

# 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  
Ron Johnson, District 1  
Emmett Leffel, District 2  
Eric Koan, District 3  
Dan Bush, District 4  
Linn McCabe, District 5  
Sandra Krager, District 6  
Alan Leonard, District 7  
Amanda Salmon, Alternate A  
Robert Hallford, Alternate B

## **PLATTING BOARD AGENDA** **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

**PLATTING BOARD MEETING**

**1:00 P.M.**

**May 18, 2023**

Ways you can participate in Platting Board meetings:

### **IN PERSON**

**IN WRITING:** You can submit written comments by email to [platting@matsugov.us](mailto: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. May 4, 2023

### **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

- A. **WOLFGLEN PHASE 2 RSB B/7 L/1 & T/A:** The request is to create 13 lots from Tract A & Lot 1, Block 7, Wolfglen Phase 2, Plat # 2005-7, to be known as **Wolfglen Ph 2 RSB B/7 L/1 & T/A**, containing 49.04 acres +/- . The property is located east of the Susitna River, south of E. Powers Road, and west of S. Talkeetna Spur (Tax ID # 5817000T00A & 5817B07L001); within the W ½ Section 06, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. (*Petitioner/Owner: Joel Hoffman, Staff: Matthew Goddard, Case # 2023-034*)
- B. **JTBNS:** The request is to create seven lots from Parcels #1-#3, MSB Waiver 84-119-PWm, recorded at 84-303w (Tax Parcels B10, B11 & B12), to be known as **JTBNS**, containing 13.65 acres +/- . Parcels are located east of E. Outer Spring Loop and directly south of E. Lawalter Road (Tax ID#s 17N02E10B010-B012); lying within the NW 1/4 Section 10, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner: Ronald L. & Ann Marie Svedin, Staff: Amy Otto-Buchanan, Case #2023-037*)
- C. **SETTING SUN ACRES:** The request is to create five lots from Parcel #2, MSB Waiver 80-55-PWm, recorded at 80-122w (Tax Parcel C5), to be known as **Setting Sun Acres**, containing 11.08 acres +/- . Parcels are located west of S. Knik-Goose Bay Road and directly north of W. Sunset Avenue (Tax ID# 17N02W28C005); lying within the SW ¼ Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Petitioner/Owner: Jeffrey L. & Monica D. Baldrige, Staff: Amy Otto-Buchanan, Case # 2023-040*)

#### 7. ITEMS OF BUSINESS & MISCELLANEOUS

#### 8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (*if needed*)
- *Definition: Law. To hear and settle an issue or a question regarding code.*
- B. Upcoming Platting Board Agenda Items (*Staff: Fred Wagner & Clerk: Theresa Taranto*)

#### 9. BOARD COMMENTS

#### 10. ADJOURNMENT

# MINUTES



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
MAY 4, 2023**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on MAY 4, 2023, at MSB Public Safety Building/Fire Station 6-2 (KGB) 4568 S Knik Goose Bay Road, Wasilla, AK. 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. Ron Johnson, 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, Vice Chair  
Mr. Alan Leonard, District Seat #7, Chair

Platting Board members absent and excused were:

Mr. Sandra Kreger, District Seat #6  
Ms. Amanda Salmon, Alternate A  
Mr. Robert Hallford, Alternate B

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Theresa Taranto, Platting Clerk  
Ms. Amy Otto-Buchanan, Platting Technician  
Mr. Matthew Goddard, Platting Technician  
Mr. Chris Curlin, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

Platting member Johnson led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved unanimously

**2. APPROVAL OF MINUTES**

- April 20, 2023 approved unanimously with amendments as follows; Item 1.A. Roll Call: add Platting member Koan and Hallford as being present at the meeting.

**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**

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
MAY 4, 2023**

*(No Reconsiderations/Appeals)*

**6. PUBLIC HEARINGS**

- A. **RIDGEVIEW 2023**: The request is to create three lots from Lots 1, 3 & 4, Ridgeview Subdivision, Plat # 2018-1, to be known as **Ridgeview 2023**, containing 10.67 acres +/- . The petitioner is requesting the removal of Plat note #5, regarding common access onto E. Maud Road. The property is located west of McRoberts Creek, east of N. Sasquatch Circle, and directly north of E. Maud Road (Tax ID # 7720000L001 / L003 / L004); within the SW ½ Section 06, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. *(Petitioner/Owner: Summit Builders Inc., Staff: Matthew Goddard, Case # 2023-026)*

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.

Theresa Taranto provided the mailing report:

- Stating that 53 public hearing notices were mailed out on March 21, 2023.

Staff gave an overview of the case:

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

Platting member Bush had questions for staff.

Platting member McCabe had questions for staff.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

Dave Miller, petitioner gave an overview of the case.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Josh Rupe

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

Gary LoRusso, petitioner's representative gave a brief overview.

Platting member Bush had questions for Mr. LoRusso.

MOTION: Platting Member Bush made a motion to approve with 10 findings of fact and 8 conditions. Platting Member McCabe seconded the motion.

Discussion ensued

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
MAY 4, 2023**

VOTE: The motion passed without objection.

RECESS 1:33 P.M.

RECONVENED: 1:38 P.M.

- B. **GARRISON RIDGE 2023:** The request is to create six lots from Lots 1-3, Block 1, Garrison Ridge Phase 2, Plat No. 2022-125, to be known as **Garrison Ridge 2023**, containing 12.05 acres +/- . Parcels are located south of Scott Lake and W. Dean Drive, east of N. Melton Lane, west of N. Phillips Drive and north of N. Meadow Lakes Loop. Access is from N. Spook Hollow Circle and W. Dean Drive (Tax ID#s 8324B01L001-L003); lying within the S ½ SE ¼ of Section 28 and the N ½ NE ¼ of Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #5. (*Petitioner/Owner: Lane Wraith, Staff: Amy Otto-Buchanan, Case # 2023-029*)

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.

Theresa Taranto provided the mailing report:

- Stating that 9 public hearing notices were mailed out on March 21, 2023.

Staff gave an overview of the case:

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

Platting member Bush had questions for staff.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

Gary LoRusso, petitioner's representative chose not to give an overview at this time.

Chair Leonard opened the public hearing for public testimony.

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

Mr. LoRusso, petitioner's representative gave a brief overview and answered Platting members questions.

Platting member Bush had questions for the petitioner's representative.

MOTION: Platting Member McCabe made a motion to approve with 6 findings of fact and 9 conditions. Platting Member Koan seconded the motion.

Discussion ensued

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
MAY 4, 2023**

AMENDED MOTION: Platting Board Bush made a motion to continue this case to date certain, May 18, 2023. Platting Board Leffel seconded the motion.

Discussion ensued

Mr. LoRusso, petitioner's representative answered more questions from the board.

VOTE AMENDED MOTION: Motion failed with Platting members Johnson, Koan, McCabe, Leonard not in favor. Platting members Leffel and Bush in favor

VOTE MAIN MOTION: The motion passes with Johnson, Leffel, Koan, McCabe and Leonard in favor. Platting member Bush not in favor.

- C. **MOOSE RANGE:** The request is to create two lots from Tax Parcel D16 (MSB Waiver 72-44) to be known as **Moose Range**, containing 79.83 acres +/- . Parcel is located east of N. Palmer-Fishhook Road and north of E. Boyd Road. Access is from a 100' wide Section Line Easement and petitioner will construct a street with a temporary turnaround (Tax ID# 18N01E02D016); lying within the Section 02, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: Nancy J. Moore, Staff: Amy Otto-Buchanan, Case # 2023-031)*

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.

Theresa Taranto provided the mailing report:

- Stating that 71 public hearing notices were mailed out on March 29, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with 7 findings of fact and 7 conditions of approval.
- Changing condition #5 to take out cul-de-sac and replace with turnaround, and striking out #5G in its entirety.

Platting member Bush had questions for staff.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

Ray Michaelson, the petitioner gave an overview of case.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Max Schillinger, the engineer stated he was available online for any questions.

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

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
MAY 4, 2023**

Max Schillinger, the petitioner's representative gave a brief overview.

MOTION: Platting Member Johnson made a motion to approve with 7 findings of fact and 7 conditions with amendments to condition #5 and removing #5G. Platting Member McCabe seconded the motion.

Discussion ensued

VOTE: The motion passed without objection.

D. **THUNDERBIRD'S LAIR:** The request is to create eight tracts from Tax Parcel B2, Section 29 and Tax Parcel A1, Section 30, to be known as **Thunderbird's Lair**, containing 135.86 acres +/- . Parcels are located east and west of S. Parks Highway at Milepost 93 and north and south of Goose Creek (Tax IDs# 23N04W29B002/23N04W30A001); lying within the W ½ NW ¼ of Section 29 and the E ½ NE ¼ of Section 30, Sections 29 & 30, Township 23 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. *(Petitioner/Owner: Jonathan P. Coyle, Trustee, Jonathan P. Coyle Irrevocable Trust, Dated October 5, 2009, Staff: Amy Otto-Buchanan, Case # 2023-007)*

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.

Theresa Taranto provided the mailing report:

- Stating that 48 public hearing notices were mailed out on April 7, 2023.

Staff gave an overview of the case:

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

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

Gary LoRusso, petitioner's representative gave an overview of case.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Loyd Tesch - did not receive Public Notice

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

Mr. LoRusso, the petitioner's representative answered questions from board.

MOTION: Platting Member Koan made a motion to approve with 9 findings of fact and 6 conditions. Platting Member Bush seconded the motion.

Discussion ensued

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
MAY 4, 2023**

VOTE: The motion passed without objection.

- E. **ALASKA VISTAS MASTER PLAN:** The request is to create six lots, by a two-phase Master Plan, from Lot 3, Granite Creek Meadows, Plat No. 2016-61, to be known as **Alaska Vistas Master Plan**, containing 24 acres +/- . Parcel is located northwest of N. Glenn Highway at Milepost #64 and northwest of the Matanuska River (Tax ID# 7529000L003); lying within Section 24, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton/Alpine Community Council and in Assembly District #1. (*Petitioner/Owner: Nicholas J. Begich, Staff: Amy Otto-Buchanan, Case # 2023-014*)

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.

Theresa Taranto provided the mailing report:

- Stating that 24 public hearing notices were mailed out on April 7, 2023.

Staff gave an overview of the case:

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

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

Petitioner's representative chose not to comment at this time.

Chair Leonard opened the public hearing for public testimony.

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

Gary LoRusso, petitioner's representative gave a brief overview.

MOTION: Platting Member Johnson made a motion to approve with 8 findings of fact and 6 conditions. Platting Member Bush seconded the motion.

Discussion ensued

VOTE: The motion passed without objection.

**7. PLATTING STAFF & OFFICER COMMENTS**

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner informed the board of upcoming items:

- Next meeting May 18, 2023 will be back at the DSJ Building, Assembly Chambers The following cases are on the agenda:
  - Wolfglen
  - JTBNS



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
MAY 4, 2023**

**BOARD COMMENTS.**

- Platting member McCabe – Stated this was her last meeting with the Platting Board, and has spoke with someone interested in becoming a Platting Board member.
- Platting member Bush – Stated we will miss Ms. McCabe and thanked everyone for their patience today.
- Platting member Koan -Wished McCabe well and thanked Bush for his questions
- Platting member Johnson – Stated he would miss working with Ms. McCabe, stating he has a lot to learn.
- Platting member Leffel – It was a pleasure serving with Ms. McCabe and great to meet Platting member Johnson.
- Chair Leonard – Said he is sad to see Ms. McCabe leave the board. Also that as the board we do have limits and if we can change it, there is a process.

**8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **3:09 pm.**

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ALAN LEONARD  
Platting Board Chair

ATTEST:

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THERESA TARANTO  
Platting Board Clerk

6A

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 18, 2023

PRELIMINARY PLAT: WOLFGLN PHASE 2 RSB LOT 1, BLOCK 1 & TRACT A  
LEGAL DESCRIPTION: SEC 06, T25N, R04W, SEWARD MERIDIAN AK  
PETITIONERS: JOEL HOFFMAN  
SURVEYOR/ENGINEER: FRONTIER SURVEYS  
ACRES: 49.04 ± PARCELS: 13  
REVIEWED BY: MATTHEW GODDARD CASE #: 2023-034

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**REQUEST:** The request is to create 13 lots from Tract A & Lot 1, Block 7, Wolfglen Phase 2, Plat # 2005-7, to be known as **WOLFGLN PH 2 RSB B/7 L/1 & T/A**, containing 49.04 acres +/- . The property is located east of the Susitna River, south of E. Powers Road, and west of S. Talkeetna Spur (Tax ID # 5817000T00A & 5817B07L001); within the W ½ Section 06, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Geotechnical Report  
Average Daily Traffic (ADT) Calculations  
Preliminary Construction Plans

**EXHIBIT A** – 5 pgs  
**EXHIBIT B** – 9 pgs  
**EXHIBIT C** – 3 pgs  
**EXHIBIT D** – 6 pgs

**AGENCY COMMENTS**

ADF&G  
Department of Public Works  
Development Services  
Utilities

**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 1 pg  
**EXHIBIT G** – 1 pg  
**EXHIBIT H** – 4 pgs

**DISCUSSION:** The proposed subdivision is creating 13 lots ranging in size from 1.55 acres to 5.5 acres. Access for the proposed lots will be from three proposed cul-de-sacs and a T-Turnaround. The petitioner will be dedicating and constructing cul-de-sacs on S. Spatterdock Street, S. Lupine Circle, and S. Wolf Track Road to serve as access for Lots 1-10, Lot 12 and Lot 1A. E. Fireweed Honey Road will need to be constructed from S. BF Edwards Circle ending in a T-Turnaround at S. Tender Lee lane to serve as access for proposed Lot 11. The existing cul-de-sacs at the end of S. Spatterdock Street, S. Lupine Circle, and S. Wolf Track Road will need to be reclaimed pursuant to MSB Department of Public Works instructions (**Recommendation #5**).

**Access:** Legal and physical access to the proposed lots is required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met once interior streets and cul-de-sacs are constructed.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Pierre M. Stragier, PE, notes that five test pits were dug to a depth of 14'. The test pits are shown on the Test Hole Location map as seen at Exhibit B-9. No water or impervious layer was present in Test Pits 1, 2, 4, and 5. Ground water stabilized at 6' in Test Pit 3, no impervious layer was present. Test Pit 3 is 20' below the remaining test holes and 5' into the woods from the edge of muskeg. The results of this soils investigation show the underlying soils are sufficient to construct on-site wastewater systems. The soils were determined to be classified as GW/GP gravel, with one test pit having layer of SP sands. Water table was encountered in Test Pit 3, but no impervious layer in any test pit. Topography is such to allow for 10,000 square feet of continuous usable septic area and 10,000 square feet of usable building area for each of the proposed lots per MSB 43.20.281 and MSB 43.05.005 respectively. Topographic map and as-built are shown on the Agenda Plat. Preliminary construction plans are at **Exhibit D**. Average Daily Traffic (ADT) Calculations are at **Exhibit C**.

**Comments:**

ADF&G (**Exhibit E**) does not foresee a fish habitat permit being necessary, but the pond may be fish bearing. If the developer intends to pull water from that water body for construction, road compaction, dust control, etc. a fish habitat permit may be required from ADF&G Habitat Section.

Department of Public Works (**Exhibit F**) notes the petitioner will need to construct Fireweed Honey Road from BF Edwards to Tenderly Lane, terminating in a T-Turnaround meeting MSB 2022 SCM standards in the Tenderly Lane ROW. *Staff notes that an updated construction plan was provided showing the construction of Fireweed Honey Road and a T-Turnaround as seen at Exhibit D-6. Construction of E. Fireweed Honey Road terminating in a T-Turnaround will be required (Recommendation #5).*

Development Services (**Exhibit G**) notes parcel appears to have an access onto Wolf Track Road that does not have a permit. The petitioner will need to apply for a driveway permit for all non-permitted accesses (**Recommendation # 4**).

**Utilities:** (**Exhibit H**) 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 DNR Division of Mining/Land/Water; US Army Corps of Engineers; Community Council #18 Talkeetna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Emergency Services, Community Development, Assessments or Planning; MEA or MTA.

**CONCLUSION:** The preliminary plat of Wolfglen PH 2 RSB L/1 B/7 & T/A 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).

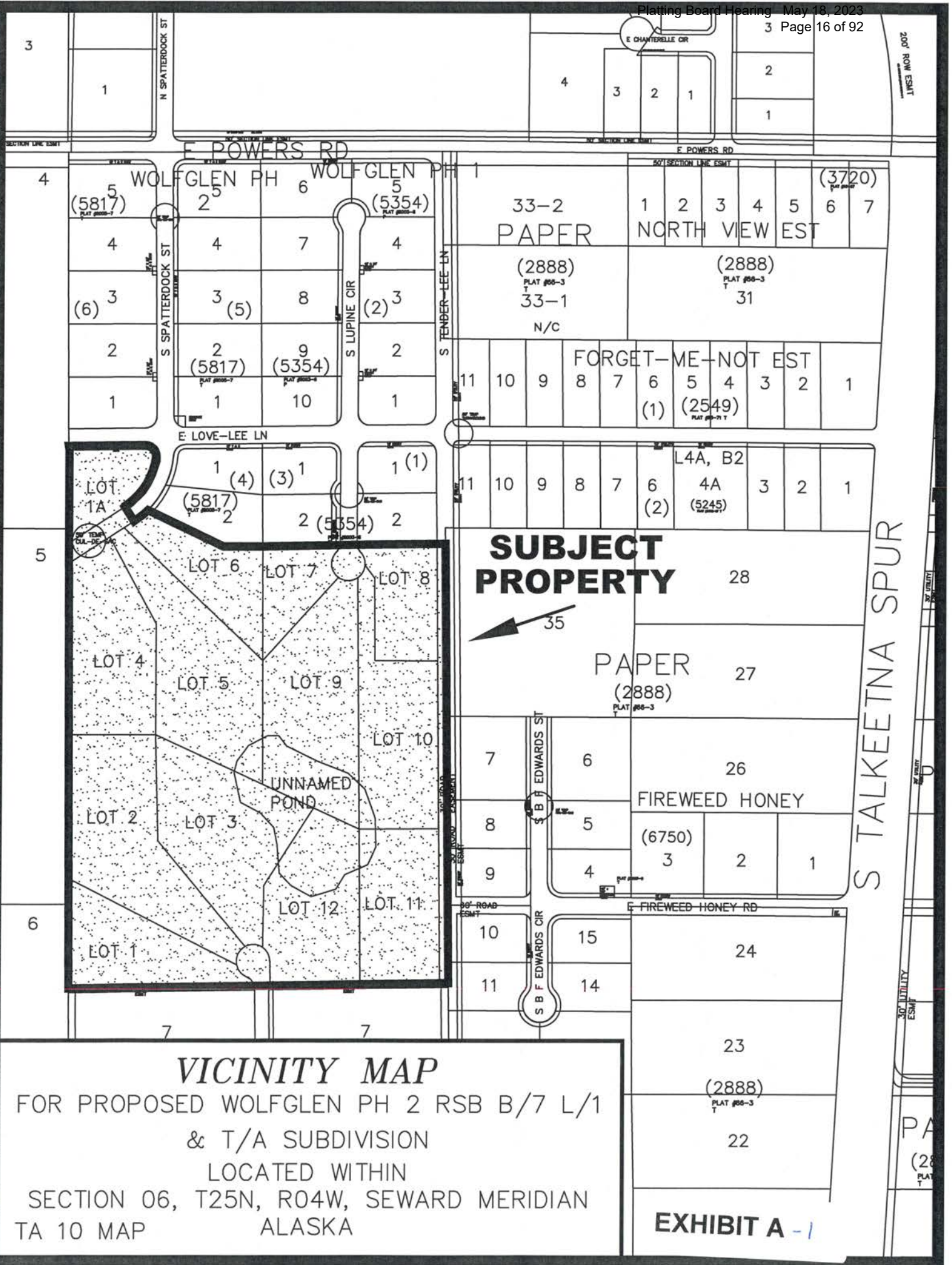
### **FINDINGS OF FACT**

1. The plat of Wolfglen PH 2 RSB L/1 B/7 & T/A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have the required legal and physical access pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
4. All lots will have the required frontage once construction of internal roads has been completed, pursuant to MSB 43.20.320 Frontage.
5. At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining/Land/Water; US Army Corps of Engineers; Community Council #18 Talkeetna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Emergency Services, 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 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 Wolfglen PH 2 RSB L/1 B/7 & T/A, Section 06, Township 25 North, Range 04 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 of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide Platting Staff copies of permits/application for all existing accesses.
5. Construct interior streets and cul-de-sacs to Residential Street standard according to the 2022 Subdivision Construction Manual (SCM):
  - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
  - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
  - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
  - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
  - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
  - f) Obtain approval of street names from Platting Assistant.
  - g) Reclaim the cul-de-sacs at the terminus of S. Spatterdock Street, S. Lupine Circle and S. Wolf Track Road, per DPW's instructions.
  - h) Provide proof that the well has been removed from the extension of S. Wolf Track Road.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit plat in full compliance with Title 43.

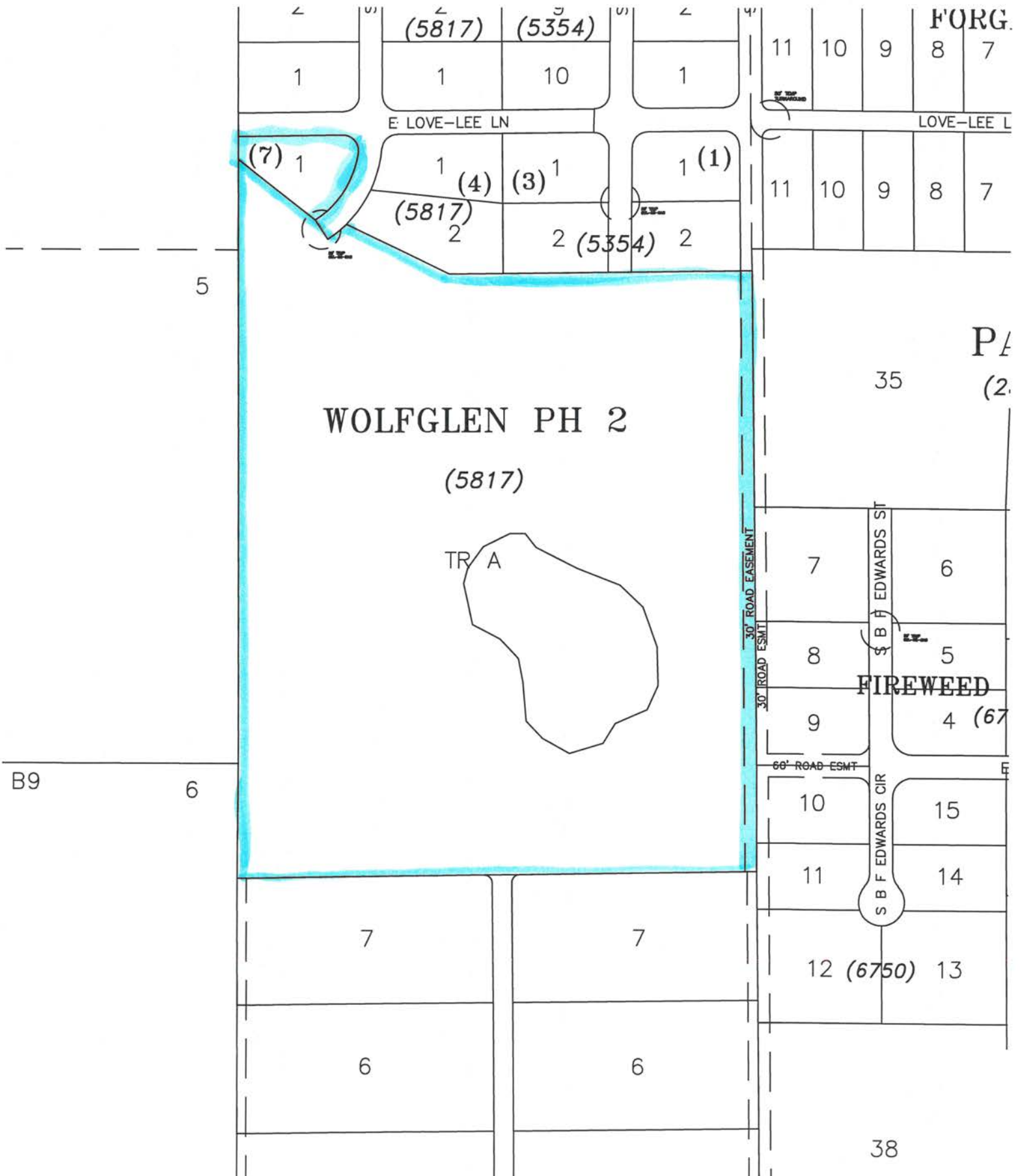


## VICINITY MAP

FOR PROPOSED WOLFGLN PH 2 RSB B/7 L/1  
& T/A SUBDIVISION  
LOCATED WITHIN  
SECTION 06, T25N, R04W, SEWARD MERIDIAN  
TA 10 MAP ALASKA

EXHIBIT A - 1











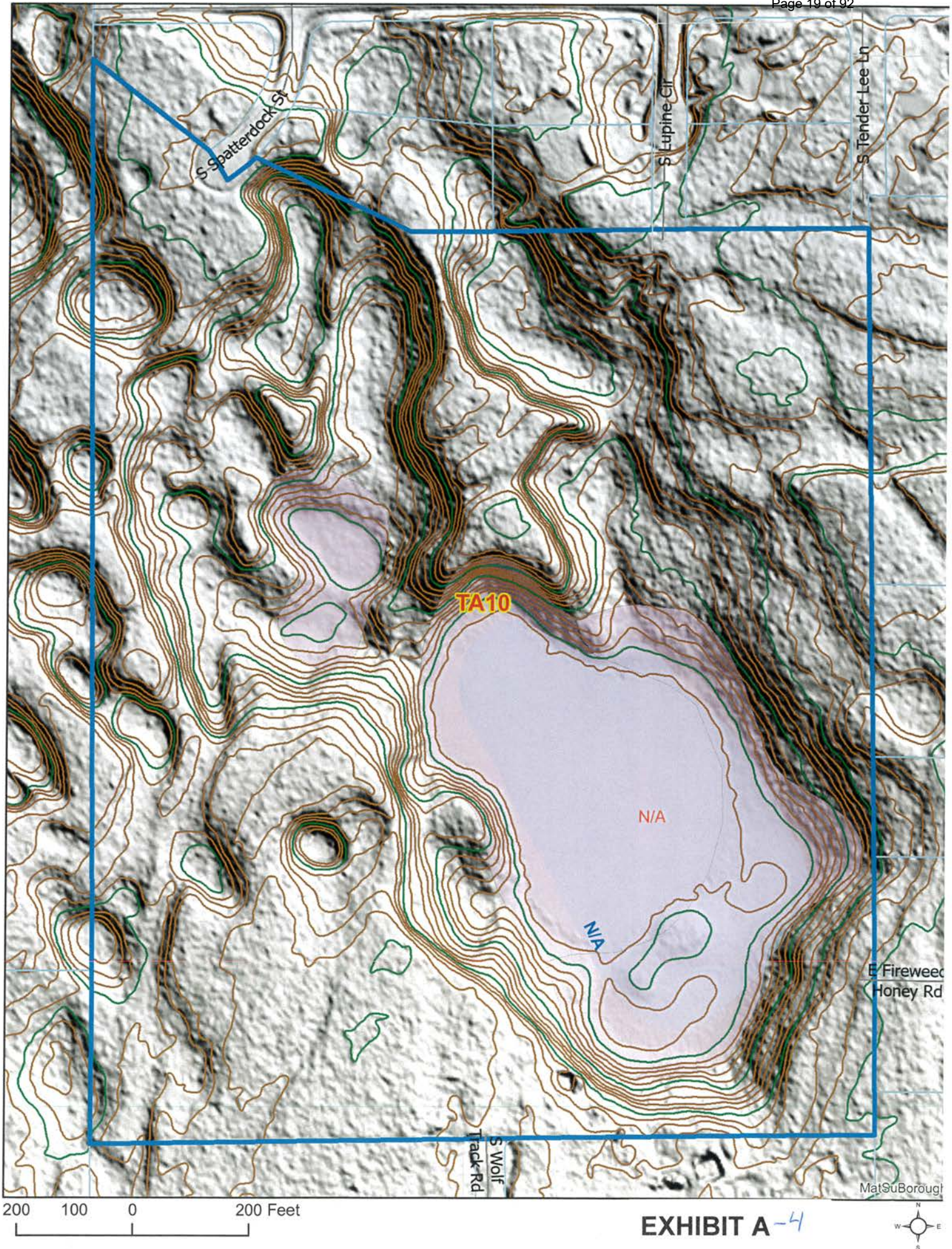


EXHIBIT A-4







FEB 21 2023

PLATTING

Soils Investigation – Usable Area Report  
Tract 1A Wolfglen Subdivision



**Introduction:**

A Soils Investigation was requested for Tract 1A Wolfglen Subdivision to meet the requirements of the Matanuska Susitna Borough (MSB) 43.20.281(A)(1)(f)(i) "Soils in a usable wastewater disposal area must be: clearly shown to be visually classified as GW, GP, SW, or SP under the Unified Soils Classification System.....". The soils in the subject area are defined as "Poorly consolidated surficial deposits of the Pleistocene epoch of the Quaternary Period" (Qts) per the "Geologic Map of Alaska, 2015" (ISSN 2329-1311). The 48-acre parcel is bordered on the east boundary by Fireweed Honey & Paper Subdivisions, the south boundary is Wolf Run Subdivision, the west, E1/2 GLO Lot 3, and north adjoining property is Wolfglen Phz2. The terrain for the subject parcel is very undulating with ridges and deep 20'-30' depression throughout the entire tract. A 3.5-acre pond occupies the southeast quadrant of the subject parcel.

The soils investigation was performed on October 28, 2021. Five test pits were dug with a CAT 120 excavator. The five test pits are located as shown on the Test Hole Location Exhibit. 4 of 5 test pits had similar strata to depths reaching 14'. All test pits were logged by Pierre Stragier, PE. Research of ADEC files of surrounding septic systems showed similar soils strata.

**Test Pit 1:** Test Pit 1 is located at Lat:62.28561 Long: - 150.09162. The surrounding area is level, with sparse undergrowth and sparse birch/spruce. The top two feet of the pit were classified as brown silt/loam with organics. The next 12' is classified as poorly graded gravels (GP), gray, dry, cobbles to 8". No water or impervious layer were present.

**Test Pit 2:** Test Pit 2 is located at Lat:62.28879, Long: - 150.09334. Vegetation is dense undergrowth and sparse birch/spruce. The top two and a half feet of the pit was classified as brown silt/loam with organics. The next 4' were classified as well graded gray sand (SW), dry. The remaining 7.5' is classified as, gray, moist, poorly graded gravels (GP) 3" minus with occasional cobble to 10". No water or impervious layer were present.

**Test Pit 3:** Test Pit 3 is located at Lat:62.28736, Long: - 150.09105. Vegetation is grass, and muskeg. The top 4' feet of the pit were classified as brown silt/loam with organics. The next 5' is classified as, brown/gray, moist, poorly graded gravels (GP) 3" minus with occasional cobble to 6". Ground water stabilized at 6'. No impervious layer was present. This test hole is 20 feet below the remaining test holes and 5' into woods from edge of muskeg.

**Test Pit 4:** Test Pit 4 is located at Lat:62.28849, Long: - 150.09042. The top 2' of the pit was classified as brown silt/loam with organics. The remaining 12', brown/gray, dry, poorly graded gravels (GP), 3" minus with occasional cobble to 6". No water or impervious layer were present.

**Test Pit 5:** Test Pit 5 is located at Lat:62.28772 Long: - 150.08693. The top 2½' of the pit was classified as brown silt/loam with organics. The remaining 11.5', brown/gray, dry, poorly graded gravels (GP), 3" minus with occasional cobble to 10". No water or impervious layer were present.

**Conclusion:**

The results of this soils investigation show that the underlying soils are sufficient to construct on-site wastewater systems. The soils were determined to be classified as GW/GP gravel, with one test pit having layer of SP sands, see the attached soil logs. Water table was encountered in Test Pit 3, but no impervious layer in any test pit. Topography is such to allow for 10,000sf of usable continuous septic area and 10,000sf usable building area for each of the proposed lots, per MSB 43.20.281. and MSB 43.05.005 respectively.

## Tract 1A Wolfglen Subdivision Photo Log



Test Pit 1



Test Pit 2



Test Pit 3





Test Pit 4



Test Pit 5

EXHIBIT B-3

## TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

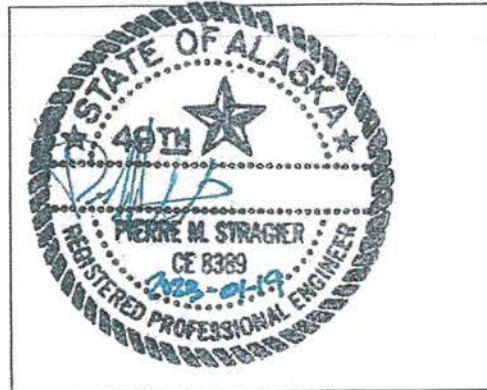
Legal Description:	Tract 1A Wolfgen Subdivision		
Soil Log Date:	10-28-2021	Evaluated By:	P. Stragier, PE

### TEST HOLE NO. 1

FRONTIER WORK ORDER #: 22-302

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1-2' Brown silt/loam dry, organics
2	
3	2'-14' Poorly graded gravel (GP), gray, dry, cobbles 8"
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom Excavation, no water/impervious layer
15	
16	
17	
18	
19	
20	
21	
22	

#### PROFESSIONAL ENGINEER'S SEAL



#### TEST HOLE LOCATION:

Lat: 62.28561

Long: -150.09162

#### COMMENTS:

- CAT 120 Excavator

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system, within 25' of the location of the test hole (noted above). Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

## TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

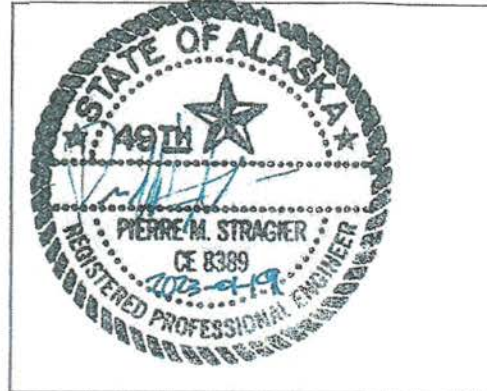
Legal Description:	<b>Tract 1A Wolf Glen Subdivision</b>		
Soil Log Date:	<b>10-28-2021</b>	Evaluated By:	<b>P. Stragier, PE</b>

### TEST HOLE NO. 2

FRONTIER WORK ORDER #: 22-302

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1'-2.5' Brown silt/loam, dry, with organics
2	
3	2.5'-6.5' well graded gray sand (SW), dry
4	
5	
6	
7	6.5'-14' gray, moist, poorly graded gravels (GP) 3" minus with cobbles to 8"
8	
9	
10	
11	
12	
13	
14	Bottom Excavation, no water/impervious layer
15	

PROFESSIONAL ENGINEER'S SEAL



#### TEST HOLE LOCATION:

Lat: 62.28879

Long: -150.09334

#### COMMENTS:

- CAT 120 Excavator

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system, within 25' of the location of the test hole (noted above). Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

**FRONTIER SURVEYS, LLC**

650 W 58<sup>th</sup> Ave, Suite E, Anchorage, AK 99518

**EXHIBIT B-5**



## TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

Legal Description:	<b>Tract 1A Wolfgen Subdivision</b>		
Soil Log Date:	<b>10-28-2021</b>	Evaluated By:	<b>P. Stragier, PE</b>

### TEST HOLE NO. 3

FRONTIER WORK ORDER #: 22-302

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1-4' Brown silt/loam, dry, with 20% organics
2	
3	
4	4'-9' brown/gray, moist, poorly graded gravels (GP)
5	3" minus, cobbles to 6"
6	Ground water stabilized
7	
8	
9	Bottom Excavation, no water/impervious layer
10	
11	
12	
13	
14	
15	

PROFESSIONAL ENGINEER'S SEAL



#### TEST HOLE LOCATION:

Lat: 62.28745

Long: -150.09156

#### COMMENTS:

- CAT 120 Excavator
- 20' lower than other test pits

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system, within 25' of the location of the test hole (noted above). Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

## TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

Legal Description:	<b>Tract 1A Wolf Glen Subdivision</b>		
Soil Log Date:	<b>10-28-2021</b>	Evaluated By:	<b>P. Stragier, PE</b>

### TEST HOLE NO. 4

FRONTIER WORK ORDER #: 22-302

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1-2' Brown silt/loam, dry, with organics
2	2'-14' Brown/gray poorly graded gravels (GP), 3" minus with occasional cobble to 6", dry
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom Excavation, no water/impervious layer
15	
16	
17	
18	
19	
20	
21	
22	

#### PROFESSIONAL ENGINEER'S SEAL



#### TEST HOLE LOCATION:

Lat: 62.28849

Long: -150.09042

#### COMMENTS:

- CAT 120 Excavator

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system, within 25' of the location of the test hole (noted above). Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

**FRONTIER SURVEYS, LLC**

650 W 58<sup>th</sup> Ave, Suite E, Anchorage, AK 99518

**EXHIBIT B-7**



## TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

Legal Description:	<b>Tract 1A Wolfgen Subdivision</b>		
Soil Log Date:	<b>10-28-2021</b>	Evaluated By:	<b>P. Stragier, PE</b>

### TEST HOLE NO. 5

FRONTIER WORK ORDER #: 22-302

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1-2.5' Brown silt/loam, dry, with organics
2	
3	2.5'-14' brown/gray, dry, poorly graded gravels (GP) 3" minus with cobbles to 10"
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom Excavation, no water/impervious layer
15	
16	
17	
18	
19	
20	
21	
22	

PROFESSIONAL ENGINEER'S SEAL



#### TEST HOLE LOCATION:

Lat: 62.28756

Long: -150.08591

#### COMMENTS:

- CAT 120 Excavator

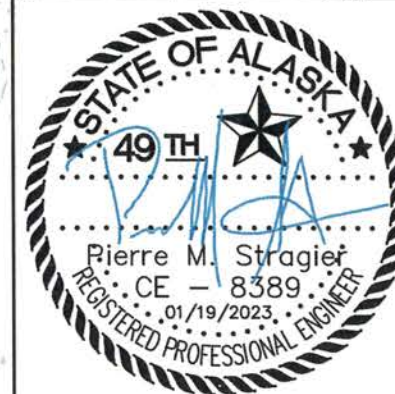
The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system, within 25' of the location of the test hole (noted above). Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.



TRACT 1A WOLF GLEN  
SUBDIVISION

SHEET 1 OF 1

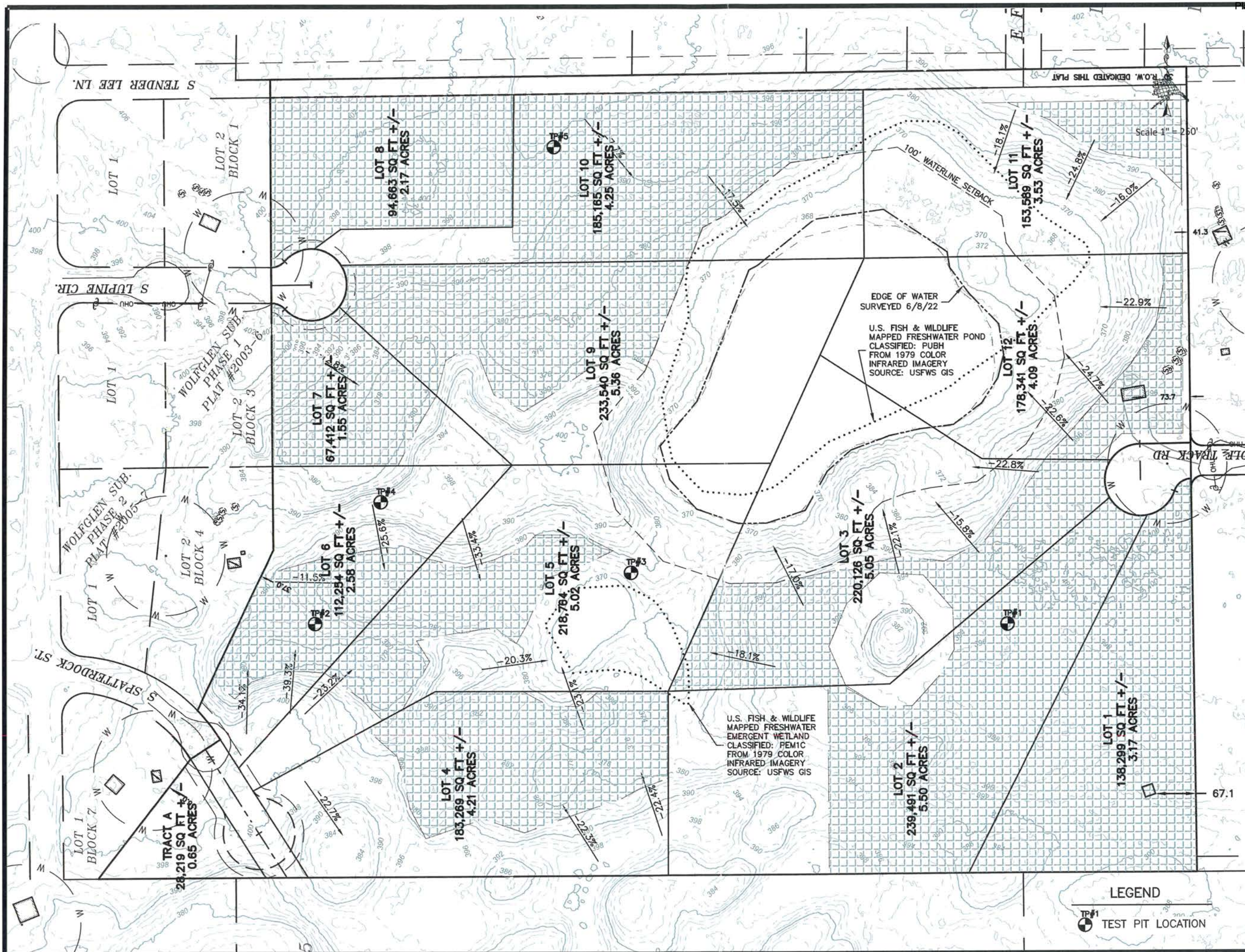
NO.	REVISION
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NO.	REVISION
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NO.	REVISION
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DATE	8/23/21



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Anchorage, Alaska 99518  
Tel: 1-907-460-1686  
AECL #1615

USEABLE AREA  
& TEST HOLE  
EXHIBIT

EXHIBIT B-9





### General Notes

1. AVERAGE DAILY TRAFFIC COUNTS (ADT) SHOWN HEREIN ARE IN ACCORDANCE WITH SECTION A15 OF THE MAT-SU BOROUGH PUBLIC WORKS DEPARTMENT 2022 SUBDIVISION CONSTRUCTION MANUAL FOR MORE INFORMATION.

### TRACT 1A WOLF GLEN SUBDIVISION

SHEET 1 OF 3

NO.	REVISION
DATE	
NO.	REVISION
DATE	
NO.	REVISION
1	
DATE	8/23/21

Scale 1" = 350'

S TALKETNA SPUR HWY

E CHANTERELLE CIR.

S MOREL CIR.

E POWERS ROAD

WOLFGLLEN PH 2

WOLFGLLEN PH 1

S SPATTERDOCK ST.

S LUPINE CIR.

S TENDER LEE LN (NOT BUILT)

E LOVE LEE LN

FORGET-ME-NOT EST

MATCH LINE SHEET 1 SHEET 2



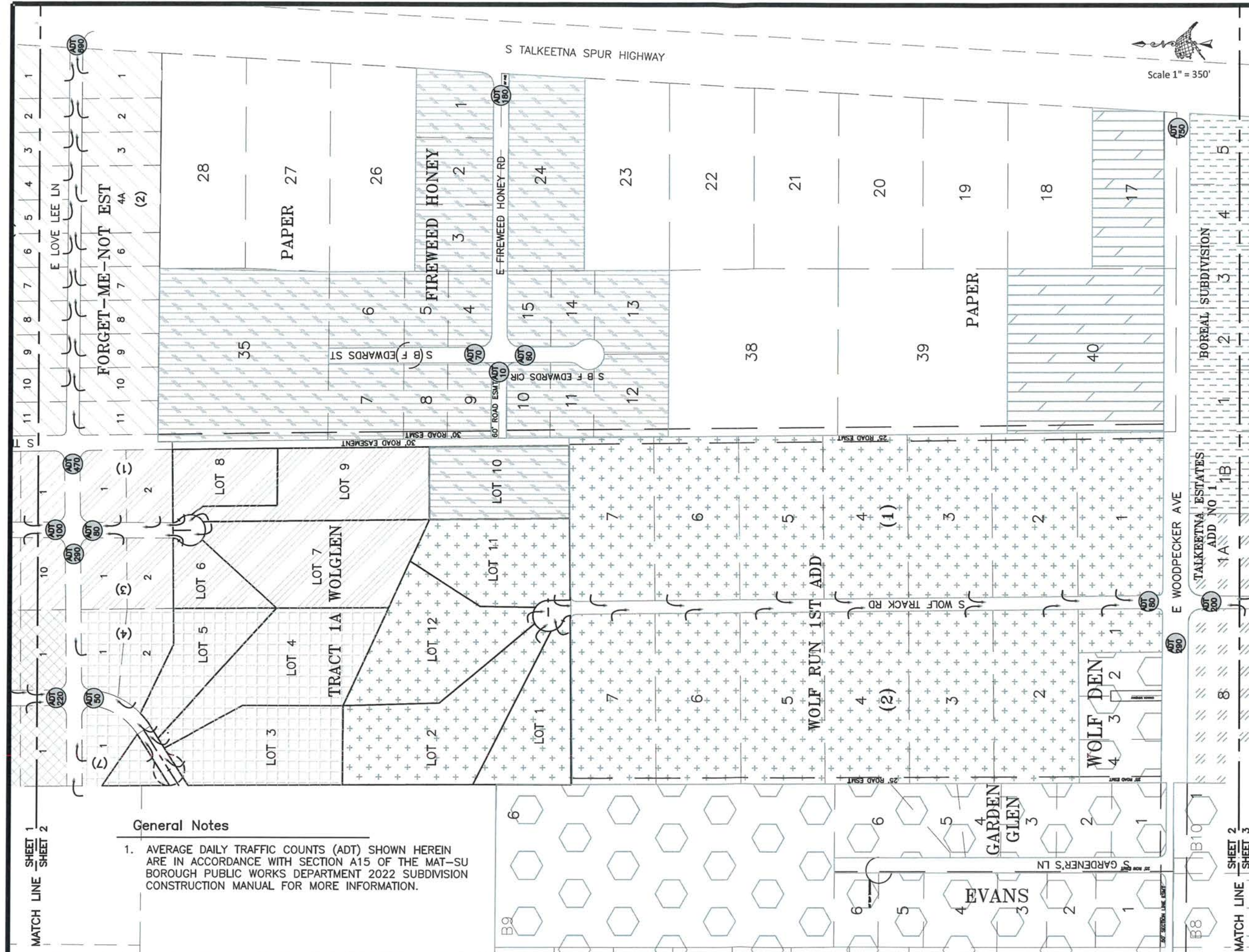
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Tel: 1-907-460-1686  
AECL #1615

RECEIVED  
FEB 21 2023  
PLATTING

AVERAGE DAILY TRAFFIC  
COUNTS (ADT)

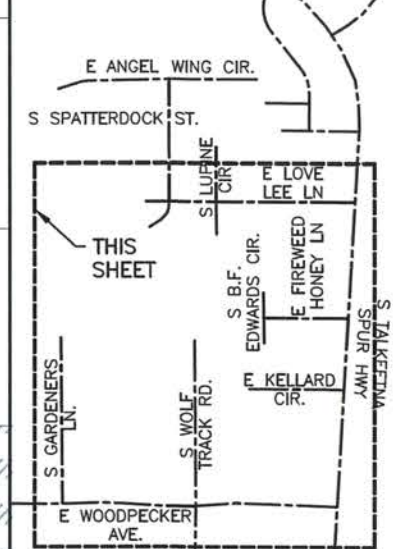
EXHIBIT C-1





TRACT 1A WOLF GLEN  
SUBDIVISION

SHEET 2 OF 3	
NO.	REVISION
DATE	
NO.	REVISION
DATE	
NO.	REVISION
1	
DATE	8/23/21



General Notes

1. AVERAGE DAILY TRAFFIC COUNTS (ADT) SHOWN HEREIN ARE IN ACCORDANCE WITH SECTION A15 OF THE MAT-SU BOROUGH PUBLIC WORKS DEPARTMENT 2022 SUBDIVISION CONSTRUCTION MANUAL FOR MORE INFORMATION.

AVERAGE DAILY TRAFFIC  
COUNTS (ADT)

EXHIBIT C-2



TRACT 1A WOLF GLEN  
SUBDIVISION

SHEET 3 OF 3

NO.	REVISION
DATE	
NO.	REVISION
DATE	
NO.	REVISION
1	
DATE	
8/23/21	

S GARDENVIEW LN

S WOLF TRACK RD

E KELLARD CIR

E WOODPECKER AVE.

SHEET 3

E LEILA LN

FORREST RD

S WOLF TRACK RD

E LINDSEY CIR

E SPRUCE CIR

E ERIN CIR

E ASPEN CIR

E BIRCH CIR

E TRAVIS CIR

E HALEY LN

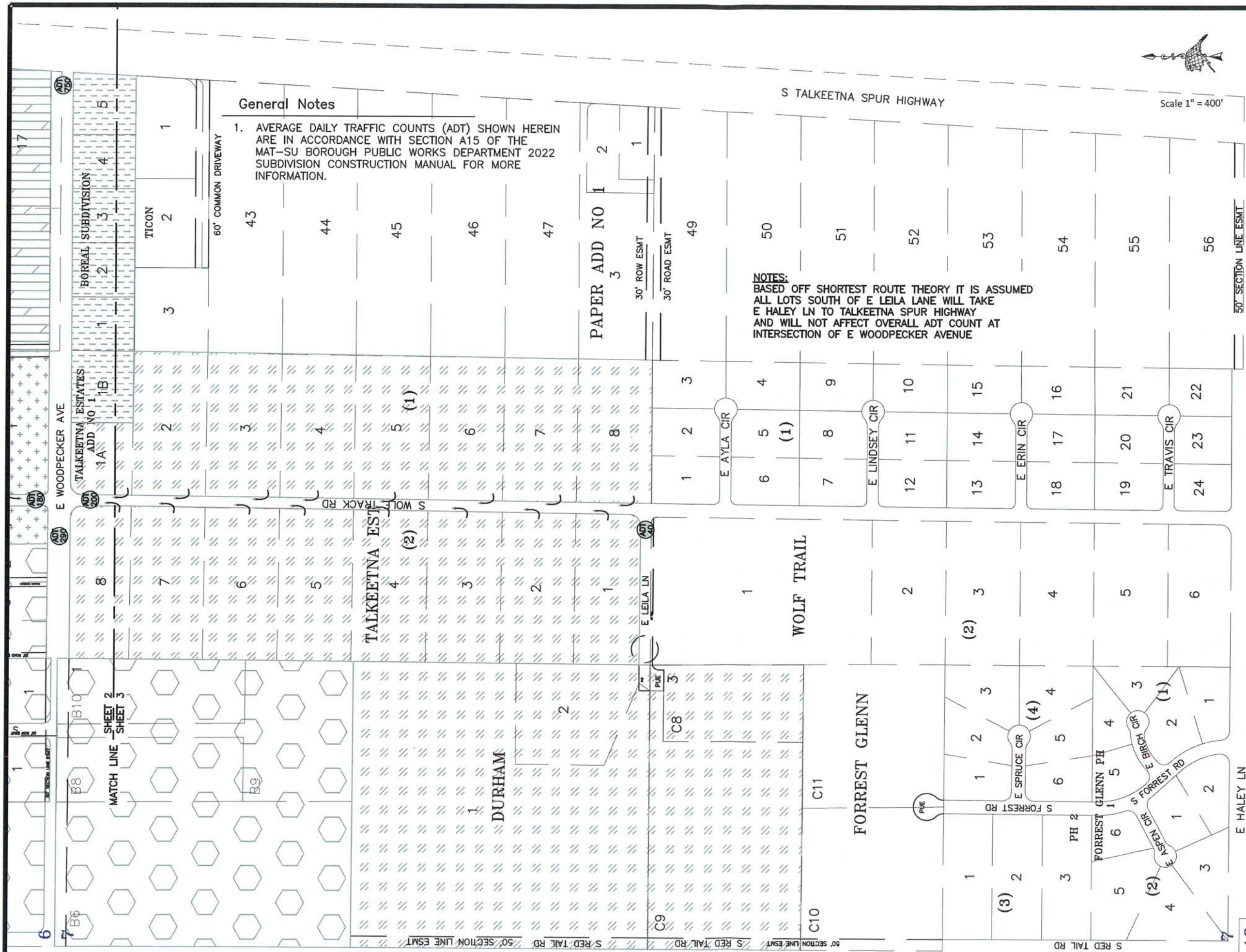
S TAKEKNA SPUR HWY



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AVERAGE DAILY TRAFFIC  
COUNTS (ADT)

**EXHIBIT C-3**

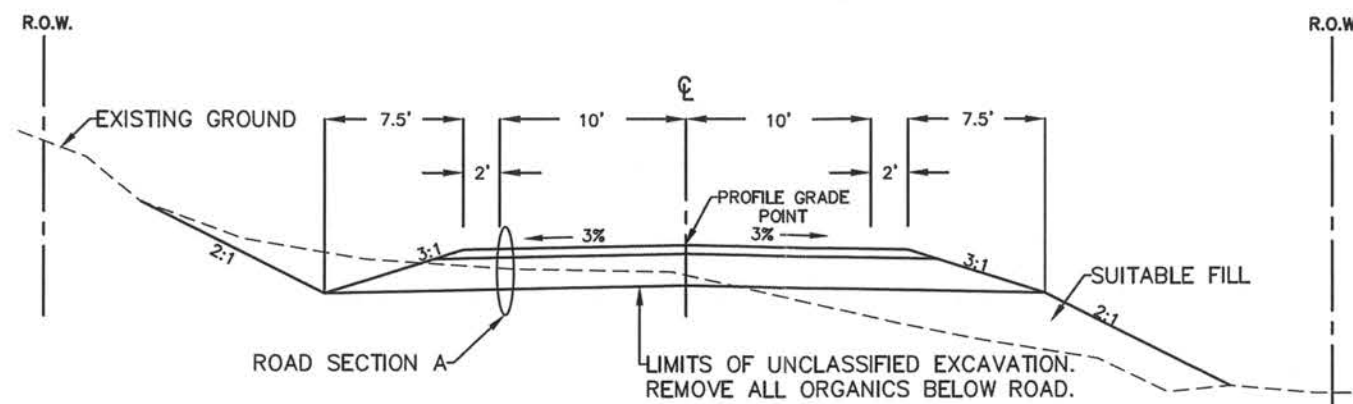




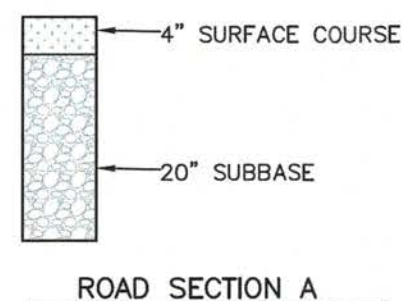
TRACT 1A WOLF GLEN  
SUBDIVISION

SHEET 1 OF 5

NO.	REVISION
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NO.	REVISION
DATE	
NO.	REVISION
DATE	



S LUPINE CIR., S WOLF TRACK CIR. &  
S SPATTERDOCK CIR.  
RESIDENTIAL SUBCOLLECTOR



PRELIMINARY CONSTRUCTION PLAN NOTES:

1. CLEARING SHALL BE EDGE OF UTILITY EASEMENT TO EDGE OF UTILITY EASEMENT UNLESS OTHERWISE NOTED. GRUBBING SHALL EXTEND 5' BEYOND THE CATCH LIMITS
2. ALL EXCAVATED MATERIAL MEETING THE REQUIREMENTS OF SUBBASE SHALL BE USED TO CONSTRUCT PROJECT FILLS BEFORE IMPORTING BORROW.
3. ORGANIC AND UNCLASSIFIED EXCAVATION SUITABLE FOR TOPSOIL THAT MEETS THE PROJECT SPECIFICATIONS MAY BE STOCKPILE IN LOCATIONS APPROVED BY THE ENGINEER AND USED AS TOPSOIL.
4. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

PRELIMINARY DRAINAGE PLAN:

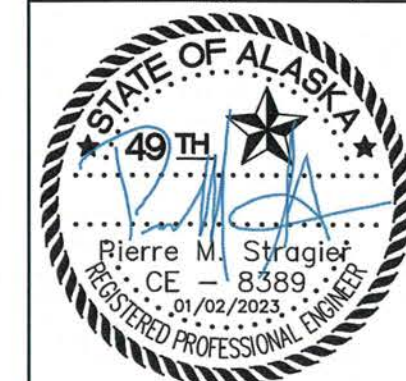
1. ALL CONSTRUCTION SHALL ADHERE TO SECTION D OF THE 2022 MAT-SU BOROUGH SUBDIVISION CONSTRUCTION MANUAL.
2. ALL DITCHING THAT IS BUILT ADJACENT TO THE PROPOSED ROADWAY WITHIN THE DEDICATED RIGHT-OF-WAY SHALL PROVIDE POSITIVE DRAINAGE.
3. ALL FUTURE DRIVEWAY SHALL BE BUILT WITH A 12" CULVERT INSTALLED THAT MAINTAINS POSITIVE DRAINAGE WITHIN THE ROADWAY DITCHLINE.
4. ALL DRIVEWAY CULVERTS SHALL BE INSTALLED WITH A MINIMUM OF 12" OF COVER.
5. ALL DRIVEWAYS SHALL BE SWALED BELOW TRAFFIC WAY SHOULD TO PROVIDE LONGITUDINAL DRAINAGE.

INTERSECTION SITE DISTANCE CALCULATIONS:

1. THE RECOMMENDED SIGHT DISTANCE LENGTH SHALL BE 390' ALONG S SPATTERDOCK STREET AND E LOVE LEE LANE AS SHOWN IN TABLE A-2 OF THE MSB 2020 SCM. FURTHERMORE THE SIGHT DISTANCE TRIANGLE SHALL BE CONTAINED WHOLLY WITHIN THE PROPOSED E ANGEL WING STREET ROW AND FREE OF ANY OBSTRUCTIONS.
2. INTERSECTION SIGHT DISTANCE CALCULATIONS SHALL ACCOMPANY THE ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES APPROACH ROAD PERMIT APPLICATION AND SHALL ADHERE TO ALL APPLICABLE STANDARDS PERTAINING THEM.

AVERAGE DAILY TRAFFIC (ADT) CALCULATIONS:

1. ADT = NUMBER OF LOTS X 10 FOR SINGLE-FAMILY RESIDENTIAL USE.
2. ADT = 80 FOR THE INTERSECTION OF S LUPINE CIRCLE & E LOVE LEE LANE
3. ADT = 50 FOR THE INTERSECTION OF S SPATTERDOCK CIRCLE & E LOVE LEE LANE
4. ADT = 180 FOR THE INTERSECTION OF S WOLF TRACK CIRCLE & E WOODPECKER AVENUE
5. ADT = 10 FOR THE INTERSECTION OF E FIREWEED HONEY LANE & S B.F. EDWARDS ROAD



S LUPINE CIR,  
S WOLF TRACK CIR. &  
S SPATTERDOCK CIR.  
PRELIMINARY  
CONSTRUCTION PLANS

RECEIVED  
FEB 21 2023  
PLATTING

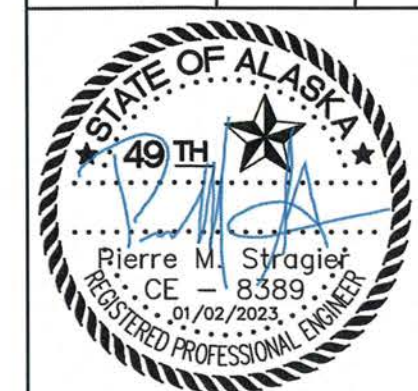
EXHIBIT D -1



TRACT 1A WOLF GLEN  
SUBDIVISION

SHEET 2 OF 5

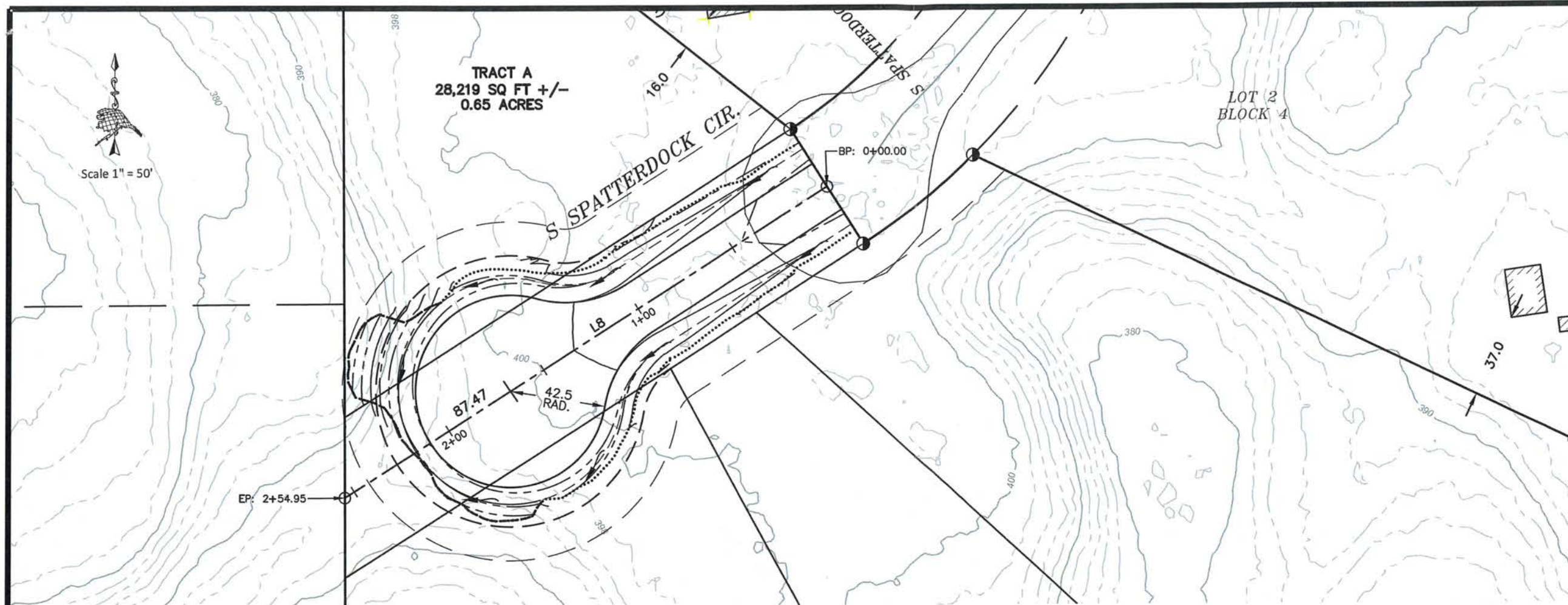
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AECL #1615

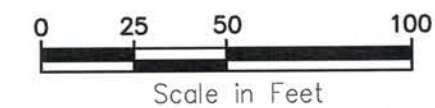
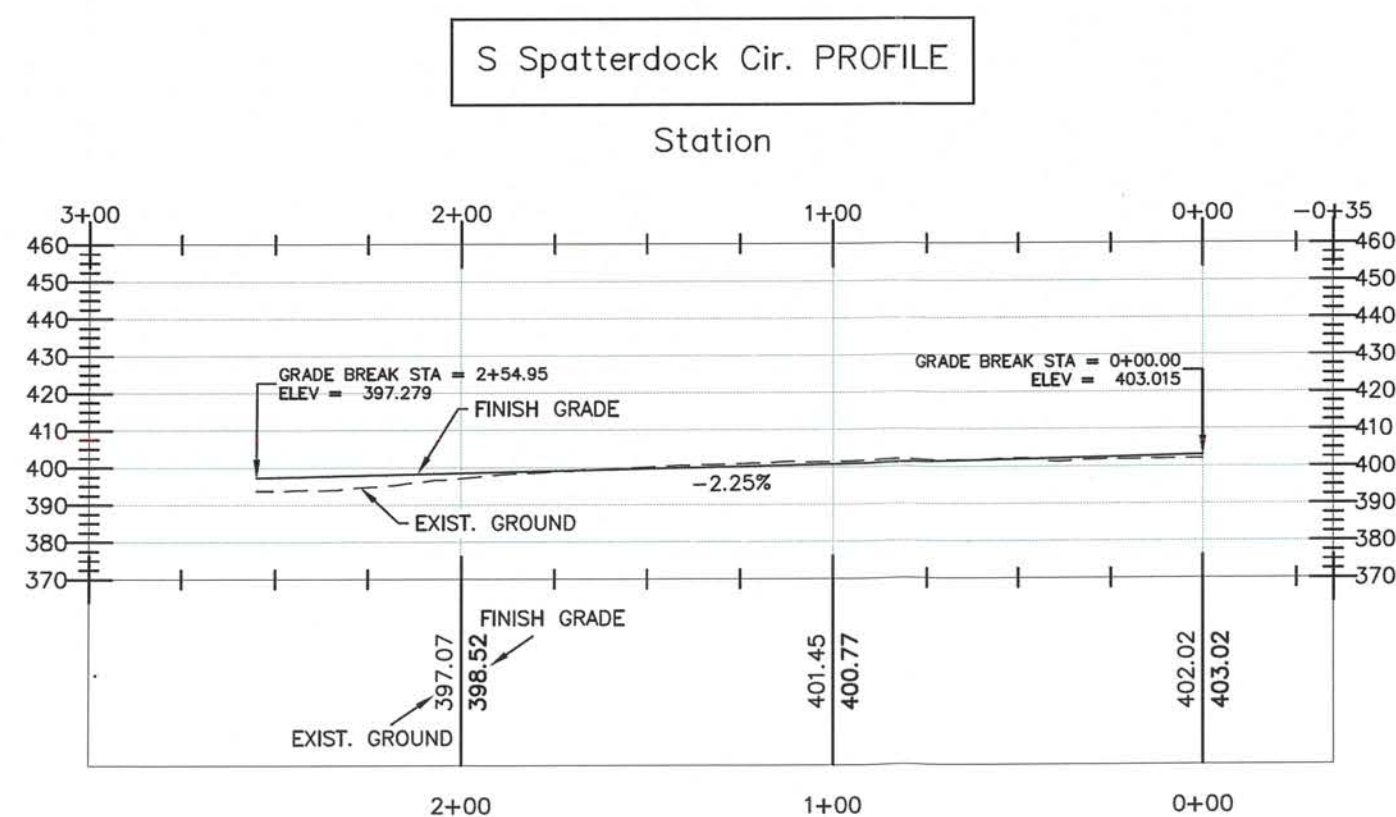
S SPATTERDOCK CIRCLE  
PLAN & PROFILE  
PRELIMINARY  
CONSTRUCTION PLANS

EXHIBIT D-2



### LEGEND

- 
 DRAINAGE ARROWS  
 PROPOSED ROAD EDGE OF SHOULDER  
 ORIGINAL GROUND  
 CATCH POINT  
 DITCH LINE  
 6'x6'x6' INFILTRATION BASIN



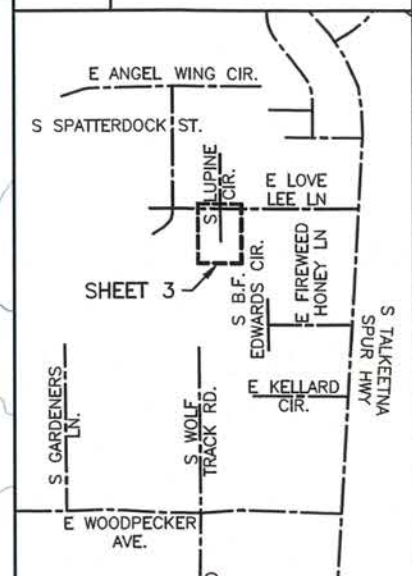
Elevation



TRACT 1A WOLF GLEN  
SUBDIVISION

SHEET 3 OF 5

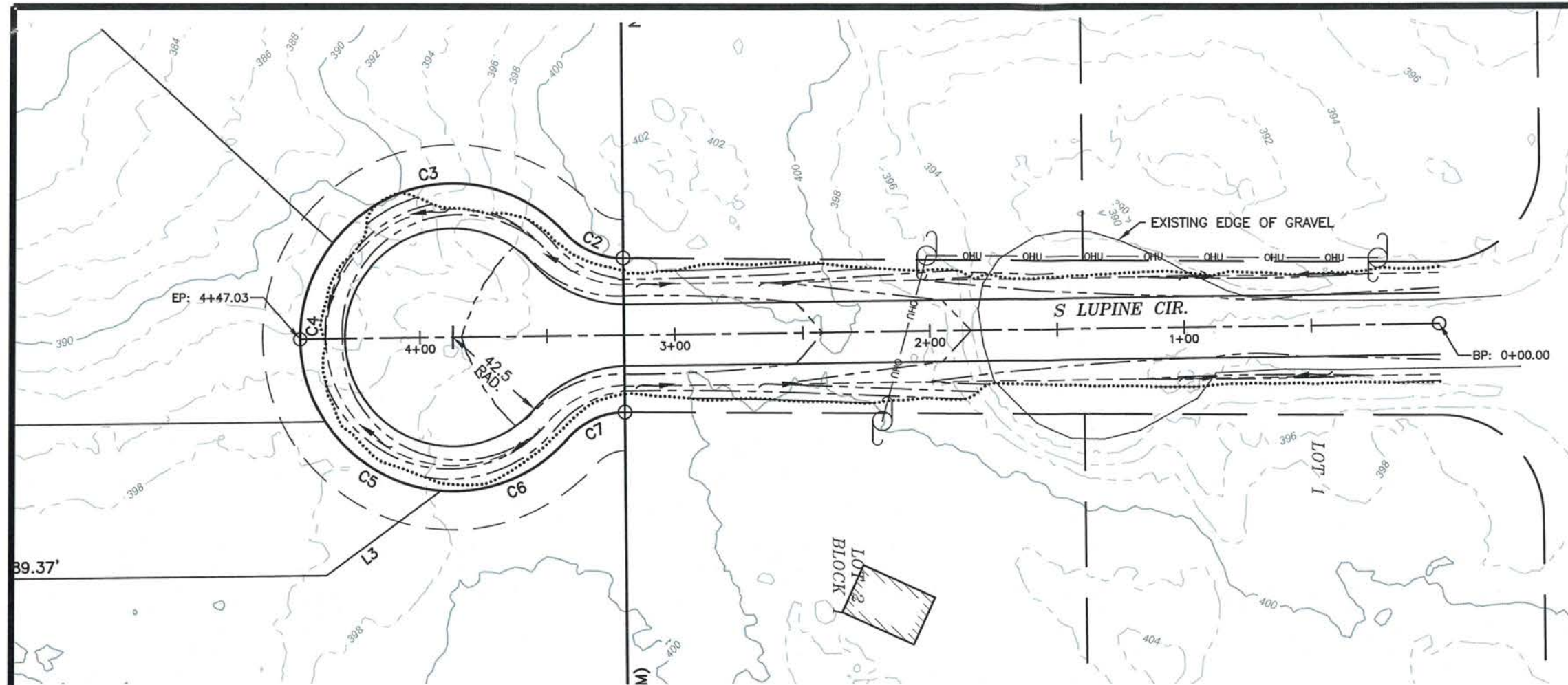
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NO.	REVISION
DATE	



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Surveys  
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AECL #1615

S LUPINE CIR.  
PLAN & PROFILE  
PRELIMINARY  
CONSTRUCTION PLANS

EXHIBIT D-3

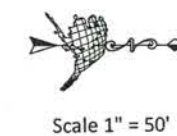
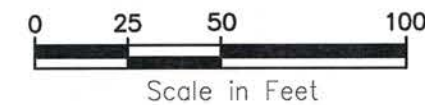


LEGEND

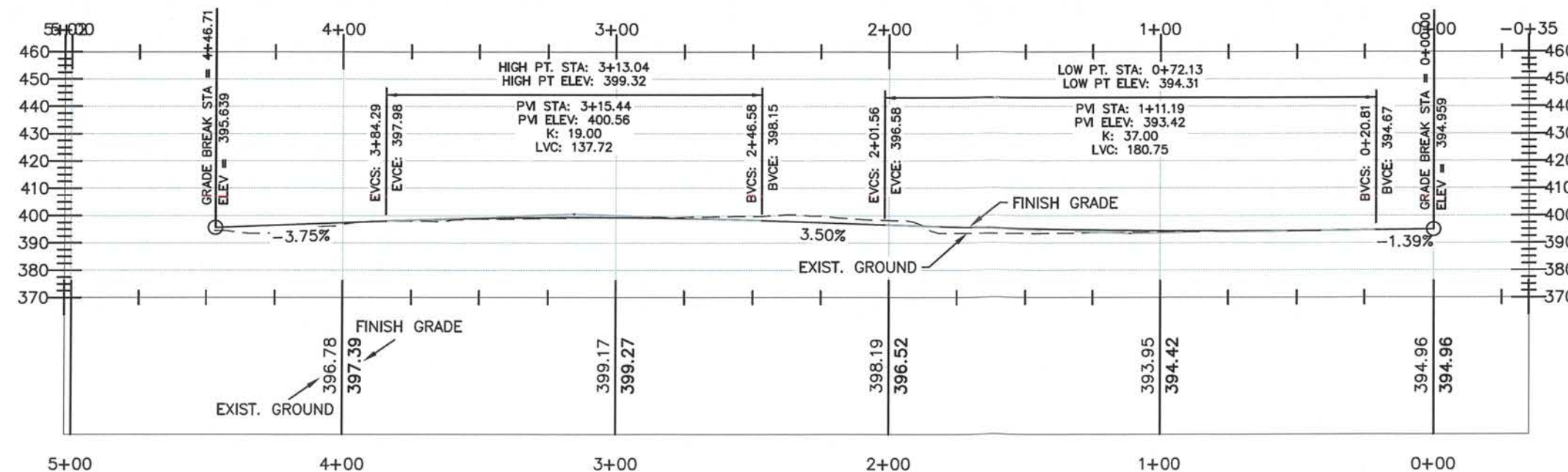
- DRAINAGE ARROWS
- PROPOSED ROAD EDGE OF SHOULDER
- ORIGINAL GROUND CATCH POINT
- DITCH LINE
- 6'x6'x6' INFILTRATION BASIN

S Lupine Cir PROFILE

Station



Elevation

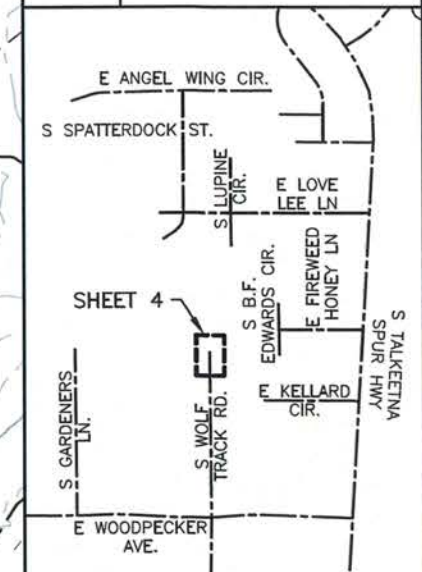




TRACT 1A WOLF GLEN  
SUBDIVISION

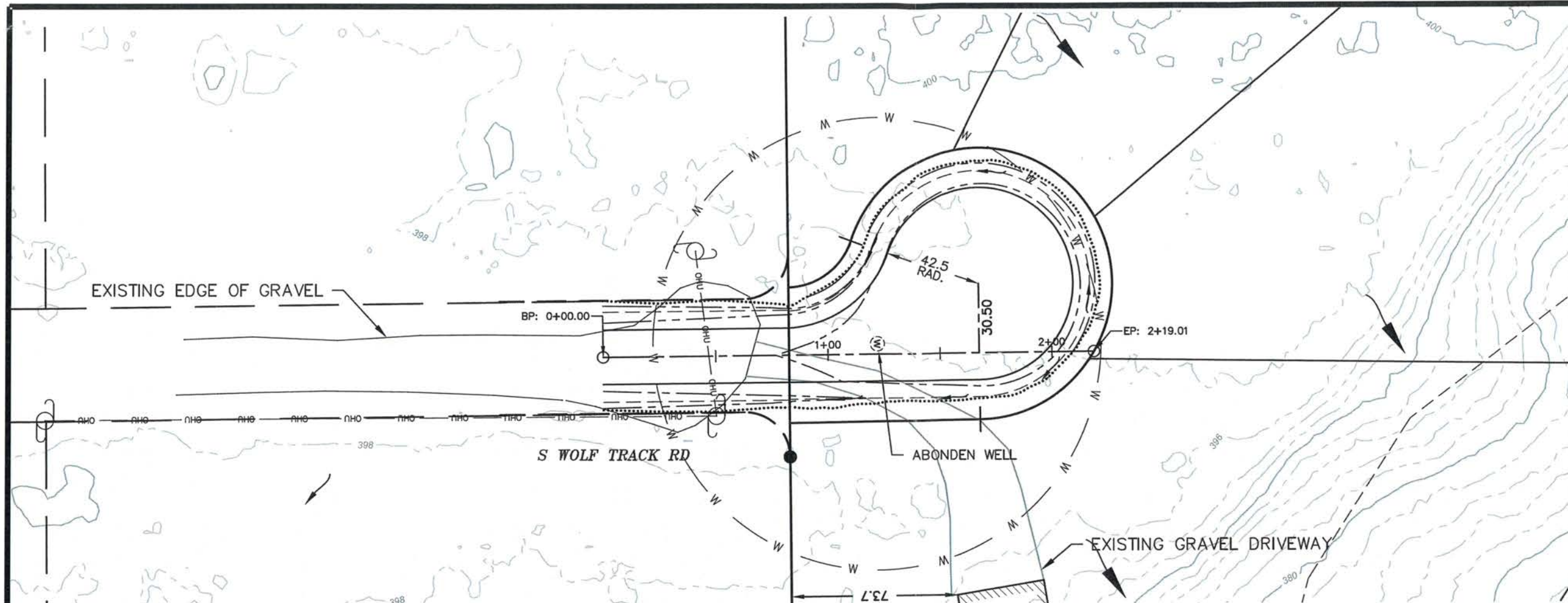
SHEET 4 OF 5

NO.	REVISION
DATE	
NO.	REVISION
DATE	
NO.	REVISION
DATE	



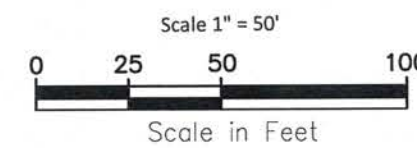
**FRONTIER**  
Surveys  
650 W 58th Avenue Suite E  
Anchorage, Alaska 99518  
Tel: 1-907-460-1686  
AECL #1615

S WOLF TRACK CIR.  
PLAN & PROFILE  
PRELIMINARY  
CONSTRUCTION PLANS



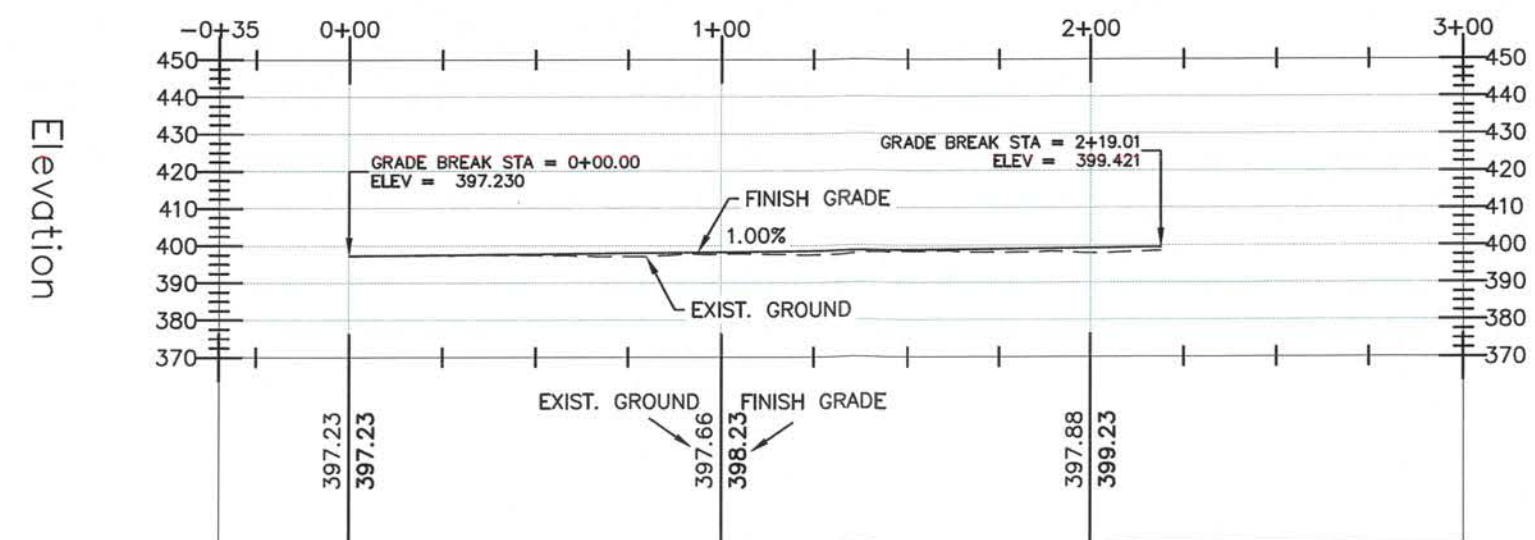
LEGEND

- DRAINAGE ARROWS
- PROPOSED ROAD EDGE OF SHOULDER
- ORIGINAL GROUND CATCH POINT
- DITCH LINE
- 6'x6'x6' INFILTRATION BASIN
- EXISTING WATER WELL



S Wolf Track Cir PROFILE

Station

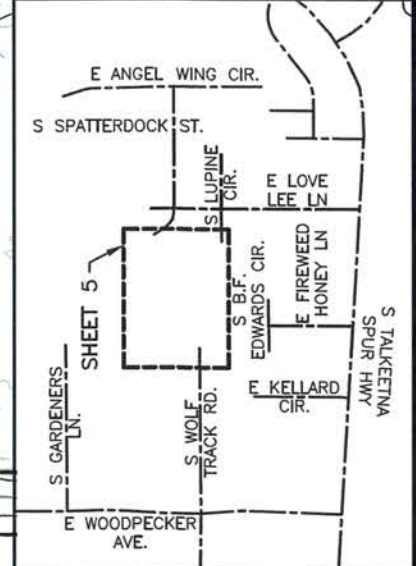




TRACT 1A WOLF GLEN  
SUBDIVISION

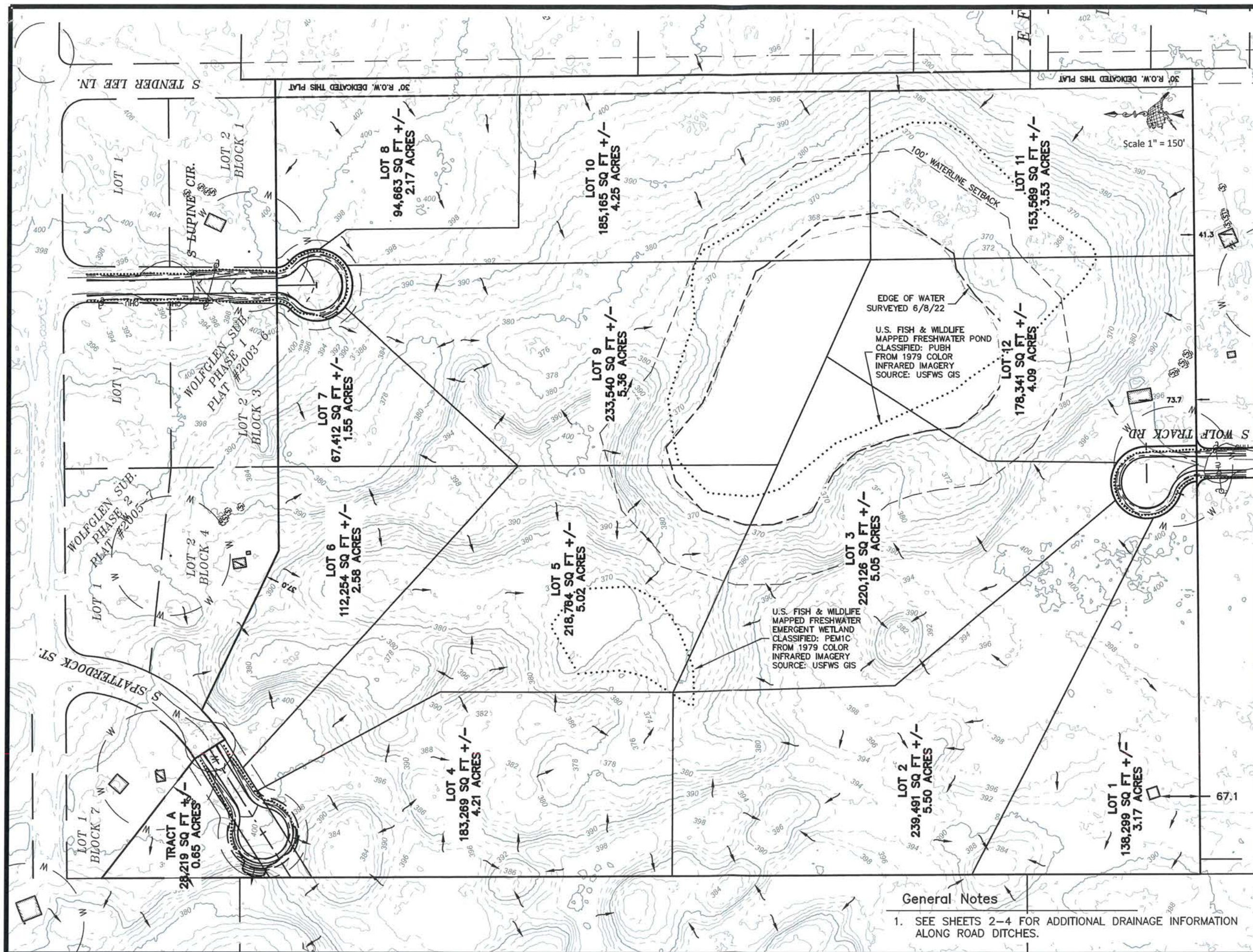
SHEET 5 OF 5

NO.	REVISION
DATE	
NO.	REVISION
DATE	
1	
8/23/21	



**FRONTIER**  
Surveys  
650 W 58th Avenue Suite E  
Anchorage, Alaska 99518  
Tel: 1-907-460-1686  
AECL #1615

PRELIMINARY DRAINAGE  
PLAN



General Notes

1. SEE SHEETS 2-4 FOR ADDITIONAL DRAINAGE INFORMATION ALONG ROAD DITCHES.

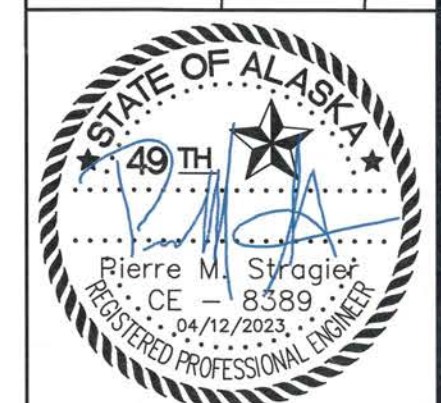
EXHIBIT D-5



TRACT 1A WOLF GLEN  
SUBDIVISION

SHEET 5 OF 6

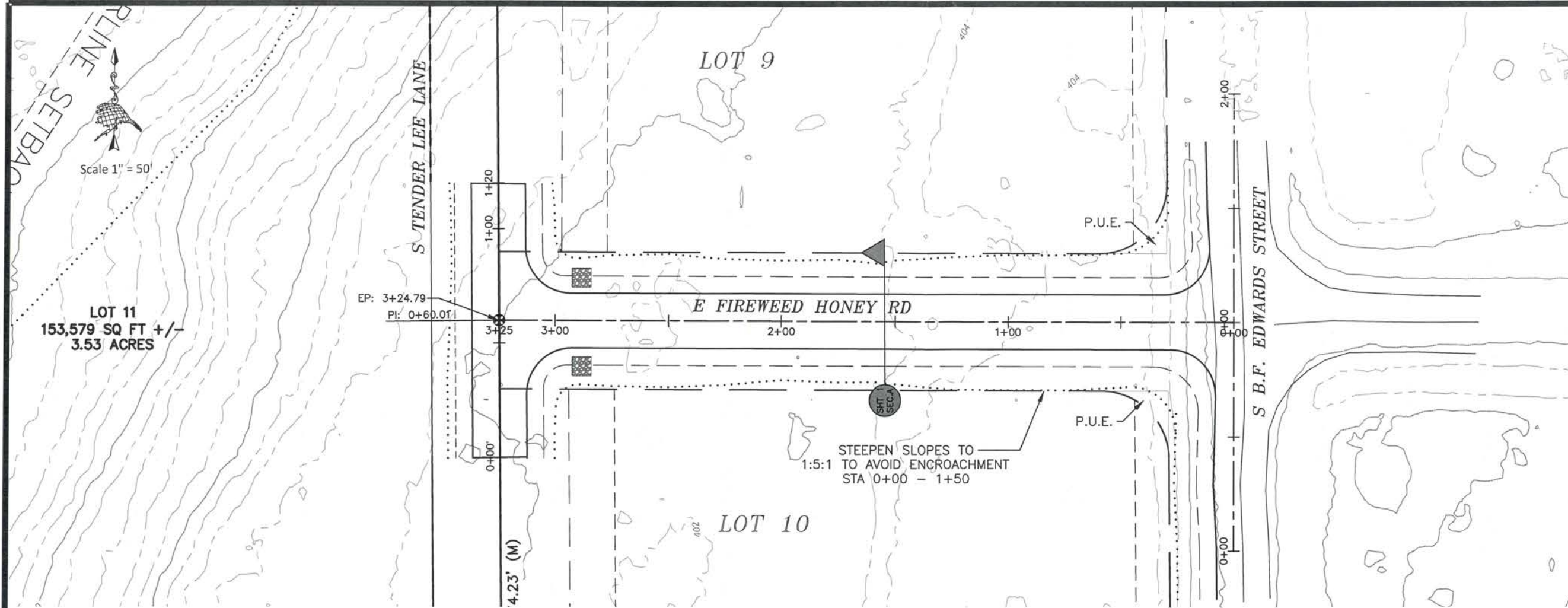
NO.	REVISION
DATE	
NO.	REVISION
DATE	
NO.	REVISION
DATE	



**FRONTIER**  
Surveys  
650 W 58th Avenue Suite E  
Anchorage, Alaska 99518  
Tel: 1-907-460-1686  
AECL #1615

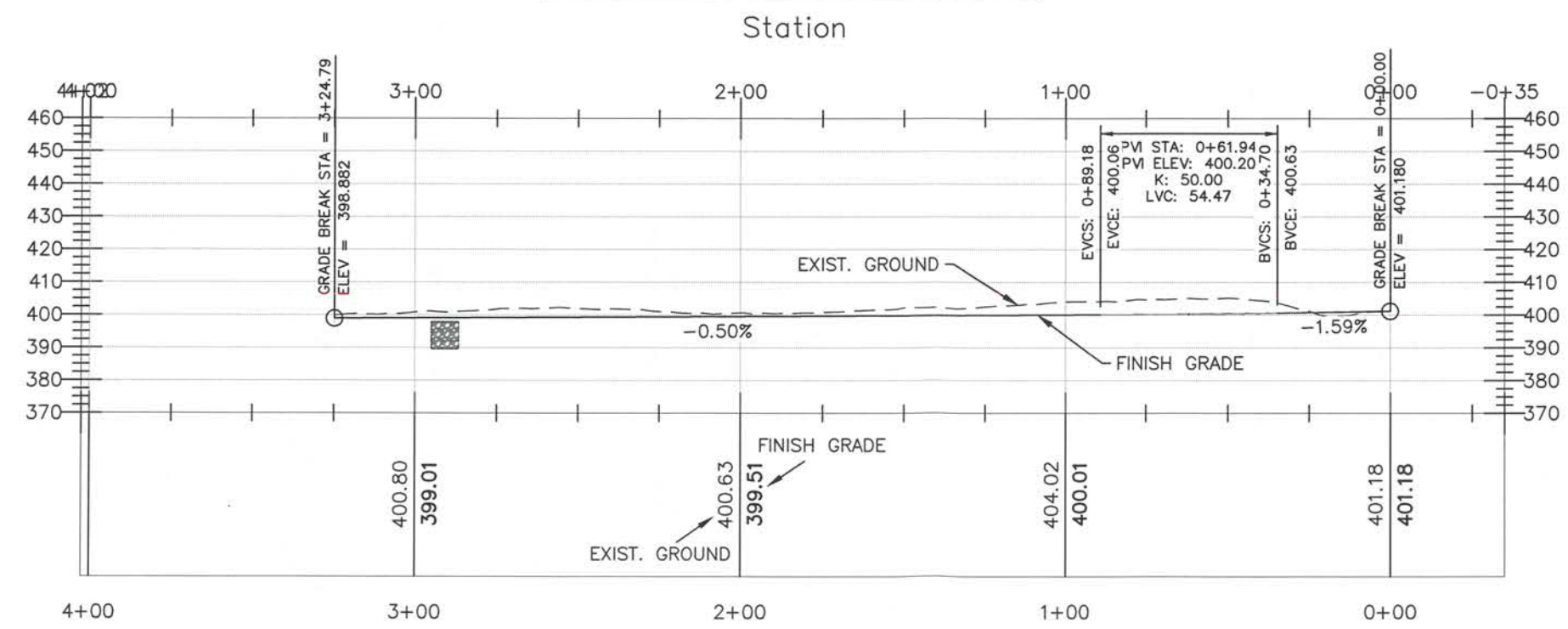
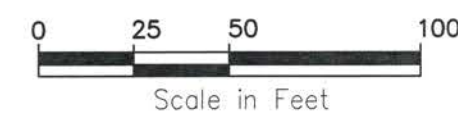
E FIREWEED HONEY RD  
PLAN & PROFILE  
PRELIMINARY  
CONSTRUCTION PLANS

EXHIBIT D-6



- LEGEND**
- DRAINAGE ARROWS
  - PROPOSED ROAD EDGE OF SHOULDER
  - ORIGINAL GROUND CATCH POINT
  - DITCH LINE
  - 6'x6'x6' INFILTRATION BASIN

E Fireweed Honey Rd PROFILE



**RECEIVED**  
APR 13 2023  
**PLATTING**



## Matthew Goddard

---

**From:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>  
**Sent:** Tuesday, April 4, 2023 8:17 AM  
**To:** Matthew Goddard  
**Subject:** RE: Wolfglen PH 2 RSB Request for Comments (MG)

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

Good Morning,

I don't foresee any fish habitat permits will be necessary but the pond may be fish bearing and if the developer intends to pull water from that water body for construction, road compaction, dust control, etc. a fish habitat permit may be required from our office.

Sincerely,

**Sarah E. E. (Wilber) Myers**

Habitat Biologist IV, Mat-Su Area Manager  
ADF&G Habitat Section, Palmer Office  
Office: 907-861-3206  
Fax: 907-861-3232  
[\\*ADF&G Habitat Section Permits Link\\*](#)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, April 3, 2023 4:26 PM  
**To:** Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; contact@talkeetnacouncil.org; jsandrw@matnet.com; chief28@hotmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Tammy Simmons <Tammy.Simmons@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>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com  
**Subject:** Wolfglen PH 2 RSB Request for Comments (MG)

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The following link is a request for comments on the proposed Wolfglen PH 2 RSB.

Please ensure all comments are submitted by **April 24, 2023** so they can be incorporated in the staff report that will be presented to the Platting Board.

## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Wednesday, April 12, 2023 11:55 AM  
**To:** Matthew Goddard  
**Cc:** Tammy Simmons; Brad Sworts; Jamie Taylor  
**Subject:** RE: Wolfglen-PH 2 RSB Request for Comments (MG)

Matthew,

Construct Fireweed Honey Road from BF Edwards to Tenderly Lane, terminating in a Tee turnaround meeting MSB 2022 SCM standards in the Tenderly Lane ROW.

Daniel Dahms  
Department of Public Works  
Pre-Design and Engineering Division

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, April 3, 2023 4:26 PM  
**To:** Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; contact@talkeetnacouncil.org; jsandrw@matnet.com; chief28@hotmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tammy Simmons <Tammy.Simmons@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>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com  
**Subject:** Wolfglen PH 2 RSB Request for Comments (MG)

Hello,

The following link is a request for comments on the proposed Wolfglen PH 2 RSB.  
Please ensure all comments are submitted by **April 24, 2023** so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Wolfglen Ph 2 RSB](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)



## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Monday, April 3, 2023 4:56 PM  
**To:** Matthew Goddard  
**Subject:** RE: Wolfglen PH 2 RSB Request for Comments (MG)

Good Afternoon,

This parcel appears to have an access onto Wolf Track Rd that does not have a permit. Please have your applicant apply for the Driveway Permit.

Thank you,

Jennifer Monnin, CFM  
Permit Technician  
350 E Dahlia Ave  
Palmer, AK 99645  
[Jennifer.monnin@matsugov.us](mailto:Jennifer.monnin@matsugov.us)  
907-861-7822

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, April 3, 2023 4:26 PM  
**To:** Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; contact@talkeetnacouncil.org; jsandrw@matnet.com; chief28@hotmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tammy Simmons <Tammy.Simmons@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>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com  
**Subject:** Wolfglen PH 2 RSB Request for Comments (MG)

Hello,

The following link is a request for comments on the proposed Wolfglen PH 2 RSB.  
Please ensure all comments are submitted by **April 24, 2023** so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Wolfglen Ph 2 RSB](#)

Feel free to contact me if you have any questions.



**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

April 4, 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.

- **TRACT 1A WOLFGLLEN SUBDIVISION**  
**(MSB Case # 2023-034)**

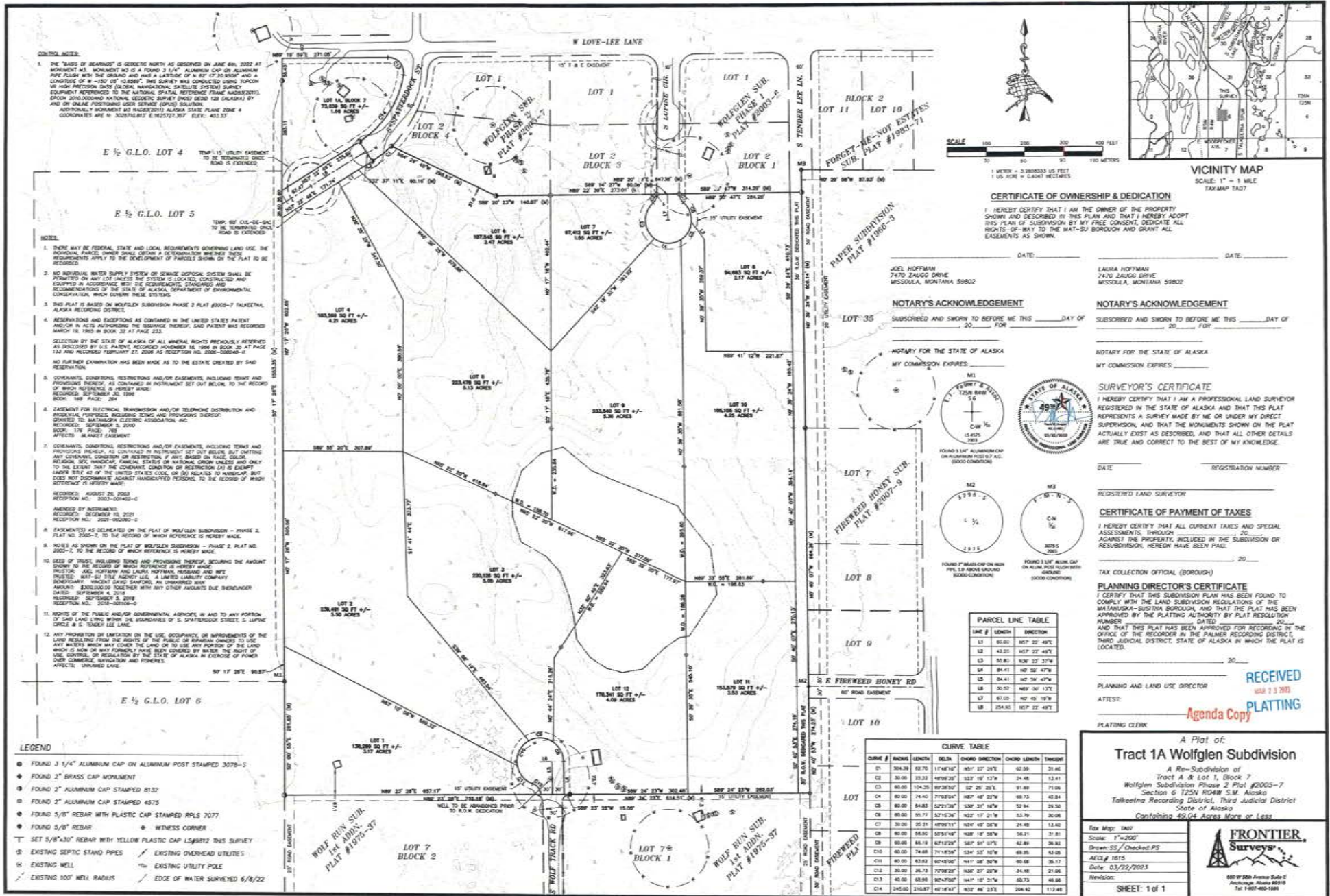
If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com).

Sincerely,

*James Christopher*

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





## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, April 17, 2023 6:36 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: Wolfglen PH 2 RSB Request for Comments (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](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, April 3, 2023 4:26 PM  
**To:** Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; contact@talkeetnacouncil.org; jsandrw@matnet.com; chief28@hotmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tammy Simmons <Tammy.Simmons@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>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com  
**Subject:** Wolfglen PH 2 RSB Request for Comments (MG)

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

Hello,

The following link is a request for comments on the proposed Wolfglen PH 2 RSB.

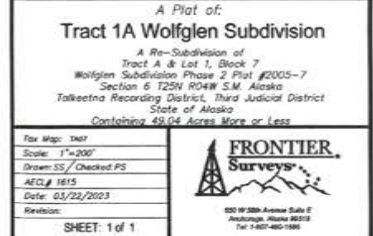
Please ensure all comments are submitted by **April 24, 2023** so they can be incorporated in the staff report that will be presented to the Platting Board.

☐ [Wolfglen Ph 2 RSB](#)

Feel free to contact me if you have any questions.

Thank you,





6B



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 18, 2023**

PRELIMINARY PLAT: JTBNS

LEGAL DESCRIPTION: SEC 10, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: RONALD & ANN MARIE SVEDIN

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS/PIONEER ENGINEERING

ACRES: 13.65 ± PARCELS: 7

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-037

---

**REQUEST:** The request is to create seven lots from Parcels #1-#3, MSB Waiver 84-119-PWm, recorded at 84-303w (Tax Parcels B10, B11 & B12), to be known as **JTBNS**, containing 13.65 acres +/- . Parcels are located east of E. Outer Spring Loop and directly south of E. Lawalter Road; lying within the NW 1/4 Section 10, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.

**EXHIBITS**

Vicinity Map and Aerial Photos

**EXHIBIT A** – 4 pgs

Soils Report

**EXHIBIT B** – 5 pgs

Topographic Mapping, As-Built and Average Daily Traffic (ADT)

**EXHIBIT C** – 4 pgs

**AGENCY COMMENTS**

Department of Public Works Pre-Design Division

**EXHIBIT D** – 1 pg

Development Services

**EXHIBIT E** – 2 pgs

Utilities

**EXHIBIT F** – 3 pgs

Site Visit Report with Photos, 04/13/2023

**EXHIBIT G** – 18 pgs

**DISCUSSION:** This platting action is creating seven lots from Parcels #1-#3 of MSB Waiver 84-119-PWm. Lots #2 & #3 are side-by-side 30' wide flag lots with a common access easement for a shared driveway, as are Lots #4 & #5. Lot sizes vary from .92 acres to 7.25 acres. Access for all lots is from E. LaWalter Road; street is maintained by MSB.

**Soils Report:** (**Exhibit B**) A soils report was submitted, pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, Pioneer Engineering, notes three new testholes were dug. All had approximately 7' of organic brown silt overlaying gravel that extended to the bottom of each testhole at 15'. No groundwater was encountered. Based on the available soils and water table information, topography, code definitions and observations on site, each lot will have at least 10,000 sf of contiguous useable septic area and at least 10,000 sf of useable building area. Testhole log information and testhole location map are attached to the report. Topographic mapping and As-Built at **Exhibit C**. Average Daily Traffic (ADT) estimates are at **Exhibit C-4**.

**Comments:** Department of Public Works Pre-Design Division (**Exhibit D**) has no comments. Development Services (**Exhibit E**) notes the shared access easements on the plat should be labeled “Common Access Easements” as outlined by code and the SCM 2022. The existing driveway onto E. LaWalter Road does not have a driveway permit. Apply for a driveway permit and provide a copy of the application to Platting staff (see **Recommendation #5**).

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

**CONCLUSION:** The preliminary plat of JTBNS 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 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 and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A).

#### **FINDINGS OF FACT**

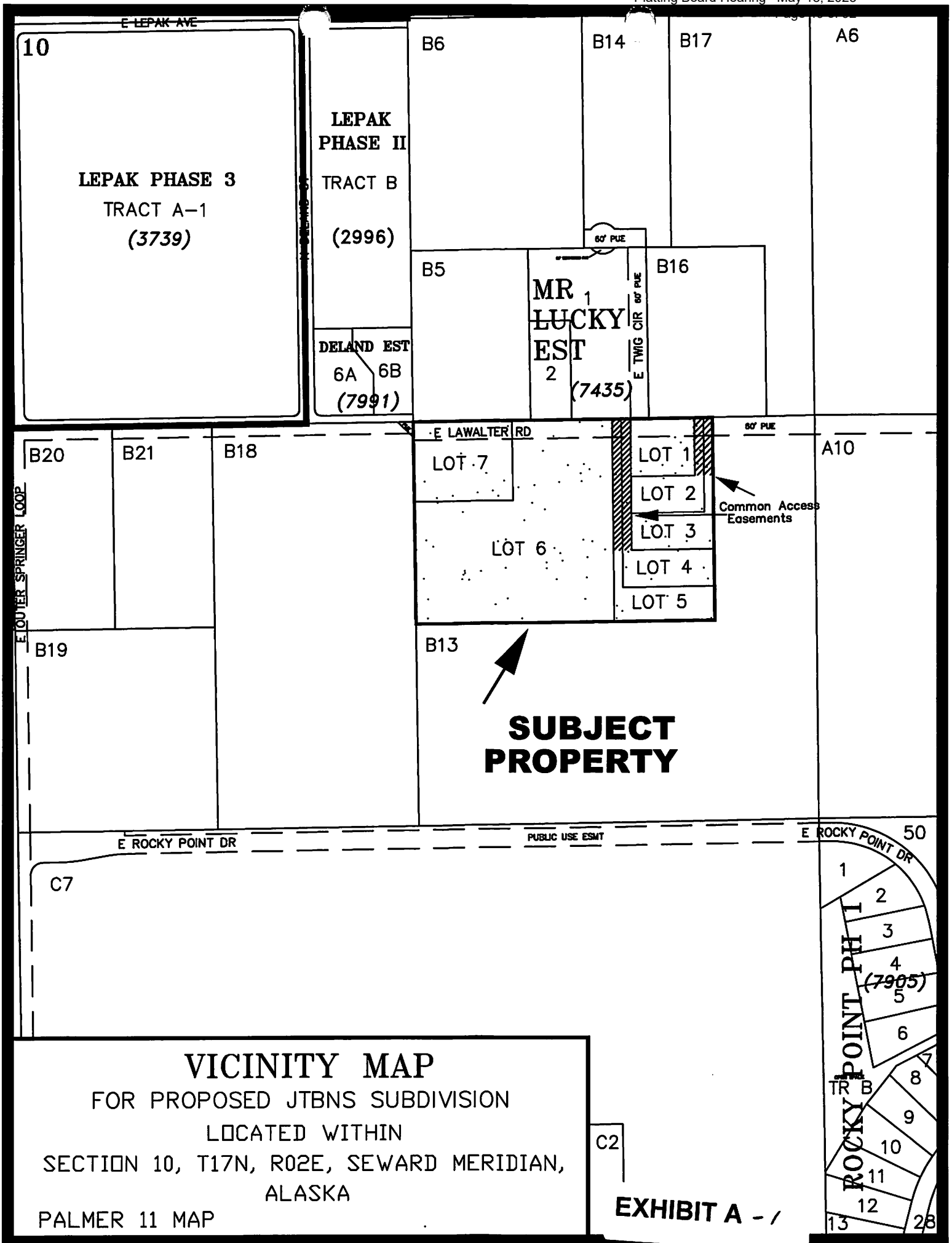
1. The plat of JTBNS is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.28(A). All lots have the required buildable and septic areas.
3. All lots will have the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Community Council Greater Palmer; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area 16 South Colony; MSB Emergency Services, Community Development, Assessments or Planning; or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

#### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

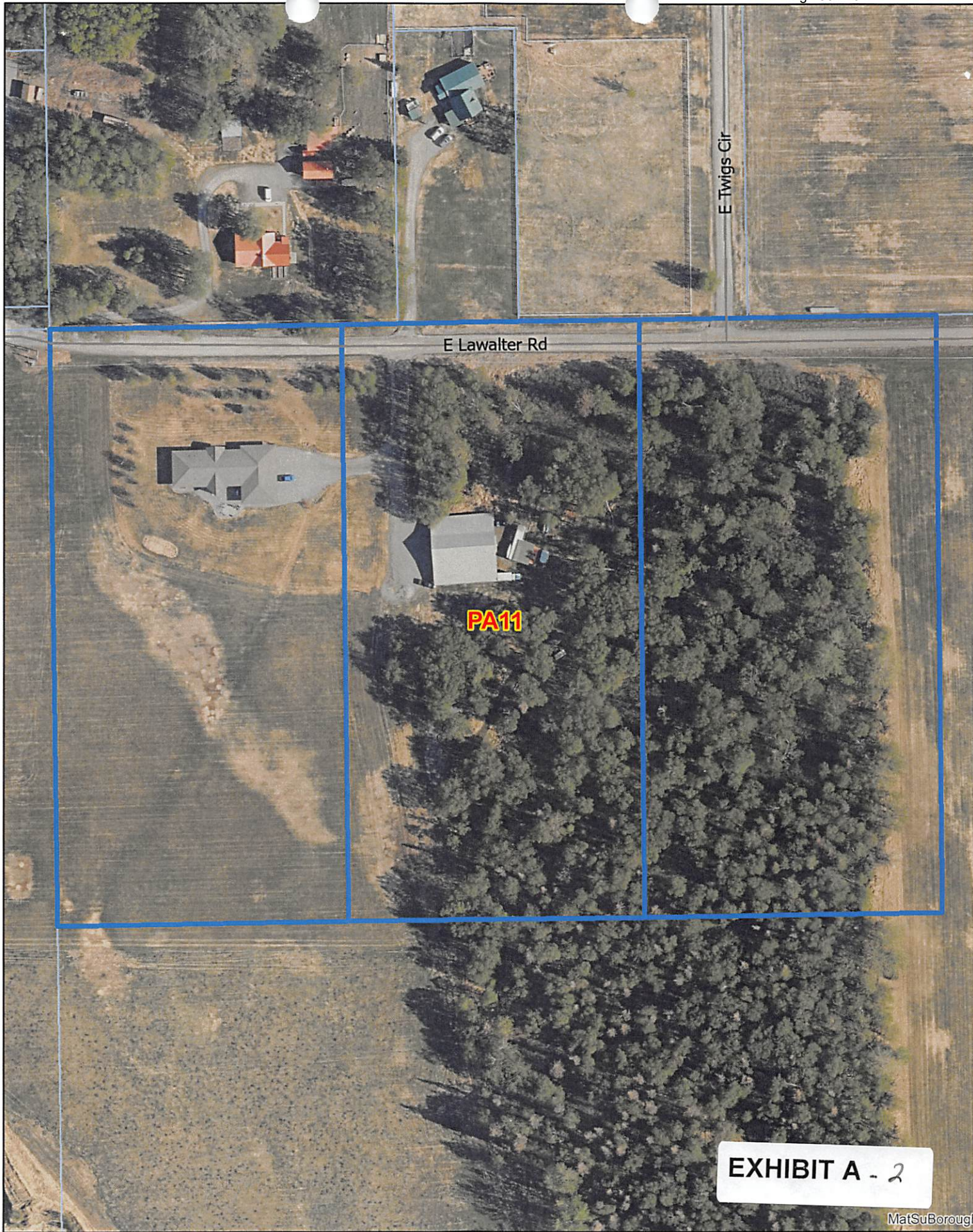
**Suggested motion: I move to approve the preliminary plat of JTBNS, Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Apply for a driveway permit and provide a copy of the application to Platting staff.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.









E Lawalter Rd

E Twigs Cir

PA11

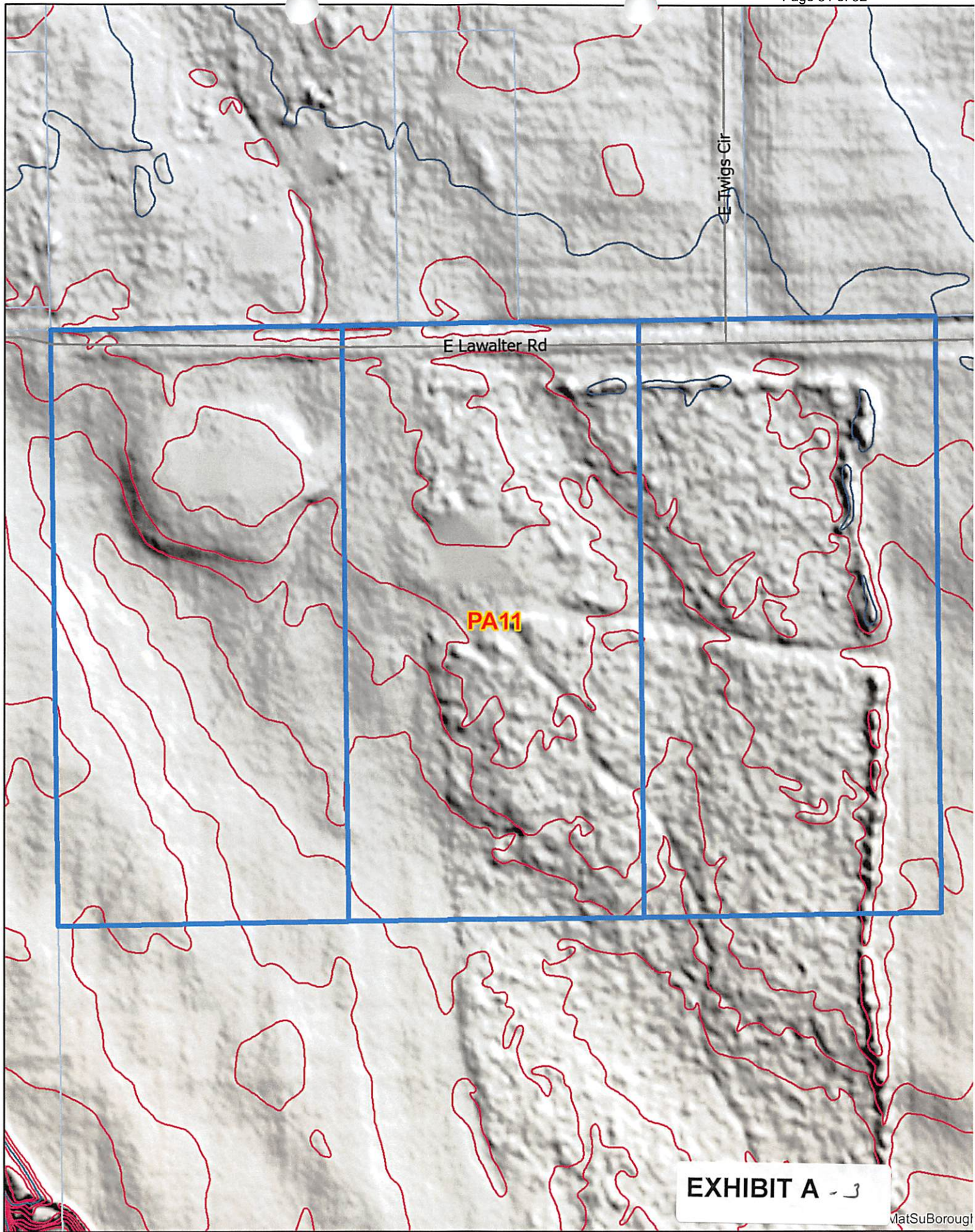
EXHIBIT A - 2

130 65 0 130 Feet

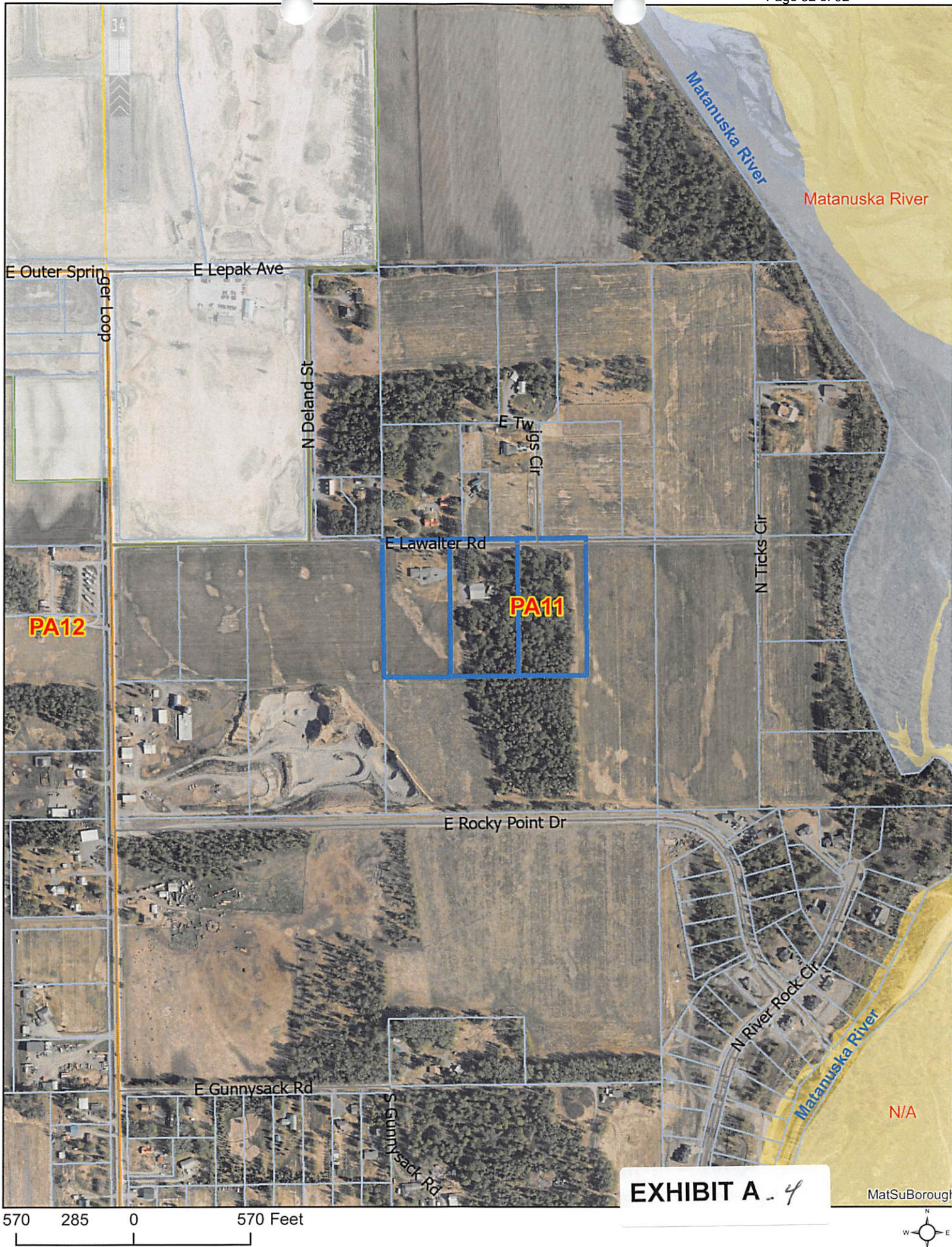


MatSu Borough













**Pioneer Engineering LLC**  
Professional, Reliable, Local

February 15, 2023

**RE: Usable Area Report**  
**T17N R2E Section 10, S.M.**  
**Resubdivision of of Tax Parcels B10, B11 & B12**  
**14750, 14800 & 14900 E Lawalter Road**

RECEIVED

MAR 3 1 2023

PLATTING

Fred Wagner, PLS  
Platting Officer, Mat-Su Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645

Dear Mr. Wagner,

**Usable Area:** Working on behalf of the owners and in coordination with Craig Hanson Surveying, I performed a soils investigation for the above-referenced proposed subdivision. The project plans to resubdivide three 4.55-acre parent parcels into 7 new lots as follows: Lot 1 (1.13 acres), Lot 2 (0.92 acres), Lot 3 (1.02 acres), Lot 4 (1.21 acres), Lot 5 (1.50 acres), Lot 6 (6.92 acres) and Lot 7 (2.27 acres).

**Test Holes:** Three new test holes were dug as shown on the attached test hole map. They were all sited to best represent the soils in the future lots. All three test holes showed approximately 7 feet of organic brown silt (OL) overlaying gravel (GP) that extended to the bottom of each test hole at 15 feet deep. No groundwater was encountered in any of the test holes.

**Useable Area:** The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater, but that is not anticipated.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, *each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.*

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.  
Owner/Principal Engineer,  
Pioneer Engineering LLC  
16547 E Smith Road  
Palmer, AK 99645  
907-863-2455



EXHIBIT B - /

# SOIL LOG

Job Number: 2023-SW-018

Project Location: T17N R2E Section 10, Tax Parcels B10, B11 & B12

Logged By: Steve Wilson

Date: 2-10-23

## TEST HOLE NO. 1

Depth (feet)	Description
0	
1	<b>Topsoil (OL)</b>
2	
3	
4	
5	
6	
7	
8	<b>Gravel (GP)</b>
9	
10	
11	
12	
13	
14	
15	<b>Bottom of test hole No groundwater</b>
16	
17	
18	
19	
20	
21	



### TEST HOLE LOCATION:

See test hole map

### COMMENTS:

**Soils can support a conventional onsite wastewater system.**

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.



# SOIL LOG

Job Number: 2023-SW-018

Project Location: T17N R2E Section 10, Tax Parcels B10, B11 & B12

Logged By: Steve Wilson

Date: 2-10-23

## TEST HOLE NO. 2

Depth (feet)	Description
0	<b>Topsoil (OL)</b>
1	
2	
3	
4	
5	
6	
7	
8	<b>Gravel (GP)</b>
9	
10	
11	
12	
13	
14	
15	
16	<b>Bottom of test hole No groundwater</b>
17	
18	
19	
20	
21	



### TEST HOLE LOCATION:

See test hole map

### COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

# SOIL LOG

Job Number: 2023-SW-018

Project Location: T17N R2E Section 10, Tax Parcels B10, B11 & B12

Logged By: Steve Wilson

Date: 2-10-23

## TEST HOLE NO. 3

Depth (feet)	Description
0	
1	<b>Topsoil (OL)</b>
2	
3	
4	
5	
6	
7	<b>Gravel (GP)</b>
8	
9	
10	
11	
12	
13	
14	
15	<b>Bottom of test hole No groundwater</b>
16	
17	
18	
19	
20	
21	



### TEST HOLE LOCATION:

See test hole map

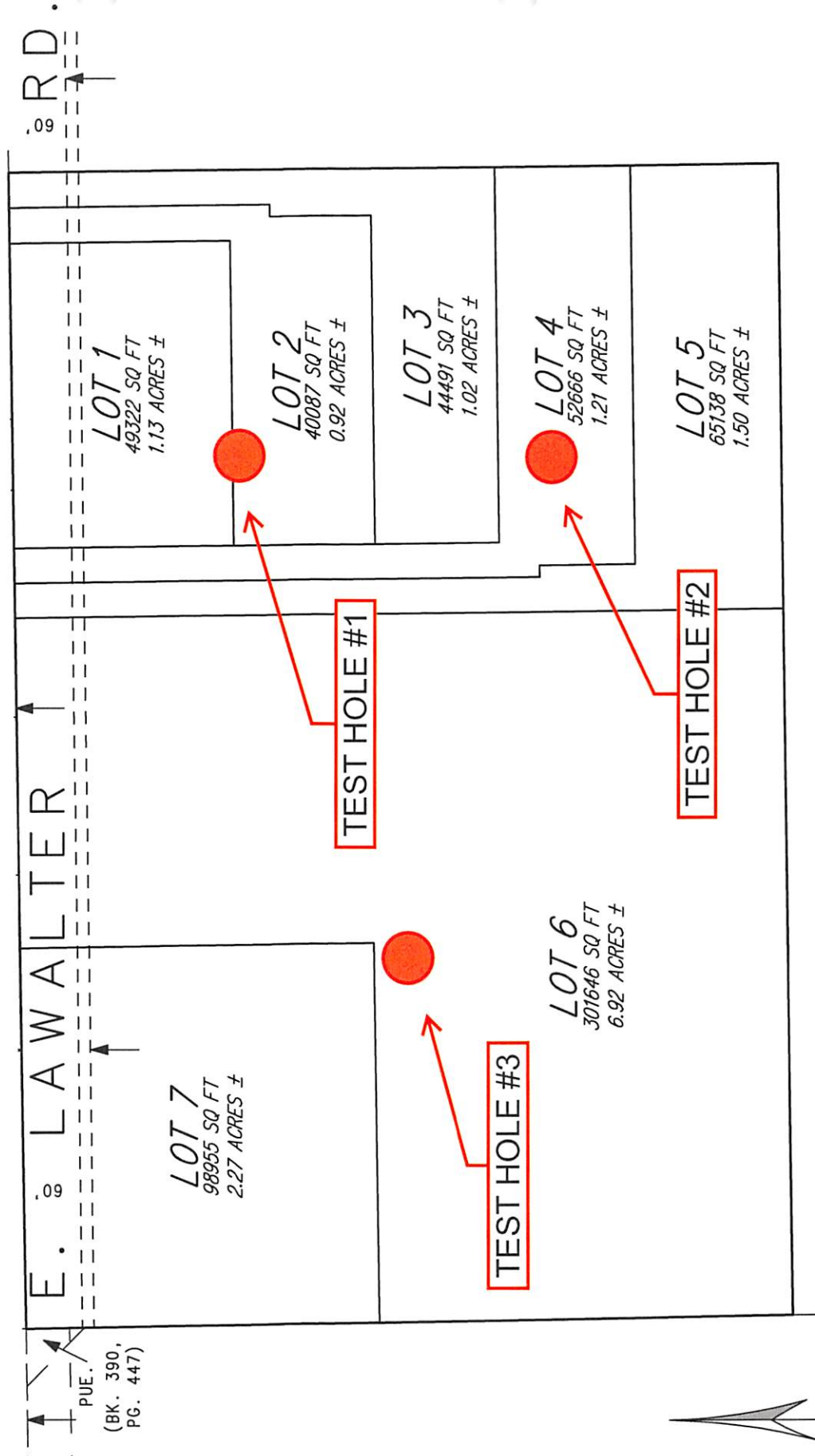
### COMMENTS:

Soils can support a conventional onsite wastewater system.

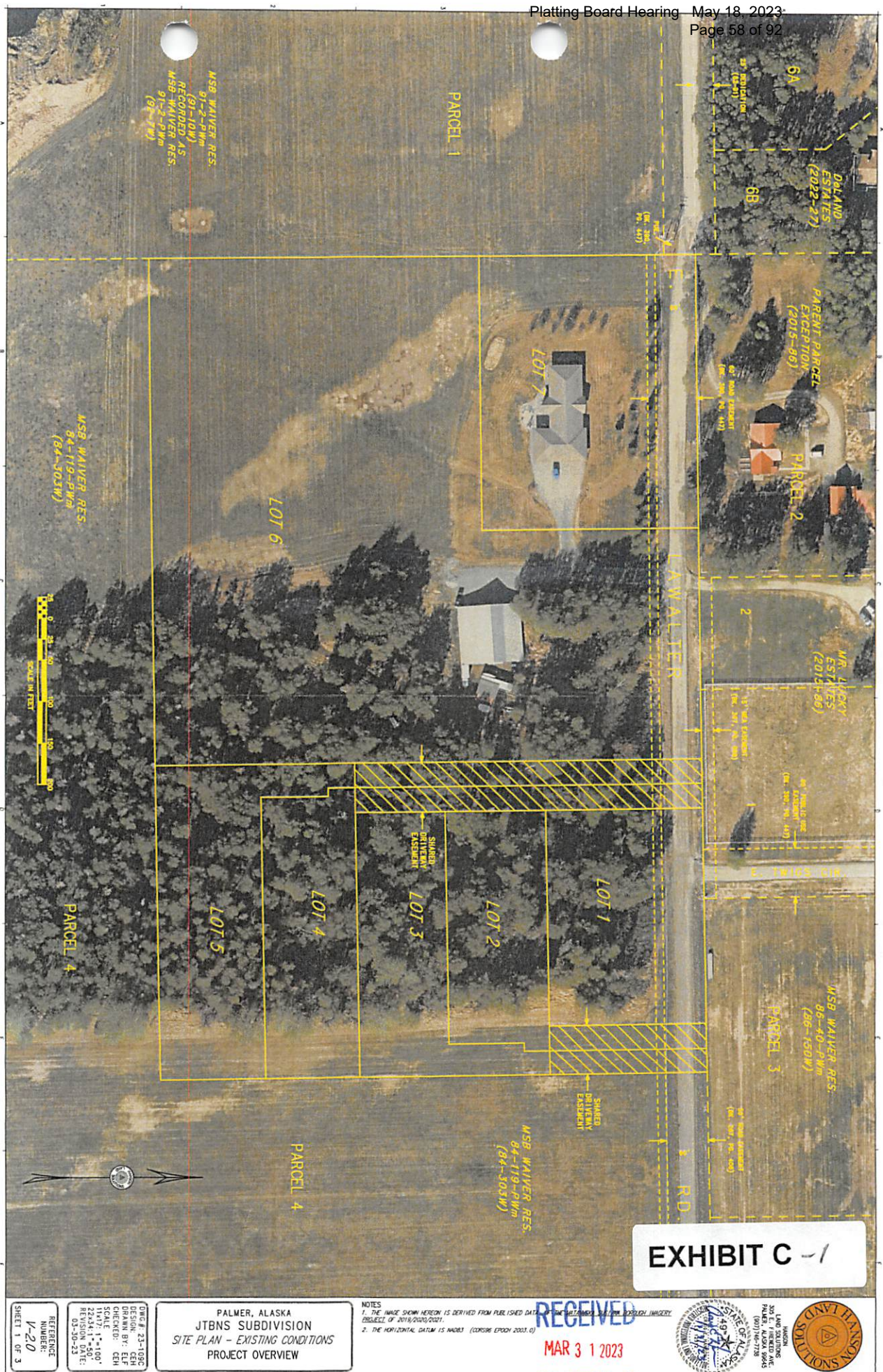
This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.



JTBNS SUBDIVISION  
TEST HOLE LOCATIONS







**EXHIBIT C - 1**

NOTES  
1. THE IMAGE SHOWN HEREIN IS DERIVED FROM PUBLISHED DATA AND THE PLATTING BOARD CANNOT GUARANTEE THE ACCURACY OF THE HORIZONTAL DATUM IS NAD83 (2011 EPOCH 2003.0)

**RECEIVED**  
**MAR 31 2023**  
**PLATTING**



PALMER, ALASKA  
JTBNS SUBDIVISION  
SITE PLAN - EXISTING CONDITIONS  
PROJECT OVERVIEW

DWG # 23-1086  
DESIGN BY: ELP  
CHECKED: GEN  
DATE: 11/1/22  
REVISION DATE: 03-30-23  
REFERENCE NUMBER: 1-20  
SHEET 1 OF 3



6B

PAI

2

1

E

PA

50' (Bk. 2)

**EXHIBIT C - 2**

Page 59 of 92

(BK. 390,  
PG. 447)

☐ PROPANE TANK, ABOVE GROUND  
---C--- CYCLING ELECTRIC

PAR

91-2-PWM  
(92-7W)

(84-303M)

PAPER

P A F

(84-3034)

PALMER, ALASKA  
JTBNS SUBDIVISION  
SITE PLAN - EXISTING CONDITIONS  
PLANIMETRY-AB

NOTES  
1. THIS FIELD SURVEY WAS CONDUCTED ON XXX XX, 20XX. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.  
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS OBTAINED TO THE BASIS OF BEARINGS.

WG.#: 23-1099  
DESIGN: CEE  
DRAWN BY: ELL  
CHECKED: CEE  
SCALE  
1"=100'  
1x7: 1'-100'  
2x34: 1'-50'  
REVISION DATE  
03-30-23

RECEIVED  
MAR 3 1 2023

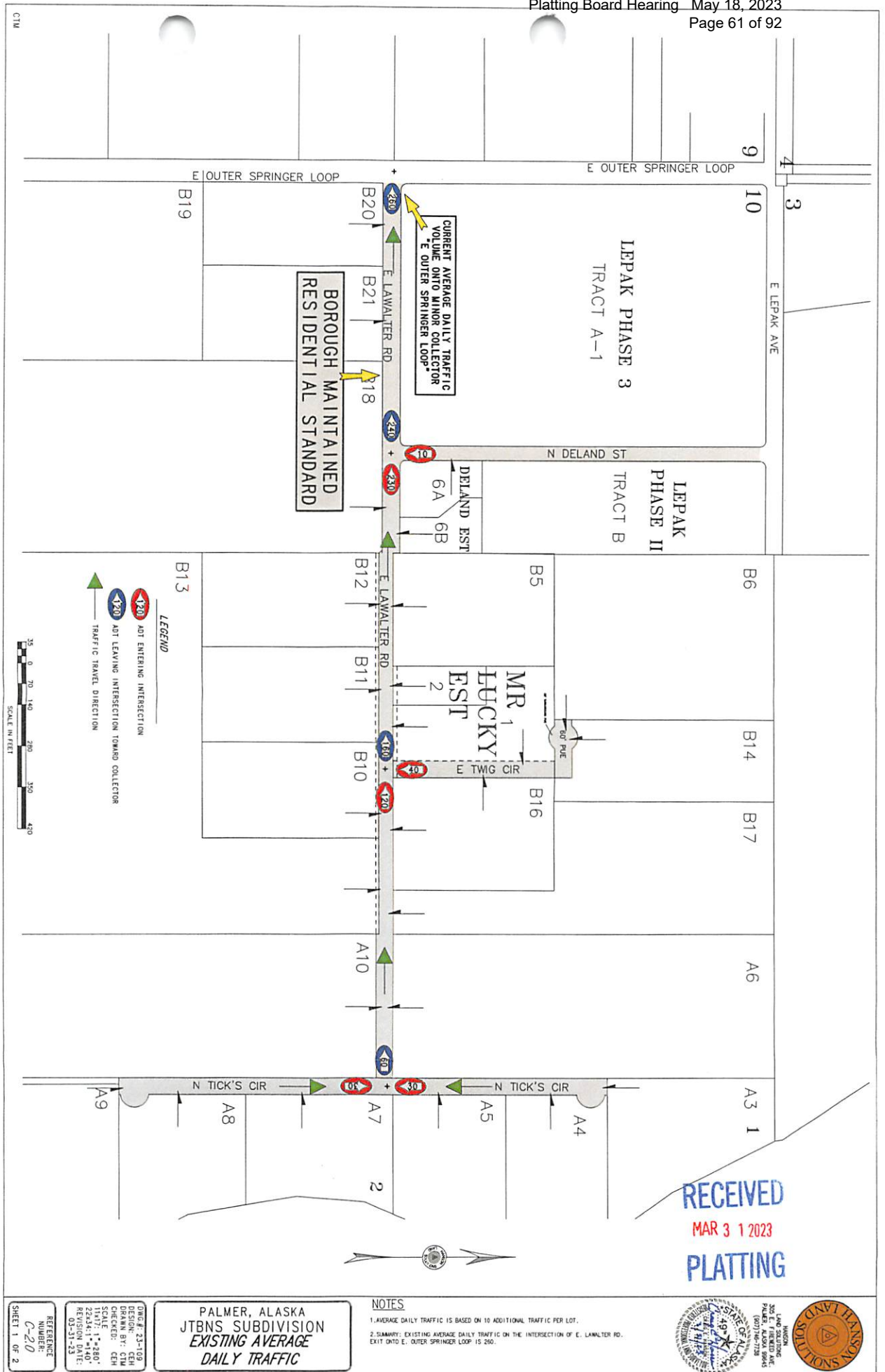


NOTES

1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE ROBOUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (GEOID88 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)







## Amy Otto-Buchanan

---

**From:** Daniel Dahms  
**Sent:** Monday, April 24, 2023 12:42 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Jamie Taylor; Brad Sworts; Tammy Simmons  
**Subject:** RE: RFC JTBNS #23-037

Amy,

PD&E has no comments.

Daniel Dahms, PE  
Department of Public Works  
Pre-Design and Engineering Division

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, April 5, 2023 9:09 AM  
**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>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; stark@mtaonline.net; mothers@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>; Tammy Simmons <Tammy.Simmons@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>; 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; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@mtasolutions.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC JTBNS #23-037

The following contains a Request for Comments for JTBNS, MSB Case #2023-037, to subdivide 117N02E10B10-B02. Comments are due by **April 28, 2023**. Please let me know if you have any questions. Thanks, A.

[JTBNS](#)

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
907-861-7872

**EXHIBIT D**



## Amy Otto-Buchanan

---

**From:** Permit Center  
**Sent:** Wednesday, April 5, 2023 1:50 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC JTBNS #23-037

Good Afternoon,

There is a driveway onto Lawalter Rd that does not have a permit, please have your applicant apply for their permit.

Thank you,

Jennifer Monnin, CFM  
Permit Technician  
350 E Dahlia Ave  
Palmer, AK 99645  
[Jennifer.monnin@matsugov.us](mailto:Jennifer.monnin@matsugov.us)  
907-861-7822

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, April 5, 2023 9:09 AM  
**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>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; stark@mtaonline.net; mothers@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>; Tammy Simmons <Tammy.Simmons@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>; 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; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@mtasolutions.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC JTBNS #23-037

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[JTBNS](#)

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
907-861-7872

## Amy Otto-Buchanan

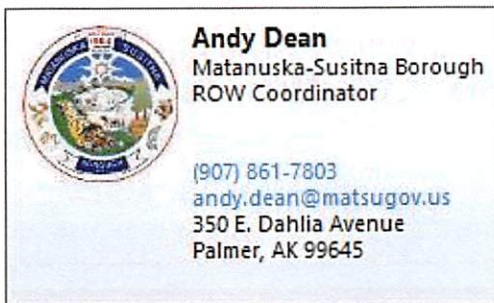
---

**From:** Andy Dean  
**Sent:** Wednesday, April 5, 2023 10:06 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC JTBNS #23-037

Hello Amy,

The shared access easements on the plat should be labeled 'Common Access Easements' as outlined by the code and the SCM 2022.

Sincerely,



---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, April 5, 2023 9:09 AM  
**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>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; stark@mtaonline.net; mothers@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>; Tammy Simmons <Tammy.Simmons@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>; 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; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@mtasolutions.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC JTBNS #23-037

The following contains a Request for Comments for JTBNS, MSB Case #2023-037, to subdivide 117N02E10B10-B02. Comments are due by **April 28, 2023**. Please let me know if you have any questions. Thanks, A.

### JTBNS

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
907-861-7872



## Amy Otto-Buchanan

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Wednesday, April 5, 2023 3:19 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC JTBNS #23-037

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

Hi Amy,

MTA has reviewed the plat for JTBNS. 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](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, April 5, 2023 9:09 AM  
**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>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; stark@mtaonline.net; mothers@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>; Tammy Simmons <Tammy.Simmons@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>; 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; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC JTBNS #23-037

The following contains a Request for Comments for JTBNS, MSB Case #2023-037, to subdivide 117N02E10B10-B02. Comments are due by **April 28, 2023**. Please let me know if you have any questions. Thanks, A.

[JTBNS](#)

Amy Otto-Buchanan  
Platting Specialist

## Amy Otto-Buchanan

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, April 5, 2023 9:40 AM  
**To:** Amy Otto-Buchanan  
**Cc:** OSP Design Group  
**Subject:** RE: RFC JTBNS #23-037

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

GCI has no comment on this plat

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, April 5, 2023 9:09 AM  
**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>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; stark@mtaonline.net; mothers@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>; Tammy Simmons <Tammy.Simmons@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>; 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; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@mtasolutions.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC JTBNS #23-037

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

The following contains a Request for Comments for JTBNS, MSB Case #2023-037, to subdivide 117N02E10B10-B02. Comments are due by April 28, 2023. Please let me know if you have any questions. Thanks, A.

### JTBNS

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
907-861-7872





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

April 5, 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 abbreviated plat and has no comments or recommendations.

- **JTBNS SUBDIVISION**  
**(MSB Case # 2023-037)**

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

## SITE VISIT REPORT

Case Name: JTBNS	Date: 04/13/2023 Time: 10 AM
Owner: Ronald & Ann Svedin	Case Number: 2023-037
Surveyor/Engineer: Hanson Land Solutions/Pioneer Engineering	Tax ID #: 117N02E10B010-B012
Subdivision:	Regarding: Seven lot subdivision

### SITE CONDITIONS

<b>Weather:</b> Cold, snowy	<b>Temperature:</b> 27 F
<b>Wind:</b> Light	
<b>General Site Condition:</b> Unconstructed	

**Personnel on site:** Amy Otto-Buchanan, Platting Specialist; Matthew Goddard, Platting Technician; Fred Wagner, Platting Officer

**Equipment in use:** Camera

**Current phase of work:** Scheduled for Platting Board 05/18/2023

**Reason for Visit/Remarks:** (See attached photos)

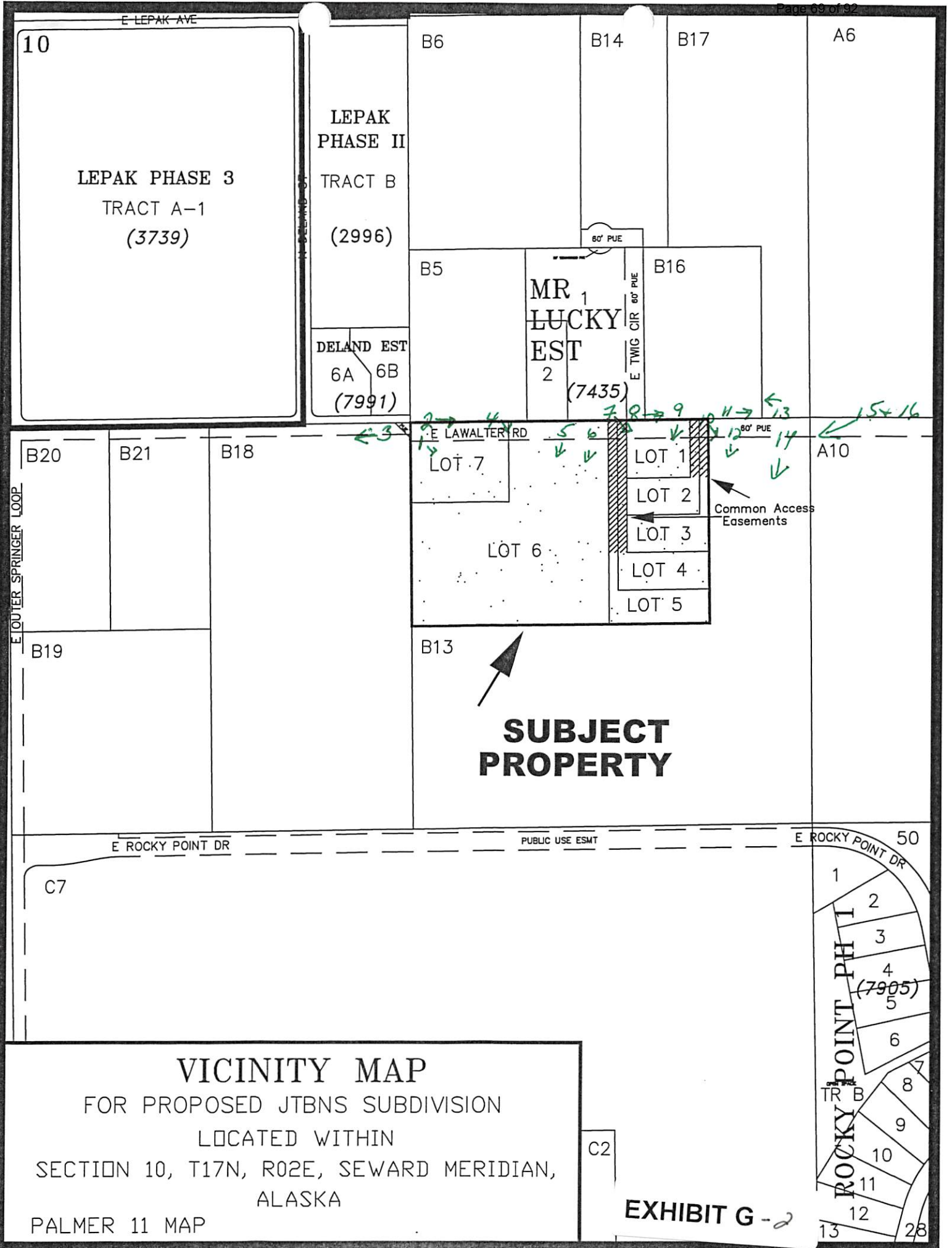
Familiarization with E. LaWalter Road, location of proposed common access easements.

**Signed By:** Amy Otto-Buchanan

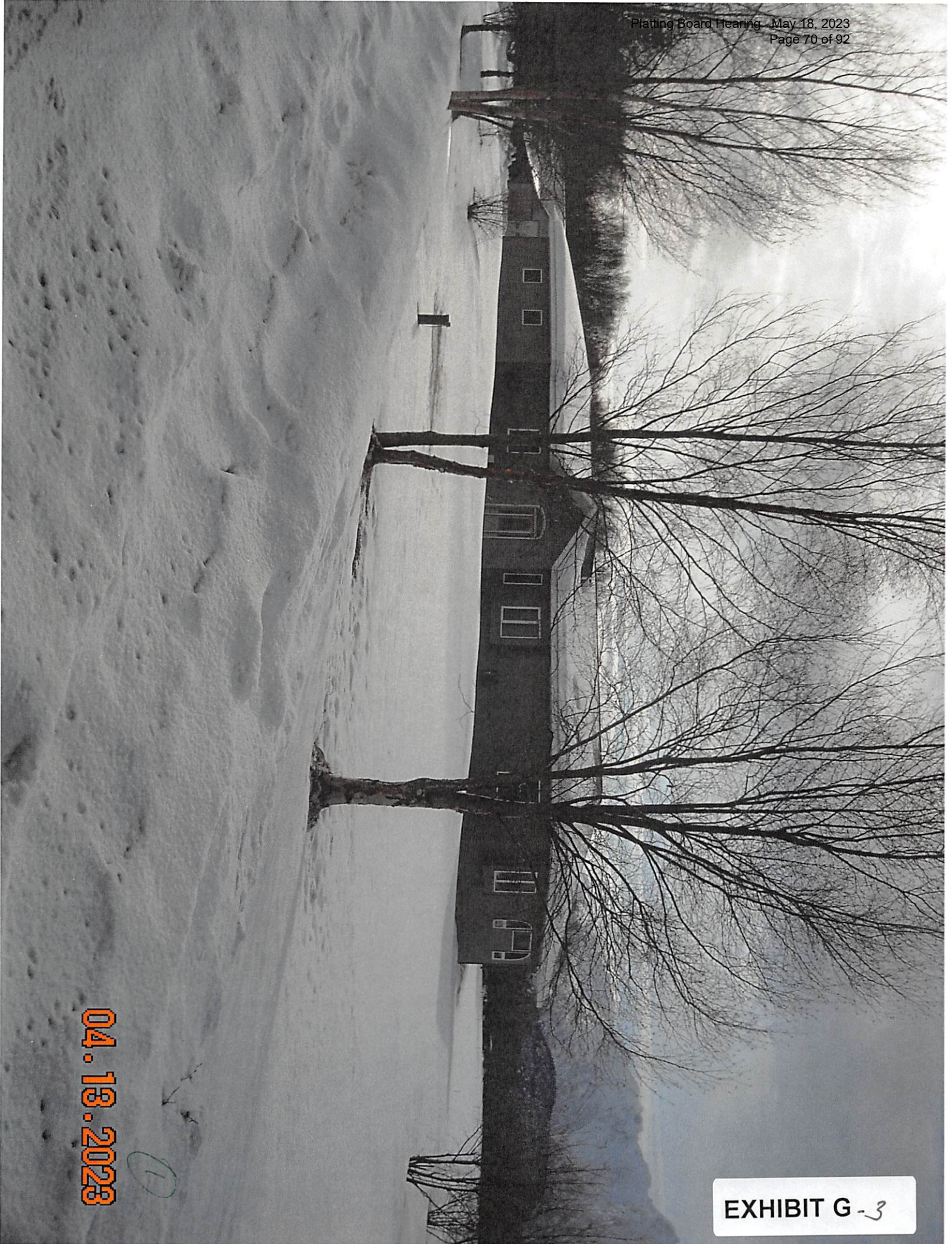
**Date:** 04/13/2023

**EXHIBIT G** -1







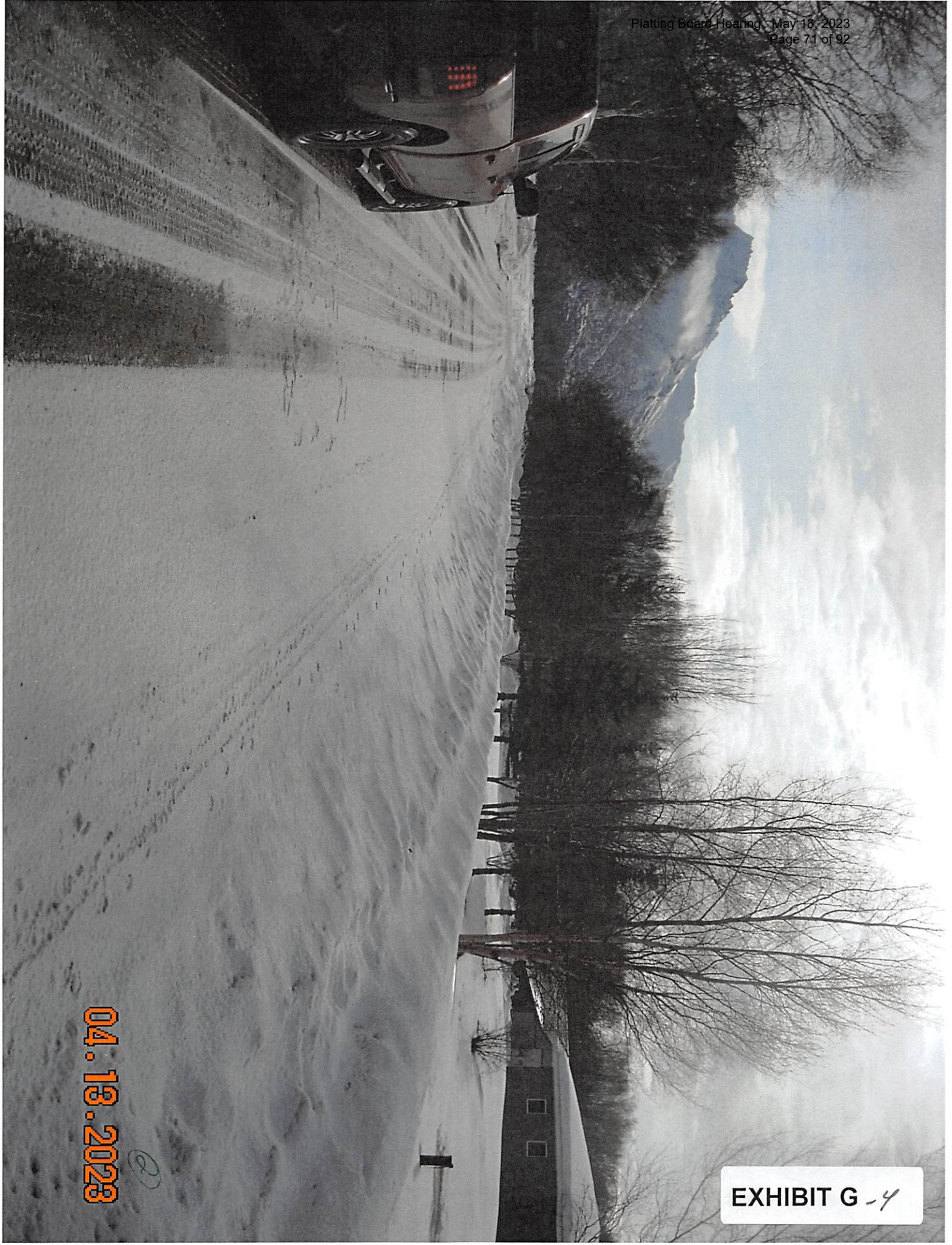


04.13.2023

①

EXHIBIT G-3





04.13.2023

EXHIBIT G - 4

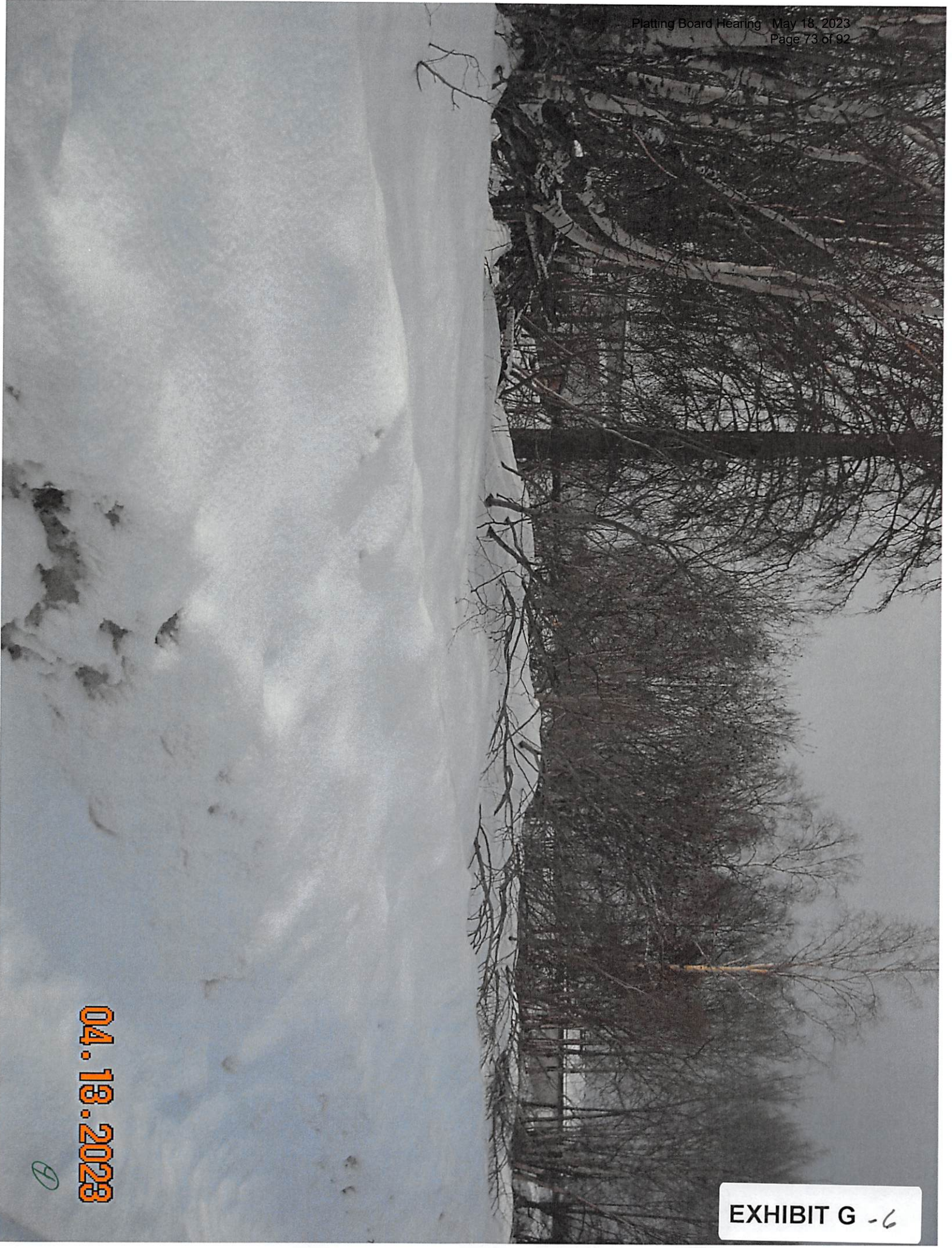




04.13.2023

EXHIBIT G 5



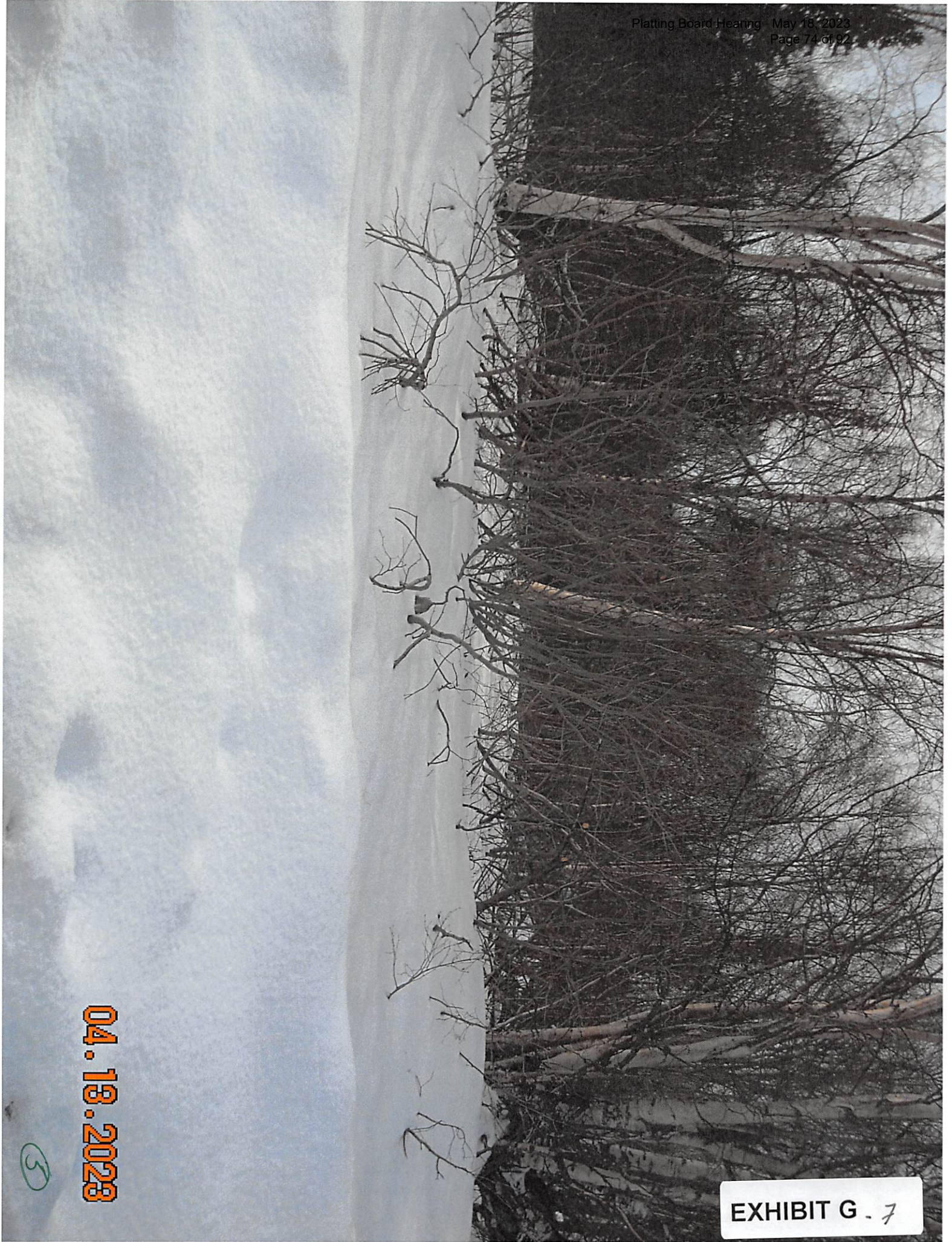


04.13.2023

④

EXHIBIT G - 6





04.13.2023

5

EXHIBIT G - 7



04.13.2023

6

EXHIBIT G - 8





04.13.2023

EXHIBIT G - 9





04.13.2023

8

EXHIBIT G -10





04.13.2023

⑨

EXHIBIT G - //





04.13.2023

10

EXHIBIT G -12



04.13.2023

11

EXHIBIT G-13



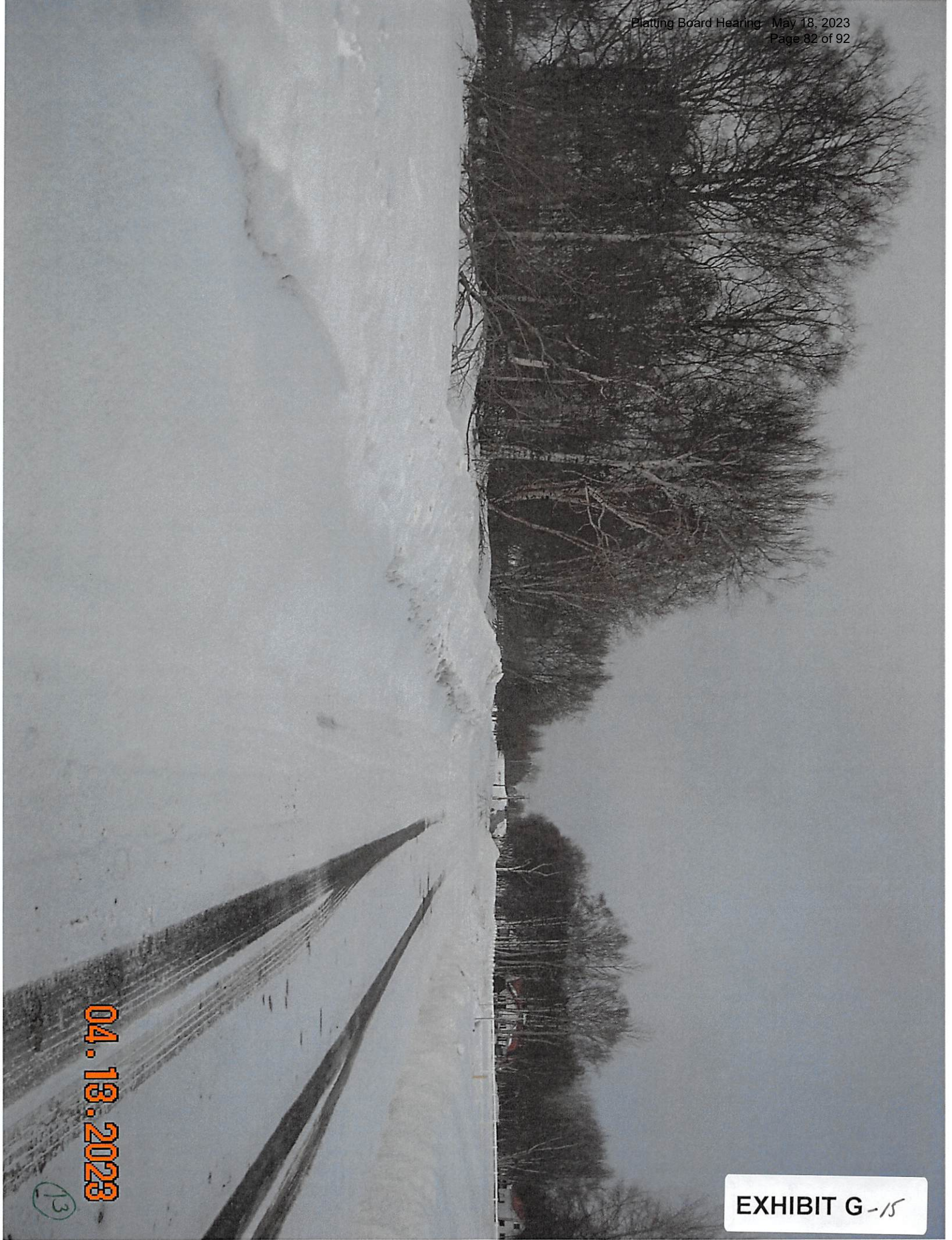


04.13.2023

12

EXHIBIT G - 14





04.13.2023

13

EXHIBIT G-15





04.13.2023

14

EXHIBIT G -16





04.18.2023

15

EXHIBIT G-17



✓ Subject parcels

04.18.2023

(16)

EXHIBIT G -18



### 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 \_\_\_\_\_, 20\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
(PLATTING CLERK)

#### LEGEND

- ⊕ RECOVERED ALUMINUM CAP ON 3/8" REBAR
- RECOVERED 3/8" REBAR
- ⊙ RECOVERED IRON ROD IN MONUMENT CASE
- ⊕ SET PLASTIC CAP ON 3/8"x30" REBAR
- ⊙ SET 2 1/2" ALUMINUM POST MONUMENT
- (C) COMPUTED DATA
- MEASURED DATA
- (N74°58'11"W 255.65') RECORD PER PLAT (2015-86) MR. LUCKY ESTATES (N74°45'W) (254.70')
- (N74°45'W) (254.70') RECORD PER PLAT (2019-92) ROCKY POINT PH. I
- (706) SURVEY POINT NUMBER
- (1) BLOCK



LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.00	N89° 53' 53"E
L2	30.00	N89° 53' 53"E
L3	30.00	S89° 53' 53"W
L4	30.00	S89° 53' 53"W
L5	10.00	N89° 54' 40"E
L6	10.00	S89° 54' 40"W
L7	81.14	N0° 06' 07"W

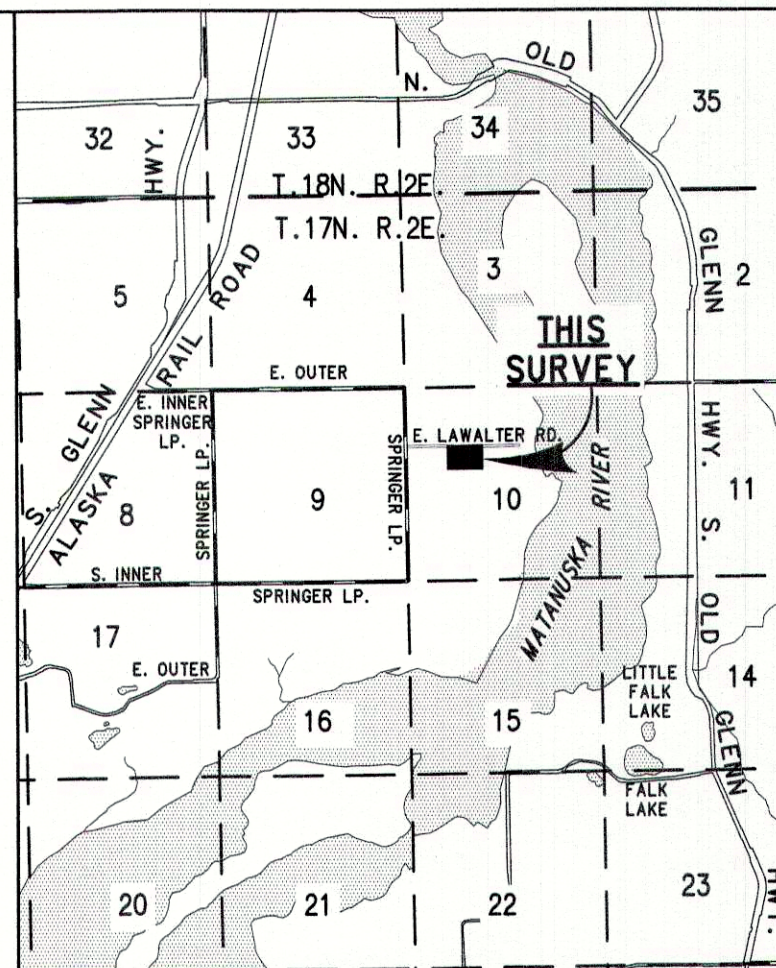
#### NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHWEST CORNER OF LOT 7 (SURVEYED POINT 706), A RECOVERED ALUMINUM CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 34' 52.96"N 146° 04' 48.72"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 COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON NOVEMBER 13, 1995 IN BOOK 827, PAGE 991.
- THIS SUBDIVISION IS ENCUMBERED BY A MEA BLANKET EASEMENT RECORDED ON SEPTEMBER 17, 1999 IN BOOK 1035, PAGE 329.

### 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)



SOURCE: MSB TAX MAP PA05, PA06, PA11, PA12, PA13, & PA14 1"=5280'

### CERTIFICATE OF OWNERSHIP

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

RONALD L. SVEDIN \_\_\_\_\_ DATE \_\_\_\_\_  
PO BOX 4261  
PALMER, AK 99645-4261

ANN M. SVEDIN \_\_\_\_\_ DATE \_\_\_\_\_  
PO BOX 4261  
PALMER, AK 99645-4261

### NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_,

FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

### SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

A PLAT OF  
**JTBNS SUBDIVISION**  
A SUBDIVISION OF  
**PARCELS 1, 2 & 3**  
**MSB WAIVER RES. 84-119-PWm**  
**(84-303W)**

PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
NW 1/4 SEC. 10, T.17N. R.2E. SM, AK  
CONTAINING 13.65 ACRES MORE OR LESS

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

FILE: FB23-109 CK: CEH SCALE: 1"=80' 03/31/23 1 OF 1

PARCEL 1

MSB WAIVER RES.  
91-2-PWm  
(91-10W)  
RECORDED AS  
MSB WAIVER RES.  
91-2-PWm  
(92-7W)

PARENT PARCEL  
EXCEPTION  
(2015-86)

PARCEL 2

MR. LUCKY  
ESTATES  
(2015-86)

2

MSB WAIVER RES.  
86-40-PWm  
(86-150W)

PARCEL 3

PARCEL 4

MSB WAIVER RES.  
84-120-PWm  
(84-311W)

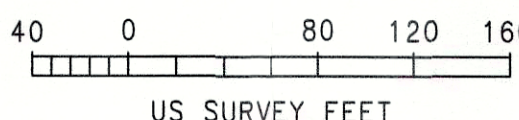
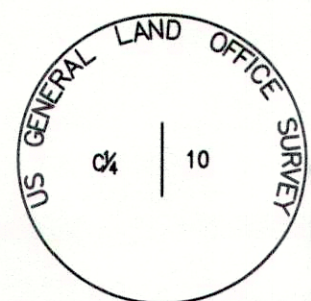
PARCEL 4

MSB WAIVER RES.  
84-126-PWm  
(84-312W)

PARCEL 4

Agenda Copy

RECEIVED  
MAR 3 1 2023  
PLATTING





6C



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 18, 2023**

PRELIMINARY PLAT:      SETTING SUN ACRES

LEGAL DESCRIPTION:    SEC 28, T17N, R02W, SEWARD MERIDIAN AK

PETITIONERS:            JEFFREY L. & MONICA D. BALDRIDGE

SURVEYOR/ENGINEER:   HANSON LAND SOLUTIONS

ACRES: 11.08 ±            PARCELS: 5

REVIEWED BY:            AMY OTTO-BUCHANAN                      CASE #: 2023-040

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**REQUEST:** The request is to create five lots from Parcel #2, MSB Waiver 80-55-PWm, recorded at 80-122w (Tax Parcel C5), to be known as **SETTING SUN ACRES**, containing 11.08 acres +/- . Parcels are located west of S. Knik-Goose Bay Road and directly north of W. Sunset Avenue; lying within the SW ¼ Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

Petitioner requests continuation to a date uncertain to allow petitioner to redesign the plat.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the continuation to a date uncertain of the preliminary plat of Setting Sun Acres, Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendation of continuance.**

**EXHIBITS**

Continuation Request  
Vicinity Map

**EXHIBIT A – 1 pg**  
**EXHIBIT B – 2 pgs**



## Amy Otto-Buchanan

---

**From:** "Craig Hanson" <ceh@hlsalaska.com>  
**Sent:** Wednesday, May 3, 2023 8:52 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: 225-351 Staff Report - Setting Sun Acres

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

Amy,  
The petitioner would like some time to reconsider their design.  
Please postpone this hearing to a date yet to be determined.

--

Respectfully,  
Craig Hanson, RLS  
Hanson Land Solutions, LLC  
305 E. Fireweed Ave.  
Palmer, AK 99645  
(907)746-7738

---

---- On Mon, 01 May 2023 11:59:19 -0800 Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us> wrote ---

No, she has not contacted me. The Notices of Public Hearing have been sent out and the Agenda set. I will need an email asking for a continuation. Thanks, A.

---

**From:** Craig Hanson <ceh@hlsalaska.com>  
**Sent:** Monday, May 1, 2023 11:58 AM  
**To:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Subject:** 225-351 Staff Report - Setting Sun Acres

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

Amy,  
  
We need to put the brakes on this one. They don't want to do this design.  
We came up with an alternative that simply merges the lots along the road into 2 lots with all sharing a driveway.  
But she was wanting to talk to you about the whole access limitation situation and I assumed she was in touch with you. I will contact them today and see what they want to do.

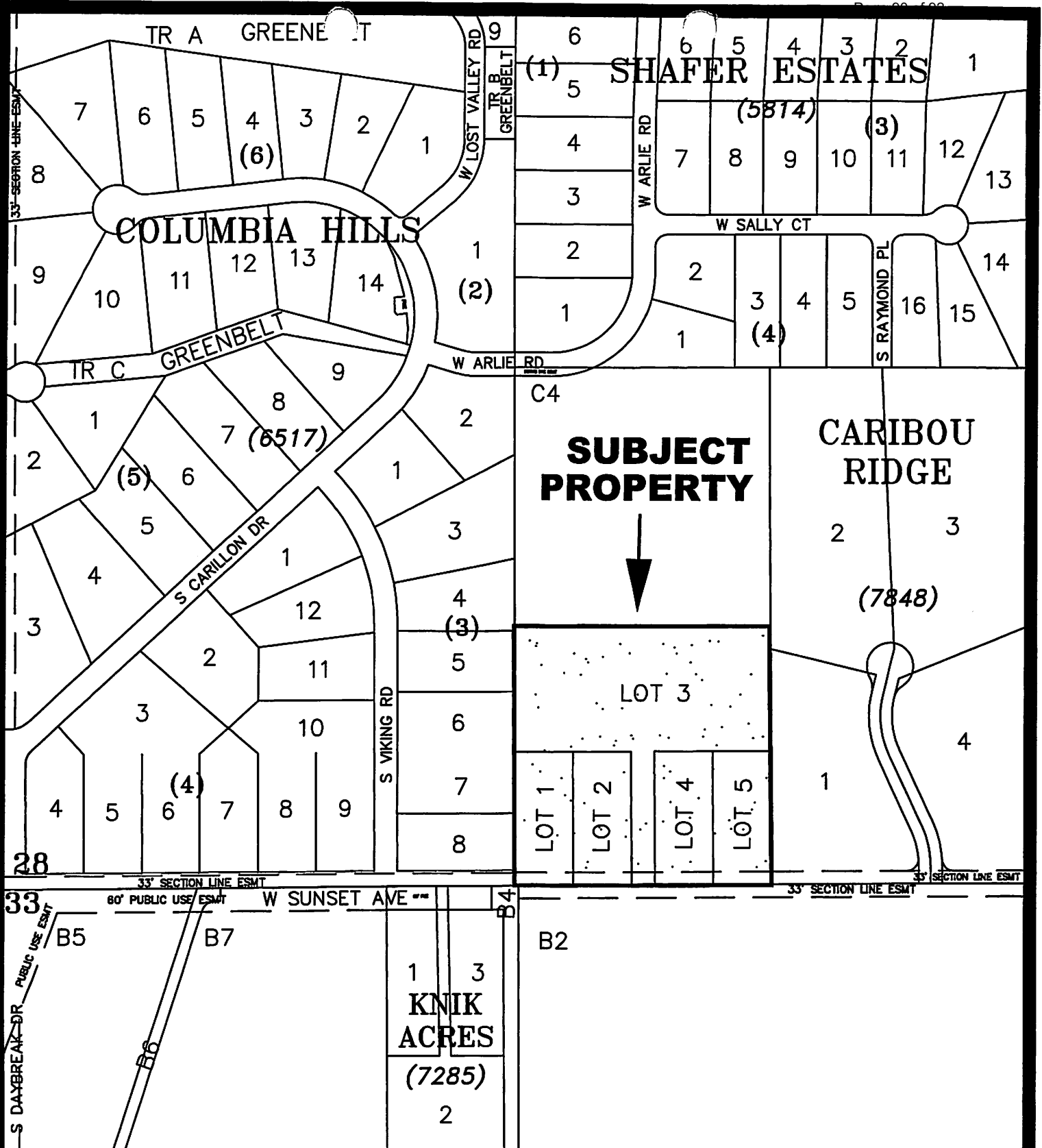
--

Respectfully,  
Craig Hanson, RLS  
Hanson Land Solutions, LLC  
305 E. Fireweed Ave.  
Palmer, AK 99645  
(907)746-7738

---

---- On Mon, 01 May 2023 11:31:51 -0800 Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us> wrote ---





## VICINITY MAP

FOR PROPOSED SETTING SUN ACRES  
LOCATED WITHIN

SECTION 28, T17N, R02W, SEWARD MERIDIAN,  
ALASKA

HOUSTON 15 MAP

EXHIBIT B - 1



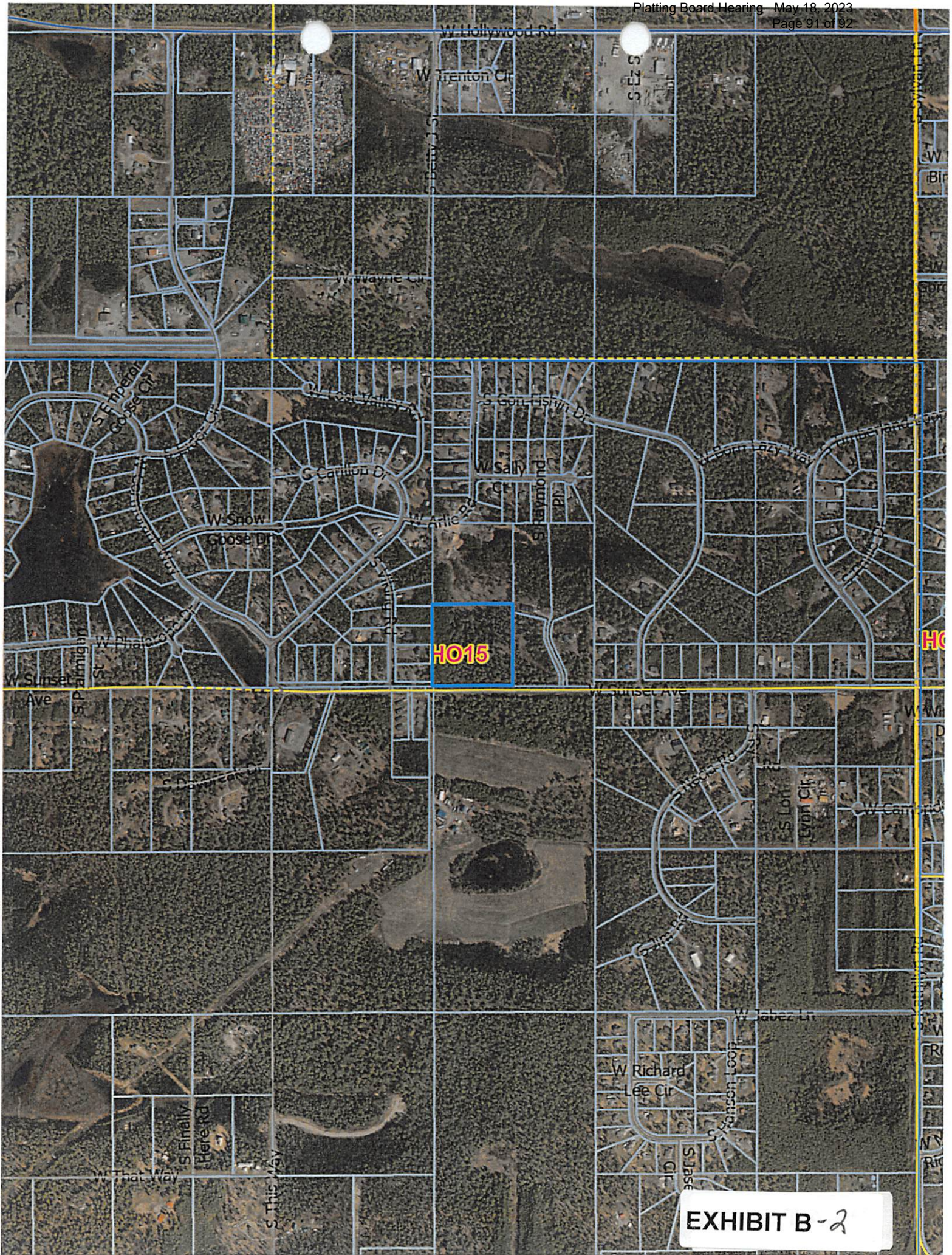


EXHIBIT B-2



**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 \_\_\_\_\_, 20\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_

DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
(PLATTING CLERK)

**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

**CERTIFICATE OF PAYMENT OF TAXES**

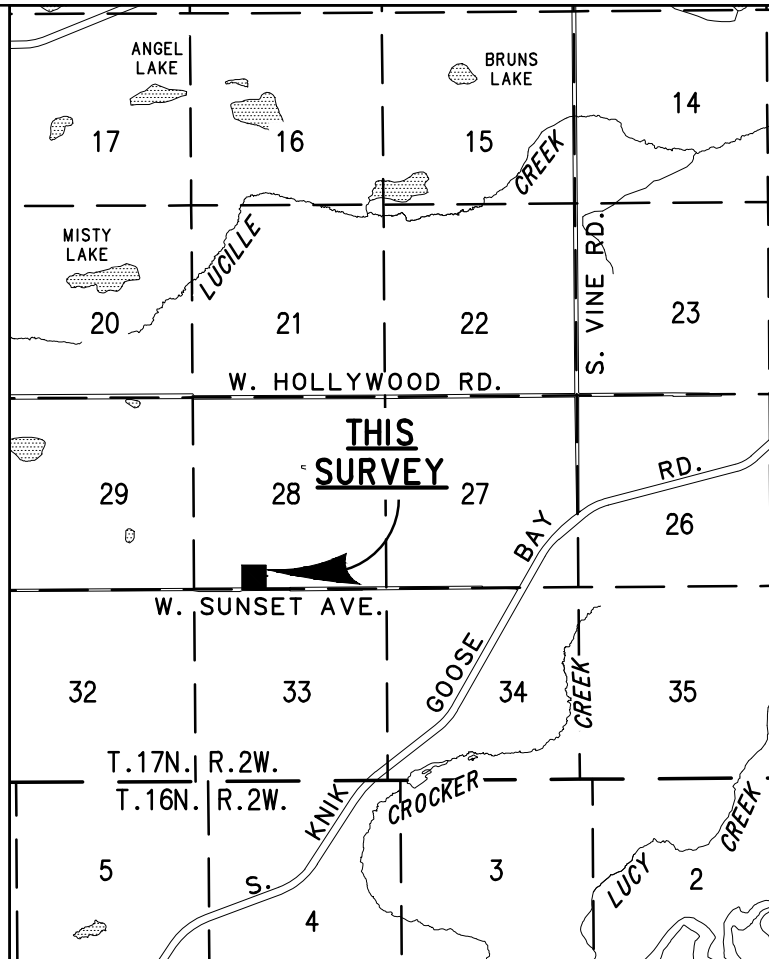
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, 20\_\_\_\_, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL  
(MATANUSKA-SUSITNA BOROUGH)

DATE \_\_\_\_\_

PARCEL 1

2



SOURCE: MSB TAX MAP H009, H010, H015, H016, OC03, & OC04 1"=5280'

**CERTIFICATE OF OWNERSHIP**

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

JEFFERY L. BALDRIDGE \_\_\_\_\_ DATE \_\_\_\_\_  
PO BOX 871129  
WASILLA, AK 99687

MONICA D. BALDRIDGE \_\_\_\_\_ DATE \_\_\_\_\_  
PO BOX 871129  
WASILLA, AK 99687

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_,

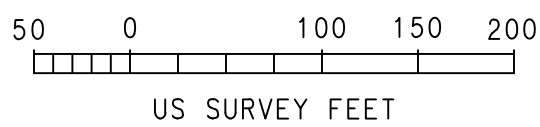
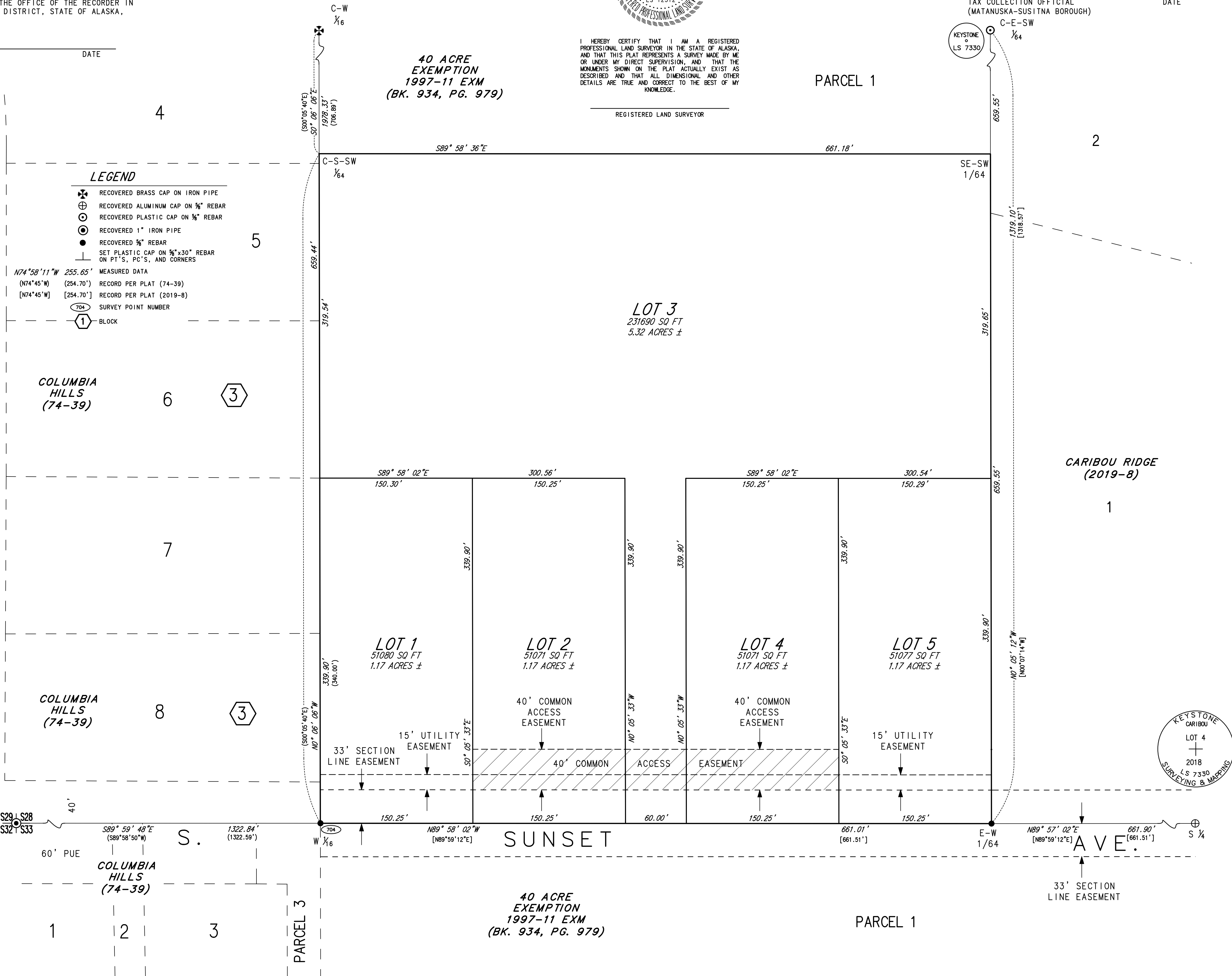
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: \_\_\_\_\_

**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 SOUTHWEST CORNER OF LOT 1 (SURVEYED POINT 704), A RECOVERED 3/4" REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61° 31' 37.84"N 149° 39' 16.34"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.



A PLAT OF  
**SETTING SUN ACRES**  
A SUBDIVISION OF  
**PARCEL 2**  
**MSB WAIVER RES. 80-55-PWm**  
**(80-122W)**  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
SW 1/4 SEC. 28, T.17N. R.2W. SM, AK  
CONTAINING 11.08 ACRES MORE OR LESS

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

FILE: FB22-351 | CK: CEH | SCALE: 1"=100' | 04/10/23 | 1 OF 1