

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Theresa Taranto



PLATTING TECHNICIANS
Amy Otto-Buchanan
Matthew Goddard
Chris Curlin

PLATTING ASSISTANT
Kayla Kinneen

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

March 15, 2023

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **RIVERDELL ESTATES RSB:** The request is to create three lots from Lot 9A, Block, Riverdell Estates, Plat No. 78-166, to be known as **LOT 9B, LOT 11A and LOT 13A**, containing 7.11 acres +/- . The parcel is located south of W. Marble Way and directly east of S. Loussac Lane (Tax ID# 1578B05L009A); within Section 30, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Knik-Fairview Community Council and Assembly District #3. (Petitioner/Owner: Zeria LLC, Staff: Amy Otto-Buchanan, Case #2023-013)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **March 15, 2023**, in the **Assembly Chambers** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 15, 2023**

PRELIMINARY PLAT: RIVERDELL ESTATES RSB BLOCK 5 LOT 9A
LEGAL DESCRIPTION: SEC 30, T17N, R01W, SEWARD MERIDIAN AK
PETITIONER: ZERIAH LLC
SURVEYOR/ENGINEER: DENALI NORTH
ACRES: 7.11 ± PARCELS: 3
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-013

REQUEST: The request is to create three lots from Lot 9A, Block 5, Riverdell Estates, Plat No. 78-166, to be known as **LOT 9B, LOT 11A and LOT 13A**, containing 7.11 acres +/- . The parcel is located south of W. Marble Way and directly east of S. Loussac Lane; within Section 30, Township 17 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
Topographic Mapping and As-Built

EXHIBIT A – 5 pgs
EXHIBIT B – 5 pgs
EXHIBIT C – 1 pg

AGENCY COMMENTS

Department of Public Works
Department of Emergency Services
Development Services
Utilities
ADF&G
Public

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

DISCUSSION: The proposed subdivision is directly east of S. Loussac Lane and south of W. Marble Way. S. Loussac Lane is owned and maintained by MSB. Proposed Lot 9B is 4.18 acres; Lot 11A 1.39 acres and Lot 13A 1.56 acres.

Soils Report: (**Exhibit B**) A soils report was submitted pursuant to MSB 43.20.281(A). James Rowland, PE, notes testhole logs from August 21, 2021 are attached and location of testholes are shown on the topographic map. Soils conditions are suitable for conventional on-site wastewater disposal systems. There is a minimum of 10,000 sf of useable building area and 10,000 sf of contiguous useable septic area within each of the proposed lots. Drainage patterns will not be altered as a result of this subdivision. Topographic mapping and As-Built is at **Exhibit C**.

Comments: Department of Public Works (**Exhibit D**) notes testhole #4 shows water level encountered during drilling at approximately 7' below ground surface. MSB 43.20.281(A)(1)(a) states that seasonal

high water table must be a minimum of 8' below ground surface. Given this, the line delineating useable septic area should not include testhole #4 (see **Recommendation #5**). Department of Emergency Services (**Exhibit E**) has no issues. Development Services (**Exhibit F**) has no comments.

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

ADF&G: (**Exhibit H**) The property borders anadromous water body, Cottonwood Creek (AWC#247-50-10300). A Fish Habitat Permit is required for any work below the ordinary high water (OHW) line of anadromous waterbodies. This could include, but is not limited to, installation of bridges, dams, culverts, mechanical water withdrawal, stream diversions, bank modifications and stream crossings. Contact ADF&G Habitat Section in Palmer to obtain the appropriate Fish Habitat Permits prior to construction.

Public: (**Exhibit I**) Gregg Thompson objects. Lot 9A has several small tributaries of Cottonwood Creek running throughout it. Some of which run right up to the only possible building spaces on the property. Coho salmon use these tributaries for spawning, far away from the main body of Cottonwood Creek. Every once in a while, Chinook salmon also spawn in these tributaries. Sockeye salmon use these as well, but don't spawn in them. Over-development of this property will diminish these waterways used by the salmon and their fry every year. Every spring mallard ducks and other waterfowl species use these tributaries for cover from eagles and other predators during nesting. This section of the creek is already prone to flooding and has flooded in recent years, including this winter. Development can only make the surrounding properties and home more susceptible to flooding. There has been a large trench dug by the landowner to divert water away from these tributaries. These low wetland areas should remain as they are. There is not enough useable land above the low-lying areas to support three households and yards, not without bringing in even more fill. Which will affect the flooding characteristics and the wildlife habitat.

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

CONCLUSION: The preliminary plat of Riverdell Estates RSB Block 5, Lot 9A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There was one objection to the plat from the public in response to the Notice of Public Hearing. All lots have the required legal and physical access, pursuant to MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140. All lots have the required frontage, pursuant to MSB 43.20.320. A soils report was submitted, pursuant to MSB 43.20.281(A).

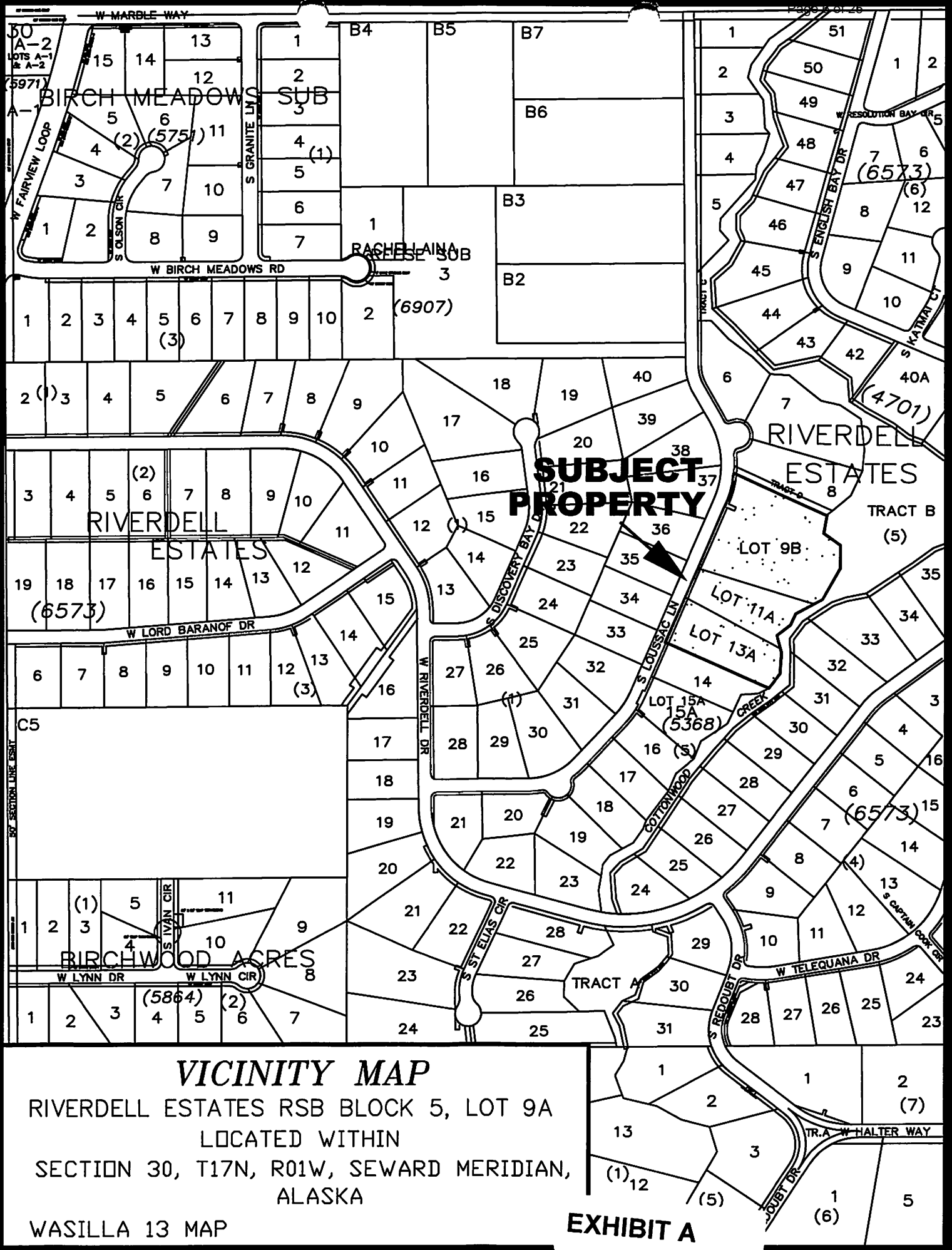
FINDINGS OF FACT

1. The plat of Riverdell Estates RSB Block 5, Lot 9A 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).
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.

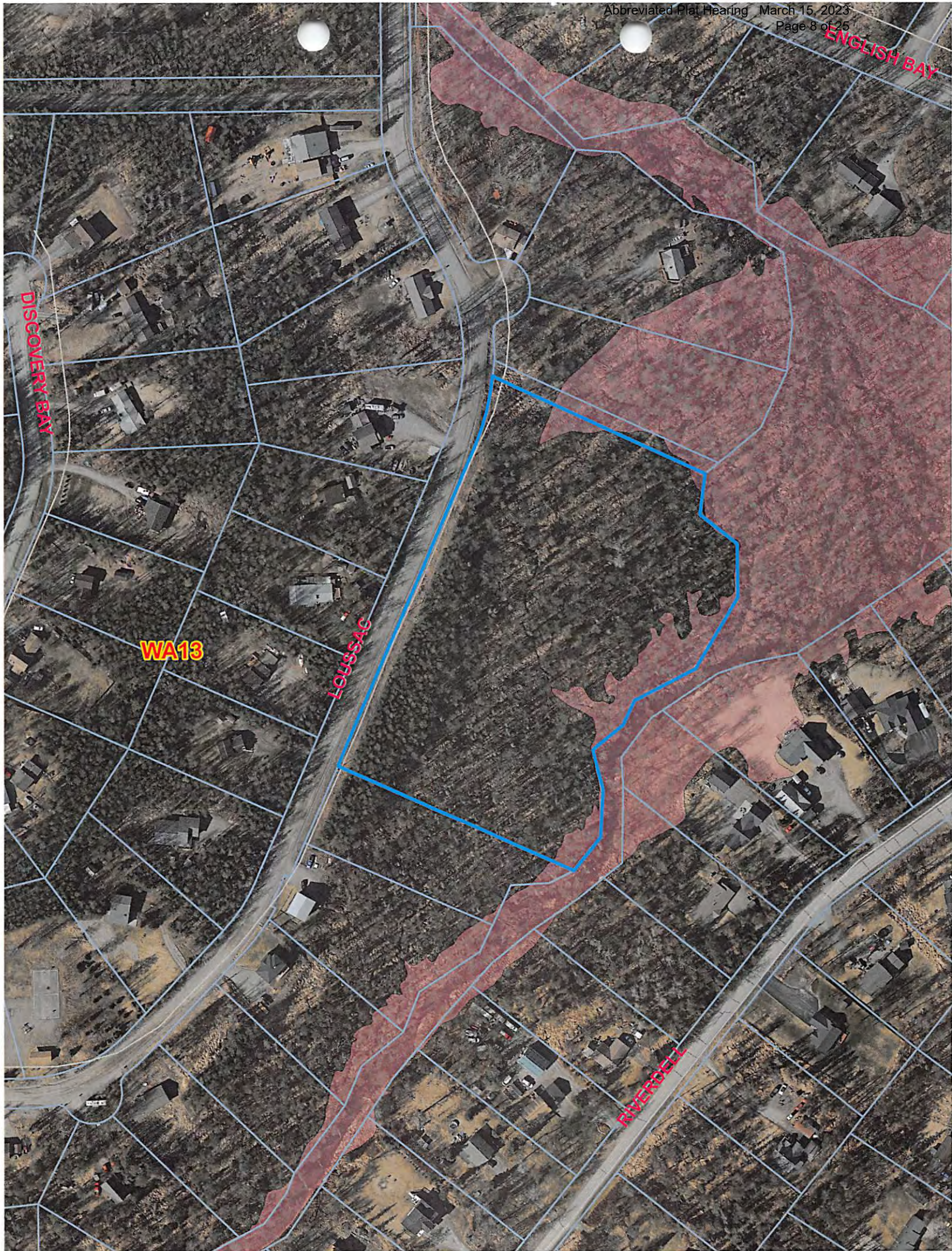
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Assessments or Planning; MEA or MTA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There was one objection to the plat in response to the Notice of Public Hearing, regarding Cottonwood Creek tributaries, salmon spawning, waterfowl usage and flooding concerns.
8. Flood Hazard Area is shown on the preliminary plat.

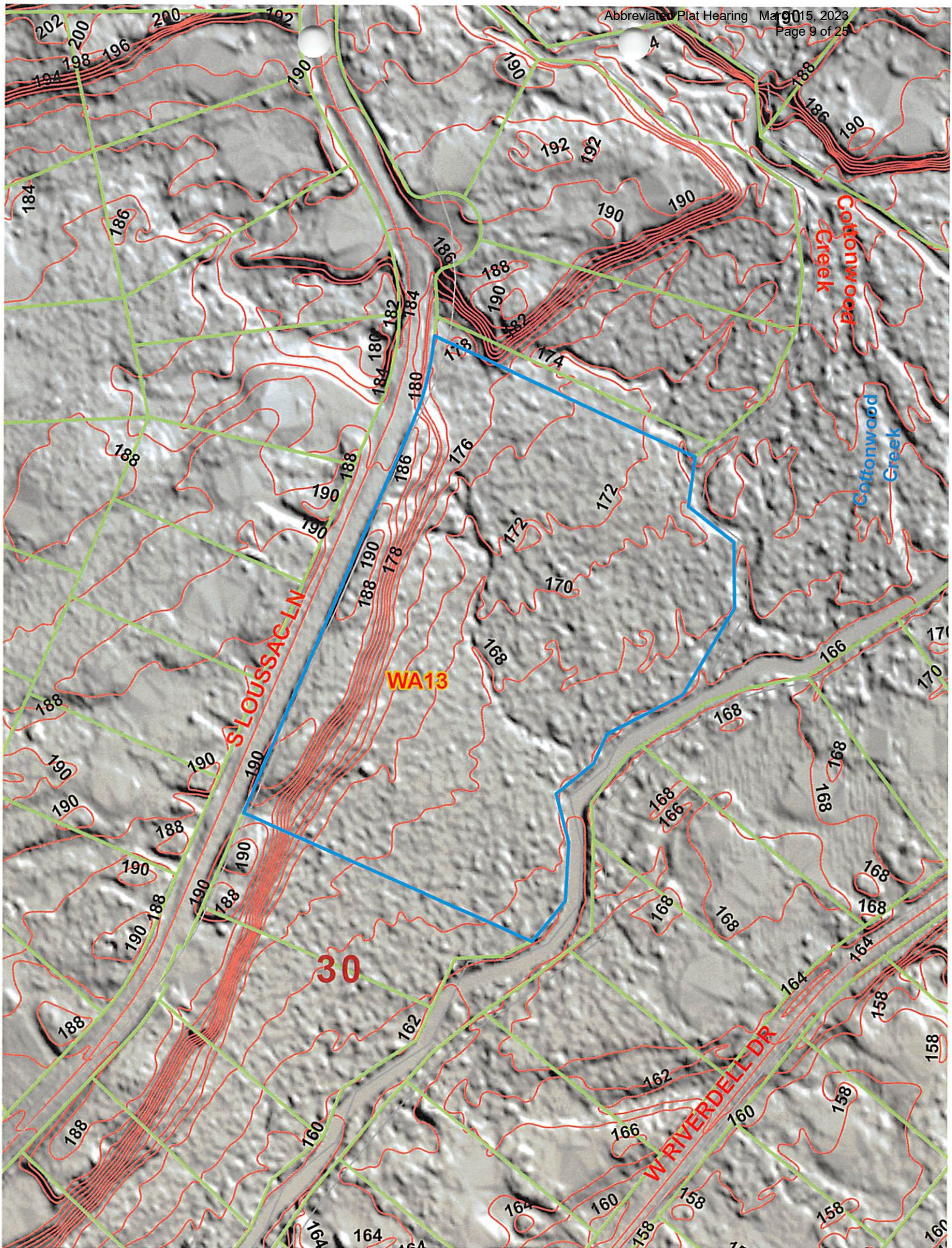
RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Riverdell Estates RSB Block 5, Lot 9A, Township 17 North, Range 01 West, Section 30, Seward Meridian, Alaska:

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. Provide updated useable septic area sketch that does not show Testhole #4 as part of the useable septic area.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.











January 16, 2023

Platting Department
350 E. Dahlia Ave.
Palmer, AK 99645

RECEIVED

FEB 13 2023

RE:

PLATTING

SOILS INVESTIGATION:

A soils investigation has been completed for the referenced proposed three lot subdivision. The investigation was to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations.

Attached are test hole logs from August 21, 2021 located as shown on the attached topo/drainage map. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and my observations of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281.

SITE PLAN:

In accordance with MSB 43.15.016(A) the topo/drainage map is included with the test hole locations. Drainage patterns will not be altered as a result of this subdivision.

If you have any questions, please feel free to contact the office at (907)376-9535.

Sincerely


James Rowland, P.E.



EXHIBIT B

TEST HOLE No. 1

LEGAL DESCRIPTION: LOT 9A RIVERDELL ESTATES

LOUSSAC LANE

 $\Delta \neq 17H$

TOP BANK:

LOT 9A

TOE

LOT 9A

COTTONWOOD CREEK

No

[illegible]

TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS	150 SQ FT PER BEDROOM SOIL RATING
----------	-----------------------------------

PERFORMED BY: _____ CERTIFIED BY: _____ DATE: _____

DENALI NORTH

847 W. Evergreen Avenue
Palmer, Alaska 99645

SOIL LOG

☒ SOIL LOG

☐ PERCOLATION
TEST

PERCOLATION TEST

TEST HOLE NO. 2

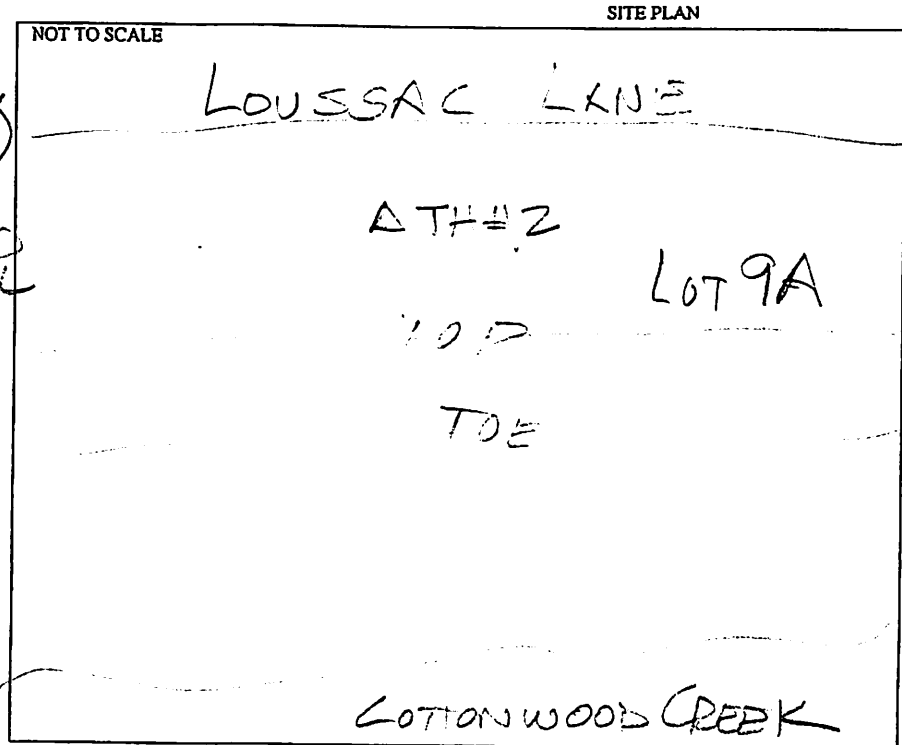
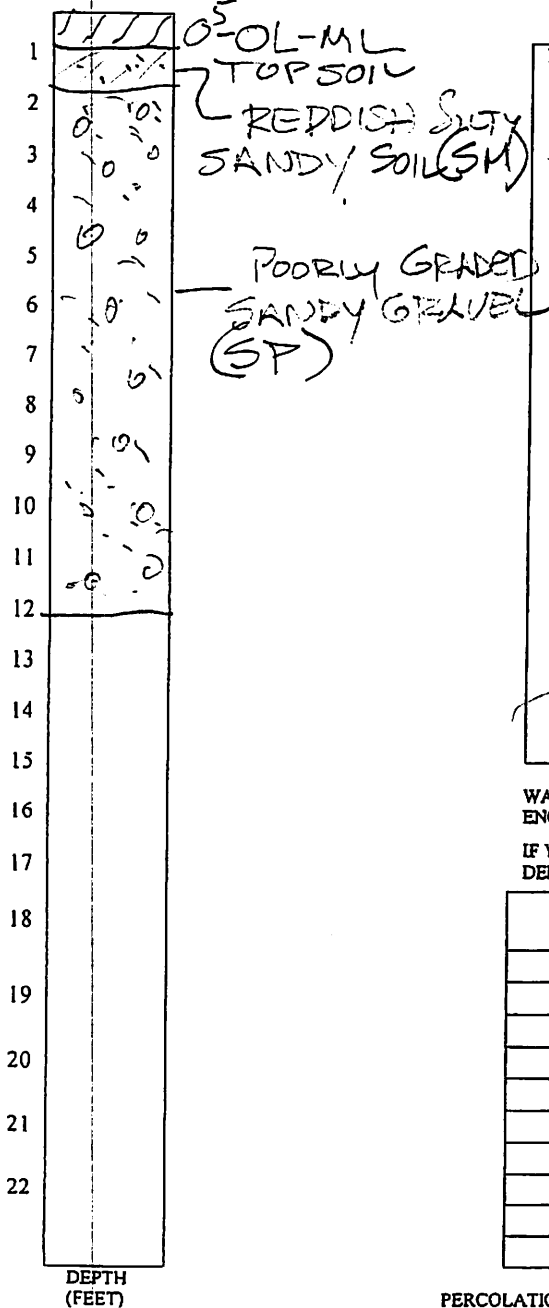
___ BEDROOMS

JOB NUMBER: 21-038

PERFORMED FOR: ALAN CONN

DATE PERFORMED: 8-21-21

LEGAL DESCRIPTION: LOT 9A RIVERDELL EST.



WAS GROUND WATER
ENCOUNTERED?

NO

IF YES, AT WHAT
DEPTH?

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

PERCOLATION RATE _____ (minutes/inches)

TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS: SOIL RATING 150 SF. PHP BEDROOM

PERFORMED BY: _____ CERTIFIED BY: _____ DATE: _____

DENALI NORTH

SOIL LOG

847 W. Evergreen Avenue
Palmer, Alaska 99645

☒ SOIL LOG

☐ PERCOLATION
TEST

PERCOLATION TEST

TEST HOLE NO. 3

BEDROOMS

JOB NUMBER: 21-038

PERFORMED FOR: ALAN CONN

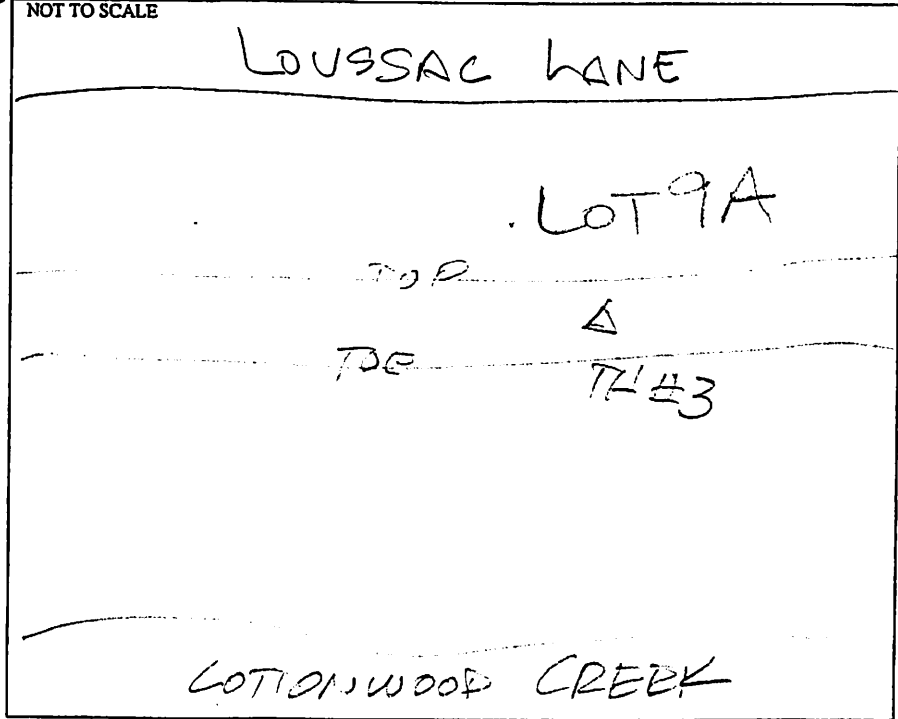
DATE PERFORMED: 3-21-21

LEGAL DESCRIPTION: LOT 9A RIVERDELL EST.

1	0-1 OL-ML TOP SOIL
2	REDDISH SILTY SANDY SOIL (SM)
3	
4	POORLY GRADED GRAVEL (GP)
5	
6	POORLY GRADED SAND (SP)
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

NOT TO SCALE

SITE PLAN



WAS GROUND WATER ENCOUNTERED?

5.5 SEEPS 5-17-22 6.6

IF YES, AT WHAT DEPTH?

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

DEPTH (FEET)

PERCOLATION RATE (minutes/inches)

TEST RUN BETWEEN FT AND FT

COMMENTS: SOIL RATING 125 sqft PER BED ROOM

PERFORMED BY: CERTIFIED BY: DATE:

DENALI NORTH

SOIL LOG

847 W. Evergreen Avenue
Palmer, Alaska 99645

☒ SOIL LOG

☐ PERCOLATION
TEST

PERCOLATION TEST

TEST HOLE No. 4

BEDROOMS

JOB NUMBER: 21-038

PERFORMED FOR: ALAN CONN

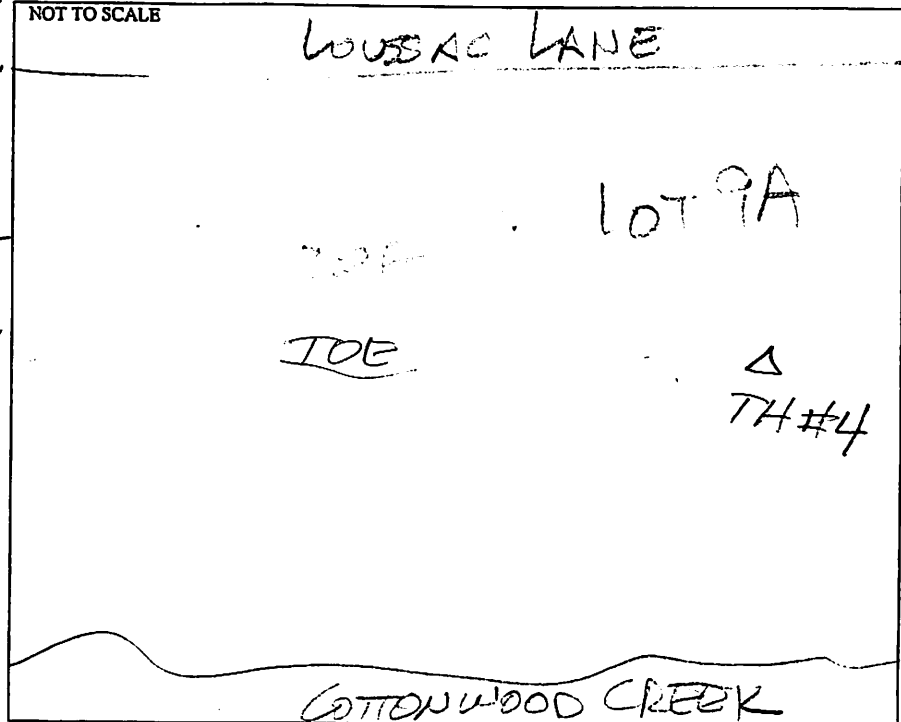
DATE PERFORMED: 8-21-21

LEGAL DESCRIPTION: LOT 9A RIVERDELL LOT.

1 05 OL-ML TOPSOIL
2 REDDISH
3 SILTY-SANDY
4 SOIL (SM)
(GP)
5 GRAY-TAN
6 SANDY-GRAVEL
7 SMALL STONES
8 &
9 COBBLES 2-4"
10 SCATTERED
11 W/OCCASIONAL
12 6"TO 8" ROCK,
13
14
15
16
17
18
19
20
21
22

NOT TO SCALE

SITE PLAN



WAS GROUND WATER
ENCOUNTERED?

7' 5-17-22 78

IF YES, AT WHAT
DEPTH?

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

DEPTH
(FEET)

PERCOLATION RATE (minutes/inches)

TEST RUN BETWEEN FT AND FT

COMMENTS: SOIL RATING 125 SOFT PER PERCOLATION

PERFORMED BY: CERTIFIED BY: DATE:

SURVEYOR'S CERTIFICATE

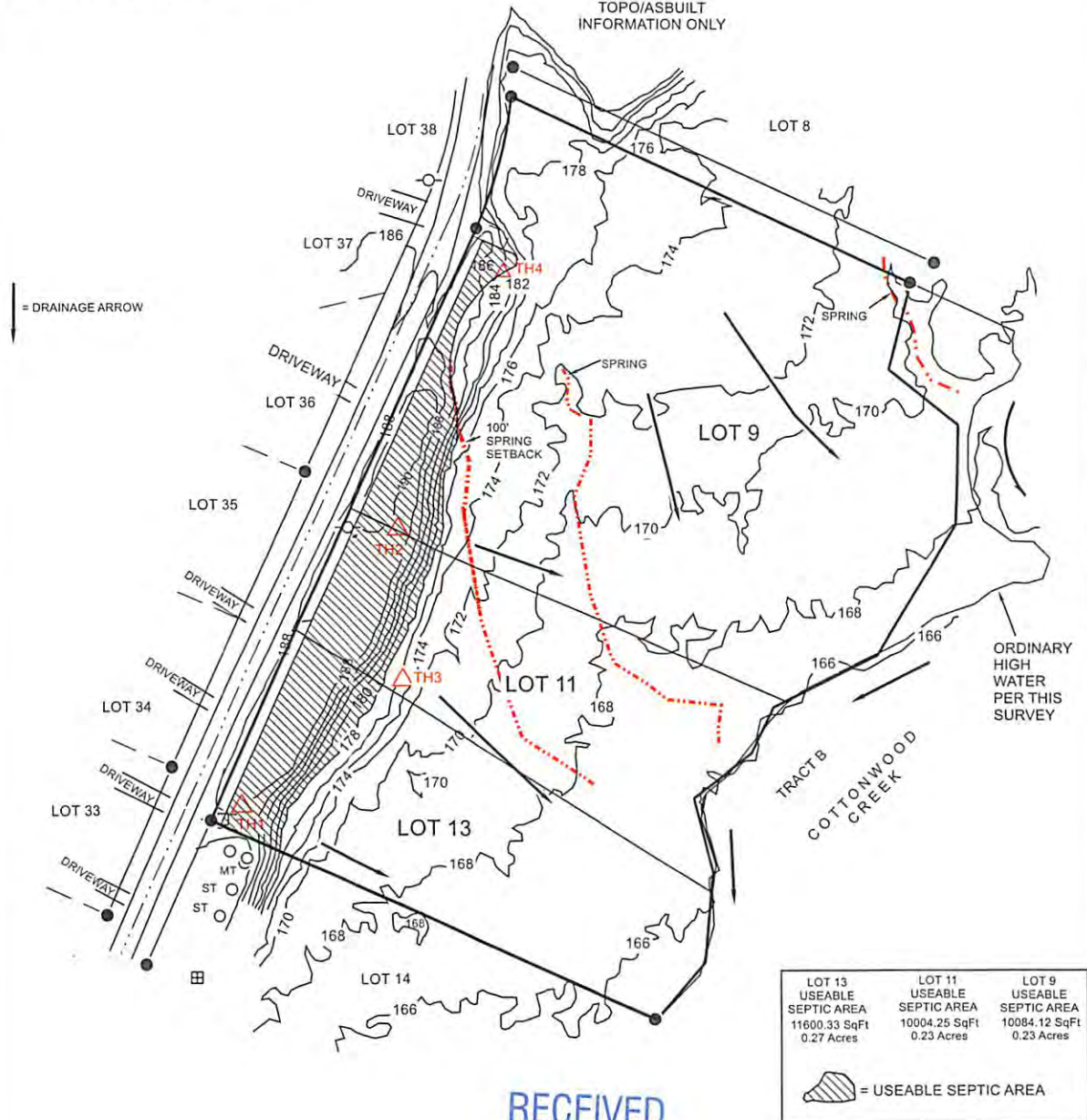
I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO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

DATE 2-13-23

WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6925-S



TOPO/ASBUILT
INFORMATION ONLY



RECEIVED

FEB 13 2023

PLATTING

TOPO/DRAINAGE MAP

DENALI NORTH

PO BOX 874577 WASILLA, ALASKA 99654
PHONE (907) 376-9535, (907) 745-1110

JOB NO. 21-038 PWT	DATE: FEBRUARY 6, 2023	DWN HW	CHK WW
SCALE 1" = 100'	FB.	PGS.	

EXHIBIT C

Amy Otto-Buchanan

From: Daniel Dahms
Sent: Wednesday, February 22, 2023 11:09 AM
To: Amy Otto-Buchanan
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Riverdell Est RSB B5 L9A #23-013

Amy,

PD&E has the following comments:

TH-4 shows water level encountered during drilling at approximately 7' below ground surface. MSB Code 43.20.218 (1)(A) states that the seasonal high water table must be a minimum 8 feet below ground surface. Given this, the line delineating usable septic area should not include TH-4.

Thank you,
Daniel Dahms
Department of Public Works
Pre-Design and Engineering

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, February 14, 2023 1:48 PM
To: regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Dolores McKee <Dee.McKee@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; 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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; 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>; 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 Riverdell Est RSB B5 L9A #23-013

The following link contains a Request for Comments for Riverdell Estates RSB Block 5, Lot 9A to subdivide into three lots (Tax ID#51578B05L009A). Comments are due by **March 8, 2023**. Please let me know if you have questions. Thanks, A.

[Riverdell Est RSB B5 L9A](#)

Amy Otto-Buchanan
Platting Specialist
amy.otto-buchanan@matsugov.us
907-861-7872

Amy Otto-Buchanan

From: Fire Code
Sent: Friday, March 3, 2023 2:27 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Riverdell Est RSB B5 L9A #23-013

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



Donald Cuthbert

Fire Marshal/ Assistant Fire Chief
CMFSFD – 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: Tuesday, February 14, 2023 1:48 PM
To: regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Dolores McKee <Dee.McKee@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; 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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; 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>; 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 Riverdell Est RSB B5 L9A #23-013

The following link contains a Request for Comments for Riverdell Estates RSB Block 5, Lot 9A to subdivide into three lots (Tax ID#51578B05L009A). Comments are due by **March 8, 2023**. Please let me know if you have questions. Thanks, A.

[Riverdell Est RSB B5 L9A](#)

Amy Otto-Buchanan
Platting Specialist
amy.otto-buchanan@matsugov.us
907-861-7872

Amy Otto-Buchanan

From: Permit Center
Sent: Wednesday, February 15, 2023 5:13 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Riverdell Est RSB B5 L9A #23-013

No comment

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: Tuesday, February 14, 2023 1:48 PM
To: regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Dolores McKee <Dee.McKee@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; 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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; 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>; 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 Riverdell Est RSB B5 L9A #23-013

The following link contains a Request for Comments for Riverdell Estates RSB Block 5, Lot 9A to subdivide into three lots (Tax ID#51578B05L009A). Comments are due by **March 8, 2023**. Please let me know if you have questions. Thanks, A.

[Riverdell Est RSB B5 L9A](#)

Amy Otto-Buchanan
Platting Specialist
amy.otto-buchanan@matsugov.us
907-861-7872

EXHIBIT F



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

February 14, 2023

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.

- **RIVERDELL ESTATES RSB LOTS 9B, 11A, 13A BLOCK 5**
(MSB Case # 2023-013)

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

Sincerely,

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

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

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, February 23, 2023 4:55 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Riverdell Est RSB B5 L9A #23-013
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: Tuesday, February 14, 2023 1:48 PM
To: regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Dolores McKee <Dee.McKee@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; 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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; 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>; 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 Riverdell Est RSB B5 L9A #23-013

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

The following link contains a Request for Comments for Riverdell Estates RSB Block 5, Lot 9A to subdivide into three lots (Tax ID#51578B05L009A). Comments are due by **March 8, 2023**. Please let me know if you have questions. Thanks, A.

[Riverdell Est RSB B5 L9A](#)

Amy Otto-Buchanan
Platting Specialist
amy.otto-buchanan@matsugov.us
907-861-7872

Amy Otto-Buchanan

From: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Sent: Thursday, February 16, 2023 10:41 AM
To: Amy Otto-Buchanan
Subject: RFC Riverdell Est RSB B5 L9A #23-013

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

Good Morning,

The ADF&G Habitat Section has reviewed the RFC packet for the subdivision of Riverdell estates RSB Block 5, Lot9A into three lots. The subject property borders anadromous water body, Cottonwood Creek (AWC # 247-50-10300). Please be advised that a Fish Habitat Permit is required for any work below the ordinary high-water (OHW) line of anadromous water bodies. This could include, but is not limited to installation of bridges, dams, 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 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](#)



Amy Otto-Buchanan

From: Gregg Thompson <greggt@lynden.com>
Sent: Wednesday, March 8, 2023 3:46 PM
To: MSB Platting
Subject: Letter Of Objection

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

Subject Property: Lot 9A, Riverdell Estates, Plat 78-166
Tax ID: 1578B05L009A
Owner: ZERIAH LLC

I would like to formally object to the proposition of subdividing this 7.11-acre parcel for the following reasons.

1. Lot 9A has several small tributaries of Cottonwood Creek running throughout it. Some of which run right up to the only possible building spaces on the property. Coho Salmon use these tributaries for spawning, far away from the main body of Cottonwood Creek. Every once in a while, Chinook Salmon also will spawn in these tributaries. Sockeye Salmon use these as well, but don't spawn in them.
2. Inevitably, over development of this property will diminish these waterways used by the Salmon and their Frye every year.
3. Every Spring Mallard Ducks and other waterfowl species use these tributaries for cover from Eagles and other predators during nesting.
4. This section of the creek is already prone to flooding and has flooded in recent years, including this Winter. Development of this property can only make the surrounding properties and homes more susceptible to flooding. There has already been a large trench dug by the landowner to divert water away from these tributaries.

My feeling is these low wetlands areas should remain as they are, wetlands. Realistically there is not enough useable land above the low-lying areas to support three households and yards. Not without bringing in even more fill. Which will affect the flooding characteristics, and the wildlife habitat.

Thank You for considering this objection,

Gregg Thompson

Gregg Thompson, Special Projects Coordinator | Lynden Air Cargo |
6520 Kulis Drive | Anchorage, Alaska 99502 | (907) 232-4661 |

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL 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 GOVERNS THOSE SYSTEMS.
3. MTA BLANKET EASEMENT RECORDED DECEMBER 9, 1976 BK 128 PG. 46
4. COVENANTS, CONDITIONS, RESTRICTIONS RECORDED JUNE 27, 1975 IN BOOK 99 PAGE 99.

Curve Table

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N14°51'18"E	121.44'	375.00'	121.98'	18°38'12"	61.53'

Line Table

LINE	BEARING	HORIZ DIST
L1	S4°54'46"W	17.57'
L2	S63°24'20"W	12.68'
L3	S64°10'47"W	4.09'
L4	S25°48'27"W	44.88'

LEGEND

- POWER POLE W/ANCHOR
- FOUND 5/8" REBAR
- METERBASE
- ⊞ WELL
- SEPTIC PIPES
- (R) = RECORD PER PLAT
- (M) = MEASURED VALUE
- (C) = CALCULATED VALUE

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

DATE _____, 20____

PLANNING AND LAND USE DIRECTOR _____

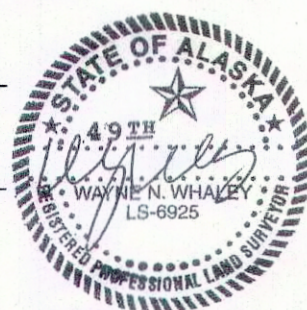
ATTEST: _____
PLATTING CLERK

SURVEYOR'S CERTIFICATE

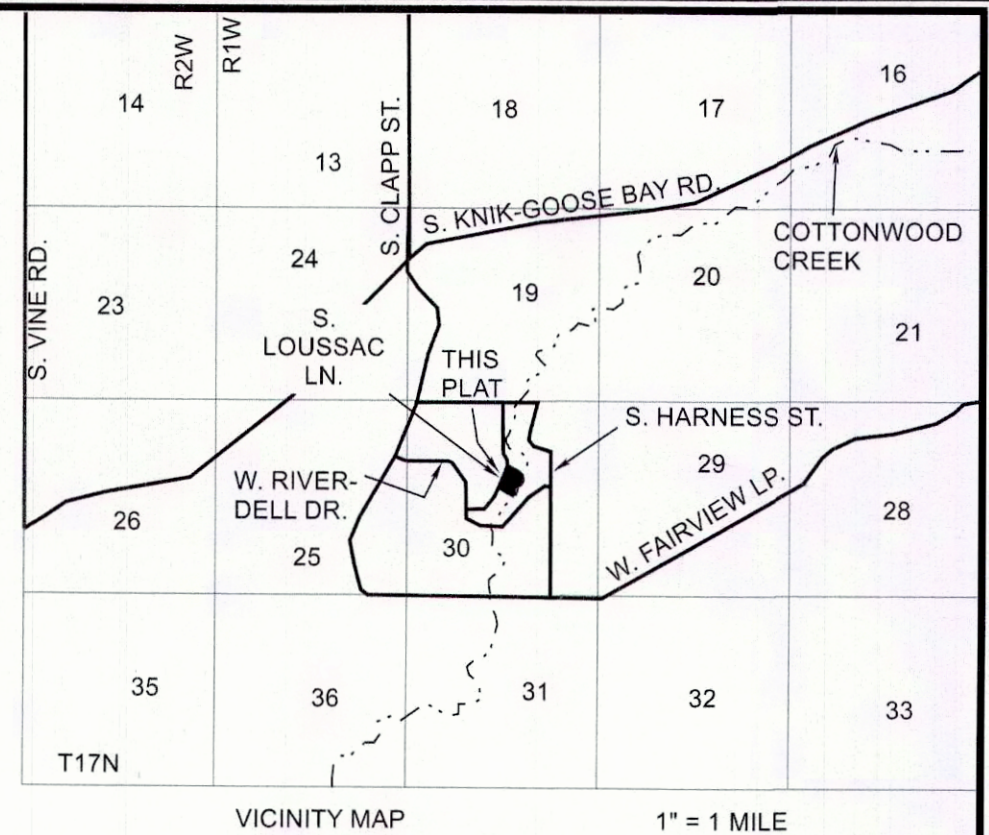
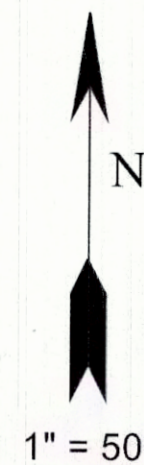
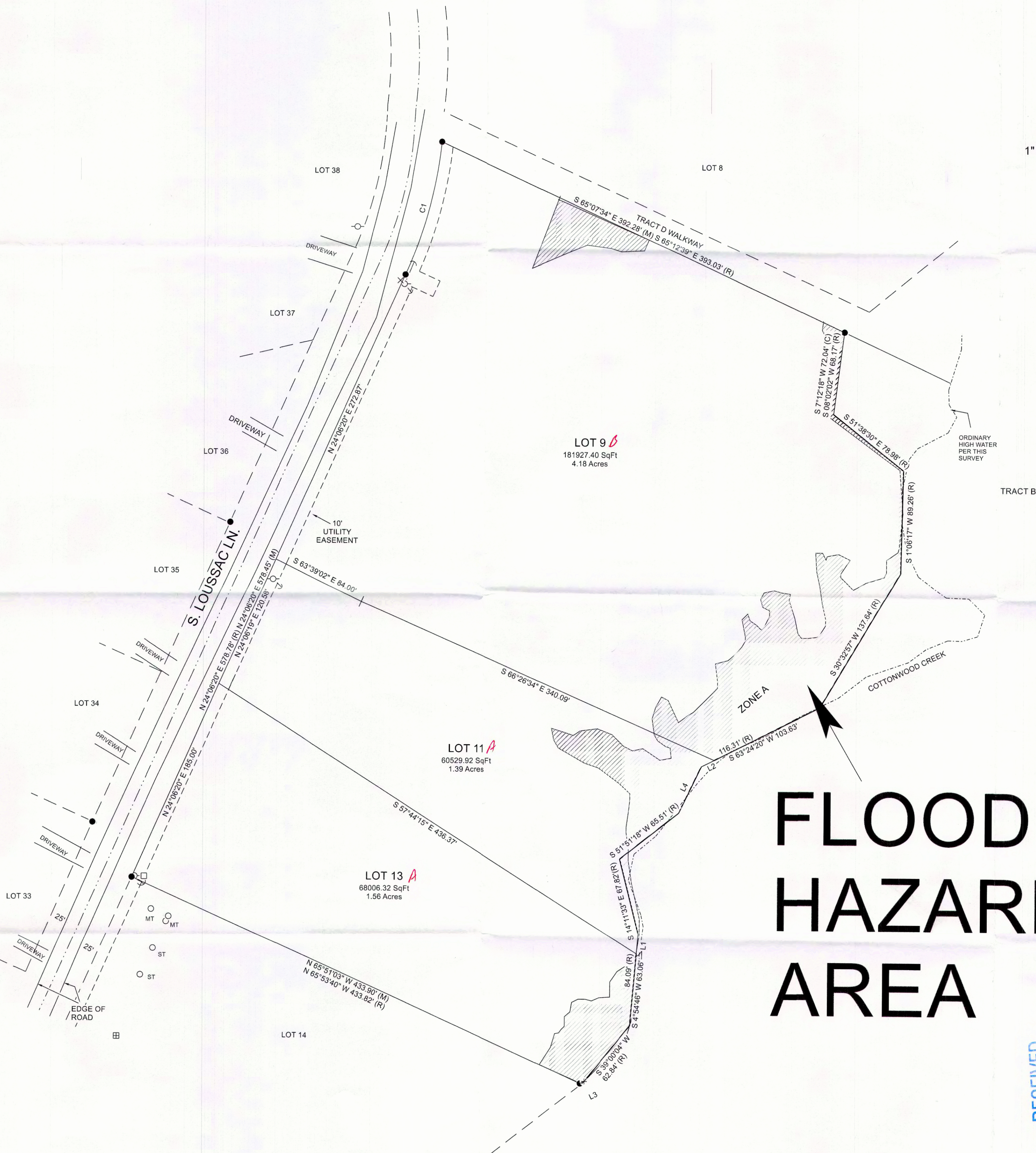
I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO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

DATE _____

WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6925-S



ASBUILT INFORMATION
ONLY 2/9/2023



CERTIFICATE OF OWNERSHIP & DEDICATION

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

NAME: ZERIAH, LLC
1260 N. GOLDEN HILLS DR.
PALMER, AK 99645

DATE: _____

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____, 20____

TAX COLLECTION OFFICIAL
(BOROUGH)

FLOOD
HAZARD
AREA

Agenda Copy

PRELIMINARY PLAT

RIVERDELL ESTATES RSB
LOTS 9, 11 & 13 BLOCK 5

A REPLAT OF:

LOT 9A BLOCK 5 RIVERDELL
ESTATES PLAT NO. 78-166

LOCATED WITHIN:

SECTION 30 TOWNSHIP 17 NORTH RANGE 1 WEST
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 7.11 ACRES MORE OR LESS

DENALI NORTH

PO BOX 874577 WASILLA, ALASKA 99654
PHONE (907) 376-9535, (907) 745-1110

physical address

JOB NO. 21-038PP 1 24.23	DATE: FEBRUARY 3, 2023	DWN	HW	CHK	WW
SCALE 1" = 50'	FB.	PGS.	SHEET 1	OF 1	