

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.

November 17, 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 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- 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 provide your testimony.

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. November 3, 2021

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- A. **MILLER ACRES & VACATION OF RIGHT-OF-WAY:** The request is to create one lot from Lots 1-4, Block 3 and Lots 1-2, Block 4 of Engelmann Subdivision, Plat No. 63-39, to be known as **Miller Acres**, containing 6.3 acres +/- . Petitioner proposes to vacate a portion of the 40' wide right-of-way of W. Riffle Street, a portion of the 20' wide right-of-way of S. Cataract Street, and a portion of the 20' wide right-of-way of W. Cut Leaf Birch Avenue. Parcel is located south of W. Edlund Road and S. Knik-Goose Bay Road (Tax IDs# 1018B03L001-L004 and 1018B04L001-L002); lying within the NE ¼ Section 20, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. *(Petitioner/Owner: Miller Investment Trust, Staff: Amy Otto-Buchanan, Case # 2022-145/146)*
- B. **HARDLINE:** The request is to create five lots from Tax Parcels B2 & C4 to be known as **Hardline**, containing 120.93 acres +/- . Access to all lots will be from N. Meadow Lakes Loop. Proposed Lot 3 is a flag lot. The property is located directly east and south of N. Meadow Lakes Loop and west of N. Pittman Road (Tax ID # 18N02W33B002 & 18N02W33C004); lying within the W ½ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *(Petitioner/Owner: Braxton Cline; Weston & Holly Hardan, Staff: Kimberly Otto-Buchanan, Case # 2022-147)*
- C. **SHADOWRIDGE:** The request is create 7 lots from Units 1-17, 99 and Tract A, Lakebridge, Plat No. 2021-106 to be known as **Shadowridge**, containing 68.81 acres +/- . Proposed Lot 2, Block 1 and Lot 2, Block 2 are flag lots. Access is from N. Ridgewater Street, which is not certified or maintained by the Borough. Petitioner to construct and dedicate a temporary turnaround. Petitioner is requesting a variance from MSB 43.20.140 for conformance with the Subdivision Construction Manual regarding tangent between horizontal curves. The property is located west of Finger Lake, southeast of Finger Lake Elementary School and directly west and east of N. Ridgewater Street (Tax ID # 9222000T00A/U001-17&99); lying within Sections 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #3. ****This case was continued from the June 2 and July 7, 2022 public hearing.** *(Petitioner/Owner: 6R Development Group LLC, Staff: Kimberly McClure, Case # 2022-052)*
- D. **DANDY BLUFFS 2022:** The request is to create five lots from Lot 3, Dandy Bluffs, Plat 2016-129 to be known as **Dandy Bluffs 2022**, containing 40.49 acres +/- . Petitioner to construct and certify S. Dandy Bluffs Circle to pioneer road standard to include a T-turnaround. Proposed Lots 3C, 3D & 3E to share a common access area onto E. Fairview Loop; no new driveways to Fairview Loop will be created. Petitioner is requesting a variance to MSB 43.20.300(E)(4) requiring multiple flag lots with adjoining pole portions to overlay a public use easement over the width of the pole portion. The property is located directly south of E. Fairview Loop, directly east of S. Dandy Bluffs Circle and north of Weinie Lake (Tax ID # 57577000L003); lying within the N ½ Section 27, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. **This case was continued from the November 3, 2022 meeting.** *(Petitioner/Owner: Mark & Lesley Dinkel, Staff: Kimberly McClure, Case # 2022-140)*

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

9. 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)*

- Jack Lake Estates
- View Pointe East

10. BOARD COMMENTS

11. ADJOURNMENT

6A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 17, 2022**

PRELIMINARY PLAT: MILLER ACRES & VACATION OF RIGHT-OF-WAY

LEGAL DESCRIPTION: SEC 20, T17N, R01W, SEWARD MERIDIAN AK

PETITIONERS: MILLER INVESTMENT TRUST, WILLIAM & BARBARA MILLER

SURVEYOR: R&K LAND SURVEYING, LLC

ACRES: 6.3 ± PARCELS: 1

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2022-145/146

REQUEST: The request is to create one lot from Lots 1-4, Block 3 and Lots 1-2, Block 4 of Engelmann Subdivision, Plat No. 63-39, to be known as **MILLER ACRES**, containing 6.3 acres +/- . Petitioner proposes to vacate a portion of the 40' wide right-of-way of W. Riffle Street, a portion of the 20' wide right-of-way of S. Cataract Street, and a portion of the 20' wide right-of-way of W. Cut Leaf Birch Avenue. Parcel is located south of W. Edlund Road and S. Knik-Goose Bay Road; lying within the NE ¼ Section 20, Township 17 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A – 4 pgs**
Petition for Vacation of Right-of-Way and Posting Affidavit **EXHIBIT B – 6 pgs**

AGENCY COMMENTS

Department of Public Works Operations & Maintenance **EXHIBIT C – 1 pg**
Department of Emergency Services **EXHIBIT D – 1 pg**
Development Services **EXHIBIT E – 2 pgs**
Utilities **EXHIBIT F – 4 pgs**
Site Visit Report with Photos, 10/27/2022 **EXHIBIT G – 7 pgs**

DISCUSSION: Petitioner is creating one lot from six lots in Engelmann Subdivision, by eliminating the common lot lines. Petitioner is requesting the partial vacation of the 40' wide right-of-way of W. Riffle Street within the proposed lot; the partial vacation of the 20' wide right-of-way of S. Cataract Street to the west of the proposed lot; and the partial vacation of the 20' wide right-of-way of W. Cut Leaf Birch Avenue to the north of the proposed lot. None of these streets are constructed and are not required for access to any other lot, if the elimination of common lot lines is approved.

A geotechnical report is not required, as this is an elimination of common lot lines with the vacation of rights-of-way.

Vacation: The petitioner submitted a Petition for Vacation of Right-of-Way to vacate a portion of the 40' wide right-of-way of W. Riffle Street; a portion of the 20' wide right-of-way of S. Cataract Street; and a

portion of the 20' wide right-of-way of W. Cut Leaf Birch Avenue (**Exhibit B**). Petition for Vacation of Right-of-Way is pursuant to MSB 43.15.035.

Pursuant to MSB 43.10.065(G), a posting of the proposed vacation, which notifies the public of the date, time and place of the public hearing is required. Staff has received the Posting Affidavit, stating the proposed vacation has been posted (**Exhibit B-3**). Surveyor provided photos of the posting on all three of the proposed rights-of-way vacation (**Exhibit B-4 to B-6**).

W. Riffle Street, 40' wide; S. Cataract Street, 20' wide; and W. Cut Leaf Birch Avenue, 20' wide were all created by the plat of Engelmann Subdivision, Plat No. 63-39. None of the streets within the subdivision were constructed. The proposed vacation of portions of these rights-of-way do not affect the legal and physical access for any other lots within Engelmann Subdivision.

Staff notes the vacation request is consistent with MSB 43.15.035(B)(1)(b) *Vacations*.

(B) A dedication to public use of land or interest in land may be vacated if the dedication is no longer necessary for present or future use. The platting board shall review the applications for vacation as follows:

(1) The platting board shall ordinarily approve vacations of public rights-of-way if:

(a) the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation; or

(b) the surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed; or

(c) the right-of-way is not being used, a road is impossible or impractical to construct, and alternative access has been provided.

Staff notes alternative access is provided for all other lots within the subdivision and to any adjoining properties. Access for the newly created Lot 1 of Miller Acres will be from S. Cataract Street. Pursuant to MSB 43.15.035(C)(1), title attaches to the lots of the platted addition bordering on the area. Since the plat of Engelmann Subdivision created all of the rights-of-way within the subdivision, title to the vacated area will attach to the lots within Engelmann Subdivision. Pursuant to MSB 43.10.065(F), the Assembly has 30 days within written notification of Platting Board approval to either approve or veto the vacation (see **Recommendation #1**).

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) had no objection. Department of Emergency Services (**Exhibit D**) has no issues.

Development Services (**Exhibit E-1**) Right-of-Way Coordinator notes a utility easement or gas easement encompassing the gas main and service to Lot 3 to the west, located in the undeveloped right-of-way of S. Cataract Street is recommended. The gas main comes from the southwest corner of S. Cataract Street and W. Riffle Street, crossing to the east side of S. Cataract Street, then up the east side of the right-of-way as a gas main to approximately a fourth on the frontage of Lot 4 and crosses undeveloped right-of-way to Lot 3 of Suburban Country Estates. It provides service to the adjacent lot at the address 1501 W. Riffle Street by this route (see **Recommendation #6**). Permit Center (**Exhibit E-2**) notes a driveway permit from MSB is required. The existing driveway crosses Tax Parcel A8, Parcel #3 of MSB Waiver 2001-50-PWm, recorded Book/Page 1126/292. In order from MSB Development Services Permit Center to issue a driveway permit, an access agreement will need to be provided (see **Recommendation #7**).

Utilities: (Exhibit F) MTA and GCI have no comments. MEA did not respond. Enstar notes there is an existing natural gas main line and natural gas service line located within the 20' wide right-of-way of S. Cataract Street. Enstar objects to this plan unless 1) a plat note added stating "There is a 15' wide natural gas easement centered on the existing main and service line" and the approximate location of the main and service line are shown on the plat; or 2) owner signs an Enstar Natural Gas Easement document for a 15' wide natural gas easement, centered on the service line at this location. *Staff suggests a 15' wide utility easement be granted in the vacated portion of S. Cataract Street (see Recommendation #6).*

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 Knik-Fairview; Fire Service Area #3 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Assessments or Planning; or MEA.

CONCLUSION: The preliminary plat of **MILLER ACRES** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The partial vacations of the rights-of-way of W. Riffle Street, S. Cataract Street and W. Cut Leaf Birch Avenue is consistent with MSB 43.15.035 Vacations. There were no objections from any federal or state agencies, or Borough departments. Enstar objects unless a 15' wide utility easement is granted. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was not required, as this is an elimination of common lot lines with a vacation.

FINDINGS OF FACT

1. The plat of Miller Acres consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The partial vacations of the rights-of-way of W. Riffle Street, S. Cataract Street and W. Cut Leaf Birch Avenue is consistent with MSB 43.15.035 Vacations.
3. A soils report was not required, as this is a common lot line elimination with a vacation.
4. All lots will have the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Community Council Knik-Fairview; Fire Service Area #3 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Assessments or Planning; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. Enstar objects to the vacation, unless a 15' wide utility easement is granted.
8. There were no objections from the public in response to the Notice of Public Hearing.
9. Pursuant to MSB 43.15.065(C)(1), title to the vacated rights-of-way attach to the proposed lot.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Miller Acres, Section 20, Township 17 North, Range 01 West, and the partial vacation of rights-of-way, Seward Meridian, Alaska, contingent on staff recommendations:

1. Obtain Assembly approval within 30 days of written notification of Platting Board action.

2. 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.
3. 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.
4. Pay postage and advertising fees.
5. Show all easements of record on each final plat.
6. Grant a 15' wide utility easement is the vacated portion of S. Cataract Street.
7. Apply for a driveway permit from MSB Development Services and provide copy of application to Platting staff. In order for MSB Development Services to issue a driveway permit, an access agreement to cross Tax Parcel A8 must be provided. Surveyor to show private driveway access agreement on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.

(1628)10
9

S. KNIK-GOOSE
BAY ROAD

TRACT C

COY'S CORNER
1
(7154)
2

A10

Page 10 of 124
L.V. OSSY HAVEN 20

A7

TR A

(7929)

LSU01

PARK

W SPAWNING LOOP

SUBURBAN COUNTRY
1 2 3 4
ESTATES ADD #1

(5112) 5

**SUBJECT
PROPERTY**

3

2

W EDLUND RD

1

W SUBURBAN DR

**ROW VACATED
THIS PLAT**

44 43

100' PUE

6

5

4

(6)

41 42

1

(7)

2

3

LOT 1

(1018)

1

2

1

2

4

3

(2)

4

3

(1)

W RIFFLE ST

LOT 15A

19 18 17

(6)

15A

(7409)

**ROW VACATED
THIS PLAT**

4

3

(4)

W RIFFLE ST

1

2

1

2

4

3

(5)

4

3

(6)

10 11 12 13 14

W COTTONWOOD CREEK DR

7

20

21

S CATARACT ST

W CHOKE CHERRY AVE

1

2

1

2

4

3

(8)

1

2

(7)

W JACK PINE AVE

1

2

1

2

EXHIBIT A - 1

VICINITY MAP

MILLER ACRES & RIGHT-OF-WAY VACATION
LOCATED WITHIN
SECTION 20, T17N, R01W, SEWARD MERIDIAN,
ALASKA

WASILLA 13 MAP

33' SECTION LINE ESMT
S WEEPING BIRCH ST

S WEEPING BIRCH ST

S SILVER SPRUCE ST

ENGELMANN

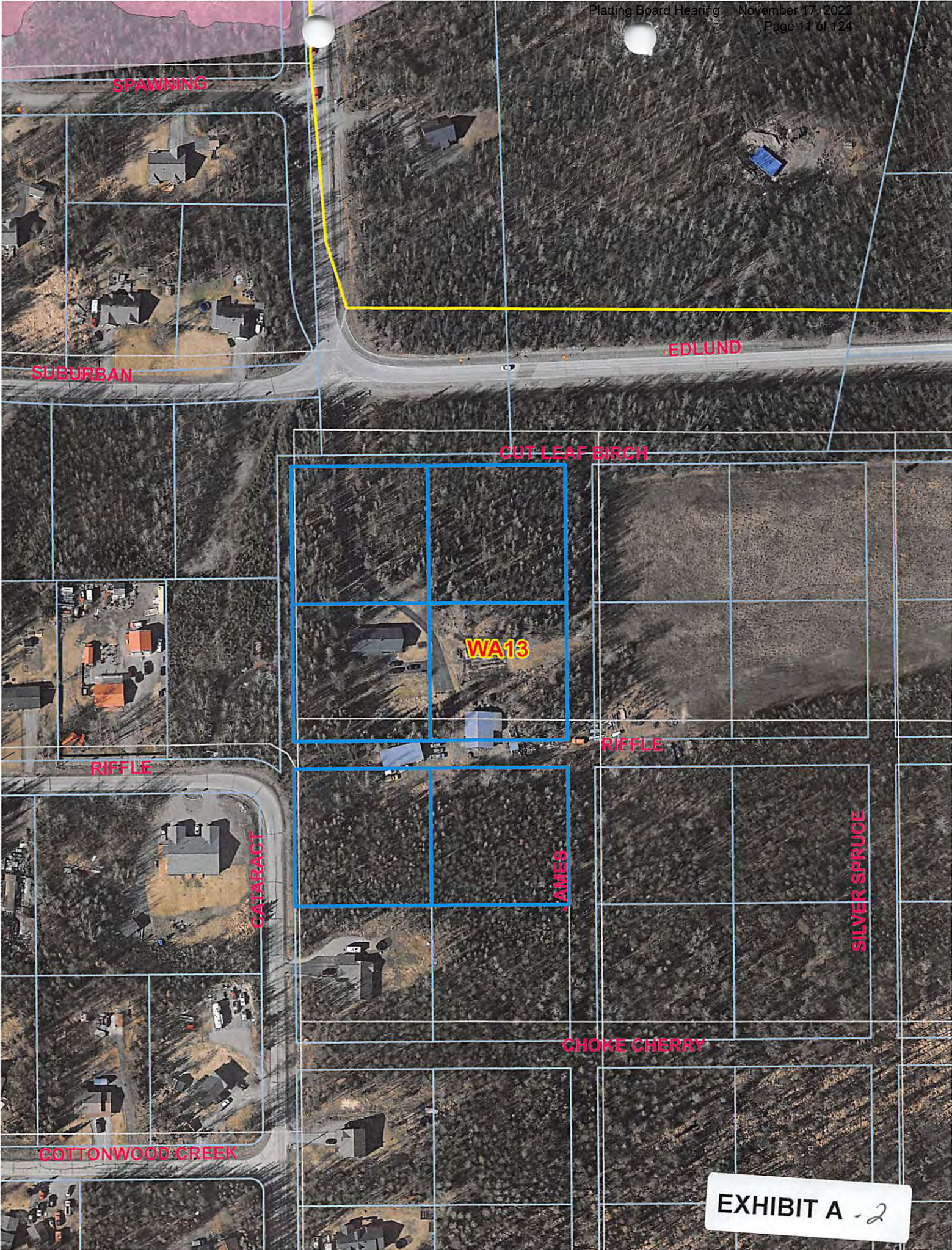


EXHIBIT A - 2

COTTONWOOD CREEK

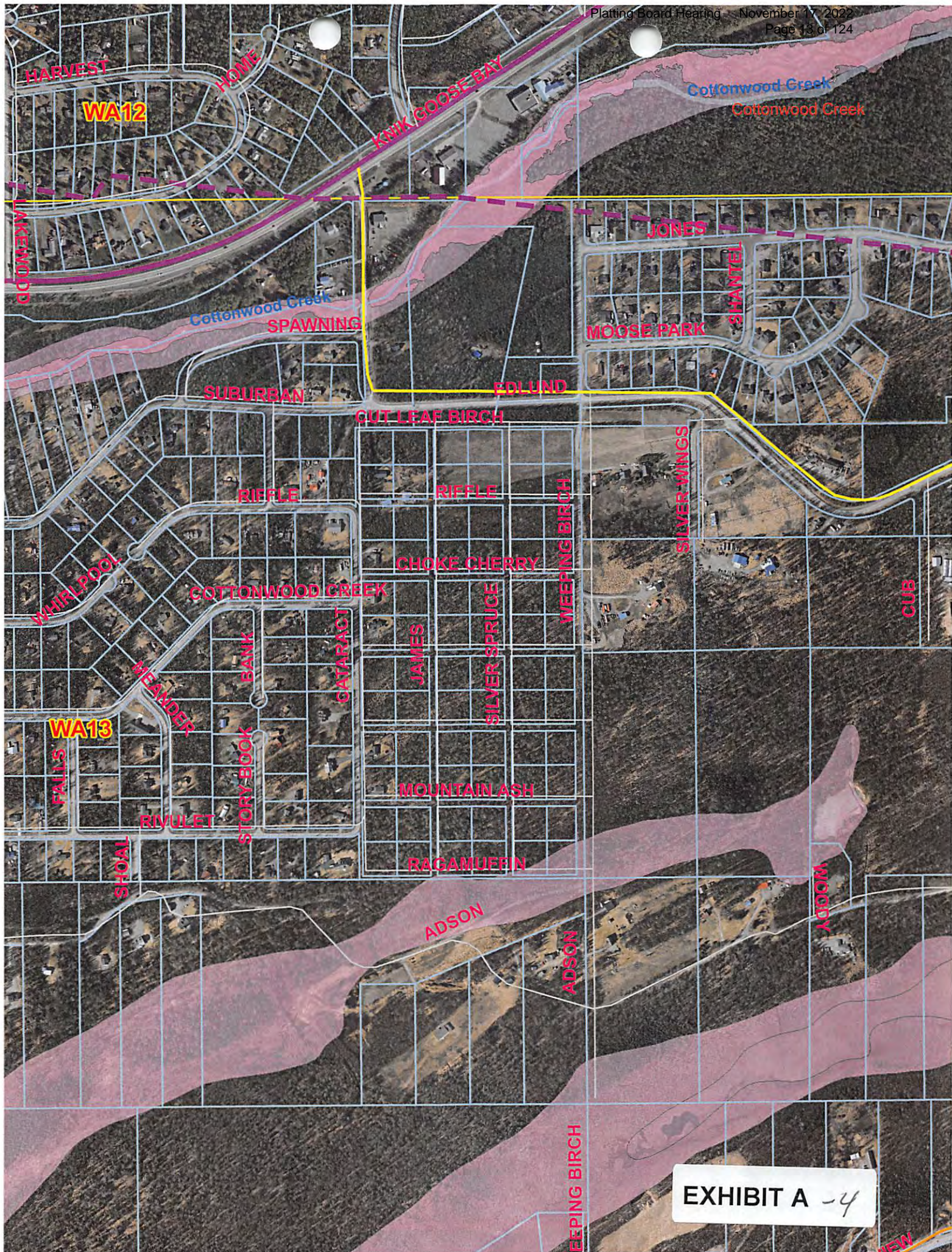


EXHIBIT A -4

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, WILLIAM & BARBARA MILLER, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:
ENGELMANN SUBDIVISION LOTS 1-4 BLOCK 3 AND LOTS 1-2 BLOCK 4

Said right-of-way being more fully described as: 20' W. CUT LEAF BIRCH AVENUE
20' S. CATARACT STREET
40' W. RIFFLE STREET

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

RECEIVED
SEP 14 2022
PLATTING

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. **\$250.00** Right-of-Way Vacation Fee with Regular Plat; or
4. **\$500.00** for Stand Alone Vacation.

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

To solidify the area around our residence, being
old time Alaskans, we don't like to be crowded.

APPLICANT	Name: <u>WILLIAM AND BARBARA MILLER</u>	Email: <u>TAMULONIS@EMAIL.COM</u>
OR	Mailing Address: <u>PO BOX 870151 WASILLA, ALASKA</u>	Zip: <u>99687 99687</u>
OWNER	Contact Person: <u>BARBARA MILLER</u>	Phone: <u>376-5636</u>
SURVEYOR	Name (FIRM): <u>R&K LAND SURVEYING, LLC</u>	Email: <u>RKLANDSURVEYING@GMAIL.COM</u>
	Mailing Address: <u>PO BOX 606 WILLOW, ALASKA</u>	Zip: <u>99688 99688</u>
	Contact Person: <u>RICK WENTWORTH</u>	Phone: <u>495-0047</u>

William Miller
William Miller

Barbara Miller
Barbara J Miller
Barbara Jane Miller

[illegible]

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

9/27/22
DATE


PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 11/17/24

RIGHT-OF-WAY VACATION POSTING AFFIDAVIT

In accordance with MSB 43.10.065(G), I hereby certify that I posted the prescribed vacation notice for 30 days prior to the public hearing along the boundary of the property at all common points of access to that portion of the proposed right-of-way vacation.

Date Posted: 9/29/2022

Platting Case #: 2022-145/146

Public Hearing date: 11/17/2022

Barbara J. Miller
Printed Name

Barbara J. Miller
Signature

Po Box 870151
Mailing Address

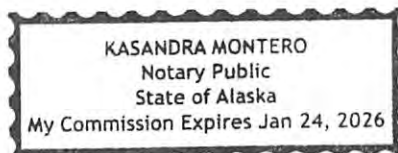
907 - 376 - 5636
Phone Number

Wasilla, AK Zip: 99687

NOTARY CERTIFICATION

State of Alaska)
)ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 1 day of November
20 22 by Barbara Miller
(name of signers(s))



[Signature]
(signature and seal of notary)
My commission expires: 01/24/2024

**This form must be signed, notarized and submitted to the Platting Division
prior to the public hearing.**



EXHIBIT B - 4





Amy Otto-Buchanan

From: Jamie Taylor
Sent: Friday, October 21, 2022 11:27 AM
To: Amy Otto-Buchanan
Cc: Elaine Flagg
Subject: RE: RFC Miller Acs #22-145/146

No objection.

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, September 29, 2022 12:44 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; 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>; Andy Dean <Andy.Dean@matsugov.us>; msb.hpc@gmail.com; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Miller Acs #22-145/146

The following link contains a Request for Comment for Miller Acres and vacation of rights-of-way, Case #2022-145/146, 51018B03L001-L004/B04L001-L002. Comments are due by **October 27, 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/Eks0RggM0mNApOm4eKe1zekB-dalqnFjoSZ6_QVQfHJ6oQ?e=zXPNG8

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: Fire Code
Sent: Wednesday, October 5, 2022 2:24 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Miller Acs #22-145/146

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, September 29, 2022 12:44 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; 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>; Andy Dean <Andy.Dean@matsugov.us>; msb.hpc@gmail.com; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Miller Acs #22-145/146

The following link contains a Request for Comment for Miller Acres and vacation of rights-of-way, Case #2022-145/146, 51018B03L001-L004/B04L001-L002. Comments are due by **October 27, 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/Eks0RggM0mNAPom4eKe1zekB-dalqnFjoSZ6_QVQfHJ6oQ?e=zXPNG8

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: Tuesday, October 4, 2022 1:59 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Miller Acs #22-145/146

Good Afternoon,

This was a tricky driveway as it comes out where Borough and State ROW's meet. Per Ben in GIS, this will be a Borough Permit. There is not one on file, so please have your applicant apply for their driveway permit. Also this access crosses thru another parcel that they do not own, so they will need to provide an access agreement.

Thank you,

Jennifer Monnin, CFM
Permit Technician
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, September 29, 2022 12:44 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; 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>; Andy Dean <Andy.Dean@matsugov.us>; msb.hpc@gmail.com; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Miller Acs #22-145/146

The following link contains a Request for Comment for Miller Acres and vacation of rights-of-way, Case #2022-145/146, 51018B03L001-L004/B04L001-L002. Comments are due by **October 27, 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/Eks0RggM0mNApOm4eKe1zekB-dalqnFjoSZ6_QVQfHJ6oQ?e=zXPNG8

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

Amy Otto-Buchanan

Amy Otto-Buchanan

From: Andy Dean
Sent: Friday, September 30, 2022 4:05 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Miller Acs #22-145/146

Hello Amy,

For this vacation, a utility easement or gas easement encompassing the gas main and service to Lot 3 to the west that is in the Cataract Street (undeveloped) alignment proposed for vacation is recommended.

This gas main comes up from the southwest corner of Cataract and Riffle, crossing to the east side of Cataract Street, and runs up the east side of ROW as a gas main to about ¼ the frontage of Lot 4 and crosses undeveloped ROW to Lot 3 of Suburban Country estates. It provides service to the adjacent Lot at the address 1501 Riffle Street by this route.

Sincerely,



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, September 29, 2022 12:44 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; 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>; Andy Dean <Andy.Dean@matsugov.us>; msb.hpc@gmail.com; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
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Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, October 18, 2022 3:52 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Miller Acs #22-145/146
Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Amy,

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

Thanks,

MIREYA ARMESTO

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, September 29, 2022 12:44 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; 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>; Andy Dean <Andy.Dean@matsugov.us>; msb.hpc@gmail.com; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Miller Acs #22-145/146

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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: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, October 3, 2022 11:54 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Miller Acs #22-145/146

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

Hello,

MTA has reviewed the plat for Miller's Acres. 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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, September 29, 2022 12:44 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; 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>; Andy Dean <Andy.Dean@matsugov.us>; msb.hpc@gmail.com; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Miller Acs #22-145/146

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



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

October 3, 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 **MILLER ACRES (MSB Case # 2022-145/146)** and advises that there is an existing natural gas main line and natural gas service line located within the 20' wide right-of-way of S. Cataract Street. 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 natural gas main and service line on the map and add, "Approximate location of natural gas main and service line 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 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



SITE VISIT REPORT

Case Name: Miller's Acres	Date: 10/27/2022 Time: 11:15 PM
Owner: Miller Investment Trust	Case Number: 2022-145
Surveyor/Engineer: R&K	Tax ID #: 51018B03L001-L004 51018B04L001-L002
Subdivision: Englemann, Plat No 63-39	Regarding: Vacation of ROW, ECLL

SITE CONDITIONS

Weather: Brisk	Temperature: 15 F
Wind: Light	
General Site Condition: Homesite on property	


Personnel on site: Amy Otto-Buchanan, Platting Specialist; Fred Wagner, Platting Officer; Kimberly McClure and Matthew Goddard, Platting Technicians

Equipment in use: Camera

Current phase of work: Scheduled for Platting Board 11/17/2022

Reason for Visit/Remarks: (See attached photos)

Driveway crosses another parcel for access from W. Edlund Road. Vacating portions of rights-of-Way of W. Cut Leaf Birch Avenue, S. Cataract Street and W. Riffle Street. Posting of ROW vacation notices have been done.

Signed By: Amy Otto-Buchanan 

Date: 10/27/2022

EXHIBIT G -1

(1628)10
9

S. KNIK-GOOSE
BAY ROAD

TRACT C

COY'S CORNER
1
2 (7154)

A10

MOSSY HAVEN 20

Page 29 of 124

TR A

(7929)

LSU01

PARK

W SPAWNING LOOP

SUBURBAN COUNTRY
1 2 3 4
ESTATES ADD #1

(5112) 5

**SUBJECT
PROPERTY**

W SUBURBAN DR

ROW VACATED
THIS PLAT

W EDLUND RD

1

44 43

100' PUE

6

5

4

(6)

41 42

1

(7)

2

3

LOT 1

(1018)

1

2

4

3

(2)

1

2

4

3

(1)

W RIFFLE ST

LOT 15A

ROW VACATED
THIS PLAT

W RIFFLE ST

19 18

17

15A

(6)

(7409)

4

3

(4)

1

2

4

3

(5)

1

2

4

3

(6)

10 11

12

13

14

W CHOKE CHERRY AVE

W COTTONWOOD CREEK DR

7

20

21

S CATARACT ST

S SILVER SPRUCE ST

ENGELMANN

S WEEPING BIRCH ST

S WEEPING BIRCH ST 33' SECTION LINE ESMT

VICINITY MAP

MILLER ACRES & RIGHT-OF-WAY VACATION
LOCATED WITHIN
SECTION 20, T17N, R01W, SEWARD MERIDIAN,
ALASKA

WASILLA 13 MAP

W JACK PINE AVE

1

2

1

2

4

3

(8)

4

3

(7)

EXHIBIT G - 2

1

10.27.2022

EXHIBIT G -3

23

10.27.2022

EXHIBIT G - 4

3

10.27.2022

EXHIBIT G - 5

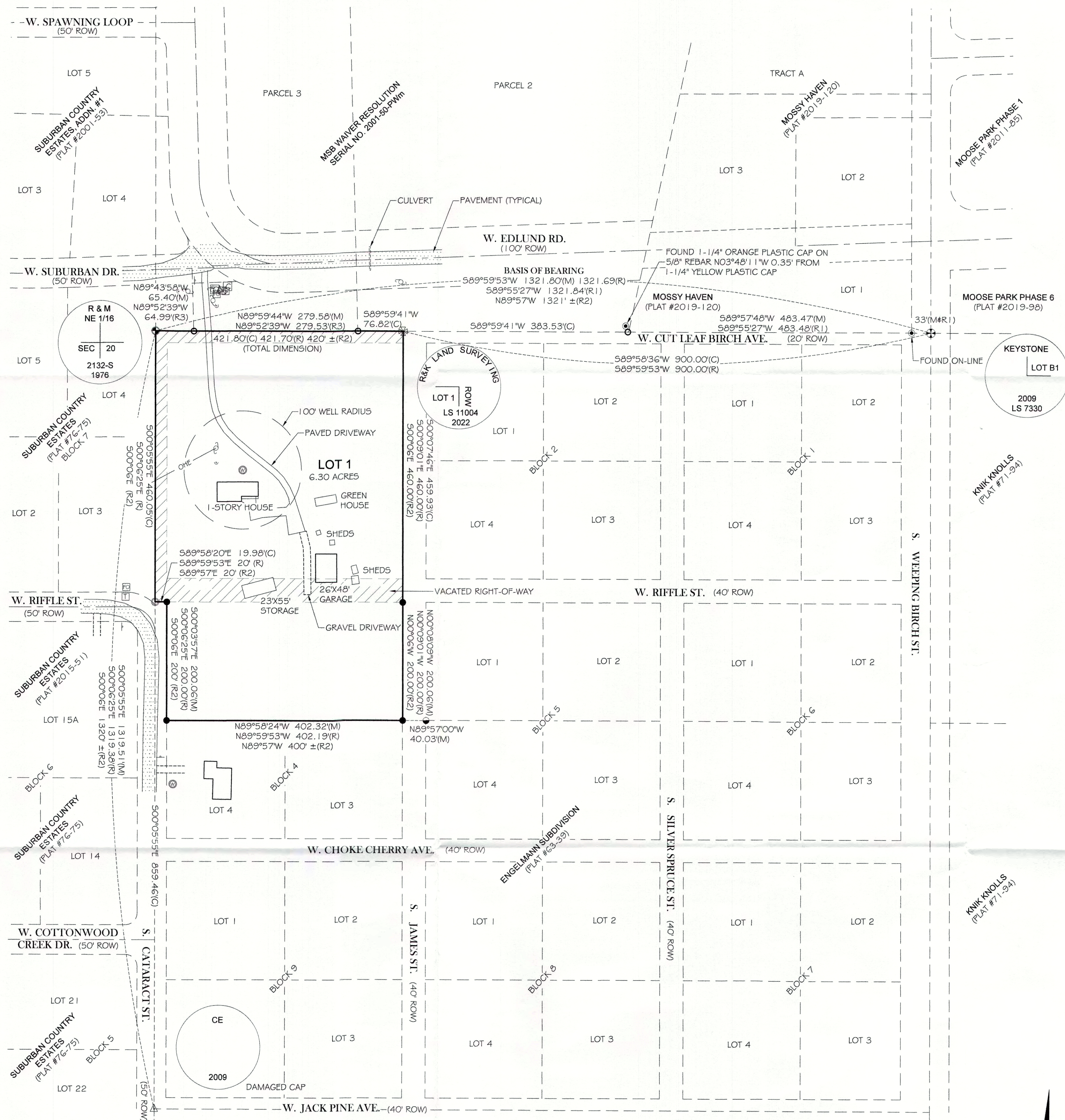
10.27.2022

EXHIBIT G - 6



(57)

10.27.2022



CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT

MILLER INVESTMENT TRUST
WILLIAM H. MILLER, TRUSTEE
PO BOX 870151
WASILLA, ALASKA 99687

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES:

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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 TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

_____ , 20

PLANNING AND LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK

NOTES:

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. 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 OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
6. BLANKET EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. ON FEBRUARY 17, 1960 AND RECORDED IN BOOK 29 ON PAGE 44 IN THE PALMER RECORDING DISTRICT OFFICE.
7. BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. ON OCTOBER 6, 1961 AND RECORDED IN BOOK 39 ON PAGE 141 IN THE PALMER RECORDING DISTRICT OFFICE.

LEGEND

- FOUND 3-1/4" ALUMINUM CAP ON POST (2132-S)
 - ⊕ FOUND 3-1/4" ALUMINUM CAP ON POST (L5 7330)
 - FOUND 1-1/4" YELLOW PLASTIC CAP ON 5/8" REBAR (L5 7064)
 - FOUND 1-1/4" ORANGE PLASTIC CAP ON 5/8" REBAR (L5 7330)
 - FOUND 1-1/4" RED PLASTIC CAP ON 5/8" REBAR (4635-S)
 - △ FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR (MOSTLY ILLEGIBLE)
 - FOUND 5/8" REBAR
 - TO BE SET 5/8" X 30" REBAR WITH RED PLASTIC CAP ATTACHED (L5 11004)
 - ⊗ TO BE SET 3-1/4" ALUMINUM CAP ON POST (L5 1004)
- (R) RECORD OF SURVEY #2009-36
- (R1) RECORD PLAT #2019-120
- (R2) RECORD PLAT #63-39
- (R3) WAIVER RESOLUTION SERIAL NO. 2001-50-PWm

**TYPICAL RED
PLASTIC CAP SET**

RKLS
LS-11004

RECEIVED
SEP 26 2022
PLATTING

Agenda Copy

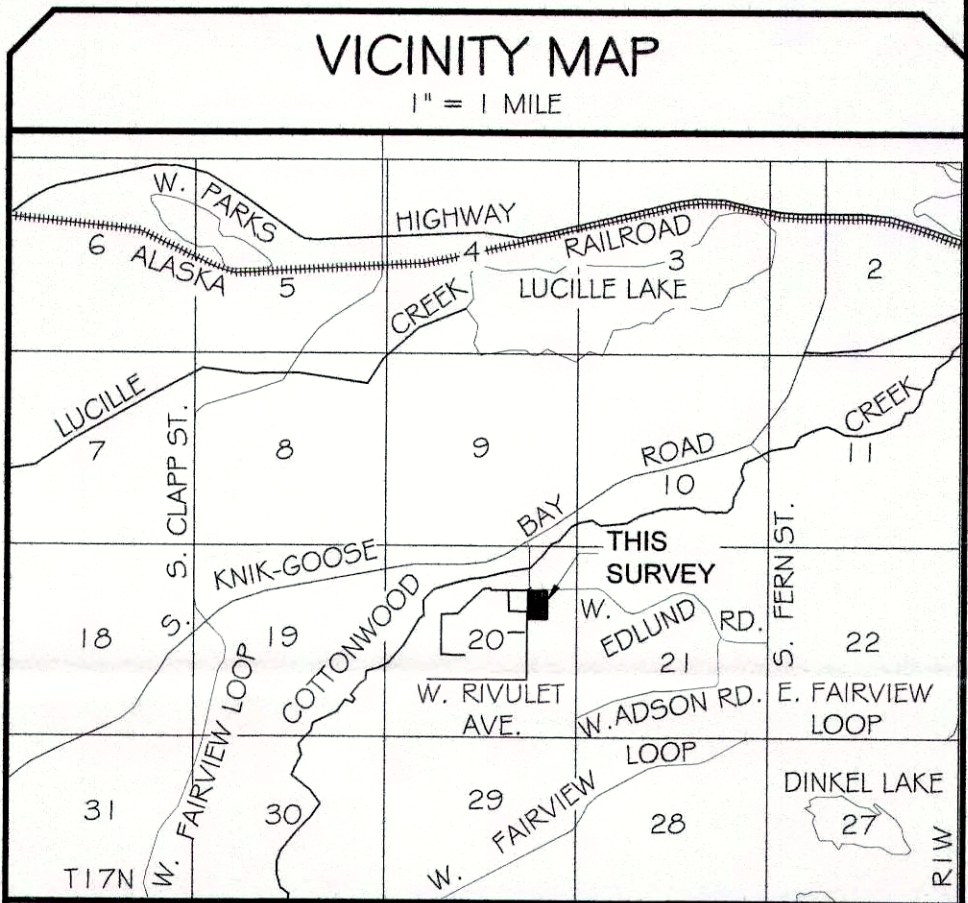
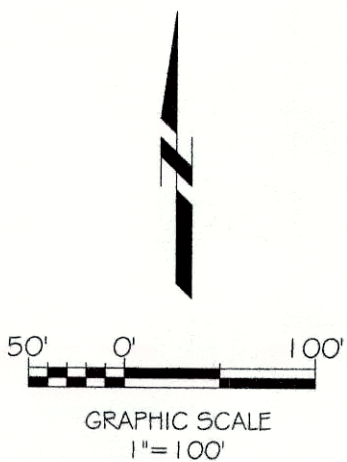
SURVEYOR'S CERTIFICATE

I, RICHARD L. WENTWORTH, PL5# 1 004, 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.

RICHARD L. WENTWORTH, PLS# 11004

AS-BUILT LEGEND

- | | |
|------------------|--------------------------------|
| SEPTIC PIPE | ELECTRIC TRANSFORMER |
| — SIGN POST | TELEPHONE PEDESTAL |
| UTILITY POLE | FIBER OPTIC MARKER POST |
| • GUY WIRE | COMMUNICATION PEDESTAL |
| • BOLLARD POST | WELL |
| △ ELECTRIC METER | GAS MARKER POST |
| △ GAS METER | — ONE — OVERHEAD ELECTRIC LINE |
| ⊗ UTILITY BOX | ----- GRAVEL DRIVEWAY |



R+K LAND SURVEYING, LLC
27250 WEST LONG LAKE ROAD
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327

RELIMINARY PLAT OF

MILLER ACRES

A RESUBDIVISION OF LOTS 1-4 BLOCK 3 AND LOTS 1-2
BLOCK 4 WITHIN ENGELMANN SUBDIVISION, ACCORDING
TO PLAT #63-39 CONTAINING APPROXIMATELY 6.30
ACRES LOCATED WITHIN SECTION 20, T17N, R1W, S.M.,
ALASKA

PALMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT,
STATE OF ALASKA

JOB NUMBER: 2021-164	CASE NUMBER:	MSB TAX MAP: WA 13
FIELD BOOK: RKL5 2022-01	DATE: 09-26-2022	REVISION: XXXX
DRAWN BY: RLW CHECKED BY: KEW	SCALE: 1" = 100'	SHEET: 1 OF 1

R&K LAND SURVEYING, LLC

6B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 17, 2022**

PRELIMINARY PLAT: HARDLINE

LEGAL DESCRIPTION: SEC 33, T18N, R02W, SEWARD MERIDIAN AK

PETITIONER: BRAXTON CLINE, WESTON & HOLLY HARDAN

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 120.93 ± PARCELS: 5

REVIEWED BY: KIMBERLY MCCLURE CASE #: 2022-137

REQUEST: The request is to create five lots from Tax Parcels B2 & C4, to be known as **HARDLINE**, containing 120.93 acres +/- . The parcel is located directly east and south of N. Meadow Lakes Loop and west of N. Pittman Road; within Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Geotechnical Report	EXHIBIT B – 6 pgs
Site Plan and Topography	EXHIBIT C – 3 pgs

AGENCY COMMENTS

Department of Public Works	EXHIBIT D – 2 pgs
Planning Division	EXHIBIT E – 1 pg
Permit Center	EXHIBIT F – 1 pg
ADF&G	EXHIBIT G – 1 pg
Utilities	EXHIBIT H – 4 pgs
Meadow Lakes Community Council	EXHIBIT I – 1 pg

DISCUSSION: The proposed subdivision is directly east and south of N. Meadow Lakes Loop and west of N. Pittman Road. Proposed lots range in size from 20.02 acres to 28.03 acres; all lots are over 400,000 square feet. Proposed lot 3 is a flag lot with a 60' wide flag pole pursuant to MSB 43.20.300(E)(6). All lots have the required frontage, pursuant to MSB 43.20.320 & MSB 43.20.300(E) Flag lots.

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; MSB 43.20.140 Physical Access and MSB 43.20.300(E) Flag lots. Access is from N. Meadow Lakes Loop; classified as a Minor Collector and maintained by the Borough. Lots 2 & 3 to share a common access (see ***Recommendation #5***).

Soils Report: Although all lots exceed 400,000 square feet, a geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A)(1). Simon Gilliland, PE, Hanson Land Solutions, shows three testholes were logged on April 13, 2022. Total depth of all testholes were 12' and no groundwater was encountered.

He noted the soils are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified as GP poorly-graded gravels, gravel-sand mix. Based on the assessment of land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code, all lots have at least 10,000sf of useable building area and at least 10,000sf of contiguous useable septic area. Testhole location map is at **Exhibit B-6**; site plan and topography maps are at **Exhibit C**.

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**) commented regarding lots 2 & 3 sharing a driveway with a common access area (see **Recommendation #5**). Planning Division (**Exhibit E**) commented regarding the presence of wetlands throughout the proposed subdivision; development of these wetlands may require a permit from the US Army Corps of Engineers. Permit Center (**Exhibit F**) had no comment.

ADF&G: (Exhibit G) “The subject area contains anadromous water bodies within the boundaries, an unnamed stream (AWC code: 247-50-10330-2050-3050-4027) and an unnamed lake (AWC code: 247-50-10330-2050-3050-4027-0050). Please be advised that a Fish Habitat permit is required for working below the ordinary high water line of any anadromous water body. This could include, but is not limited to, installation of bridges, dams and culverts, mechanical water withdrawal, stream diversions, bank modifications, and stream crossings. Please contact the Mat-Su ADF&G Habitat Section in Palmer to obtain the appropriate Fish Habitat permits needed prior to construction.”

Utilities: (Exhibit H) Enstar and GCI had no recommendations or objections. MTA requests a 15’ utility easement along the west side of Lots 1-5 (see **Recommendation #6**). MEA did not respond.

Meadow Lakes Community Council: (Exhibit I) commented, “Our main concerns are about potential future public costs associated with building in wetlands and adding five driveways onto Meadow Lakes Loop. Buyers of these lots should be made aware of the building requirements in wetlands. Meadow Lakes Loop is classified as a Collector street according to the Official Streets and Highways Plan (page 54). The Subdivision Construction Manual says that residential Collector streets should provide the fewest direct accesses as possible and that the purpose of a Collector street is to carry traffic from one neighborhood to another or from the neighborhood to other areas in the community (page 2). Because of this we encourage the owner to consider adding an interior access easement with two ways in and out for these proposed lots. Other subdivisions in the immediate area include similar access roads. We are concerned that the three test holes with no percolation shown do not adequately capture the difficulty of constructing successful septic systems for all five lots in such a wetland area. Meadow Lakes Drive is scheduled for future upgrades and right-of-way issues could be present in this area. A condition should be added to require identification of suitable driveway locations in accordance with the Driveway Construction Manual for each lot and successful permit application for each of the five, if the interior road option is not added. Successive driveways on such a high traffic road, especially in proximity to a curve, will increase public maintenance cost and create new safety concerns.”

At the time of staff report write-up, there were no responses to the Request for Comments from AK Division of Mining, Land & Water; US Army Corps of Engineers; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Emergency Services, Community Development, Assessments; or MEA.

CONCLUSION: The preliminary plat of Hardline is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies,

Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing; one concern was received. All lots have the required legal and physical access, pursuant to MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140. All lots have the required frontage, pursuant to MSB 43.20.320 and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

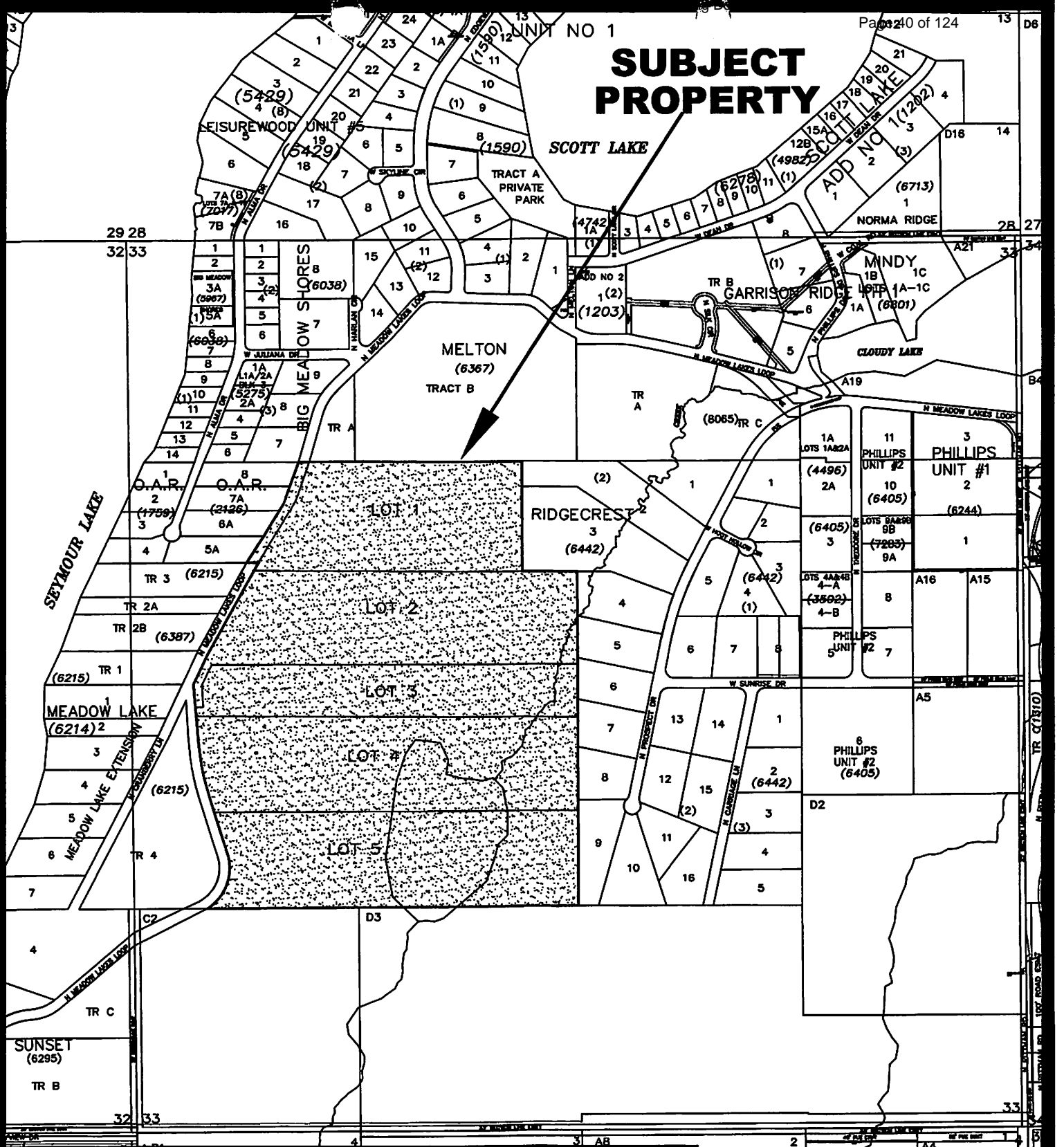
FINDINGS OF FACT

1. The plat of Hardline is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). All lot have the required septic and building area.
3. All lots have the required legal and physical access, pursuant to MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140.
4. All lots have the required frontage, pursuant to MSB 43.20.320 and MSB 43.20.300(E) Flag lots.
5. At the time of staff report write-up, there were no responses to the Request for Comments from AK Division of Mining, Land & Water; US Army Corps of Engineers; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Emergency Services, Community Development, Assessments; or MEA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing; one concern was received.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the preliminary plat of Hardline, Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Show common access area for lots 2 & 3 and provide plat note on final plat stating "Lots 2 & 3 must share a common access area."
6. Show 15' utility easement along the west side of Lots 1-5 as requested by MTA.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

SUBJECT PROPERTY



VICINITY MAP

FOR PROPOSED HARDLINE SUBDIVISION
 LOCATED WITHIN
 SECTION 33, T18N, R02W, SEWARD MERIDIAN
 ALASKA

H007 MAP

EXHIBIT A-1



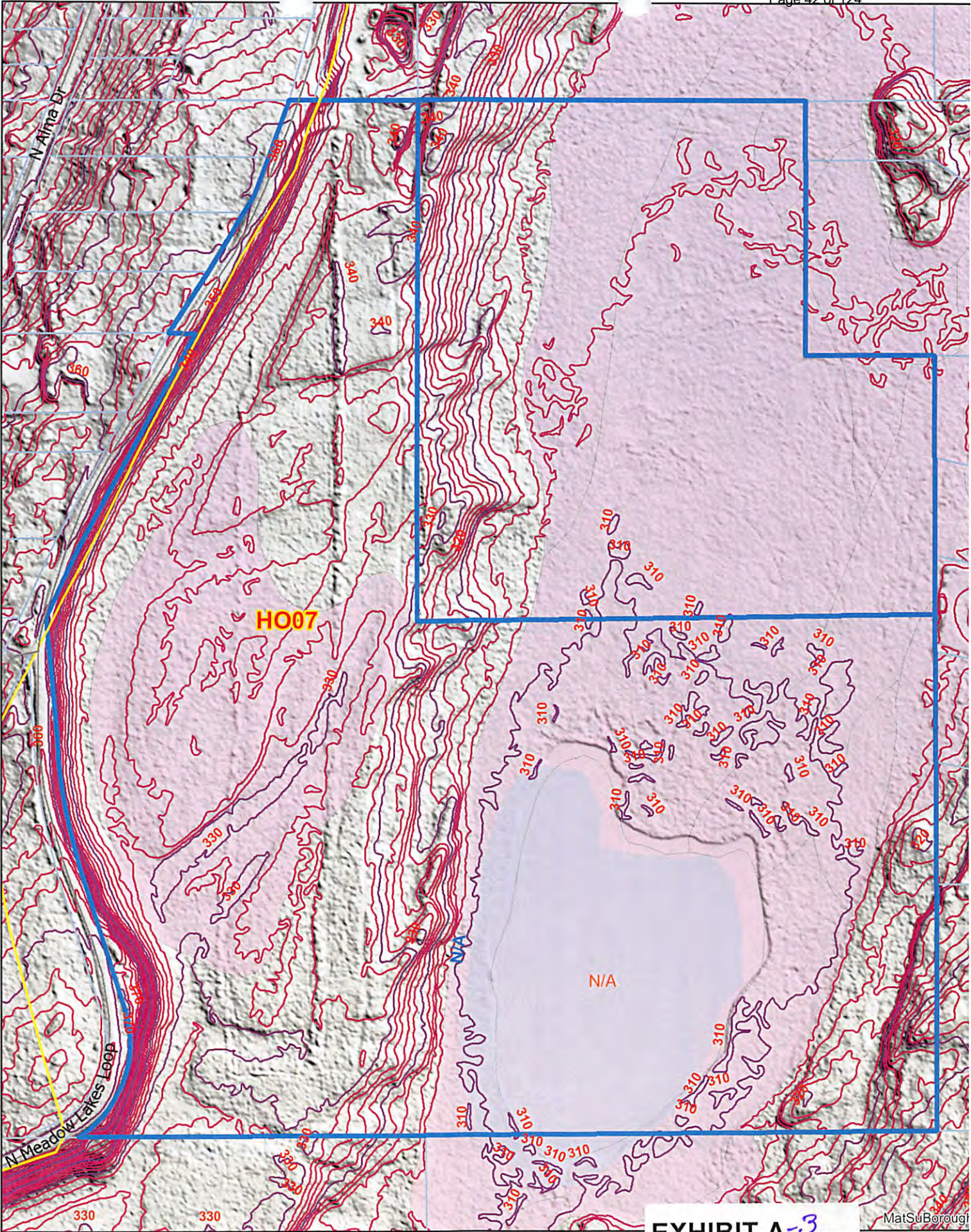
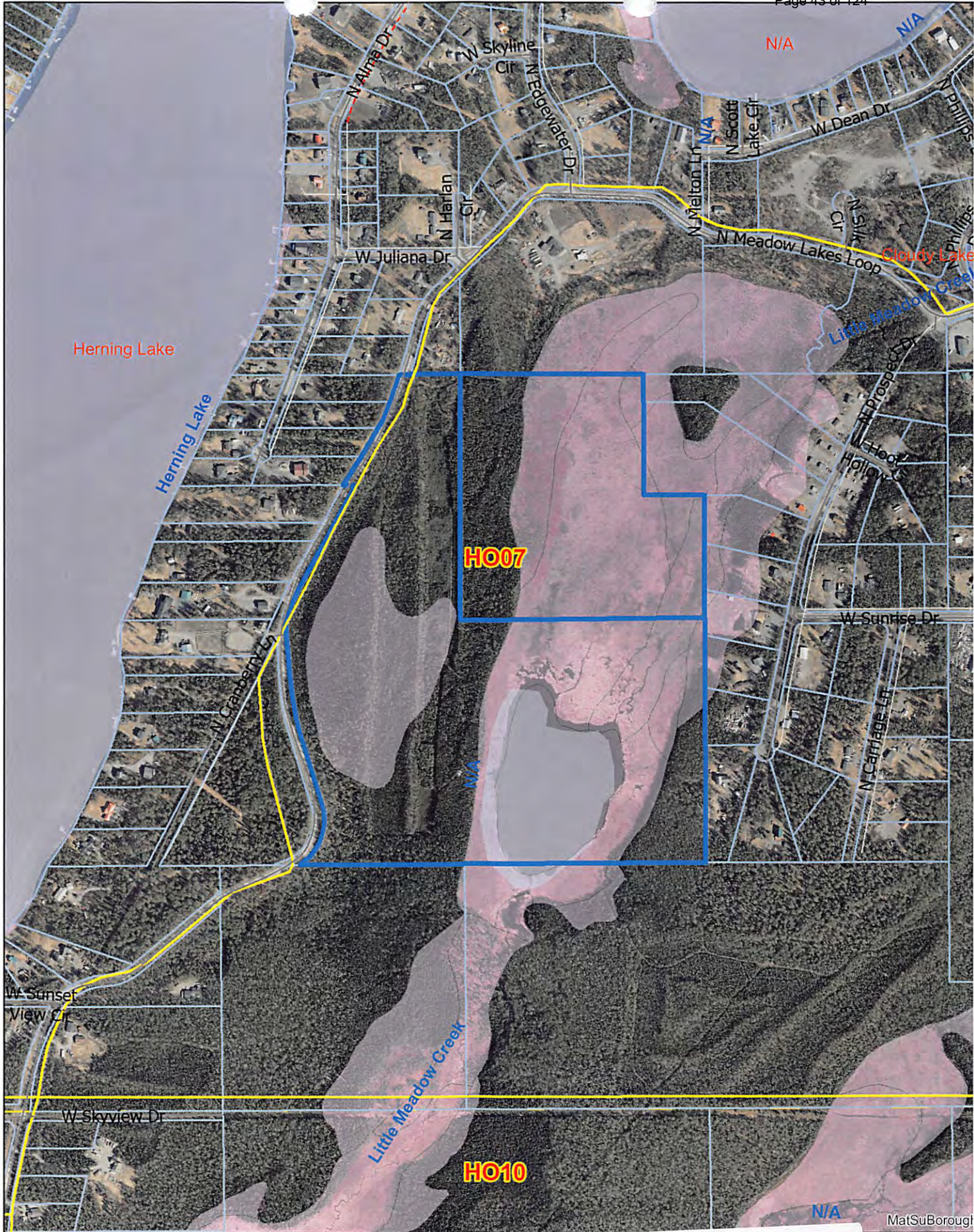


EXHIBIT A-3

MatSu Borough





650 325 0 650 Feet

EXHIBIT A-4



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305 E. Fireweed Ave. Palmer, AK 99645



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PLATTING

USEABLE AREA CERTIFICATION

HARDLINE SUBDIVISION

A SUBDIVISION OF

REMAINDERS OF N1/2 SW1/4 AND GOV LOT 3, AND W1/2 NE1/4 SE1/4 NW1/4, NW1/4 SE1/4 NW1/4, AND S1/2 SE1/4 NW1/4,
SEC 33, T18N R2W, SM, PALMER, 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 (test holes with permafrost or impermeable layer):

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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:
- ☐ 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 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 9/19/22
Simon Gilliland P.E. Date
Professional Engineer



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305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	REM. OF: N1/2 SW1/4, GOV LOT 3, SE1/4 NW1/4, SEC 33, T18N R2W	TEST HOLE NO.	Date:	04/13/22
Insp. By:	SIMON GILLILAND	1	Job #	22-166

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																					
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HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

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Insp. By:	SIMON GILLILAND	2	Job #	22-166

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1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
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Perc. Hole Diam. (in.):

Test Run Between:

ft

and

ft Deep

STATE OF ALASKA

49 TH

Simon C. Gilliland

SIMON C. GILLILAND

CE-110731

REGISTERED PROFESSIONAL ENGINEER

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

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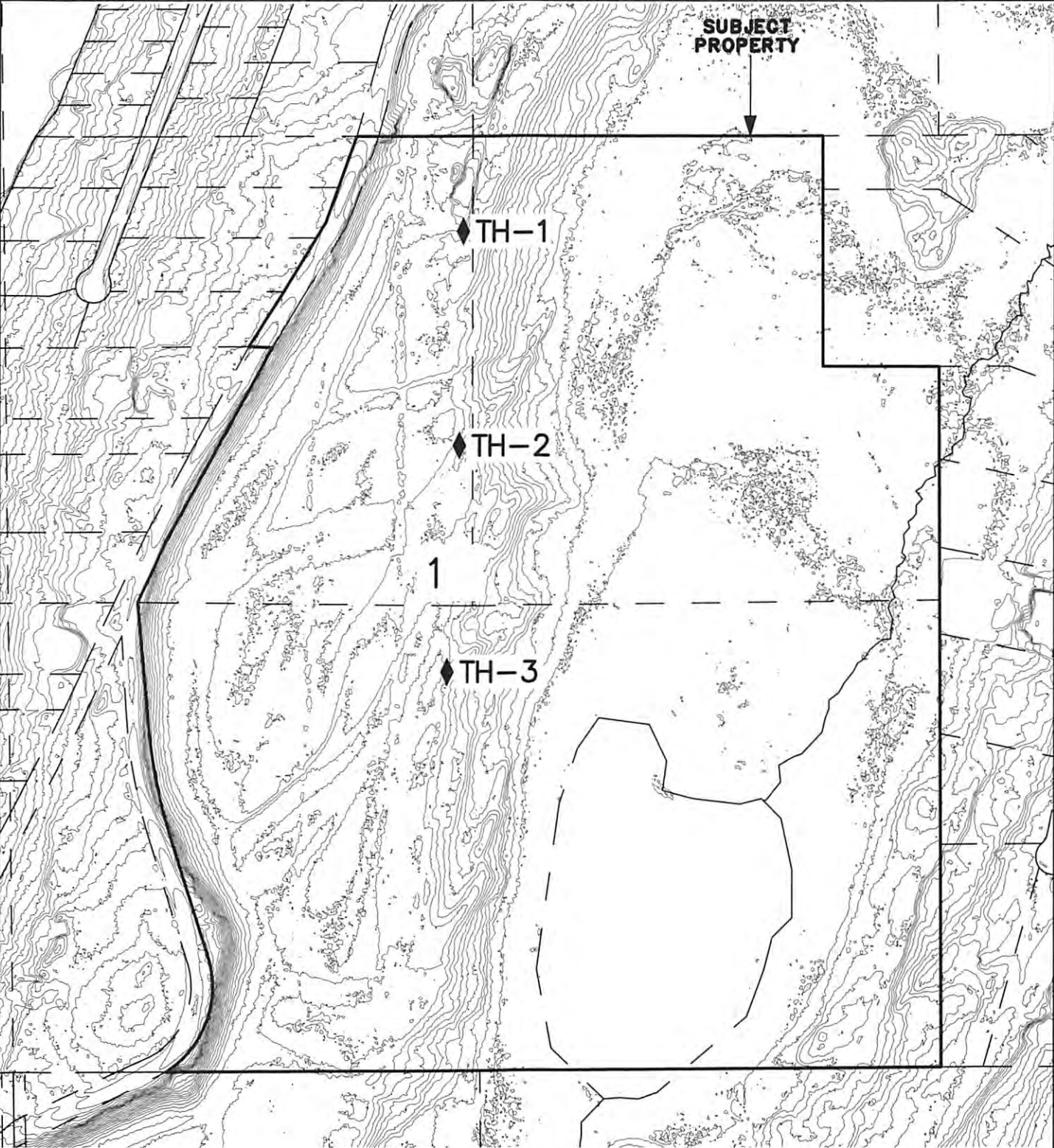
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HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

HARDLINE SUBDIVISION

FILE: 22-166

DRAWN: ELF

04/29/22

EXHIBIT A

Page 1 of 1

EXHIBIT B *le*



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



NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE NATIONAL ASTRONOMICAL OBSERVATORY, IMAGE
CORRECTED OF 2019/2020/2021.
2. THE HORIZONTAL DATUM IS NAD83 (CONFORMS EPOCH 2003.0)

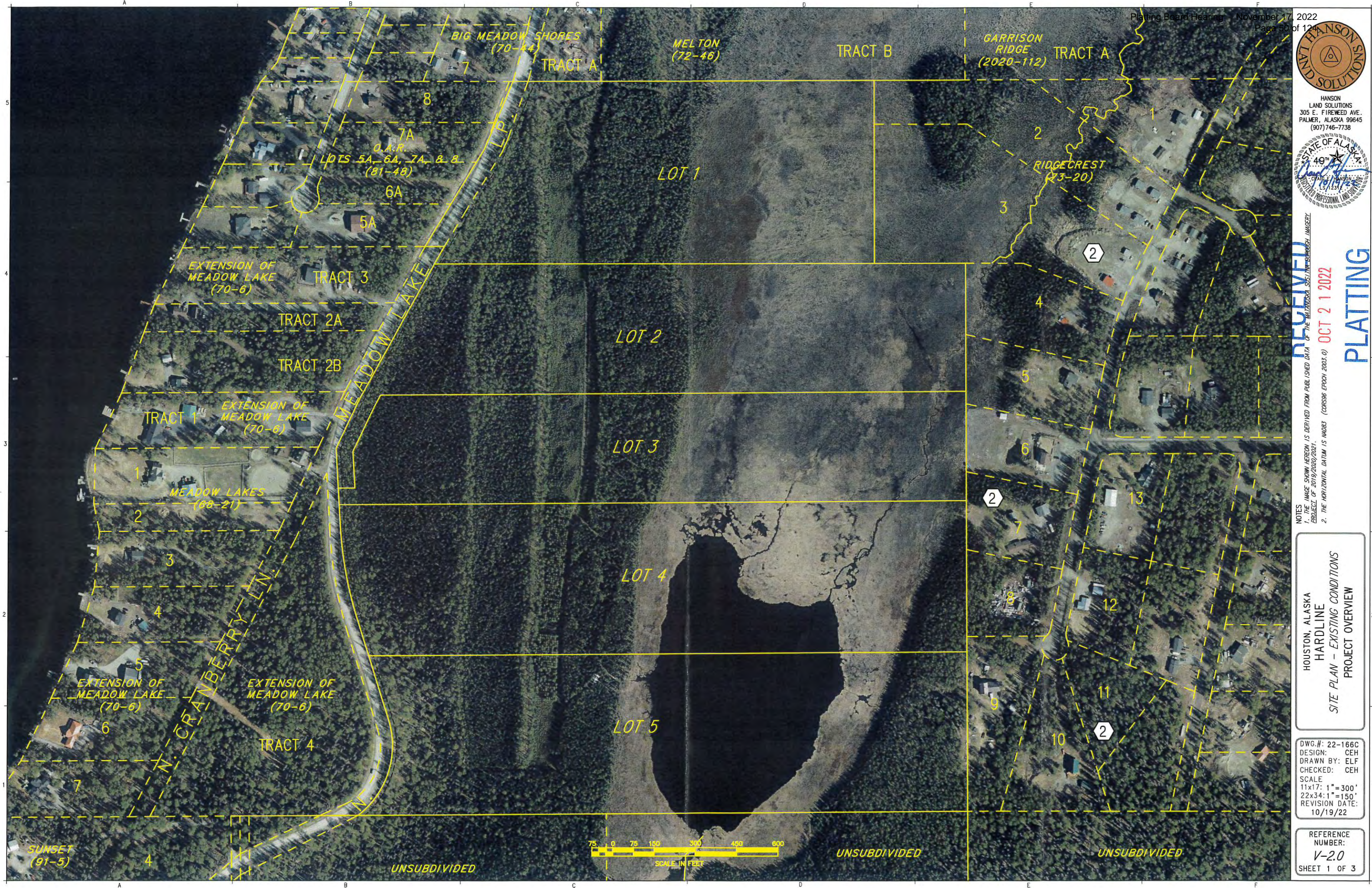
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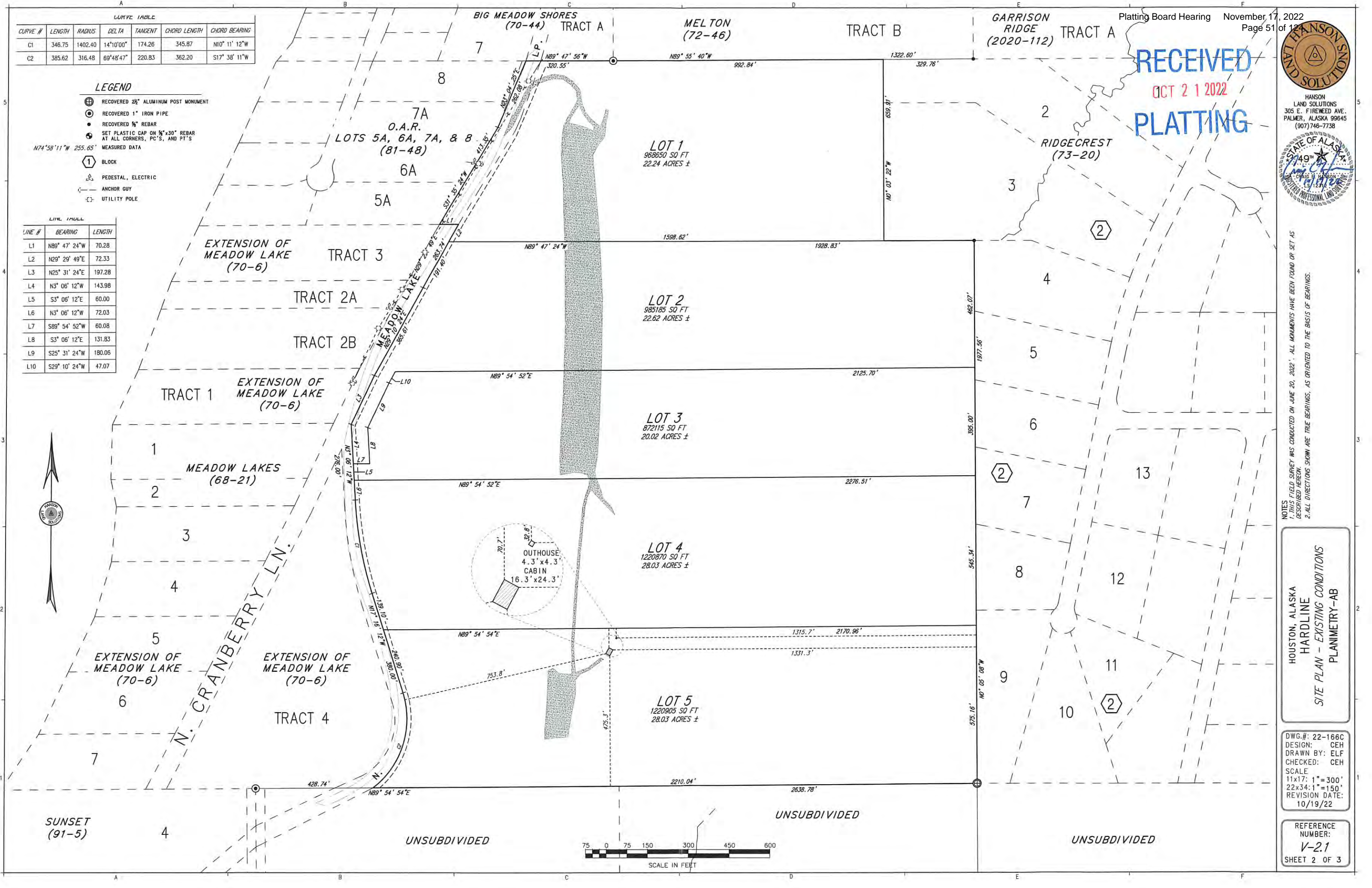
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PLATTING

HOUSTON, ALASKA
HARDLINE
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 22-166C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=300'
22x34: 1"=150'
REVISION DATE:
10/19/22

REFERENCE
NUMBER:
V-2.0
SHEET 1 OF 3





CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C1	346.75	1402.40	14°10'00"	174.26	N10° 11' 12"W
C2	385.62	316.48	69°48'47"	220.83	S17° 38' 11"W

LEGEND

- ⊕ RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- ⊙ RECOVERED 1" IRON PIPE
- RECOVERED 3/4" REBAR
- ⦿ SET PLASTIC CAP ON 3/4"x30" REBAR AT ALL CORNERS, PC'S, AND PT'S
- MEASURED DATA
- ① BLOCK
- ⦿ PEDESTAL, ELECTRIC
- ANCHOR GUY
- ⦿ UTILITY POLE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89° 47' 24"W	70.28
L2	N29° 29' 49"E	72.33
L3	N25° 31' 24"E	197.28
L4	N3° 06' 12"W	143.98
L5	S3° 06' 12"E	60.00
L6	N3° 06' 12"W	72.03
L7	S89° 54' 52"W	60.08
L8	S3° 06' 12"E	131.83
L9	S25° 31' 24"W	180.06
L10	S29° 10' 24"W	47.07

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Platting Board Hearing November 17, 2022
Page 51 of 124

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

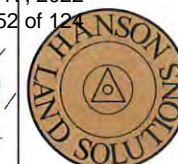
STATE OF ALASKA
JANUARY 19 2022
CRAIG B. HANSON
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON JUNE 30, 2022. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREIN.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

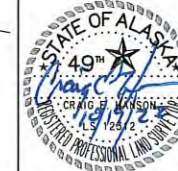
HOUSTON, ALASKA
HARDLINE
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 22-166C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=300'
22x34: 1"=150'
REVISION DATE:
10/19/22

REFERENCE
NUMBER:
V-2.1
SHEET 2 OF 3



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



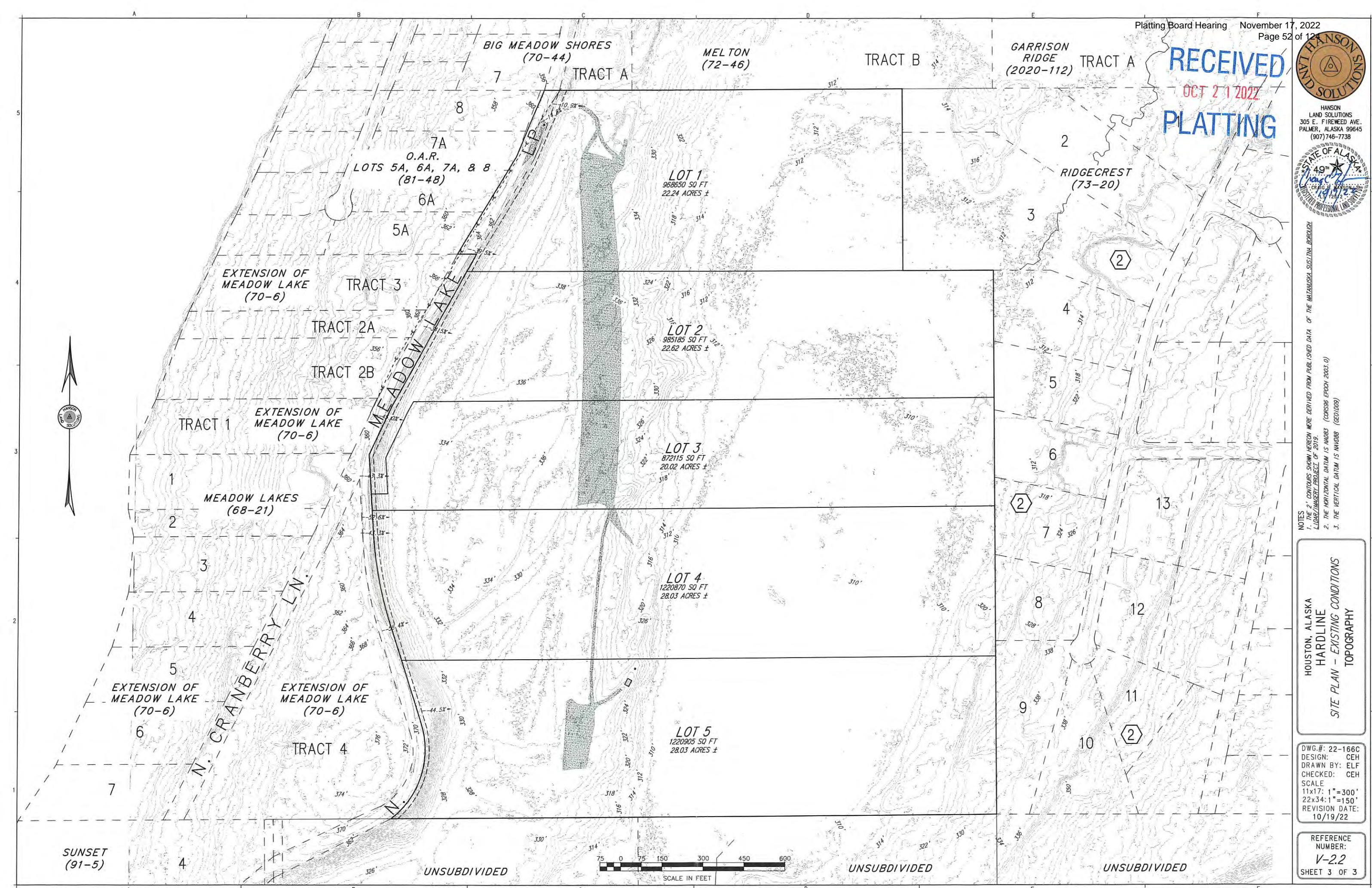
RECEIVED
OCT 21 2022
PLATTING

NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSTITNA BOROUGH
LAND MANAGEMENT PROJECT OF 2019.
2. THE HORIZONTAL DATUM IS NAD83 (CORRESPONDING EPOCH 2011.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)

HOUSTON, ALASKA
HARDLINE
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG. #: 22-166C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=300'
22x34: 1"=150'
REVISION DATE:
10/19/22

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3



Kimberly McClure

From: Jamie Taylor
Sent: Friday, October 28, 2022 3:10 PM
To: Kimberly McClure
Subject: RE: FW: Hardline (KMc)
Attachments: Hanson Cline Harden HO07 (KMc) UPDATE 3.pdf

Per the pre-app, there was only going to be one (existing) driveway between Cranberry and Julia. I believe the intent was for Lots 2 & 3 to share an driveway with a common access easement.

Jamie

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Thursday, October 27, 2022 5:04 PM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>
Subject: FW: FW: Hardline (KMc)

Hey Jamie,

Please see attached plat for proposed access points for Hardline and let me know if you have any comments.

Thank you,

Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

From: platting <platting@hlsalaska.com>
Sent: Thursday, October 27, 2022 12:47 PM
To: Kimberly McClure <Kimberly.McClure@matsugov.us>
Subject: Re: FW: Hardline (KMc)

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

Good Afternoon,

I have attached a plat for Hardline with the proposed access points.

Respectfully,

ELF

On 10/25/2022 2:46 PM, Kimberly McClure wrote:

Good afternoon,

Please address Jamie's comment regarding the requirement to show the proposed access points.

Thank you,

Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Tuesday, October 25, 2022 2:11 PM
To: Kimberly McClure <Kimberly.McClure@matsugov.us>
Cc: Elaine Flagg <Elaine.Flagg@matsugov.us>
Subject: RE: Hardline (KMc)

I don't see where the proposed access points are depicted, as required by 2022 SCM A04.3(d).

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: Monday, October 3, 2022 1:57 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.Whsenhunt@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; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; Camden Yehle <camdenyehle@gmail.com>; information@mlccak.org; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: Hardline (KMc)

Below is a link to a request for comments for Hardline subdivision, Case #2022-147, Tech KMc.

Comments due by October 28, 2022.

Kimberly McClure

From: Kelsey Anderson
Sent: Thursday, October 27, 2022 12:14 PM
To: Kimberly McClure
Subject: RE: Hardline (KMc)

Case # 2022-147

- Wetlands are present throughout the parent parcel. Development of these wetlands may require a permit from the US Army Corps of Engineers.
- Little Meadow Creek is a catalogued anadromous stream. Any future development associated with these parcels impacting this water body may require permits to assure that fish passage is not impaired. The *Best Management Practices for Development around Water Bodies* maintains a 75' setback and other recommended BMP activities apply to wetlands properties as well as waterfront.
 - <http://www.adfg.alaska.gov/index.cfm?adfg=uselicense.do> i need permit

Best Wetland Management Practices

Kelsey Anderson
MSB Planner III

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Monday, October 3, 2022 1:57 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>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; Camden Yehle <camdenyehle@gmail.com>; information@mlccak.org; Lana and Steve Edwards <lana@mtaonline.net>; hsfirewise@gmail.com; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: Hardline (KMc)

Below is a link to a request for comments for Hardline subdivision, Case #2022-147, Tech KMc.

Comments due by October 28, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EmR51N8CX5IDl0l6ccK3aPwBs0c9aHxbJIMUVONiEgvCQ?e=b9LZhG

Kimberly McClure

From: Permit Center
Sent: Wednesday, October 5, 2022 10:01 AM
To: Kimberly McClure
Subject: RE: Hardline (KMc)

No comment

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Monday, October 3, 2022 1:57 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>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; Camden Yehle <camdenyehle@gmail.com>; information@mlccak.org; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: Hardline (KMc)

Below is a link to a request for comments for Hardline subdivision, Case #2022-147, Tech KMc.

Comments due by October 28, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EmR51N8CX5IDI0I6ccK3aPwBs0c9aHxbJIMUVONiEgvCQ?e=b9LZhG

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: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Sent: Thursday, October 6, 2022 1:48 PM
To: Kimberly McClure
Subject: RE: Hardline (KMc)

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

Good Afternoon Kimberly,

The ADF&G Habitat section has reviewed the request for comments for Hardline subdivision. The subject area contains anadromous water bodies within the boundaries, an unnamed stream (AWC code: 247-50-10330-2050-3050-4027) and an unnamed lake (AWC code: 247-50-10330-2050-3050-4027-0050). Please be advised that a Fish Habitat permit is required for working below the ordinary high water line of any anadromous water body. This could include, but is not limited to, installation of bridges, dams and culverts, mechanical water withdrawal, stream diversions, bank modifications, and stream crossings. Please contact the Mat-Su ADF&G Habitat Section in Palmer to obtain the appropriate Fish Habitat permits needed prior to construction.

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](#)



From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Monday, October 3, 2022 1:57 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>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG)



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

October 3, 2022

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

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To whom it may concern:

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

- **HARDLINE**
(MSB Case # 2022-147)

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

EXHIBIT H-1

Kimberly McClure

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, October 18, 2022 5:59 PM
To: Kimberly McClure
Cc: OSP Design Group
Subject: RE: Hardline (KMc)
Attachments: Hardline (KMc).pdf; Agenda Plat.pdf

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

Kimberly,

In review GCI has no objections only the following comment for the attached signed plat.

The legal description in the title block needs to show the Range to be 2W.

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping

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

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Monday, October 3, 2022 1:57 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>; 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>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; Camden Yehle <camdenyehle@gmail.com>; information@mlccak.org; Lana and Steve Edwards <lana@mtaonline.net>; hsfirewise@gmail.com; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: Hardline (KMc)

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

Below is a link to a request for comments for Hardline subdivision, Case #2022-147, Tech KMc.

Comments due by October 28, 2022.

[https://matsugovus-](https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EmR51N8CX5IDl0I6ccK3aPwBs0c9aHxbJIMUVONiEgvCQ?e=b9LZhG)

[my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EmR51N8CX5IDl0I6ccK3aPwBs0c9aHxbJIMUVONiEgvCQ?e=b9LZhG](https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EmR51N8CX5IDl0I6ccK3aPwBs0c9aHxbJIMUVONiEgvCQ?e=b9LZhG)

[illegible]

EXHIBIT H-3

173

Kimberly McClure

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, October 4, 2022 9:26 AM
To: Kimberly McClure
Subject: RE: Hardline (KMc)

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

Good morning,

MTA has reviewed the plat for Hardline. MTA would like to request a 15' utility easement along the West side of Lots 1-5.

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

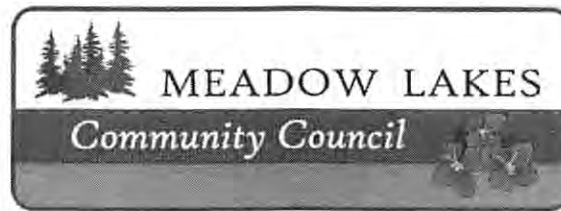


Life. Technology. Together.

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Monday, October 3, 2022 1:57 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; 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; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; Camden Yehle <camdenyehle@gmail.com>; information@mlccak.org; Lana and Steve Edwards <lana@mtaonline.net>; hsfirewise@gmail.com; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: Hardline (KMc)

Below is a link to a request for comments for Hardline subdivision, Case #2022-147, Tech KMc.

Comments due by October 28, 2022.



1210 N Kim Drive, Suite B, Meadow Lakes, Alaska 99623
Phone: 907-232-2845 - Email: info@mlccak.org - Website: www.mlccak.org

Matanuska Susitna Borough
Platting Board and staff

October 12, 2022

Re: Case# 2022-147, Hardline

The Meadow Lakes Community Council would like to submit the following comments for consideration regarding the proposed Hardline plat off Meadow Lakes Loop.

Our main concerns are about potential future public costs associated with building in wetlands and adding five driveways onto Meadow Lakes Loop. Buyers of these lots should be made aware of the building requirements in wetlands.

Meadow Lakes Loop is classified as a Collector street according to the Official Streets and Highways Plan (page 54). The Subdivision Construction Manual says that residential Collector streets should provide the fewest direct accesses as possible and that the purpose of a Collector street is to carry traffic from one neighborhood to another or from the neighborhood to other areas in the community (page 2). Because of this we encourage the owner to consider adding an interior access easement with two ways in and out for these proposed lots. Other subdivisions in the immediate area include similar access roads.

We are concerned that the three test holes with no percolation shown do not adequately capture the difficulty of constructing successful septic systems for all five lots in such a wetland area.

Meadow Lakes Drive is scheduled for future upgrades and right-of-way issues could be present in this area. A condition should be added to require identification of suitable driveway locations in accordance with the Driveway Construction Manual for each lot and successful permit application for each of the five, if the interior road option is not added. Successive driveways on such a high traffic road, especially in proximity to a curve, will increase public maintenance cost and create new safety concerns.

The Council membership voted to submit these comments at their October 12, 2022, meeting.

Sincerely,

Camden Yehle
President, Meadow Lakes Community Council

References:

Link to Subdivision Construction Manual: <https://matsugov.us/docs/general/21522/Subdivision-Construction-Manual-2020.pdf>

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

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.

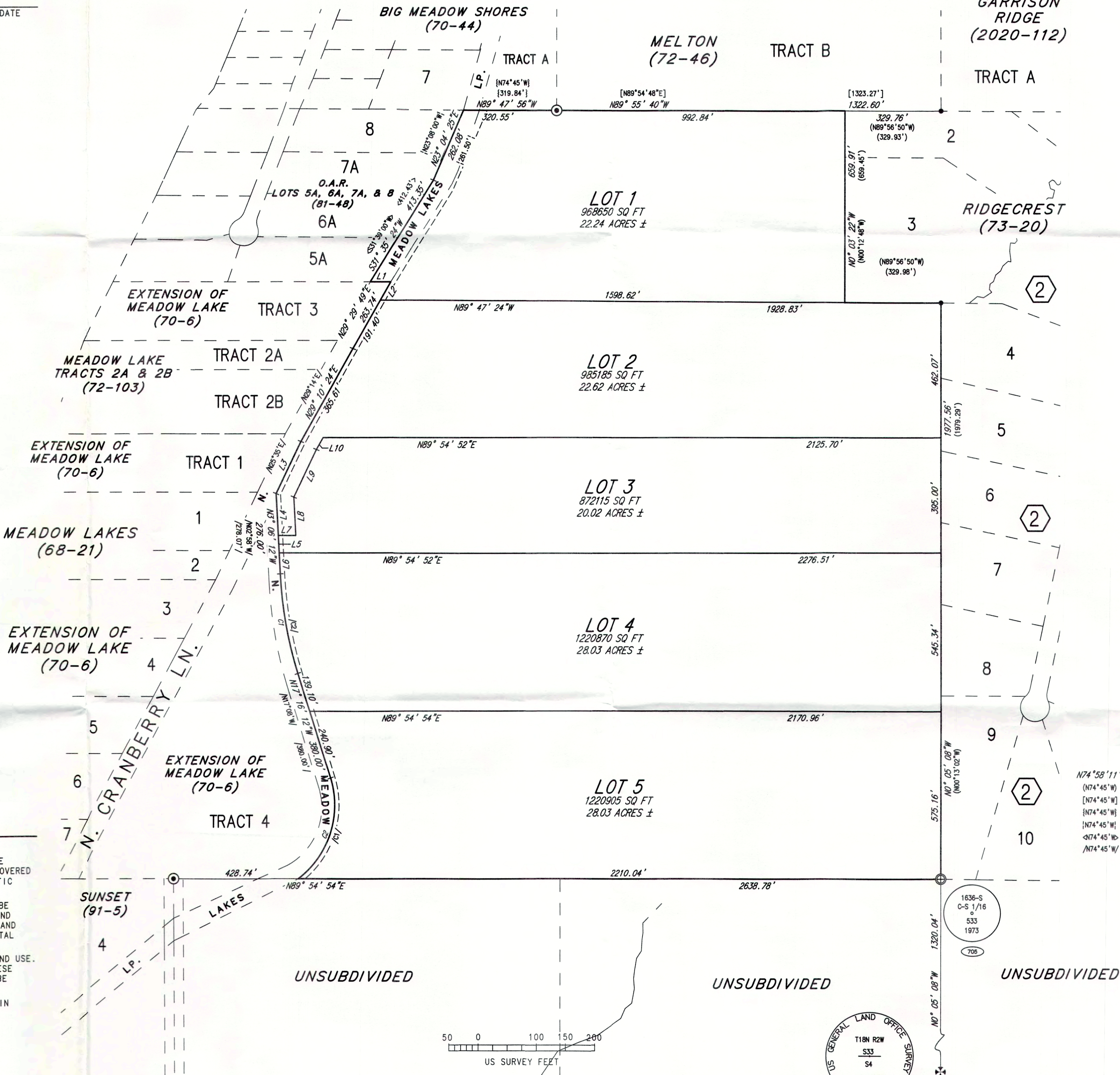
REGISTERED LAND SURVEYOR

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89° 47' 24"W	70.28
L2	N29° 29' 49"E	72.33
L3	N25° 31' 24"E	197.28
L4	N3° 06' 12"W	143.98
L5	S3° 06' 12"E	60.00
L6	N3° 06' 12"W	72.03
L7	S89° 54' 52"W	60.08
L8	S3° 06' 12"E	131.83
L9	S25° 31' 24"W	180.06
L10	S29° 10' 24"W	47.07

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	346.75	1402.40	14°10'00"	174.26	345.87	N10° 11' 12"W
C2	385.62	316.48	69°48'47"	220.83	362.20	S17° 38' 11"W
/C1/	385.62	316.48	69°48'47"	220.83	362.20	N31° 07' 37"E
/C2/	346.75	1402.40	14°10'00"	174.26	345.87	S10° 03' 00"E

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 11, A RECOVERED ALUMINUM MONUMENT (SURVEYED POINT 705) WITH A NETWORK GNSS GEODETIC POSITION OF 61° 36' 10.90"N 149° 38' 50.51"W
- 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, 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.
- THIS SUBDIVISION IS ENCUMBERED BY A MEA BLANKET EASEMENT RECORDED IN BK. 34, PG. 106 ON OCTOBER 5, 1960.



CERTIFICATE OF PAYMENT OF TAXES

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

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

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.

WESTON HARDEN _____ DATE _____
5315 N. NEW CIR.
PALMER, AK 99645

HOLLY HARDEN _____ DATE _____
5315 N. NEW CIR.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

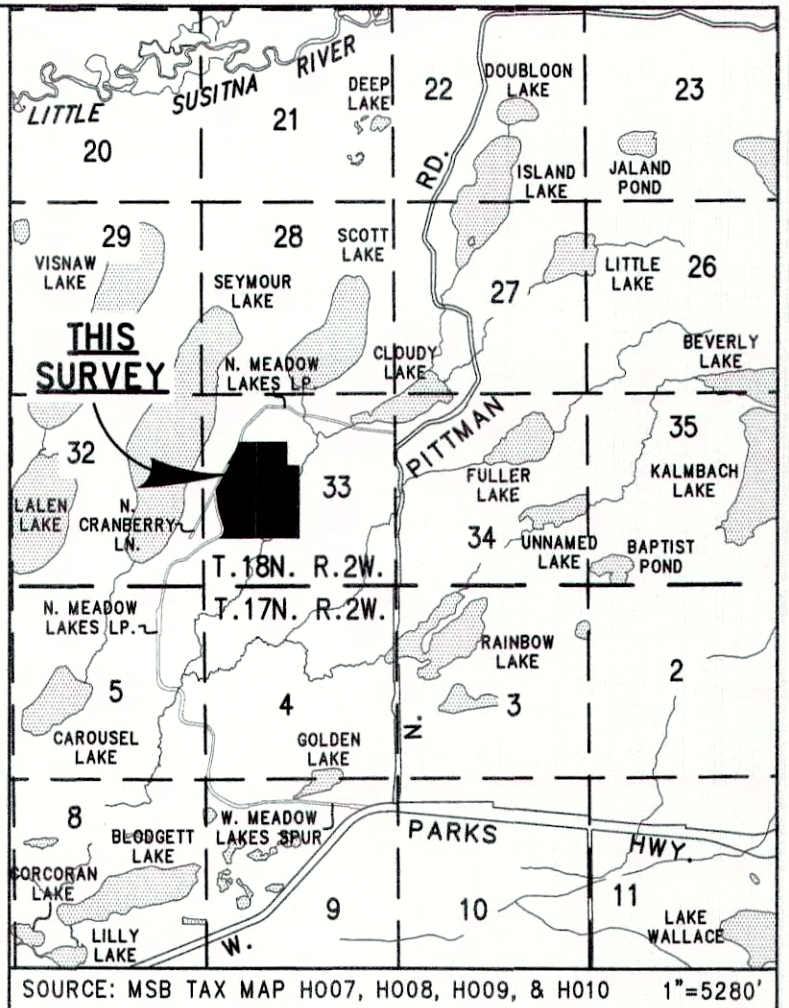
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

LEGEND

- RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- RECOVERED 1" IRON PIPE
- RECOVERED 3/8" REBAR
- SET PLASTIC CAP ON 3/8"x30" REBAR
- COMPUTED DATA
- MEASURED DATA
- RECORD PER PLAT (73-20)
- RECORD PER PLAT (72-46)
- RECORD PER PLAT (70-44)
- RECORD PER PLAT (79-427)
- RECORD PER PLAT (81-48)
- RECORD PER PLAT (70-06)
- SURVEY POINT NUMBER
- BLOCK



CERTIFICATE OF OWNERSHIP

I HEREBY 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.

BRAXTON L. CLINE _____ DATE _____
1407 E. HOLOBINKO RD.
WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

Agenda Copy

RECEIVED
OCT 21 2022
PLATTING

Agenda Copy

Agenda Copy

A PLAT OF
HARDLINE
A SUBDIVISION OF
REMAINDER OF GOV. LOT 3, & N 1/2 SW 1/4
& W 1/2 NE 1/4 SE 1/4 NW 1/4 NW 1/4 & S 1/2
SEC. 33 T.18N. R.2W.
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
W 1/2 SEC. 33, T.18N. R.2E. SM, AK
CONTAINING 120.93 ACRES MORE OR LESS

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

6C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 17, 2022**

PRELIMINARY PLAT: SHADOWRIDGE

LEGAL DESCRIPTION: SEC 32 & 33, T20N, R04W, SEWARD MERIDIAN AK

PETITIONERS/OWNER: HANSON LAND SOLUTIONS/6R DEVELOPMENT GROUP LLC

SURVEYOR: HANSON LAND SOLUTIONS

ACRES: 68.61 ± **PARCELS:** 7

REVIEWED BY: KIMBERLY MCCLURE **CASE #:** 2022-052

REQUEST: The request is to create 7 lots from Units 1-17, 19 and Tract A, Lakebridge, Plat No. 2021-106, to be known as **SHADOWRIDGE**, containing 68.61 acres +/- . Proposed Lot 2, Block 1 and Lot 2, Block 2 are flag lots. Access is from N. Ridgewater Street, which is not certified or maintained by the Borough. Petitioner to construct and dedicate a temporary turnaround. The plat is located west of Finger Lake, southeast of Finger Lake Elementary School and directly west and east of N. Ridgewater Street; within Sections 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska. Petitioner is applying for a variance from MSB 43.20.140(A)(1), as N. Ridgewater Street does not have the 100 foot tangent between curves specified in the Subdivision Construction Manual.

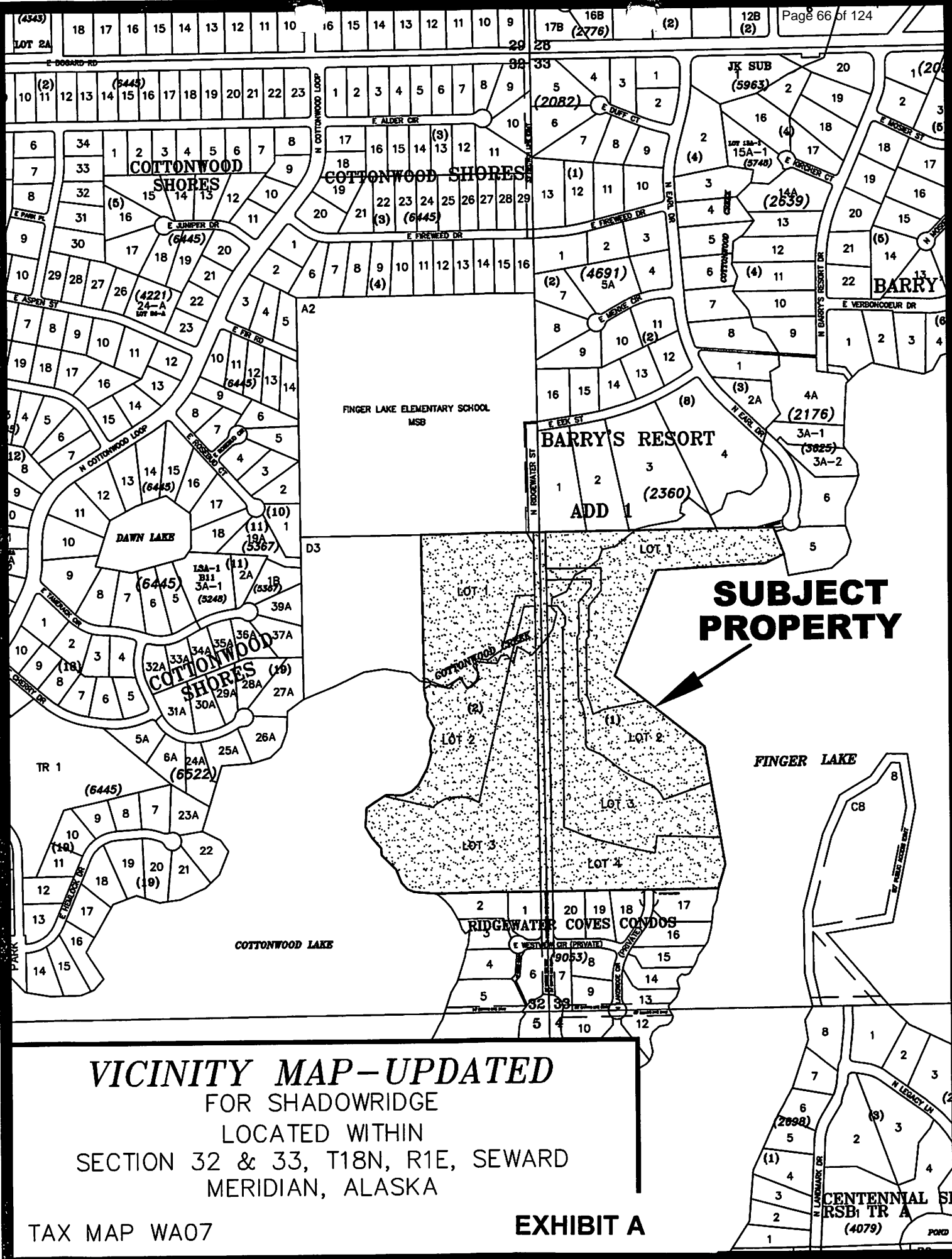
The petitioner has requested a continuance to address issues and concerns regarding comments received from Department of Public Works. Staff requests a continuation to a date not certain to allow petitioner adequate time to address issues, and provide updated soils information and additional requested information that will meet Code requirements. Once information has been submitted, an updated Request For Comments will be emailed to all departments, a revised public hearing notice will mailed to the public and will be re-advertised in the paper.

EXHIBITS

Vicinity Map
Department of Public Works
Planning Department
Fire and Life Safety
Development Services
ADF&G Comments
Utilities: GCI
Public

EXHIBIT A – 1 pg
EXHIBIT B – 6 pgs
EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 3 pgs
EXHIBIT G – 4 pgs
EXHIBIT H – 2 pgs

Staff recommends approval of the request to continue to a date not certain the preliminary plat of Shadowridge and the variance from MSB 43.20.140(A)(1), Sections 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska.

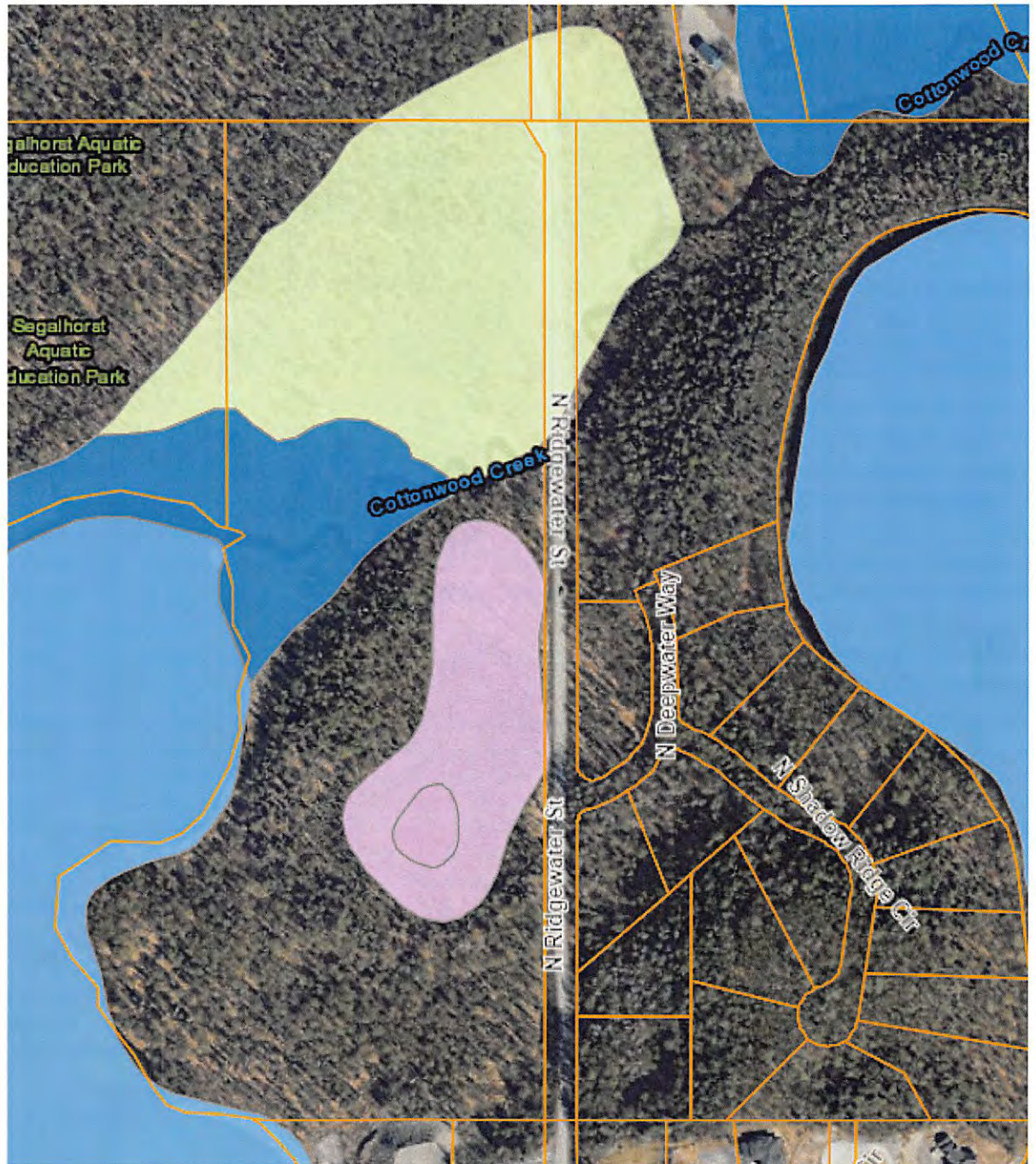


Kimberly McClure

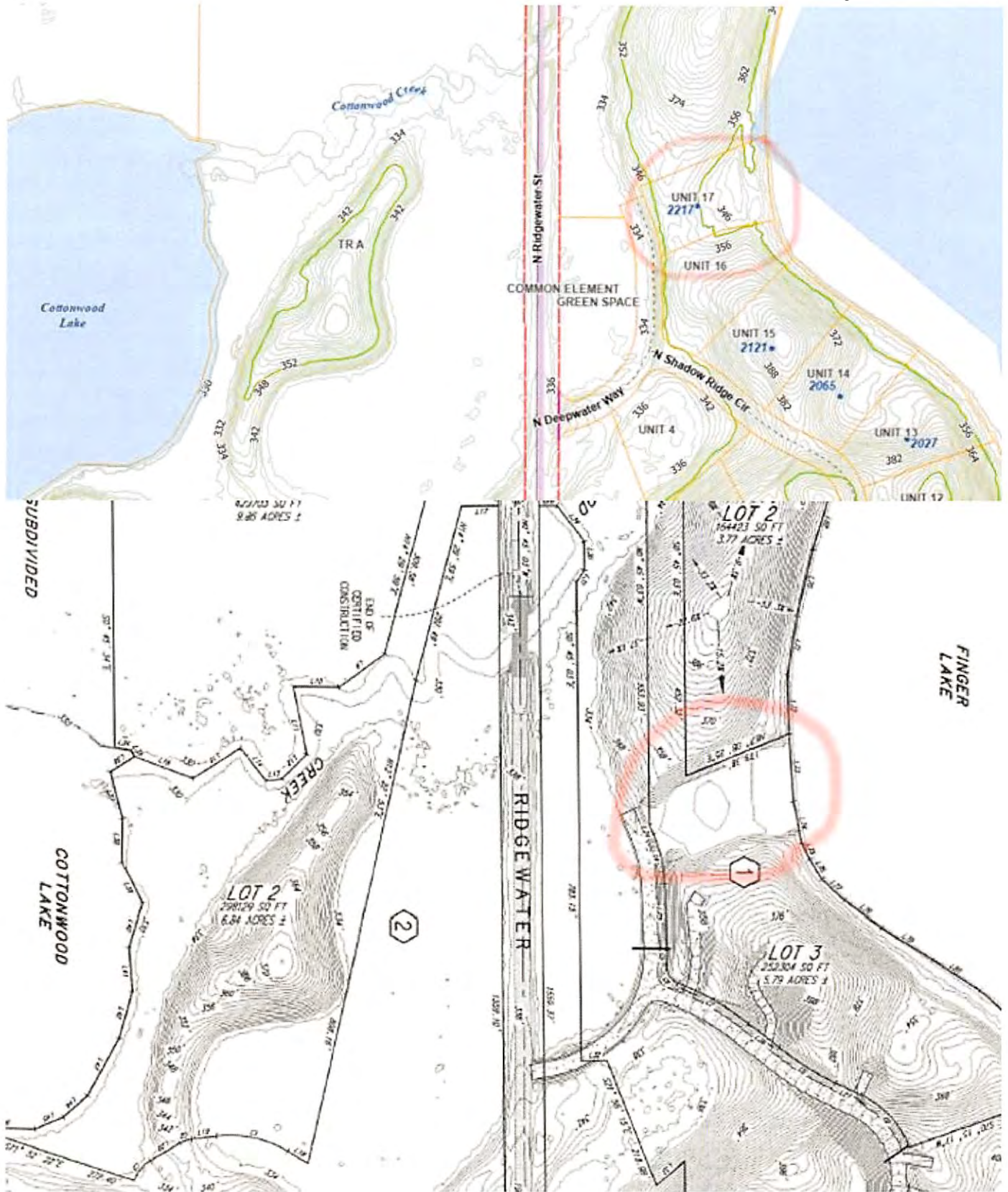
From: Jamie Taylor
Sent: Thursday, November 3, 2022 9:38 PM
To: Kimberly McClure
Cc: Elaine Flagg; Mike Campfield; Brad Sworts; Tom Adams; Will Barickman; Don Thomas
Subject: RE: Shadowridge (KMc)
Attachments: Revised Soils Report.pdf; Revised ADT.pdf; Revised Ltr.pdf; Revised Site and Topo 7-01-22.pdf

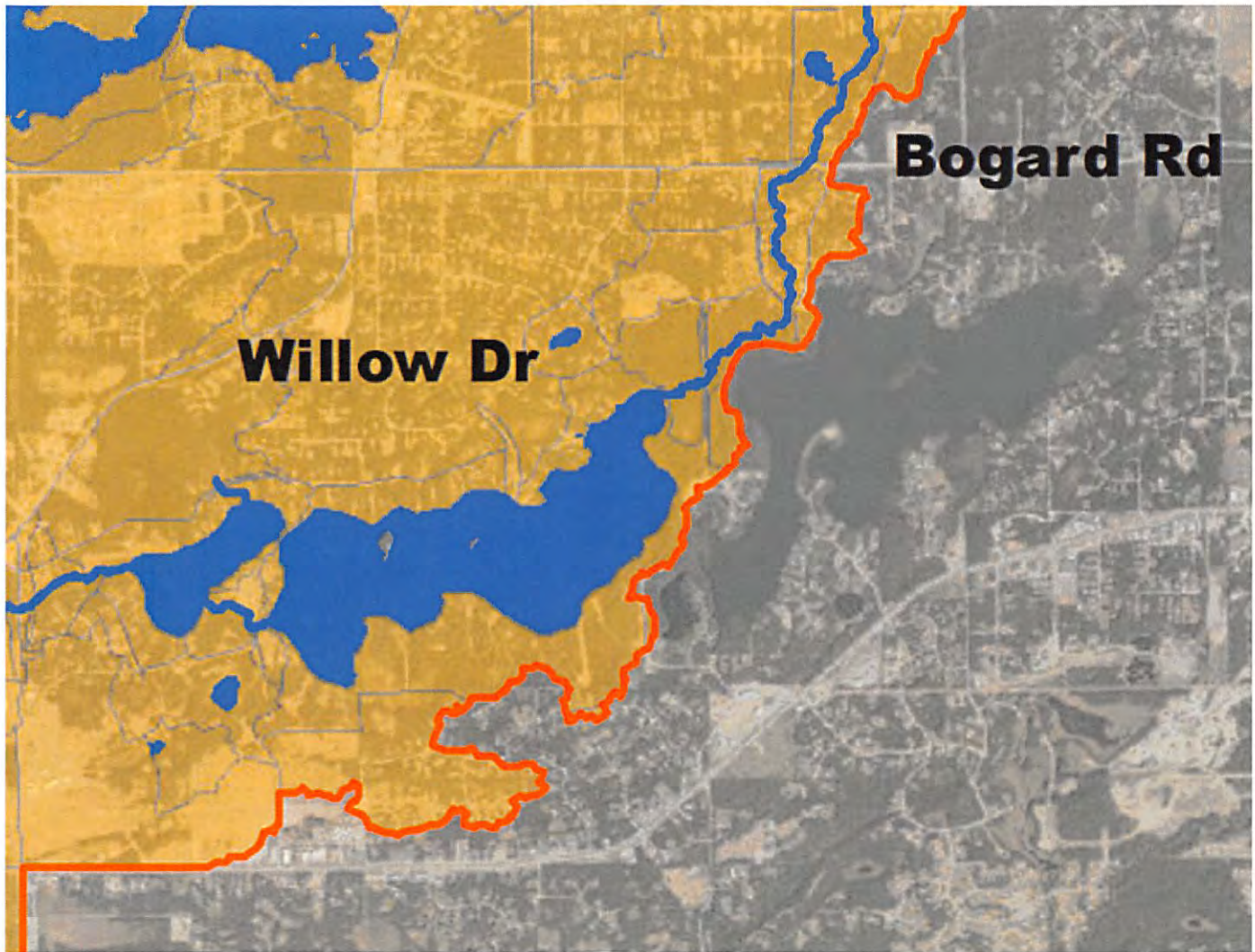
Upon reviewing the revised submittals (attached), I have the following comments in addition to my previous rounds of comments:

- This case was accepted by Platting prior to July 19, 2022 so is under the 2020 SCM.
- Revised Soils Report (received by Platting on July 1, 2022) –
 - The report references lot numbers and layout of a previous version of the subdivision design. The soils report must be updated for the current subdivision design.
 - Per 43.20.281, the engineer's soils report needs to include testhole logs supporting useable septic area for lots less than 400,000 sf, namely L2B1, L4B1, and L2B2, and a detailed topographic narrative supporting useable septic area for lots 400,000 sf or greater, namely L1B1, L3B1, L1B2, and L3B2.
 - The testholes referenced in the aforementioned soils report aren't actually located on any of the lots less than 400,000 sf – the topography in the area is quite varied and I question the extrapolation of testhole data to that extent – the soils report should be updated to include testholes within the areas being certified as useable area.
 - Testhole logs do not indicate that groundwater was monitored between May and October – groundwater monitoring must be done in the appropriate time frame and the soils report updated.
 - Proposed regrading of upland areas should be shown on a topographic map to show that the needed useable area is achievable. A complete drainage study must be conducted and drainage report submitted for review and approval by DPW prior to any regrading.
 - L1B2 appears to be entirely wetland. According to the soils report, a fill pad will be required to create useable septic area as Testhole 2 indicates at least 11 feet of peat and groundwater seeps at 3 feet below ground. Wetlands are highly valuable components of the environment and their disturbance should be minimized to the extent possible. There could be severe implications from placing this much fill on saturated peat, the effects of which could take years to be seen. L1B2 should either be absorbed into an adjacent lot with sufficient uplands for useable area or should be designated as green space or similar.
 - If L1B2 is approved to be a useable lot, a wetland delineation and jurisdictional determination must be completed, a complete drainage study must be conducted and drainage report submitted for review and approval by DPW, and necessary permits obtained prior to any fill being placed in this area.



- Revised ADT (received by Platting on July 1, 2022) – this is acceptable with a condition of approval to dissolve the existing Lakebridge Condominium plat. If the condo plat is intended to remain or a reconfigured condo plat is intended to be created after the MSB platting action, the ADT estimate should be updated for the planned use.
- Revised Site and Topo (received by Platting on July 1, 2022) – MSB 2019 topo shows the subject parcel contains a ridge along the west shore of Finger Lake with a saddle elevation of 354' in the area of Unit 17 of the Lakebridge Condominium plat. The submitted topographic maps shows material was removed from the ridge at this location lowering the saddle elevation to approximately 342' which is at or near the same elevation of Finger Lake. I'm concerned this significantly changes the hydrology of the Cottonwood Creek and Wasilla Creek watersheds as they were not previously connected, and the ridge should be replaced to its pre-development elevation.





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: Jamie Taylor
Sent: Thursday, October 27, 2022 2:21 PM
To: Kimberly McClure <Kimberly.McClure@matsugov.us>
Cc: Elaine Flagg <Elaine.Flagg@matsugov.us>; Mike Campfield <Mike.Campfield@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Will Barickman <Will.Barickman@matsugov.us>; Don Thomas <Don.Thomas@matsugov.us>
Subject: RE: Shadowridge (KMc)

Are there updates to the soils report and ADT estimate? Anything in response to my **previous comments?**

In addition to my previous comments:

- Ridgewater Street will need to be upgraded and certified to at least Residential Subcollector standard (depends on ADT estimate) from Eek Street to a point such that each proposed lot will have at least 60 feet of frontage.
- What is the applicant's justification for a T-turnaround? It doesn't appear to meet any of the criteria to warrant an alternate turnaround.
- That length of Ridgewater Street to be certified exceeds 200 feet, therefore the temporary turnaround will need to be located at the very end of that segment, per 2020 SCM A07.

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: Wednesday, October 5, 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>; Jill Irsik <Jill.Irsik@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; northlakescommunitycouncil@gmail.com; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Terry Dolan <Terry.Dolan@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; davemtp@mtaonline.net; MEA (<mearow@mea.coop> <mearow@mea.coop>; hessmer@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>; board@nlakes.cc; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Tom Adams <Tom.Adams@matsugov.us>
Subject: FW: Shadowridge (KMc)

Good afternoon,

Attached is the updated Request for Comments with a different lot design for Shadowridge, Case 2022-052, KMc. Comments are due by October 28, 2022.

Thank you,

Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

From: Kimberly McClure
Sent: Monday, April 18, 2022 8:35 AM
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

Kimberly McClure

DPW Previous Comments

From: Jamie Taylor
Sent: Friday, May 13, 2022 12:37 PM
To: Kimberly McClure
Cc: Elaine Flagg; Mike Campfield; Will Barickman; Butch Ehmann; Brad Sworts
Subject: RE: Shadowridge (KMc)

Soils:

- Test hole 4 does not meet minimum depth requirements.
- The majority of Lot 2 Block 1 appears to be slopes >25% - where is the proposed useable area?
- Why does Lot 3 Block 1 need fill?

Access:

DPW has no objection to the requested variance for the less than 100-foot tangent between horizontal curves. Ridgewater Street needs to be certified to Residential Subcollector standard. The certification letter does not sufficiently show that the existing road meets this standard. DPW notes the following deficiencies, at a minimum:

- The intersection at Eek Street is not centered in the ROW leaving no room for a ditch or snow storage on the east side of road. Either the intersection will need to be relocated to the center of the ROW, or additional ROW obtained. The mailbox pullout will need to be relocated also if the intersection is moved.
- Fence posts and trees within 12 feet of the edge of shoulder, dead trees leaning toward road.
- Bridge approaches are abrupt and likely don't meet vertical alignment criteria.
- Maintenance turnaround needed – coordinate with DPW & Road Maintenance Superintendent to determine a turnaround design that will be serviceable since two privately maintained roads will continue from the turnaround.
- Foreslopes need to be 3:1 or flatter.

ADT:

The ADT estimate says 7 lots are being created from 2. However, 3 of those lots represent 17 existing condo units. Please resubmit the ADT estimate accounting for all of these lots.

Bridge:

Comments sent earlier.

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: Monday, April 18, 2022 8:35 AM

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

Kimberly McClure

From: Kelsey Anderson
Sent: Thursday, October 27, 2022 1:39 PM
To: Kimberly McClure
Subject: RE: Shadowridge (KMc)

Case # 2022-052

- Wetlands are present. Development of these wetlands may require a permit from the US Army Corps of Engineers.
- Cottonwood Creek is a catalogued anadromous stream. Any future development associated with these parcels impacting this water body may require permits to assure that fish passage is not impaired. The *Best Management Practices for Development around Water Bodies* maintains a 75' setback and other recommended BMP activities apply to wetlands properties as well as waterfront.
 - http://www.adfg.alaska.gov/index.cfm?adfg=uselicense.do_i_need_permit

Best Wetland Management Practices

Kelsey Anderson
MSB Planner III

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, October 5, 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>; Jill Irsik <Jill.Irsik@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; northlakescommunitycouncil@gmail.com; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Terry Dolan <Terry.Dolan@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; davemtp@mtaonline.net; MEA (mearow@mea.coop) <mearow@mea.coop>; hessmer@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>; board@nlakes.cc; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Tom Adams <Tom.Adams@matsugov.us>
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Thank you,

Kimberly McClure
Platting Technician
861-7873

Kimberly McClure

From: Fire Code
Sent: Thursday, October 13, 2022 9:45 AM
To: Kimberly McClure
Subject: RE: Shadowridge (KMc)

Kimberly,

The pole section of the flags created for both lot #2's shows sharp turns to access the lots. Emergency vehicles may have a difficult time accessing the property if they have to navigate sharp turns.



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: Wednesday, October 5, 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>; Jill Irsik <Jill.Irsik@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; northlakescommunitycouncil@gmail.com; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Terry Dolan <Terry.Dolan@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; davemtp@mtaonline.net; MEA (mearow@mea.coop) <mearow@mea.coop>; hessmer@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>; board@nlakes.cc; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Tom Adams <Tom.Adams@matsugov.us>
Subject: FW: Shadowridge (KMc)

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Thank you,

Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

Kimberly McClure

From: Permit Center
Sent: Thursday, October 6, 2022 8:57 AM
To: Kimberly McClure
Subject: RE: Shadowridge (KMc)

Kimberly,

There is an open code compliance case #12489 on this property.

"CCO was asked to look into the issue of Multifamily regarding selling of "land" with 17 lots for development; this is attached to a previous developed Condo Plat; previous development was done under a different version of the ordinance."

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, October 5, 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>; Jill Irsik <Jill.Irsik@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; northlakescommunitycouncil@gmail.com; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Terry Dolan <Terry.Dolan@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; davemtp@mtaonline.net; MEA (mearow@mea.coop) <mearow@mea.coop>; hessmer@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>; board@nlakes.cc; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Tom Adams <Tom.Adams@matsugov.us>
Subject: FW: Shadowridge (KMc)

Good afternoon,

Attached is the updated Request for Comments with a different lot design for Shadowridge, Case 2022-052, KMc. Comments are due by October 28, 2022.

Thank you,

Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

Kimberly McClure

From: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>
Sent: Sunday, October 16, 2022 1:21 PM
To: Kimberly McClure
Subject: RE: Shadowridge (KMc)
Attachments: ADFG Bridge and Culvert Design and Construction Checklist.docx; Request for Comments_ Cottonwood Lake _ Finger Lake Condos.pdf

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

Hi Kim,

In review of the updated lot divisions, it appears that a number of access points for each property converges near Cottonwood Creek which would lead me to believe that a battery of culverts or bridges are planned for access. Cottonwood Creek is catalogued for Chinook, coho, and sockeye salmon and has two miles of main channel as well as feeder streams and multiple lakes. The system also provides habitat for resident fish. A few notes that I want to point out:

- 1) If the builder wants to conduct activities at or below the ordinary high water line of Cottonwood Creek, a fish habitat permit from the Habitat Section will be required. Also, our standard work window for catalogued anadromous water bodies such as Cottonwood Creek is May 15 – July 15.
- 2) It has been reiterated to me from the previous fish passage culvert biologist at ADF&G that culverts set up in proximity, such as what I expect from the plan do not perform well in the long run. I would suggest that if the builder wants to go that route in any fashion or form that they consult a fish passage engineer. We would need to see a plan that will maintain fish passage. I have attached a general checklist for culvert design and construction. Each one of these culverts would also require its own diversion and bank restoration / stabilization plan.
- 3) If is preferable that the applicant construct bridges at each location with abutments set above the ordinary high water line. This will minimize impacts to the channel and there will be less maintenance concerns in the long run with the risk of debris blocking the channel, beaver activity, flooding, etc.
- 4) Ideally the lots would be delineated in such a manner as to minimize crossings of the channel since N. Ridgewater Street is already constructed and can provide driveway access on either side of the stream channel.

The applicant is welcome to contact me to discuss these points further. In addition I have attached my previous comments that discuss our permitting authority and activities that require a 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: Wednesday, October 5, 2022 5:08 PM

To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean

Bridge and Culvert Design and Construction Checklist

Culvert

- Culverts should be installed during the low flow periods whenever feasible (and in water work on anadromous stream should be conducted during the timing window of May 15th – July 15th)
- Align culvert with stream flow
- Conduct appropriate temporary diversion stream procedures
- Use a corrugated metal pipe (cmp) that is sized properly for 1.2*bankfull width
- Culvert is to be embedded 20 - 30% (and footings buried underneath scour level)
- Culvert grade should be approximate to the channel slope, but in no instance should it deviate more than 1% from the natural grade (e.g. a 4% channel with a 3% grade)
- Similar bed material and composition
- Create stream channel with rest areas within the culvert
- Tie streambank into the ends of the culvert
- Revegetate the streambank as needed

Bridge

- Construct abutments upland of ordinary high water line
- The wooden portions of the bridge and bridge components may be constructed of untreated lumber or lumber treated with preservatives free of arsenic and pentachlorophenol (PCP). Pressure-treated lumber is preferred, however, after market, topical wood preservatives may be used provided they adhere to the above guidelines and are applied in an upland location and allowed to fully cure prior to placement in or over a waterbody. Acceptable common pressure treatments include: ACQ (Ammoniacal Copper Quat), ACZA (Ammoniacal Copper Zinc Arsenate), and MCA (Micronized Copper Azole)
- Wooden bridge components may not be painted or treated with any preservative other than as described above. Corrosion treatments for metal dock components shall be applied in an upland location prior to construction over water
- Revegetate the streambank as needed

Bankfull width: flow that just fills the channel to the top of its banks and at the point where the water begins to overflow onto the floodplain

Ordinary high water line: in the non-tidal portion of a river, lake or stream: the portion of the bed(s) and banks up to which the presence and action of the non-tidal water is so common and usual, and so long continued in all ordinary years, as to leave a natural line or "mark" impressed on the bank or shore as indicated by erosion, shelving, changes in soil characteristics, destruction of terrestrial vegetation, or other distinctive physical characteristics

From: Myers, Sarah E.E (DFG)
To: Mark Whisenhunt
Subject: Request for Comments: Cottonwood Lake / Finger Lake Condos
Date: Tuesday, June 7, 2022 1:24:00 PM

Hi Mark,

I've been receiving some calls of concern regarding a public notice for development on these two properties:

[Matanuska-Susitna Borough- myProperty Detail \(matsugov.us\)](https://matsugov.us/myPropertyDetail)

[Matanuska-Susitna Borough- myProperty Detail \(matsugov.us\)](https://matsugov.us/myPropertyDetail)

Typically we receive requests for comments regarding platting and developments and I don't think I have seen any in a while, to include the development of these two properties. I like to share any aspects of their construction that may require fish habitat permits so they have good BMPs in place to begin with.

For Tract A, the property has both Cottonwood Lake and Cottonwood Creek to take into consideration. Any modification to the banks or bed of either requires a permit from us – this could be docks, culverts, bridge, vegetation removal, boat launch, pulling water from the lake, etc. For Unit 99 there is Cottonwood Cook and Finger Lake. The same applies for Cottonwood Creek over here but Finger Lake has less restrictions as it is not catalogued as a salmon bearing water body. For Finger Lake, a permit is required any activity that could impede fish passage or pulling water from the lake.

Our permits do not have a fee at this time and we have up to 30 days to review an application. I would recommend that the developer contact our office early in the process to ensure that their plans are permissible and can be accomplished without any bumps in the road. Feel free to pass on this email to the appropriate person at the MSB and the developer.

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*](#)

Kimberly McClure

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, October 19, 2022 8:22 AM
To: Kimberly McClure
Cc: OSP Design Group
Subject: RE: Shadowridge (KMc)
Attachments: Shadowridge UPDATED.pdf; Updated 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: Wednesday, October 5, 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>; OSP Design Group <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; northlakescommunitycouncil@gmail.com; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Terry Dolan <Terry.Dolan@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; davemtp@mtaonline.net; MEA (mearow@mea.coop) <mearow@mea.coop>; hessmer@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>; board@nlakes.cc; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Tom Adams <Tom.Adams@matsugov.us>
Subject: FW: Shadowridge (KMc)

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

Good afternoon,

Attached is the updated Request for Comments with a different lot design for Shadowridge, Case 2022-052, KMc. Comments are due by October 28, 2022.

Thank you,

Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUTISNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

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

SEYLAN ROSSETTI (MANAGER) DATE _____
48 DEVELOPMENT GROUP, LLC
295 E. BERTON BLVD., STE. 121 E1
ANCHORAGE, AK 99503

NOTARY ACKNOWLEDGEMENT

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

FOR _____

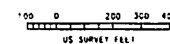
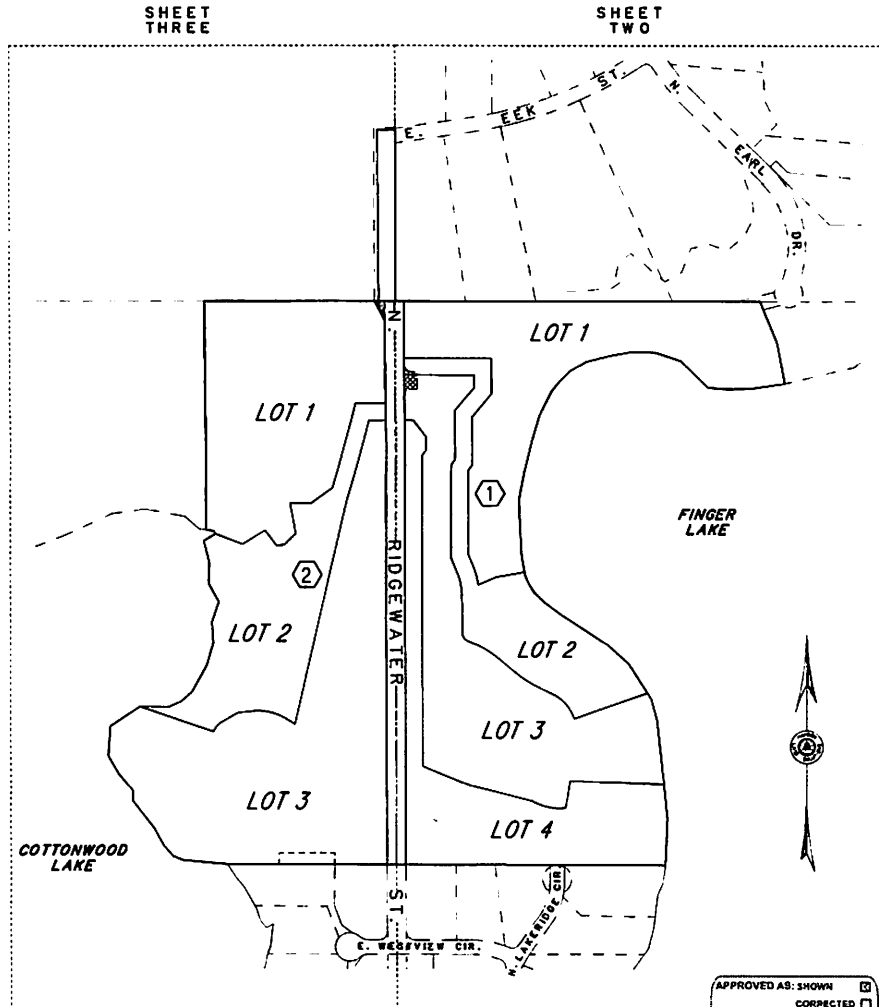
NOTARY FOR THE STATE OF ALASKA
BY COMMISSION EXPIRES: _____

CURVE #	LENGTH	ARC	CHORD	AREA	CHORD BEARING
C1	10.12	10.12	10.12	0.00	90° 00' 00"
C2	10.12	10.12	10.12	0.00	90° 00' 00"
C3	10.12	10.12	10.12	0.00	90° 00' 00"
C4	10.12	10.12	10.12	0.00	90° 00' 00"
C5	10.12	10.12	10.12	0.00	90° 00' 00"
C6	10.12	10.12	10.12	0.00	90° 00' 00"
C7	10.12	10.12	10.12	0.00	90° 00' 00"
C8	10.12	10.12	10.12	0.00	90° 00' 00"
C9	10.12	10.12	10.12	0.00	90° 00' 00"
C10	10.12	10.12	10.12	0.00	90° 00' 00"
C11	10.12	10.12	10.12	0.00	90° 00' 00"
C12	10.12	10.12	10.12	0.00	90° 00' 00"
C13	10.12	10.12	10.12	0.00	90° 00' 00"
C14	10.12	10.12	10.12	0.00	90° 00' 00"
C15	10.12	10.12	10.12	0.00	90° 00' 00"
C16	10.12	10.12	10.12	0.00	90° 00' 00"
C17	10.12	10.12	10.12	0.00	90° 00' 00"
C18	10.12	10.12	10.12	0.00	90° 00' 00"
C19	10.12	10.12	10.12	0.00	90° 00' 00"
C20	10.12	10.12	10.12	0.00	90° 00' 00"

NOTES

1. DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAN IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH POINT 106 ON THE SOUTH LINE OF UNIT 1, A RECOVERED ALUMINUM CAP WITH A MEASUREMENT COORDINATE POSITION OF 41° 34' 04.40"N 149° 17' 54.10"E.
3. AN 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 APPLICABLE STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH COVERS THOSE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS COVERING LAND USE. THE INDIVIDUAL LOT OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE OWNERSHIP OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.
5. RESIDE BOUNDARIES ARE ALONG THE ORDINARY HIGHWATER LINE OF FINGER LAKE, DEPICTED HERE. DIMENSIONS ARE APPROXIMATE AND DERIVED FROM AERIAL IMAGERY FROM 2018.
6. THIS SUBDIVISION IS ENCUMBERED BY AN EASEMENT NATURAL GAS BLANKET EASEMENT RECORDED ON UNDER 16, 2021 AT DOCUMENT# 2021-027457-0.
7. THIS SUBDIVISION IS ENCUMBERED BY A MEA BLANKET EASEMENT RECORDED ON SEPTEMBER 17, 2021 AT DOCUMENT# 2021-027550-0.

LINE #	BEARING	LENGTH
L36	S 89° 26' 27"E	27.68
L37	S 89° 36' 43"E	11.31
L38	S 89° 06' 43"E	47.10
L39	S 14° 06' 19"E	78.88
L40	S 1° 24' 48"E	72.36
L41	S 17° 00' 30"E	73.73
L42	S 17° 50' 50"E	74.70
L43	S 4° 15' 03"E	71.61
L44	S 16° 22' 52"E	81.45
L45	S 76° 34' 07"E	81.19
L46	S 46° 34' 00"E	53.14
L47	S 81° 08' 17"E	49.82
L48	N 80° 47' 36"E	97.55
L49	N 51° 01' 30"E	124.20
L50	N 41° 30' 50"E	102.87
L51	N 49° 15' 04"E	89.84
L52	N 40° 18' 18"E	78.99
L53	N 67° 55' 57"E	36.81
L54	N 36° 08' 17"E	113.85
L55	N 67° 32' 26"E	65.79
L56	N 61° 06' 14"E	49.32
L57	N 64° 40' 32"E	37.37
L58	N 64° 21' 16"E	155.65
L59	S 81° 38' 37"E	120.82
L60	S 88° 06' 15"E	79.55
L61	N 65° 17' 15"E	71.26
L62	N 65° 07' 19"E	134.66
L63	N 71° 18' 27"E	83.86
L64	N 88° 44' 22"E	81.12
L65	S 80° 11' 04"E	79.42
L66	S 75° 37' 08"E	81.33
L67	S 54° 30' 46"E	87.83
L68	S 44° 30' 46"E	47.04
L69	S 40° 30' 02"E	45.97
L70	S 27° 16' 30"E	52.97
L71	S 26° 05' 17"E	44.13
L72	S 77° 41' 16"E	95.55
L73	S 73° 18' 12"E	111.24
L74	S 59° 38' 56"E	97.98
L75	S 17° 00' 17"E	95.90
L76	S 27° 32' 22"E	110.74
L77	S 107° 35' 20"E	54.45
L78	S 107° 35' 20"E	15.66
L79	S 29° 20' 10"E	79.48
L80	S 31° 17' 10"E	37.98
L81	S 46° 41' 14"E	50.72
L82	S 53° 51' 30"E	73.89
L83	S 57° 11' 03"E	98.43
L84	S 54° 18' 38"E	90.84
L85	S 16° 38' 34"E	59.41
L86	S 32° 35' 16"E	120.44
L87	N 42° 35' 16"E	23.04
L88	N 15° 41' 04"E	78.49
L89	N 6° 17' 51"E	173.24
L90	N 6° 40' 47"E	108.47
L91	S 41° 00' 17"E	117.06
L92	S 1° 13' 53"E	165.81

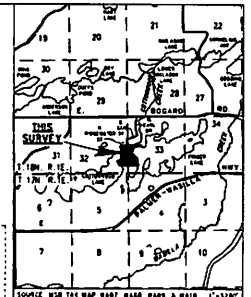


APPROVED AS SHOWN ☒
CORRECTED ☐
SIGN _____ DATE _____
GCI ENGINEERING & DESIGN

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 RECDIVISION, HEREON HAVE BEEN PAID.

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



SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE BOUNDARIES SHOWN ON THE PLAN ACCURATELY REFLECT AS DETAILERED AND THAT ALL BOUNDARIES AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

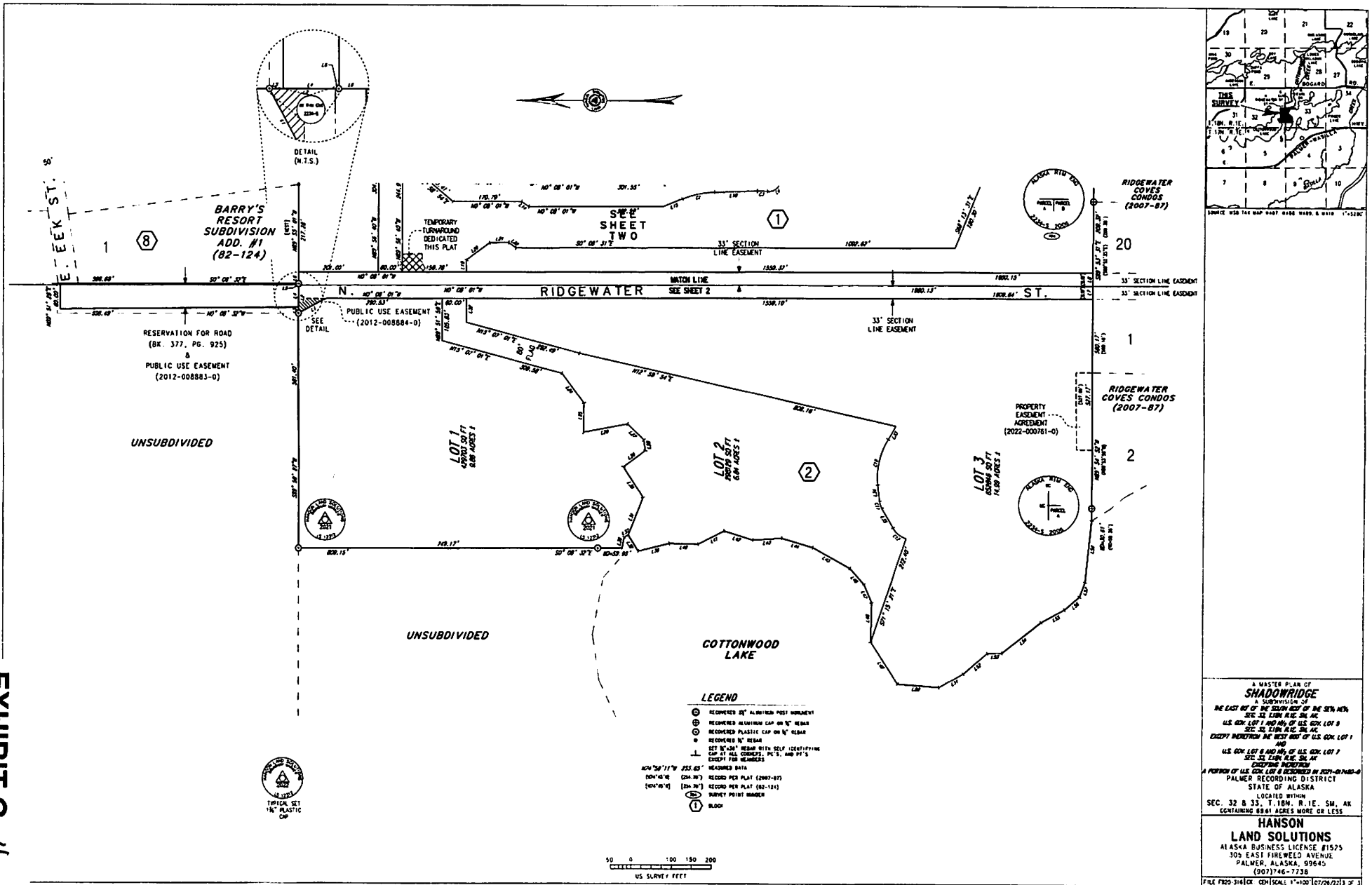
REGISTERED LAND SURVEYOR

A MASTER PLAN OF
SHADOWRIDGE
A SUBDIVISION OF
THE EAST 60% OF THE SOUTH 1/2 OF THE SE 1/4 OF SEC. 32, T.18N, R.1E, S.14E, AS SHOWN ON U.S. GEO. LOT 1 AND 2 OF U.S. GEO. LOT 3
SEC. 32, T.18N, R.1E, S.14E, AS SHOWN ON U.S. GEO. LOT 1 AND 2 OF U.S. GEO. LOT 3
SEC. 32, T.18N, R.1E, S.14E, AS SHOWN ON U.S. GEO. LOT 1 AND 2 OF U.S. GEO. LOT 3
EXCEPT WHERE SHOWN OTHERWISE, THE BOUNDARIES OF THIS SUBDIVISION ARE THE BOUNDARIES OF THE SHADOWRIDGE SUBDIVISION, PALMER RECORDING DISTRICT, STATE OF ALASKA
LOCATED WITHIN
SEC. 32 & 33, T.18N, R.1E, S.14E, AS SHOWN ON U.S. GEO. LOT 1 AND 2 OF U.S. GEO. LOT 3
CONTAINING 68.61 ACRES MORE OR LESS
HANSON LAND SOLUTIONS
ALASKA BUSINESS LICENSE #15925
303 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907) 746-7738
FILE #202 314 (C) (S) (SCALE 1"=200' (07/26/22) 1 OF 1

EXHIBIT G-2

ELF





MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED
NOV 17 2022
PLATTING

56522B19L025A 28
GRIMM RONALD V
PO BOX 1435
PALMER, AK 99645-1435

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: 6R DEVELOPMENT GROUP LLC

REQUEST: The request is create 7 lots from Units 1-17, 99 and Tract A, Lakebridge, Plat No. 2021-106 to be known as **SHADOWRIDGE**, containing 68.81 acres +/- . Proposed Lot 2, Block 1 and Lot 2, Block 2 are flag lots. Access is from N. Ridgewater Street, which is not certified or maintained by the Borough. Petitioner to construct and dedicate a temporary turnaround. Petitioner is requesting a variance from MSB 43.20.140 for conformance with the Subdivision Construction Manual regarding tangent between horizontal curves. The property is located west of Finger Lake, southeast of Finger Lake Elementary School and directly west and east of N. Ridgewater Street (Tax ID # 9222000T00A/U001-17&99); lying within Sections 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #3. ****This case was continued from the June 2 and July 7, 2022 public hearing.**

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **November 17, 2022**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m.**

To request additional information please contact the Platting Technician, **Kimberly McClure** at (907) 861-7873.

To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [X] Objection [x] Concern

EXHIBIT H - 1

Name: RON GRIMM Address: 5600 Cherry Circle

Comments: I sent my comments prior to the June/July hearings. This proposed subdivision is being developed in a very sensitive water table. I have intimate knowledge of the area after 40 years of living on Cottonwood Lake. Finger lake is spring fed AND ALL of the water leaving the lake flows under this parcel of land and into Cottonwood lake at several sites.

Case # 2022-052 KMc

Note: Vicinity Map Located on Reverse Side

Development could damage the underground water hydrology, possibly causing water levels to rise or fall in Finger Lake. Not to mention septic systems draining into this aquifer. Cottonwood creek is also a salmon spawning ground.



EXHIBIT H-2

6D

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 17, 2022**

PRELIMINARY PLAT: DANDY BLUFFS 2022; VARIANCE

LEGAL DESCRIPTION: SEC 27, T17N, R01W, SEWARD MERIDIAN AK

PETITIONERS: MARK & LESLEY DINKEL

SURVEYOR: KEYSTONE SURVEYING & MAPPING

ENGINEER: HOLLER ENGINEERING

ACRES: 40.49 ± PARCELS: 5

REVIEWED BY: KIMBERLY MCCLURE CASE #: 2022-140

REQUEST: The request is to create five lots from Lot 3, Dandy Bluffs, Plat 2016-129, to be known as **DANDY BLUFFS 2022**, containing 40.49 acres +/- . The proposed lots will have access from E. Fairview Loop and S. Dandy Bluffs Circle. Petitioner to construct and certify S. Dandy Bluffs Circle to pioneer road standard to include a T-turnaround. Proposed Lots 3C and 3D are flag lots. The plat is located directly south of E. Fairview Loop, directly east of S. Dandy Bluffs Circle and north of Weinie Lake; located within the N ½ Section 27, Township 17 North, Range 01 West, Seward Meridian, Alaska. Petitioner is requesting a variance from MSB 43.20.300(E)(4) requiring multiple flag lots with adjoining pole portions to overlay a public use easement over the width of the pole portion. This case was continued from the November 3, 2022 meeting.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
Useable Area, Drainage and Topography Map
Traffic Analysis/Lot Count Map
Variance to MSB 43.20.300(E)(4)

EXHIBIT A – 4 pgs
EXHIBIT B – 8 pgs
EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 2 pgs

COMMENTS

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

EXHIBIT F – 1 pg
EXHIBIT G – 1 pg
EXHIBIT H – 1 pg
EXHIBIT I – 2 pgs
EXHIBIT J – 6 pgs
EXHIBIT K – 4 pgs

DISCUSSION: The proposed subdivision is located directly south of E. Fairview Loop, directly east of S. Dandy Bluffs Circle and north of Weinie Lake. The subdivision is creating five lots ranging in size from 3.00 acres to 24.71 acres. Lots 3A and 3B will have frontage on S. Dandy Bluffs Circle, a 90' wide public

use easement granted on Dandy Bluffs Plat No. 2016-129. Petitioner to construct and certify S. Dandy Bluffs Circle to pioneer road standard to include a T-turnaround. Pursuant to MSB 43.20.300(E) lots 3C and 3D are flag lots with flag pole widths of 55.86' and 30.91' respectively. All lots will have the required frontage pursuant to MSB 43.20.320. An As-Built survey showing all structures in compliance with MSB setbacks will be provided prior to recording the final plat (*see Recommendation #4*). The proposed subdivision is located within the Hay Flats Recreation Area Special Land Use District.

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. Lots 3A and 3B will have access on S. Dandy Bluffs Circle. Access for Lots 3C, 3D and 3E will be from a common access area overlaid on both flag poles accessing E. Fairview Loop, owned and maintained by the State of Alaska. Petitioner is requesting a variance from MSB 43.20.300(E)(4) requiring multiple flag lots with adjoining pole portions to overlay a public use easement over the width of the pole portion.

Topography: The parent parcel occupies both high and low ground, with a steep bluff running on an east-west line at its approximate center. The bluff forms the northern edge of the Hayflats area, with the parcel extending into low swampy land and substantial portions of Dinkel Lake at the south end. The north half is relatively flat, with a gentle grade to the south. A well-defined creek valley runs to the south near the east border; the western area has wet conditions with a smaller, very poorly-defined drainage also running to the south. The bluff area has slopes generally exceeding 25% for an average drop of around 70'. More minor, steep areas also exist along the creek valley, with some exceeding 10' in height. The total elevation differential on the provided map is approximately 102'.

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curtis Holler, PE, Holler Engineering, notes portions of the parcel were previously developed with two developed home sites and related outbuildings, as well as a commercial garden produce/greenhouse/plant nursery. There has been minimal development at the bluff base and lake edge. Undeveloped areas were wooded with moderate density mature birch, spruce and cottonwood trees. Soils logged in the testholes and cut area varied considerably. Most had a layer of soft loess silt varying from 1.5' to 6.5'. Base soils in useable areas were relatively clean sands and gravels, with dense blue clays in the high groundwater area. The soils encountered are consistent with our prior experiences in this area. Copies of the logs and a location/topography/useable area map are attached at **Exhibit C**.

Groundwater was encountered in 6 of the 10 logged holes, at depths varying from near the surface to 13'. The holes were excavated during the high water season. Based on the encountered conditions, groundwater is a primary limiting factor in some areas, and the estimated limit of area with over 8' to groundwater is shown on the attached map. 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 lotlines, steep areas and related setbacks, setbacks to water wells and surface water, area with unsuitable soils and substantial areas with high groundwater. The estimated limits of useable septic area form a line on the attached drawing. For building areas, lotlines, utility easements and ROW/PUE setbacks will be limiting factors. Despite the limits, the proposed lots will contain adequate unencumbered area to meet the useable area requirements. Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and our observations at the site, proposed lots 3A, 3B, 3C and 3E will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.. Proposed lot

3D is over 400,000 ft² and does not require area verification. Traffic Analysis/Lot Count Map is attached as **Exhibit D**.

Roads/Drainage: The proposed plat will require construction of about 655' of pioneer access road, with a tee turn-around. A portion of the road base has already been constructed as a driveway, lying under one side of the future road. Existing base soils will typically not be NSF, however the property apparently has material on site which could be mined, or the material could be imported. Road topping materials will need to be screened onsite or imported during construction. Based on our initial calculations, the road can be designed and constructed with a maximum grade of less than 5%, and most areas will be a minor fill section.

The attached map shows the approximate existing drainage patterns, which generally run toward the south. Existing drainage patterns will not change significantly after road construction; the attached drainage plan shows the expected flow patterns once the road has been constructed. We note that the drainage plan is based on the available 2' contour topography, and is subject to modification and improvement during the construction phase.

Variance: The petitioner applied for a variance from MSB 43.20.300(E)(4) requiring multiple flag lots with adjoining pole portions to overlay a public use easement over the width of the pole portion (**Exhibit E**).

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. Nothing is changing from the current access. This is family property being divided for family members. There is no desire and NO need to have public access to this private property now or in the future. If at some point in the far future the Dinkels wish to install a road within what will now become a Common Access easement they will go through the necessary steps to do so. There is no property past this subdivision that needs access.

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 is all between a highway and a bluff. It is isolated unto itself. The usable area is limited on each proposed parcel. Lots 3A & 3B are accessed by a public use easement should subdivision of those parcels be desired down the road. Lot 3D is 24 acres BUT only about 3 acres is usable due to waterbody setbacks, 50' to bluff setbacks and the bluff itself. Lot 3E has the same waterbody setbacks and 50' setback to slope; it might have about 2 acres of usable. The latest update to Title 43 that is underway will change the threshold for a PUE to 3 acres.

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 "A & B" above also apply to this section C. Having a public access here where it is not needed will only invite trespass with no way to control who is on the private driveway.

Comments: Department of Public Works (**Exhibit F**) commented “Certify Dandy Bluffs Circle to Pioneer standard. If any construction is needed in order to do this, the entire process in Section F of the 2022 SCM needs to be followed”(see **Recommendation #3**). Department of Emergency Services (**Exhibit G**) commented regarding the flag poles for Lots 3C and 3D to be maintained. Development Services (**Exhibit H**) had no comments.

ADOT&PF: (**Exhibit I**) notes no change to existing access; Lots 3C, 3D and 3E must share existing common access to Fairview Loop (see **Recommendation #5**).

Utilities: (**Exhibit J**) Enstar commented they object to the plat unless one of the scenarios is met: 1) Add a note which says, “There is a ten foot (10 FT) wide natural gas easement centered on the existing service line.” And draw in the approximate location of the service line on the map and add, “Approximate location of natural gas service line and centerline of ten foot (10 FT) wide natural gas easement”; or 2) Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location (see **Recommendations #6**).

MTA and GCI had no comments. No comment was received from MEA.

Public: (**Exhibit K**) Two “No Objection” comments were received from the public.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G, US Army Corps of Engineers, US Postmaster, Community Council Knik-Fairview, Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Assessments, Planning or Pre-Design Division; or MEA.

CONCLUSION: The preliminary plat of Dandy Bluffs 2022 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats with the approval of a variance to the public use easement requirement. There were no objections from any federal or state agencies or Borough departments. Enstar requests a 10 foot easement centered on the existing service line. 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 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 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Dandy Bluffs 2022 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A variance to MSB 43.20.300(E)(4) requiring multiple flag lots with adjoining pole portions to overlay a public use easement over the width of the pole portion.

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. Nothing is changing from the current access. This is family property being divided for family members. There is no desire and NO need to have public access to this private property now or in the future. If at some point in the far future the Dinkels wish to install a road within what will now become a Common Access easement they

will go through the necessary steps to do so. There is no property past this subdivision that needs access.

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 is all between a highway and a bluff. It is isolated unto itself. The usable area is limited on each proposed parcel. Lots 3A & 3B are accessed by a public use easement should subdivision of those parcels be desired down the road. Lot 30 is 24 acres BUT only about 3 acres is usable due to waterbody setbacks, 50' to bluff setbacks and the bluff itself. Lot 3E has the same waterbody setbacks and 50' setback to slope; it might have about 2 acres of usable. The latest update to Title 43 that is underway will change the threshold for a PUE to 3 acres.

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 "A & B" above also apply to this section C. Having a public access here where it is not needed will only invite trespass with no way to control who is on the private driveway.

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 ADF&G, US Army Corps of Engineers, US Postmaster, Community Council Knik-Fairview, Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Assessments, Planning or Pre-Design Division; or MEA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. Enstar requested the granting of a 10 foot wide easement centered on the existing service line.
9. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

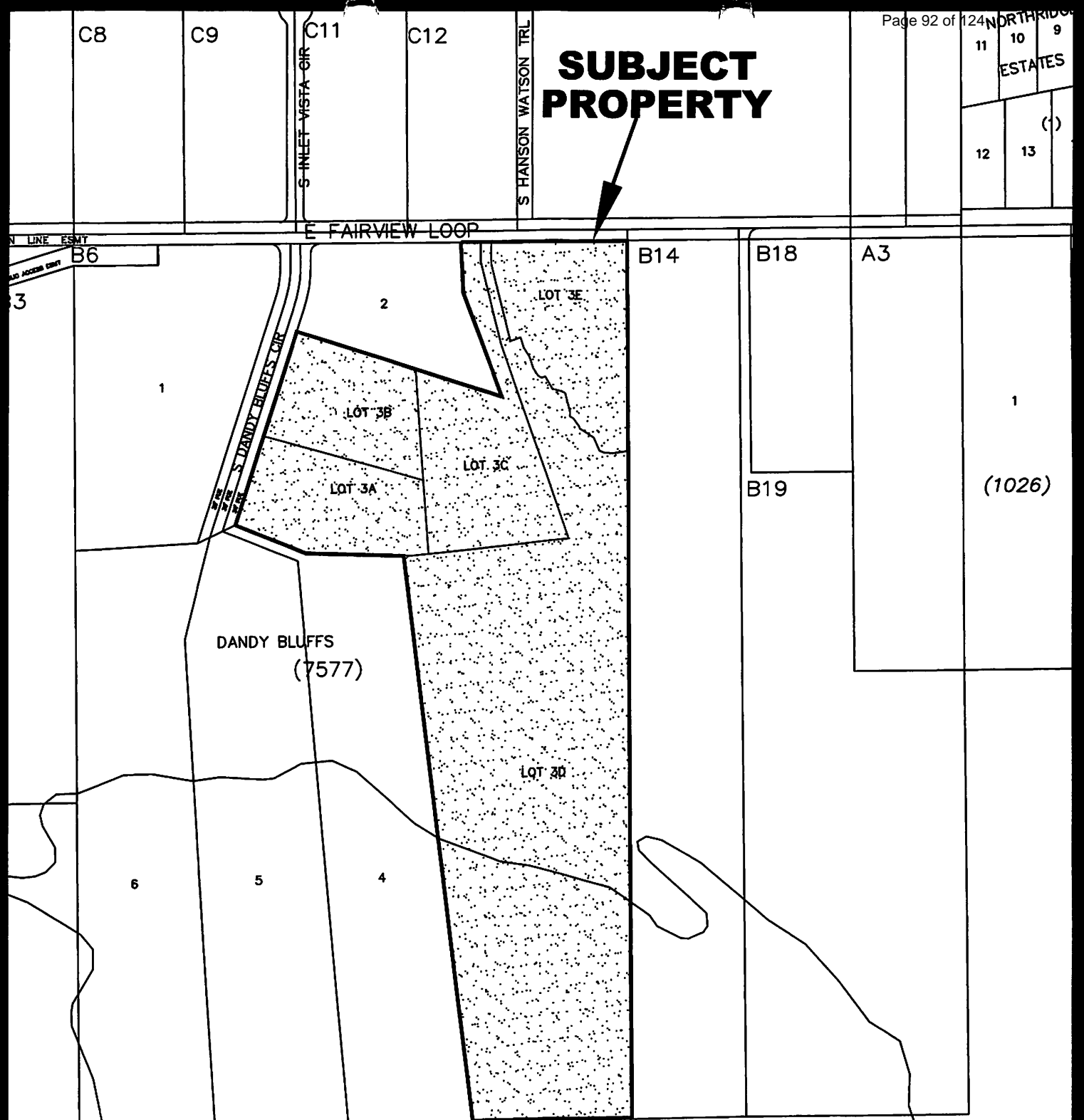
Suggested motion: I move to approve the preliminary plat of Dandy Bluffs 2022 and variance from MSB 43.20.300(E)(4), requirement of a Public Use Easement, Section 27, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:

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. Construct street and tee turn-around to MSB Pioneer street standards.
 - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit street inspection reports as required by Section F1.4, F1.5 and F1.6 of the Subdivision Construction Manual.
 - b. Provide DPW acceptance of the road to Platting staff.
 - c. Provide as-built of streets once construction is complete

4. Provide Platting Staff with As-Built survey showing all structures in compliance with MSB setbacks prior to recording the final plat.
5. Provide plat note stating, "Lots 3C, 3D and 3E must share common access to Fairview Loop within the common access area."
6. Resolve issue with existing Enstar easement and show, or list easement 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.

11 10 9
ESTATES
(1)
12 13

**SUBJECT
PROPERTY**



VICINITY MAP

FOR PROPOSED DANDY BLUFFS 2022
LOCATED WITHIN
SECTION 27, T17N, R01W, SEWARD MERIDIAN
ALASKA

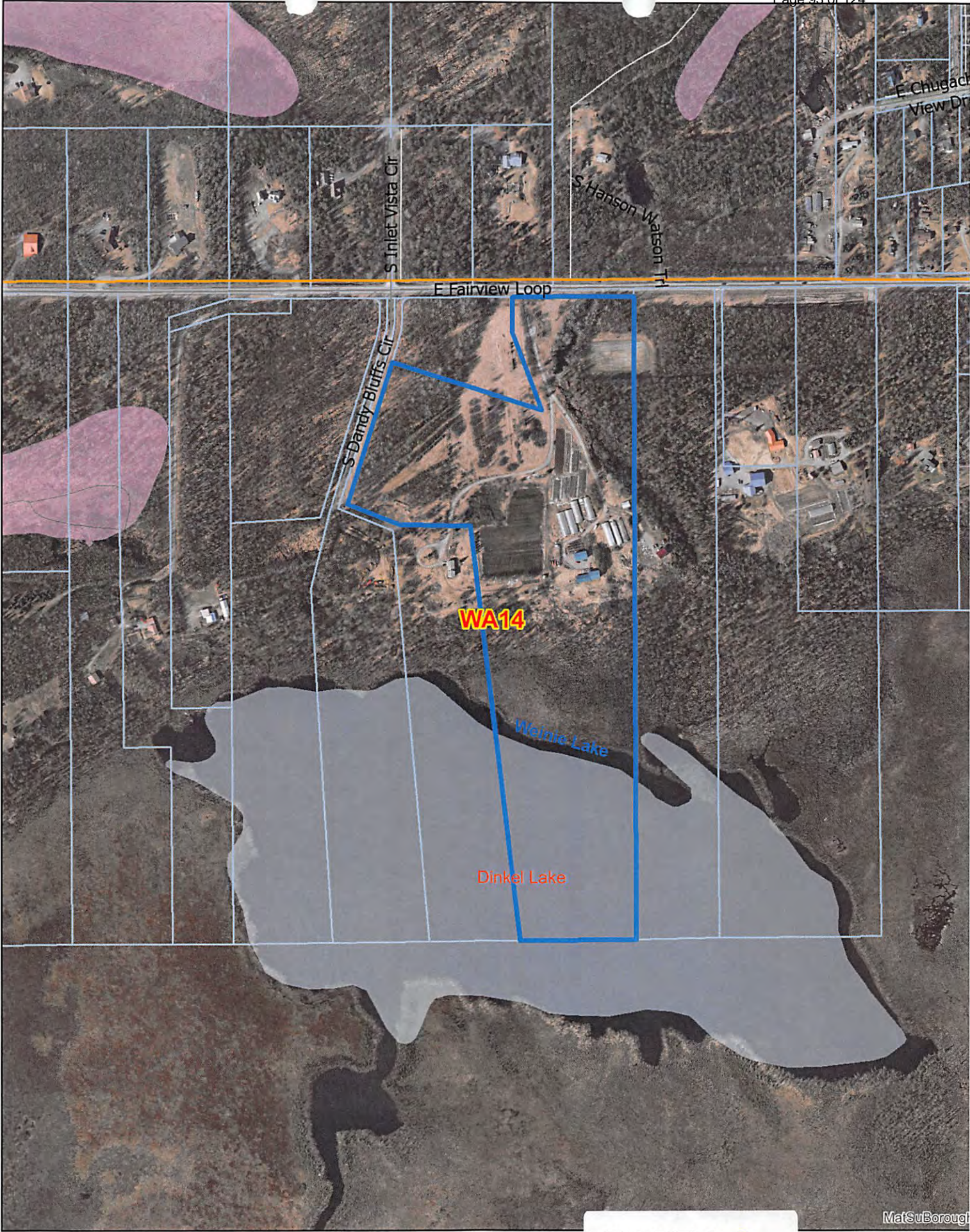


EXHIBIT A-2



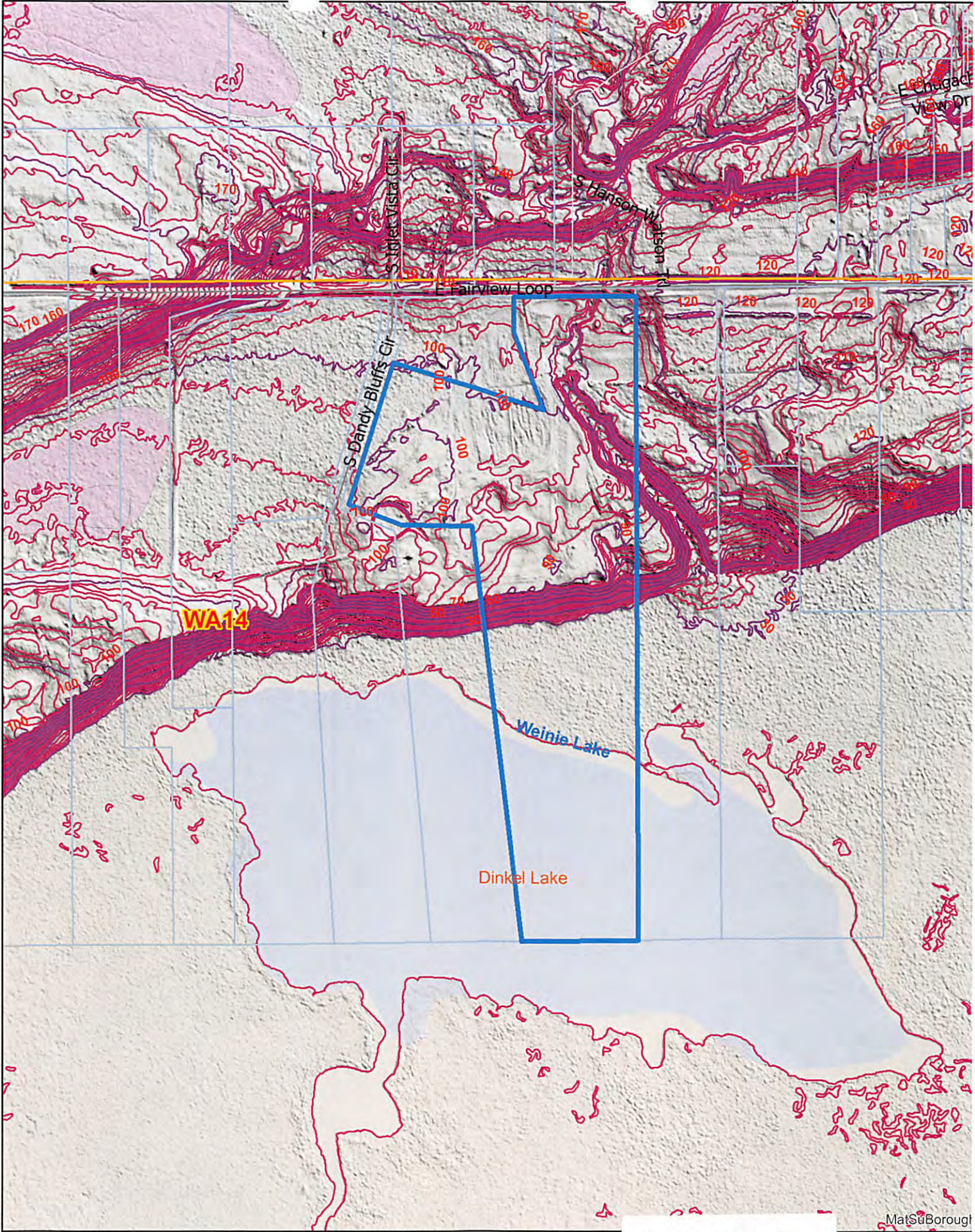


EXHIBIT A-3

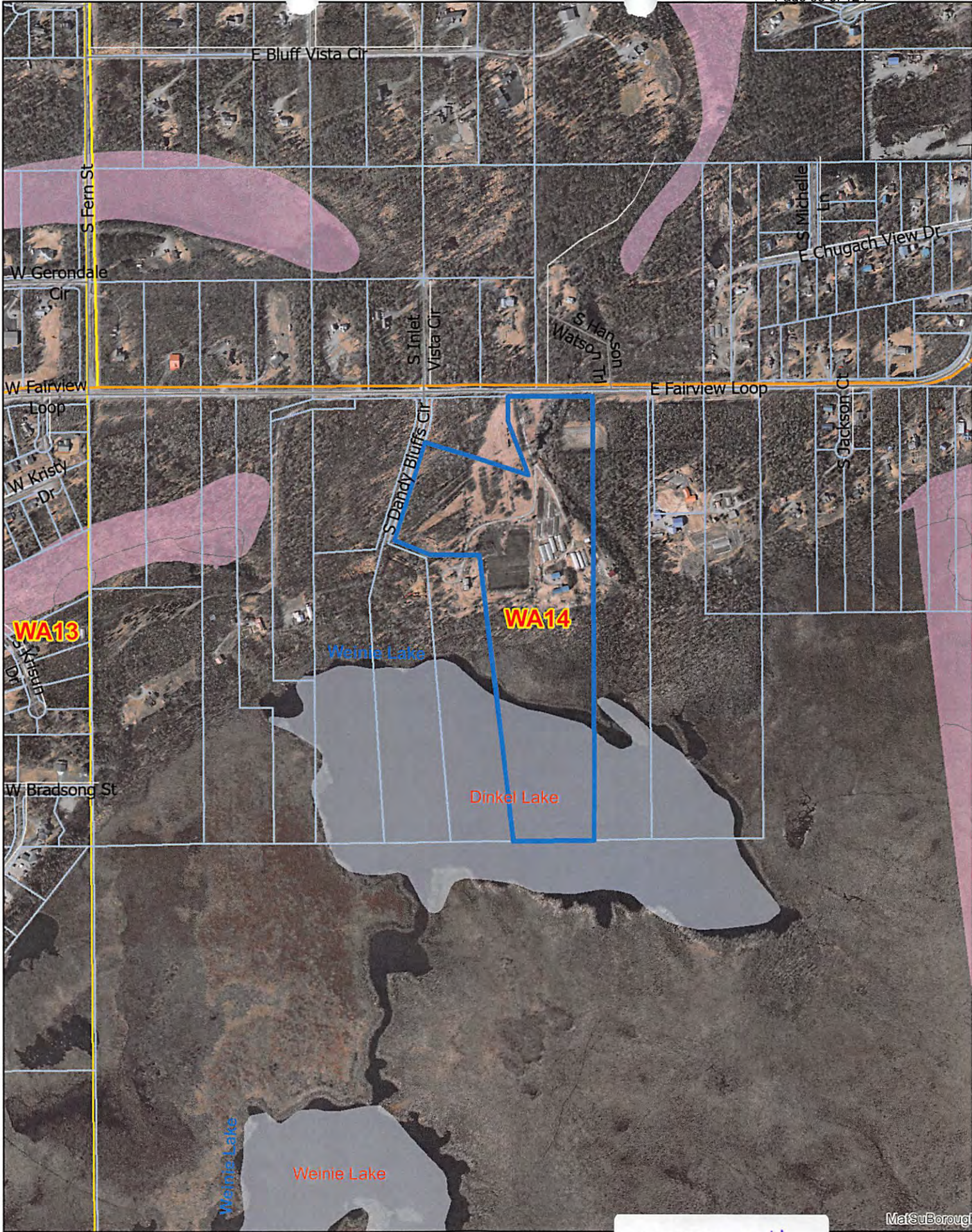


EXHIBIT A-4



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

August 24, 2022

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

RECEIVED

AUG 26 2022

PLATTING

Re: *Dandy Bluffs 2022 Subdivision*. Useable Areas; HE# 15063

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils investigation and related preliminary design work for the referenced proposed re-subdivision of an earlier project. The project will create 5 new lots from an existing parcel with a total area of 40 acres. The new lot 3A, 3B, 3C and 3E will have areas of 5 acres or less and are subject to soils/useable area verification. Proposed Lot 3D is a 24.7 acre remainder. Our soils evaluation included logging soil conditions in 1 new testhole, review of our existing testholes, review of the provided topography information and our other observations at the site. See the attached testhole location, drainage and topography map for details.

Topography. The parent parcel occupies both high and low ground, with a steep bluff running on an east-west line at its approximate center. The bluff forms the northern edge of the Hayflats area, with the parcel extending into low swampy land and substantial portions of Dinkel Lake at the south end. The north half is relatively flat, with a gentle grade to the south. A well-defined creek valley runs to the south near the east border; the western area has wet conditions with a smaller, very poorly-defined drainage also running to the south. The bluff area has slopes generally exceeding 25% for an average drop of around 70'. More minor, steep areas also exist along the creek valley, with some exceeding 10' in height. The total elevation differential on the provided map is approximately 102'.

Soils & Vegetation. Portions of the parcel were previously developed with two developed home sites and related outbuildings, as well as a commercial garden produce/greenhouse/plant nursery. There has been minimal development at the bluff base and lake edge. Undeveloped areas were wooded with moderate density mature birch, spruce and cottonwood trees. Soils logged in the testholes and cut area varied considerably. Most had a layer of soft loess silt varying from 1.5' to 6.5'. Base soils in useable areas were relatively clean sands and gravels, with dense blue clays in the high groundwater area. The soils encountered are consistent with our prior experiences in this area. Copies of the logs and a location/topography/useable area map are attached.

Groundwater. Groundwater was encountered in 6 of the 10 logged holes, at depths varying from near the surface to 13'. The holes were excavated during the high water season. Based on the encountered conditions, groundwater is a primary limiting factor in some areas, and the estimated limit of area with over 8' to groundwater is shown on the attached map.

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 lotlines, steep areas and related setbacks, setbacks to water wells and surface water, area with unsuitable soils and substantial areas with high groundwater. The estimated limits of useable septic area form a line on the attached drawing. For building areas, lotlines, utility easements and ROW/PUE setbacks will be limiting factors. Despite the limits, the proposed lots will contain adequate unencumbered area to meet the useable area requirements. Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***proposed lots 3A, 3B, 3C and 3E will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Proposed lot 3D is over 400,000 ft² and does not require area verification.***

Road Construction. The proposed plat will require construction of about 655' of *pioneer access road, with a tee turn-around*. A portion of the road base has already been constructed as a driveway, lying under one side of the future road. Existing base soils will typically not be NSF, however the property apparently has material on site which could be mined, or the material could be imported. Road topping materials will need to be screened onsite or imported during construction. Based on our initial calculations, the road can be designed and constructed with a maximum grade of less than 5%, and most areas will be a minor fill section.

Drainage Plan. The attached map shows the approximate existing drainage patterns, which generally run toward the south. Existing drainage patterns will not change significantly after road construction; the attached drainage plan shows the expected flow patterns once the road has been constructed. We note that the drainage plan is based on the available 2' contour topography, and is subject to modification and improvement during the construction phase. See the attached map for details.

Thank you for your assistance, and please feel free to call with any questions you may have.

Sincerely,



Curtis Holler, PE

c: M. & L. Dinkel, w/attachments





HOLLER ENGINEERING

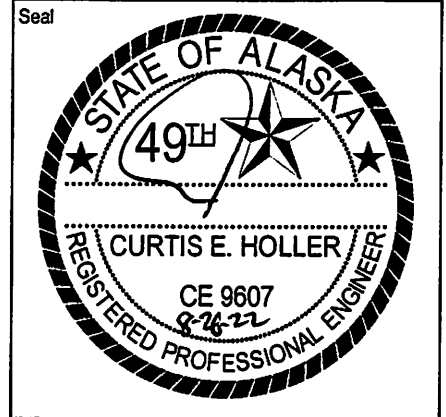
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 9

Performed For: M & L Dinkel

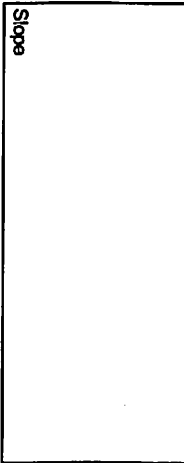
Legal Description: Dandy Bluffs



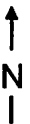
Depth, feet

Soil Type

1	OL
1	ML
2	SP-GP, OLIVE BROWN
3	COLOR, SMALL ROCKS
4	
5	
6	
7	
8	
9	
10	
11	
12	No GWT



Site Plan



See attached testhole & topo map

WAS GROUNDWATER ENCOUNTERED?

- No

IF YES, AT WHAT DEPTH?

- N/A

DEPTH AFTER MONITORING?

- N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
-	N/A visual analysis only				
-					
-					
-					
-					
-					
-					
-					

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

- TEST RUN BETWEEN 1 FT AND _____ FT DEPTH

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

- Log is for existing CUBANK AND MINOR HAND EXCAV.

- PERFORMED BY: M. Gerard

DATE: 10-05-2015

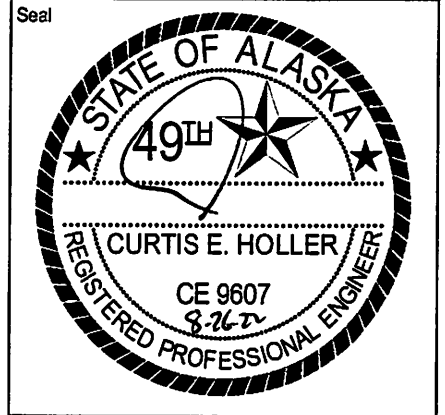
EXHIBIT B-3



HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST



TEST HOLE # 2 of 9
Performed For: M & L Dinkel
Legal Description: Dandy Bluffs

Depth, feet	Soil Type	Slope	Site Plan
1	OL: PREVIOUSLY STRIPPED		See attached testhole & topo map
2	SP-LP. VARIES TO		
3	SP w/ GRAVEL, COARSE		
4	SAND. MOIST. OLIVE		
5	COLOR		
6			
7			
8			
9			
10			
11			
12			
13		WAS GROUNDWATER ENCOUNTERED? Yes	Slope
14		IF YES, AT WHAT DEPTH? 13'	
15		DEPTH AFTER MONITORING? N/A	
16			
17			
18			
19			
20			
21			
22			

GWT

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- 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

- PERFORMED BY: M. Gerard

DATE: 10-05-15

EXHIBIT B-4



HOLLER ENGINEERING

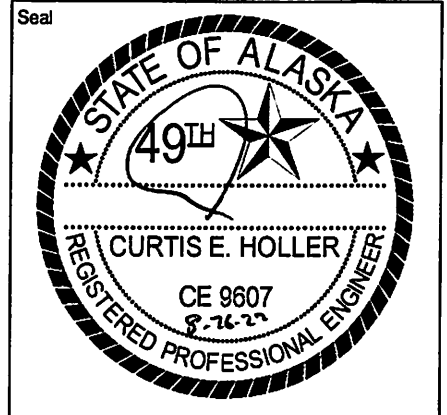
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 9

Performed For: M & L Dinkel

Legal Description: Dandy Bluffs



Depth, feet

Soil Type

1 OL
ML, DARK BROWN

2

3

4

5

6 GWT

7

8

Slope

Site Plan

See attached testhole & topo map

↑
N
↓

WAS GROUNDWATER ENCOUNTERED?

- Yes

IF YES, AT WHAT DEPTH?

- 6.5'

DEPTH AFTER MONITORING?

- N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

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

- TEST RUN BETWEEN 6.5' FT AND _____ FT DEPTH

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

- PERFORMED BY: M. Gerard

DATE: 10-05-15

EXHIBIT B-5



HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 9

Performed For: M & L Dinkel

Legal Description: Dandy Bluffs

Seal



Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

GWT
▽
=

OL
PEATY DIRT / ML. DARK
BROWN, WATER NEAR
SURFACE

BLUE CLAY

See attached testhole & topo map

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

NEAR SURFACE

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

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

- TEST RUN BETWEEN 1 FT AND 5 FT DEPTH

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

- PERFORMED BY: M. Gerard

DATE: 10-05-15

EXHIBIT B-6



HOLLER ENGINEERING

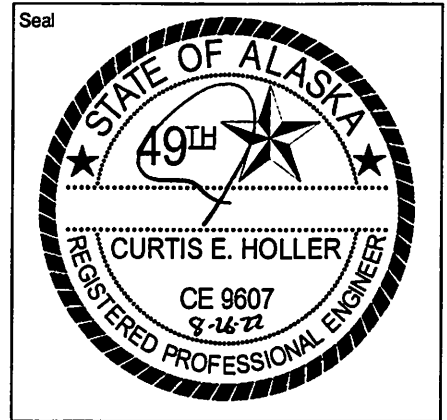
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 5 of 9

Performed For: M & L Dinkel

Legal Description: Dandy Bluffs



Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

See attached testhole & topo map



1	OL
2	PEATY W/ SOME SAND,
3	DARK BROWN WITH
4	SOME LIGHT BLUE
5	STAINING AT BOTTOM
6	
7	
8	SP-LP. Rocks to 8'
9	COARSE, WET,
10	SAND
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

8'

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

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

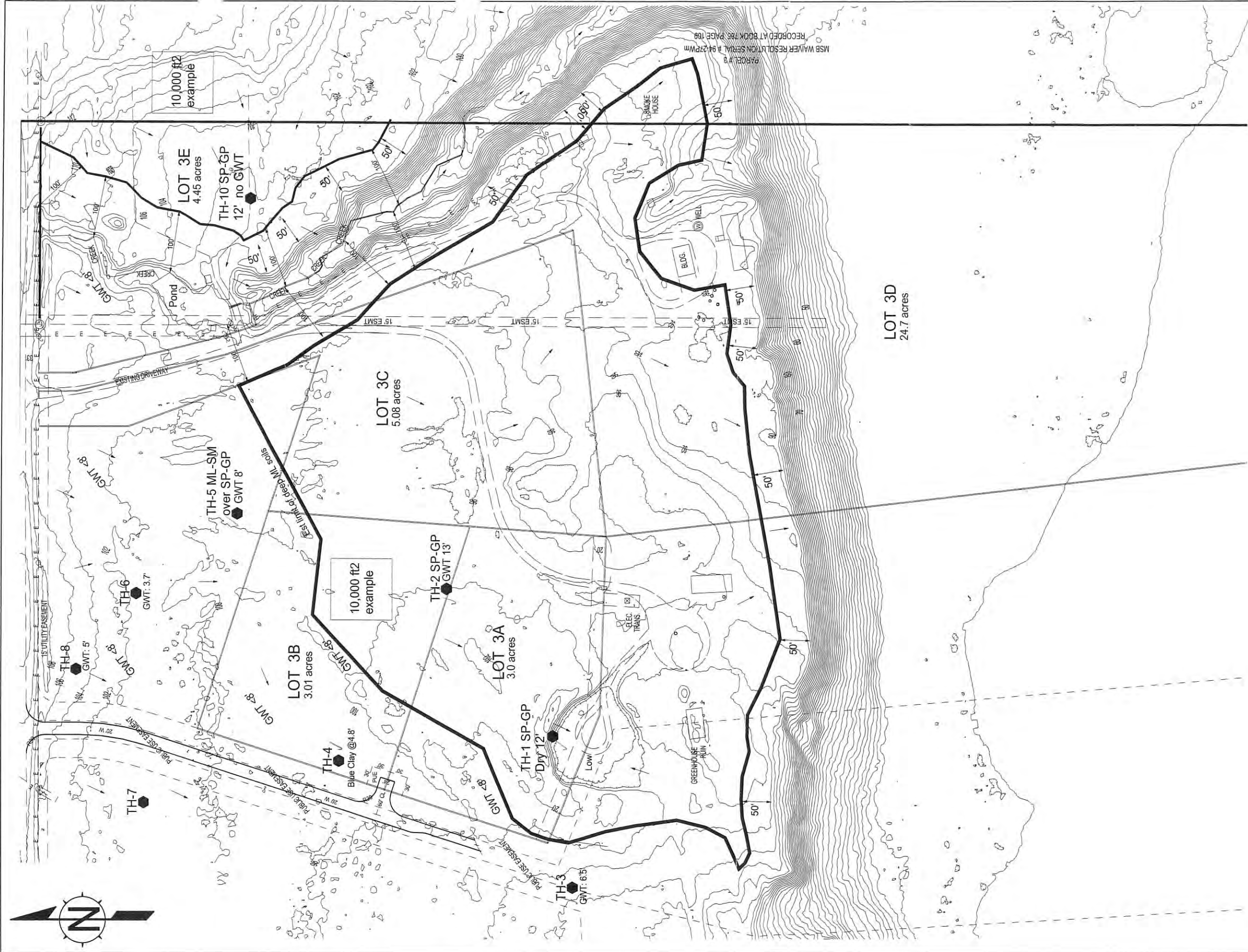
- TEST RUN BETWEEN 8 FT AND _____ FT DEPTH

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

- PERFORMED BY: M. Gerard

DATE: 10-05-15

EXHIBIT B-7



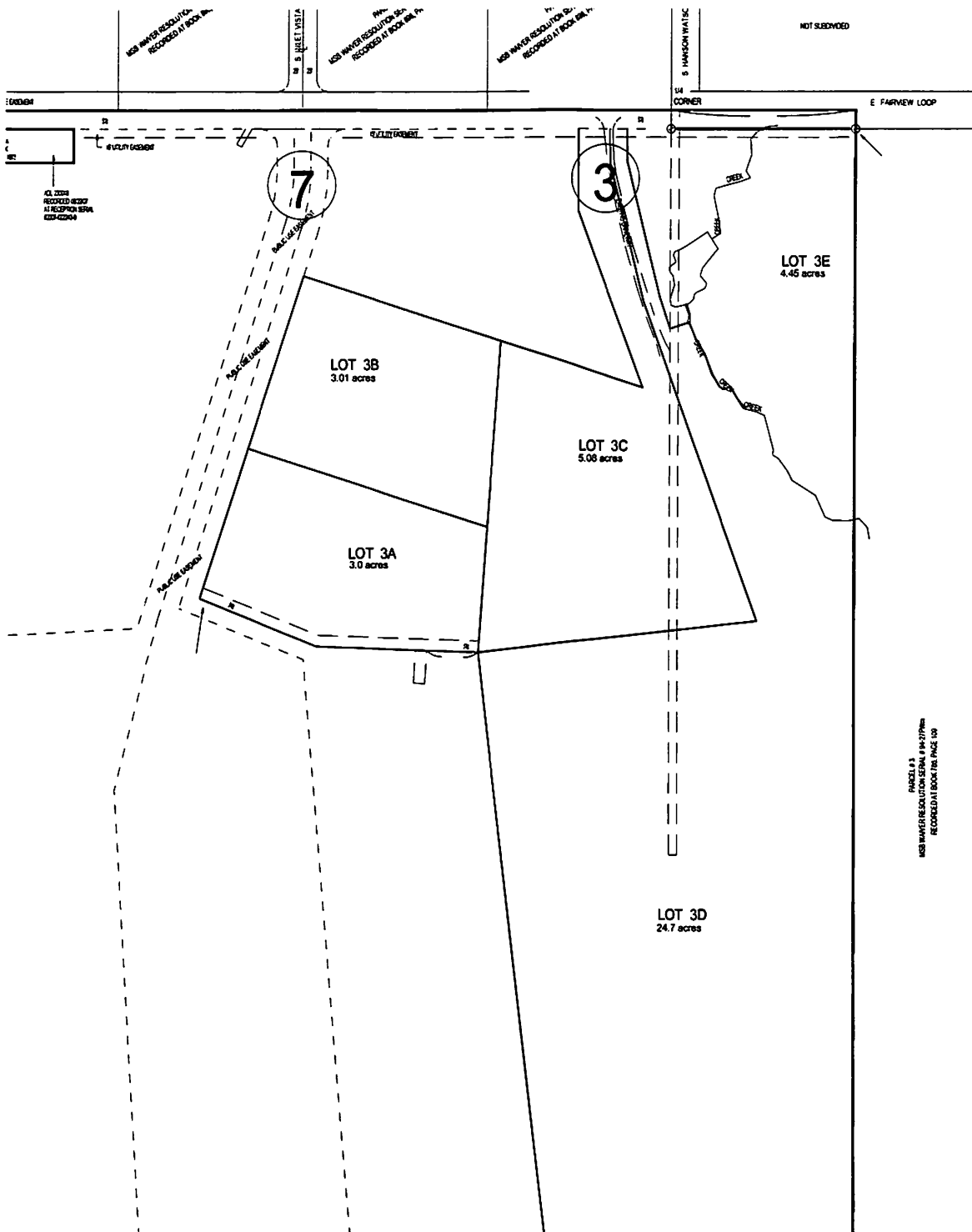
Dandy Bluffs 2022
Topography, Drainage and Testhole Location Map

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

8-24-2022 | Job # 15072 | Scale: 1"=150'+/-

Notes:

- 1. Arrows denote apparent drainage patterns.
- 2. Testhole locations approximate, WAAS GPS.
- 3. Base drawing & 2' MSB LiDAR contours by others.



Dandy Bluffs 2022 Traffic Analysis / Lot Count Map

EXHIBIT D

VARIANCE
DANDY BLUFFS 2022

RECEIVED
AUG 30 2022
PLATTING

- 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. Nothing is changing from the current access. This is family property being divided for family members. There is no desire and NO need to have public access to this private property now or in the future. If at some point in the far future the Dinkels wish to install a road within what will now become a Common Access easement they will go through the necessary steps to do so. There is no property past this subdivision that needs access.

- 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 is all between a highway and a bluff. It is isolated unto itself. The usable area is limited on each proposed parcel. Lots 3A & 3B are accessed by a public use easement should subdivision of those parcels is desired down the road. Lot 3D is 24 acres BUT only about 3 acres is usable due to waterbody setbacks, 50' to bluff setbacks and the bluff itself. Lot 3E has the same waterbody setbacks and 50' setback to slope. it might have about 2 acres of usable. The latest update to Title 43 that is underway will change the threshold for a PUE to 3 acres.

- 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 "A & B" above also apply to this section C. Having a public access here where it is not needed will only invite trespass with no way to control who is on the private driveway.

VARIANCE APPLICATION

Matanuska-Susitna Borough
Telephone: (907) 745-9874

350 East Dahlia Avenue
Palmer, Alaska 99645

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43.

Petitioner's Name: MARK & LESLEY DINKEL

PLEASE PRINT CLEARLY

Address: 720 E. FAIRVIEW LOOP, WASILLA, ALASKA 99654

Phone No.: 907 146-7529

Legal description of property: LOT 3, DANDY BLUFFS – PLAT # 2016-93

RECEIVED
AUG 29 2022
PLATTING

An application for a variance from a requirement of Title 16 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. A specific statement of the reasons why the variance is needed.

I, GARY LORUSSO, the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.300 (E) (4), (b) & (c) of the Borough Code in order to allow:

Flag poles to NOT be overlain with a Public Use easement

08/28/22



Signature

Date

Kimberly McClure

From: Jamie Taylor
Sent: Wednesday, October 12, 2022 3:40 PM
To: Kimberly McClure
Cc: Elaine Flagg
Subject: RE: Dandy Blfs 2022 (KMc)

Certify Dandy Bluffs Circle to Pioneer standard. If any construction is needed in order to do this, the entire process in Section F of the 2022 SCM needs to be followed.

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, September 20, 2022 12:35 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>; Post, David E (DOT) <david.post@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>
Subject: Dandy Blfs 2022 (KMc)

Below is a link to a request for comments for Dandy Bluffs 2022, Case #2022-140, Tech KMc.

Comments due by October 12, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Eqby8k8xALJMa103hK0DUcBywHAt3Mw4NwbCoSP59zeRg?e=k6Xtok

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

EXHIBIT F

Kimberly McClure

From: Fire Code
Sent: Wednesday, October 5, 2022 2:00 PM
To: Kimberly McClure
Subject: RE: Dandy Blfs 2022 (KMc)

Kimberly,

As long as the pole sections of the flags created for 3C and 3D are built and maintained that won't be an issue. Since 3D appears to be agricultural/commercial a turn around will need to be maintained in accordance with Appendix D of the International Fire Code.



Donald Cuthbert

Fire Marshal/ Assistant Fire Chief
CMPSFD – 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, September 20, 2022 12:35 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>; Post, David E (DOT) <david.post@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>
Subject: Dandy Blfs 2022 (KMc)

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Comments due by October 12, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Eqby8k8xALJMa103hKODUcBywHAt3Mw4NwbCoSP59zeRg?e=k6Xtok

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: Friday, September 23, 2022 11:41 AM
To: Kimberly McClure
Subject: RE: Dandy Blfs 2022 (KMc)

No comment

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, September 20, 2022 12:35 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>; Post, David E (DOT) <david.post@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>
Subject: Dandy Blfs 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



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

October 13, 2022

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

Re: Plat Review

Dear Mr. Wagner:

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

- **Dandy Bluffs 2022 Dinkel Pre Plat (Fairview Loop)**
 - No change to existing access.
 - Lots 3C, 3D, and 3E must share existing common access to Fairview Loop.

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

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

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

"Keep Alaska Moving through service and infrastructure."

EXHIBIT 1-1

If there are any questions regarding these comments please feel free to contact me at (907) 269-0512 or david.post@alaska.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "David Post", with a long horizontal line extending from the end of the signature.

David Post

Surface Transportation Manager

cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Brad Sworts, MSB Transportation Manager
Jacob Ciufo, P.E., Regional Hydrologist, DOT&PF
Sean Baski, Chief, Highway Design, DOT&PF
Danika Simpson, Property Management Supervisor, Right of Way, DOT&PF
Noah King, P.E. Project Manager, DOT&PF



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 21, 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 **DANDY BLUFFS 2022 (MSB Case # 2021-140)** and advises that there is an existing natural gas service line which appears to cross proposed Lot 3C and 3B to serve proposed Lot 3A. 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 ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the approximate location of the service line on the map and add, "Approximate location of natural gas service line and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the 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



Kimberly McClure

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, October 3, 2022 11:45 AM
To: Kimberly McClure
Subject: RE: Dandy Blfs 2022 (KMc)

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

Hello,

MTA has reviewed the plat for Dandy Bluffs. 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: Tuesday, September 20, 2022 12:35 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>; Post, David E (DOT) <david.post@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>
Subject: Dandy Blfs 2022 (KMc)

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Kimberly McClure

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, October 10, 2022 6:07 PM
To: Kimberly McClure
Cc: OSP Design Group
Subject: RE: Dandy Blfs 2022 (KMc)
Attachments: Dandy Blfs 2022.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, September 20, 2022 12:35 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>; 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>; Post, David E (DOT) <david.post@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>
Subject: Dandy Blfs 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

CERTIFICATE OF OWNERSHIP & DEDICATION
WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAT AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FULL CONSENT, AND EXCEPT FOR E. FARMER LOOP WHICH IS HEREBY DEDICATED TO THE STATE OF ALASKA, DEDICATE ALL PORTIONS OF-WAY TO THE NATHANUSA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MARK C. DAVIS DATE
720 E. FARMER LOOP
NATHANUSA, ALASKA 99844

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES

LEWIS S. DAVIS DATE
720 E. FARMER LOOP
NATHANUSA, ALASKA 99844

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES

BENEFICIARY
NAME/TITLE
WELLS FARGO BANK, N.A.
17 NORTH PHILLIPS AVENUE
SOUTH FALLS, SOUTH DAKOTA 57064

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF SOUTH DAKOTA
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 IN THE NATHANUSA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. 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: PLANNING CLERK

CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2021, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE BOROUGH TAX COLLECTION OFFICIAL

NOTES
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS CONCERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL HARBOR TO OBTAIN A DETERMINATION OF THE DEVELOPMENT OF PARCELS WITHIN HEREON.
2. BASIS OF BEARING FROM PLAT OF DANDY BLUFFS, PLAT 82018-93.
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.A.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLATTED HEREON:
a) M.T.A. EASEMENT RECORDED DECEMBER 8, 1974 AT BOOK 828, PAGE 87.
b) EASEMENT RECORDED MAY 19, 1995 AT BOOK 803, PAGES 229 & 231.
c) 19' WIDE M.T.A. EASEMENT RECORDED OCTOBER 10, 1995 AT BOOK 823, PAGE 733.
d) M.T.A. EASEMENT RECORDED FEBRUARY 17, 1960 AT BOOK 75, PAGE 40.
e) M.T.A. EASEMENT RECORDED AUGUST 28, 2017 AT RECEPTION SERIAL 82017-016895-0.
6. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED MAY 18, 2017 AT RECEPTION SERIAL 82017-016895-0, PALMER RECORDING DISTRICT.

LEGEND
● FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
● FOUND 1 1/4" ALUMINUM CAP PPM MONUMENT AS SHOWN AND DESCRIBED
● FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
● SET ADDITIONAL LINE MARKS AS SHOWN
● 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP - LS 7024
● FOUND 5/8" REBAR WITH PLASTIC CAP - LS 7024
● CORNER NOT SET - FALLS IN DANCE
(T) = TOTAL DIMENSION

0 FEET 100 200 300 400
1 INCH = 300 FEET

RECEIVED
4/6/2022
PLATTING

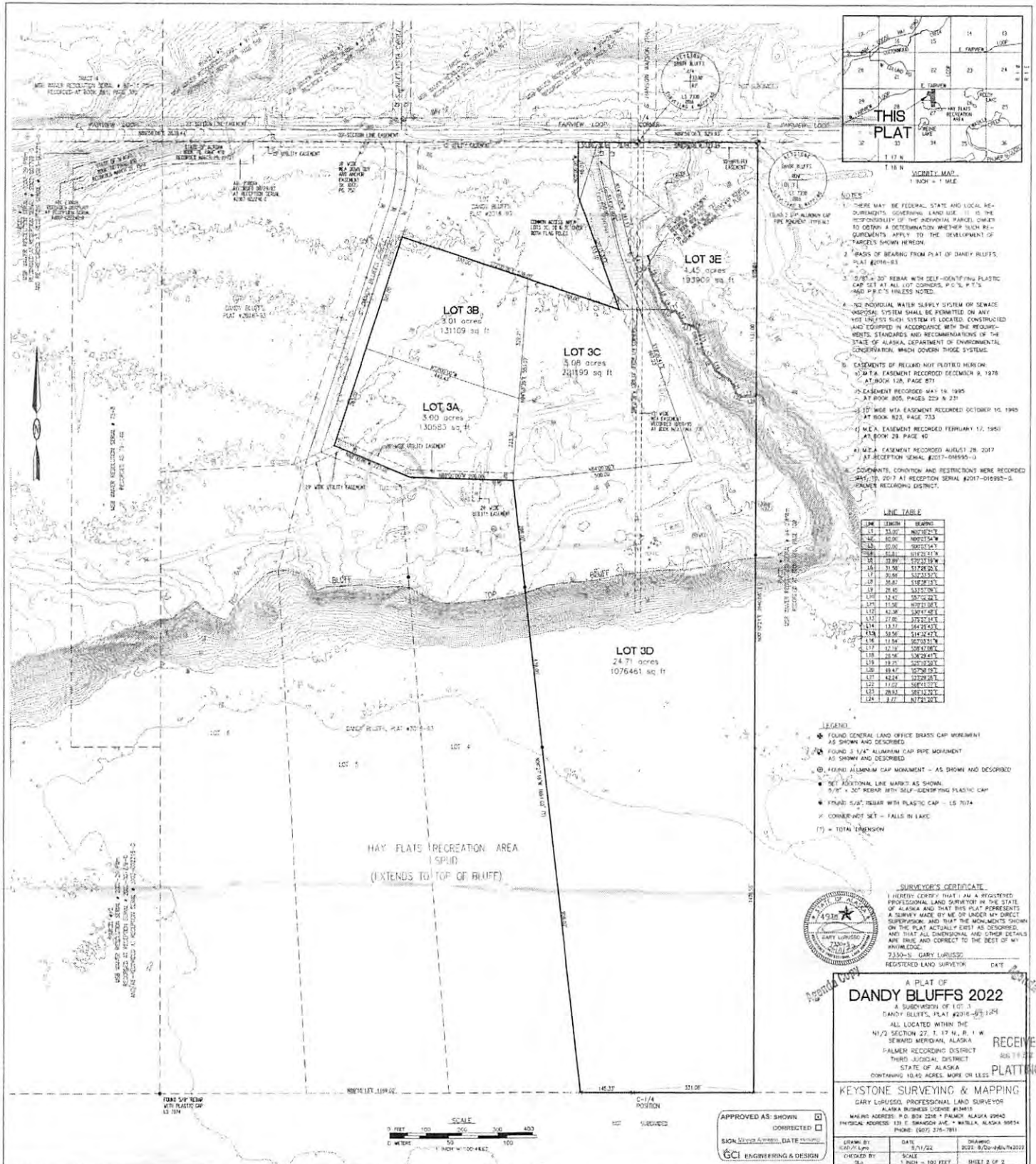
Agenda Copy

A PLAT OF DANDY BLUFFS 2022
A SUBDIVISION OF LOT 3
DANDY BLUFFS, PLAT 82018-93
ALL LOCATED WITHIN THE
N/2 SECTION 27, T. 17 N., R. 1 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 40.18 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LARUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #4816
MAILING ADDRESS: P.O. BOX 2718 • PALMER, ALASKA 99845
PHYSICAL ADDRESS: 130 S. DOWNEY AVE. • NATHANUSA, ALASKA 99844
PHONE: (907) 238-7871

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 LARUSSO
REGISTERED LAND SURVEYOR DATE

CREATED BY DATE DRAWN BY
GARY LARUSSO 8/17/22 GARY LARUSSO
CHECKED BY DATE
GARY LARUSSO 8/17/22
1 INCH = 300 FEET SHEET 1 OF 2



MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED
NOV 13 2022
PLATTING

217N01W27A003 8
DINKEL GENE A & ALLAYNE L
850 E FAIRVIEW LOOP
WASILLA, AK 99654-9704

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: MARK & LESLEY DINKEL

REQUEST: The request is to create five lots from Lot 3, Dandy Bluffs, Plat 2016-129 to be known as **DANDY BLUFFS 2022**, containing 40.49 acres +/- . Petitioner to construct and certify S. Dandy Bluffs Circle to pioneer road standard to include a T-turnaround. Proposed Lots 3C, 3D & 3E to share a common access area onto E. Fairview Loop; no new driveways to Fairview Loop will be created. Petitioner is requesting a variance to MSB 43.20.300(E)(4) requiring multiple flag lots with adjoining pole portions to overlay a public use easement over the width of the pole portion. The property is located directly south of E. Fairview Loop, directly east of S. Dandy Bluffs Circle and north of Weinie Lake (Tax ID # 57577000L003); lying within the N ½ Section 27, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. This case was continued from the November 3, 2022 meeting.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **November 17, 2022**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m** To request additional information please contact the Platting Technician, **Kimberly McClure** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

☒ No Objection [] Objection [] Concern

Name: Gene Dinkel Address: 850 E Fairview Loop
Comments: Signature Gene A. Dinkel



**MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION**
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED
NOV 13 2022
PLATTING

217N01W27B014 17
HANGARTNER GARTH & JULIE
762 E FAIRVIEW LOOP
WASILLA AK 99654-0576

NOTIFICATION OF PUBLIC HEARING

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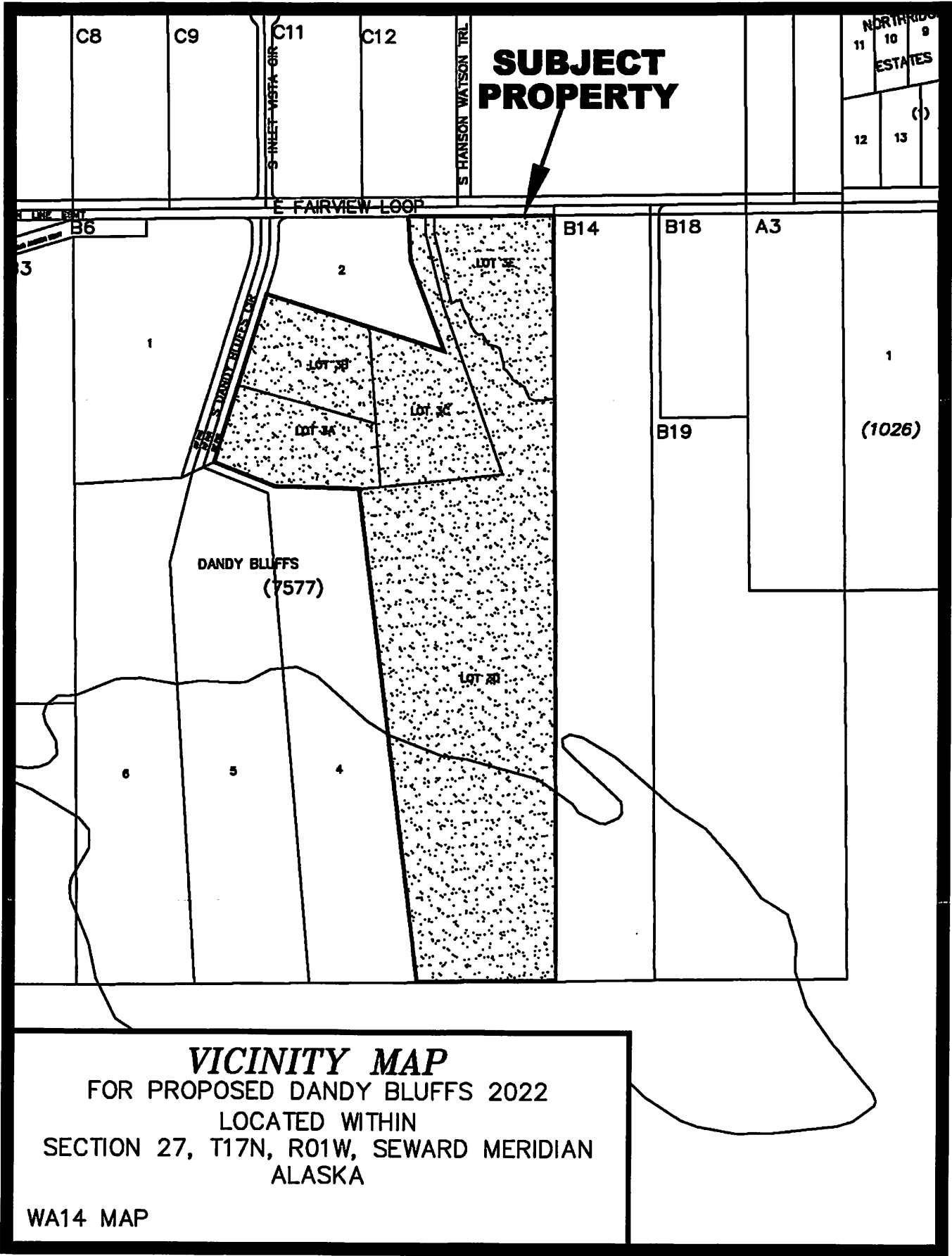
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☒ No Objection [] Objection [] Concern

Name: Julie Hangartner Address: 762 E Fairview Loop

Comments: _____



CERTIFICATE OF OWNERSHIP & DEDICATION

WE 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, AND EXCEPT FOR E. FAIRVIEW LOOP WHICH IS HEREBY DEDICATED TO THE STATE OF ALASKA, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MARK C. DINKEL _____ DATE _____
720 E. FAIRVIEW LOOP
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

LESLEY S. DINKEL _____ DATE _____
720 E. FAIRVIEW LOOP
WASILLA, ALASKA 99654

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
WELLS FARGO BANK, N.A.
101 NORTH PHILLIPS AVENUE
SIOUX FALLS, SOUTH DAKOTA 57104

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF SOUTH DAKOTA

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-SUSITNA 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

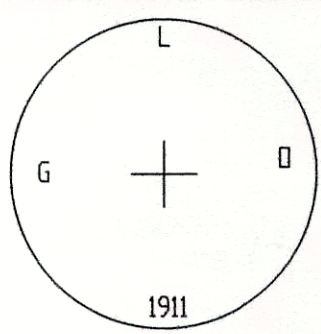
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE _____ BOROUGH TAX COLLECTION OFFICIAL

NOTES

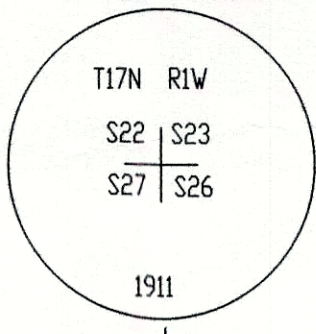
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM PLAT OF DANDY BLUFFS, PLAT #2016-93
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - a) M.T.A. EASEMENT RECORDED DECEMBER 9, 1976 AT BOOK 128, PAGE 871
 - b) EASEMENT RECORDED MAY 19, 1995 AT BOOK 805, PAGES 229 & 231
 - c) 10' WIDE MTA EASEMENT RECORDED OCTOBER 10, 1995 AT BOOK 823, PAGE 733
 - d) M.E.A. EASEMENT RECORDED FEBRUARY 17, 1960 AT BOOK 29, PAGE 40
 - e) M.E.A. EASEMENT RECORDED AUGUST 28, 2017 AT RECEPTION SERIAL #2017-016995-0
6. COVENANTS, CONDITION AND RESTRICTIONS WERE RECORDED MAY, 10, 2017 AT RECEPTION SERIAL #2017-016995-0, PALMER RECORDING DISTRICT.

FOUND 2-1/4" GLD BRASS CAP MONUMENT
10" BELOW ASPHALT ROADWAY

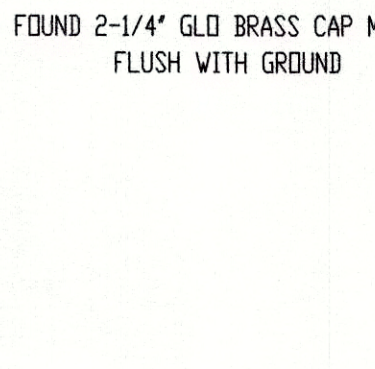
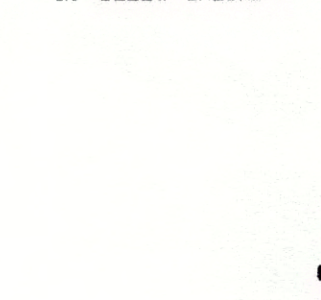


CONTROL SKETCH
1 INCH = 300 FEET

FOUND 2-1/4" GLD BRASS CAP MONUMENT
14' ABOVE GROUND



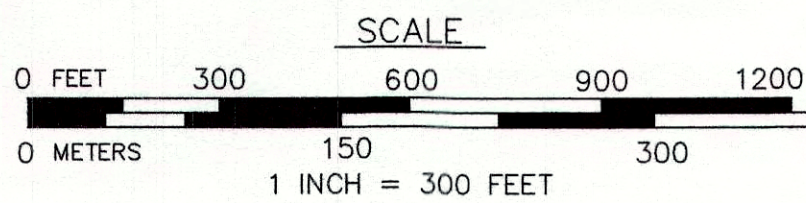
FOUND 3-1/4" ALUMINUM CAP MONUMENT
1.0' BELOW GROUND



FOUND 2-1/4" GLD BRASS CAP MONUMENT
FLUSH WITH GROUND

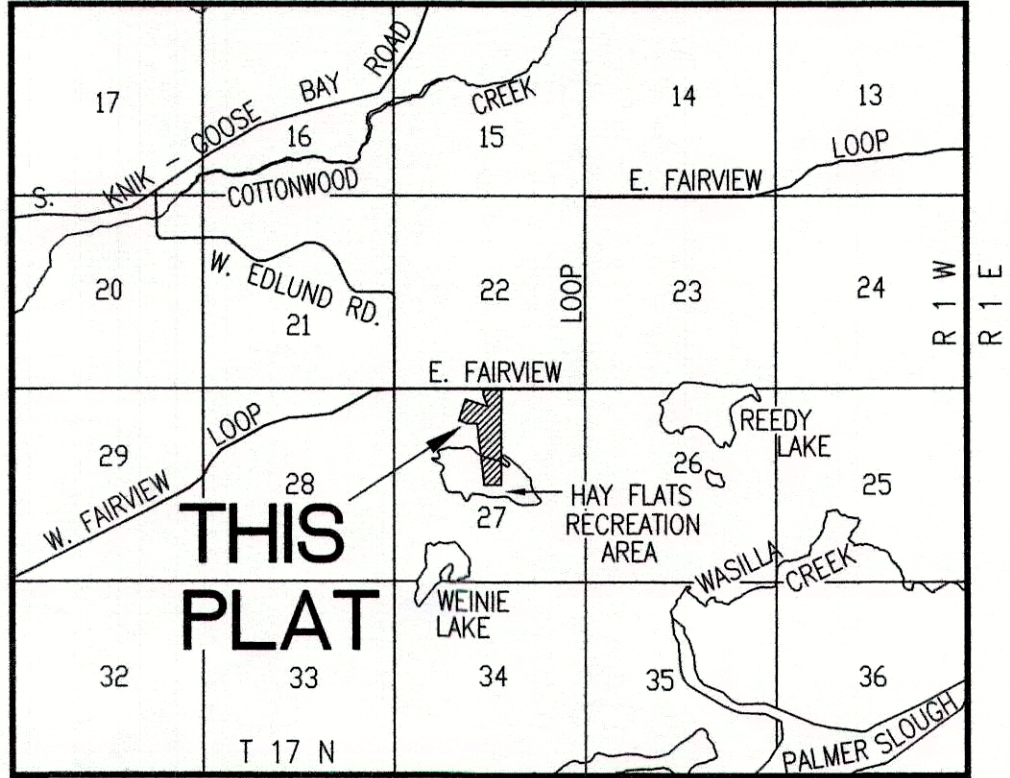
LEGEND

- ✱ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- ⊕ FOUND 3 1/4" ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
- ⊕ FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
- SET ADDITIONAL LINE MARKS AS SHOWN.
5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP - LS 7074
- × CORNER NOT SET - FALLS IN LAKE
- (T) = TOTAL DIMENSION



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
DANDY BLUFFS 2022

A SUBDIVISION OF LOT 3
DANDY BLUFFS, PLAT #2016-93
ALL LOCATED WITHIN THE
N1/2 SECTION 27, T. 17 N., R. 1 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 40.49 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: 131 E. SWANSON AVE. • WASILLA, ALASKA 99654
PHONE: (907) 376-7811

DRAWN BY CAD/K.Lyne	DATE 5/11/22	DRAWING: 2022-8/DandyBluffs2022
CHECKED BY GLO	SCALE 1 INCH = 300 FEET	SHEET 1 OF 2

Agenda Copy

RECEIVED
AUG 29 2022
PLATTING

Agenda Copy

