

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

Matthew Goddard



PLATTING BOARD

Pio Cottini, District 1

Emmett Leffel, District 2

Eric Koan, District 3

Dan Bush, District 4

Linn McCabe, District 5

Sandra Kreger, District 6

Alan Leonard, District 7

Amanda Salmon, Alternate A

PLATTING BOARD AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

PLATTING BOARD MEETING

1:00 P.M.

January 19, 2023

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. January 5, 2022 Minutes

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

(None)

7. OLD BUSINESS

A. **STELLA RIDGE MASTER PLAN:** The petitioner is requesting to bring the approved **Stella Ridge Master Plan** back for alterations. The original master plan was approved on April 1, 2021. The petitioner is proposing to remove the right of way between E. Pamela Drive and E. Harman Loop, and change this to a three phase master plan. The proposed master plan contains 60.00 acres +/- . The property is located south of the Little Susitna River, west of N. St Herman Street and directly north of E. Pamela Drive (Tax ID # 8295000T00B / T00A); within the SW ¼ Section 18, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: Jerry Harman, Staff: Matthew Goddard, Case # 2020-098)*

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)*

- No cases on the agenda at this time

10. BOARD COMMENTS

11. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JANUARY 5, 2023**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on JANUARY 5, 2023, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Vice Chair Leonard called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, District Seat #1
Mr. Emmett Leffel, District Seat #2
Mr. Eric Koan, District Seat #3
Mr. Dan Bush, District Seat #4
Ms. Linn McCabe, District Seat #5
Mr. Sandra Kreger, District Seat #6,
Mr. Alan Leonard, District Seat #7, Vice Chair

Platting Board members absent and excused were:

Ms. Amanda Salmon Alternate A

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

Platting member Koan led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved unanimously

2. APPROVAL OF MINUTES

- December 1, 2022 minutes were approved unanimously

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

(There is no Audience Participation & Presentations)

4. UNFINISHED BUSINESS:

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JANUARY 5, 2023**

6. PUBLIC HEARINGS

- A. **HI-450 PHASE III RSB**: The request is to create two lots from Lots 4 and 5, Block 3, Hi-450 Phase III, Plat # 2002-134, to be known as **LOT 4A AND 5A BLOCK 3**, containing 23.46 acres +/- . The property is located south of Goose Creek, north west of Sheep Creek, and north of E. Big Mountain Drive (Tax ID # 5288B03L004 / L005); within the SW ¼ Section 07, Township 23 North, Range 03 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. (*Petitioner/Owner: Patrick Sinnett, Bonnie Harris-Sinnett & Raina Panarese, Staff: Matthew Goddard, Case # 2022-162*)

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

Karol Riese provided the mailing report:

- Stating that 32 public hearing notices were mailed out on December 15, 2022.

Staff gave an overview of the case:

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

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

The petitioner/petitioner's representative gave an overview of the case.

Vice Chair Leonard opened the public hearing for public testimony.

There being no one to be heard, Vice Chair Leonard closed the public hearing.

MOTION: Platting Member Bush made a motion to approve with 8 findings of fact and 7 conditions. Platting Member McCabe seconded the motion.

AMENDMENT: Platting Member Leffel made an amendment to the motion to eliminate recommendation #3. Platting Member Cottini seconded the motion.

DISCUSSION: after discussion, Platting Member Leffel and Cottini withdrew the Amendment.

VOTE: The motion passed without objection.

- B. **KNIKATNU 2022**: The request is to create four lots from Tract 1 and Tract 2, Knikatnu Subdivision, Plat 2018-157, to be known as **Knikatnu 2022**, containing 98.46 acres +/- . Parcels are located north and east of W. Edlund Road and south of S. Knik-Goose Bay Road (Tax IDs# 7833000T001/T002); lying within the SW ¼ Section 16, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. (*Petitioner/Owner: Knik Tribe, Staff: Amy Otto – Buchanan, Case # 2022-166*)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JANUARY 5, 2023**

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

Karol Riese provided the mailing report:

- Stating that 120 public hearing notices were mailed out on December 15, 2022.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings 9 of fact and 10 conditions of approval.

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

The petitioner/petitioner's representative gave an overview of the case.

Vice Chair Leonard opened the public hearing for public testimony.

There being no one to be heard, Vice Chair Leonard closed the public hearing and invited the petitioner's representative to give a brief overview.

The petitioner's representative gave an overview of the case.

MOTION: Platting Member Leffel made a motion to approve with 9 findings of fact and 10 conditions. Platting Member Bush seconded the motion.

AMENDMENT: Platting Member McCabe made an amendment to the main motion to include the following:

Findings of Fact #6 was changed to read "There was one objection from the public in response to the Notice of Public Hearing."

Condition of Approval #7f was removed.

Condition #11 was added to read: "Provide ADEC approval of the water system. Include the well radius on final plat and shown any easements associated with the water system."

VOTE: The amended motion passed without objection.

VOTE: The main motion passed without objection.

RECESS: The board recessed at 2:01 pm for clarification on an item.

RETURN: The board returned to the meeting at 2:12 pm.

7. ITEMS OF BUSINESS & MISCELLANEOUS

- Elections: Chair

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JANUARY 5, 2023**

Platting Board Member Leffel nominated Platting Board Member McCabe to be chair; Ms. McCabe declined.

Platting Board Member McCabe nominated Platting Board Member Leonard to be chair; Mr. Leonard accepted.

VOTE: The Platting Board unanimously elected Mr. Leonard as Chair of the Platting Board

- Elections: Vice-Chair

Platting Board Member Kreger nominated herself for vice-chair

Platting Board Member Leffel nominated Platting Board Member McCabe for vice-chair

VOTE: Roll-call vote was completed; Platting Board Member McCabe was unanimously elected to be the Vice-Chair of the 2023 Platting Board.

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner informed the board of upcoming items; Platting Board member Koan holding a permanent seat; and that the board is looking for an alternate.

BOARD COMMENTS

- Platting member Leffel: Thank you
- Platting member Bush: Happy 2023
- Platting member McCabe: Welcome to Mr. Koan and Ms. Kreger
- Platting member Cottini: Welcome to Ms. Kreger and Mr. Koan; appreciate staff and all their work.
- Platting member Krueger: Excited to get to know everyone
- Platting member Leonard: Thank you.

9. ADJOURNMENT

With no further business to come before the Platting Board, Vice Chair Leonard adjourned the meeting at 2:21 pm.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JANUARY 5, 2023**

ALAN LEONARD
Platting Board Vice-Chair

ATTEST:

KAROL RIESE
Acting Platting Board Clerk

7A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 19, 2023

PRELIMINARY PLAT: STELLA RIDGE MSP
LEGAL DESCRIPTION: SEC 18, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: JERRY HARMAN
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 60.00 ± PARCELS: 48
REVIEWED BY: MATTHEW GODDARD CASE #: 2020-098

REQUEST: The petitioner is requesting to bring the approved **STELLA RIDGE MASTER PLAN** back for alterations. The original master plan was approved on April 1, 2021. The petitioner is proposing to remove the right-of-way between E. Pamela Drive and E. Harman Loop, and change this to a three phase master plan. The petitioner is applying for a variance to block length for proposed block 3. The proposed master plan contains 60.00 acres +/- . The property is located south of the Little Susitna River, west of N. St Herman Street and directly north of E. Pamela Drive; within the SW ¼ Section 18, Township 18 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Variance Request
ADT
Approved MSP Staff Report

EXHIBIT A – 3 pgs
EXHIBIT B – 2 pgs
EXHIBIT C – 2 pgs
EXHIBIT D – 10 pgs

AGENCY COMMENTS

Development Services
Utilities

EXHIBIT E – 1 pg
EXHIBIT F – 3 pgs

DISCUSSION: The petitioner is requesting to modify the approved Stella Ridge Master Plan. The Platting Board approved the original master plan on April 1, 2021 with 11 findings of fact and 11 conditions of approval. If approved this would remove a section of right-of-way starting at E. Pamela Drive up to E. Harman Loop, increase the sizes of Lots 11-20, Block 3, reduce the size of Utility Tract D from .64 acres +/- to .3 acres +/-, and change the master plan from two phases to three phases. The petitioner is requesting a variance to MSB 43.20.300(A) Block Length (**Exhibit B**) for the proposed Block 3, as the new design increases the block length to 3313 feet. E. Stella Ann. The Borough will change the name of E. Stella Ann Lane to become part of E. Harman Loop.

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. Access requirements are met for all lots.

Soils Report: A geotechnical report was submitted with the original master plan. As there were no new lots created by this modification and no lots were decreasing in size, an updated soils report was not required. An updated ADT was submitted, based on current road classifications; no upgrades will be required to any existing roads.

Variance Request: The petitioner has submitted a request for a variance to MSB 43.20.300(A) Block Length (**Exhibit B**).

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

The proposed block of lots will exceed the typically allowable block length of 3,000' by approximately 313'. No appreciable change to the provision of maintenance and safety services would be realized because the additional length is so short.

B. The variance request is based upon conditions of the property that are atypical to other properties. In this case, the road along which the block in question runs adjacent to is intersected at its midpoint by another road. This circumstance mitigates the maintenance and safety issues presented by overly long block lengths by providing alternative access.

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 parent parcel for the current platting action is fairly long and narrow, this somewhat unusual circumstance is the cause of the proposed block length. The only way to shorten this block length would be to add an unused ROW or PUE. It has already been established that the present design provides sufficient access to adjoining parcels for future development. Requiring an un-needed ROW or PUE would unnecessarily deprive the owner of a buildable lot. With current land prices, such a loss would indeed be a substantial hardship.

Comments:

Department of Public Works Operations & Maintenance did not submit a comment. Platting staff did have a conference with DPW where no objections were expressed. DPW did request that E. Stella Ann Lane have its name changed to E. Harman Loop, as with the removal of the ROW this will clear up any possible road name confusion.

Development Services (**Exhibit E**) has no comments

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

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; Community Council Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, Assessments, Planning, or Department of Public Works; MEA or MTA.

CONCLUSION: The preliminary plat of Stella Ridge MSP is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

FINDINGS OF FACT

1. The plat of Stella Ridge MSP is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The original Stella Ridge Master Plan was approved by the Platting Board April 1, 2021 with 11 findings of fact and 11 conditions of approval.
3. E. Stella Ann Lane to be renamed as E. Harman Loop.
4. The petitioner has submitted a request for a variance to MSB 43.20.300(A) Block Length (**Exhibit B**).
 - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property.*

The proposed block of lots will exceed the typically allowable block length of 3,000' by approximately 313'. No appreciable change to the provision of maintenance and safety services would be realized because the additional length is so short.
 - B. *The variance request is based upon conditions of the property that are atypical to other properties.*

In this case, the road along which the block in question runs adjacent to is intersected at its midpoint by another road. This circumstance mitigates the maintenance and safety issues presented by overly long block lengths by providing alternative access.
 - 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 parent parcel for the current platting action is fairly long and narrow, this somewhat unusual circumstance is the cause of the proposed block length. The only way to shorten this block length would be to add an unused ROW or PUE. It has already been established that the present design provides sufficient access to adjoining parcels for future development. Requiring an un-needed ROW or PUE would unnecessarily deprive the owner of a buildable lot. With current land prices, such a loss would indeed be a substantial hardship.
5. A soils report was submitted with the original master plan, pursuant to MSB 43.20.281(A)(1). An updated soils report was not required as this modification does not create any new lot nor does it decrease the size of any lots.
6. All lots has the required frontage pursuant to MSB 43.20.320.
7. 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; Community Council Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, Assessments, Planning, or Department of Public Works; MEA or MTA.
8. There were no objections from any federal or state agencies, Borough departments, or utilities.
9. There were no objections from the public in response to the Notice of Public Hearing.
10. Stella Ridge Phase I recorded on September 16, 2022.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Stella Ridge MSP, Section 18, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations

1. 11 existing conditions of approval from the Existing Stella Ridge Master Plan:
 1. Submit the mailing and advertising fee.
 2. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
 3. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
 4. Taxes and special assessments must be paid in full through the year of recording prior to recording the plat, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay truces and special assessments (LIDs) by certified funds or cash.
 5. Obtain Platting approval of street names in accordance with MSB 11.20.
 6. Provide plat note limiting access from Lots 1-9, Block 1 to D & S Drive unless Eastwind Drive is constructed to residential subcollector standard or higher supporting additional traffic counts in accordance with the 1991 Subdivision Construction Manual.
 7. Show a 60' radius temporary cul-de-sac on Hannan Way on the final plat.
 8. Construct D & S Drive, Eastwind Drive, Eastwind Lane and Eastwind Loop to residential standards unless otherwise determined. Upgrade or certify Pamela Drive to Residential Collector standard from Eldorado Drive to D&S Drive unless otherwise determined:
 - 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 for each phase. Submit the No Engineer Left Behind for final road inspection.
 - b. Provide verification of roadways per MSB 43.20.140(A)(2)(a) & (b).
 - c. Provide DPW acceptance of the roads to Platting staff.
 - d. Address DPW's comments on Drainage Plan and submit updated drainage plan if needed.
 9. Submit recording fee, payable to DNR (State of Alaska, Department of Natural Resources).
 10. Submit final phase plats in full compliance with Title 43.
 11. Provide public access to US Government Lots 3 & 4.

B3

2

B5

NEEDHAM HOMESTEAD

(7755)

TR A1-3

SUBJECT PROPERTY

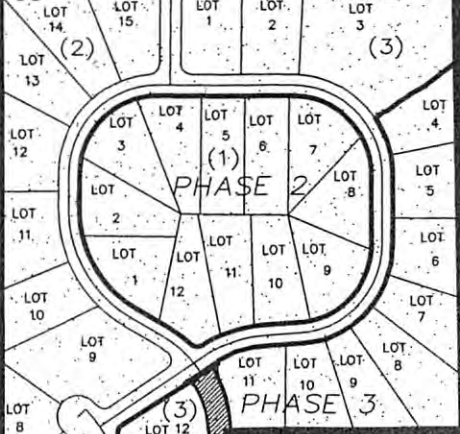


C3

3

C8

PHASE 1



FOXWOOD ADD #1

(1652)

Right of Way to be removed from master plan

C4

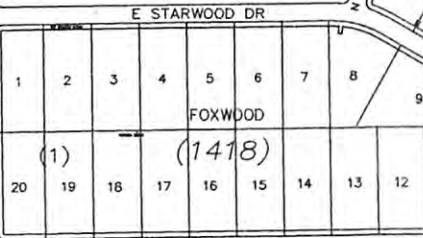
4

C9

C10

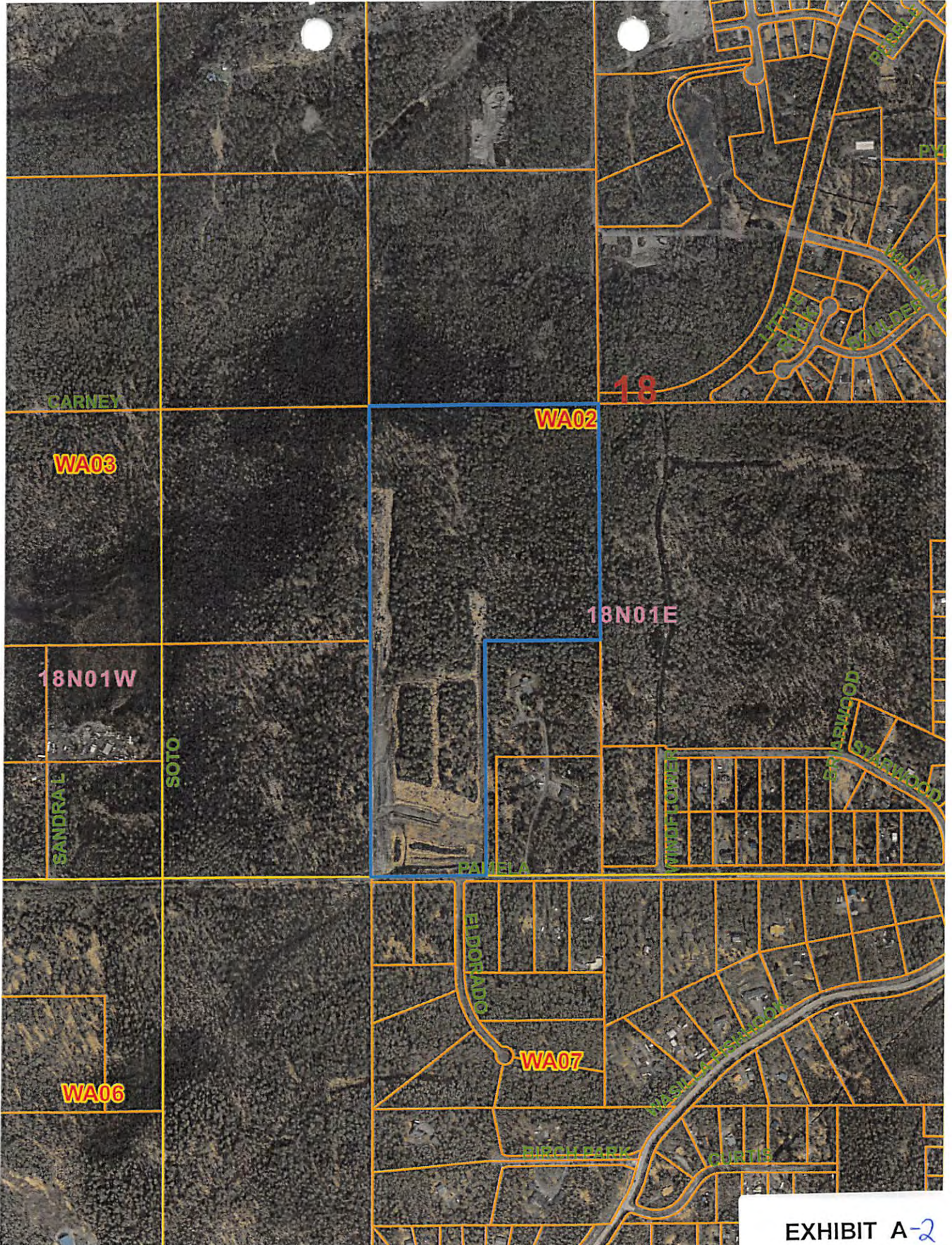
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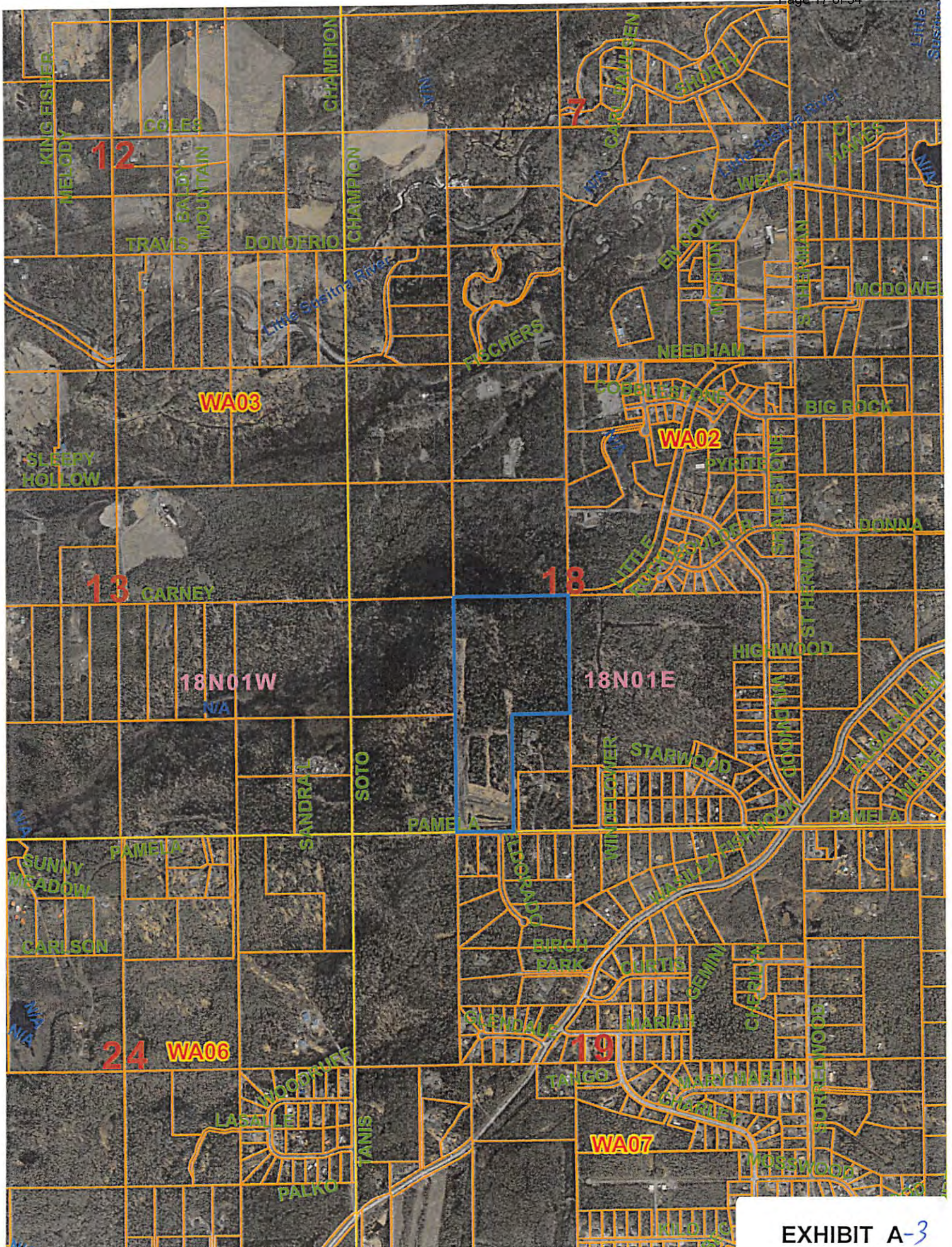
TRACT C (1652)



VICINITY MAP

FOR PROPOSED STELLA RIDGE MASTER PLAN
LOCATED WITHIN
SECTION 18, T18N, R01E, SEWARD MERIDIAN
ALASKA





Matanuska-Susitna Borough
Telephone (907) 861-7874

VARIANCE APPLICATION

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

Legal description of property: TRACT A, STELLA RIDGE PHASE I (PLAT 2022-89, PALMER RECORDING DISTRICT)

RECEIVED

NOV 23 2022

PLATTING

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

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

I, HANSON LAND SOLUTIONS the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.300 (A) of the Borough Code in order to allow:

THE SUBDIVISION OF THE LAND WITH A BLOCK THAT IS 3313' FEET LONG.

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

**APPLICANT
OR
OWNER**

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

SURVEYOR

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

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

RECEIVED
NOV 23 2022
PLATTING

VARIANCE APPLICATION

VARIANCE REQUEST IS FROM:

43.20.300 (A)

(A) The length of a block shall be not less than 400 feet, no more than 3,000 feet, or less than 800 feet along collector or arterial roads.

Variance Application Item 3 questions:

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

The proposed Block of lots will exceed the typically allowable block length of 3,000' by approximately 313'. No appreciable change to the provision of maintenance and safety services would be realized because the additional length is so short.

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

In this case, the road along which the block in question runs adjacent to is intersected at its midpoint by another road. This circumstance mitigates the maintenance and safety issues presented by overly long block lengths by providing alternative access.

- 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 parent parcel for the current platting action is fairly long and narrow and this is somewhat unusual circumstance is the cause of the proposed Block length. The only way to shorten this block length would be to add an unused ROW or PUE. It has already been established that the present design provides sufficient access to adjoining parcels for future development. Requiring an un-needed ROW or PUE would unnecessarily deprive the owner of a buildable lot. With current land prices, such a loss would indeed be a substantial hardship.

RECEIVED

DEC 6 2022

PLATTING

GOV. LOT 2 SEC. 18
T.18N. R.1E. S.M. AK

PARCEL 2

MSB 40 ACRE EXEMPTION
(2017-024090-0)

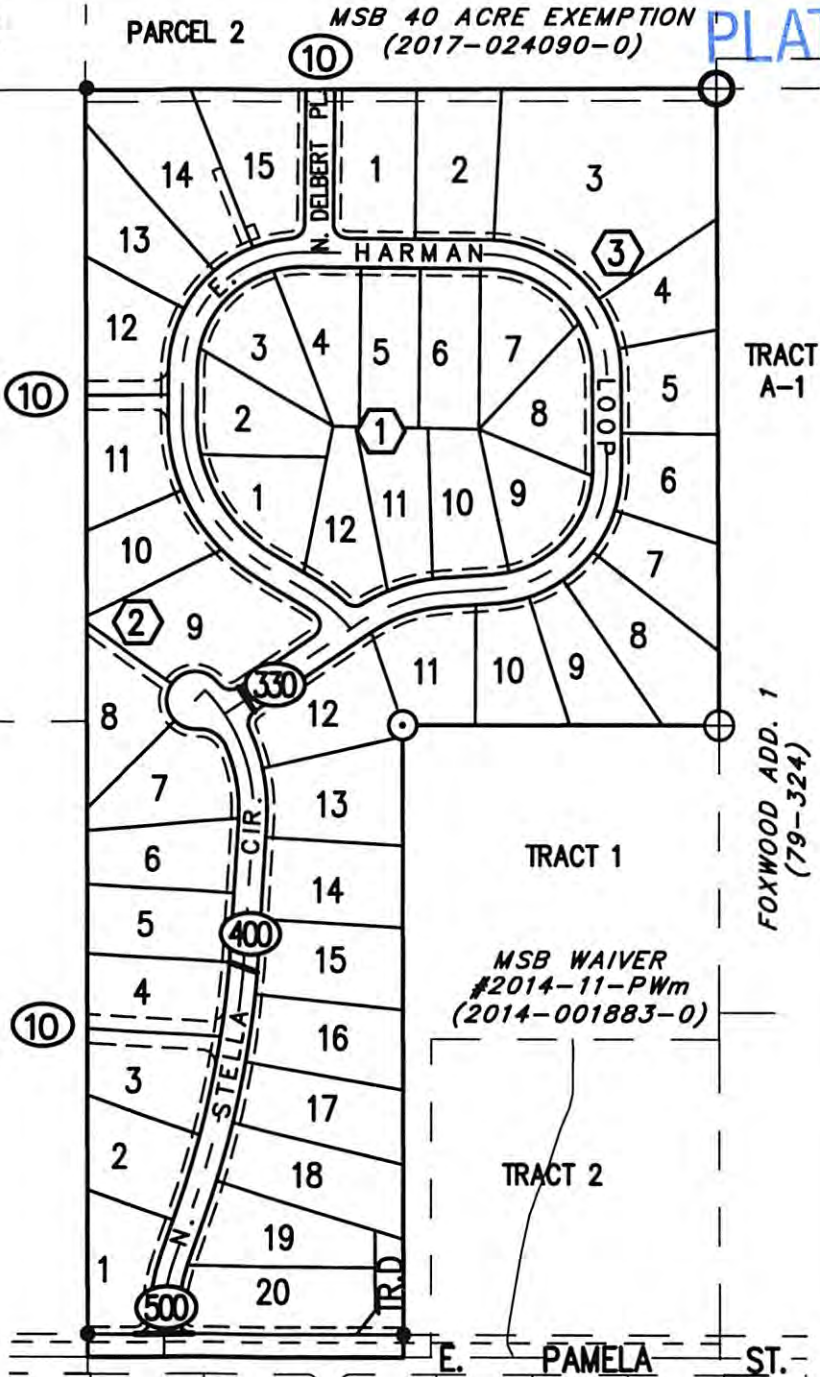
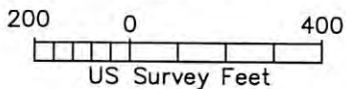
GOV. LOT 4,
SEC. 18
T. 18N. R. 1E.
S.M., AK

LEGEND

- ⊙ PLASTIC CAP ON REBAR
- ⊕ ALUMINUM CAP MONUMENT
- 5/8" REBAR
- ① BLOCK NUMBER
- ⑩ ADT COUNT



GOV. LOT 4,
SEC. 18
T. 18N. R. 1E.
S.M., AK



NOTE:
N. STELLA CIRCLE IS
CONSTRUCTED TO RESIDENTIAL
SUBCOLLECTOR STANDARDS.

ADT EXHIBIT MAP

HANSON LAND SOLUTIONS
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645

File: 20-132 | Scale: 1"=400' | Drawn: SDN | 12/05/22

EXHIBIT A Page 1 of 1

EXHIBIT C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 1, 2021**

PRELIMINARY PLAT: **STELLA RIDGE MASTER PLAN**
LEGAL DESCRIPTION: **SEC 18, T18N, R1E, SEWARD MERIDIAN, AK**
PETITIONER: **JERRY HARMAN**
SURVEYOR/ENGINEER: **HANSON LAND SOLUTIONS**
ACRES: 60.0 PARCELS: 51
REVIEWED BY: **CHERYL SCOTT** CASE: 2020-098

REQUEST

The request is to create 50-lots and one utility tract in a 2-phase Master Plan from Tax Parcel C8 to be known as **Stella Ridge**, containing 60.0 acres+/- . The property is located west of Wasilla-Fishhook Road and directly north of Pamela Drive within the SW ¼ Section 18, Township 18 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps	Exhibit A
Phase Map	Exhibit B
Soils Report	Exhibit C
Project Overview Maps	Exhibit D
As-Built Information	Exhibit E
Topographic Map	Exhibit F
Drainage Map	Exhibit G
Road Plans & Profile	Exhibit H
Surveyor Letter w/attachment	Exhibit I
OSHP	Exhibit J

COMMENTS:

Department of Public Works	Exhibit K
Planning	Exhibit L
Firecode	Exhibit M
Land & Resource Management	Exhibit N
MEA & MTA	Exhibit O
Enstar	Exhibit P
Public	Exhibit Q

DISCUSSION: The preliminary plat for Stella Ridge Master Plan was originally scheduled for public hearing on 8/20/2021 but Platting Staff requested a continuance to allow 21-day

public noticing. The preliminary plat was again continued from the 9/3/2020 public hearing at the request of the petitioner's representative to reconsider the design and public comments and then continued at the 10/1/2020 public hearing due to development challenges.

The proposed subdivision is a 2-phase master plan creating 50 lots and 1 utility tract. **(Exhibit B)**. The road names need to be consistent with MSB 11.20, *Street Names and Address*. **(Recommendation #5)**

Lot and Block Design/Frontage: The 50 lots range in size from .92 acres to 1.55 acres +/- . All lots meet the width to depth ratio of 3:1 for lots under 2 acres and block lengths are less than 3,000 feet. Lot and Block design standards are consistent with MSB 43.20.300. The proposed utility tract is .64 acres with no on-lot water or septic systems. Lots designated for utility purposes with no on-lot sewer shall have no minimum lot size per MSB 43.20.281(D).

Each lot has a minimum of 60' of road frontage, or 45' when on a cul-de-sac pursuant to MSB 43.20.320 *Frontage*.

Useable Area: The engineer's report provided by Hanson Land Solutions includes testhole logs, sieve analysis and a testhole location map at **Exhibit C**. The investigation included 18 testholes excavated to a minimum of 12 feet deep and no groundwater was encountered. The soils were determined to be a sand-silt mixture classified under the Uniform Soils Classification System as SM. This type of soil requires a sieve analysis or percolation test per MSB 43.20.281. A sieve analysis was submitted for each testhole. Eighteen soil samples were tested and it was determined that the soils are adequate for on-site wastewater disposal. All lots contain sufficient overall area with 10,000 sq. ft. of useable building area and 10,000 sq. ft. of useable septic area meeting all useable area requirements in MSB 43.20.281.

Topographic and As-Built Info: Topographic contours and As-Built information were provided within and outside the boundary as required by MSB 43.15.016 at **Exhibit E & F**. There are no existing structures or improvements shown on the As-Built.

Drainage: Hanson Land Solutions provided a drainage plan, meeting the Subdivision Construction Manual standards (**Exhibit G**). The drainage plan shows the drainage along the proposed roads and general drainage patterns within and directly adjacent to the subdivision. The plan also shows proposed culverts and infiltration points. The drainage plan is subject to field modification and improvement during the road construction work.

Access: Hanson Land Solutions provided road plans & profile for the interior streets and Pamela Drive at **Exhibit H**. Currently, E. Pamela Drive is a borough maintained street constructed to residential collector standard from Wasilla-Fishhook Road to Eldorado Drive. Pamela Drive provides access to the proposed subdivision and will require certification or upgrade to residential collector standard from Eldorado Drive to proposed D&S Drive. The interior streets of D & S Drive and Eastwind Drive proposed construction to residential standard. Residential standard streets Average Daily Traffic (ADT) count is 200 trips. The preliminary plat shows 32 lots accessing Eastwind Drive, which calculates to an ADT of 192

trips allowing streets constructed to residential standard. Restricting access for Lots 1-9, Block 1 to D&S Drive keeps the ADT for Eastwind Drive below the 200-trip threshold. A plat note is required on the final plat limiting access for Lots 1-9, Block 1 to D&S Drive. **(Recommendation #6)** Construction of Harman Way is not required, as it is not providing physical access to any lots. A 60' radius temporary cul-de-sac on Harmon Way shown on final plat is recommended. **(Recommendation #7)** All access requirements will be met with the construction of the interior streets and certification or upgrade to Pamela Drive in accordance with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

MSB 43.20.060(D) states subdivisions shall provide through connecting right-of-way of residential collector standard minimum to unsubdivided parcels, where feasible, to improve interconnectivity and/or public safety unless shown by the petitioner to be unnecessary. Hanson Land Solutions provided a letter at **Exhibit I** stating additional through connecting right-of-way is not necessary because the adjacent parcels have existing right-of-way. Tax Parcel C3 to the west has access via the section line easements (Soto Rd) along the west boundary and Carney Road right-of-way on the northwest corner. Tract A-1, Foxwood Addition #1 Subdivision to the east has existing constructed access from Wildwood Drive, Starwood Drive, Windflower Drive and unconstructed Briarwood Lane. The petitioner is providing access to Tax Parcel B5 to the north via Harman Way to be dedicated on this plat. Staff notes B5 also has access to a public use easement on the southeast corner. The MSB Official Streets and Highways Plan (OSHP) at **Exhibit J** shows a future minor collector connection from Carney Road to Tex-Al Drive. This future connection provides an additional access point for Tax Parcels C3, B5 and Tract A-1, Foxwood, Addition #1. The topographic information at **Exhibit I-2** shows the relatively flat and constructible areas along the section line easements of Soto Road, Carney Road right-of-way and the Carney Road/Tex-Al Drive potential future connection area.

COMMENTS:

Department of Public Works comments:

- Certify or upgrade Pamela Drive to Residential Collector standard from Eldorado to proposed D&S Drive
- Remove existing driveway on Pamela
- Drainage Plan: Place cross culverts outside of curve returns – requires less culvert and reduces likelihood of culvert ends being crushed, only need 2 cross culverts at 4-way intersection, may need drainage easements
- If Lots 1-9, Block 1 are restricted to D&S Drive for access, both roads will only need to be constructed to residential standards
- OSHP shows a future minor collector corridor connecting Carney Road to Tex-Al Drive, for which a 50' wide ROW will need to be acquired along the northern boundary of this parcel. SCM B03 suggests labeling a "Proposed Road Corridor" with a 25' building setback on the final plat. *(Exhibit K) Staff notes road construction and drainage is addressed in Recommendation #8 and a 25' structural setback is shown on the preliminary plat.*

Planning recommends that subdivisions be designed to allow for interconnectivity and accommodations to comply with the Official Streets & Highway Plan (OSHP). The applicant provided a stub road and a 25' setback to E. Carney Road identified in the OSHP. They encourage stub ROW's to undeveloped parcels to the east and west. In addition, this parcel contains wetlands and any development in that area may require a permit for US Army Corps of Engineers. **(Exhibit L)** *Staff notes the surveyor provided a letter addressing existing alternate access providing interconnectivity.*

Firecode is concerned that Harman Way is not connected to anything. The other two access points are too close to be considered separate. **(Exhibit M)** *Staff notes proposed Harman Road is to allow for a connection to a future corridor between E. Carney Road and Tex-Al, shown on the OSHP and access to an unsubdivided parcel. The proposed roads onto Pamela Drive meet the intersection spacing requirements of the SCM.*

Land & Resource Management has no objection to the proposed subdivision or private roads. They support that Tract A is noted on the plat for utility use with only rights-of-way and easements being dedicated to the Borough. **(Exhibit N)** *Staff notes private roads are no longer proposed and the property owners are dedicating all rights-of-way to the borough and grant all easements to the use shown.*

MEA & MTA requested a 15' wide utility easement along all road rights-of-way as shown on MEA's drawing. **(Exhibit O)** *Staff notes the 15' utility easements are shown on the preliminary plat.*

Enstar has no comments or recommendations. **(Exhibit P)**

Public Comments: (Exhibit Q)

Pierre & Crystal Loncle, owners of Lot 1, Block 1 Fishhook Acres, objects to this subdivision. They are concerned about increased traffic and the aquifer and soils not supporting the additional homes. **(Exhibit Q-1)**

John Torwick, owner of Lot 18, Block 1, Foxwood, objects to this subdivision. He is concerned about increased traffic, safety, impact on under-maintained Pamela Drive and low lands being filled affecting the high water table. **(Exhibit Q-2)**

Gretchen Watson, owner of Lot 2, Block 1, Fishhook Acres, objects to this subdivision. She is concerned about late noticing, 1 pm start time of meeting, land use, cohesiveness of neighborhood, additional homes affecting water wells, increase in tax obligation, spring fed wetland, flooding of culverts and increased traffic. **(Exhibit Q-3)**

Sandra Christian of Lot 2, Block 3, Fishhook Acres, Addition #1, is concerned about land use, increased traffic, water table and other property subdividing. **(Exhibit Q-4)**

Jeff & Shannon Huber, owner of Parcel A13 on Birch Park Circle, has concerns with this subdivision. They are concerned about ambiguity in the public information packet, flawed basis with road standard requirement, lack of setbacks, traffic safety, impact of subsurface aquifers and water wells and covenants and restrictions. (Exhibit Q-5)

John & Amanda Meising of Lot 1, Block 3, Fishhook Acres, Addition #1 submitted comments dated 8/20/2020 noting several concerns with this subdivision. They are concerned about flooding on roadway, groundwater runoff, animal displacement, increase in residents, noise, crime, size of lots, effects on aquifers, water supply, septic water accumulation, higher taxes, construction schedule, utility work, cell phone service, on-site water/sewage plant, trash service, mail service, lack of privacy, development during Covid crisis, land use and approval of this subdivision encouraging more subdivisions. They suggest Town hall meetings between the property owner, developer and residents to encourage discussion of information, opinions and concerns. Additional comments received 9/1/2020 from Mr. & Mrs. Meising reiterating their opposition and concerns to the proposed subdivision. (Exhibit Q-6)

Coe & Avonlea Guthrie, owner of Tax Parcel C9, objects to this subdivision. They are concerned about fresh water supply, increase traffic, welfare and safety, construction and future expansion. A development of this magnitude will drastically change the integrity and dynamics of this community. Lots containing 3-5 acres would maintain the rural community that the property owners of Pamela Drive prefer. (Exhibit Q-7)

Corey and Stephanie Haase, owners of Tax Parcel C10, object to this subdivision. Their concerns include lot sizes, water table, septic systems, road safety, maintenance, construction plans, wetland development and Army Corps of Engineers inspections. This proposal shows a lack of regard for the environment and current infrastructure. Were the proposal to include larger lots that fit in the surrounding community and environment, you would find far less resistance. (Exhibit Q-8)

There were no further comments received from borough departments, outside agencies or the public at the time of this staff report.

CONCLUSION

The preliminary plat for Stella Ridge Master Plan is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plat Submittal and Approval*. This plat creates 50 lots and one utility tract. A professional engineer stated all the proposed lots contain the required useable septic and useable building area. The subdivision meets all frontage, lot design and access requirements. Road construction standard and drainage plans meet the requirements of the Subdivision Construction Manual. There were no objections from Borough Departments or outside agencies. The public submitted six objections and several concerns.

FINDINGS of FACT:

1. The plat of Stella Ridge Master Plan is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plat Submittal and Approval*.

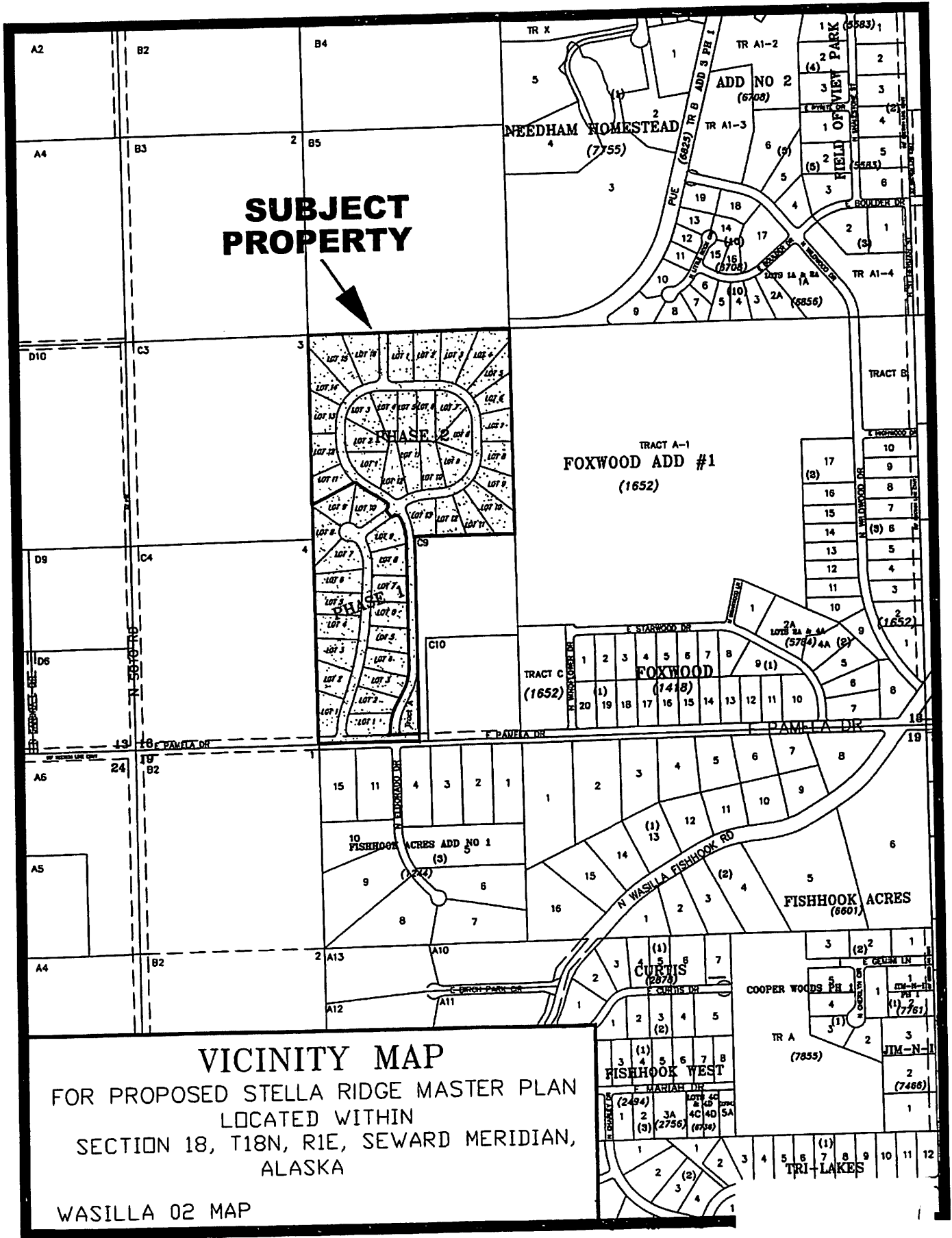
2. Lot sizes and block lengths are consistent MSB 43.20.300, *Lot and Block Design*.
3. Frontage to all lots are consistent with MSB 43.20.320, *Frontage*.
4. A professional engineer stated all lots have the required useable building area and useable septic area in compliance with MSB 43.20.281 *Area*.
5. As-built and topographic information provided in accordance with MSB 43.15.016 *Preliminary Plat Submittal and Approval*.
6. All access requirements pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access* will be met with the construction of interior roads and certification or upgrade of Pamela Drive.
7. Residential streets Average Daily Traffic (ADT) count is 200 trips per the 1991 Subdivision Construction Manual. Proposed construction to residential standard for Eastwind Drive meets the requirements of the SCM with an ADT of 192 trips from 32 lots restricting access from Lots 1-9, Block 1 to D&S Drive.
8. OSHP shows a future Carney Road/Tex-Al Drive Corridor along the northern boundary of the proposed subdivision. The petitioner provided a 60' wide right-of-way to this future corridor and 25' structural setback from the future corridor.
9. Streets named on subdivision plats are subject to MSB 11.20, *Street Names and Address Numbers*. Road names and Subdivision name require approval from the Platting Assistant.
10. There were no objections from Borough departments or outside agencies. The public submitted six objections and several concerns.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Recommended motion: "I move to approve the preliminary plat of Stella Ridge Master Plan, located within Section 18, Township 18 North, Range 1 East, Seward Meridian, Alaska contingent on the following staff recommendations:"

1. Submit the mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
3. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.

4. Taxes and special assessments must be paid in full through the year of recording prior to recording the plat, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Obtain Platting approval of street names in accordance with MSB 11.20.
6. Provide plat note limiting access from Lots 1-9, Block 1 to D & S Drive unless Eastwind Drive is constructed to residential subcollector standard or higher supporting additional traffic counts in accordance with the 1991 Subdivision Construction Manual.
7. Show a 60' radius temporary cul-de-sac on Harman Way on the final plat.
8. Construct D & S Drive, Eastwind Drive, Eastwind Lane and Eastwind Loop to residential standards unless otherwise determined. Upgrade or certify Pamela Drive to Residential Collector standard from Eldorado Drive to D&S Drive unless otherwise determined:
 - 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 for each phase. Submit the *No Engineer Left Behind* for final road inspection.
 - b. Provide verification of roadways per MSB 43.20.140(A)(2)(a) & (b).
 - c. Provide DPW acceptance of the roads to Platting staff.
 - d. Address DPW's comments on Drainage Plan and submit updated drainage plan if needed.
9. Submit recording fee, payable to DNR (State of Alaska, Department of Natural Resources).
10. Submit final phase plats in full compliance with Title 43.



VICINITY MAP
FOR PROPOSED STELLA RIDGE MASTER PLAN
LOCATED WITHIN
SECTION 18, T18N, R1E, SEWARD MERIDIAN,
ALASKA
WASILLA 02 MAP

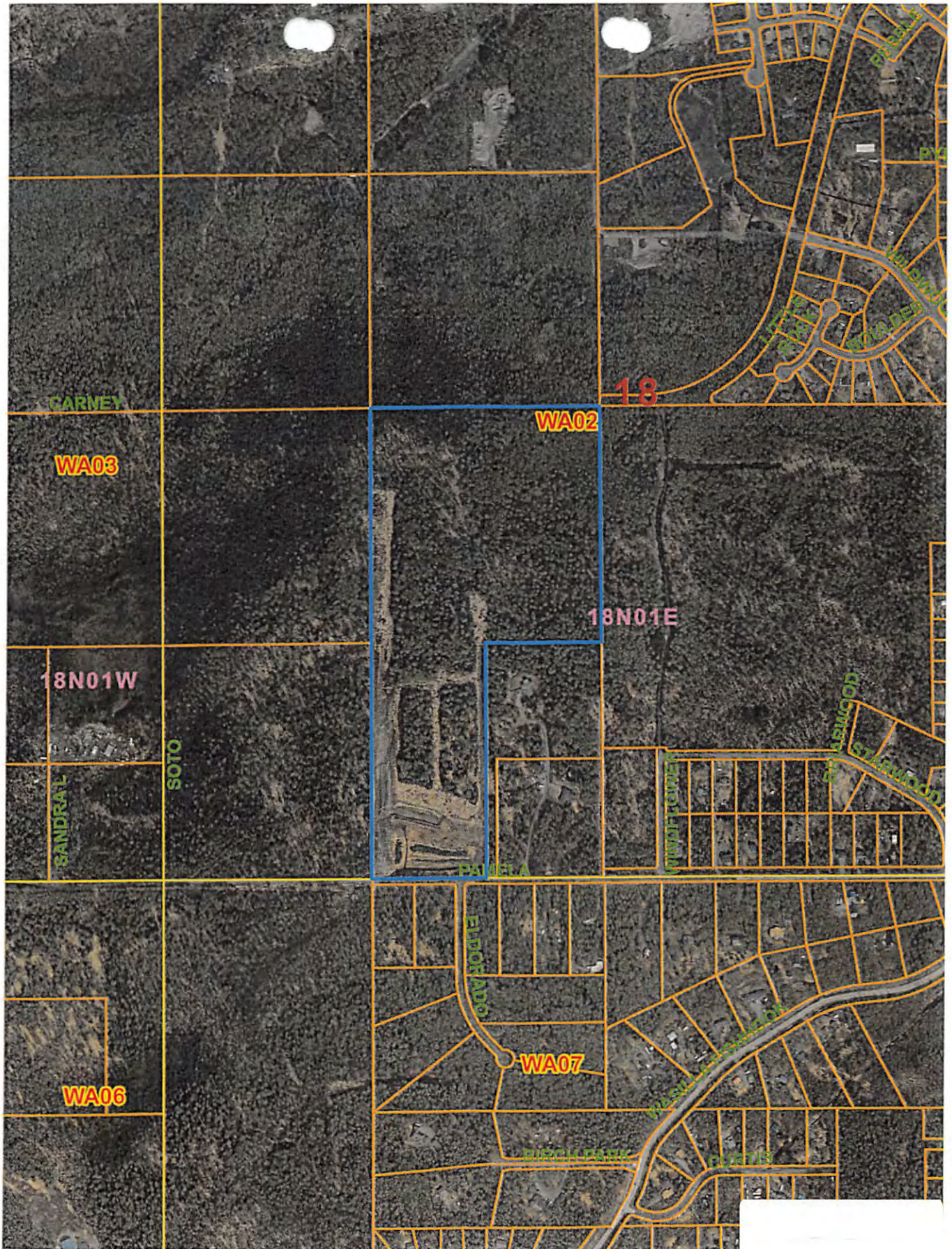


EXHIBIT D-9

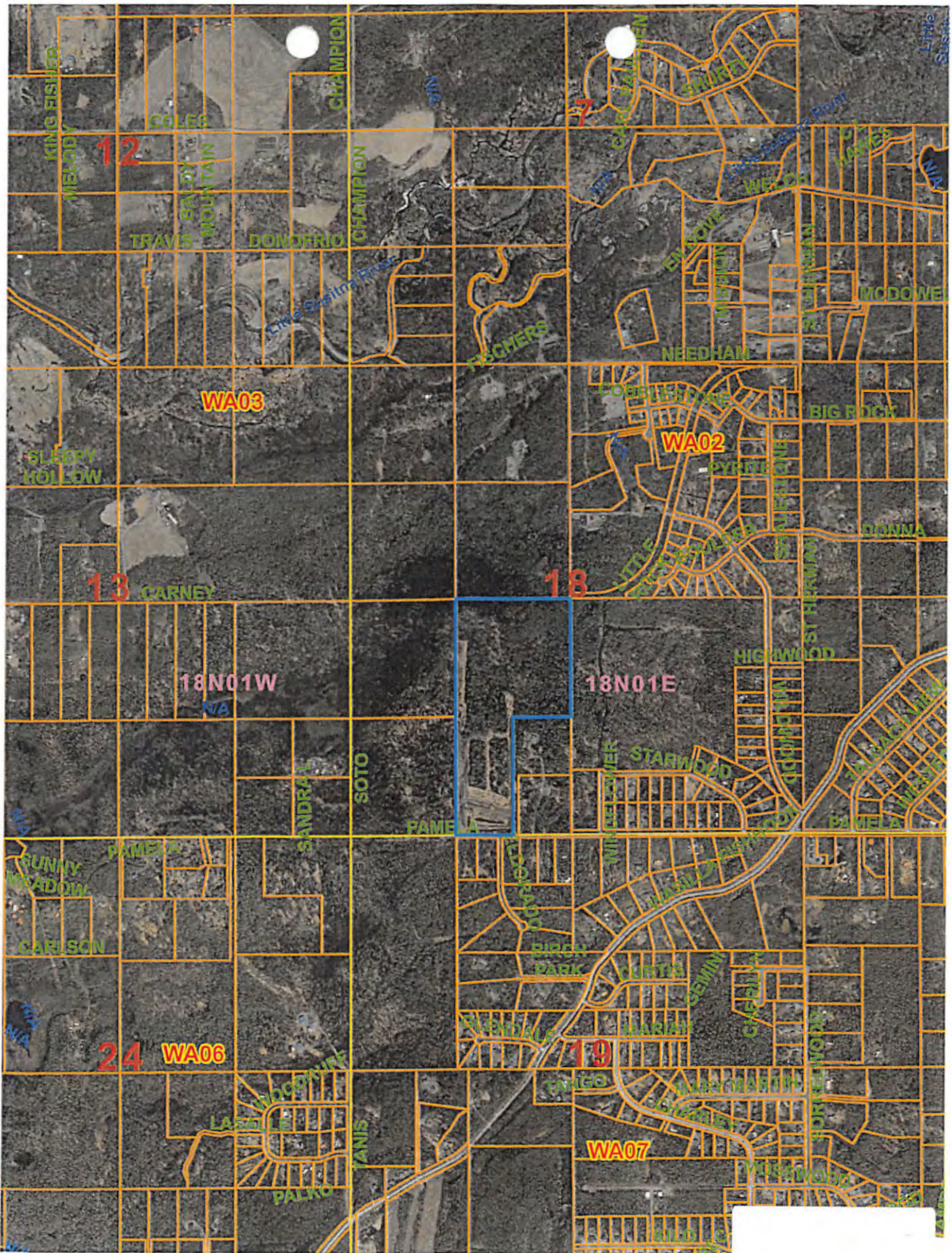


EXHIBIT D - 10

Matthew Goddard

From: Permit Center
Sent: Friday, December 9, 2022 4:18 PM
To: Matthew Goddard
Subject: RE: RFC Stella Ridge MSP (MG)

No Comments

Thank you,

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, December 8, 2022 3:53 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; earl.almdale@gmail.com; mothers@mtaonline.net; mschoming@crweng.com; timhaldistrict1@gmail.com; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: RFC Stella Ridge MSP (MG)

Good Afternoon,

The following link is a Request for Comments for the proposed Stella Ridge Masterplan modification. This Request is to make alterations to the approved Stella Ridge Master Plan.

Please ensure all comments are submitted by **December 22, 2022** so they can be incorporated in the staff report that will be presented to the Platting Board.

[Stella Ridge MSP](#)

Feel free to contact me if you have any questions.

Thank you,
Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us



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

December 19, 2022

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

To whom it may concern:

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

- **STELLA RIDGE SUBDIVISION
(MSB Case # 2022-098)**

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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, December 13, 2022 8:45 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Stella Ridge MSP (MG)
Attachments: RFC Packet.PDF; Agenda Plat.pdf

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

Matthew,

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

Thanks,

MIREYA ARMESTO

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, December 8, 2022 3:53 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; earl.almdale@gmail.com; mothers@mtaonline.net; mschoming@crweng.com; timhaldistrict1@gmail.com; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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>; msb.hpc@gmail.com
Subject: RFC Stella Ridge MSP (MG)

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

Good Afternoon,

The following link is a Request for Comments for the proposed Stella Ridge Masterplan modification. This Request is to make alterations to the approved Stella Ridge Master Plan.

Please ensure all comments are submitted by **December 22, 2022** so they can be incorporated in the staff report that will be presented to the Platting Board.

[Stella Ridge MSP](#)

Feel free to contact me if you have any questions.

Thank you,
Matthew Goddard
Platting Technician

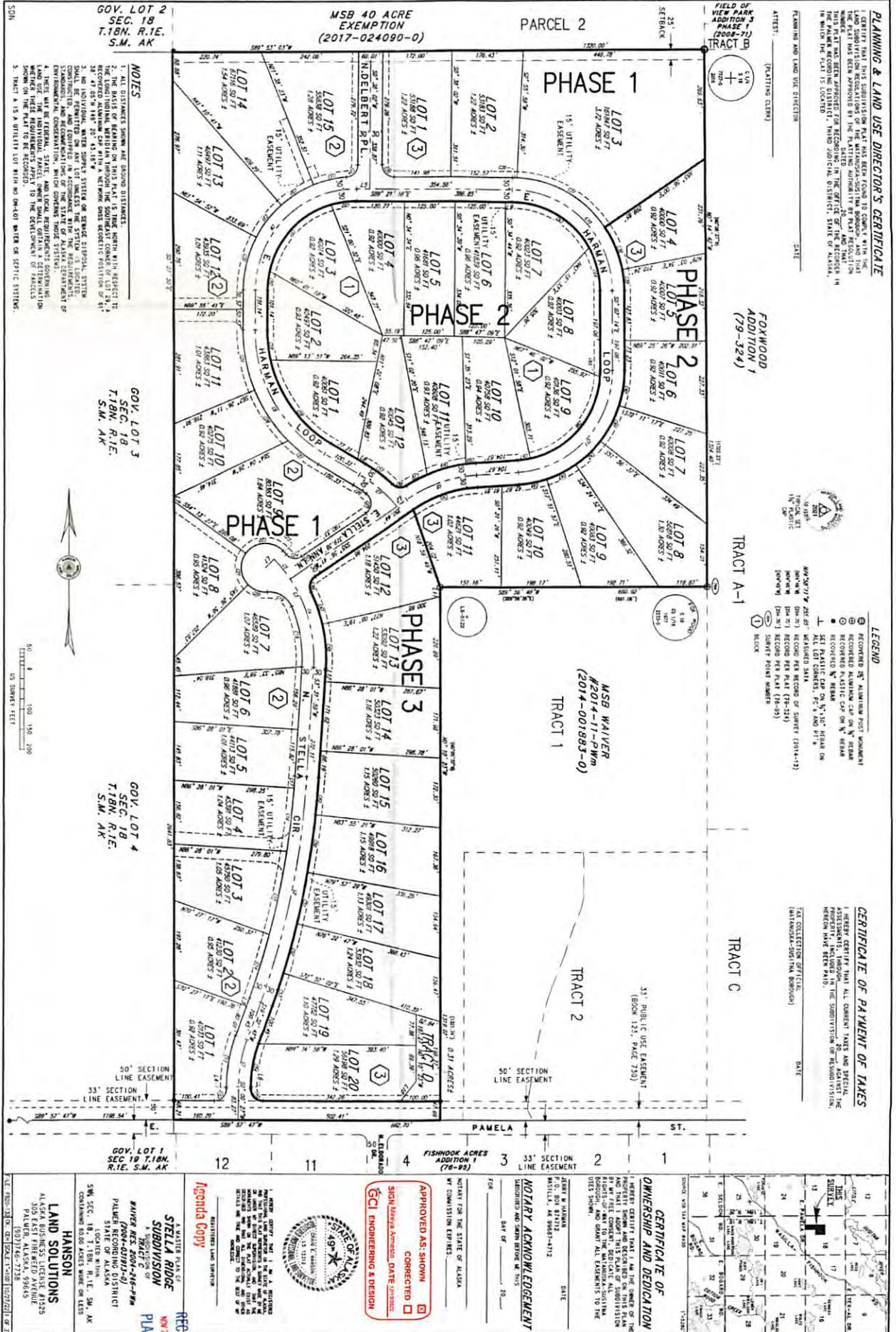


EXHIBIT F-3