB 17.55. (see **Recommendation #6**)

Access: Pursuant to MSB 43.20.100 Access Required, upon finding that no practical means of providing road access to a proposed subdivision exists and upon showing that permanent public access by air, water or railroad is both practical and feasible, the platting board shall waive the road requirements. Petitioner will need to provide proof of fly-in access by Unnamed Lake to proposed subdivision; such as photographs of a plane landing on lake (see **Recommendation #7**). The mode of access shall be noted on the plat in accordance with MSB 43.20.100(B) (see **Recommendation #5**).

Soils Report: A Geotechnical report was not required since the lots are larger than 400,000 square feet; a topographic narrative by Terry Nicodemus, PLS of Acutek Geomatics, LLC was submitted pursuant to MSB 43.20.281(A)(1)(i)(i).

Comments: Department of Public Works (**Exhibit C**) has no comments. Department of Emergency Services (**Exhibit D**) commented, "Access to this request is certainly an issue. Not just between the three lots, but the other lots that have to be traversed to get from Willow Fishhook. Any one can withdraw permissions at any time." Development Services (**Exhibit E**) had no comments.

DNR DMLW: Department of Natural Resources Southcentral Regional Lands Office (**Exhibit F**) commented, "The proposed public access easement described in ADL 233097 is currently under appeal at the DNR Commissioner's Office. This office (Southcentral Regional Lands Office, DMLW) wrote a decision to deny the requested easement because applicant, Mr. Monte Gates, would not grant a reciprocal easement to DNR for that segment of the constructed road which runs across his property to the neighboring State-owned parcel, effectively stalling DNR's subdivision and sale of underlying lands due to lack of overland access. Mr. Gates has appealed that decision. We cannot proceed with any immediate action to resolve the trespass road constructed on State land one way other another until the appeal is resolved. Although the subdivision now proposed by Mr. Gates is described as "fly-in-only" access from the lake, we believe that sale of the proposed new lots to third parties at this time will almost certainly expose the trespass road to an expanded degree of unauthorized public use." *Staff notes the application for public access easement referred to in DNR's statement is part of a trespass case that involves a 20-foot wide road constructed in 2014 without authorization (Exhibit F-6) that extends southwesterly from W. Willow Fishhook Road through State lands (noted in yellow on map F-7) and neighboring parcels up to subject parcel as clearly seen in the aerial imagery at Exhibit A-4. Petitioner will need to resolve the trespass case with the State and provide documentation of resolution with State to Platting staff prior to recording (see Recommendation #8).*

ADF&G: Department of Fish and Game Habitat Section (**Exhibit G**) commented, "The unnamed stream that runs through a portion of Lot 1 and Lot 3 is a fish bearing water bodies and modifications to the channel such as culverts or diversions require a fish habitat permit."

ADOT&PF: Department of Transportation and Public Facilities (**Exhibit H**) had no comments.

Utilities: MTA and Enstar (**Exhibit I**) had no comments or recommendations.

MTA and GCI did not respond to the Request for Comments.

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 Willow Area; MSB Community Development, Assessments or Planning; MTA or GCI.

CONCLUSION: The preliminary plat for Jenny's Lake is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plat Submittal and Approval*. There were no objections from any federal agencies, Borough departments, or utilities. There was one objection from the State to the plat. There were no objections to the plat from the public in response to the Notice of Public Hearing. The proposed lots have water access from Unnamed Lake and access requirements have been met consistent with MSB 43.20.100, *Access Required*. Lake Frontage requirements are consistent with MSB 43.20.340 *Lot Dimensions*. A Soils report was not required since the lots are larger than 400,000 square feet; a topographic narrative was submitted pursuant to MSB 43.20.281(A)(1)(i)(i).

FINDINGS OF FACT

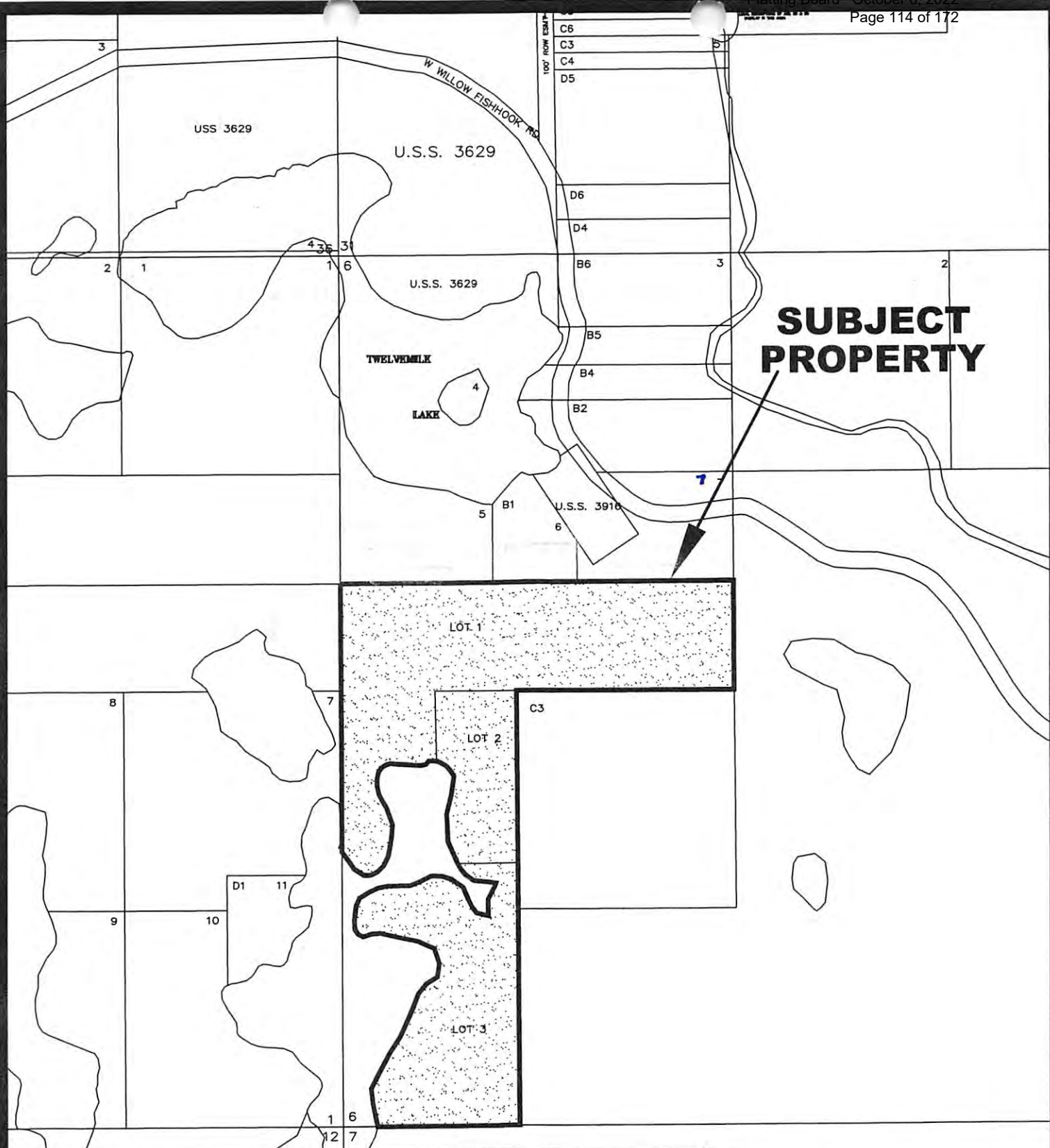
1. The plat of Jenny's Lake is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plat Submittal and Approval*.
2. Frontage requirements are consistent with MSB 43.20.340, *Lot Dimensions*.
3. A Soils report was not required since the lots are larger than 400,000 square feet; a topographic narrative was submitted pursuant to MSB 43.20.281(A)(1)(i)(i).
4. Topographic contours and As-Built information provided is consistent with MSB 43.15.016 and MSB 43.20.281.
5. Access exists to the proposed lots via Unnamed Lake consistent with MSB 43.20.100 *Access Required*.
6. 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 Willow Area; MSB Community Development, Assessments or Planning; MTA or GCI.
7. There were no objections from any federal agencies, or Borough departments.
8. There was one objection from the State to the plat.
9. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS for CONDITIONS OF APPROVAL

Recommended motion: "I move to approve the preliminary plat of Jenny's Lake, located within Section 06, Township 19 North, Range 02 West, Seward Meridian, Alaska contingent on the following staff recommendations:"

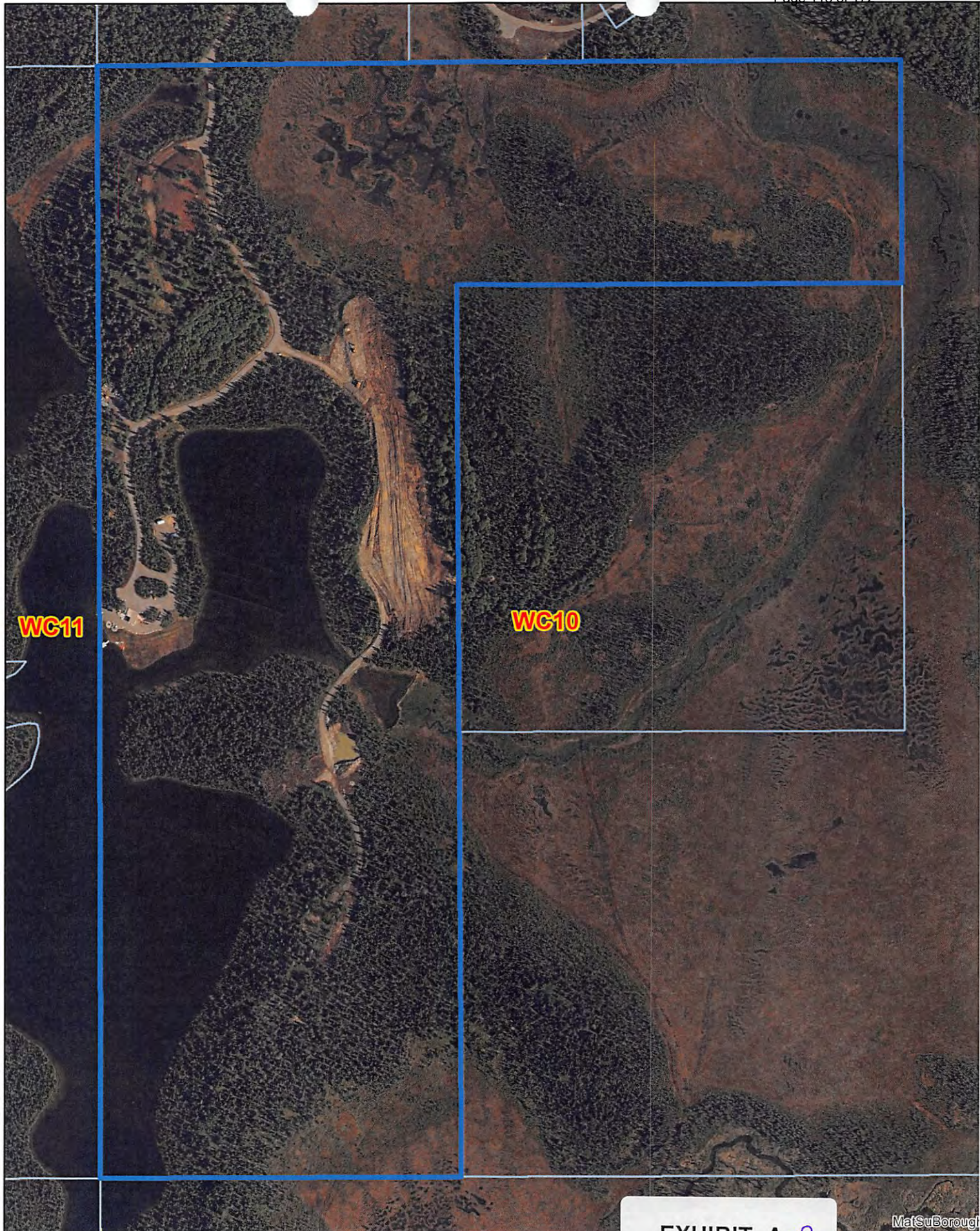
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on the final plat.
5. Show mode of access as a plat note on the final plat as required by MSB 43.20.100(B).

6. Remove shed from required shoreline and right-of-way setbacks pursuant to MSB 17.55.
7. Petitioner to provide proof of fly-in access by Unnamed Lake to proposed subdivision.
8. Petitioner to resolve the trespass case with the State and provide documentation of resolution with State to Platting staff prior to recording.
9. Submit recording fees, payable to DNR.
10. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED JENNY'S LAKE SUBDIVISION
LOCATED WITHIN
SECTION 06, T19N, R02W, SEWARD MERIDIAN
ALASKA



350 175 0 350 Feet

EXHIBIT A-2

MatsuBorough





EXHIBIT A-3





ACUTEK GEOMATICS, LLC

5099 E. Blue Lupine Drive
Suite 104
Wasilla, Alaska 99654
907-376-8800
Fax 907-376-9629
Email: admin@acuteksurvey.com

RECEIVED

JUN 13 2022

PLATTING

June 1, 2022

Mr. Fred Wagner
Matanuska-Susitna Borough
Platting Division
350 East Dahlia Avenue
Palmer, Alaska 99645-6488

RECEIVED

JUL 27 2022

PLATTING

Ref: Topographic narrative for Jenny's Lake Subdivision, parent parcel Tax
Parcel C2 Section 6 Township 19 North Range 2 West, Seward Meridian Alaska
Acutek Job # 19-07.04A

Dear Mr. Wagner,

Lot 1

There is a private drive that access' Willow Fishhook Road to the north through Section Lot 5 and 6, and USS 3916, this driveway traverses Lot 1 and enters on to Lot 2. There is also to the east of the lot a meandering creek that ultimately drains into Twelve Mile lake to the north. The east portion of Lot 1 is poorly drained and flat. The west side of the lot has a fifty feet high hill and the west sides southern border is the unnamed lake which provides legal access for all lots. The west side of this lot is heavily wooded with mixed spruce, birch and poplar trees and the east not wooded as much. Drainage for this parcel is to the creek and unnamed lake. There is a cabin built into the south side of the before mentioned hill on this proposed lot.

Lot 2

Lot 2 is heavily wooded with mixed spruce, birch and poplar trees. Drainage is east to west at less than one percent approximately. This lot is elevated above the unnamed lake and the muskeg to the northeast. The driveway that traverses Lot 1

EXHIBIT B-1

also traverses this parcel on to Lot 3. There is a private airstrip approximately 950 feet long in the north east portion of the lot. The unnamed lake provides for the west boundary of the parcel. Drainage is to the unnamed lake for this parcel of land and to the northeast to the before mentioned creek.

Lot 3

Lot 3 is heavily wooded with mixed spruce, birch and poplar trees. In the southeast portion there is approximately one acre of muskeg. The referenced driveway also services this lot. The high ground on this parcel is the peninsula that juts into the unnamed lake. Drainage is generally east to west into the unnamed lake.

Each lot has 10,000 square feet of contiguous usable build able and septic area.



Terry Nicodemus, PLS
Acutek Geomatics, LLC

TN/tan
Attachments

Kimberly McClure

From: Jamie Taylor
Sent: Tuesday, September 6, 2022 10:10 AM
To: Kimberly McClure
Cc: Elaine Flagg
Subject: RE: Jenny's Lk (KMc)

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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Friday, August 12, 2022 5:08 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Lisa Gray <Lisa.Gray@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; waco_chair@waco-ak.org; admin@waco-ak.org; rgfnorth@mtaonline.net; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Victor Snell <Victor.Snell@matsugov.us>
Subject: Jenny's Lk (KMc)

Below is a link to a request for comments for Jenny's Lake, Case #2022-085, Tech KMc.

Comments due by September 9, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EgknXp4dMRNluKrILYGHrWbZ5FUnMcHrtn87slrn3zVsQ?e=e3C0Kq

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

Thank you,
Kimberly McClure
Platting Technician

Kimberly McClure

From: Fire Code
Sent: Friday, August 19, 2022 12:40 PM
To: Kimberly McClure
Subject: RE: Jenny's Lk (KMc)

Kimberly,

Access to this request is certainly an issue. Not just between the three lots, but the other lots that have to be traversed to get from Willow Fishhook. Any one can withdraw permissions at any time.



Donald Cuthbert

Fire Marshal/ Assistant Fire Chief

CM\$FD – Fire & Life Safety Division (Fire Code)

Matanuska Susitna Borough – Department of Emergency Services

Phone: (907)861-8030 Email: Fire.Code@MatSuGov.us

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Friday, August 12, 2022 5:08 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Lisa Gray <Lisa.Gray@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; waco_chair@waco-ak.org; admin@waco-ak.org; rgfnorth@mtaonline.net; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Victor Snell <Victor.Snell@matsugov.us>
Subject: Jenny's Lk (KMc)

Below is a link to a request for comments for Jenny's Lake, Case #2022-085, Tech KMc.

Comments due by September 9, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EgknXp4dMRNIuKrILYGHrWbZ5FUnMcHrtn87slrn3zVsQ?e=e3C0Kq

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

Thank you,
Kimberly McClure
Platting Technician
861-7873

Kimberly McClure

From: Permit Center
Sent: Wednesday, August 17, 2022 4:45 PM
To: Kimberly McClure
Subject: RE: Jenny's Lk (KMc)

No comment

Thank you,

Jennifer Monnin
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matssugov.us
907-861-7822

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Friday, August 12, 2022 5:08 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Lisa Gray <Lisa.Gray@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; waco_chair@waco-ak.org; admin@waco-ak.org; rgfnorth@mtaonline.net; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Victor Snell <Victor.Snell@matsugov.us>
Subject: Jenny's Lk (KMc)

Below is a link to a request for comments for Jenny's Lake, Case #2022-085, Tech KMc.

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https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EgknXp4dMRNIuKrILYGHHRwBZ5FUnMcHrtn87slrn3zVsQ?e=e3C0Kq

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

Thank you,
Kimberly McClure
Platting Technician
861-7873

Kimberly McClure

From: Zuelow-Osborne, Cynthia J (DNR) <cynthia.zuelow-osborne@alaska.gov>
Sent: Thursday, September 15, 2022 2:03 PM
To: Horton, George C (DNR); Wait, Alexander J (DNR)
Cc: Fred Wagner; Quigley, Ryan L (DNR); Kimberly McClure; Rokos, Jay M (DNR)
Subject: RE: Jenny's Lake

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

Hello,

The proposed public access easement described in ADL 233097 is currently under appeal at the DNR Commissioner's Office.

This office (Southcentral Regional Lands Office, DMLW) wrote a decision to deny the requested easement because applicant, Mr. Monte Gates, would not grant a reciprocal easement to DNR for that segment of the constructed road which runs across his property to the neighboring State-owned parcel, effectively stalling DNR's subdivision and sale of underlying lands due to lack of overland access. Mr. Gates has appealed that decision.

We cannot proceed with any immediate action to resolve the trespass road constructed on State land one way or another until the appeal is resolved.

Although the subdivision now proposed by Mr. Gates is described as "fly-in-only" access from the lake, we believe that sale of the proposed new lots to third parties at this time will almost certainly expose the trespass road to an expanded degree of unauthorized public use.

Please advise if you need additional information from me on this matter.

Cynthia Zuelow-Osborne
Natural Resource Specialist 3
DNR DMLW Southcentral Regional Lands Office
Easement Unit

From: Horton, George C (DNR) <george.horton@alaska.gov>
Sent: Thursday, September 15, 2022 11:11 AM
To: Wait, Alexander J (DNR) <aj.wait@alaska.gov>
Cc: Fred Wagner <Frederic.Wagner@matsugov.us>; Quigley, Ryan L (DNR) <ryan.quigley@alaska.gov>; Kimberly McClure <Kimberly.McClure@matsugov.us>; Rokos, Jay M (DNR) <jay.rokos@alaska.gov>; Zuelow-Osborne, Cynthia J (DNR) <cynthia.zuelow-osborne@alaska.gov>
Subject: FW: Jenny's Lake

AJ,

I think Fred's question below needs to be answered by someone in your group. Especially since this road (at least across State lands) seems to be in the process of becoming a PAE by ADL 233097, which is currently under appeal?

Thanks,

George Horton, PLS, CFedS

Land Surveyor I
DNR, DML&W, Survey Section
550 W. 7th AVE; Suite 650

Anchorage, Alaska 99501
(907) 269-8610
<http://dnr.alaska.gov/mlw/survey/>

"It's a dangerous business going out of your door. You step into the Road, and if you don't keep your feet, there is no knowing where you might be swept off to." Bilbo Baggins

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Thursday, September 15, 2022 9:40 AM
To: Horton, George C (DNR) <george.horton@alaska.gov>
Cc: Kimberly McClure <Kimberly.McClure@matsugov.us>
Subject: Jenny's Lake

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.

George,

We are wondering if DNR has any comment about this proposed subdivision and the attached trespass road?

Sincerely,

Fred Wagner, PLS
MSB Platting Officer
(907)861-7870 Office
(907)355-8705 Cell

We are now accepting payments online for case agreements and mining claims bills! To make a payment by credit card or from your bank account, click [here](#).

Results - Case File Abstract

Summary

File: ADL 233097

Customer: 000061566

GATES, MONTE
19513 UPPER SKYLINE DR.
EAGLE RIVER AK 99577

Case Type: 581 PUBLIC EASEMENT

DNR Unit: 200 LAND MANAGEMENT

File Location: SCDOLD SCDO LAND SECTION

Case Status: 64 ON APPEAL

Status Date: 04/08/2020

Total Acres: 1.000

Date Initiated: 01/30/2018

Office of Primary Responsibility: LSC LAND-SOUTHCNTRL REG

Last Transaction Date: 06/01/2021

Case Subtype: 8003 ACCESS

Last Transaction: ADJAGN ADJUDICATOR ASSIGNMENT

Land Records

Meridian: S **Township:** 019N **Range:** 002W **Section:** 06 **Section Acres:** 1

Case Actions

01-30-2018 APPLICATION RECEIVED		
FEE PD?:	Y	YES
04-20-2018 APPLICATION COMPLETE		
STATUS 11	11	APPLICATION COMPLETE
05-01-2018 PUBLIC NOTICE SENT		
COMMENTS DUE: 05-31-2018 PUBLIC REVIEW NOTICE DISTRIBUTED TO APPLICABLE AGENCIES, COMMUNITY OFFICES, AND POST OFFICES.		
05-02-2018 AGENCY REVIEW SENT		
05-02-2018 PUBLIC NOTICE SENT		
COMMENTS DUE: 05-31-2018		
05-23-2018 COMMENTS		
HOLDING FOR FUTURE COORDINATION WITH LAND SALES AND CONTRACT ADMINISTRATION SECTION		
07-16-2018 SEE OTHER ASSOCIATED FILE		
ASSOC FILE TYPE	RPT	TITLE REPORT
ASSOC FILE NUMBER	11006	
08-02-2018 SEE OTHER ASSOCIATED FILE		
ASSOC FILE TYPE	ADL	ALASKA DIV OF LANDS
ASSOC FILE NUMBER	233239	
PUBLIC EASEMENT APPLICATION ACROSS PROJECT AREA		
10-14-2019 ACTIVE ADJUDICATION		
STATUS 14	14	ACTIVE ADJUDICATION
CASEFILE IS IN ACTIVE ADJUDICATION AS OF 10/14/2019		

EXHIBIT F-3

03-06-2020 SEE OTHER ASSOCIATED FILE		
ASSOC FILE TYPE	ADL	ALASKA DIV OF LANDS
ASSOC FILE NUMBER	232987	
SEE TRESPASS FILE ADL 232987		
03-19-2020 DECISION DOCUMENT		
<i>RMD SIGNED BY CLARK COX 3/19/2020</i>		
03-19-2020 COMMENTS		
<i>RMD ISSUED TO DENY THE REQUESTED USAGE.</i>		
04-08-2020 APPEAL RECEIVED		
APPEALED DEC DATE	03-19-2020	
STATUS 64	64	ON APPEAL
APPELLANT:	M. GATES	
APPEAL TO:	C	COMMISSIONER
<i>APPEAL RECEIVED FROM MONTE GATES ON 4-8-2020 REGARDING DMLW DECISION DATED 3-19-2020.</i>		

Legal Description

Section 6, Township 19N, Range 2 West, Seward Meridian.

EXHIBIT F - 4

We are now accepting payments online for case agreements and mining claims bills! To make a payment by credit card or from your bank account, click here.

Results - Case File Detail

Summary

File: ADL 232987

Customer: 000061566

GATES, MONTE
19513 UPPER SKYLINE DR.
EAGLE RIVER AK 99577

Case Type: 596 TRESPASS

DNR Unit: 200 LAND MANAGEMENT

File Location: SCDOLD SCDO LAND SECTION

Case Status: 50 ACTIVE

Status Date: 10/11/2017

Total Acres: 0.643

Date Initiated: 10/11/2017

Office of Primary Responsibility: LSC LAND-SOUTHCNTRL REG

Last Transaction Date: 03/06/2020

Case Subtype: 596A UNAUTH.ACCESS/TRAVEL

Last Transaction: FILE SEE OTHER ASSOCIATED FILE

Land Records

Meridian: S **Township:** 019N **Range:** 002W **Section:** 06 **Section Acres:** 0

Case Actions

Transaction: INITIATE INITIATE CASE		
Transaction Date: 10-11-2017 Input Date: 03-06-2020	Time: 103209 User: NRSCWE	SubSystem ID: CAS Terminal: X3ER
STATUS DATE	10-11-2017	
LOCATION FROM	SCDOLD	SCDO LAND SECTION
LOCATION TO	SCDOLD	SCDO LAND SECTION
CASE STATUS	50	ACTIVE
OFFICE PRI RESP	LSC	LAND-SOUTHCNTRL REG
SPECIAL CODE	596A	UNAUTH.ACCESS/TRAVEL
CUSTOMER NUMBER	000061566	GATES,MONTE
UNIT CODE	200	LAND MANAGEMENT
RELATIONSHIP CODE	00	SUMMARY INFORMATION
TOTAL ACRES	.643000	
S019N002W06		
Transaction: ADDTEXT CHANGE LEGAL TEXT		
Transaction Date: 10-11-2017 Input Date: 10-13-2017	Time: 112734 User: NRSCCKI	SubSystem ID: CAS Terminal: X463
Transaction: FILE SEE OTHER ASSOCIATED FILE		
Transaction Date: 03-06-2020 Input Date: 03-06-2020	Time: 103550 User: NCSCFILE	SubSystem ID: CAS Terminal: X2JE
ASSOC FILE TYPE	ADL	ALASKA DIV OF LANDS
ASSOC FILE NUMBER	233097	ADL 233097
SEE TRESPASS FILE ADL 232987		

EXHIBIT F -5

Legal Description

Approx 20-foot wide road constructed in 2014 without authorization. Road extends from Willow Fishhook Road through Lot 7, through a couple private parcels, through Lot 5, through private parcel(s) where it ends at various branches. The portions on state land are approx. 600 feet in Lot 7 and approx. 800 feet in Lot 5.

EXHIBIT F-6



map from ADL 232987 (Trespass file)

EXHIBIT F-7

Kimberly McClure

From: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>
Sent: Monday, August 15, 2022 8:22 AM
To: Kimberly McClure
Subject: RE: Jenny's Lk (KMc)

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

Hi Kim,

The unnamed stream that runs through a portion of Lot 1 and Lot 3 is a fish bearing water bodies and modifications to the channel such as culverts or diversions require a fish habitat permit.

Sincerely,

Sarah E. E. (Wilber) Myers

Habitat Biologist IV, Mat-Su Area Manager
ADF&G Habitat Section, Palmer Office
Office: 907-861-3206
Fax: 907-861-3232

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

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Friday, August 12, 2022 5:08 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <jamie.taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Lisa Gray <Lisa.Gray@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Horton, George C (DNR) <george.horton@alaska.gov>; Walker, James H (DNR) <james.walker2@alaska.gov>; waco_chair@waco-ak.org; admin@waco-ak.org; rgfnorth@mtaonline.net; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Victor Snell <Victor.Snell@matsugov.us>
Subject: Jenny's Lk (KMc)

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.

Below is a link to a request for comments for Jenny's Lake, Case #2022-085, Tech KMc.

Comments due by September 9, 2022.



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

August 25, 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:

- All Elks Estates
- Peabody/Rose
- Miller/Paxton
- Jenny's Lake
- Summer Estates

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

- **Susitna Flats Master Plan**
 - Request Lot 1 and 2 to share access. Lot 3 and 4 to share access.
 - May want to consider language to remove the Perpetual Driveway Easement upon establishment of PUE for Lots 3 and 4.
- **Clarke Estates**
 - Request 50' Right of Way dedication for Hollywood Road.
 - Request shared access Lots 1-4 to Hollywood Road.

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"

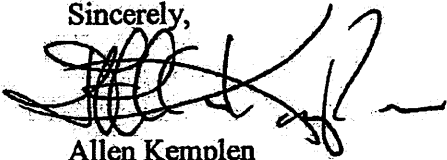
EXHIBIT H - 1

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,



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

Kimberly McClure

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, August 17, 2022 10:17 AM
To: Kimberly McClure
Subject: RE: Jenny's Lk (KMc)

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

MTA has reviewed the plat for Jenny's Lake. 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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Friday, August 12, 2022 5:08 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Lisa Gray <Lisa.Gray@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; Right of Way Dept. <row@mtasolutions.com>; Tom Adams <Tom.Adams@matsugov.us>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; waco_chair@waco-ak.org; admin@waco-ak.org; rgfnorth@mtaonline.net; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Victor Snell <Victor.Snell@matsugov.us>
Subject: Jenny's Lk (KMc)

Below is a link to a request for comments for Jenny's Lake, Case #2022-085, Tech KMc.

Comments due by September 9, 2022.

https://matsugov.us-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EgknXp4dMRNIuKrILYGHrWbZ5FUnMcHrtn87slrn3zVsQ?e=e3C0Kq



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 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.

- **JENNY'S LAKE SUBDIVISION**
(MSB Case # 2022-085)

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

LEGEND

RECORD DATA
MEASURED DATA
SURVEY LINES OF RECORD
PROPOSED NEW PROPERTY LINE
ADJACENT PROPERTY LINES
FOUND MONUMENT

N 90°00'00" E

N 90°00'00" E

OWNERSHIP CERTIFICATE

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

DAVID OWENS
23551 GLACIER VIEW DR.
EAGLE RIVER, AK 99577

Date

LAWANA GATES
19519 UPPER SKYLARK DR.
EAGLE RIVER, AK 99577

Date

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY
OF _____, 20____,
FOR _____,
MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC FOR ALASKA

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY
OF _____, 20____,
FOR _____,
MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC FOR ALASKA

GENERAL NOTES

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- ALL RECORD INFORMATION TAKEN FROM THE GLO SURVEY OF SECTION 6, TOWNSHIP 19 NORTH, SEWARD MERIDIAN, ALASKA.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- ACCESS TO THIS SUBDIVISION IS FLY-IN ONLY AT THIS TIME, VIA THE UNNAMED LAKE.

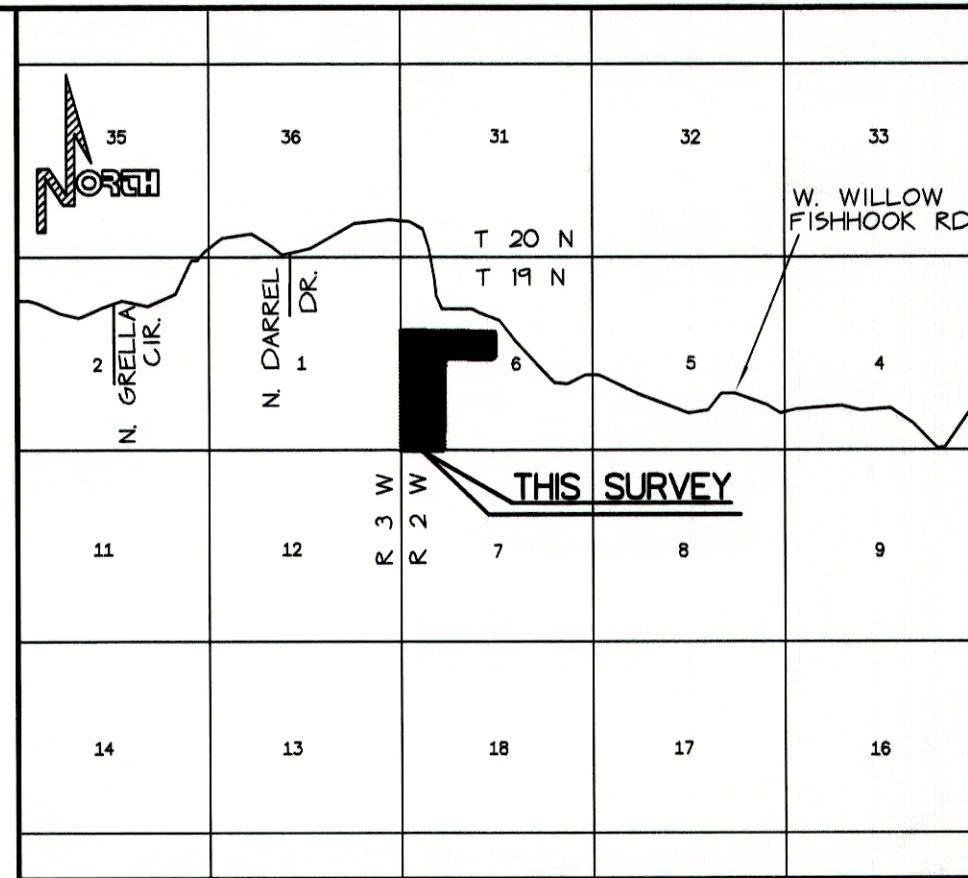
LAKE MEANDERS *

NUM	BEARING	DISTANCE
L20	N28°46'59"W	40.43'
L21	N33°46'49"W	43.65'
L22	N41°12'37"W	54.96'
L23	N56°31'07"W	44.35'
L24	S67°23'36"W	56.89'
L25	S59°20'23"W	66.11'
L26	S73°15'40"W	41.43'
L27	S37°32'13"W	60.27'
L28	S 6°12'40"W	50.93'
L29	S17°01'34"W	59.36'
L30	S 7°28'05"W	60.03'
L31	S11°59'28"E	107.88'
L32	S19°54'53"E	92.34'
L33	S13°14'46"E	145.51'
L34	S 2°32'59"E	33.92'
L36	S23°35'00"W	42.37'
L37	S50°15'00"W	23.40'
L38	S70°05'15"W	22.29'
L39	S84°39'55"W	41.32'
L40	N86°25'03"W	92.69'
L41	S86°46'39"W	141.64'
L43	S87°14'58"W	21.99'
L44	N50°17'28"W	48.70'
L45	N29°45'04"W	49.97'
L46	N 8°53'59"W	49.47'
L47	N19°14'04"E	58.73'
L48	N24°20'52"E	60.99'
L49	S 0°04'15"W	177.48'
L50	N17°44'00"W	197.85'
L51	N34°02'10"W	27.91'
L52	N34°54'10"E	67.49'
L53	S62°04'02"E	53.96'
L54	S87°36'48"W	95.41'
L55	S52°47'51"W	79.27'
L56	S89°29'20"W	73.02'
L57	N87°02'56"W	55.18'
L59	S73°58'27"W	208.33'
L60	S47°28'32"W	31.99'
L62	S28°33'02"W	53.39'
L65	N17°18'09"E	75.89'
L66	S 3°55'27"W	92.28'
L67	S30°31'08"E	58.07'
L68	N85°32'52"E	110.13'
L69	N73°46'22"W	94.19'
L70	S81°43'38"E	126.21'
L71	N75°16'35"W	45.97'
L72	N54°40'48"W	50.38'
L73	N74°04'30"W	50.81'
L74	N 1°00'40"W	102.56'
L75	S27°35'15"W	222.94'
L76	N18°04'20"E	90.87'
L77	S26°35'51"W	214.56'
L78	N35°23'54"E	84.25'
L79	N25°59'45"E	177.66'
L80	N 2°11'56"E	171.95'
L81	N14°22'05"W	108.88'

UNSUBDIVIDED

UNSUBDIVIDED

1/4
CORNER
SEC. 6



VICINITY MAP
1" = 1 MILE

CERTIFICATION 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.

Date

Tax Collection Official
(MAT-SU BOROUGH)

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY THE PLAT RESOLUTION No. _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Date

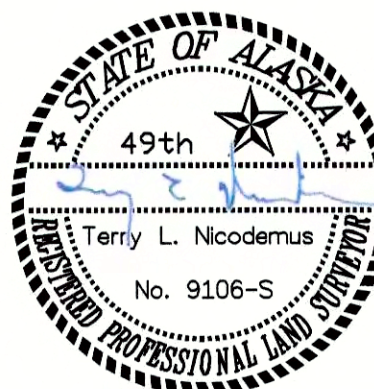
Planning and Land Use Director

ATTEST:

Platting Clerk

SURVEYOR'S CERTIFICATE

I, TERRY L. NICODEMUS, L.S. 9106, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



RECEIVED
JUL 27 2022
PLATTING

7/15/2022

PRELIMINARY PLAT OF

JENNY'S LAKE SUBDIVISION

CONTAINING 84.80 ACRES

A SUBDIVISION OF

GOVERNMENT LOTS 8, 9 AND 10, AND THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (S1/2 SE1/4 NW1/4) OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, ALASKA

LOCATED WITHIN

PALMER RECORDING DISTRICT

PREPARED BY



AECL #1614

5099 E. BLUE LUPINE DR. SUITE 104, WASILLA, AK 99654
(907) 376-8800 FAX (907) 376-9629 E-MAIL: admin@acuteksurvey.com

DESIGNED BY:	TENDRA	SCALE:	1" = 200'	FIELD BOOK:	21-03 48
DRAWN BY:	TENDRA	DATE:		MAP NO.:	WC 10
CHECKED:	TLN	FILE No.:	19-07.04A	SHEET:	1 OF 1

6C

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

PRELIMINARY PLAT: SUMMERS ESTATES 2022; VARIANCE

LEGAL DESCRIPTION: SEC 03, T17N, R01W, SEWARD MERIDIAN AK

PETITIONERS: AARON SUMMERS

SURVEYOR: KEYSTONE SURVEYING

ENGINEER: HOLLER ENGINEERING

ACRES: 2.14 ± PARCELS: 2

REVIEWED BY: KIMBERLY MCCLURE CASE #: 2022-125

REQUEST: The request is to create two lots from Lot 2, Summers Estates, Plat 2021-42, to be known as **SUMMERS ESTATES 2022**, containing 2.14 acres +/- . The proposed lots have access from E. Forest Avenue and N. Wasilla-Fishhook Road. The plat is located directly northwest of N. Wasilla-Fishhook Road, directly east of E. Forest Avenue and south of E. Spruce Avenue, located within the City of Wasilla; located within the NE ¼ Section 03, Township 17 North, Range 01 West, Seward Meridian, Alaska. Petitioner is requesting a variance from frontage pursuant to MSB 43.20.320.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Soils Report	EXHIBIT B – 6 pgs
Useable Area, Drainage and Topography Map	EXHIBIT C – 1 pg
Traffic Count	EXHIBIT D – 1 pg
Setback Drawing	EXHIBIT E – 1 pg
Variance to MSB 43.20.320	EXHIBIT F – 2 pgs

AGENCY COMMENTS

Department of Public Works	EXHIBIT G – 1 pg
Fire and Life Safety	EXHIBIT H – 1 pg
Development Services	EXHIBIT I – 1 pg
ADOT&PF	EXHIBIT J – 2 pgs
ADF&G	EXHIBIT K – 1pg
Utilities	EXHIBIT L – 6 pgs

DISCUSSION: The proposed subdivision is located directly northwest of N. Wasilla-Fishhook Road, directly east of E. Forest Avenue and south of E. Spruce Avenue, within the city of Wasilla. Proposed Lot 2A is 1.18 acres with access from E. Forest Avenue, classified as Residential and maintained by the City of Wasilla. Proposed Lot 2B is 0.96 acres in size; and a flag lot with a 40' wide flag pole and access onto N. Wasilla-Fishhook Road, maintained by the State of Alaska. The common access point shown and noted on

Lot 2, Summers Estates Plat No. 2021-42 to remain on proposed plat (see **Recommendations #3 & 4**). Lot 2B will have the required frontage on N. Wasilla-Fishhook Road pursuant to MSB 43.20.300(E). Lot 2A has approximately 43' of frontage on E. Forest Avenue which does not meet the required 45' of frontage pursuant to MSB 43.20.320. Petitioner is applying for a variance from MSB 43.20.320 Frontage.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. The proposed lots will access from E. Forest Avenue and N. Wasilla-Fishhook Road.

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curtis Holler, PE, Holler Engineering, notes the parent parcel maintains a 5 to 15% slope to the south; three small areas on the site have steep slopes exceeding 25% as shown on the map; and total elevation differential is approximately 36'. Holler Engineering had previously logged two testholes and completed percolation tests and one older percolation test was also relevant. Near surface soils included a silty topsoil layer extending down to about 2'. Receiving soils below the silts were silty sands and gravels extending down to 16' and 19' in the testholes. Percolation tests returned results of 53 min/in and 13 min/inch. Groundwater was not encountered in any of the testholes. No roads are being constructed.

The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to existing/neighborhood water wells, lotlines, easements and areas with slope greater than 25%. For useable building area, lotlines, utility easements, setbacks to steep areas and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area and an additional 10,000 square feet of useable building area. Useable Area, Drainage and Topography Map is attached as **Exhibit C**.

Variance: The petitioner applied for a variance from MSB 43.20.320 Frontage. Proposed Lot 2A has approximately 43' of frontage on E. Forest Avenue which does not meet the requirement of 45' of frontage on a cul-de-sac and cannot be brought into conformance with MSB 43.20.320 (**Exhibit F**).

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

The granting of this variance causes no harm as nothing is changing from the current access. Lot 2 currently has an approved driveway access from the City of Wasilla for the access onto E. Forest Avenue which is where this property is addressed. The City of Wasilla states that it has no objection to the granting of this variance. There is approximately 43' of frontage onto E. Forest Avenue existing.

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

This property was originally created as Lot 3, Pleasant View -plat # 83-295. When it was created there was not the restrictions placed on access to Wasilla Fishhook that there are in place now and Lot 3 had its access on E. Forest Avenue and Wasilla Fishhook. The access onto E. Forest

Avenue was created on a ½ right of way of 30' which was common then but is not common now. Most properties today are not created like this. There is no other option in this situation. The future Lot 2B has access onto Wasilla Fishhook through the common access created which is approved by ADOT & PF.

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

The reasons stated in "B" above also apply to this section C. There is no other way to break this parcel off because its only, and existing, access is onto E. Forest Avenue. As stated in "A" above nothing is changing from what is currently occurring. Allowing the variance will allow the landowner the ability to obtain financing on each parcel independently.

Comments: Department of Public Works (**Exhibit G**) had no comment. Fire and Life Safety (**Exhibit H**) had questions on the end land use of the parcel. Development Services (**Exhibit I**) had no comments.

ADOT&PF: (**Exhibit J**) had no comments.

ADF&G: (**Exhibit K**) notes that a fish habitat permit from ADF&G Habitat section is not required at this time.

Utilities: (**Exhibit L**) Enstar commented they object to the plat unless one of the scenarios is met: 1) Add a note which says, "There is a fifteen foot (15 FT) wide natural gas easement centered on the existing main and service line." And draw in the approximate location of the main and service line on the map and add, "Approximate location of natural gas main and centerline of fifteen foot (15 FT) wide natural gas easement"; or 2) Owner signs an ENSTAR Natural Gas Easement document for a fifteen foot (15 FT) wide natural gas easement, centered on the main and service line at this location (see **Recommendations #5**). MTA requests a 15' utility easement where the 15' Enstar easement is (see **Recommendation #6**). GCI has no comments or objections.

No comment was received from MEA.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, US Postmaster, MSB Community Development, Assessments, Planning, City of Wasilla or MEA.

CONCLUSION: The preliminary plat of Summers Estates 2022 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats with the approval of a variance to frontage. There were no objections from any federal or state agencies or Borough departments. Enstar requests a 15 foot easement centered on the existing main and service lines. MTA requests a 15 foot utility easement where the existing 15 foot Enstar easement is located. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140. Frontage for Lot 2B will exist, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag Lots. A soils report was submitted pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Summers Estates 2022 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A variance to MSB 43.20.320, Frontage, was requested. Proposed Lot 2A has approximately 43' of frontage on E. Forest Avenue which does not meet the requirement of 45' of frontage on a cul-de-sac and cannot be brought into conformance with MSB 43.20.320.

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

The granting of this variance causes no harm as nothing is changing from the current access. Lot 2 currently has an approved driveway access from the City of Wasilla for the access onto E. Forest Avenue which is where this property is addressed. The City of Wasilla states that it has no objection to the granting of this variance. There is approximately 43' of frontage onto E. Forest avenue existing.

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

This property was originally created as Lot 3, Pleasant View -plat # 83-295. When it was created there was not the restrictions placed on access to Wasilla Fishhook that there are in place now and Lot 3 had its access on E. Forest Avenue and Wasilla Fishhook. The access onto E. Forest Avenue was created on a ½ right of way of 30' which was common then but is not common now. Most properties today are not created like this. There is no other option in this situation. The future Lot 2B has access onto Wasilla Fishhook through the common access created which is approved by ADOT & PF.

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

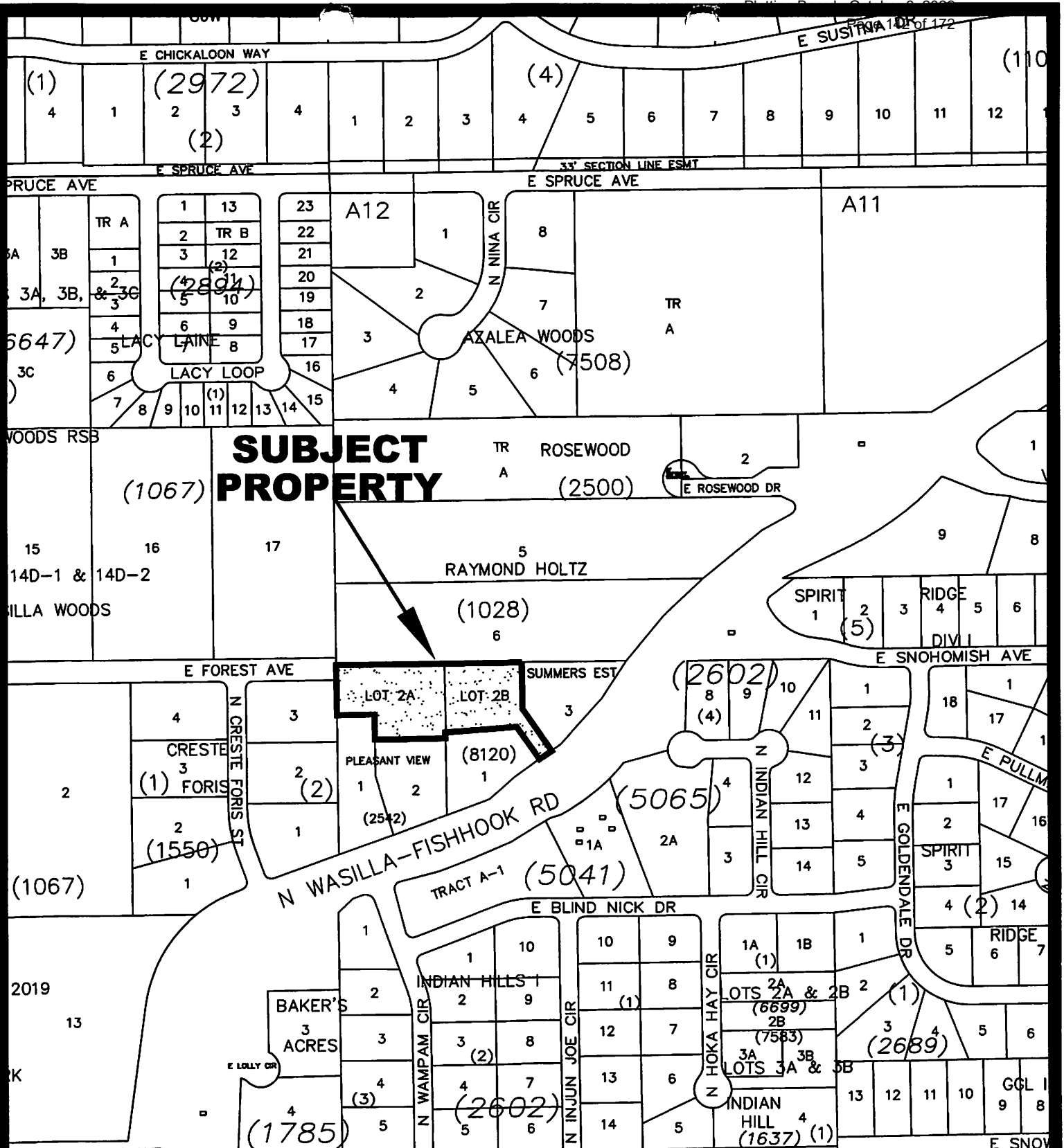
The reasons stated in "B" above also apply to this section C. There is no other way to break this parcel off because its only, and existing, access is onto E. Forest Avenue. As stated in "A" above nothing is changing from what is currently occurring. Allowing the variance will allow the landowner the ability to obtain financing on each parcel independently.

3. A soils report was submitted pursuant to MSB 43.20.281(A)(1).
4. All lots have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. Each lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
6. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, US Postmaster, MSB Community Development, Assessments, Planning, City of Wasilla or MEA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. Enstar requested the granting of a 15 foot wide easement centered on the existing main and service line.
9. MTA requests the granting of a 15 foot utility easement where the existing 15 foot Enstar easement is located.
10. 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 Summers Estates 2022 and variance from MSB 43.20.320, Frontage, Section 03, 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 and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Show Common Access Point on Lot 2B on plat.
4. Provide note on plat, "Unless otherwise authorized by the Permitting Authority, no lot shall access N. Wasilla-Fishhook Road other than at the Common Access Point shown hereon."
5. Resolve issue with existing Enstar easement and show, or list easement on final plat.
6. Grant a 15' wide utility easement as requested by MTA on final plat.
7. Pay postage and advertising fees.
8. Show all easements of record on final plat.
9. Submit recording fees, payable to Department of Natural Resources (DNR).
10. Submit final plat in full compliance with Title 43.



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED SUMMERS ESTATES 2022
LOCATED WITHIN
SECTION 03, T17N, R01W, SEWARD MERIDIAN
ALASKA



EXHIBIT A-2



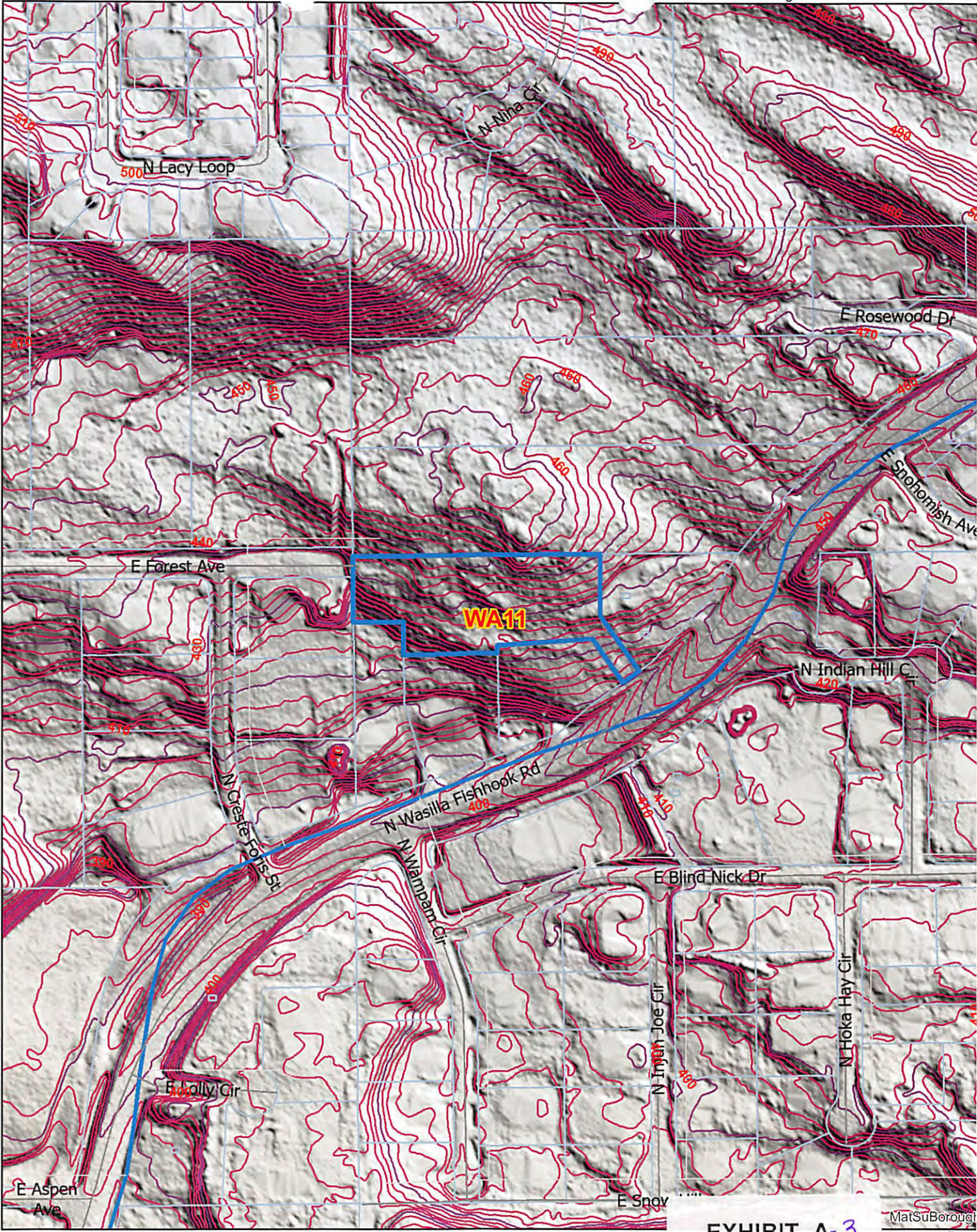
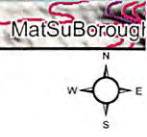


EXHIBIT A-3



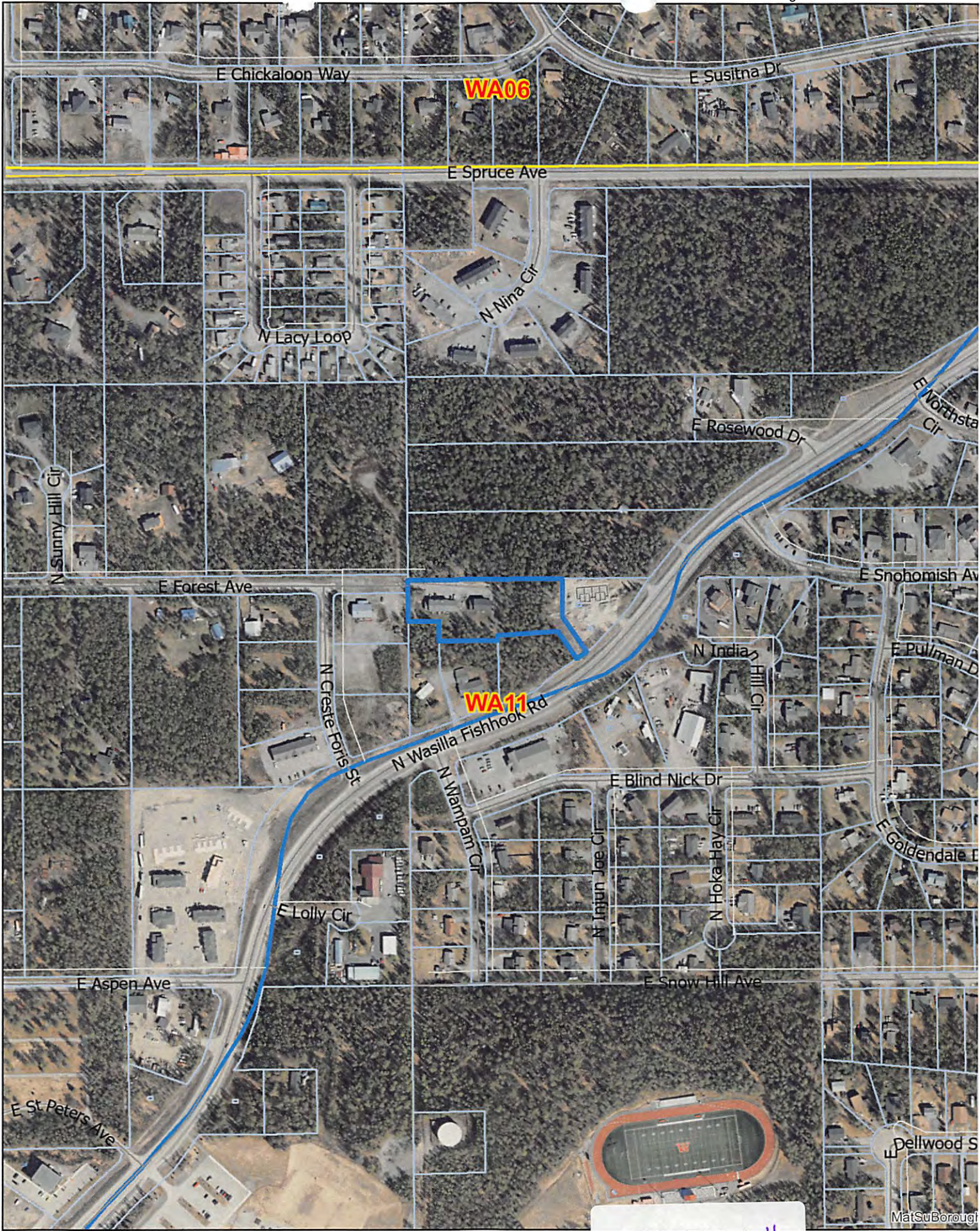


EXHIBIT A-4



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

June 1, 2022

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

RECEIVED
AUG 01 2022
PLATTING

Re: Lot 2 *Summers Estates Re-Subdivision*; Useable Areas, Topography, and Drainage
HE #11031

Dear Mr. Wagner:

At the request of the project owner, Aaron Summers, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing parent parcel totaling 2.13 acres. Our soils evaluation included review of existing soils data on the parent parcel, review of neighboring soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an irregular rectangle shape between N. Wasilla Fishhook Road and the eastern end of E. Forest Avenue. The majority of the parent parcel maintains a 5 to 15% slope to the south, away from a local high area north of the site. Three small areas on the site have steep slopes exceeding 25%, and have been delineated on the attached map. The total elevation differential indicated on the provided topographical map is approximately 36'.

Soils & Vegetation. The parent parcel contains constructed driveway for access to an existing multi-family residential building, and an apparent with related outbuildings/minor cleared areas on lot 1. Lot 2 contains cleared areas in support of future development with some undeveloped regions remaining. The remaining native vegetation on the parent parcel primarily consists of second growth or mature growth trees of varying kinds. Most foliage consists of thick stands of mature growth birch and spruce trees with the occasional cottonwood tree and lesser shrubs and grasses. Holler Engineering had previously logged 2 testholes and completed percolation tests, and one older percolation test was also relevant. Near surface soils found in the testholes included a silty topsoil layer extending down to about 2'. Receiving soils below the silts were found to be silty sands and gravels extending down to 16' and 19' in the testholes. Percolation tests were performed and returned results of 53 min/in and 13 min/inch. A copy of the testhole/percolation logs and the testhole location/topography map is attached.

Groundwater. Groundwater was not encountered in any of the newly logged testholes. Groundwater is not expected to be a limiting factor for development of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to existing/neighbor water wells, lotlines, easements, and areas with slope greater than 25%. For useable building area, lotlines, utility easements, setbacks to steep areas, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Roads and Drainage. The proposed new lots will not require the construction of any new roads. As such a drainage plan is not required, however, general existing drainage patterns have also been indicated on the attached map.

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

Sincerely,

Curtis Holler, PE

c: A. Summers, w/attachments





HOLLER ENGINEERING

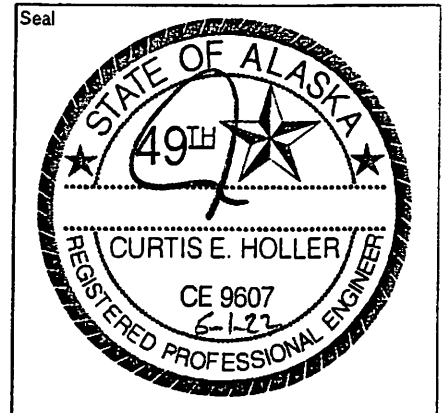
3375 N Sams Dr. Wasilla, Alaska (907) 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1

Performed For: AARON SUMMERS

Legal Description: LOT 3 PLEASANT VIEW



Depth, feet	Soil Type	Slope	Site Plan
1	DL, ROOTS		SEE ASBUILD + TOPO DRAWING ↑ N ↓
2	ML, BROWN		
3	SM-GM, OLIVE-GRAY, MEDIUM TO COARSE SANDS, HIGH DENSITY, STANDS WELL, ROCK TO 8"		
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16	GP-SA w/SILT, MEDIUM TO COARSE SANDS, OLIVE, SLOUGHS	WAS GROUNDWATER ENCOUNTERED? - <u>NO</u> IF YES, AT WHAT DEPTH? - <u>N/A</u> DEPTH AFTER MONITORING? - <u>N/A</u>	Slope
17			
18			
19			
20			
21			
22			

PERC B 7
PERC A 8

PERC TEST A		PERCOLATION TEST			
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
SOAK	6-23-11				
1		16:32:44	30.0 MIN	6 10/16"	2 10/16"
2		17:06:07	30.0 MIN	6 8/16"	2 8/16"
3		17:38:12	30.0 MIN	6 6/16"	2 6/16"

- PERCOLATION RATE 12.6 (min/inch) PERC HOLE DIAMETER 6"
- TEST RUN BETWEEN 7 FT AND 8 FT DEPTH
- Comments: RECOMMEND MINIMUM SIZING @ 335 FT²/BR.
SEE PERC TEST B. SURFACE AT TEST HOLE IS
3' LOWER THAN LOCATION OF TRENCH.
- PERFORMED BY: J. DILLEY DATE: 6-23-11

NO GROUND WATER
NO SEEPS

EXHIBIT B-3



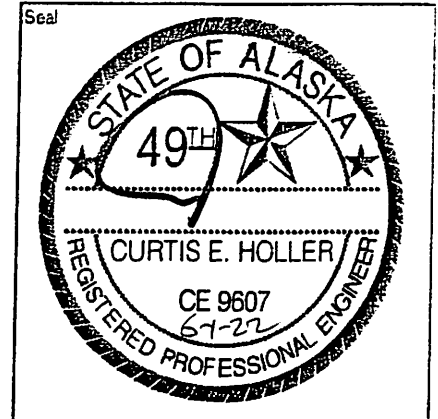
3375 N Sams Dr. Wasilla, Alaska (907) 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1

Performed For: AARON SUMMERS

Legal Description: LOT 3 PLEASANT VIEW



Depth, feet

Soil Type

1 OL, ROOTS

2 ML, BROWN

3 SM-GM, OLIVE-GRAY,

4 MEDIUM TO COARSE SANDS,

5 HIGH DENSITY, STANDS

6 WELL, ROCK TO 8"

7

8

9

10

11

12

13

14

15

16 GP-SP w/SILT,

17 MEDIUM TO COARSE

18 SANDS, OLIVE,

19 SLOUGHS

20 NO GROUND

21 WATER

22 NO SEEPS

PERC B

PERC A

Slope

Site Plan

SEE ASBUILD
+ TOPO DRAWING

↑ N

↓

WAS GROUNDWATER ENCOUNTERED?
NO

IF YES, AT WHAT DEPTH?
N/A

DEPTH AFTER MONITORING?
N/A

Slope

PERC TEST B		PERCOLATION TEST			
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
SOAK	6-23-11				
1		15:42:23	30.0 MIN	3 1/16"	1 1/16"
2		16:16:27	30.0 MIN	2 19/16"	10/16"
3		16:49:38	30.0 MIN	2 9/16"	9/16"

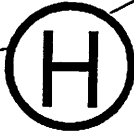
- PERCOLATION RATE 53.3 (min/inch) PERC HOLE DIAMETER 6"

- TEST RUN BETWEEN 6.5 FT AND 7.5 FT DEPTH

- Comments: RECOMMEND MINIMUM SIZING @ 335 FT²/BR.
SEE PERC TEST A. SURFACE AT TEST HOLE IS
3' LOWER THAN LOCATION OF TRENCH.

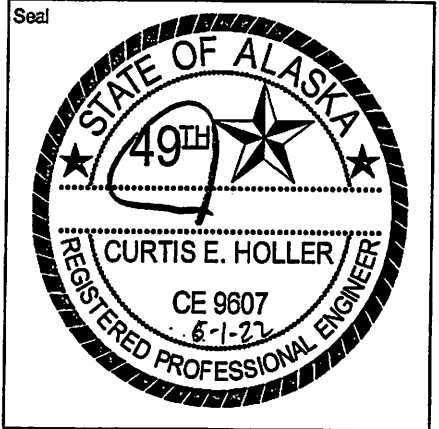
- PERFORMED BY: J. DILLEY DATE: 6-23-11

EXHIBIT B-4



HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 2

Performed For: Aaron Summers

Legal Description: L3 Pleasant View

Depth, feet

Soil Type

Skopje

Site Plan

**↑
N
↓**

See attached testhole & topo map.

Slope

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

PERCOLATION TEST

[illegible]

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- (FH ADVANCEMENT to old PINSED TH / PERC TEST)

- PERFORMED BY: J. Wilkins

DATE: 7/19/19

EXHIBIT B -5



PINARD ENGINEERING

P.O. Box 871347 Wasilla, AK 99687
(907) 357- ENGR (3847)



TEST HOLE LOG / PERCOLATION TEST

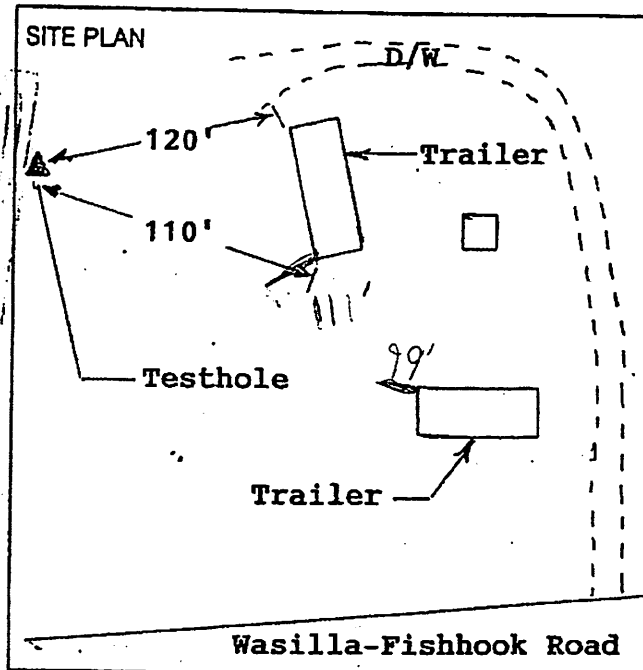
TEST HOLE # 1 DATE: 5/16/09
JOB NUMBER: 09-091
LOCATION: Lot 3, Pleasant View Est.
FIELD STAFF: P. Pinard

SLOPE 1 - 3%

DEPTH, FEET SOIL TYPE

1	PT
2	OL
3	SM - Heavy Silt
4	SM/GM - Trace to some silt
5	
6	
7	
8	
9	
10	BOH
11	
12	
13	
14	
15	
16	

SLOPE 5 - 10%



Was Ground Water Encountered? Yes ☒ No ☐
If YES, Depth to Ground Water, _____

PERCOLATION TEST DATA

PM Time	Δ Time (minute)	Measurement (Inches)	Drop In Level (Inches)	Perc Rate min. / inch	Comments
2:20	-	10.0	---		Fill Perc Hole
2:50	30	8.75	1.25		Refill Perc Hole
3:20	30	8.75	1.25		Refill Perc Hole
3:50	30	8.75	1.25		Stop Test

PERCOLATION RATE 24 min/inch

PERC HOLE DIAMETER 6"

TEST RUN BETWEEN 5 FT
and 6 FT in DEPTH

COMMENTS: Perc hole was pre-soaked.
Perc rate corresponds to SAS
sizing @ 250 sf/bdmm.

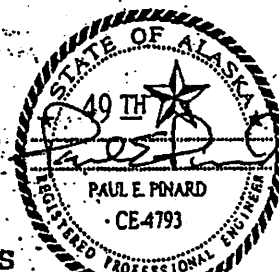
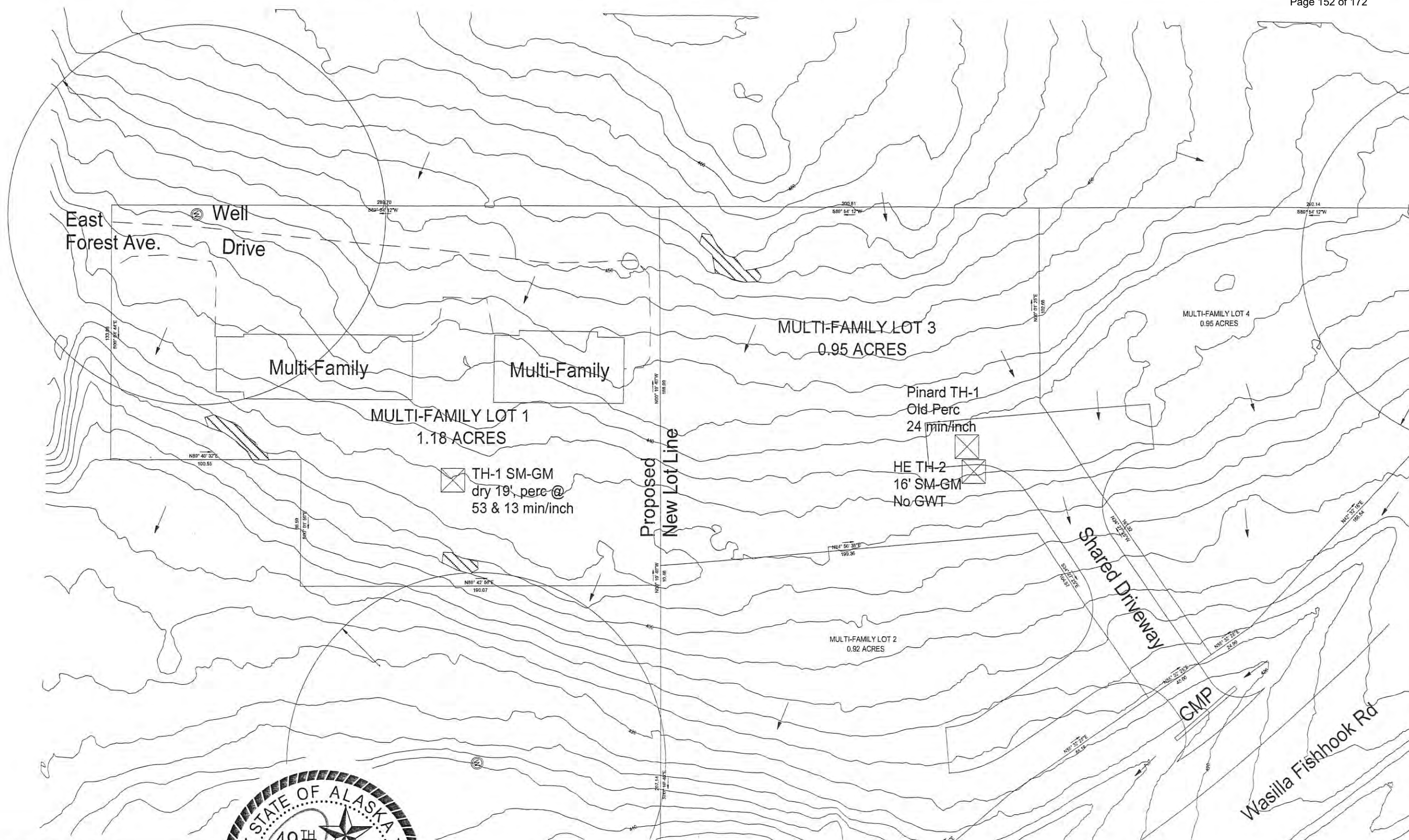


EXHIBIT B -6



L2 Pleasant View Re-Subdivision
Useable Area, Drainage and Topography Map



HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 11031

Scale: 1" = 50'

6/01/2022



- Notes:
1. Base drawing/topography provided by surveyor. MSB 2' LiDAR topo overlay, not verified.
 2. Arrows denote apparent drainage patterns.
 3. Testhole locations approximate; GPS located.
 4. Hatched areas have +25% slope.

EXHIBIT C

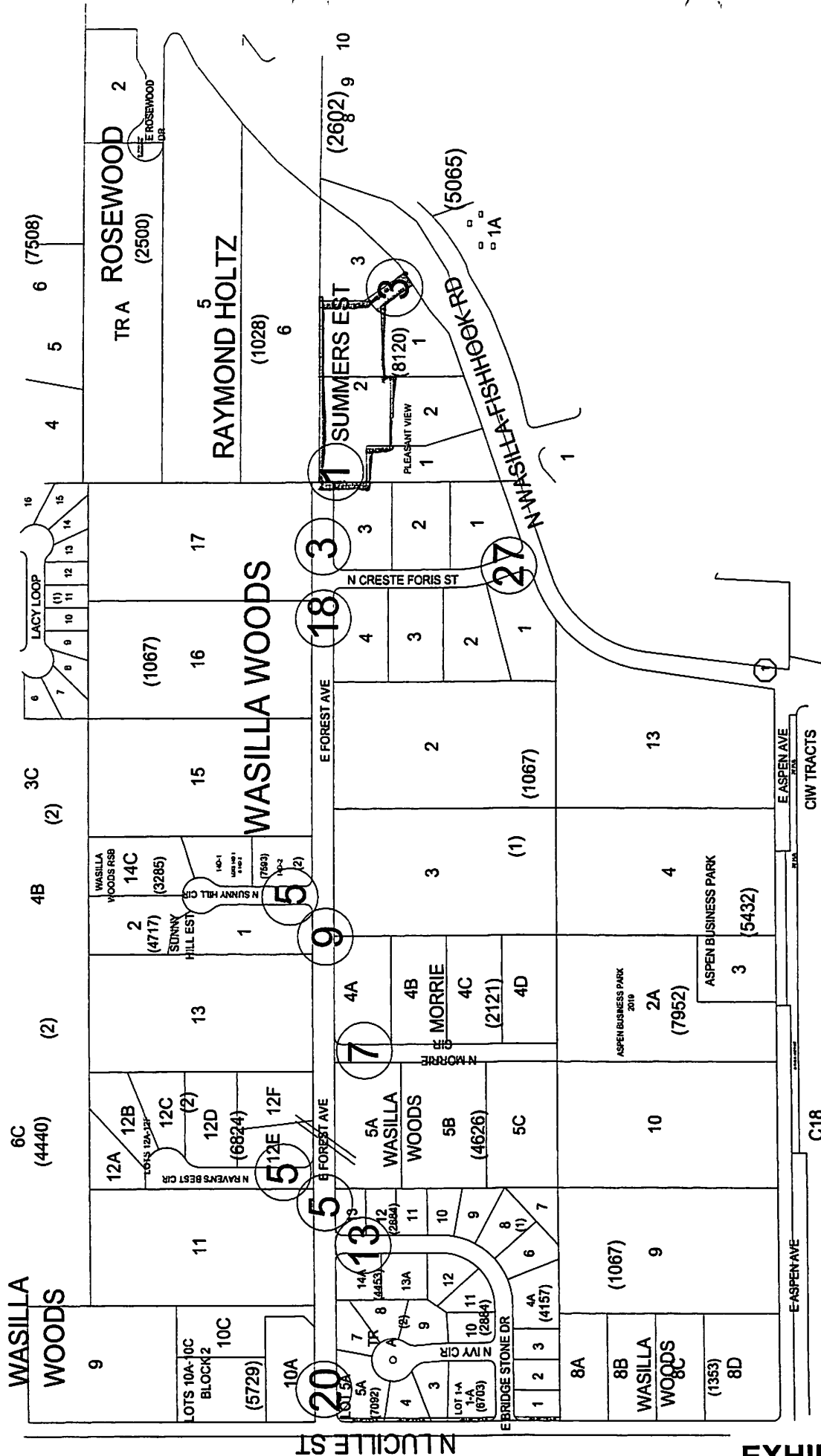
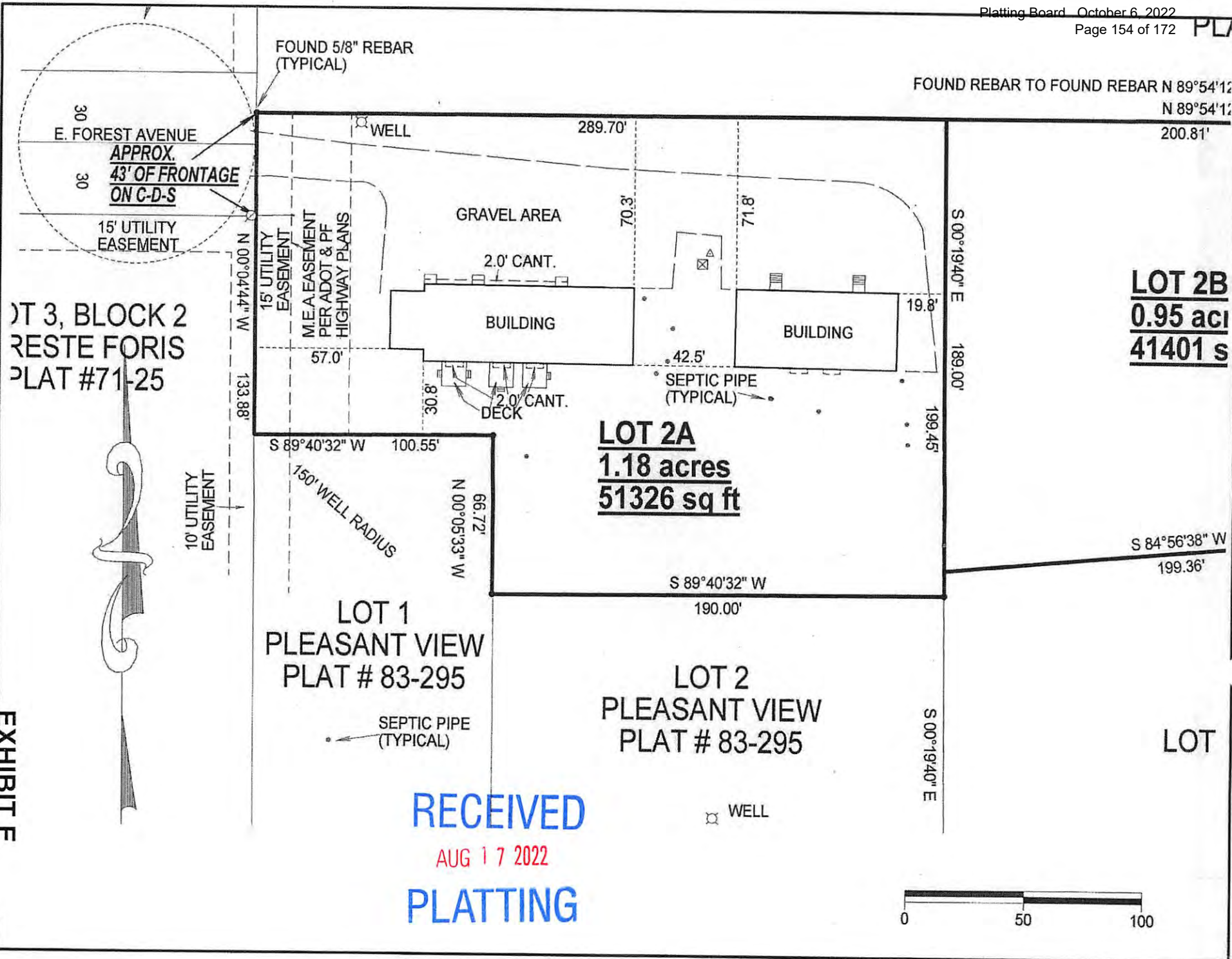


EXHIBIT D

Traffic/Lot Count Map

For Proposed Summers Estates Sub. 6-1-22



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:

SUBDIVISION: LOT 2 SUMMERS ESTATES

RECEIVED

JUL 28 2022

PLATTING

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

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

I, AARON SUMMERS the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.320 of the Borough Code in order to allow:

Frontage to be less than 45'

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

APPLICANT AARON SUMMERS 606 E. FOREST DRIVE

OR WASILLA, ALASKA 99654-5652

OWNER Contact Person: AARON Phone: 907 982-7558

SURVEYOR Name (FIRM): KEYSTONE SURVEYING & MAPPING

Mailing Address: P.O. BOX 2216, PALMER, ALASKA Zip: 99645

Contact Person: GARY LoRUSSO Phone: 376-7811

RECEIVED

AUG 17 2022

PLATTING

VARIANCE
SUMMERS ESTATES 2022

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

The granting of this variance causes no harm as nothing is changing from the current access. Lot 2 currently has an approved driveway access from the City of Wasilla for the access onto E. Forest Avenue which is where this property is addressed. The City of Wasilla states that it has no objection to the granting of this variance. There is approximately 43' of frontage onto E. Forest avenue existing.

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

This property was originally created as Lot 3, Pleasant View – plat # 83-295. When it was created there was not the restrictions placed on access to Wasilla Fishhook that there are in place now and Lot 3 had its access on E. Forest Avenue and Wasilla Fishhook. The access onto E. Forest Avenue was created on a ½ right of way of 30' which was common then but is not common now. Most properties today are not created like this. There is no other option in this situation. The future Lot 2B has access onto Wasilla Fishhook through the common access created which is approved by ADOT & PF.

- 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 reasons stated in "B" above also apply to this section C. There is no other way to break this parcel off because its only, and existing, access is onto E. Forest Avenue. As stated in "A" above nothing is changing from what is currently occurring. Allowing the variance will allow the landowner the ability to obtain financing on each parcel independently.

Kimberly McClure

From: Jamie Taylor
Sent: Tuesday, September 6, 2022 10:27 AM
To: Kimberly McClure
Cc: Elaine Flagg
Subject: RE: Summers Est 2022 (KMc)

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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, August 16, 2022 2:59 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; robyundtmsb@gmail.com
Subject: Summers Est 2022 (KMc)

Below is a link to a request for comments for Summers Estates 2022, Case #2022-125, Tech KMc.

Comments due by September 13, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Emt-vVRdz2RBIsSZVkn9rzsBcS7qClbFRGDWGI7eTEI9zw?e=k7bK5v

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

Thank you,
Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

Kimberly McClure

From: Fire Code
Sent: Friday, August 19, 2022 12:55 PM
To: Kimberly McClure
Subject: RE: Summers Est 2022 (KMc)

Kimberly,

With the location of this request consideration should be given the length of the pole portion of the flag at lot 2B. If this lot is developed commercially a proper turnaround may be required here.



Donald Cuthbert

Fire Marshal/ Assistant Fire Chief

CM\$FD – Fire & Life Safety Division (Fire Code)

Matanuska Susitna Borough – Department of Emergency Services

Phone: (907)861-8030 Email: Fire.Code@MatSuGov.us

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, August 16, 2022 2:59 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; robyundtmsb@gmail.com
Subject: Summers Est 2022 (KMc)

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

Thank you,
Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

Kimberly McClure

From: Permit Center
Sent: Wednesday, August 17, 2022 4:52 PM
To: Kimberly McClure
Subject: RE: Summers Est 2022 (KMc)

City limits, no comments

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, August 16, 2022 2:59 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; robyundtmsb@gmail.com
Subject: Summers Est 2022 (KMc)

Below is a link to a request for comments for Summers Estates 2022, Case #2022-125, Tech KMc.

Comments due by September 13, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Emt-vVRdz2RBlsSZVkn9rzsBcS7qClbFRGDWGI7eTEI9zw?e=k7bK5v

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

Thank you,
Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us



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

August 25, 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:

- All Elks Estates
- Peabody/Rose
- Miller/Paxton
- Jenny's Lake
- Summer Estates

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

- **Susitna Flats Master Plan**
 - Request Lot 1 and 2 to share access. Lot 3 and 4 to share access.
 - May want to consider language to remove the Perpetual Driveway Easement upon establishment of PUE for Lots 3 and 4.
- **Clarke Estates**
 - **Request 50' Right of Way dedication for Hollywood Road.**
 - **Request shared access Lots 1-4 to Hollywood Road.**

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."

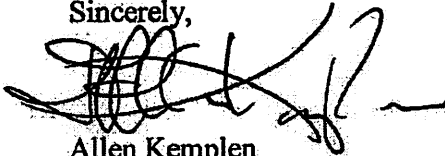
EXHIBIT J -1

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 black 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

Kimberly McClure

From: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Sent: Monday, August 22, 2022 9:57 AM
To: Kimberly McClure
Subject: Summers Est 2022 (KMc)

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

Good Morning,

The ADF&G Habitat Section has reviewed project plans associated with the Summers Estates 2022, Case #2022-125, Tech KMc. The project area contains no resident or anadromous waterbodies, therefore a fish habitat permit from ADF&G Habitat section is not required at this time.

Thank you for the opportunity to comment.

Sincerely,

Crystal Moenaert

Habitat Biologist 2

ADF&G Habitat Section

1801 S Margaret Drive, Suite 6

Palmer AK 99645

Ph: 907-861-3204

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





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 17, 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 preliminary plat **SUMMERS ESTATES 2022 (MSB Case # 2021-125)** and advises that there is an existing natural gas main located within proposed Lot 2B and a service line which appears to be located across proposed Lot 2B to serve Lot 13. Attached is an approximate ENSTAR as-built for you reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a note which says, "There is a fifteen foot (15 FT) wide natural gas easement centered on the existing main and service line." And draw in the approximate location of the main and service line on the map and add, "Approximate location of natural gas main and centerline of fifteen foot (15 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a fifteen foot (15 FT) wide natural gas easement, centered on the main and service line at this location.

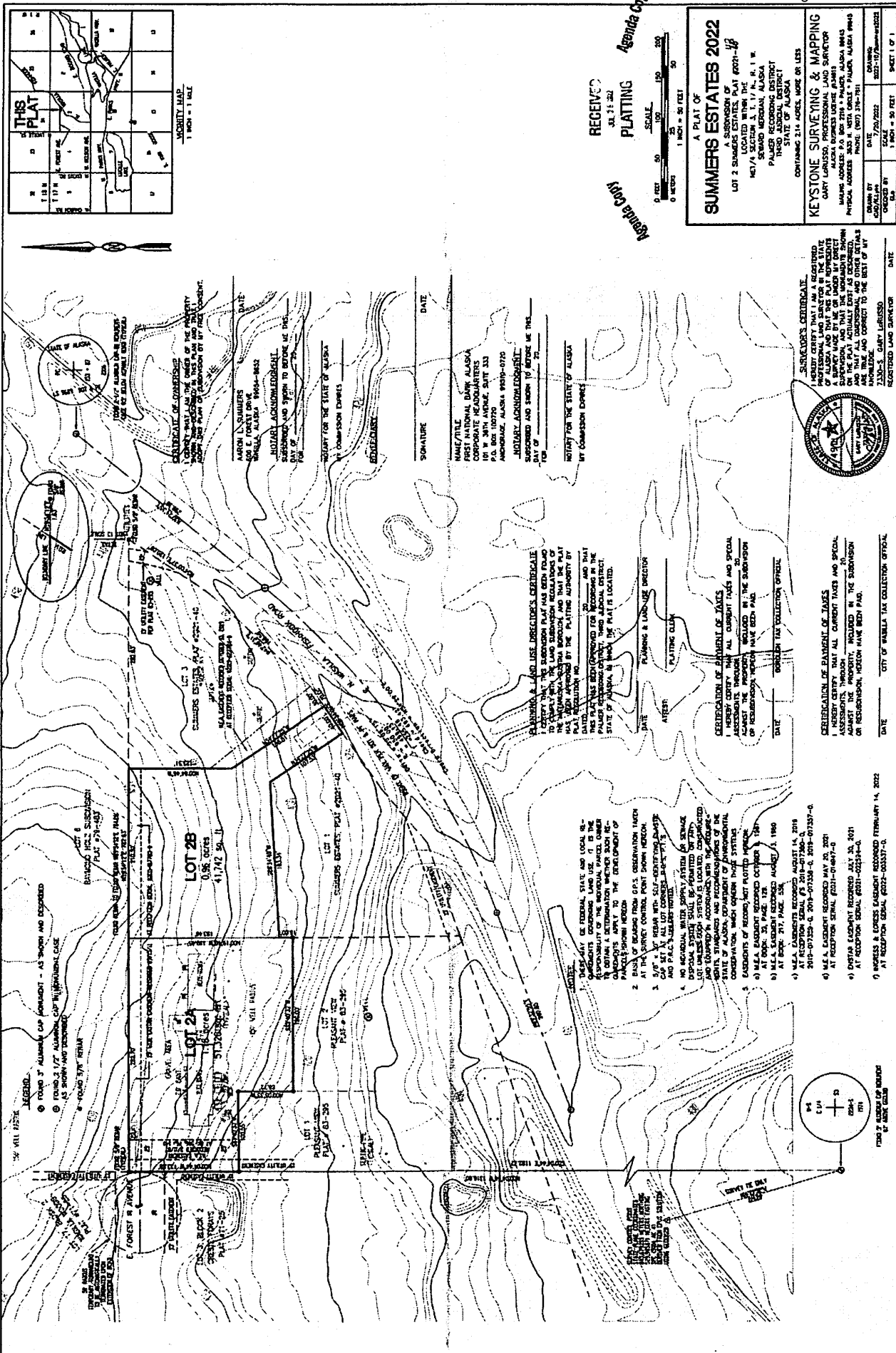
If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

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

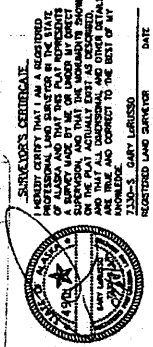
James Christopher
Right of Way & Compliance Technician
ENSTAR Natural Gas Company





RECEIVED
JUL 11 2023
PLATTING
Agenda Copy

SUMMERS ESTATES 2022
A PLAT OF
LOT 2 SUMMERS ESTATES 2022
LOCATED WITHIN THE
SECTION 1, T. 11 N., R. 1 W.
SEWARD MERIDIAN, ALASKA
PHYSICAL ADDRESS: 1001 1/2 STREET
ANCHORAGE, ALASKA 99501-1001
CONTAINING 21+ ACRES, MORE OR LESS
KEYSTONE SURVEYING & MAPPING
CARTY LARSEN, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #1000000000
BUSINESS ADDRESS: P.O. BOX 2718 • PALM BEACH, ALASKA 99004
PHYSICAL ADDRESS: 1001 1/2 STREET • PALM BEACH, ALASKA 99004
PHONE: (907) 734-1781
DATE: 7/20/2022
DRAWN BY: GARY L. SUMMERS
CHECKED BY: GARY L. SUMMERS
DATE: 10/06/2022
SHEET 1 OF 1



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, LICENSE NO. 1000000000, AND THAT THE FOREGOING SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE FOREGOING SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATE: 10/06/2022
REGISTERED LAND SURVEYOR
GARY L. SUMMERS

CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGHOUT THE YEAR 2021, ON THE SURVEYED LAND, HAVE BEEN PAID.
DATE: 10/06/2022
CITY OF ANCHORAGE, THE COLLECTION OFFICIAL

RECORDING INFORMATION
THIS PLAT WAS RECORDED AT THE OFFICE OF THE ALASKA DEPARTMENT OF REVENUE, DIVISION OF RECORDS, ON OCTOBER 6, 2022, AT ANCHORAGE, ALASKA. THE RECORDING FEE WAS \$100.00.
AT ANCHORAGE, ALASKA, OCTOBER 6, 2022
GARY L. SUMMERS, REGISTERED LAND SURVEYOR

Kimberly McClure

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, September 19, 2022 1:53 PM
To: Kimberly McClure
Subject: RE: Summers Est 2022 (KMc)

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

Hello,

Sorry for the late comments. If its not too late MTA would like to request a 15' Utility easement where the 15' Enstar easement is.

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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, August 16, 2022 2:59 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; Right of Way Dept. <row@mtasolutions.com>; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; robyundtmsb@gmail.com
Subject: Summers Est 2022 (KMc)

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Comments due by September 13, 2022.

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Kimberly McClure

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, September 12, 2022 5:05 PM
To: Kimberly McClure
Cc: OSP Design Group
Subject: RE: Summers Est 2022 (KMc)
Attachments: Summer Est 2022 (KMc).pdf; Agenda Plat.pdf

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

Kimberly,

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

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping

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

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, August 16, 2022 2:59 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; OSP Design Group <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; robyundtmsb@gmail.com
Subject: Summers Est 2022 (KMc)

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https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Emt-vVRdz2RBIsSZVkn9rzsBcS7qClbFRGDWGI7eTEI9zw?e=k7bK5v

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

Thank you,

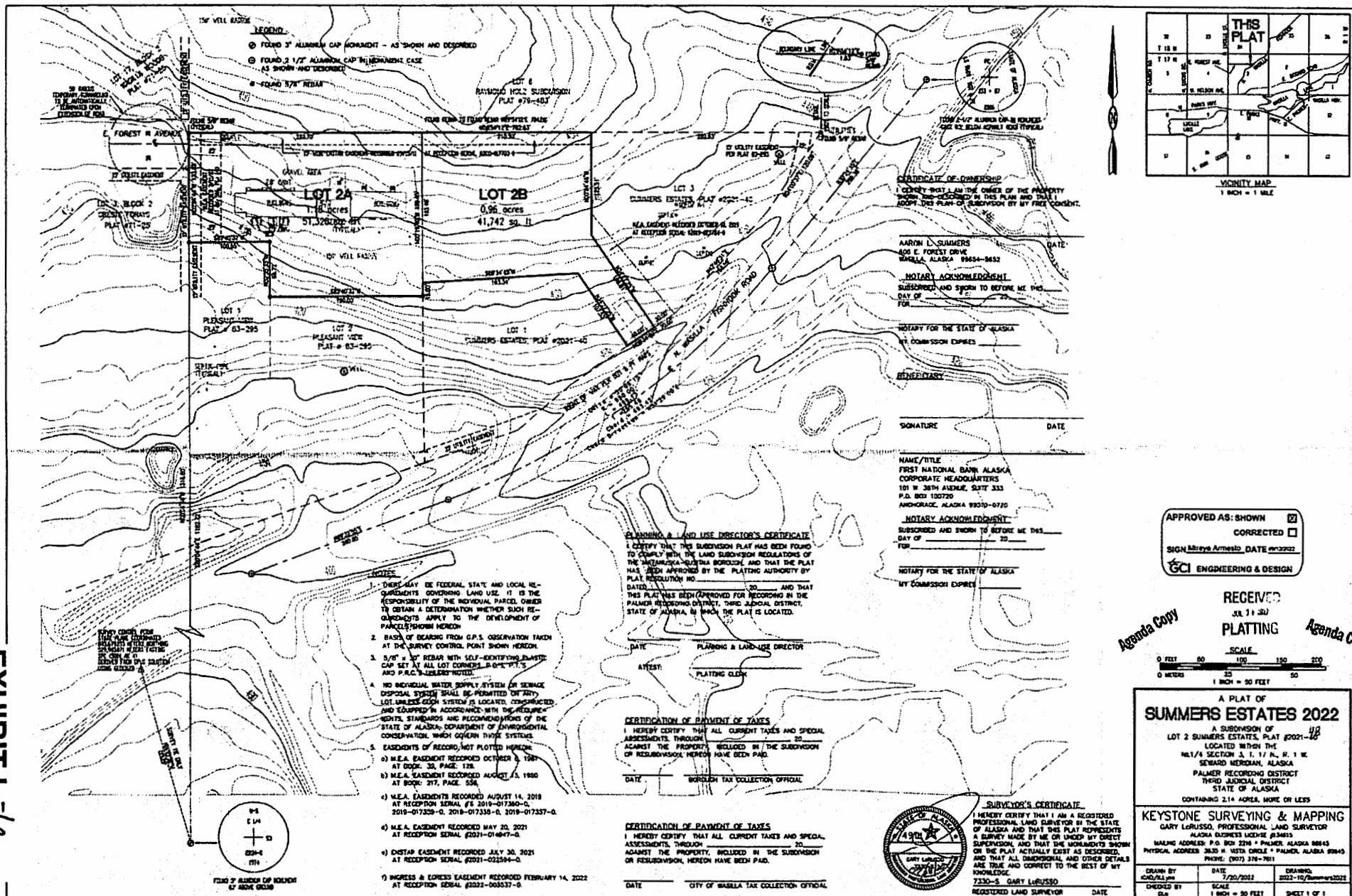
Kimberly McClure

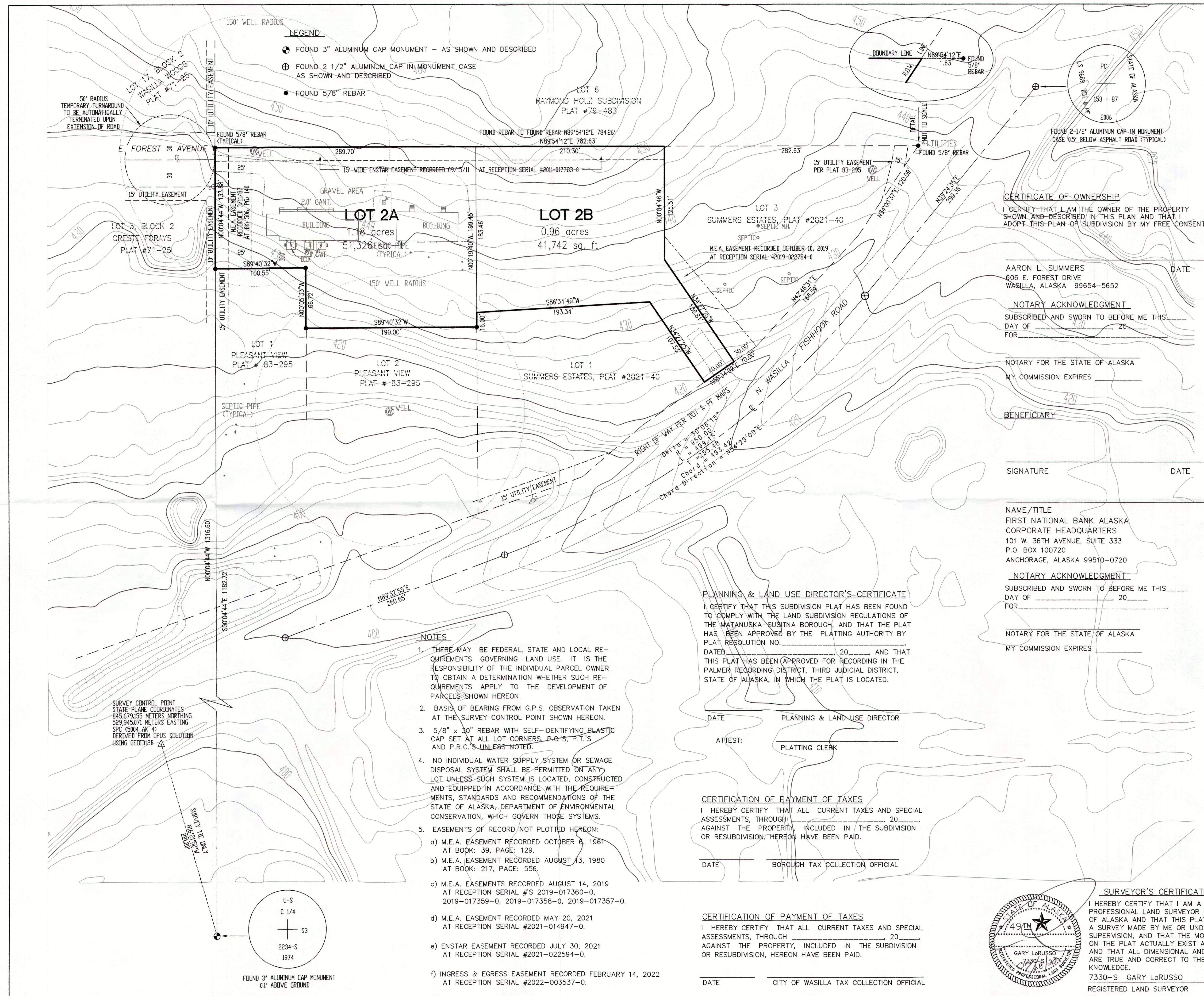
Platting Technician

861-7873

Kimberly.McClure@matsugov.us

EXHIBIT L-6





The map displays a 3x4 grid of sections numbered 1 through 16. Section 34 is highlighted with a large black arrow and the text "THIS PLAT". The map includes the following features:

- Roads:** N. Church Rd., N. Lucius Rd., E. Forest Ave., W. Nelson Ave., Parks Hwy., E. Parks Hwy., E. Palmer Hwy., E. Rogard Road, and N. Lucille St.
- Lakes:** Lucille Lake, Wasilla Lake, and Fishhook Lake.
- Section Numbers:** 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 32, 33, 34, 35, 36.
- Other Labels:** "W. PARKS HWY.", "E. PARKS HWY.", "E. PALMER HWY.", "S. KAY GOOSE", "FISHHOOK", "WASILLA", "WASILLA LAKE", "WASILLA HWY.", "N. LUCILLE ST.", "N. CHURCH RD.", "N. LUCIUS RD.", "E. FOREST AVE.", "W. NELSON AVE.", "PARKS HWY.", "E. PARKS HWY.", "E. PALMER HWY.", "E. ROGARD ROAD", "LUCILLE LAKE", "WASILLA LAKE", "FISHHOOK LAKE".

VICINITY MAP
1 INCH = 1 MILE

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

AARON L. SUMMERS
606 E. FOREST DRIVE
WASILLA, ALASKA 99654-5652

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

BENEFICIARY

SIGNATURE _____ DATE _____

NAME/TITLE
FIRST NATIONAL BANK ALASKA
CORPORATE HEADQUARTERS
101 W. 36TH AVENUE, SUITE 333
P.O. BOX 100720
ANCHORAGE, ALASKA 99510-0720

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____, DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR _____

ATTEST: _____
PLATTING CLERK

CERTIFICATION 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.

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

CERTIFICATION 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.

DATE _____ CITY OF WASILLA TAX COLLECTION OFFICIAL _____

SURVEYOR'S CERTIFICATE

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

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE

A PLAT OF
SUMMERS ESTATES 2022

A SUBDIVISION OF
LOT 2 SUMMERS ESTATES, PLAT #2021-40
LOCATED WITHIN THE
NE1/4 SECTION 3, T. 17 N., R. 1 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 2.14 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 * PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE * PALMER, ALASKA 99645
PHONE: (907) 376-7811

DRAWN BY iCAD/K.Lyne	DATE 7/20/2022	DRAWING: 2022-10/Summers2022
CHECKED BY Glo	SCALE 1 INCH = 50 FEET	SHEET 1 OF 1

6D

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

PRELIMINARY PLAT: LITTLE SUSITNA FLATS MASTER PLAN

LEGAL DESCRIPTION: SEC 14 & 23, T18N, R02W, SEWARD MERIDIAN AK

PETITIONERS/OWNER: ALEKSANDR BALETSKIY

SURVEYOR: HANSON LAND SOLUTIONS

ACRES: 44.71 ± PARCELS: 4

REVIEWED BY: KIMBERLY MCCLURE CASE #: 2022-127

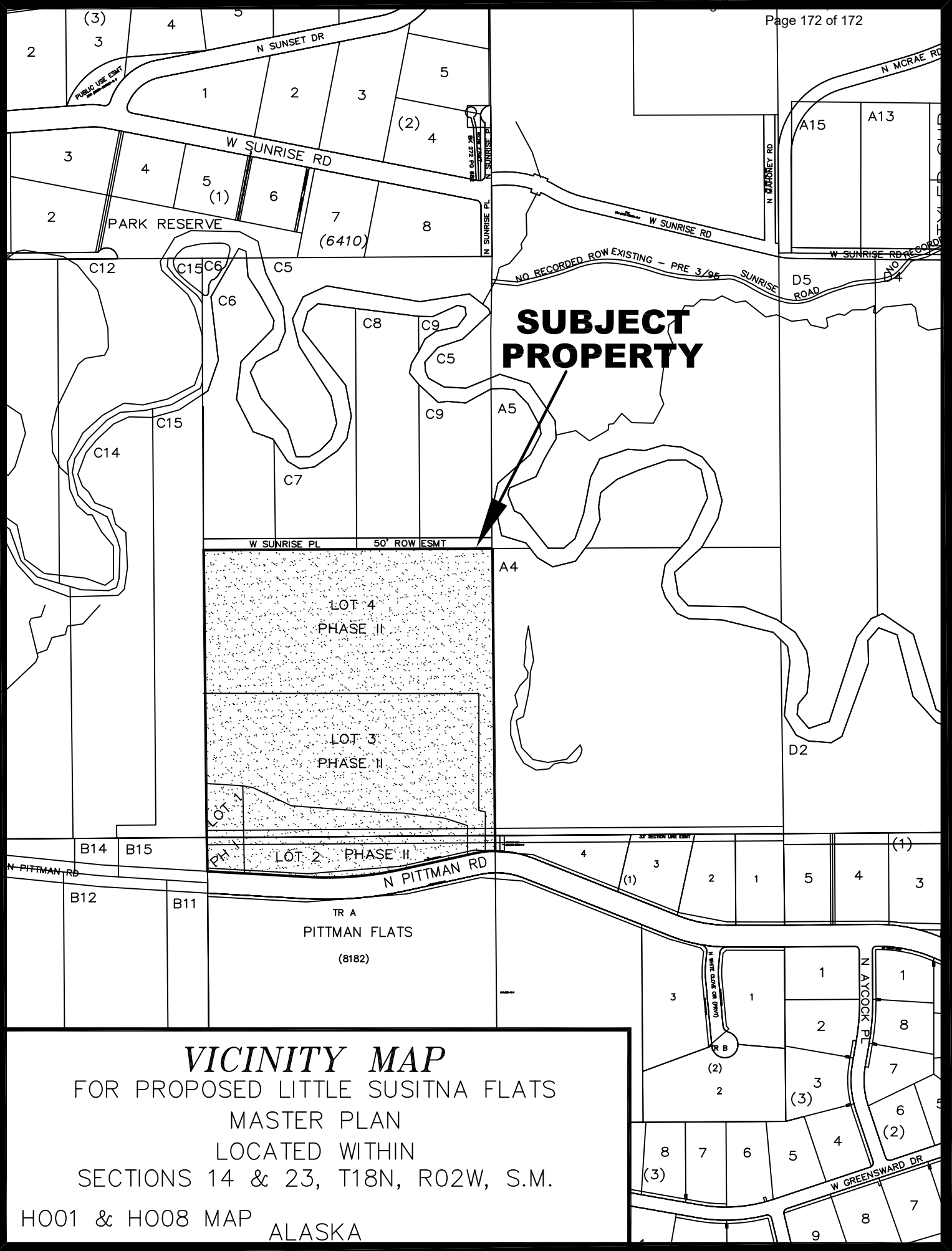
REQUEST: The request is to create four lots from Lot 5, Pittman Flats, Plat 2021-121 and Tax Parcel C4 in a two phase Master Plan, to be known as **LITTLE SUSITNA FLATS MASTER PLAN**, containing 44.71 acres +/- . The petitioner is dedicating a public use easement over the flag pole portions of Lots 3 and 4. The plat is located directly north of N. Pittman Road, northwest of N. Aycock Place and south of Little Susitna River; within Sections 14 & 23, Township 18 North, Range 02 West, Seward Meridian, Alaska.

Staff requests continuation to the November 3, 2022 Platting Board to allow petitioner additional time to draft design changes to sufficiently address location of proposed PUE area located within the flood hazard area.

EXHIBITS

Vicinity Map

EXHIBIT A – 1 pg



VICINITY MAP

FOR PROPOSED LITTLE SUSITNA FLATS
MASTER PLAN
LOCATED WITHIN
SECTIONS 14 & 23, T18N, R02W, S.M.

H001 & H008 MAP ALASKA