

# 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  
Chris Curlin



PLATTING BOARD  
Ron Johnson, District 1  
Emmett Leffel, District 2  
Eric Koan, District 3  
Dan Bush, District 4  
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.**

**June 1, 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 18, 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. **WISTERIA MEADOWS:** The request is to create 9 lots from Tax Parcel C6, a non-conforming split created by Quit Claim Deed, recorded at Book 76 Page 177, to be known as **Wisteria Meadows**, containing 10.00 acres +/- . The property is located west of the Matanuska River, east of E. Outer Springer Loop and south of E. Rocky Point Drive (Tax ID # 17N02E10C006); within the SW ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner: Reginald Carney, Karen Carpenter & Chad Carpenter, Staff: Matthew Goddard, Case # 2023-043*)
- B. **HULL FAMILY HOMESTEAD:** The request is to create eight lots from Lots 1, 3 & 4, Block 8, Tract A and Lot 4, Block 7 of Country Pleasure, Plat No. 85-17, to be known as **Hull Family Homestead**, containing 53.86 acres +/- . Parcels are located north of W. Parks Highway, east of N. Suzanna Street, south and north of W. Rocca Road, south of W. Piker Drive and west of N. Tammy Lane (Tax ID#s 2944000T00A, 2944B07L004, 2944B08L001/L003/L004); lying within the SW ¼ Section 01, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Ronald & Jane Hull; Wendy Wissler, Personal Representative for Estate of Edward D. Hull; Keath & Cynthia Hull, Staff: Amy Otto-Buchanan, Case #2023-044*)
- C. **SNOWSHOE WOODS PHASE 3:** The request is to create 26 lots from Tract 1, Snowshoe Woods Phase 2, Plat No. 2022-9 and Lot 30 & Lot 31, Block 2 and Lot 10, Block 1, Snowshoe Woods, Plat No. 2021-9, to be known as **Snowshoe Woods Phase 3**, containing 105.42 acres +/- . Parcels are located west of S. Talkeetna Spur, north of E. Powers Road and west of S. Morel Circle (Tax ID#s 8204B01L010/8204B03L030 & L031/8331000T001); lying within the SW ¼ Section 31, Township 26 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. (*Petitioner/Owner: Tim Bradley, All Aspects Construction LLC; Linda Peters, Staff: Amy Otto-Buchanan, Case #2023-046*)

## 7. ITEMS OF BUSINESS & MISCELLANEOUS

- Vote for Vice Chair

## 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 18, 2023**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on MAY 18, 2023, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Leonard called the Meeting to order at 1:14 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. Robert Hallford, Alternate B  
Mr. Eric Koan, District Seat #3  
Mr. Alan Leonard, District Seat #7, Chair

Platting Board members absent and excused were:

Ms. Amanda Salmon, Alternate A  
Mr. Emmett Leffel, District Seat #2  
Mr. Dan Bush, District Seat #4  
Mr. Sandra Kreger, District Seat #6

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 Koan 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**

- May 4, 2023 Minutes were approved unanimously

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

**4. UNFINISHED BUSINESS**  
*(None)*

**5. RECONSIDERATIONS/APPEALS**  
*(No Reconsiderations/Appeals)*

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
MAY 18, 2023**

**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*)

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 87 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.

Shane Straiger Surveyor petitioner's representative and Joel Hoffman, the petitioner gave an overview of the case.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Ms. Nexkix
- William Arett

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.

Shane Straiger Surveyor petitioner's representative and Joel Hoffman, the petitioner gave a more in-depth overview.

Mr. Hallford had questions for the petitioner's representative.

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

Discussion ensued

VOTE: The motion passed without objection.

- 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

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
MAY 18, 2023**

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*)

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 39 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.
- Notes that description should state 02 East not 02 West.

Platting Member Koan had questions for staff.

Platting Member Johnson had questions for staff.

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

The petitioner/petitioner's representative chose not to give an overview at this time.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Mary Eleiss

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.

The petitioner Ron Svedin and Craig Hanson the petitioner's representative gave a brief overview and addressed public concerns.

**MOTION:** Platting Member Johnson made a motion to approve with 6 findings of fact and 7 conditions. Platting Member Koan seconded the motion.

**VOTE:** The motion passed without objection.

- 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*)



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
MAY 18, 2023**

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 78 public hearing notices were mailed out on April 7, 2023.

Staff gave an overview of the case:

- Staff recommends continuance to date uncertain.

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

The petitioner's representative chose not to give an overview at this time.

Chair Leonard opened the public hearing for public testimony.

Chair Leonard kept the public hearing open.

Platting Member Johnson had question for staff.

MOTION: Platting Member Johnson made a motion to continue Setting Sun Acres to a date uncertain. Platting Member Koan 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 June 1, 2023. We have 3 cases on the agenda.

Platting Clerk, Theresa Taranto thanked the board for their patience with the telephone system.

**BOARD COMMENTS.**

- Platting member Bush – stated he was confused on Wolfglen noticing issues for people on the phone.
- Platting member Koan – no comment
- Platting member Johnson – no comment
- Chair Leonard – Thank you everyone for showing up.

**8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **2:03 pm**.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
MAY 18, 2023**

---

---

ALAN LEONARD  
Platting Board Chair

ATTEST:

---

THERESA TARANTO  
Platting Board Clerk

6A

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
June 1, 2023**

PRELIMINARY PLAT: WISTERIA MEADOWS

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

PETITIONERS: REGINALD CARNEY, KAREN CARPENTER & CHAD CARPENTER

SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING / HOLLER ENGINEERING

ACRES: 10 ± PARCELS: 9

REVIEWED BY: MATTHEW GODDARD CASE #: 2023-043

---

**REQUEST:** The request is to create 9 lots from Tax Parcel C6, a non-conforming split created by Quit Claim Deed, recorded at Book 76 Page 177, to be known as **WISTERIA MEADOWS**, containing 10.00 acres +/- . The property is located west of the Matanuska River, east of E. Outer Springer Loop and south of E. Rocky Point Drive; within the SW ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska.

**EXHIBITS**

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

**EXHIBIT A** – 5 pgs  
**EXHIBIT B** – 6 pgs  
**EXHIBIT C** – 1 pgs

**AGENCY COMMENTS**

Department of Public Works  
Development Services  
Utilities  
Public

**EXHIBIT D** – 2 pgs  
**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 5 pgs  
**EXHIBIT G** – 3 pgs

**DISCUSSION:** The proposed subdivision will be creating nine lots from tax parcel C6 and extending S. Mary Street to end in a Temporary cul-de-sac. The proposed lots will range in size from 0.92 acres to 1.71 acres. Access for all lots will be by the proposed extension of S. Mary Street. Based on the submitted Average Daily Traffic Count (ADT), portions of S. Grover Lane and E. Depriest Avenue will need to be certified to Residential Subcollector Street Standards.

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

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, PE, notes that the parent parcel contains a large farm field area to the southeast in the shape of a reversed “L”, with the remaining region at the northwest corner remaining in a native or near native state.

There were no areas with steep slopes over 25% noted. Three new testholes were dug on February 9, 2023 to evaluate existing soil conditions. Testholes were dug to depths of 12' to 12.5'. Receiving soils under the topsoils were found to be consistently clean sands and gravels, with each testhole extending at least 6' down into the granular materials. A moderate amount of frost less than 2' was noted in the testholes labeled TH-1 and TH-3, which were located in the open field area. A lesser amount of frost was present in the testhole labeled TH-2, located in the forested area. Groundwater was not encountered in any of the newly logged testholes, nor was it encountered in adjacent holes. The proposed lots have a few limitations on areas defined by MSB code as useable septic area or useable building area. Useable septic areas will be limited by setbacks to neighboring water wells, and lot lines. For useable building area, lot lines, utility easements, and ROW/PUE setbacks will be limiting factors. For all of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, each of the proposed lots as labeled Lots 1-5 Block 1 and Lots 1-4 Block 2 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.

Topographic map and as-built are shown on the Agenda Plat.

Preliminary Drainage Plan is at **Exhibit B-2**. Average Daily Traffic (ADT) Calculations are at **Exhibit C**. A Plan and Profile was not required per SCM F01.1.

**Comments:**

Department of Public Works Operations & Maintenance (**Exhibit D**) notes that based on the ADT numbers provided, Grover Lane and DePriest Avenue will need to be certified to MSB SCM 2022 residential Subcollector standards from Outer Springer Loop to Jewel Street (**Recommendation # 4-a & 4-b**). The existing cul-de-sac on Mary Street will need to be reclaimed just prior to the end of the warranty of the extension (**Recommendation #4-i**).

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

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

**Public:** (**Exhibit G**) Sue Mathis, a Property Owner to the west requested clarification on the proposed access for the subdivision. *Staff responded to the request with detailed description of the access.*

Joe & Sandy Moore, Property Owners to the south, have concerns about limited access and safety concerns based on increased traffic.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, Planning; or MEA.

**CONCLUSION:** The preliminary plat of Wisteria Meadows 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. There was one comment with concerns received from the public. Legal and physical access will exist to the proposed lots once the internal street and cul-de-sac have been constructed, 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). A plan and profile was not required per MSB SCM F01.1

### **FINDINGS OF FACT**

1. The plat of Wisteria Meadows 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. Legal and physical access will exist to the proposed lots per 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 pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, Planning; or MEA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing.
8. There was one comment with concerns received in response to the Notice of Public Hearing.

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

**Suggested motion: I move to approve the preliminary plat of Wisteria Meadows, 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. Construct interior streets and cul-de-sac to Residential Street standard according to the 2022 Subdivision Construction Manual (SCM):
  - a) Upgrade/certify S. Grover Lane to Residential Subcollector Standards starting at E. Outer Springer Loop to E. DePriest Avenue.
  - b) Upgrade/certify E. DePriest Avenue to Residential Subcollector Standards starting at S. Grover Lane to S. Jewel Street.
  - c) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
  - d) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
  - e) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
  - f) Obtain Certificate of Construction Acceptance from DPW per F01.9.
  - g) Provide an approved Approach Road Permit from ADOT&PF.
  - h) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
  - i) Reclaim the cul-de-sac at the northern terminus of S. Mary Street, per DPW's instructions.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit plat in full compliance with Title 43.



PUBLIC USE ESMT

C7

C2

C11

N/C

C10

N/C

C6

N/C

COLONY EAST

B14

B17

B2

G	L	E	N	V	E	W
---	---	---	---	---	---	---

## PROBLEM

5	6(1)7
---	-------

(1714)

TR

GROVER'S  
GRANDEUR  
TR B  
(7172)

EXHIBIT A-2







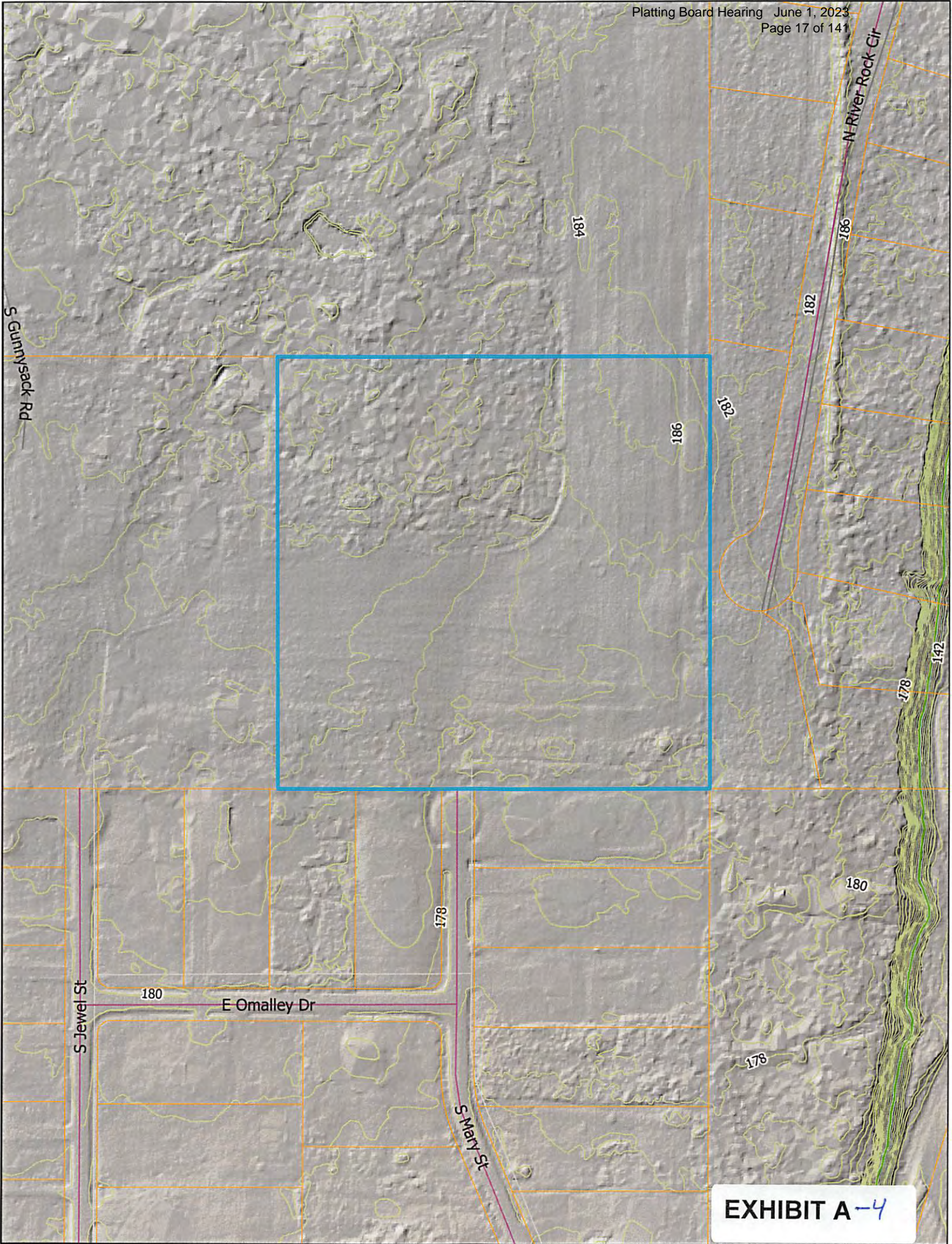


EXHIBIT A-4









# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

April 4, 2023

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

RECEIVED  
APR 04 2023  
PLATTING

Re: *Wisteria Meadows*; Useable Areas, Roads and Drainage  
HE #23001

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 9 new lots from one existing parent parcel totaling 10 acres. Our soils evaluation included logging 3 new testholes on the parent parcel, review of adjacent existing soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a square shape north of the present end of S. Mary Street. The majority of the parent parcel has very gently rolling terrain, with a minimal slope generally directed to its center and southward. No areas with steep slopes over 25% were noted. The total elevation differential indicated from the provided topographical map is approximately 8'.

Soils & Vegetation. The parent parcel contains a large farm field area to the southeast in the shape of a reversed "L", with the remaining region at the northwest corner remaining in a native or near native state. Existing vegetation in the wooded portion primarily consists of mature growth cottonwood or birch trees. The hayfield area has tall grasses scattered throughout. Three new testholes were dug on 2/09/23 to evaluate existing soil conditions. Near surface soils encountered in the testholes included a thin organic mat over a thick layer of silty loess topsoils which extended down as deep as 5.9'. Receiving soils under the topsoils were found to be consistently clean sands and gravels, with each testhole extending at least 6' down into the granular materials. A moderate amount of frost just less than 2' was noted in the testholes labeled TH-1 and TH-3, which were located in the open field area. A lesser amount of frost was present in the testhole labeled TH-2, located in the forested area. Soils encountered were typical for the area, based on existing neighboring soils information and from our prior experiences in the local region. A copy of the testhole logs and a location/topography map is attached.

Groundwater. Groundwater was not encountered in any of the newly logged testholes which were dug to depths of 12' to 12.5', nor was it encountered in adjacent holes. Groundwater is not expected to be a limiting factor for useable area for any of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to neighboring water wells, and lot lines. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For all of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***each of the proposed lots as labeled lots 1-5 block 1 and lots 1-4 block 2 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Roads and Drainage. The proposed new lots will be accessed by way of a new extension of S. Mary Street. Approximately 620' of new road will be constructed as a part of this extension, terminating in a temporary cul-de-sac. Sandy gravel materials adequate to construct the road base exist on the project, or could be hauled in. Road topping materials could be screened at the site, or hauled in, or not be required if the road is paved. A preliminary drainage plan is part of the attached map, and a full drainage report is being prepared as well.

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

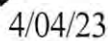
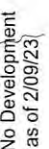
Sincerely,

Curtis Holler, PE

c: R. Carney, w/attachments







## Notes

- EXHIBIT B-3



**HOLLER ENGINEERING**

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

**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 1 of 3

Performed For: Reggie Carney

Legal Description: LC6 S10 T17N R2E



Depth, feet	Soil Type	Slope	Site Plan
Frost	OL, turf, grasses, frost		See attached testhole & topo map.
1	SM-Mb, loess silts.		
2			
3			
4			
5			
6	SP-GP, olive gray, rock to 4", few 6"+, sloughs, medium-coarse sands.		
7			
8			
9			
10			
11			
12			
13	No Groundwater No Impermeables		
14			
15			
16			
17			
18			
19			
20			
21			
22			

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

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

PERCOLATION RATE                      (min/inch) PERC HOLE DIAMETER                     

TEST RUN BETWEEN                      FT AND                      FT DEPTH

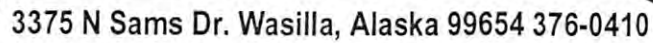
COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

PERFORMED BY: J. Wilkins

DATE: 2/09/23

**EXHIBIT B-4**





TEST HOLE # 2 of 3

Performed For: Reggie Carney

Legal Description: LC6 S10 T17N R2E

THLOGsubdnew-h2o-no.xlsx 2/10/2023



**HOLLER ENGINEERING**

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

**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 3 of 3

Performed For: Reggie Carney

Legal Description: LC6 S10 T17N R2E



Depth, feet	Soil Type	Slope	Site Plan																																																												
1	OL, turf, grasses		See attached testhole & topo map.																																																												
2	SM-ML, Loess silt																																																														
3																																																															
4																																																															
5																																																															
6	SP-GP, olive gray, rock to 4", few 6"4, few 10"4, sloughs, medium coarse sands,																																																														
7																																																															
8																																																															
9																																																															
10																																																															
11																																																															
12	No Groundwater No Impermeables																																																														
13			<table border="1"><caption>PERCOLATION TEST</caption><thead><tr><th>Reading</th><th>Date</th><th>Gross Time</th><th>Net Time</th><th>Depth to Water</th><th>Net Drop</th></tr></thead><tbody><tr><td colspan="6">N/A visual analysis only</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>	Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																																					
Reading	Date	Gross Time		Net Time	Depth to Water	Net Drop																																																									
N/A visual analysis only																																																															
14																																																															
15																																																															
16																																																															
17																																																															
18																																																															
19																																																															
20																																																															
21																																																															
22																																																															

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

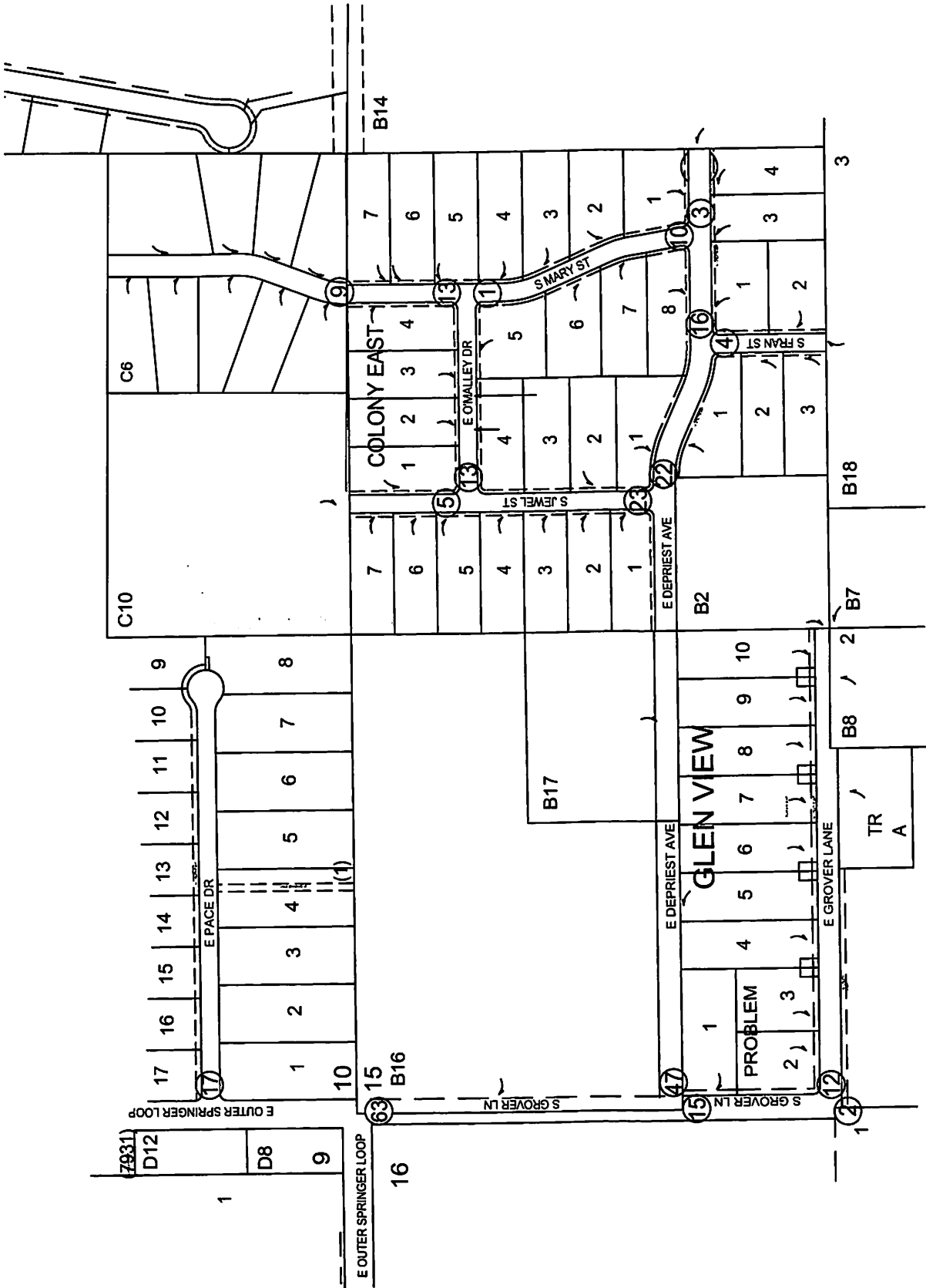
PERCOLATION RATE  (min/inch) PERC HOLE DIAMETER

TEST RUN BETWEEN  FT AND  FT DEPTH

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

PERFORMED BY: J. Wilkins DATE: 2/09/23

**EXHIBIT B-6**



# Traffic Count Map

Proposed Wisteria Meadows



## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Monday, April 24, 2023 12:01 PM  
**To:** Matthew Goddard  
**Cc:** Jamie Taylor; Brad Sworts; Tammy Simmons  
**Subject:** RE: Wisteria Meadows RFC (MG)

Matthew,

An additional comment:

Based on the ADT numbers provided, Grover Lane and DePriest Ave will need to be certified to MSB SCM 2022 residential subcollector standards from Outer Springer Lp to Jewel Street.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, April 14, 2023 1:35 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; stark@mtaonline.net; mothers@mtaonline.net; StephanieNowersDistrict2@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tom Adams <Tom.Adams@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@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:** Wisteria Meadows RFC (MG)

Hello,

The following link contains a RFC for the proposed Wisteria Meadows Subdivision.

Please ensure all comments are submitted by **May 5, 2023** so they can be incorporated in the Staff report that will be presented to the Platting Board.

 [Wisteria Meadows](#)

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:** Daniel Dahms  
**Sent:** Monday, April 24, 2023 11:58 AM  
**To:** Matthew Goddard  
**Cc:** Jamie Taylor; Tammy Simmons; Brad Sworts  
**Subject:** RE: Wisteria Meadows RFC (MG)

Matthew,

Existing Cul-De-Sac on Mary Street will need to be reclaimed just prior to the end of the warranty of the extension.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, April 14, 2023 1:35 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; stark@mtaonline.net; mothers@mtaonline.net; StephanieNowersDistrict2@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tom Adams <Tom.Adams@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@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:** Wisteria Meadows RFC (MG)

Hello,

The following link contains a RFC for the proposed Wisteria Meadows Subdivision.

Please ensure all comments are submitted by **May 5, 2023** so they can be incorporated in the Staff report that will be presented to the Platting Board.

 [Wisteria Meadows](#)

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 17, 2023 4:43 PM  
**To:** Matthew Goddard  
**Subject:** RE: Wisteria Meadows RFC (MG)

No comments

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:** Friday, April 14, 2023 1:35 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; stark@mtaonline.net; mothers@mtaonline.net; StephanieNowersDistrict2@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tom Adams <Tom.Adams@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@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:** Wisteria Meadows RFC (MG)

Hello,  
The following link contains a RFC for the proposed Wisteria Meadows Subdivision.  
Please ensure all comments are submitted by **May 5, 2023** so they can be incorporated in the Staff report that will be presented to the Platting Board.

 [Wisteria Meadows](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard  
Platting Technician



**ENSTAR Natural Gas Company, LLC**  
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 17, 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.

- **WISTERIA MEADOWS**  
**(MSB Case # 2023-043)**

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  
Right of Way & Compliance Technician  
ENSTAR Natural Gas Company, LLC



[illegible]



## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, May 1, 2023 11:00 AM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: Wisteria Meadows RFC (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:** Friday, April 14, 2023 1:35 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; stark@mtaonline.net; mothers@mtaonline.net; StephanieNowersDistrict2@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tom Adams <Tom.Adams@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@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:** Wisteria Meadows RFC (MG)

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

Hello,

The following link contains a RFC for the proposed Wisteria Meadows Subdivision.

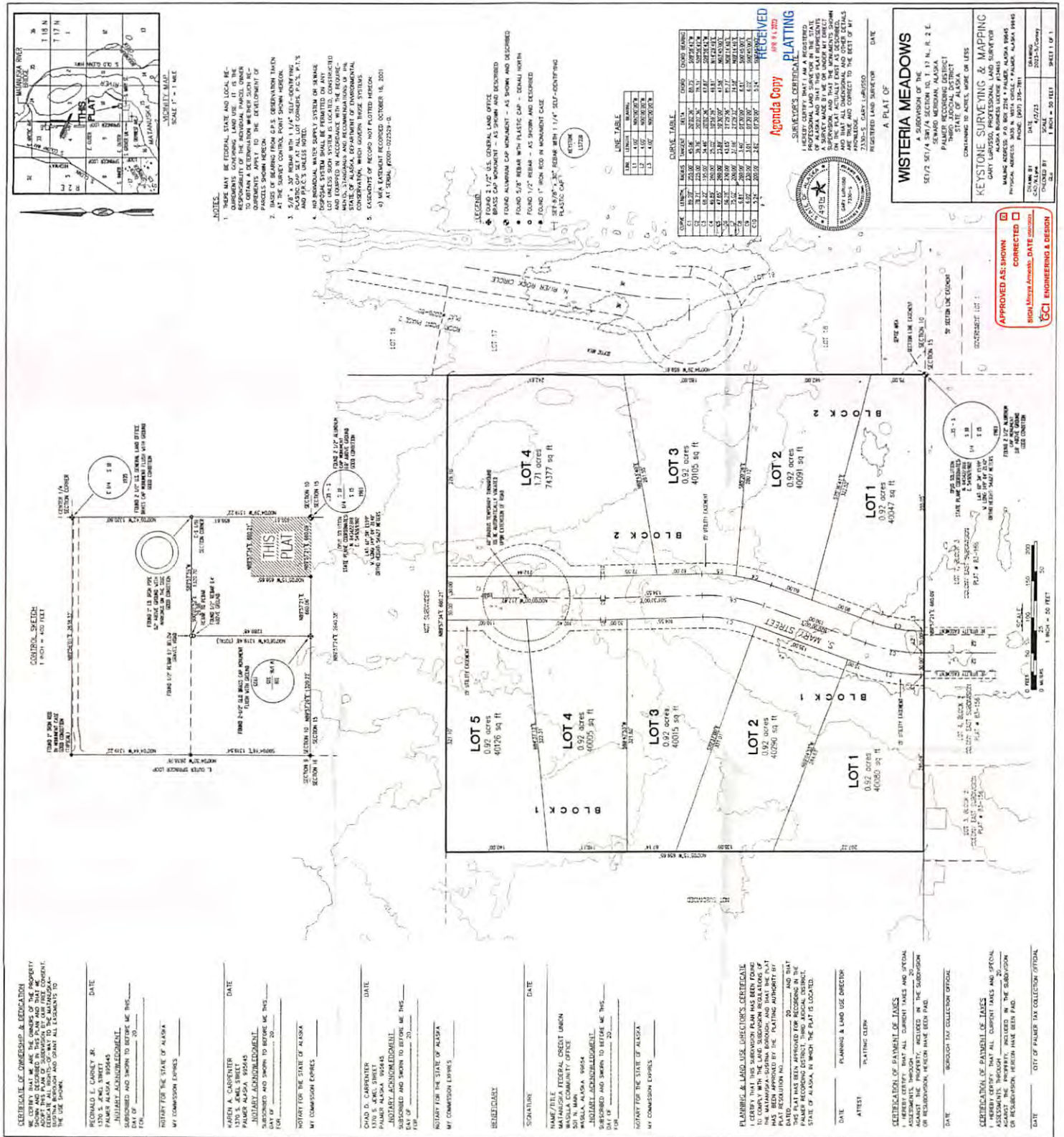
Please ensure all comments are submitted by **May 5, 2023** so they can be incorporated in the Staff report that will be presented to the Platting Board.

 [Wisteria Meadows](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard





## Matthew Goddard

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Friday, April 14, 2023 3:59 PM  
**To:** Matthew Goddard  
**Subject:** RE: Wisteria Meadows RFC (MG)

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

MTA has reviewed the plat for Wisteria Meadows. 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:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, April 14, 2023 1:35 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; stark@mtaonline.net; mothers@mtaonline.net; StephanieNowersDistrict2@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tom Adams <Tom.Adams@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@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; Right of Way Dept. <row@mtasolutions.com>  
**Subject:** Wisteria Meadows RFC (MG)

Hello,

The following link contains a RFC for the proposed Wisteria Meadows Subdivision.

Please ensure all comments are submitted by **May 5, 2023** so they can be incorporated in the Staff report that will be presented to the Platting Board.

☐ [Wisteria Meadows](#)

Feel free to contact me if you have any questions.

## Matthew Goddard

---

**From:** Matthew Goddard  
**Sent:** Friday, May 12, 2023 3:32 PM  
**To:** Sue Mathis  
**Subject:** RE: Wisteria Meadows Subdivision  
**Attachments:** 2023\_05\_12\_15\_27\_13.pdf

Hello Sue,

Access for the proposed Wisteria Meadows Subdivision will be from E. Outer Springer Loop - S Grover Lane – E Depriest Avenue – S. Mary Street or E. Outer Springer Loop – S. Grover lane – E. Depriest Avenue – S. Jewel Street – E. O'Malley Drive – S. Mary Street. I have attached a copy of the vicinity map with the two possible routs highlighted. Feel free to contact me if you have any further questions.

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

---

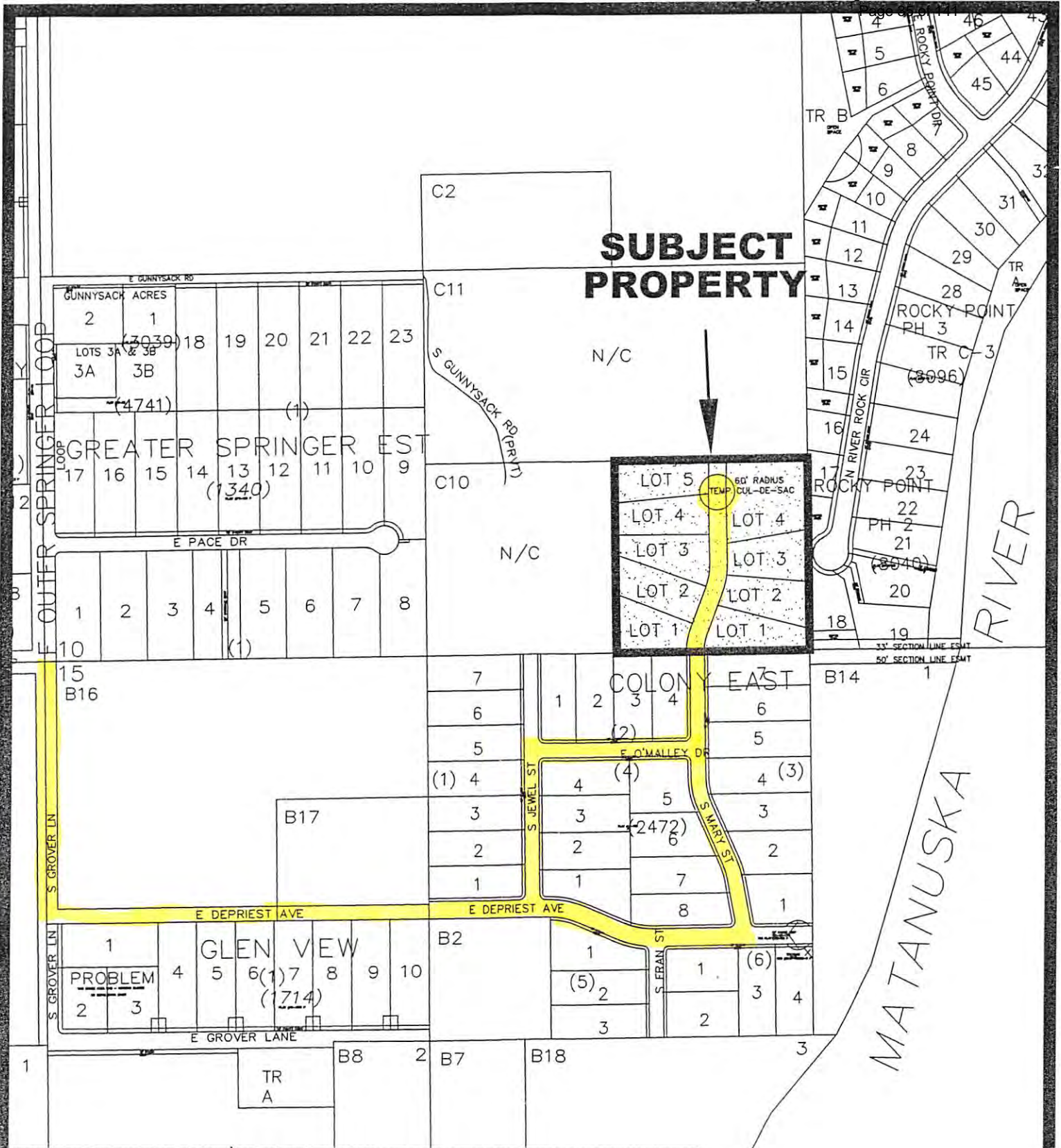
**From:** Sue Mathis <sjm@mtaonline.net>  
**Sent:** Friday, May 12, 2023 11:43 AM  
**To:** MSB Platting <Platting@matsugov.us>  
**Subject:** Wisteria Meadows Subdivision

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

I live on E. Pace Drive and would like to know where the access road to this new subdivision will be before I can make any comments.

Thank you,  
Sue Mathis





## VICINITY MAP

FOR PROPOSED WISTERIA MEADOWS SUBDIVISION  
LOCATED WITHIN  
SECTION 10, T17N, R02E, SEWARD MERIDIAN  
ALASKA

**Matthew Goddard**

---

**From:** Joe Moore <99josan@gmail.com>  
**Sent:** Wednesday, May 17, 2023 7:23 PM  
**To:** MSB Platting  
**Cc:** Stephanie Nowers  
**Subject:** Comments - Wisteria Meadows Subdivision public hearing

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]  
May 17, 2023

**TO: MSB Platting Division**  
**MSB Platting Board**

**RE: Proposed Wisteria Meadows Subdivision**

Our only concerns with the planned Wisteria Meadows subdivision are traffic calming and future access. The only ingress/egress for the subdivision is via S Mary St. S Mary is a residential road which then connects through other residential roads and ultimately to Outer Springer Loop about 1 mile away. These roads are used by current residents for vehicle, cycling and pedestrian use and there are numerous children on the roads. The proposed subdivision will increase the traffic load over 30 percent. Any form of traffic calming (e.g., signage, speed bumps, etc.) would be greatly appreciated. Also, since farm lands adjoining the proposed subdivision will undoubtedly be developed for residences in the future, please leave the noted cul-de-sac as temporary and ultimately provide the proposed subdivision with additional ingress/egress from either Gunnysack Rd. or E Pace Dr.

A separate issue is a safety issue that affects current residents of the area and future residents of the proposed subdivision. The stop and yield signs at the intersection of S Grover Lane and Outer Springer Loop are ignored by many drivers. There have been numerous accidents and near misses. There are also many drivers who begin accelerating on S Grover Lane, ignore the stop sign and then race the 1-mile straight run towards the Palmer Airport. Some type of traffic calming is needed on S Grover Lane to prevent accidents.

Joe & Sandy Moore  
1231 S Mary St  
Palmer, AK 99645



CERTIFICATE OF OWNERSHIP & DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT. DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

REGINALD E. CARNEY JR. DATE  
1370 S. JEWEL STREET  
PALMER ALASKA 995645

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

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

KAREN A. CARPENTER DATE  
1370 S. JEWEL STREET  
PALMER ALASKA 995645

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

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

CHAD D. CARPENTER DATE  
1370 S. JEWEL STREET  
PALMER ALASKA 995645

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

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

BENEFICIARY

SIGNATURE DATE

NAME/TITLE  
MATANUSKA FEDERAL CREDIT UNION  
WASILLA COMMUNITY OFFICE  
501 N. MAIN  
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

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

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-SUSTITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_.  
DATED \_\_\_\_\_, 20\_\_\_\_, AND THAT  
THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

DATE BOROUGH TAX COLLECTION OFFICIAL

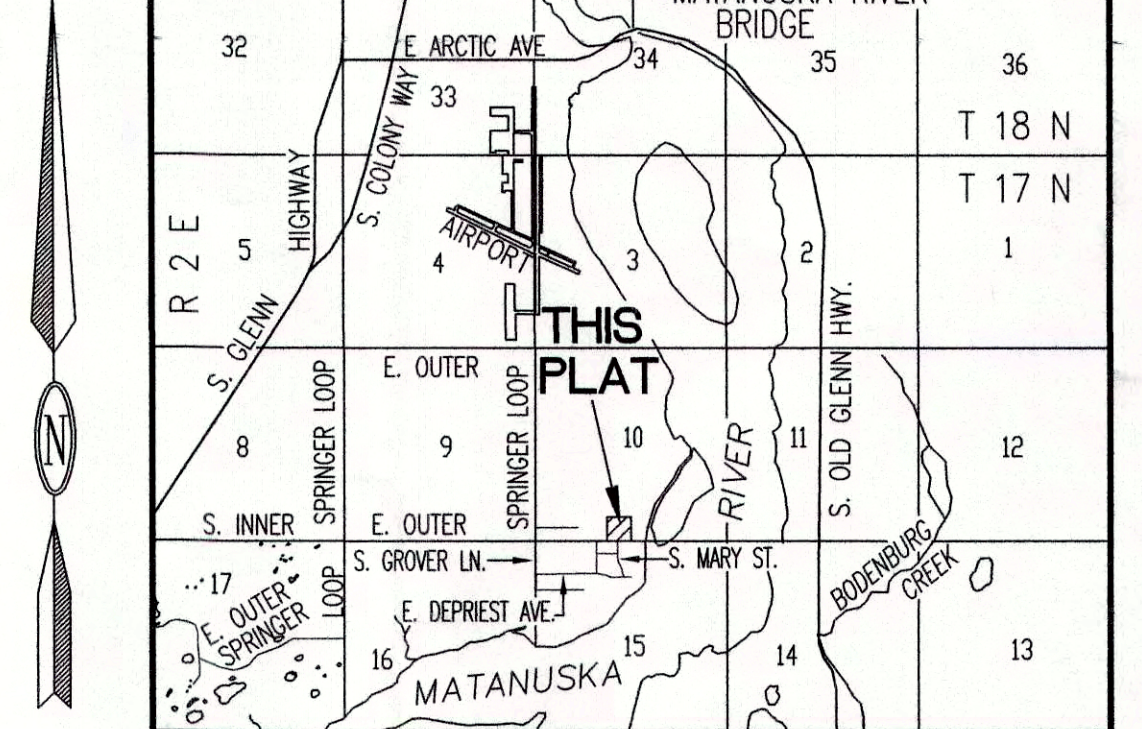
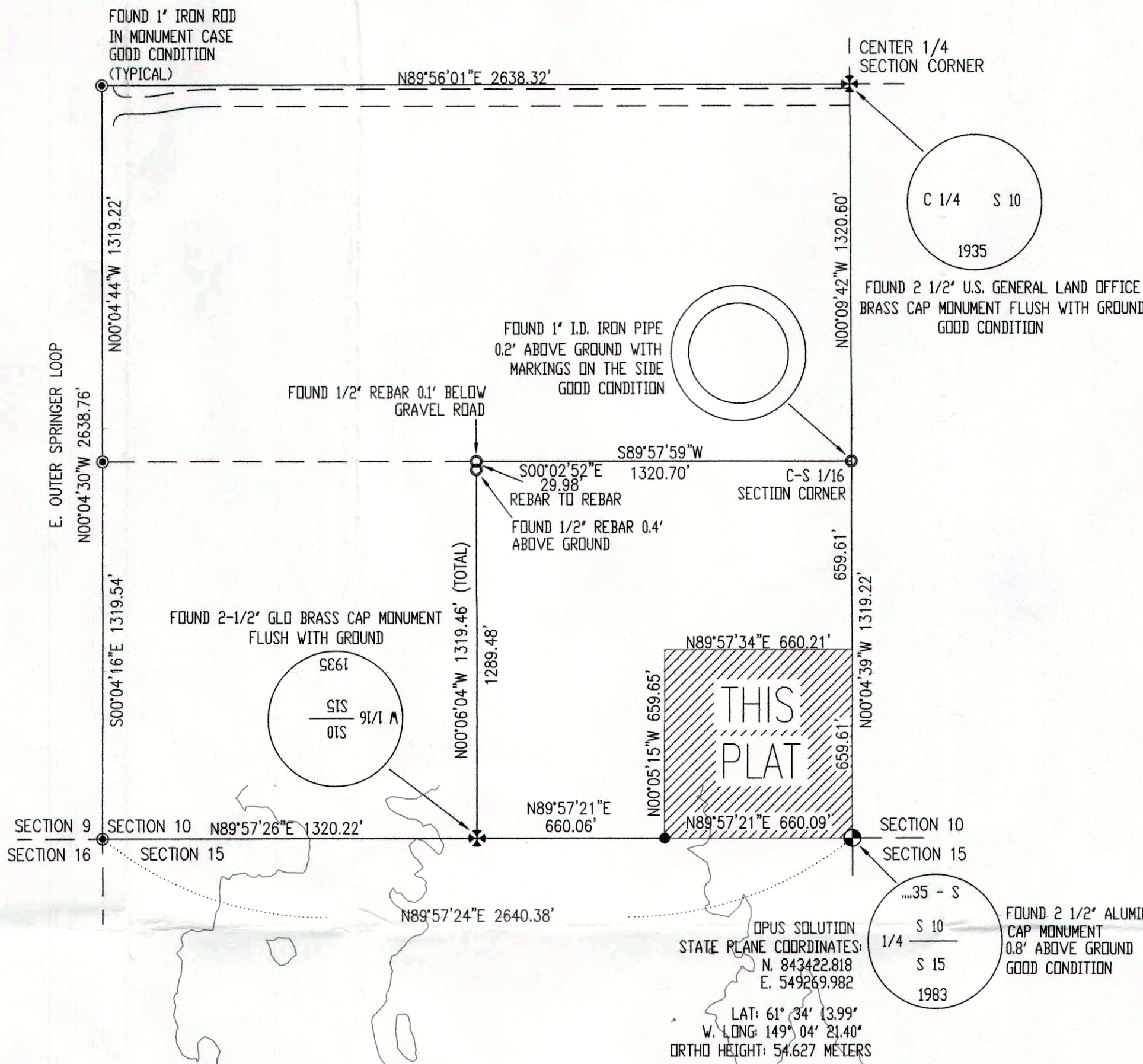
CERTIFICATION OF PAYMENT OF TAXES

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

DATE CITY OF PALMER TAX COLLECTION OFFICIAL

CONTROL SKETCH

1 INCH = 400 FEET



VICINITY MAP  
SCALE 1" = 1 MILE

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL RE-QUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH RE-QUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
3. 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:  
o) MEA EASEMENT RECORDED OCTOBER 16, 2001 AT SERIAL #2001-022529-0.

LEGEND

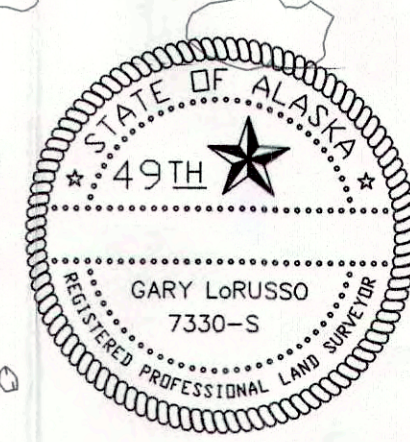
- FOUND 2 1/2" U.S. GENERAL LAND OFFICE BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
- FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP - DENALI NORTH
- FOUND 1/2" REBAR - AS SHOWN AND DESCRIBED
- FOUND 1" IRON ROD IN MONUMENT CASE
- SET 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING PLASTIC CAP
- KEYSTONE L57330

LINE TABLE

LINE	LENGTH	BEARING
L1	4.00'	N00°00'00"W
L2	4.00'	N00°00'00"W
L3	4.00'	N00°00'00"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	89.20'	255.00'	45.06'	20°02'36"	88.75'	S09°58'42"W
C2	78.71'	225.00'	39.76'	20°02'36"	78.31'	S09°58'42"W
C3	68.22'	195.00'	34.46'	20°02'36"	67.87'	S09°58'42"W
C4	49.89'	260.00'	25.02'	10°59'39"	49.81'	N14°29'49"E
C5	47.65'	260.00'	23.89'	10°30'00"	47.58'	N03°45'00"E
C6	86.28'	230.00'	43.65'	21°29'36"	85.77'	N09°14'48"E
C7	75.02'	200.00'	37.96'	21°29'32"	74.58'	N09°14'46"E
C8	6.81'	260.00'	3.40'	01°30'00"	6.81'	S00°45'00"E
C9	6.02'	230.00'	3.01'	01°30'00"	6.02'	S00°45'00"E
C10	5.24'	200.00'	2.62'	01°30'00"	5.24'	S00°45'00"E



Agenda Copy

RECEIVED  
APR 4 2023  
PLATTING

SURVEYOR'S CERTIFICATE

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

7330-S GARY LORUSSO  
REGISTERED LAND SURVEYOR

DATE

A PLAT OF

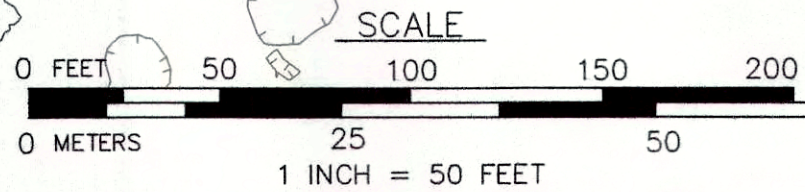
WISTERIA MEADOWS

A SUBDIVISION OF THE  
SE1/2 SE1/4 SW1/4 SECTION 10, T. 17 N., R. 2 E.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 10 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

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

DRAWN BY ICAD/K.Lyne	DATE 4/3/23	DRAWING: 2023-5/Carney
CHECKED BY Glo	SCALE 1 INCH = 50 FEET	SHEET 1 OF 1





6B



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JUNE 1, 2023**

**PRELIMINARY PLAT:** HULL FAMILY HOMESTEAD

**LEGAL DESCRIPTION:** SEC 01, T17N, R02W, SEWARD MERIDIAN AK

**PETITIONERS:** RONALD & JANE HULL  
WENDY WISSLER, PERSONAL REPRESENTATIVE FOR THE  
ESTATE OF EDWARD D. HULL  
KEATH & CYNTHIA HULL

**SURVEYOR/ENGINEER:** KEYSTONE SURVEYING/HOLLER ENGINEERING

**ACRES:** 53.86 ±      **PARCELS:** 8

**REVIEWED BY:** AMY OTTO-BUCHANAN      **CASE #:** 2023-044

---

**REQUEST:** The request is to create eight lots from Lots 1, 3 & 4, Block 8, Tract A and Lot 4, Block 7 of Country Pleasure, Plat No. 85-17, to be known as **HULL FAMILY HOMESTEAD**, containing 53.86 acres +/- . Parcels are located north of W. Parks Highway, east of N. Suzanna Street, south and north of W. Rocca Road, south of W. Piker Drive and west of N. Tammy Lane; lying within the SW ¼ Section 01, Township 17 North, Range 02 West, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Soils Report

**EXHIBIT A** – 4 pgs  
**EXHIBIT B** – 11 pgs

**AGENCY COMMENTS**

Department of Public Works Pre-Design Division  
Development Services  
ADF&G  
Utilities  
Meadow Lakes Community Council  
Site Visit Report with Photos, 03/03/2023

**EXHIBIT C** – 1 pg  
**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 3 pgs  
**EXHIBIT G** – 1 pg  
**EXHIBIT H** – 20 pgs

**DISCUSSION:** This platting action is creating eight lots from five existing lots in Country Pleasure Subdivision, Plat No. 85-17. Lots 4B and 4C, Block 7 will take access from W. Piker Drive. Lot 4A, Block 7 will take access from W. Rocca Road, classified as a Minor Collector. Pursuant to Subdivision Construction Manual (SCM) A04.3(d), access points on residential collector streets are shown on the preliminary plat. Proposed driveway for Lot 4A, Block 7 will be across from the 15' wide non-motorized easement on Tract A1. Lots 1A, 1B and Lot 3A, Block 8 take access from N. Suzanna Street. Proposed access points are shown on the preliminary plat as required by SCM A04.3(d). Lot 4A has legal access from the right-of-way of W. Stacy Street. Since Lot 4 was created by Country Pleasure Subdivision with

legal and physical access required by code at the time, and this platting action is making proposed Lot 4A, Block 8 larger, it is not a requirement to construct a Borough street within the existing right-of-way.

The lake on the parcel and the 15' wide non-motorized easement to the lake are totally encompassed within Tract A1.

**Soils Report: (Exhibit B)** A soils report was submitted, pursuant to MSB 43.20.281(A). Curt Holler, PE, Holler Engineering, notes the investigation included logging seven new testholes and four percolation tests, review of five existing testholes, review of neighboring soils information, review of provided topographical information, review of aerial imagery, and other observations on site. Testhole location map, testhole logs and percolation test information attached. The majority of the parent parcels contain a low, relatively flat area to the east of Hull Lake with steeper, higher regions to the west adjacent to N. Suzanna Street. Several regions contain step slope exceeding 25% and are shown on the attached map. Total elevation differential is approximately 48'. Tract A was not studied in depth due to its 36-acre size. Tract A has ample low lying areas adjacent to the lake, as well as a narrow ridge feature lying between the lake and the road. The ridge area is higher ground and would be expected to contain a substantial amount of useable septic area. There are three existing developed residences with driveway access to existing roadways. Remaining native vegetation consists of thick stands of mature growth birch trees with occasional spruce and lesser shrubs and grasses. Soils contained silty sands and gravels with the exception of the northernmost testhole which encountered sands and gravels with a varying minor silt content to 13'. Four new perc tests were performed and two old perc tests were reviewed. Groundwater or seeps were encountered in all seven of the new testholes at various depth from 7' to 11.8' during a rainy season. A sandy gravel fill pad was created on proposed Lot 1B to ensure adequate area with over 8' to groundwater. Despite the presence of relatively shallow groundwater, each of the seven lots will contain enough useable septic area to satisfy area requirements. Based on available soils and water table information, topography, code definitions and observations on site, proposed Lot 4A, 4B & 4C, Block 7 and Lots 1A, 1B, 3A and 4A, Block 8 will each contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. Tract A contains well over 400,000 sf of area and would typically not required useable area verification. An old note on the original plat suggest minimal useable area exists on the tract; however, it did not appear that testing was undertaken in the past, and further it is likely that substantial area exists. The new lots will be accessed via new or existing driveways onto existing roads. No new road construction is required. A general existing drainage pattern has been shown on the attached topography map. A simple lot count traffic map is shown at **Exhibit B-11**.

**Comments:** Department of Public Works Pre-Design Division (**Exhibit C**) requires, pursuant to Subdivision Construction Manual (SCM) A04.3(b) & (d), average access point spacing calculations (see **Recommendation #6**) and proposed access points on the preliminary plat, since N. Suzanna Street and W. Roca Road are classified as collector roads. *Staff notes access point are shown on preliminary plat.*

Development Services (**Exhibit D**) notes Lot 3, Block 8, Lot 1, Block 8, Lot 4, Block 7 and Tract A do not have driveway permits. Petitioner to apply for driveway permits for each and provide copy of application to Platting staff (see **Recommendation #5**).

**ADF&G: (Exhibit E)** There are no anadromous or resident fish water bodies present within the boundaries of the subject property currently, and therefore, a fish habitat permit is not required at this time. Should fish presence be discovered in the future, please notify ADF&G Habitat Section at 907-561-3200.

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

**Meadow Lakes Community Council:** (Exhibit G) has no objections.

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

**CONCLUSION:** The preliminary plat of **HULL FAMILY HOMESTEAD** 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. A soils report was submitted, pursuant to MSB 43.20.281(A).

#### **FINDINGS OF FACT**

1. The plat of Hull Family Homestead 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.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; 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 Hull Family Homestead, Section 01, Township 17 North, Range 02 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. Show all easements of record on final plat.
5. Apply for driveway permits for all accesses and provide copy of applications to Platting staff.
6. Provide average access point spacing calculations to Platting staff.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



## HOUSTON 09 MAP

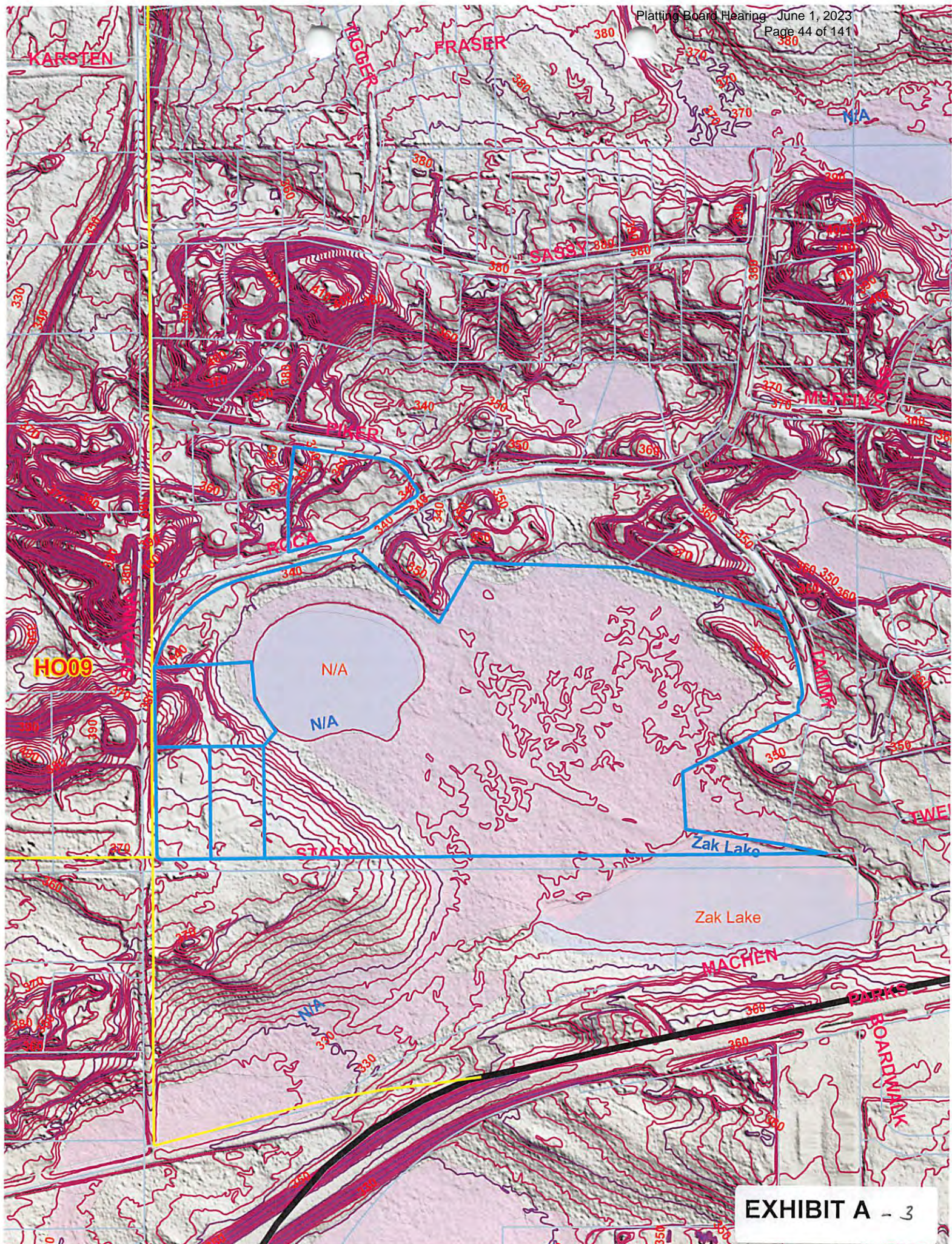
HIGHER  
(7718) 3

**EXHIBIT A - /**











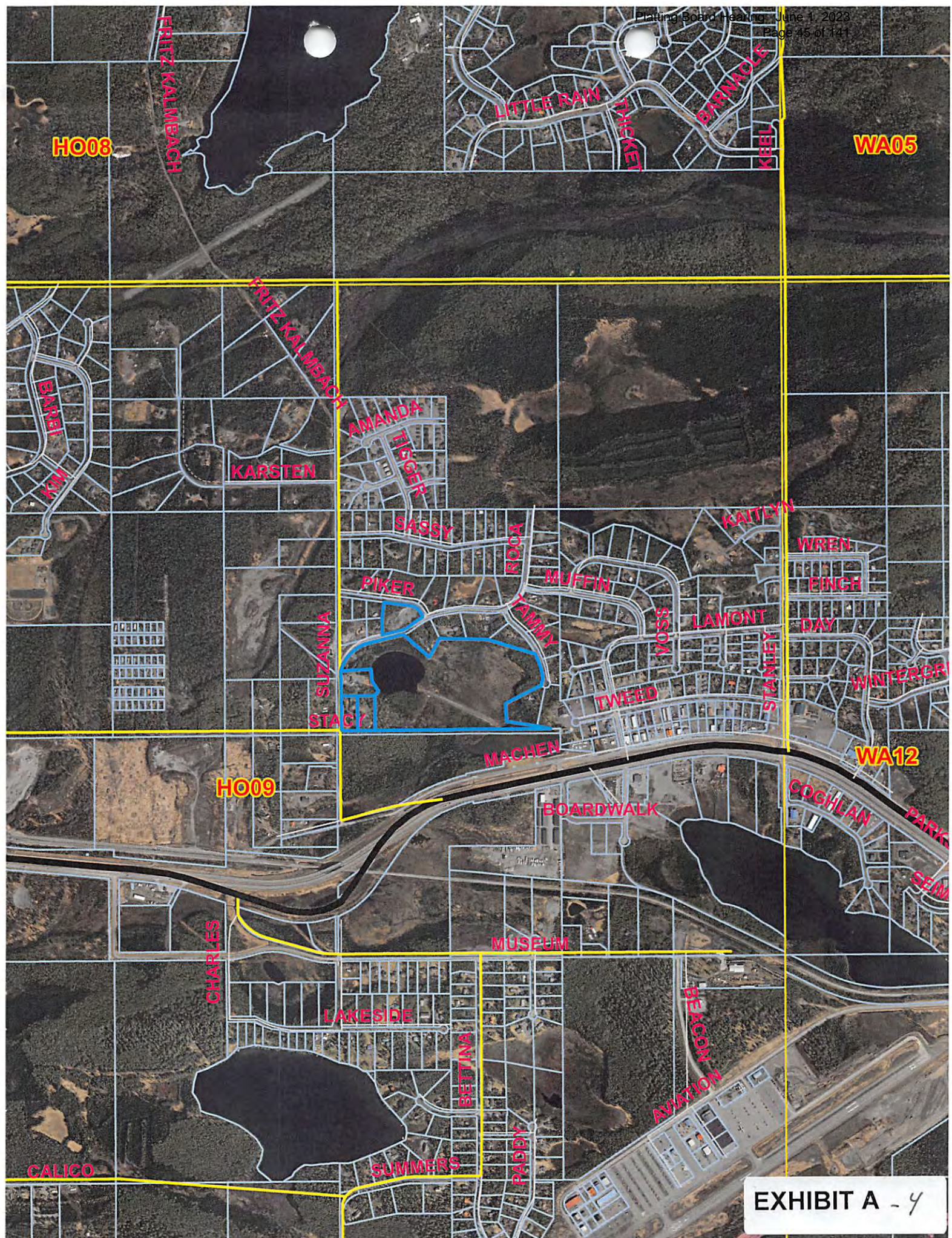


EXHIBIT A - 4





# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

April 10, 2023

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

RECEIVED  
APR 12 2023  
PLATTING

Re: *Hull Family Homestead Subdivision*; Useable Areas, Topography, and Drainage  
HE #22012

Dear Mr. Wagner:

At the request of the project owner, Dan Hull, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 7 new lots and one remainder tract from 4 existing lots and one tract totaling 54 acres. Our soils evaluation included logging 7 new testholes and 4 percolation tests, review of 5 existing testholes on the parent parcel, review of neighboring soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an irregular wide shape east of and bordering N. Suzanna Street. The majority of the parent parcel contains a low/relatively flat area to the east of Hull Lake with steeper/higher regions to the west where the project borders Suzanna Street. Several regions containing steep slopes exceeding 25% were found on the parcel and have been delineated on the attached map; most are associated with the small hill. The total elevation differential indicated on the provided topographical map is approximately 48'. The map shows conditions at the west end of the project, as the east end is occupied by Tract A which was not studied in depth due to its 36 acre size. Tract A has ample low lying areas adjacent to the lake, as well as a narrow ridge feature lying between the lake and road. The ridge area is higher ground and would be expected to contain some substantial amount of useable septic area.

Soils & Vegetation. The parent parcel contains three existing developed residences with driveway access to existing roadways. The remaining native vegetation on the parcel primarily consists of second growth or mature growth trees of varying kinds. Most foliage consists of thick stands of mature growth birch trees with the occasional spruce tree and lesser shrubs and grasses. Soils found in existing testholes typically contained silty sands and gravels with the exception of the northernmost testhole which encountered sands and gravels with a varying minor silt content to 13'. Four new perc tests were

performed and two old perc tests were reviewed on the parent parcel, with respective percolation rates of 3, 3, 4, 24, 30 and 32 minutes per inch. Copies of the 7 new testhole logs, 4 new percolation tests, and the location/topography map are attached.

Groundwater. Groundwater or seeps were encountered in all 7 of the new testholes at various depths from 7' to 11.8' during a rainy season. A sandy gravel fill pad was created on proposed Lot 1B to ensure adequate area with over 8' to groundwater. Despite the presence of relatively shallow groundwater, each of the 7 lots will contain enough useable septic area to satisfy area requirements.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to existing/neighborhood water wells, setbacks to surface water, areas with shallow groundwater, lotlines, and easements. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***proposed Lots 4A, 4B & 4C Block 7 and Lots 1A, 1B, 3A & 4A Block 8 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Remainder Tract A contains well over 400,000 square feet of area and would typically not require useable area verification.*** An old note on the original plat suggests minimal useable area exists on the tract, however it did not appear that testing was undertaken in the past, and further it is likely that some substantial area exists. It is not clear if a revised, similar plat note will be created. In any case, there is always the option of additional testing for any future development requiring wastewater disposal, and possibly even creation of area.

Roads and Drainage. The proposed new lots will be accessed via new or existing driveways onto existing roads, which will provide a reasonable access point for all lots. The new lots will not require the construction of any new roads. In this circumstance a drainage plan is not required, however, general existing drainage patterns have also been indicated on the attached map. A simple lot count traffic map is also attached.

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

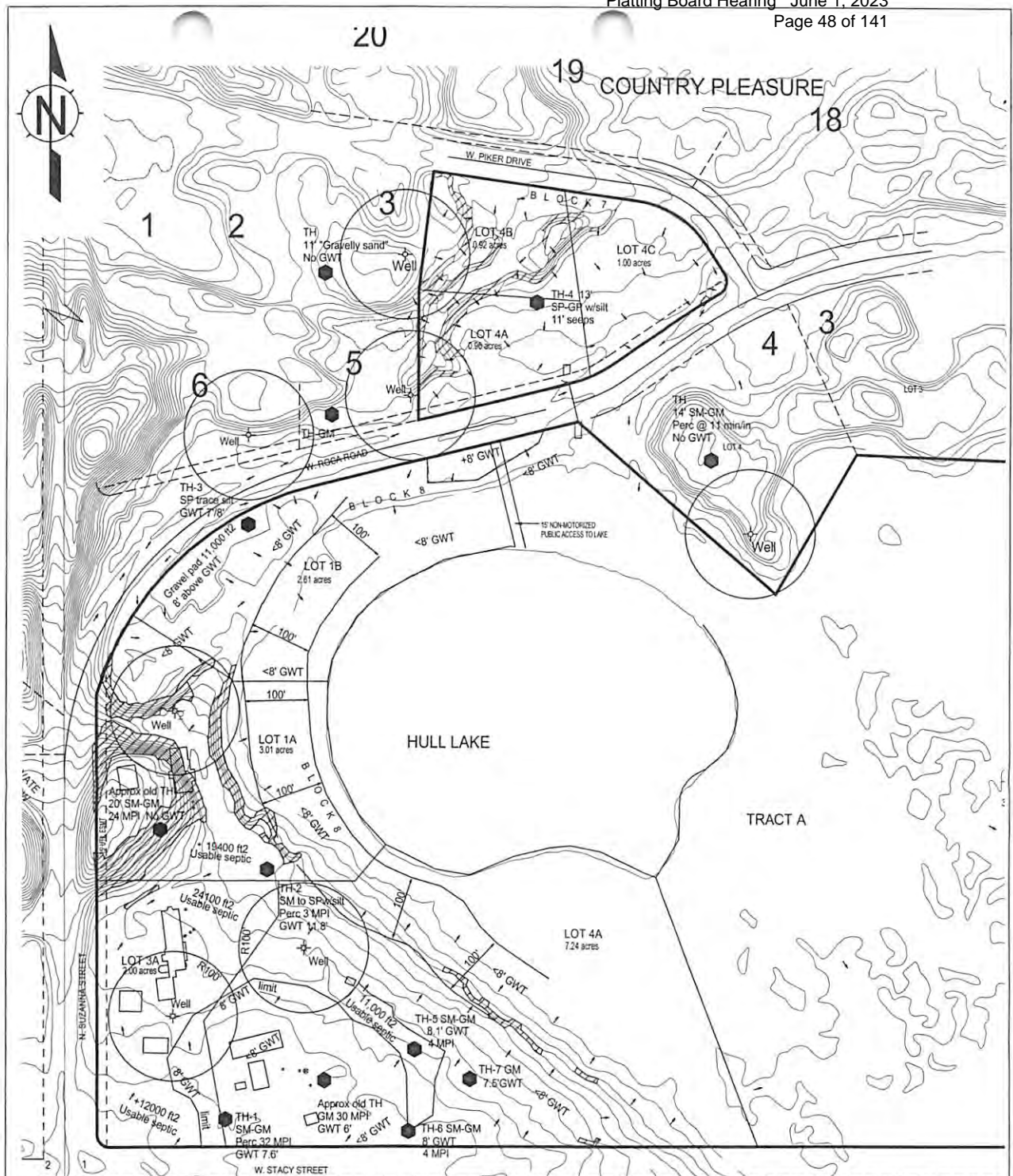
Sincerely,  


Curtis Holler, PE

c: D. Hull, w/attachments







B6

- Notes:**
1. Arrows denote apparent drainage patterns.
  2. Testhole locations approximate, cloth tape/hand GPS.
  3. Base drawing & MSB 2" LiDAR provided by others.



Hull Family Homestead  
Topography, Drainage and Testhole Location Map

**HOLLER ENGINEERING**  
3375 N Sams Dr. Wasilla, Alaska 99654

4/10/23

**EXHIBIT B - 3**





**HOLLER ENGINEERING**

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

**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 1 of 7

Performed For: Dan Hull

Legal Description: Hull Family Homestead



Depth, feet

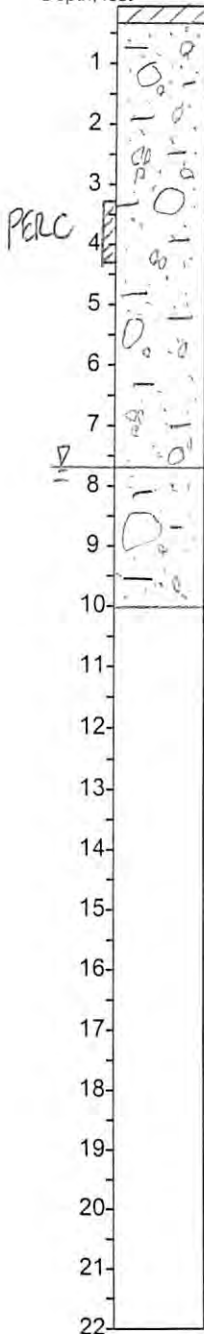
Soil Type

Slope

Site Plan

N  
↑

See attached drawing



WAS GROUNDWATER ENCOUNTERED?

- Yes

IF YES, AT WHAT DEPTH?

- 7.6'

DEPTH AFTER MONITORING?

- 7.6' after 48 hours

Slope

**PERCOLATION TEST**

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	8-04-22				
1		15:59.48	20 min	4 3/16"	13/16"
2		16:20.55	20 min	3 14/16"	11/16"
3		16:43.15	20 min	3 12/16"	10/16"

- PERCOLATION RATE 32 (min/inch) PERC HOLE DIAMETER 6"

- TEST RUN BETWEEN 3.3 FT AND 4.3 FT DEPTH

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

- PERFORMED BY: C. Holler

DATE: 8-04-22

**EXHIBIT B - 4**



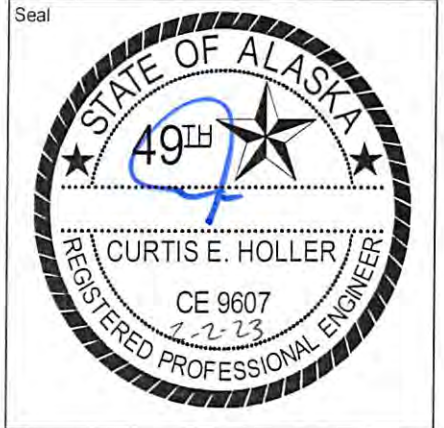




**HOLLER ENGINEERING**

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

**SOILS LOG / PERCOLATION TEST**

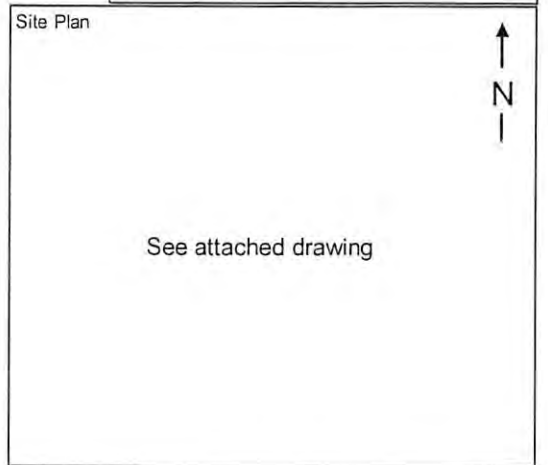
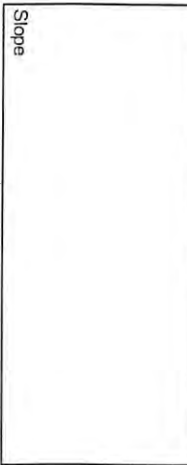


TEST HOLE # 3 of 7

Performed For: Dan Hull

Legal Description: Hull Family Homestead

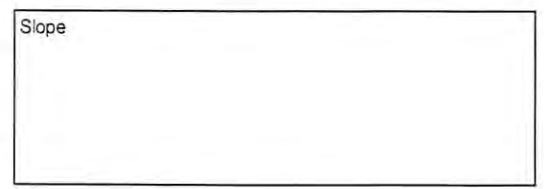
Depth, feet	Soil Type
1	Non-native fill, sand & gravel
2	OL
3	ML, orange brown silt
4	SP, trace silt, olive
5	
6	
7	Seeps
8	SM-GM, stained blue & orange
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	



WAS GROUNDWATER ENCOUNTERED? Yes

IF YES, AT WHAT DEPTH? 7' (Seeps)

DEPTH AFTER MONITORING? 7' (1 hr) / 8' AFTER FILL



+1' SAND & GRAVEL  
FILL PLACED AFTER  
TH LOGGED

**PERCOLATION TEST**

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A - Visual				

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

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

- Note: Fill placed in this area to provide +8' GWT from surface TO CREATE USEABLE SEPTIC AREA.

- PERFORMED BY: C. Holler

DATE: 8-04-22

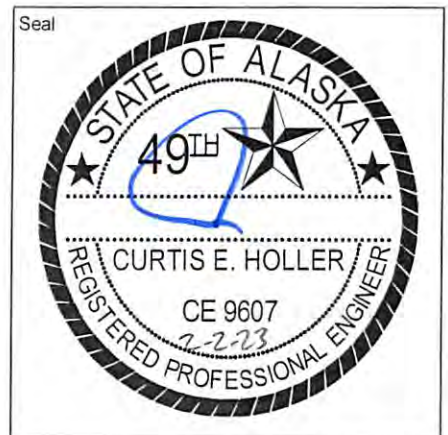
**EXHIBIT B - 6**



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

TEST HOLE # 4 of 7

Legal Description: Hull Family Homestead



Soil Type

Slope

Site Plan

$$\begin{array}{c} \uparrow \\ N \\ | \end{array}$$

See attached testhole & topo map.

- Yes

$$- \quad 11'(\text{seeps})$$

- N/A

Slope

[illegible]

- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN        FT AND        FT DEPTH

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

- PERFORMED BY: C. Holler

DATE: 8-04-22

EXHIBIT B - 7



**HOLLER ENGINEERING**

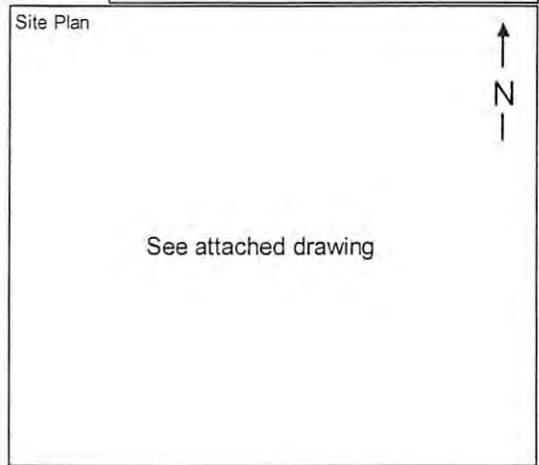
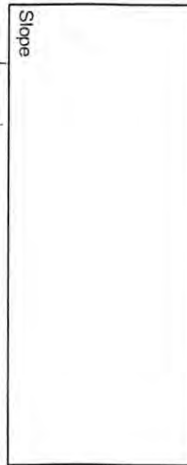
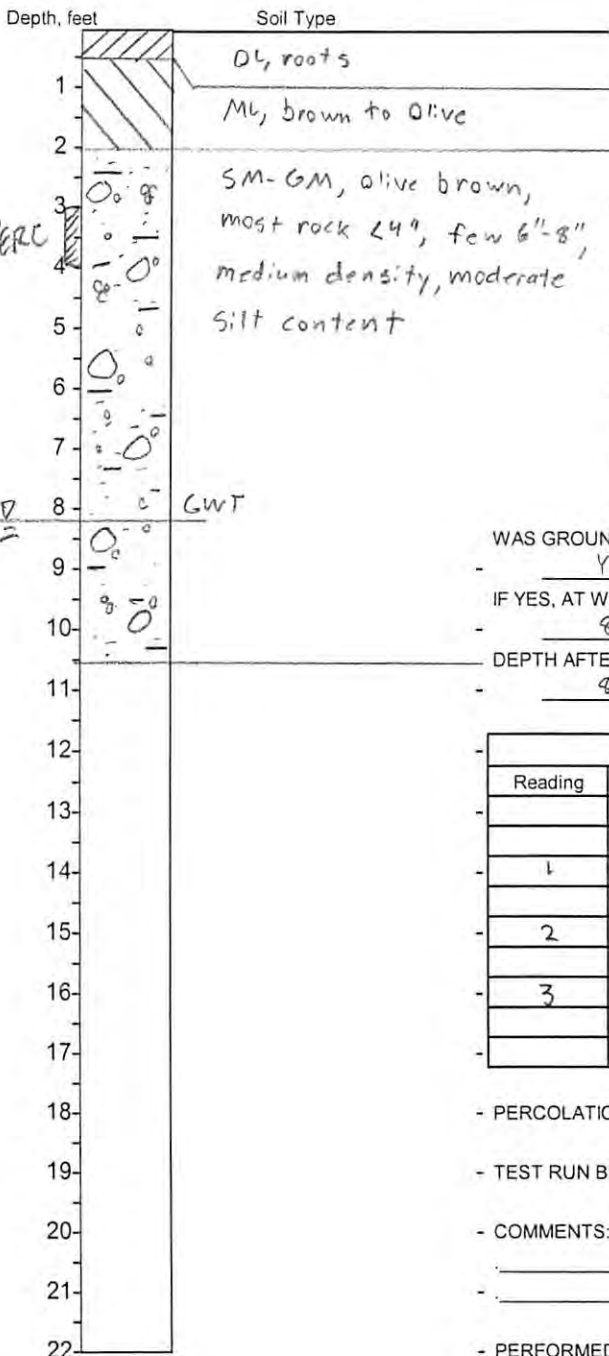
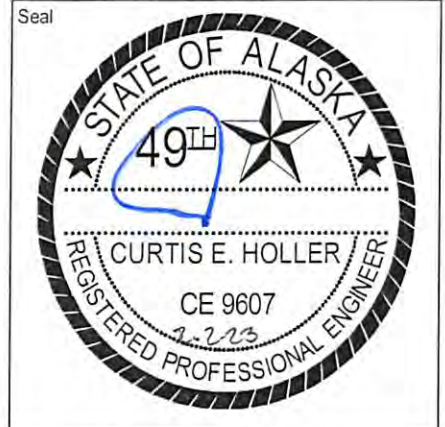
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 5 of 7

Performed For: Dan Hull

Legal Description: Hull Family Homestead



WAS GROUNDWATER ENCOUNTERED?

- Yes

IF YES, AT WHAT DEPTH?

- 8.1'

DEPTH AFTER MONITORING?

- 8.1' after 1 day

Slope

**PERCOLATION TEST**

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	8-16-22				
1		15:16.40	20 min	11 13/16"	5 9/16"
2		15:37.46	20 min	11 11/16"	4 19/16"
3		15:59.32	20 min	11 11/16"	4 15/16"

- PERCOLATION RATE 4 (min/inch) PERC HOLE DIAMETER 6"

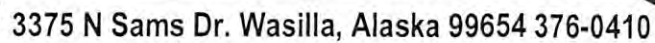
- TEST RUN BETWEEN 3 FT AND 4 FT DEPTH

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

- PERFORMED BY: C. Holler, J. Wilkins

DATE: 8-15-22

**EXHIBIT B - 8**



TEST HOLE # 6 of 7

Legal Description: Hull Family Homestead

Soil Type

Slope

Site Plan

↑  
N  
I

See attached drawing

Slope

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	8-16-22				
1		15:25.43	20 min	9 11/16"	5 1/16"
2		15:47.55	20 min	9 10/16"	5 0/16"
3	↓	16:09.12	20 min	9 9/16"	4 15/16"

DATE: 8-16-22

EXHIBIT B - 9



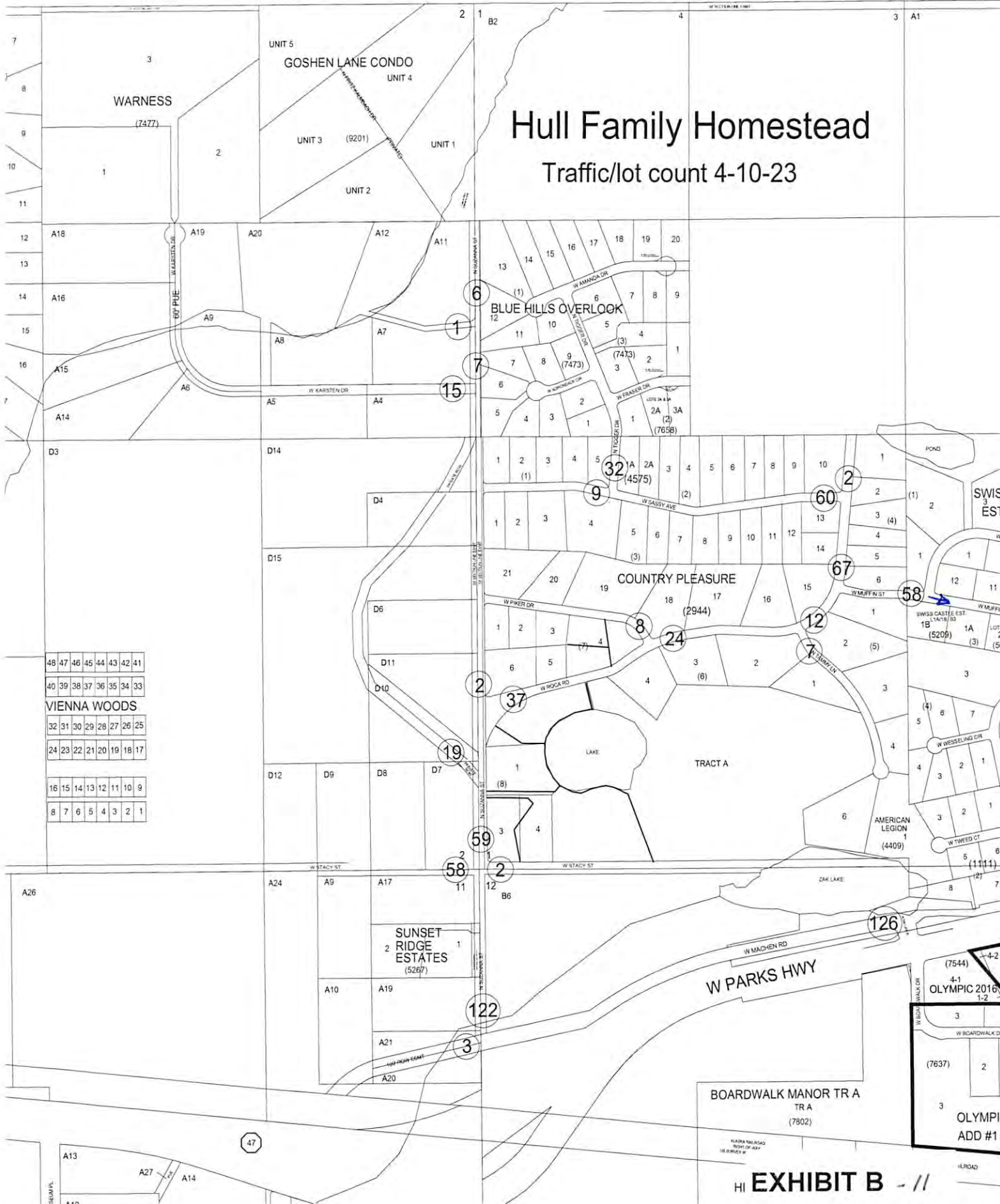
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

## A circular professional engineer seal for the State of Alaska. The outer ring contains the text "STATE OF ALASKA" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The center of the seal features a five-pointed star. To the left of the star is the text "49TH" with a blue hand-drawn circle around it. Below the star is the name "CURTIS E. HOLLER" and the license number "CE 9607". At the bottom of the center area, the date "2-7-23" is handwritten in blue ink.

↑  
N  
I

EXHIBIT B - 10

SEE H008





## Amy Otto-Buchanan

---

**From:** Daniel Dahms  
**Sent:** Monday, April 24, 2023 12:30 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Jamie Taylor; Brad Sworts; Tammy Simmons  
**Subject:** RE: RFC Hull Family Hmstd #23-044

Amy,

Since Suzanna Street and Roca Road are collector roads, per SCM A04.3 (B), applicant needs to calculate average access point spacing and (D) show the proposed access points on the preliminary plat.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, April 18, 2023 11:54 AM  
**To:** tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; president@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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>; Debbie Bakic <Debbie.Bakic@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>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; 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:** RFC Hull Family Hmstd #23-044

The following link contains a Request for Comments for Hull Family Homestead MSB Case #2023-044 to resubdivided 52944000T00A, 52944B07L004 & 52944B08L001/L003/L004. Comments are due by **May 17, 2023**. Please let me know if you have any questions. Thanks, A.

[Hull Family Homestead](#)

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



## Amy Otto-Buchanan

---

**From:** Permit Center  
**Sent:** Tuesday, April 18, 2023 1:22 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Hull Family Hmstd #23-044

Good Afternoon,

2944B08L003 needs a permit for access onto Stacy St  
2944B08L001 needs a permit for access onto Roca Rd  
2944000T00A needs 3 permit for access onto Roca Rd  
2944B07L004 needs 5 permits for access onto Roca Rd and Piker Dr.

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:** Tuesday, April 18, 2023 11:54 AM  
**To:** tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; president@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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>; Debbie Bakic <Debbie.Bakic@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>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; 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:** RFC Hull Family Hmstd #23-044

The following link contains a Request for Comments for Hull Family Homestead MSB Case #2023-044 to resubdivided 52944000T00A, 52944B07L004 & 52944B08L001/L003/L004. Comments are due by **May 17, 2023**. Please let me know if you have any questions. Thanks, A.



## Amy Otto-Buchanan

---

**From:** Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>  
**Sent:** Monday, April 24, 2023 5:07 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Hull Family Hmstd #23-044

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

Good Afternoon,

The ADF&G Habitat Section has reviewed the request for comments to create eight lots to be known as Hull Family Homestead. Currently there are no anadromous or resident fish water bodies present within the boundaries of the subject property, and therefore a fish habitat permit is not required at this time. Should fish presence be discovered, please notify the ADF&G Habitat section at 907-861-3200.

Thank you for the opportunity to comment.

Sincerely,

*Crystal Moenaert*

Habitat Biologist 2  
ADF&G Habitat Section  
1801 S Margaret Drive, Suite 6  
Palmer AK 99645  
Ph: 907-861-3204  
[ADF&G Habitat Section Permits Link](#)



---

**From:** Amy Otto-Buchanan <[Amy.Otto-Buchanan@matsugov.us](mailto:Amy.Otto-Buchanan@matsugov.us)>  
**Sent:** Tuesday, April 18, 2023 11:54 AM  
**To:** [tim.swezey@mlccak.org](mailto:tim.swezey@mlccak.org); [psfisher@gci.net](mailto:psfisher@gci.net); [information@mlccak.org](mailto:information@mlccak.org); [president@mlccak.org](mailto:president@mlccak.org); Camden Yehle <[camdenyehle@gmail.com](mailto:camdenyehle@gmail.com)>; Lana and Steve Edwards <[lane@mtaonline.net](mailto:lane@mtaonline.net)>; [hsfirewise@gmail.com](mailto:hsfirewise@gmail.com); Horton, George C (DNR) <[george.horton@alaska.gov](mailto:george.horton@alaska.gov)>; Walker, James H (DNR) <[james.walker2@alaska.gov](mailto:james.walker2@alaska.gov)>; John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; Myers, Sarah E E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov); Ron Bernier <[Ron.Bernier@matsugov.us](mailto:Ron.Bernier@matsugov.us)>; Fire Code <[Fire.Code@matsugov.us](mailto:Fire.Code@matsugov.us)>; John Fairchild <[John.Fairchild@matsugov.us](mailto:John.Fairchild@matsugov.us)>; Tawnya Hightower <[Tawnya.Hightower@matsugov.us](mailto:Tawnya.Hightower@matsugov.us)>; Margie Cobb <[Margie.Cobb@matsugov.us](mailto:Margie.Cobb@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Brad Sworts <[brad.sworts@matsugov.us](mailto:brad.sworts@matsugov.us)>; Jamie Taylor <[jamie.taylor@matsugov.us](mailto:jamie.taylor@matsugov.us)>; Elaine Flagg <[Elaine.Flagg@matsugov.us](mailto:Elaine.Flagg@matsugov.us)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Debbie Bakic <[Debbie.Bakic@matsugov.us](mailto:Debbie.Bakic@matsugov.us)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>;



## Amy Otto-Buchanan

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Thursday, April 20, 2023 10:12 AM  
**To:** Amy Otto-Buchanan  
**Cc:** Cayla Ronken  
**Subject:** RE: RFC Hull Family Hmstd #23-044

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

Good morning,

MTA has reviewed the plat for Hull Family Homestead. 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:** Tuesday, April 18, 2023 11:54 AM  
**To:** tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; president@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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>; Debbie Bakic <Debbie.Bakic@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>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>  
**Subject:** RFC Hull Family Hmstd #23-044

The following link contains a Request for Comments for Hull Family Homestead MSB Case #2023-044 to resubdivided 52944000T00A, 52944B07L004 & 52944B08L001/L003/L004. Comments are due by May 17, 2023. Please let me know if you have any questions. Thanks, A.





**ENSTAR Natural Gas Company, LLC**

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 18, 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.

- **HULL FAMILY HOMESTEAD**  
**(MSB Case # 2023-044)**

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, LLC



## Amy Otto-Buchanan

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, May 15, 2023 11:04 AM  
**To:** Amy Otto-Buchanan  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Hull Family Hmstd #23-044  
**Attachments:** RFC Packet.pdf; Agenda Plat Pg 2.pdf; Agenda Plat Pg 1.pdf

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

Amy,

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

Thanks,

**MIREYA ARMESTO**

**GCI** | Technician II, GIS Mapping  
m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, April 18, 2023 11:54 AM  
**To:** tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; president@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@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>; Debbie Bakic <Debbie.Bakic@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>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; 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:** RFC Hull Family Hmstd #23-044

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

The following link contains a Request for Comments for Hull Family Homestead MSB Case #2023-044 to resubdivided 52944000T00A, 52944B07L004 & 52944B08L001/L003/L004. Comments are due by **May 17, 2023**. Please let me know if you have any questions. Thanks, A.

[Hull Family Homestead](#)

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





1210 N Kim Drive, Suite B, Meadow Lakes, Alaska 99623  
Phone: 907-232-2845 - Email: [info@mlccak.org](mailto:info@mlccak.org) - Website: [www.mlccak.org](http://www.mlccak.org)

Platting Board and Staff  
Matanuska-Susitna Borough  
350 E. Dahlia Avenue  
Palmer AK 99645  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)

May 10, 2023

Dear Platting Board and Staff:

RE: Hull Family Homestead

The Meadow Lakes Community Council has no objections to the proposed Hull Family Homestead subdivision.

The Council membership voted to submit these comments at their May 10, 2023, meeting.

Sincerely,

Camden Yehle  
President, Meadow Lakes Community Council



## SITE VISIT REPORT

Case Name: Preapp HO09 Hull	Date: 03/02/2023 Time: 11:15 AM
Owner: Ronald & Jane Hull	Case Number: PA20210115
Surveyor/Engineer: Keystone	Tax ID #: 52944B08L001/L003/L004 52944000T00A; 52944B07L004
Subdivision: Country Pleasure, Plat No. 85-17	Regarding: Seven-lot subdivision

### SITE CONDITIONS

<b>Weather:</b> Cold	<b>Temperature:</b> 15 F
<b>Wind:</b> None	
<b>General Site Condition:</b> Streets constructed; housing structures on a portion of the lots.	


**Personnel on site:** Fred Wagner, Platting Officer; Amy Otto-Buchanan, Platting Specialist; Matthew Goddard and Chris Curlin, Platting Technicians

**Equipment in use:** Camera

**Current phase of work:** Preapp status

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

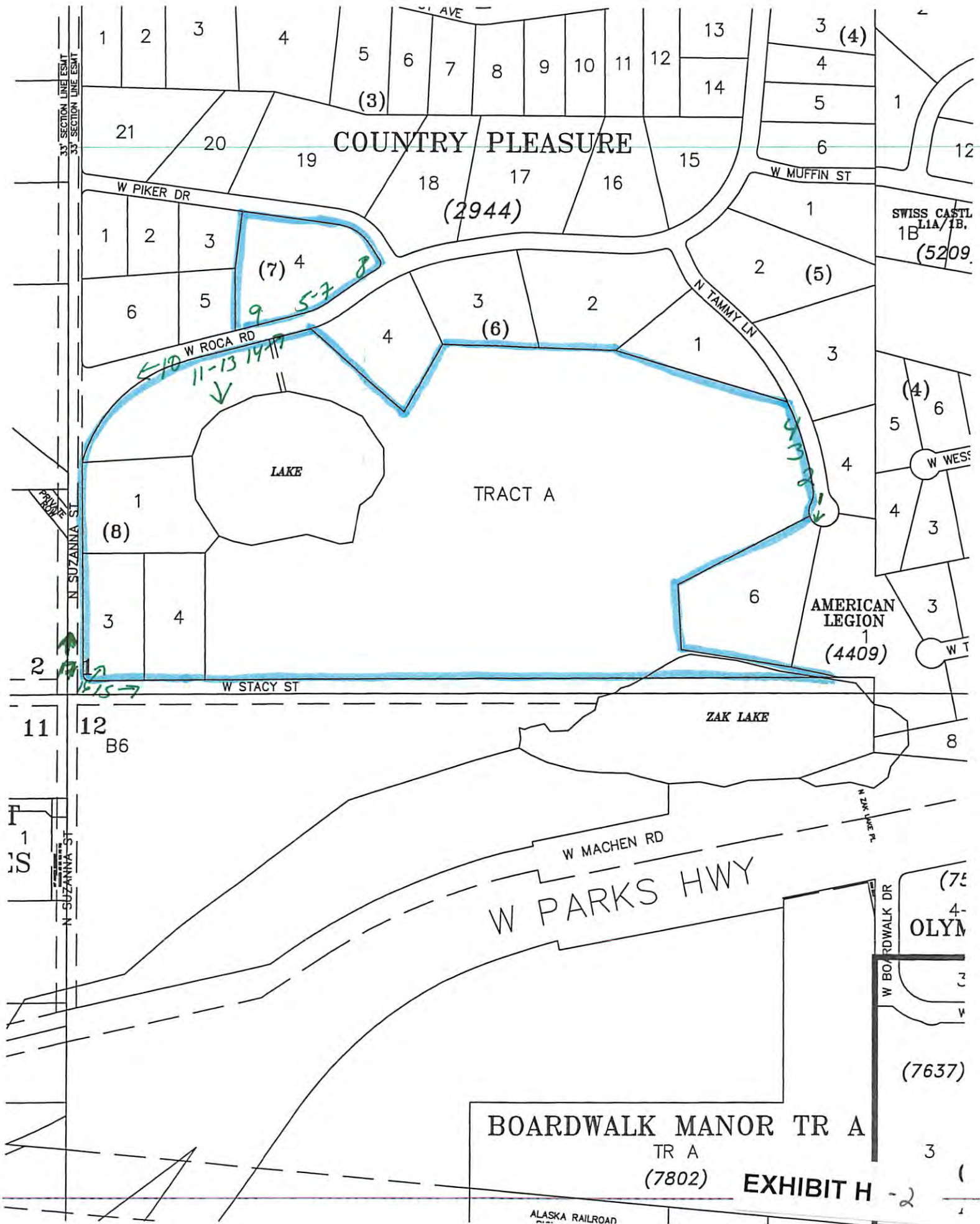
General familiarization with the parcels.

**Signed By:** Amy Otto-Buchanan 

**Date:** 03/03/2023

**EXHIBIT H - /**











**1. Facing south on N. Tammy Lane,  
north of the cul-de-sac; proposed  
Tract A-1 to the right (west).**

EXHIBIT H - 4

03.02.2023





2. Facing west on N. Tammy Lane,  
north of the cul-de-sac.

EXHIBIT H - 5

NO  
TRESPASSING  
PRIVATE  
PROPERTY

03.02.2023



**3. Facing west on N. Tammy Lane,  
showing proposed Tract A-1.**

EXHIBIT H - 2

**08.02.2023**



**4. Facing north on N. Tammy Lane,  
proposed Tract A-1 to the left (west).**

EXHIBIT H - 7

03.02.2023



**5. Facing north on W. Roca Road;  
existing Lot 4, Block 7, to be  
subdivided into three lots.**

EXHIBIT H - 8

03.02.2023





**6. Facing northeast on W. Roca Road;  
existing Lot 4, Block 7, to be subdivided  
into three lots.**

EXHIBIT H - 9

TF  
1118

03.02.2023



**7. Facing northeast on W. Roca Road;  
existing Lot 4, Block 7, to be subdivided  
into three lots.**

EXHIBIT H - 10

**03.02.2023**





**8. Facing east on W. Roca Road; showing  
the intersection of W. Piker Drive.  
Existing Lot 4, Block 7, to be subdivided  
into three lots, on left (north).**

EXHIBIT H - //

03.02.2023





**9. Facing west on W. Roca Road;  
existing Lot 4, Block 7, on the right  
(north).**

EXHIBIT H - 12

03.02.2023

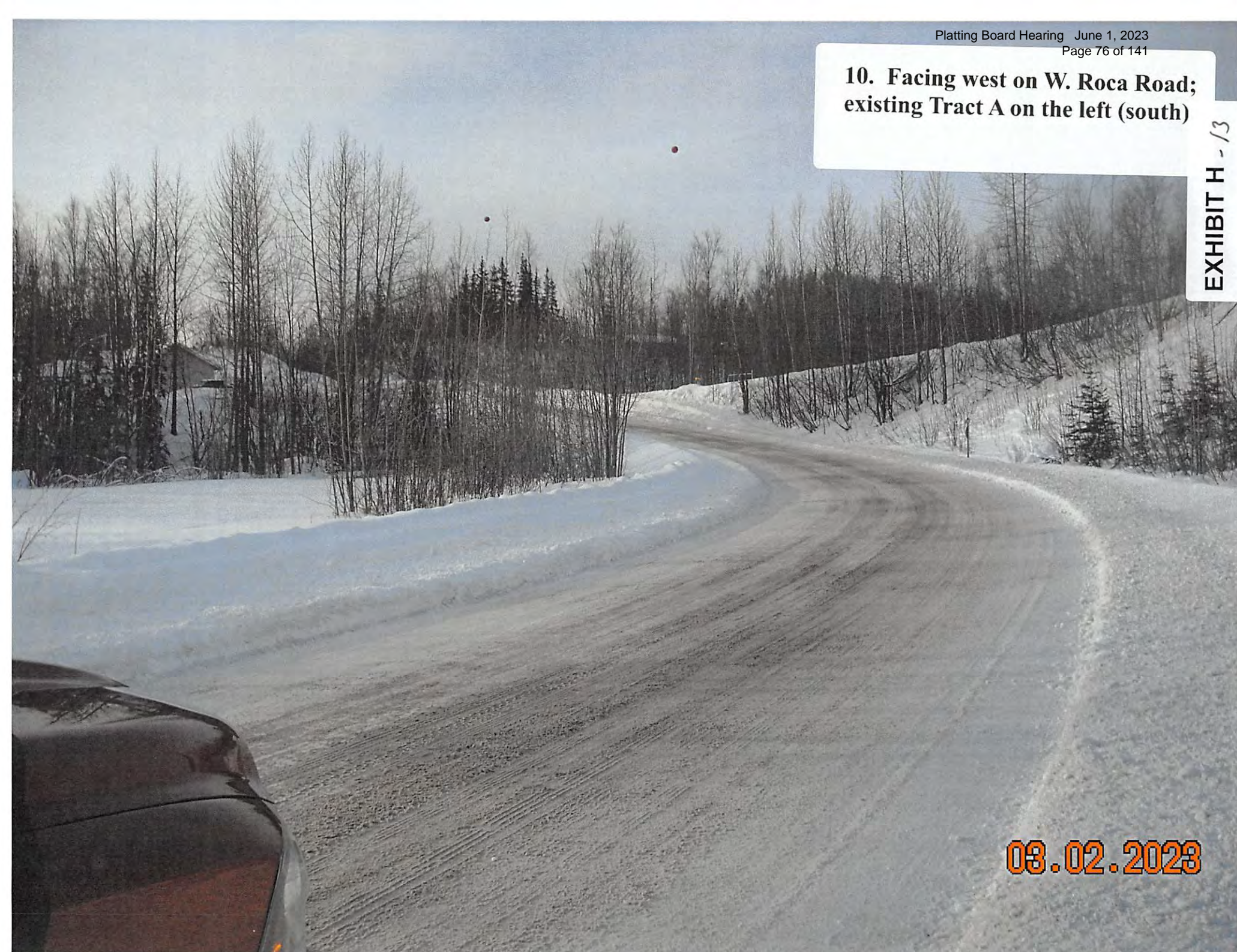




**10. Facing west on W. Roca Road;  
existing Tract A on the left (south)**

EXHIBIT H - /3

03.02.2023

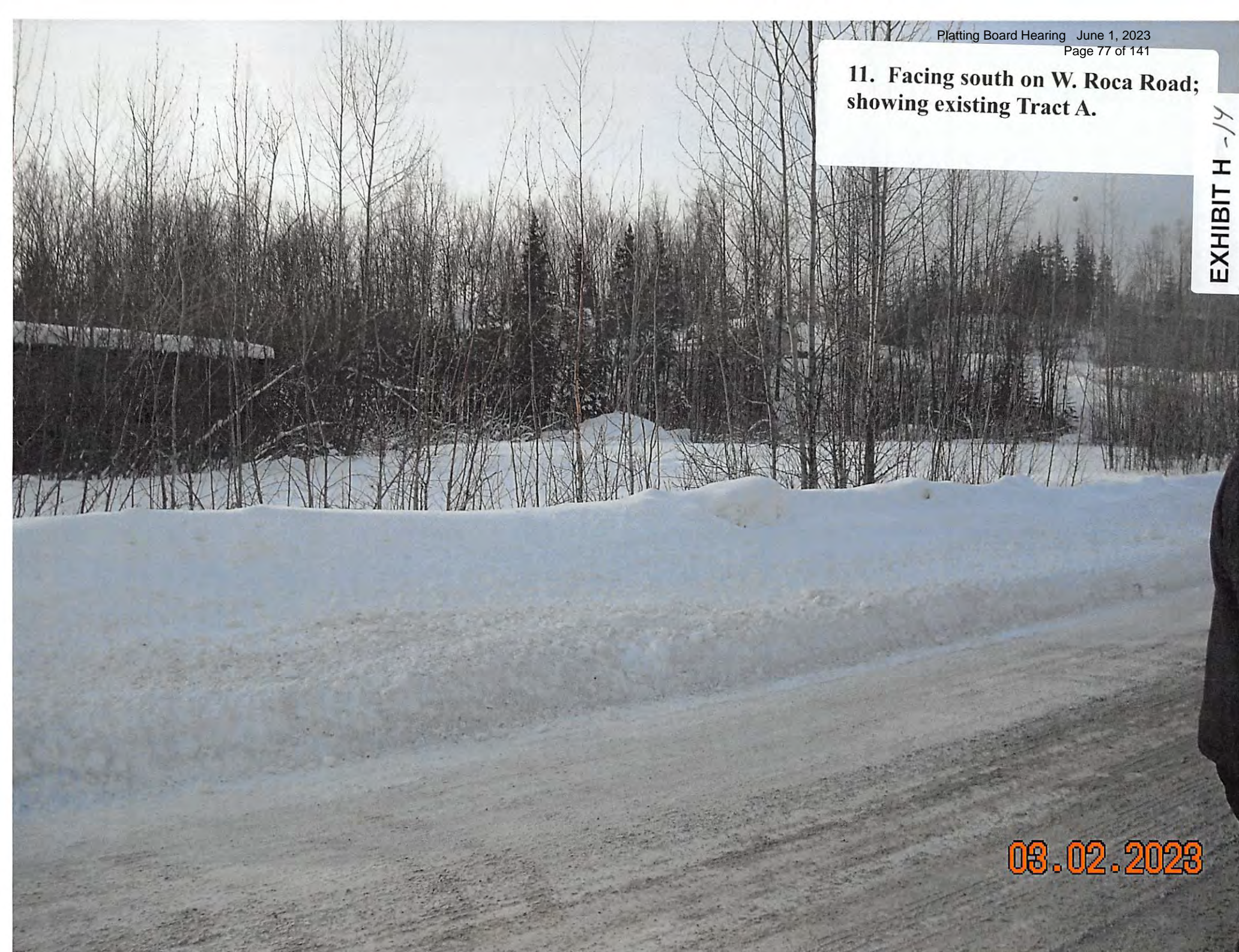




**11. Facing south on W. Roca Road;  
showing existing Tract A.**

EXHIBIT H -14

03.02.2023





**12. Facing south on W. Roca Road;  
showing structure existing Tract A.**

EXHIBIT H - 15



03.02.2023



**13. Facing south on W. Roca Road;  
showing the lake on Tract A.**

EXHIBIT H - 1/5

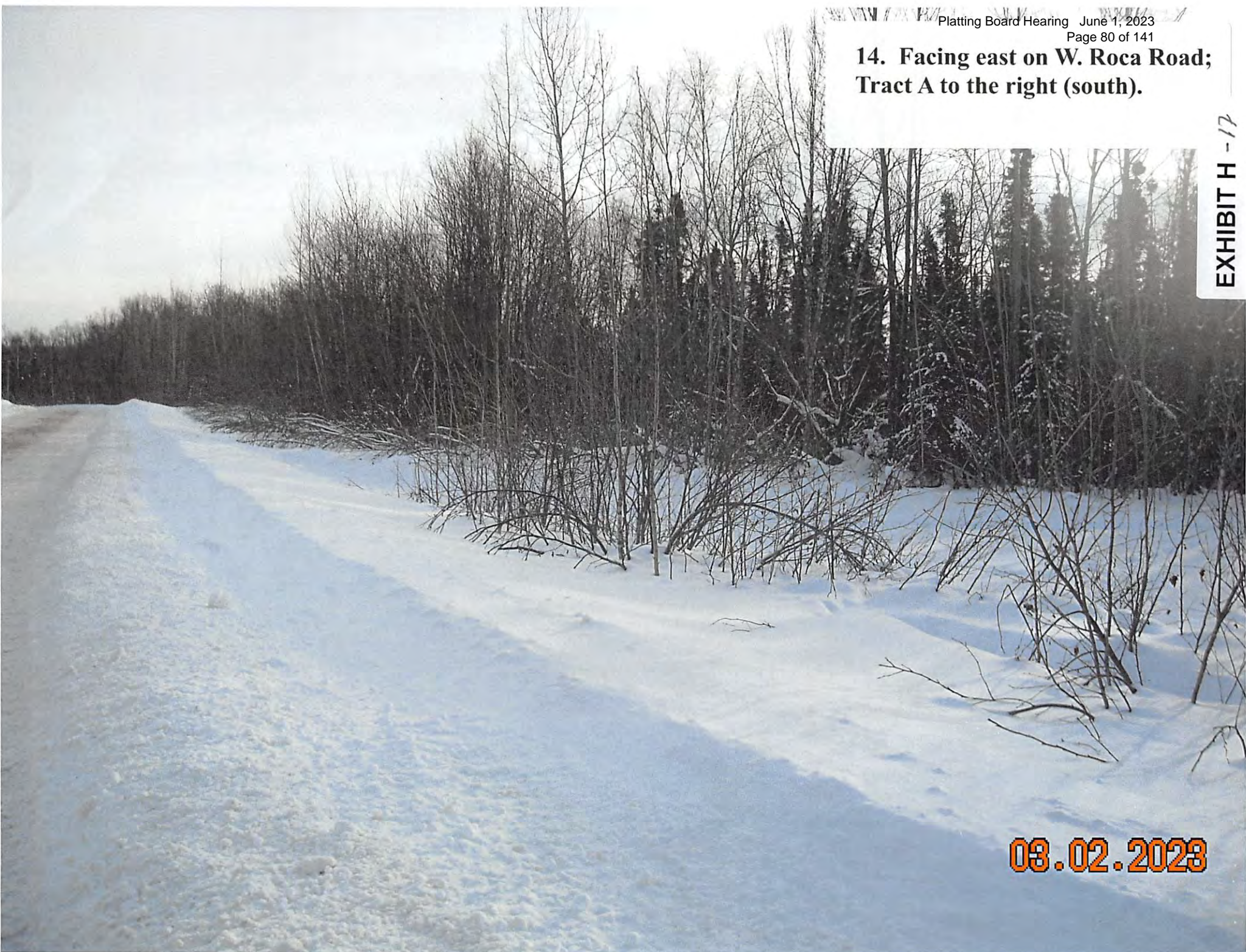
03.02.2023



**14. Facing east on W. Roca Road;  
Tract A to the right (south).**

EXHIBIT H - 17

03.02.2023





**15. Facing east on N. Suzanna  
Street at the intersection of W. Stacy  
Street, showing the driveway in the  
right-of-way of W. Stacy Street.**

EXHIBIT H -18

03.02.2023



**16. Facing northeast on N. Suzanna Street at the intersection of W. Stacy Street, showing structures on existing Lots 3 & 4, Block 8.**

EXHIBIT H -19

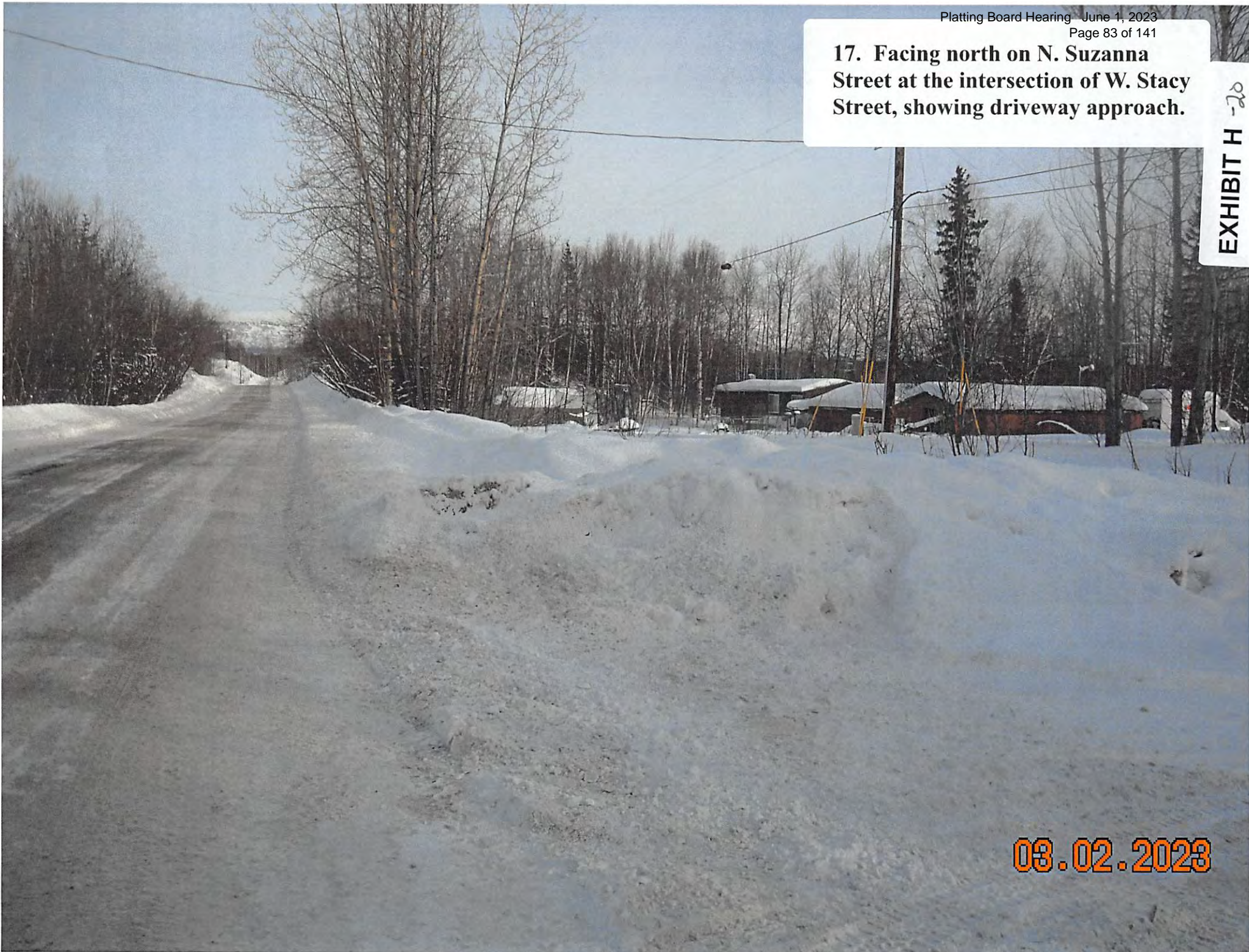
03.02.2023



**17. Facing north on N. Suzanna  
Street at the intersection of W. Stacy  
Street, showing driveway approach.**

EXHIBIT H -28

03.02.2023





CERTIFICATE OF OWNERSHIP & DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

RONALD R. HULL DATE  
189 E. NELSON AVENUE  
WASILLA, ALASKA 99654  
NOTARY ACKNOWLEDGMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

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

JANE M. HULL DATE  
189 E. NELSON AVENUE  
WASILLA, ALASKA 99654  
NOTARY ACKNOWLEDGMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

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

DATE

NAME/TITLE  
ESTATE OF EDWARD D. HULL #177  
189 E. NELSON AVENUE  
WASILLA, ALASKA 99654  
NOTARY ACKNOWLEDGMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

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

WENDY M. WISSLER DATE  
P.O. BOX 870196  
WASILLA, ALASKA 99687  
NOTARY ACKNOWLEDGMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

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

KEATH HULL DATE  
PMB 111 189 E. NELSON AVENUE  
WASILLA, ALASKA 99687  
NOTARY ACKNOWLEDGMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

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

CYNTHIA R. HULL DATE  
PMB 111 189 E. NELSON AVENUE  
WASILLA, ALASKA 99687  
NOTARY ACKNOWLEDGMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

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

BENEFICIARY

DATE

NAME/TITLE  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
P.O. BOX 2026  
FLINT, MICHIGAN 48501-2026  
NOTARY ACKNOWLEDGMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

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

LEGEND

- FOUND ALUMINUM CAP MONUMENT – AS SHOWN AND DESCRIBED
- FOUND ORIGINAL 5/8" REBAR
- FOUND 3/4" IRON PIPE
- SURVEY CONTROL POINT – SPC (5004 AK 4)  
NORTHING METERS: 845,164.131  
EASTING METERS: 523,010.241  
SURVEY TIE FROM SURVEY CONTROL POINT TO  
SECTION CORNER 1,2,11 & 12 = S31°50'06"W 1588.45'
- SET 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING  
PLASTIC CAP



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	128.87'	150.00'	68.71'	49°13'30"	124.94'	N57°22'02"W
C2	32.55'	20.00'	21.17'	93°15'06"	29.08'	N13°52'16"E
C3	66.91'	730.00'	33.48'	05°15'07"	66.89'	S57°52'15"W
C4	40.46'	205.00'	20.30'	11°18'29"	40.39'	N60°53'57"E
C5	34.73'	205.00'	17.41'	09°42'23"	34.69'	N71°24'23"E
C6	354.86'	470.00'	186.37'	43°15'35"	346.49'	S54°37'47"W
C7	134.49'	470.00'	67.71'	16°23'41"	134.03'	S24°48'10"W
C8	31.38'	20.00'	19.96'	89°53'25"	28.26'	S45°06'52"E
C9	255.36'	850.00'	128.75'	17°13'36"	254.60'	N17°21'44"W
C10	36.14'	50.00'	18.90'	41°24'35"	35.36'	N11°57'20"E
C11	44.35'	50.00'	23.75'	50°49'08"	42.91'	S07°15'04"W
C12	489.35'	470.00'	269.47'	59°39'16"	467.54'	S46°25'57"W

LINE TABLE

LINE	LENGTH	BEARING
L1	51.58'	N46°06'08"E
L2	34.35'	N10°26'45"E
L3	57.59'	N01°04'32"E
L4	62.81'	N41°16'03"W
L5	54.40'	S00°05'18"E
L6	54.31'	N80°22'55"W
L7	56.90'	S78°21'18"W
L8	33.27'	S84°24'15"W
L9	46.46'	N78°37'32"W
L10	19.88'	N68°33'32"W
L11	60.00'	S134°42'28"E
L12	290.83'	S08°00'00"E
L13	7.57'	S84°47'03"E

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 NO. \_\_\_\_\_, 20\_\_\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

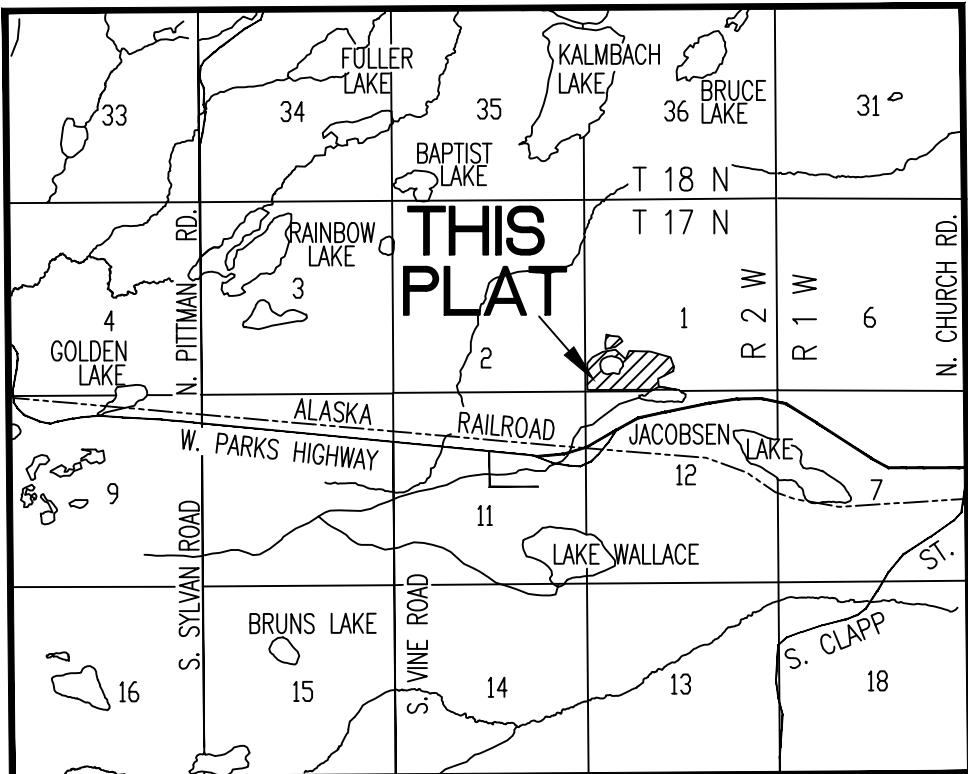
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, 20\_\_\_\_, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE BOROUGH TAX COLLECTION OFFICIAL

SURVEYOR'S CERTIFICATE

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

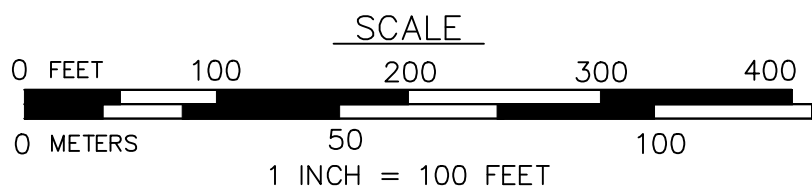
7330-S GARY LoRUSSO  
REGISTERED LAND SURVEYOR DATE



VICINITY MAP  
SCALE 1" = 1 MILE

NOTES

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
- 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- EASEMENTS OF RECORD NOT PLOTTED HEREON:
  - MEA EASEMENT RECORDED OCTOBER 6, 1961 BOOK: 39, PAGE: 9
  - DRIVEWAY EASEMENT RECORDED DECEMBER 3, 1986 BOOK 494, PAGE: 892
- COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED: FEBRUARY 13, 1985 IN BOOK: 403, PAGE: 605 AMENDED BY INSTRUMENT:  
RECORDED: FEBRUARY 28, 1985 IN BOOK: 405, PAGE: 659  
RECORDED: APRIL 24, 1985 IN BOOK: 413, PAGE: 413  
RECORDED: OCTOBER 22, 1985 IN BOOK: 440, PAGE: 474  
RECORDED: FEBRUARY 6, 1986 IN BOOK: 455, PAGE: 288  
RECORDED: JUNE 9, 1986 IN BOOK: 470, PAGE: 520  
RECORDED: OCTOBER 16, 1986 IN BOOK: 488, PAGE: 865  
PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
- TRACT A-1 DOES NOT HAVE SUFFICIENT USABLE AREA TO ALLOW ANY DEVELOPMENT THAT WOULD REQUIRE A SEPTIC DISPOSAL SYSTEM. NO DEVELOPMENT REQUIRING A SEPTIC DISPOSAL SYSTEM WILL BE ALLOWED ON TRACT A-1 UNLESS USABLE SEPTIC AREA MEETING MATANUSKA-SUSITNA BOROUGH SUBDIVISION CODE IS PROVIDED.



A PLAT OF  
**HULL FAMILY HOMESTEAD**  
A SUBDIVISION OF LOTS 1, 3 & 4, BLOCK 8 AND  
LOT 4, BLOCK 7 AND TRACT A, ALL OF  
COUNTRY PLEASURE, PLAT #85-17  
WITHIN THE  
SW1/4 SECTION 1, T. 17 N., R. 2 W.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 53.86 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING		
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR ALASKA BUSINESS LICENSE #134615 MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645 PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645 PHONE: (907) 376-7811		
DRAWN BY ICAD/K.Lyne	DATE 4/6/23	DRAWING: 2022-19/CountryPleasure
CHECKED BY GLo	SCALE 1 INCH = 100 FEET	SHEET 1 OF 2





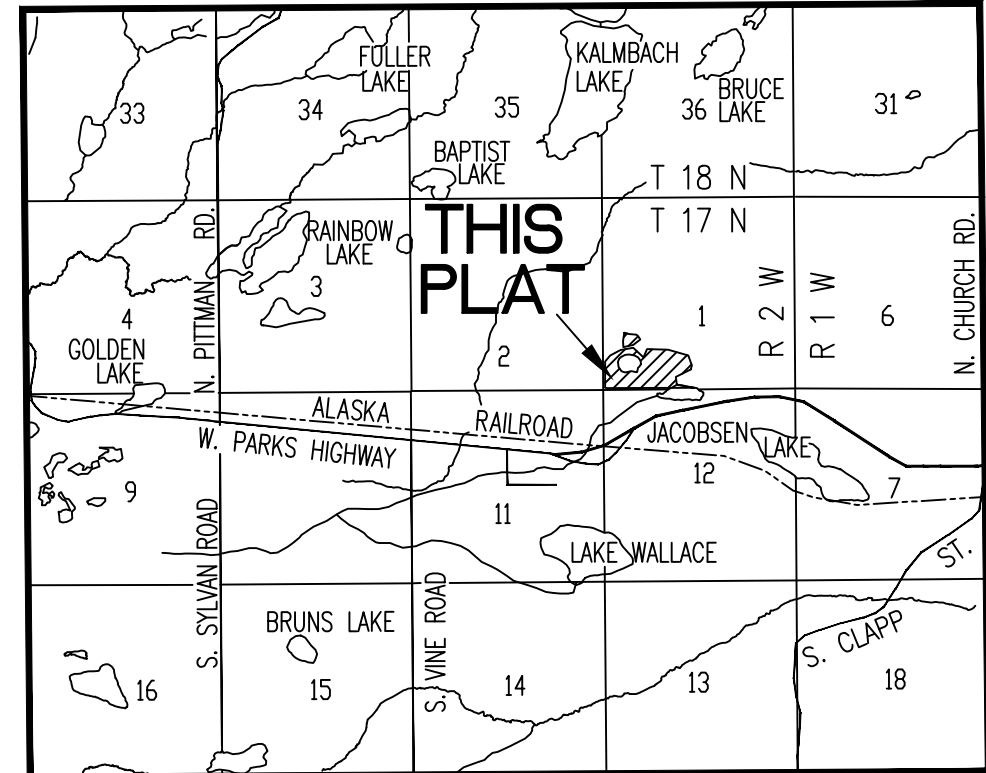
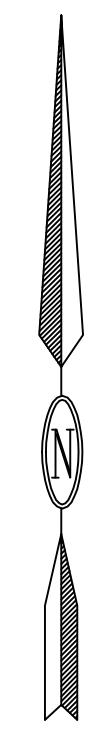


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	128.87'	150.00'	68.71'	49°13'30"	124.94'	N57°22'02"W
C2	32.55'	20.00'	21.17'	93°15'06"	29.08'	N13°52'16"E
C3	66.91'	730.00'	33.48'	05°15'07"	66.89'	S57°52'15"W
C4	40.46'	205.00'	20.30'	11°18'29"	40.39'	N60°53'57"E
C5	34.73'	205.00'	17.41'	09°42'23"	34.69'	N71°24'23"E
C6	354.86'	470.00'	186.37'	43°15'35"	346.49'	S54°37'47"W
C7	134.49'	470.00'	67.21'	16°23'41"	134.03'	S24°48'10"W
C8	31.39'	20.00'	19.96'	89°53'25"	28.26'	S45°06'52"E
C9	255.56'	850.00'	128.75'	17°13'36"	254.60'	N17°21'44"W
C10	36.14'	50.00'	18.90'	41°24'35"	35.36'	N11°52'20"E
C11	44.35'	50.00'	23.75'	50°49'08"	42.91'	S07°15'04"W
C12	489.35'	470.00'	269.47'	59°39'16"	467.54'	S46°25'57"W

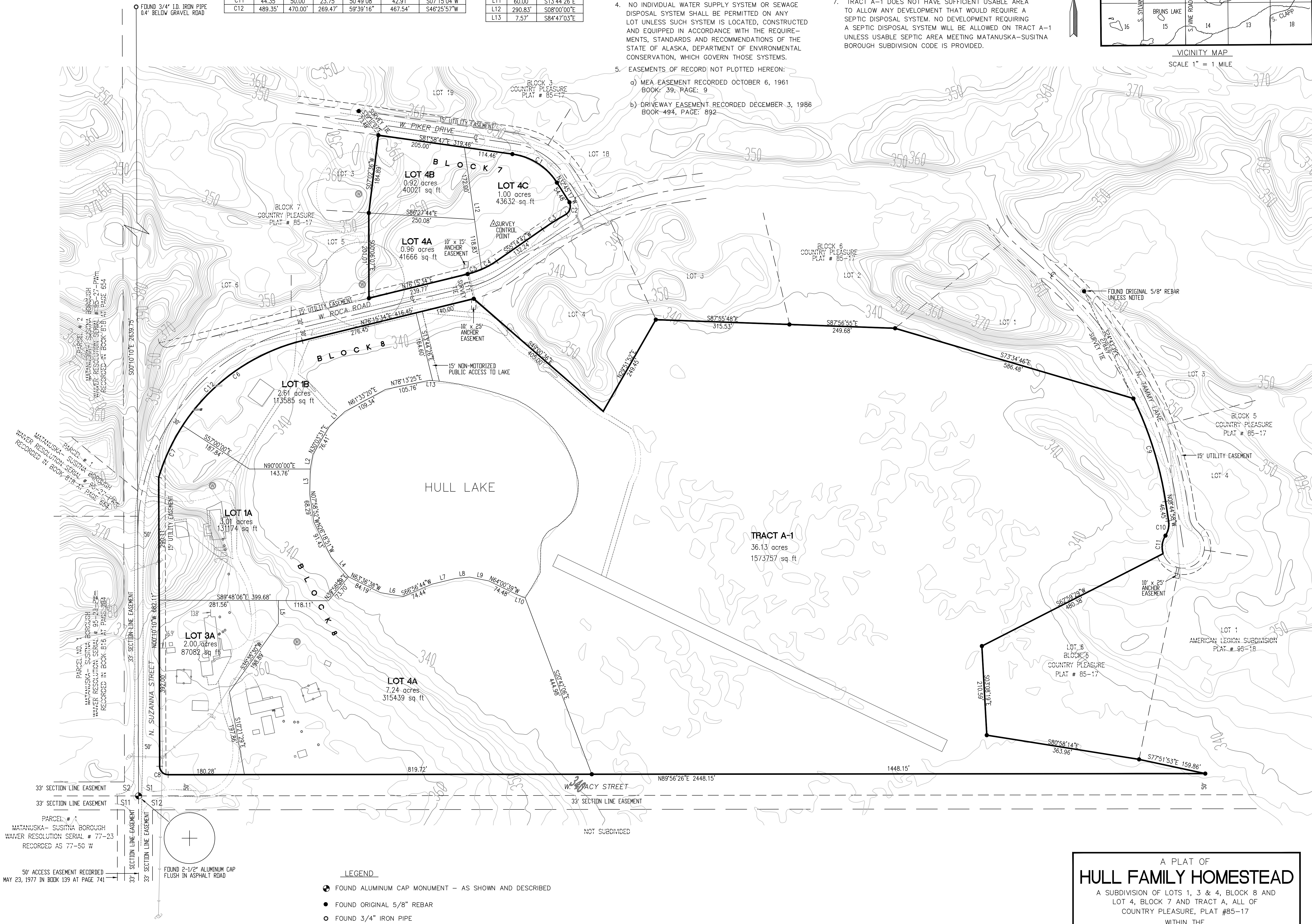
LINE TABLE		
LINE	LENGTH	BEARING
L1	51.58'	N46°06'08"E
L2	34.35'	N10°26'45"E
L3	57.59'	N01°04'32"E
L4	62.81'	N41°16'03"W
L5	48.39'	S39°57'24"W
L6	54.31'	N80°22'55"W
L7	56.90'	S76°21'18"W
L8	33.27'	S84°24'15"W
L9	46.46'	N78°37'32"W
L10	19.88'	N68°33'32"W
L11	60.00'	S13°44'26"E
L12	290.83'	S08°00'00"E
L13	7.57'	S84°47'03"E

#### NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
3. 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
  - a) MEA EASEMENT RECORDED OCTOBER 6, 1961 BOOK: 39, PAGE: 9
  - b) DRIVEWAY EASEMENT RECORDED DECEMBER 3, 1986 BOOK 494, PAGE: 892
6. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED: FEBRUARY 13, 1985 IN BOOK: 403, PAGE: 605 AMENDED BY INSTRUMENT:  
RECORDED: FEBRUARY 28, 1985 IN BOOK: 405, PAGE: 659  
RECORDED: APRIL 24, 1985 IN BOOK: 413, PAGE: 413  
RECORDED: OCTOBER 22, 1985 IN BOOK: 440, PAGE: 474  
RECORDED: FEBRUARY 6, 1986 IN BOOK: 455, PAGE: 288  
RECORDED: JUNE 9, 1986 IN BOOK: 470, PAGE: 520  
RECORDED: OCTOBER 16, 1986 IN BOOK: 488, PAGE: 865  
PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
7. TRACT A-1 DOES NOT HAVE SUFFICIENT USABLE AREA TO ALLOW ANY DEVELOPMENT THAT WOULD REQUIRE A SEPTIC DISPOSAL SYSTEM. NO DEVELOPMENT REQUIRING A SEPTIC DISPOSAL SYSTEM WILL BE ALLOWED ON TRACT A-1 UNLESS USABLE SEPTIC AREA MEETING MATANUSKA-SUSITNA BOROUGH SUBDIVISION CODE IS PROVIDED.

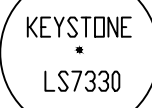


VICINITY MAP  
SCALE 1" = 1 MILE



#### LEGEND

- FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
- FOUND ORIGINAL 5/8" REBAR
- FOUND 3/4" IRON PIPE
- △ SURVEY CONTROL POINT - SPC (5004 AK 4)  
NORTHING METERS: 845,164.131  
EASTING METERS: 523,010.241  
SURVEY TIE FROM SURVEY CONTROL POINT TO SECTION CORNER 1,2,11 & 12 = S31°50'06"W 1588.45'
- SET 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING PLASTIC CAP

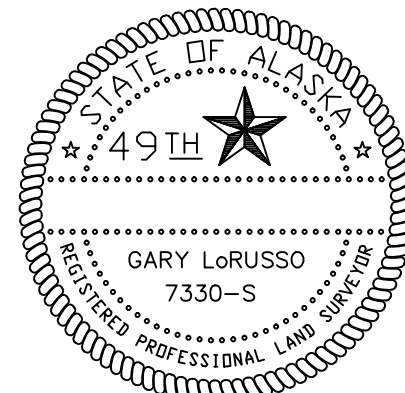


#### SURVEYOR'S CERTIFICATE

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

7330-S GARY LoRUSSO  
REGISTERED LAND SURVEYOR

DATE



### A PLAT OF HULL FAMILY HOMESTEAD

A SUBDIVISION OF LOTS 1, 3 & 4, BLOCK 8 AND LOT 4, BLOCK 7 AND TRACT A, ALL OF COUNTRY PLEASURE, PLAT #85-17 WITHIN THE SW1/4 SECTION 1, T. 17 N., R. 2 W. SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 53.86 ACRES, MORE OR LESS

#### KEYSTONE SURVEYING & MAPPING

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

DRAWN BY iCAD/K.Lyne	DATE 4/6/23	DRAWING: 2022-19/CountryPleasure
CHECKED BY GLo	SCALE 1 INCH = 100 FEET	SHEET 2 OF 2



6C



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JUNE 1, 2023**

PRELIMINARY PLAT: SNOWSHOE WOODS PHASE 3

LEGAL DESCRIPTION: SEC 31, T26N, R04W, SEWARD MERIDIAN AK

PETITIONERS: TIM BRADLEY, ALL ASPECTS CONSTRUCTION LLC  
LINDA PETERS

SURVEYOR/ENGINEER: FRONTIER SURVEYS

ACRES: 105.42 ± PARCELS: 26

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-046

---

**REQUEST:** The request is to create 26 lots from Tract 1, Snowshoe Woods Phase 2, Plat No. 2022-9 and Lot 30 & Lot 31, Block 2 and Lot 10, Block 1, Snowshoe Woods, Plat No. 2021-9, to be known as **SNOWSHOE WOODS PHASE 3**, containing 105.42 acres +/- . Parcels are located west of S. Talkeetna Spur, north of E. Powers Road and west of S. Morel Circle; lying within the SW ¼ Section 31, Township 26 North, Range 04 West, Seward Meridian, Alaska. Access will be from S. Morel Circle, S. Spatterdock Street and E. Angel Wing Drive. S. Morel Circle will be constructed through to S. Talkeetna Spur.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Soils Report  
Plan & Profile

**EXHIBIT A** – 4 pgs  
**EXHIBIT B** – 15 pgs  
**EXHIBIT C** – 8 pgs

**AGENCY COMMENTS**

Department of Public Works Pre-Design Division  
Development Services  
ADOT&PF  
Utilities  
Public  
Site Visit Report with Photos, 05/12/2023

**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 2 pgs  
**EXHIBIT G** – 4 pgs  
**EXHIBIT H** – 1 pg  
**EXHIBIT I** – 13 pgs

**DISCUSSION:** Twenty-six lots will be created in this phase of development. S. Morel Circle will be constructed through to S. Talkeetna Spur. An application for an Approach Road Permit to ADOT&PF, for the extension of S. Morel Circle, has been submitted. The finalized and completed permit will be required to record (see *Recommendation #5g*). The cul-de-sac at the northern terminus of S. Morel Circle will need to be reclaimed (see *Recommendation #5h*). Access within the subdivision will be from E. Golden Cap Circle, S. Grisette Lane and E. Angel Wing Circle; these streets to be constructed to Borough residential street standards (see *Recommendation #5*). Access to the subdivision will be from E. Love-Lee Lane, S. Spatterdock Street, E. Powers Road and the extension of S. Morel Circle.



**Soils Report:** (**Exhibit B**) A soils report was submitted, pursuant to MSB 43.20.281(A). Pierre Stragier, PE, Frontier Surveys, notes testholes from Phase II, performed on April 8, 2022, and testholes from Phase I, performed May 5, 2021, soils investigations have been considered for this report. Three testholes were excavated on June 20, 2022, located in what is now Phase III. Testhole location maps and testhole logs are attached. The result of these investigations show the underlying soils are sufficient to construct on-site wastewater systems. Soils are classified as GW/GP gravels, interspersed with layers of SP/SW sands. No water table was encountered during the investigation nor an impervious layer. Topography is such to allow for 10,000 sf of useable continuous septic area and 10,000 sf of usable building area for each of the proposed lots, pursuant to MSB 43.20.281 and MSB 43.05.005.

Plan & Profile for E. Angel Wing Circle, S. Grisette Street, E. Golden Cap Circle and S. Morel Circle Extension is at **Exhibit C**. An Average Daily Traffic (ADT) count is at **Exhibit C-8**. A 192 page Master Drainage Report is on file with Platting staff and has been reviewed by Department of Public Works, Pre-Design and Engineering Division.

**Comments:** Department of Public Works Pre-Design Division (**Exhibit D**) notes an old version of the drainage report was submitted. A revised drainage report, dated 09/09/2022, reflected PD&E's comments on the catchment area boundaries. However, the drainage report should be further revised now to include the extension of S. Morel Circle. *Engineer of record notes the extension of S. Morel Circle is addressed in Phase I drainage report at Page 14 for the post construction drainage condition.* The existing cul-de-sac bulb on S. Morel Circle shall be removed and ditched through near the end of the warranty period. A temporary cul-de-sac easement should be shown on the plat with a note that it will automatically terminate upon physical removal of the cul-de-sac (see **Recommendation #5h**). S. Morel Circle should be renamed with the designation of "street", since it will no longer be a dead-end (see **Recommendation #5f**). A soils report written specifically for this subdivision should be submitted. *Staff notes a soils report specific to Phase III has been submitted and is at Exhibit B.*

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

**ADOT&PF:** (**Exhibit F**) has no objection to the proposed subdivision plan. The Approach Road Review application has been received. Approval of this permit is contingent on plat approval. ADOT&PF requests utility plans be shown in Approach Road designs.

**Utilities:** (**Exhibit G**) MTA notes the developer is responsible for relocating MTA pedestal AG4429F out of the extension of S. Morel Circle; the location of the pedestal is shown on the attached sketch (see **Recommendation #5i**). GCI has no comments. Enstar has no comments or recommendations. MEA did not respond.

**Public:** (**Exhibit H**) Jack Smothers, owner of Lot 4, Block 1, Snowshoe Woods, has no objection. "A lack of affordable housing is currently Talkeetna's largest issue. Approving this subdivision will greatly help our community with providing additional building opportunities to people. Thank you!"

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 Talkeetna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Emergency Services, Community Development, Assessments or Planning; or MEA.



**CONCLUSION:** The preliminary plat of **SNOWSHOE WOODS PHASE 3** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing; one non-objection was received. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A).

**FINDINGS OF FACT**

1. The plat of Snowshoe Woods Phase 3 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.
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 Talkeetna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; 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; one non-objection was received.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Snowshoe Woods, Phase 3, Section 31, Township 26 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. Show all easements of record on final plat.
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) Provide an approved Approach Road Permit from ADOT&PF.

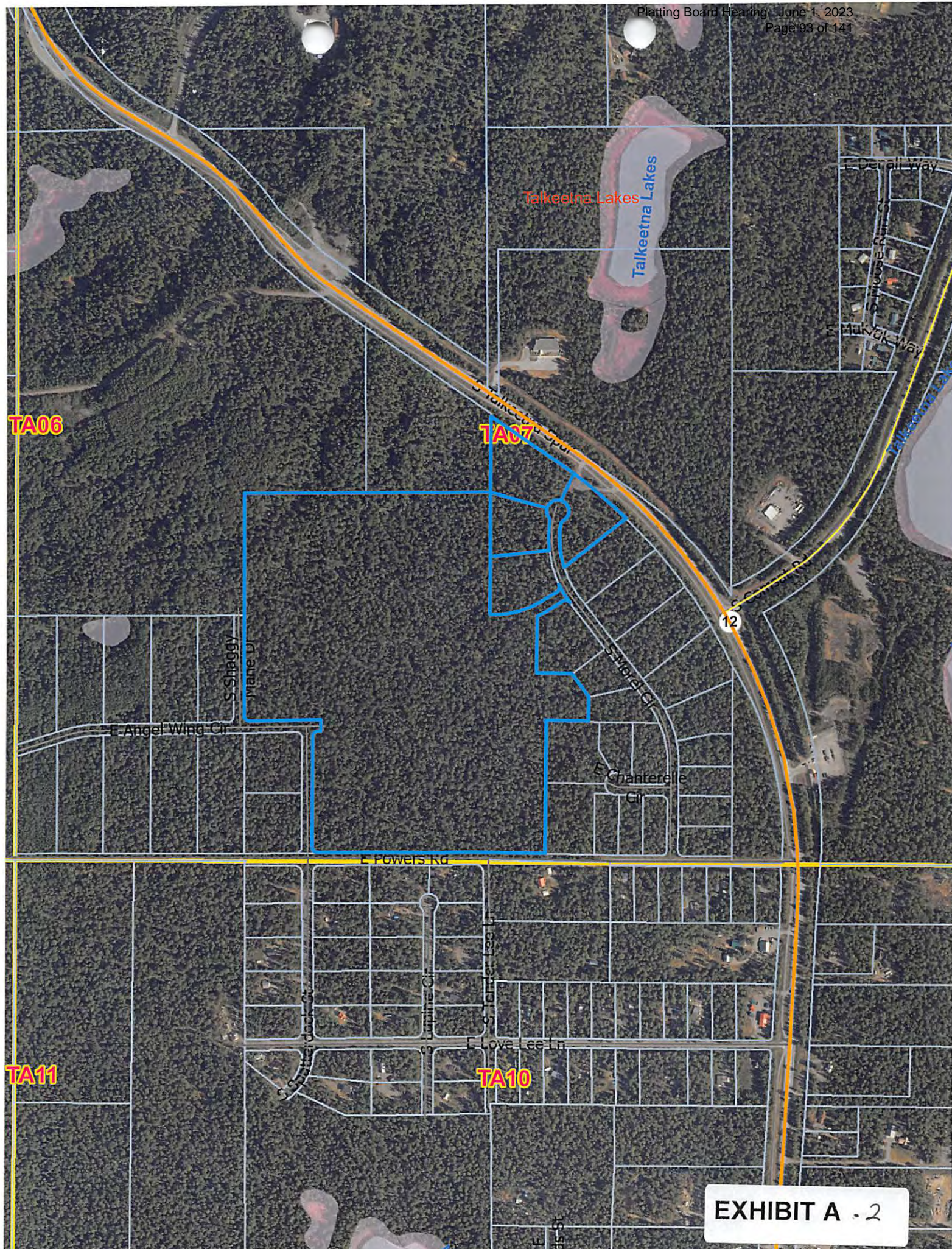


- h) Reclaim the cul-de-sac at the northern terminus of S. Morel Circle, per DPW's instructions.
  - i) Provide proof that the MTA pedestal has been removed from the extension of S. Morel Circle.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
  7. Submit final plat in full compliance with Title 43.



**EXHIBIT A - /**

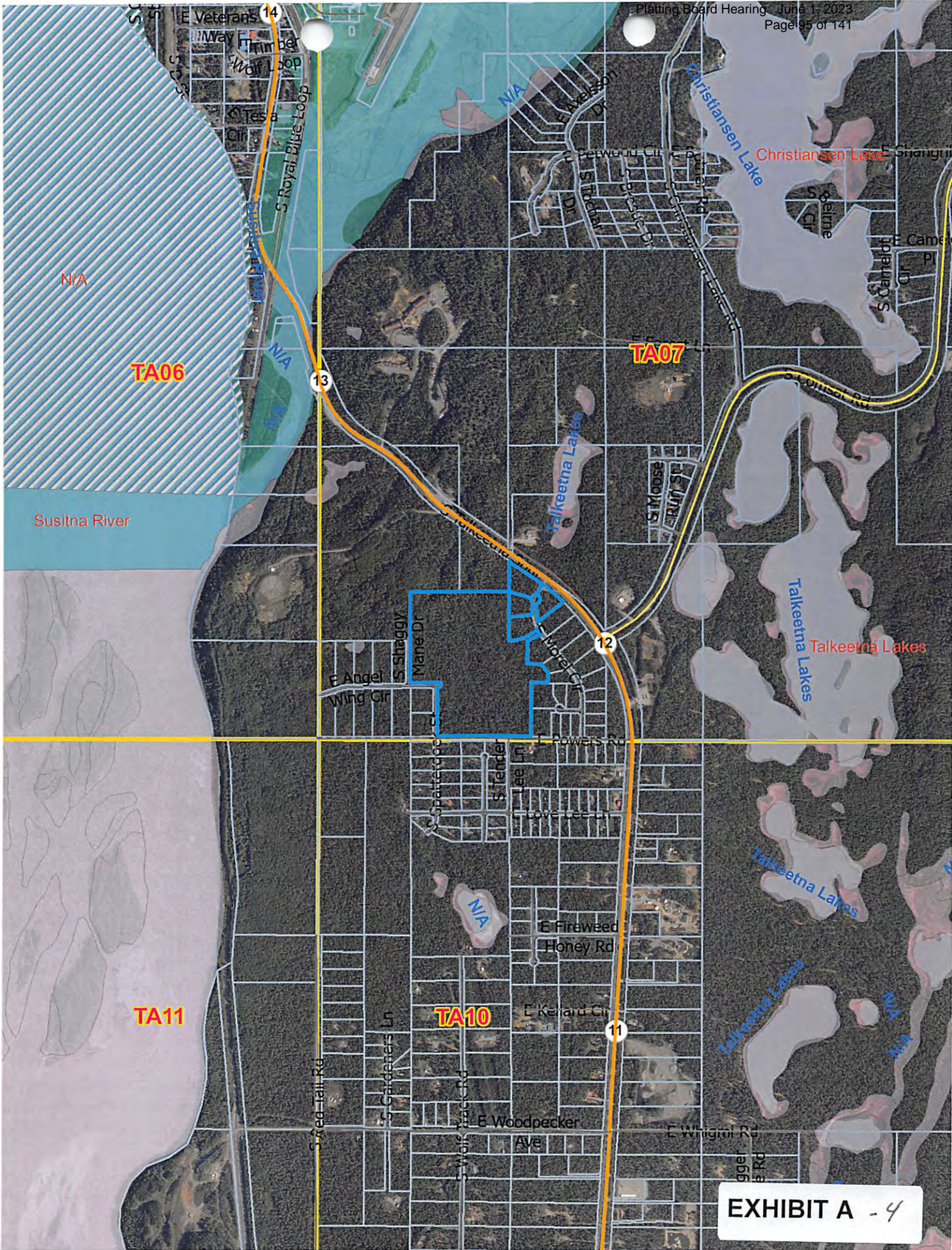




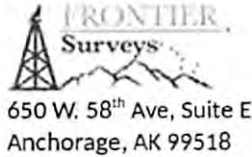












RECEIVED  
MAY 18 2023  
PLATTING

Page 1  
23-021SR.docx

## Soils Investigation – Usable Area Report Snowshoe Woods Subdivision Phase III

### Introduction:

A Soils Investigation was requested for Snowshoe Woods Subdivision Phz III 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 63 acre parcel is bordered on the east by Snowshoe Woods Subdivision Phz I, the south boundary is the ROW of E. Powers Rd, and the west and north adjoining property is Snowshoe Woods Phz II. Terrain for the subject parcel is mostly flat with slight 4'-8' undulations for the east 2/3rd's of the subdivision. The remaining 1/3rd consists of swales and ridges to 10'-20' in elevation change, in the northwest corner of the development.

Soils investigations were performed for both Phases I & II of Snowshoe Woods and several of these test holes overlap into the area that is defined as Phase III. These reports have been approved by MSB for their respective phases (21-326SR & 22-080SR\_R1). Phase I investigation was performed on May 5, 2021. Test Holes 2 & 3 of this investigation are submitted as part of this report. Phase II investigation was performed on April 8, 2022. Test Holes 1-3 from this investigation are submitted for this report. All test pits were logged by Pierre Stragier, PE. All test holes have similar strata composition defined of sands and gravels (poorly or well graded), cobble size, no impervious layers nor water table encountered. Research of ADEC files of surrounding septic systems showed similar soils strata. In addition, over 4,500' of roads have been constructed between Phases I & II and only clean gravels and sands have been discovered and six newly constructed septic systems built on Phase I properties. No impervious layer nor pockets of peat or other deleterious material has been discovered by these activities.

### 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 gravels, with interspersed layers of SP/SW sands, see the attached soil logs. No water table was encountered during the investigation nor an impervious layer. 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.



Page 1  
23-021SR.docx

EXHIBIT B -1





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

## Soils Investigation – Usable Area Report Snowshoe Woods Subdivision Phz II - Revised



### Introduction:

A Soils Investigation was requested for Snowshoe Woods Subdivision Phz II 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 105 acre parcel is bordered on the east boundary by Snowshoe Woods Subdivision Phz I, the south boundary is the ROW of E. Powers Rd, and the west and north adjoining property is unsubdivided. Terrain for the subject parcel is mostly flat with slight 4'-8' undulations for the east 2/3rds of the subdivision. The remaining 1/3rd consists of swales and ridges to 10'-40' in elevation change, in the northwest corner of the development.

The soils investigation was performed on June 20, 2022. Three test pits were dug with a CAT 120 excavator. The three test pits are located as shown on the Test Hole Location Exhibit. All pits had similar strata to depths reaching 14'. All test pits were logged by Pierre Stragier, PE. The fourth test hole was investigated as part of Phz I soils investigation, performed May 18, 2021. Its soils log is included in the Appendix. Research of ADEC files of surrounding septic systems showed similar soils strata.

**Test Pit 1:** Test Pit 1 is located at Lat:62-17-38.45 Long: - 150-05-30.13. The surrounding area is level, with sparse undergrowth and sparse birch/spruce. The top foot of the pit was classified as brown silt/loam with organics. The next 4' is classified as poorly graded gravel (GP), brown, dry, cobbles to 6". The remaining strata to test hole depth of 14' is classified as poorly graded sands and gravels (GP/SP), gray, dry cobbles to 6". No water or impervious layer were present.

**Test Pit 2 & 3:** Test Pit 2 is located at Lat:62-17-40.00, Long: - 150-05-33.51, and Test Pit 3 is located at Lat:62-17-49.21, Long: -150-05-23.40. Vegetation is dense undergrowth and sparse birch/spruce. The top foot of the pits was classified as brown silt/loam with organics. The next 4' was classified as well graded gray gravel (GW), dry, occasional cobble to 8" and the remaining 9', gray, moist, GP gravel, 3" minus with occasional cobble to 10". No water or impervious layer were present. These tests were identical in composition.

**Test Pit 4:** Test Pit 4 (May, 2021) is located at Lat:62.29341, Long: - 150.09867. The test pit is in the SW quadrant of the property. Vegetation is medium dense undergrowth and birch/spruce. The top foot of the pit was classified as brown silt/loam with organics. The next foot was classified brown silt/loam; followed by 2' classified as well graded gray gravel (GW), moist, occasional cobble to 8"; the next 2' strata consisted of gray, dry, SP sand; and the remaining 10', gray, moist, GP gravel, 3" minus with occasional cobble to 6". 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 gravels, with interspersed layers of SP/SW sands, see the attached soil logs. No water table was encountered during the investigation nor an impervious layer. 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.

PS  
2022-06-18



**Photo Log**  
**Snowshoe Woods Subdivision Phz II**



*Figure 1 - Test Pit 1*



*Figure 2- Test Pit 2*

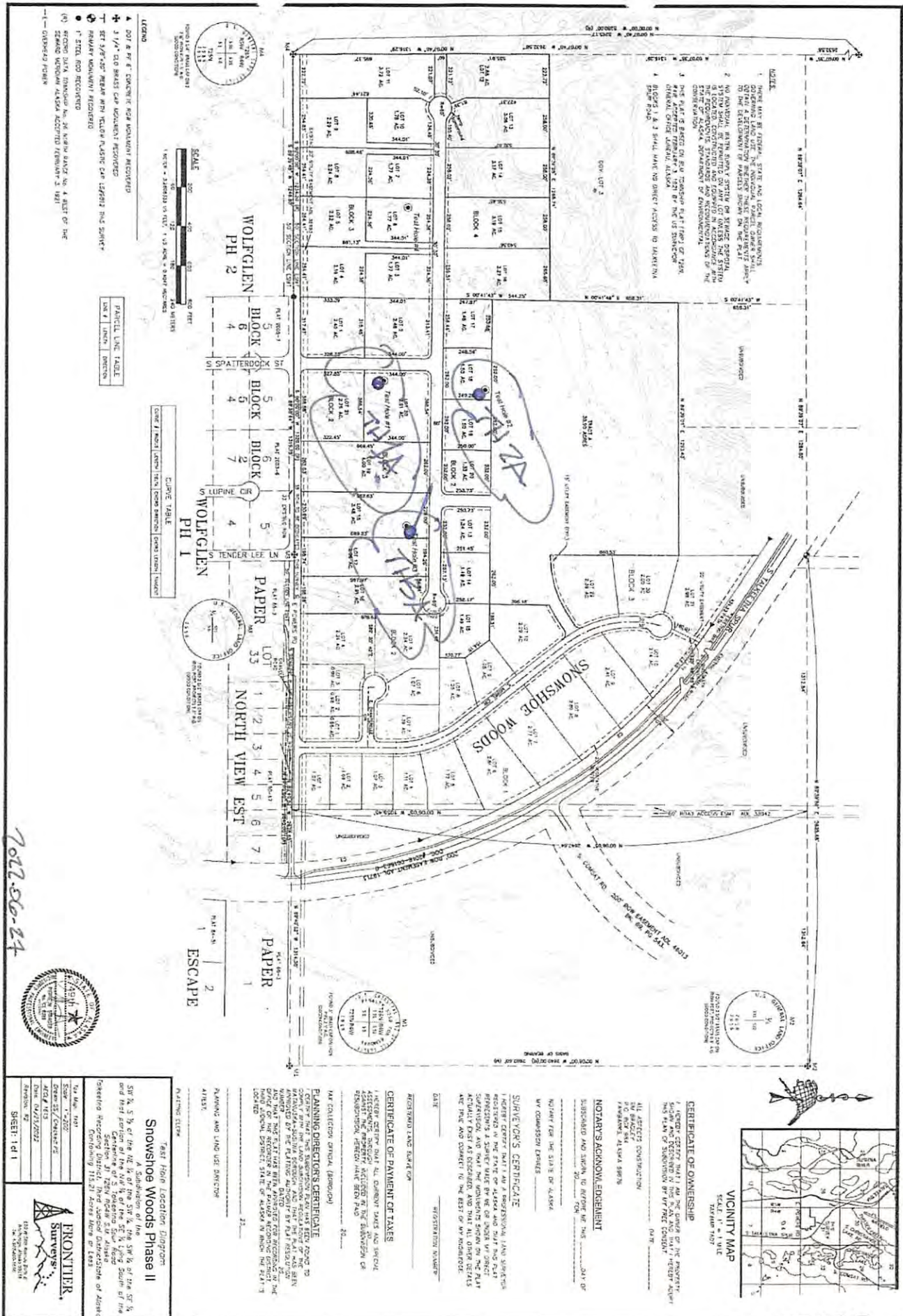


*Figure 3 - Test Pit 3*



**EXHIBIT B - 3**







## TEST HOLE EVALUATION & DOCUMENTATION

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

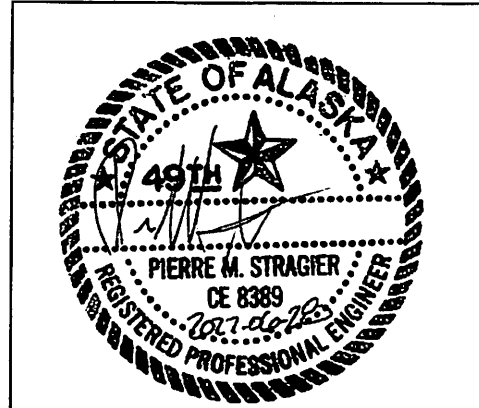
Legal Description:	<b>Lot 20, Blk 3, Snowshoe Woods Phz II</b>		
Soil Log Date:	<b>06-20-2022</b>	Evaluated By:	<b>P. Stragier, PE</b>

### TEST HOLE NO. 1

FRONTIER WORK ORDER #: 22-080

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1' SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	2'-5' Poorly graded gravel (GP), brown, dry, cobbles 6"
3	
4	
5	5'-14' Poorly graded sands and gravels (SP/GP), gray, dry, cobbles to 6"
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 17 40.01

Long: -150 05 33.5

#### 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**

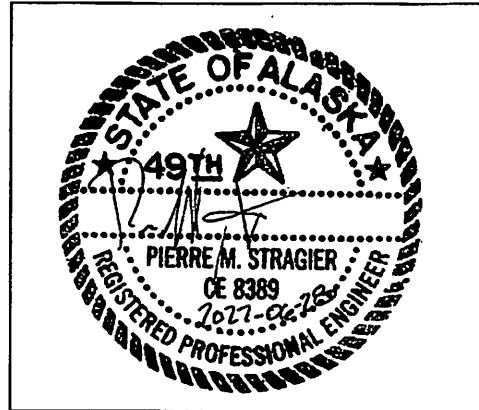
Legal Description:	<b>Lot 18, Blk 4, Snowshoe Woods Phz II</b>		
Soil Log Date:	<b>06-20-2022</b>	Evaluated By:	<b>P. Stragler, PE</b>

### TEST HOLE NO. 2

FRONTIER WORK ORDER #: 22-080

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1' SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	2'-5' well graded gravel (GW), grey, dry, cobbles to 8"
3	
4	
5	5'-10' Poorly graded gravels (GP), gray, moist, 3" minus with occasional cobble to 10"
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 17 40.01

Long: -150 05 33.5

#### 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**

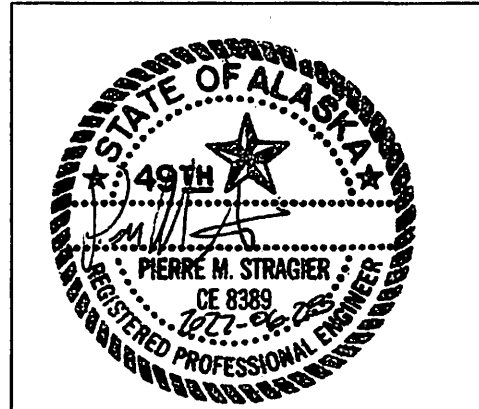
Legal Description:	<b>Lot 18, Blk 3, Snowshoe Woods Phz II</b>		
Soil Log Date:	<b>06-20-2022</b>	Evaluated By:	<b>P. Stragler, PE</b>

**TEST HOLE NO. 3**

**FRONTIER WORK ORDER #: 22-080**

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1' SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	2'-5' well graded gravel (GW), grey, dry, cobbles to 8"
3	
4	
5	5'-10' Poorly graded gravels (GP), gray, moist, 3" minus with occasional cobble to 10"
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 17 49.21  
Long: -150 05 23.4

**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**

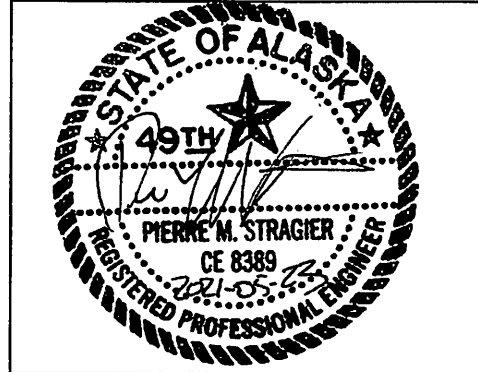
Legal Description:	<b>Lot 8, Blk 3 (Phz II) Lot D1, S31, T26N, R4W, SM (Phz I)</b>		
Soil Log Date:	<b>05-18-2021</b>	Evaluated By:	<b>P. Stragler, PE</b>

### TEST HOLE NO. 4

FRONTIER WORK ORDER #: 21-326

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1' SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	2'-3' BROWN SILT
3	
4	4'-6' GRAY, MOIST, GRAVEL, GW, COBBLE TO 8"
5	
6	6'-8' GRAY, DRY, SAND, SP
7	
8	8'-16' GRAY, DRY GRAVEL, GP, COBBLE TO 8", 3" MINUS
9	
10	
11	
12	
13	
14	
15	
16	BOTTOM OF EXPLORATION – NO WATER
17	NO IMPERVIOUS LAYER
18	
19	
20	
21	
22	

#### PROFESSIONAL ENGINEER'S SEAL



#### TEST HOLE LOCATION:

Lat: 62.29341

Long: -150.09867

#### COMMENTS:

- Cat 308 Excavator
- Sample location SW quadrant

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.





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

## Soils Investigation – Usable Area Report T26N, R4W, S31, Lot D1

### Introduction:

A Soils Investigation was requested for T26N, R4W, S31, Lot D1 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 160 acre parcel is bordered on the east boundary by the Talkeetna Spur Rd, and the east half of the southern boundary is the ROW of Powers Rd. Terrain for the subject parcel is mostly flat with slight 4'-8' undulations for the east 2/3rd's of Lot D1. The remaining 1/3rd consists of swales and ridges to 10'-20' in elevation change.

The soils investigation was performed on May 18, 2021. Four test pits were dug with a Cat 308 excavator. The four test pits were located in each quadrant of the property. All pits had similar strata to depths reaching 16'. 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:62.29318 Long: - 150.08018. The surrounding area is level, with sparse undergrowth and sparse birch/spruce. The top foot of the pit was classified as brown silt/loam with organics. The next 2' was classified brown silt; followed by a 4' strata of gray, dry SW sand; then 9' of gray, moist, GW gravel (3" minus) occasional cobble to 12". No water or impervious layer were present.



**Test Pit 2:** Test Pit 2 is located at Lat:62.29734, Long: - 150.08164. The test pit is located in the NE quadrant of the property. Vegetation is dense undergrowth and sparse birch/spruce. The top foot of the pit was classified as brown silt/loam with organics. The next 5' was classified as well graded gray gravel (GW), moist, occasional cobble to 8"; the next 3' strata consisted of gray, dry, SP sand; and the remaining 7', gray, moist, GP gravel, 3" minus with occasional cobble to 10". No water or impervious layer were present.



**Test Pit 3:** Test Pit 3 is located at Lat:62.29609, Long: - 150.09338. The test pit is located in the NW quadrant of the property. Vegetation is medium dense undergrowth and birch/spruce. The top foot of the pit was classified as brown silt/loam with organics. The next 2' was classified brown silt; followed by 4' classified as well graded gray gravel (GW), moist, occasional cobble to 8"; the next 1' strata consisted of gray, dry, SP sand; and the remaining 8', gray, moist, GP gravel, 3"



minus with occasional cobble to 8". No water or impervious layer were present.

**Test Pit 4:** Test Pit 4 is located at Lat:62.29341, Long: -150.09867. The test pit is located in the SW quadrant of the property. Vegetation is medium dense undergrowth and birch/spruce. The top foot of the pit was classified as brown silt/loam with organics. The next foot was classified brown silt/loam; followed by 2' classified as well graded gray gravel (GW), moist, occasional cobble to 8"; the next 2' strata consisted of gray, dry, SP sand; and the remaining 10', gray, moist, GP gravel, 3" minus with occasional cobble to 6". 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 gravels, with interspersed layers of SP/SW sands, see the attached soil logs. No water table was encountered during the investigation nor an impervious layer. Topography is such to allow for 10,000sf of usable 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.





PS  
7-21-24

# Matanuska-Susitna Borough



THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Reported on 05/20/2021 11:47 AM

'eb\_Mercator\_Auxiliary\_Sphere  
Susitna Borough



- Legend**
- Road Mileposts
  - Roads
    - Highway
    - Major Road
    - Medium Road
    - Minor Road
    - Ramp
    - Primitive Road
    - Private Road
  - Alaska Railroad
  - Mat-Su Borough Boundary
  - Incorporated Cities
  - Parcels
  - Government Lot Lines
  - Lakes and Rivers
  - Streams
  - 100 year Flood Zone
  - Section Lines

TEST PK LOCATION  
MAP FOR  
LOT D1, S31, T24N, E4W1  
7-21-24

1:18,056

**Notes**

This map was automatically generated using Geocortex Essentials.



## TEST HOLE EVALUATION & DOCUMENTATION

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

Legal Description:	Lot D1, S31, T26N, R4W, SM		
Soil Log Date:	05-18-2021	Evaluated By:	P. Stragier, PE

### TEST HOLE NO. 1

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1' SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	2'-3' BROWN SILT
3	
4	4'-7' GRAY, DRY SAND, SW
5	
6	
7	7'-16' GRAY, MOIST GRAVEL, GW, OCCASIONAL COBBLE 10" 3" MINUS
8	
9	
10	
11	
12	
13	
14	
15	
16	BOTTOM OF EXPLORATION - NO WATER
17	NO IMPERVIOUS LAYER
18	
19	
20	
21	
22	

FRONTIER WORK ORDER #: 21-326

PROFESSIONAL ENGINEER'S SEAL



#### TEST HOLE LOCATION:

Lat: 62.29318

Long: -150.08018

#### COMMENTS:

- Cat 308 Excavator
- Sample location SE quadrant

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:	Lot D1, S31, T26N, R4W, SM		
Soil Log Date:	05-18-2021	Evaluated By:	P. Stragier, PE

### TEST HOLE NO. 2

FRONTIER WORK ORDER #: 21-326

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1' SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	2'-7' GRAY, MOIST, GRAVEL, GW, COBBLE TO 8"
3	
4	
5	
6	
7	7'-9' GRAY, DRY SAND, SP
8	
9	9'-16' GRAY, MOIST GRAVEL, GW, OCCASIONAL COBBLE 10" 3" MINUS
10	
11	
12	
13	
14	
15	
16	BOTTOM OF EXPLORATION - NO WATER
17	NO IMPERVIOUS LAYER
18	
19	
20	
21	
22	

### PROFESSIONAL ENGINEER'S SEAL



### TEST HOLE LOCATION:

Lat: 62.29734

Long: -150.08164

### COMMENTS:

- Cat 308 Excavator
- Sample location NE quadrant

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:	Lot D1, S31, T26N, R4W, SM		
Soil Log Date:	05-18-2021	Evaluated By:	P. Stragier, PE

### TEST HOLE NO. 3

FRONTIER WORK ORDER #: 21-326

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1' SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	2'-3' BROWN SILT
3	
4	4'-8' GRAY, MOIST, GRAVEL, GW, COBBLE TO 8"
5	
6	
7	
8	8'-9' GRAY, DRY SAND, SP
9	9'-16' GRAY, DRY GRAVEL, GP, COBBLE TO 8", 3" MINUS
10	
11	
12	
13	
14	
15	
16	BOTTOM OF EXPLORATION - NO WATER
17	NO IMPERVIOUS LAYER
18	
19	
20	
21	
22	

PROFESSIONAL ENGINEER'S SEAL



#### TEST HOLE LOCATION:

Lat: 62.29609

Long: -150.09338

#### COMMENTS:

- Cat 308 Excavator
- Sample location NW quadrant

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 - 14**



## TEST HOLE EVALUATION & DOCUMENTATION

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

Legal Description:	Lot D1, S31, T26N, R4W, SM		
Soil Log Date:	05-18-2021	Evaluated By:	P. Stragier, PE

### TEST HOLE NO. 4

FRONTIER WORK ORDER #: 21-326

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1' SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	2'-3' BROWN SILT
3	
4	4'-6' GRAY, MOIST, GRAVEL, GW, COBBLE TO 8"
5	
6	6'-8' GRAY, DRY, SAND, SP
7	
8	8'-16' GRAY, DRY GRAVEL, GP, COBBLE TO 8", 3" MINUS
9	
10	
11	
12	
13	
14	
15	
16	BOTTOM OF EXPLORATION - NO WATER
17	NO IMPERVIOUS LAYER
18	
19	
20	
21	
22	

### PROFESSIONAL ENGINEER'S SEAL



### TEST HOLE LOCATION:

Lat: 62.29341

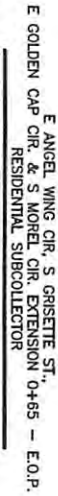
Long: -150.09867

### COMMENTS:

- Cat 308 Excavator
- Sample location SW quadrant

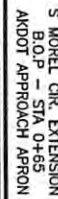
The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system, within 25' of the location of the test hole (noted above). Soil type, conditions and ratings are based on visual observation 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.





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 IMPROVING BORROW.
3. ORGANIC AND UNCLASSIFIED EXCAVATION SUITABLE FOR TOPSOIL THAT MEETS THE PROJECT SPECIFICATIONS MAY BE STOCKPILED IN LOCATIONS APPROVED BY THE ENGINEER AND USED AS TOPSOIL.
4. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

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 DRAINWAYS SHALL BE BUILT WITH A 12" CULVERT INSTALLED THAT MAINTAINS POSITIVE DRAINAGE WITHIN THE ROADWAY DITCHLINE.
4. ALL DRAINWAY CULVERTS SHALL BE INSTALLED WITH A MINIMUM OF 12" OF COVER AND END CAPS.
5. ALL DRAINWAYS SHALL BE SWELED BELOW TRAFFIC WAY SHOULDER TO PROVIDE LONGITUDINAL DRAINAGE.



1. THE RECOMMENDED SIGHT DISTANCE LENGTH SHALL BE 450' ALONG S SPATTERDOCK STREET AND W ANGEL WING CIRCLE, S GRISETTE STREET & E ANGEL WING CIRCLE, S CRISSETTE STREET & E GOLDEN CAP CIRCLE & S MOREL CIRCLE.
2. THE RECOMMENDED SIGHT DISTANCE LENGTH SHALL BE 495' ALONG S MOREL CIRCLE EXTENSIONS & S TAKEETNA SPUR HIGHWAY PER SECTION 2C.115 HIDDEN DRIVEWAY SIGN OF THE AKDOT&P 2016 ALASKA TRAFFIC MANUAL.

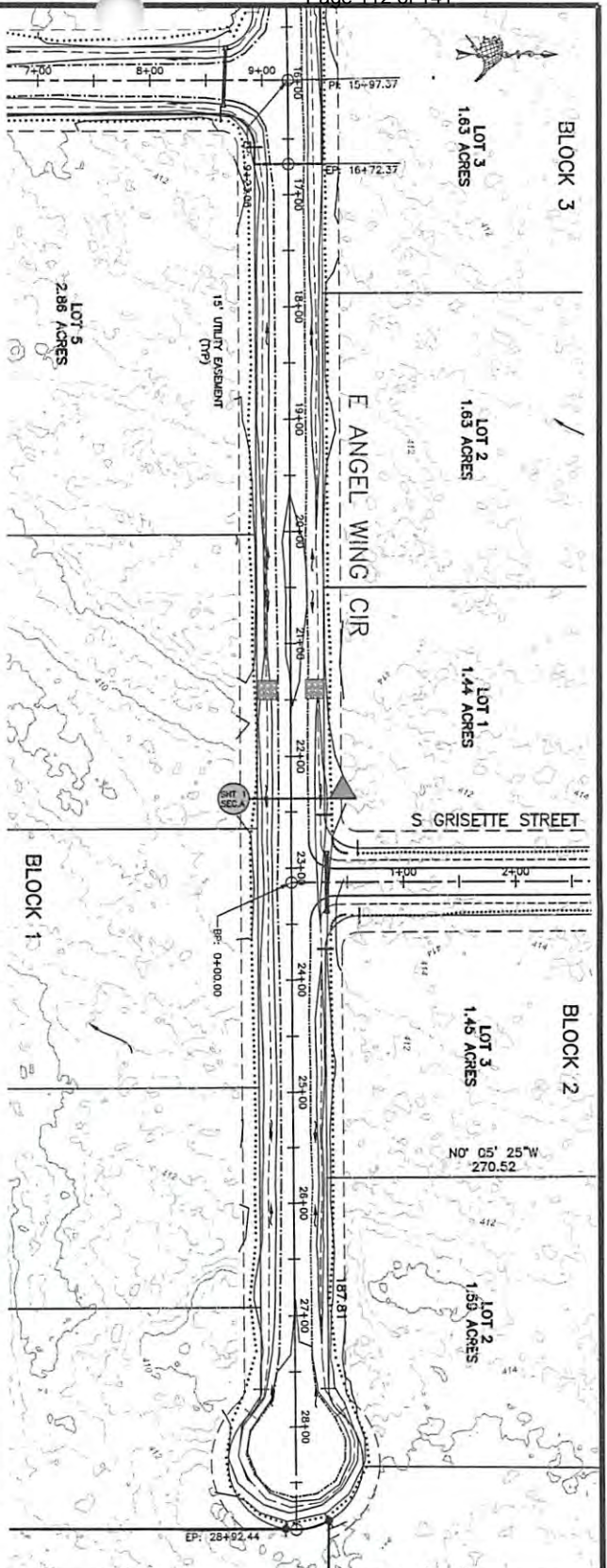
1. ADT = NUMBER OF LOTS X 10 FOR SINGLE-FAMILY RESIDENTIAL USE.
2. ADT = 290 FOR THE INTERSECTION OF E ANGEL WING CIRCLE & S SPATTERDOCK STREET.
3. ADT = 390 FOR THE INTERSECTION OF S SPATTERDOCK STREET & E LOVE LEE LAKE.
4. ADT = 810 FOR THE INTERSECTION OF E LOVE LEE LAKE AND S TALKETENNA SPUR HWY.
5. ADT = 100 FOR THE INTERSECTION OF E GOLDEN CAP CIR. AND S MOREL CIR.
6. ADT = 190 FOR THE INTERSECTION OF S MOREL CIR. & S TALKETENNA SPUR HWY.

EXHIBIT C - 1



E ANGEL WING CIRCLE  
S GRISETTE STREET  
E GOLDEN CAP CIRCLE  
& S MOREL CIR.  
EXTENSION  
PRELIMINARY  
CONSTRUCTION PLANS





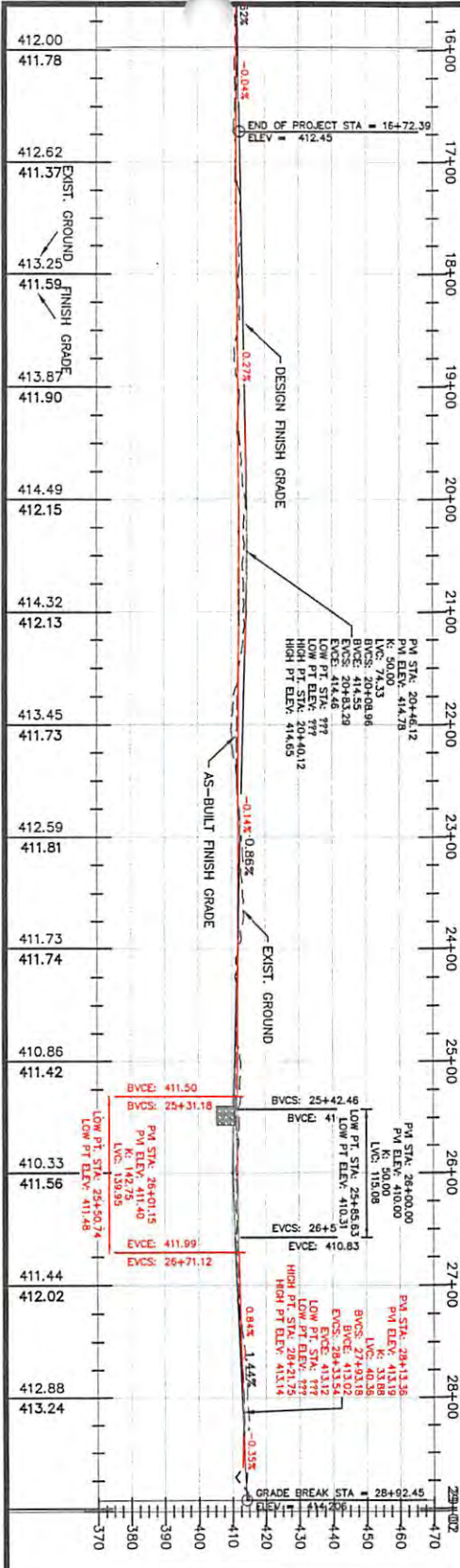
# LEGEND

- DRAINAGE ARROWS 0.60% 10/26/22 AS-BUILT VALUES
- AS-BUILT ROAD EDGE OF SHOULDER
- AS-BUILT ORIGINAL GROUND CATCH POINT
- AS-BUILT DITCH LINE
- 7'x7' INFILTRATION BASIN

# E ANGEL WING CIRCLE PROFILE



BASIN / CULVERT SUMMARY			
TYPE	STATION	LOCATION	LENGTH
INFILT. BASIN	STA 25+50	LT & RT	



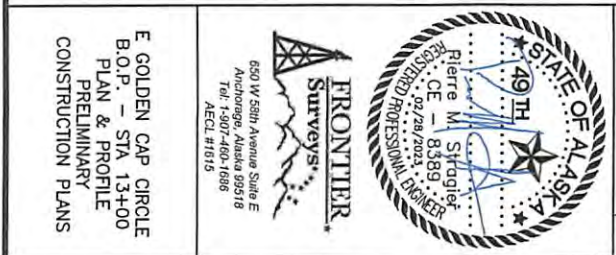
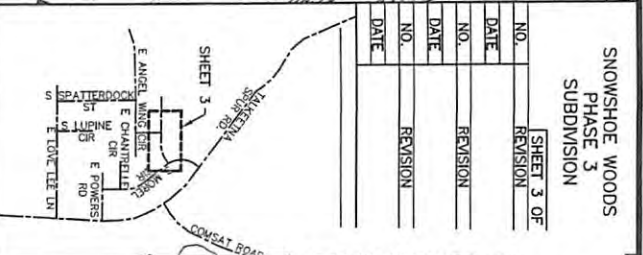
SNOWSHOE WOODS PHASE 3 SUBDIVISION			
NO.	DATE	REVISION	DATE
1	10/26/22	AS-BUILT	



**FRONTIER**  
SURVEYS  
650 W 58th Avenue Suite E  
Anchorage, Alaska 99518  
Tel: 1-907-403-1686  
AECI #1615

E ANGEL WING CIR.  
STA 16+00 - E.O.P.  
AS-BUILT  
DATE OF SURVEY  
10/26/22



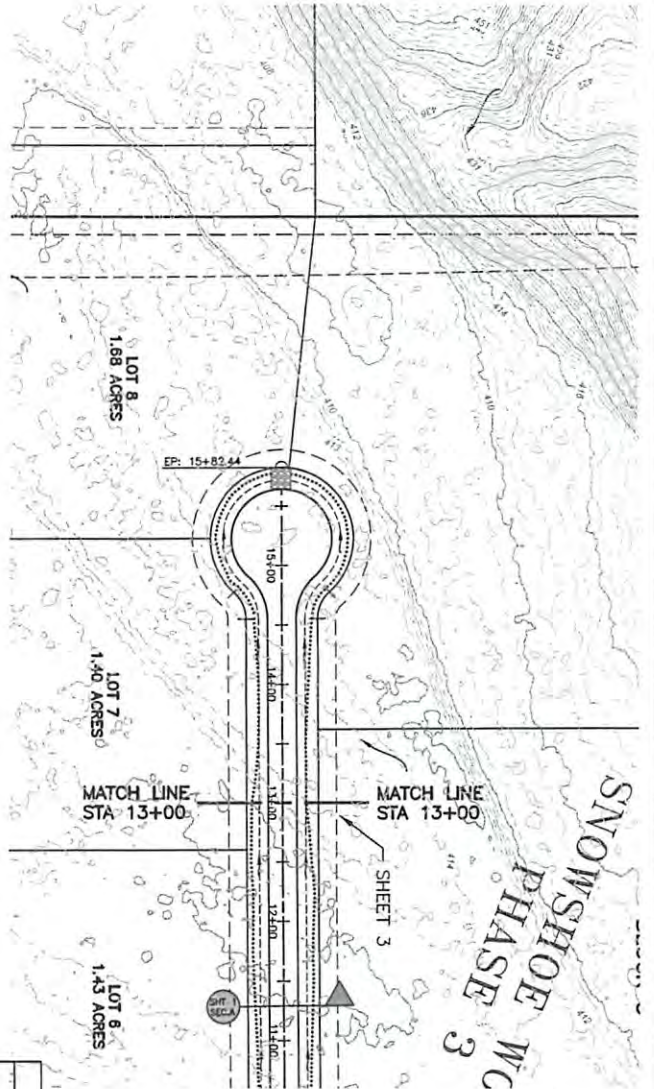


-3

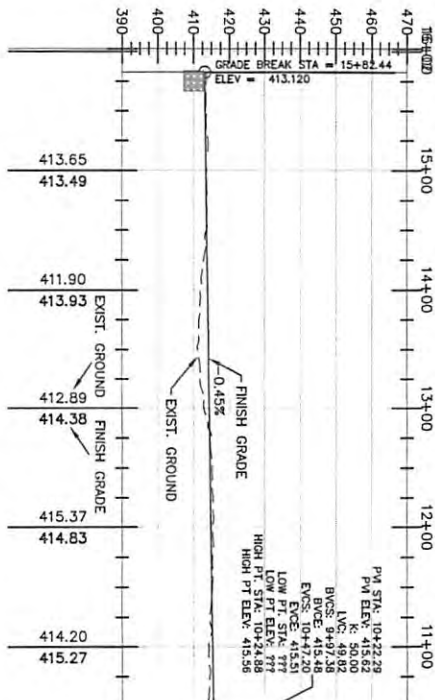


# LEGEND

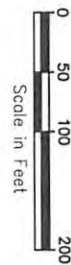
- DRAINAGE ARROWS
- PROPOSED ROAD EDGE OF SHOULDER
- ORIGINAL GROUND CATCH POINT
- DITCH LINE
- 7'x7'x7' INFILTRATION BASIN



## E GOLDEN CAP CIRCLE PROFILE

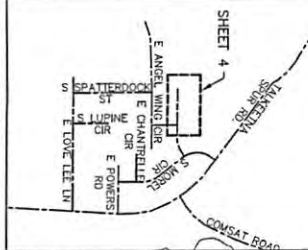


BASIN / CULVERT SUMMARY			
TYPE	STATION	LOCATION	LENGTH
INFILT. BASIN	STA 15+82	LT & RT	



SNOWSHOE WOODS  
PHASE 3  
SUBDIVISION

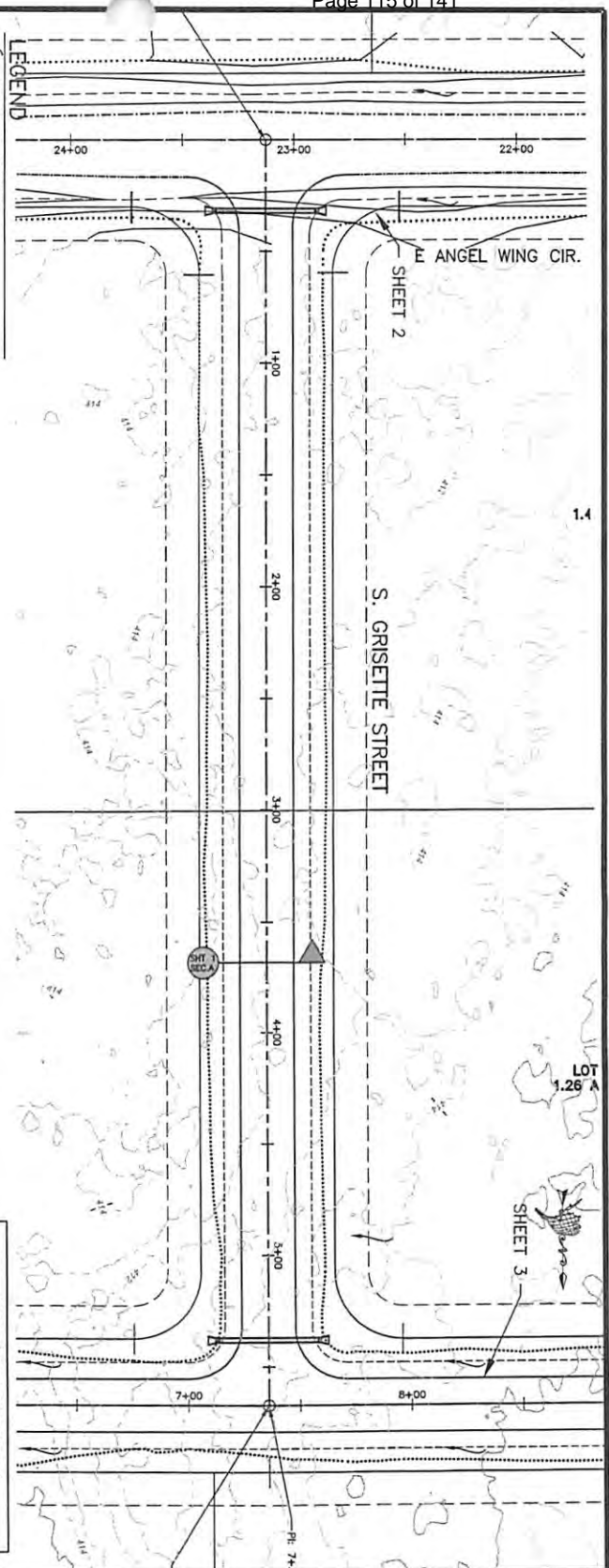
SHEET 4 OF 4	
NO.	REVISION
DATE	
REVISION	
NO.	
DATE	
REVISION	
NO.	
DATE	



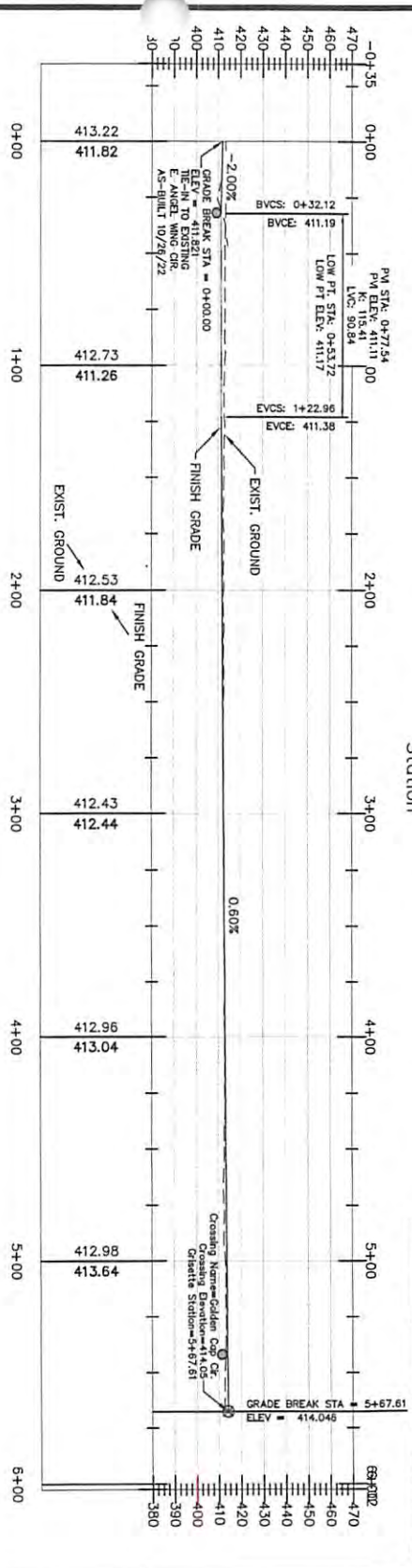
650 W 58th Avenue Suite E  
Anchorage, Alaska 99518  
Tel: 1-907-460-1686  
AEC# 1615

E GOLDEN CAP CIR.  
STA 13+00 - E.O.P.  
PLAN & PROFILE  
PRELIMINARY  
CONSTRUCTION PLANS





- LEGEND**
- DRAINAGE ARROWS
  - PROPOSED ROAD EDGE OF SHOULDER
  - ORIGINAL GROUND CATCH POINT
  - DITCH LINE
  - 24" CMP CULVERT W/ END CAPS



Grisette PROFILE

**BASIN / CULVERT SUMMARY**

TYPE	STATION	LOCATION	LENGTH
24" CMP CULVERT	0+31	CL	44'
24" CMP CULVERT	5+39	CL	44'

**SNOWSHOE WOODS  
PHASE 3  
SUBDIVISION**

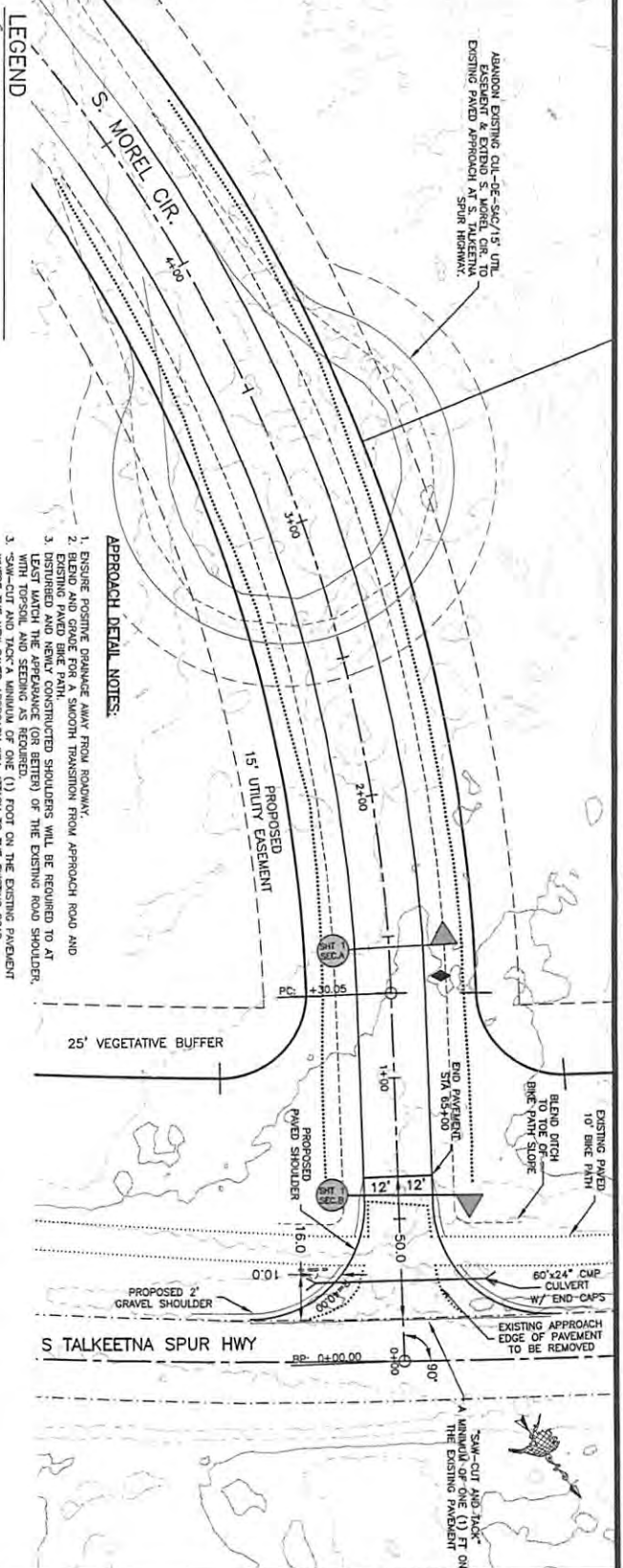
NO.	DATE	REVISION
1		
2		
3		
4		
5		



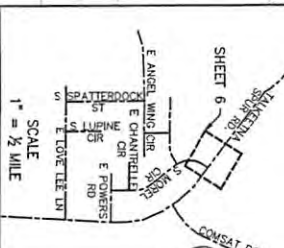
**FRONTIER  
SURVEYS**  
650 W 58th Avenue Suite E  
Anchorage, Alaska 99518  
Tel: 1-907-460-1606  
AEC# 11615

**S. GRISETETTE STREET  
B.O.P. - E.O.P.  
PLAN & PROFILE  
PRELIMINARY  
CONSTRUCTION PLANS**





SNOWSHOE WOODS PHASE 3 SUBDIVISION	
NO.	SHEET 6 OF 6
DATE	REVISION
NO.	REVISION
DATE	REVISION
NO.	REVISION
DATE	REVISION



**FRONTIER**  
**Surveys**

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

S MOREL CIR.  
B.O.P. - E.O.P.  
PLAN & PROFILE  
PRELIMINARY  
CONSTRUCTION PLANS



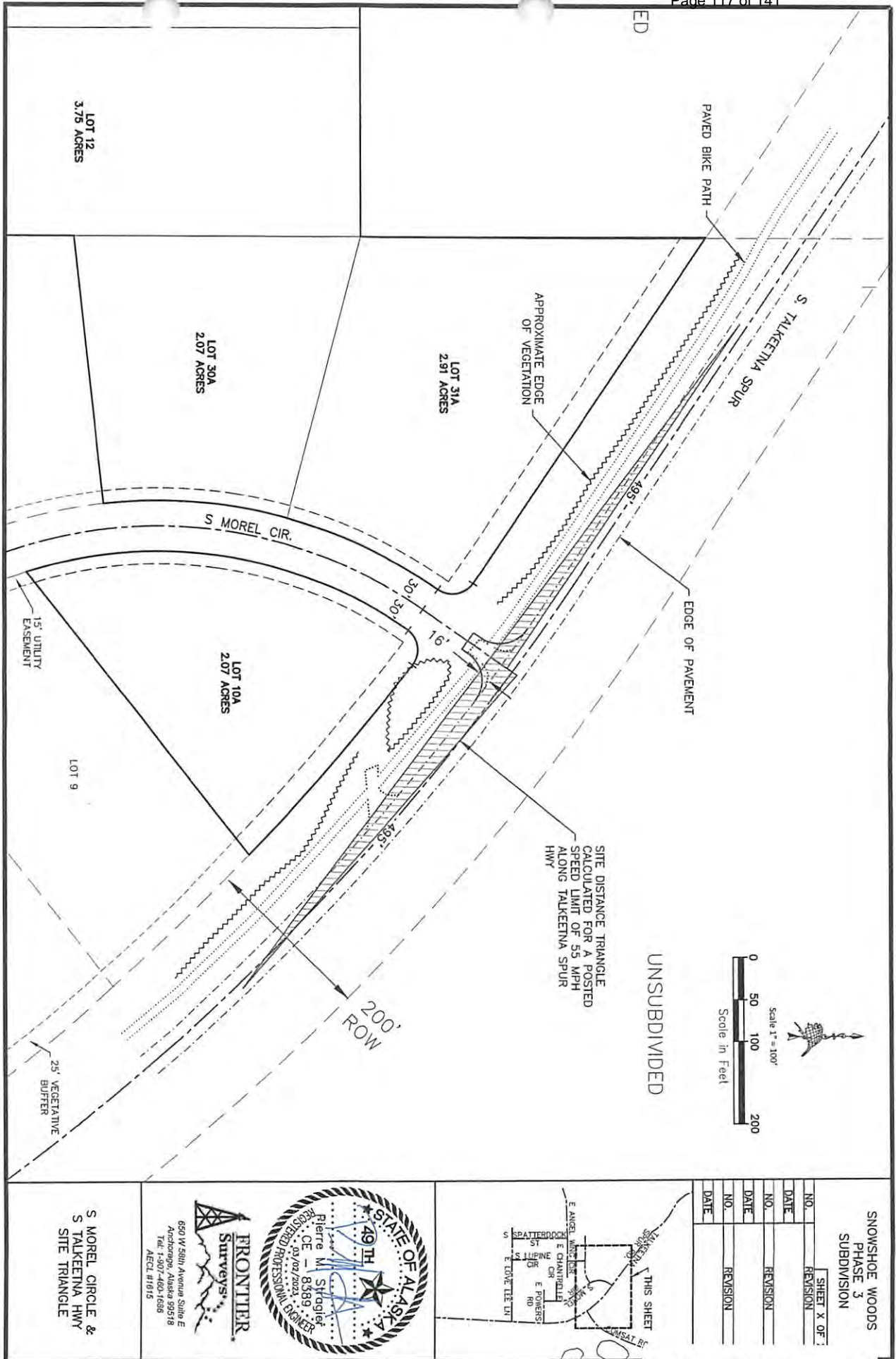
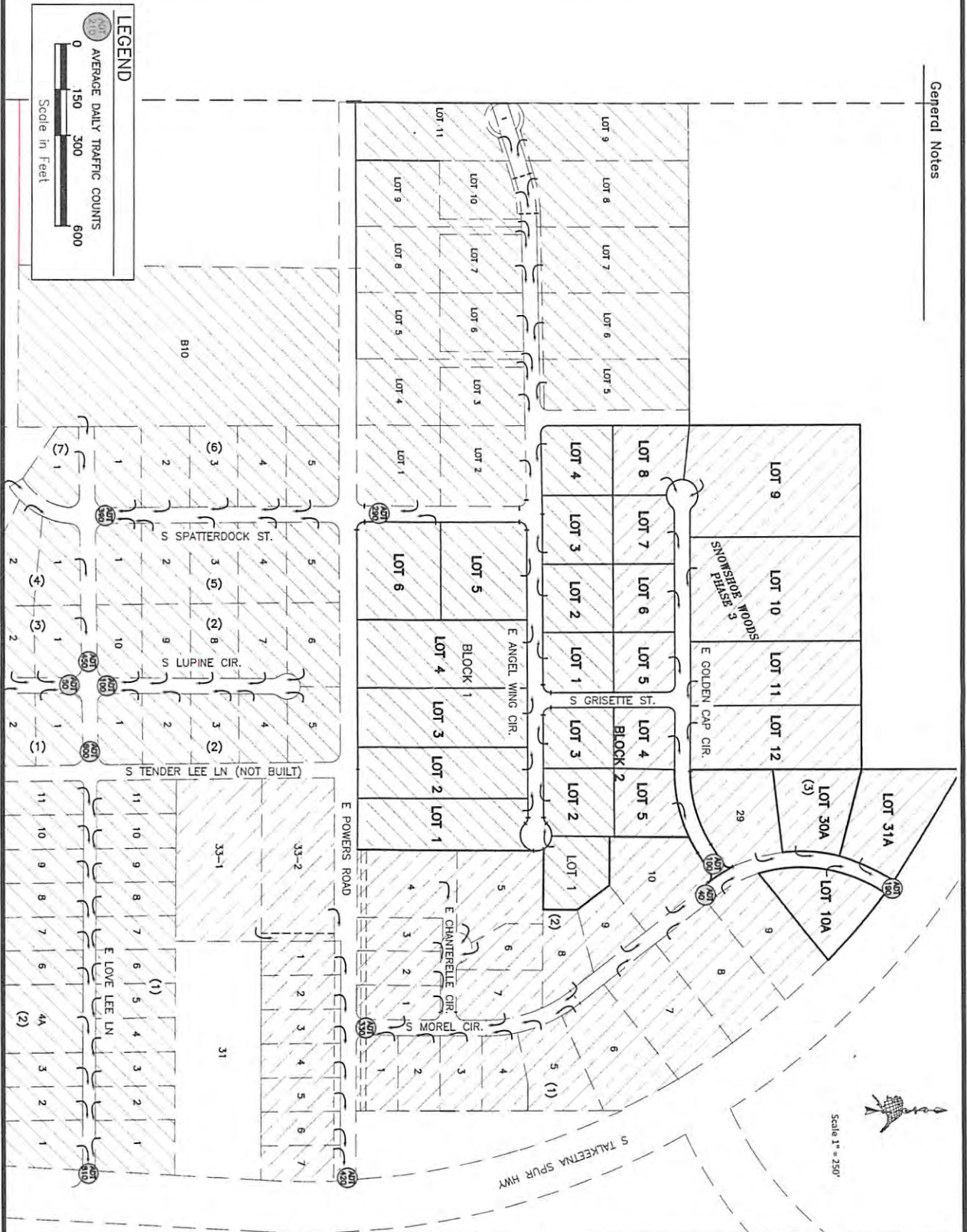


EXHIBIT C - 7



General Notes



Scale 1" = 250'

SNOWSHOE WOODS  
PHASE 3  
SUBDIVISION

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



**FRONTIER**  
SURVEYS

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

SNOWSHOE WOODS PH. 3  
AVERAGE DAILY TRAFFIC  
COUNTS (ADT)

EXHIBIT C



## Amy Otto-Buchanan

---

**From:** Jamie Taylor  
**Sent:** Tuesday, May 9, 2023 6:52 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Daniel Dahms; Tammy Simmons; Brad Sworts  
**Subject:** RE: RFC Snowshoe Wds Ph 3 #22-046

Oops, I hit send before finishing my comments.

### Drainage:

- It appears an old version of the drainage report was submitted. Frontier submitted a revised drainage report on 9/9/2022, attached, which reflected PD&E's comments on the catchment area boundaries. However, that drainage report should be further revised now to include the extension of Morel Circle.

### Morel extension:

- The existing cul-de-sac bulb on Morel Circle shall be removed or ditched through near the end of the warranty period. A temporary cul-de-sac easement should be shown on the plat with a note that it will automatically terminate upon physical removal of the cul-de-sac.
- If possible, Morel Circle should be renamed with the designation "Street" since it will no longer be a dead end.
- Contingent on ADOT&PF approval of the Approach Road Permit.

### Soils:

- A soils report written specifically for this subdivision should be submitted.

**Jamie Taylor, PE (she/her)**

**Civil Engineer**

**Matanuska-Susitna Borough**

**Department of Public Works**

t: 907-861-7765 c: 907-355-9810

[jamie.taylor@matsugov.us](mailto:jamie.taylor@matsugov.us)

<http://www.matsugov.us/>

---

**From:** Amy Otto-Buchanan <[Amy.Otto-Buchanan@matsugov.us](mailto:Amy.Otto-Buchanan@matsugov.us)>

**Sent:** Wednesday, April 19, 2023 11:49 AM

**To:** TCCI - contact <[contact@talkeetnacouncil.org](mailto:contact@talkeetnacouncil.org)>; John <[jsandrw@matnet.com](mailto:jsandrw@matnet.com)>; chief 28@hotmail.com; kristina.huling@alaska.gov; david.post@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Ron Bernier <[Ron.Bernier@matsugov.us](mailto:Ron.Bernier@matsugov.us)>; John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; msb.hpc@gmail.com; sarah.myers@alaska.gov; Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; Fire Code <[Fire.Code@matsugov.us](mailto:Fire.Code@matsugov.us)>; Margie Cobb <[Margie.Cobb@matsugov.us](mailto:Margie.Cobb@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Elaine Flagg <[Elaine.Flagg@matsugov.us](mailto:Elaine.Flagg@matsugov.us)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Debbie Bakic <[Debbie.Bakic@matsugov.us](mailto:Debbie.Bakic@matsugov.us)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Andy Dean <[Andy.Dean@matsugov.us](mailto:Andy.Dean@matsugov.us)>; [andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com); James Christopher



## Amy Otto-Buchanan

---

**From:** Permit Center  
**Sent:** Wednesday, April 19, 2023 12:15 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Snowshoe Wds Ph 3 #22-046

No comments

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 19, 2023 11:49 AM  
**To:** TCCI - contact <contact@talkeetnacouncil.org>; John <jsandrw@matnet.com>; chief\_28@hotmail.com; kristina.huling@alaska.gov; david.post@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Ron Bernier <Ron.Bernier@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msb.hpc@gmail.com; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; 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>; Debbie Bakic <Debbie.Bakic@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>; 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:** RFC Snowshoe Wds Ph 3 #22-046

The following link contains a Request for Comments for Snowshoe Woods Phase 3, MSB Case #2023-046, Tax ID#s 58204B01L010, 82504B03L030&L031, 5833000T001. Comments are due by **May 19, 2023**. Please let me know if you have any questions. Thanks, A.

[Snowshoe Woods Ph 3](#)

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





THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

## Department of Transportation and Public Facilities

Program Development and Statewide Planning  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main number: 907-269-0520  
Fax number: 907-269-0521  
Website: dot.alaska.gov

May 15, 2023

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Plat #2021-9 and #Plat 2022-9, Snowshoe Woods Phase 3, Talkeetna Spur Road (revised)**
  - DOT&PF has no objection to the proposed subdivision plan.
  - DOT&PF has received the Approach Road Review application. Approval of this permit is contingent on plat approval.
  - DOT&PF requests that utility plans be shown in Approach Road designs.
- **OC 04 Redington, Knik-Goose Bay Road**
  - No objection to the proposed lot division.
  - Access to DOT&PF facilities requires Right of Way permits.
  - DOT&PF requests Right of Way dedication for all lots.
  - DOT&PF requests that future development plans for consolidated access.
  - DOT&PF requests that access development on the eastern lot utilize Horizon Drive.
- **HO 14 Reutov, Hollywood Road**
  - Waiver Resolution Serial No. 2002-097-PWm requires that Lots A5, A6, A7 & A9 utilize one shared access point to Hollywood Road from all four parcels.
  - Quit-Claim Deed 2002-017050-0 established a utility and access easement for Lots A5, A6, and A9 through Lot A7.
  - Quit-Claim Deed 2003-000430-0 established a utility and access easement for Lots A5, A6 and A7 through Lot A9.



- No additional access to Hollywood Road will be granted beyond the existing shared access along the Lot A7 and A9 alignment that was established with Quit-Claim Deed 2002-017050-0 and Quit-Claim Deed 2003-000430-0.
- Subsequent development of these lots will require continued use of the existing shared access along the Lot A7 and A9 alignment that was established with Quit-Claim Deed 2002-017050-0 and Quit-Claim Deed 2003-000430-0.

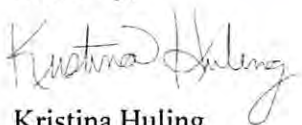
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

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

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov).

Sincerely,



Kristina Huling  
Mat-Su Area Planner, DOT&PF

cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF  
Jacob Ciufo, P.E., Regional Hydrologist, DOT&PF  
Sean Baski, Chief, Highway Design, DOT&PF  
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF  
Devki Rearden, Engineering Associate, DOT&PF  
Morris Beckwith, Right of Way, DOT&PF  
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB



## Amy Otto-Buchanan

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, May 15, 2023 5:04 PM  
**To:** Amy Otto-Buchanan  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Snowshoe Wds Ph 3 #22-046  
**Attachments:** RFC Packet.pdf; Agenda Plat.pdf

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

Amy,

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

The legal description in the title block needs to show the part of .....Lots 30, 31 Block 2..... to be .....Lots 30, 31 Block 3.....

Thanks,

**MIREYA ARMESTO**

**GCI** | Technician II, GIS Mapping  
m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, April 19, 2023 11:49 AM  
**To:** TCCI - contact <contact@talkeetnacouncil.org>; John <jsandr@matnet.com>; chief\_28@hotmail.com; kristina.huling@alaska.gov; david.post@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Ron Bernier <Ron.Bernier@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msb.hpc@gmail.com; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; 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>; Debbie Bakic <Debbie.Bakic@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>; 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:** RFC Snowshoe Wds Ph 3 #22-046

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

The following link contains a Request for Comments for Snowshoe Woods Phase 3, MSB Case #2023-046, Tax ID#s 58204B01L010, 82504B03L030&L031, 5833000T001. Comments are due by **May 19, 2023**. Please let me know if you have any questions. Thanks, A.

[Snowshoe Woods Ph 3](#)

Amy Otto-Buchanan  
Platting Specialist



## Amy Otto-Buchanan

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Monday, April 24, 2023 2:36 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Snowshoe Wds Ph 3 #22-046  
**Attachments:** RFC SNOWSHOW WOODS PH 3 # 23-046.pdf

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

Good afternoon,

MTA comments (per Scott Klayum):

Developer would be responsible for relocating MTA ped AG4429F which would be in conflict of proposed road extension of S. Morel Cir into the ADOT ROW. Please see attached map.

Thank you for the opportunity to comment,

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, April 19, 2023 11:49 AM  
**To:** TCCI - contact <contact@talkeetnacouncil.org>; John <jsandrw@matnet.com>; chief\_28@hotmail.com; kristina.huling@alaska.gov; david.post@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Ron Bernier <Ron.Bernier@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msb.hpc@gmail.com; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; 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>; Debbie Bakic <Debbie.Bakic@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>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>  
**Subject:** RFC Snowshoe Wds Ph 3 #22-046



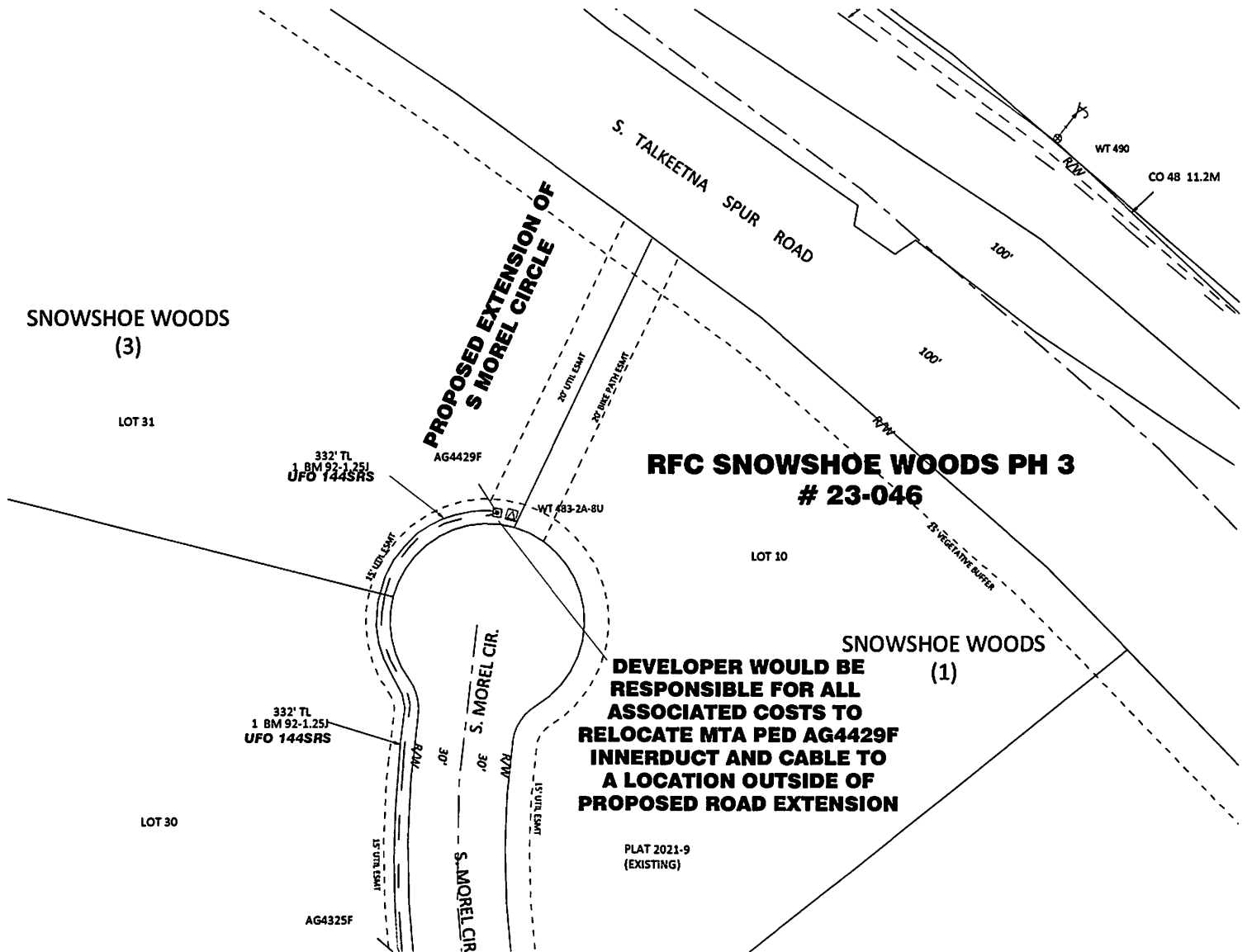


EXHIBIT G -3





**ENSTAR Natural Gas Company, LLC**  
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 24, 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.

- **ANOWSHOE WOODS PHASE 3**  
**(MSB Case # 2023-046)**

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, LLC



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

**RECEIVED**  
**MAY 18 2023**  
**PLATTING**

8204B01L004 35  
SMOTHERS JACK & STEPHANIE  
PO BOX 1106  
TALKEETNA AK99676

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER: TIM BRADLEY, ALL ASPECTS CONSTRUCTION LLC  
LINDA PETERS**

**REQUEST:** The request is to create 26 lots from Tract 1, Snowshoe Woods Phase 2, Plat No. 2022-9 and Lot 30 & Lot 31, Block 2 and Lot 10, Block 1, Snowshoe Woods, Plat No. 2021-9, to be known as **SNOWSHOE WOODS PHASE 3**, containing 105.42 acres +/- . Parcels are located west of S. Talkeetna Spur, north of E. Powers Road and west of S. Morel Circle (Tax ID#s 8204B01L010/8204B03L030 & L031/8331000T001); lying within the SW ¼ Section 31, Township 26 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska, on the proposed **Subdivision**. The public hearing is scheduled for **June 1, 2023**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872.

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

☒ No Objection [ ] Objection [ ] Concern

Name: JACK SMOTHERS Address: 27685 S FORREST RD / 21469 S MOREL CIR

Comments: A LACK OF AFFORDABLE HOUSING IS CURRENTLY TALKEETNA'S LARGEST ISSUE.  
APPROVING THIS SUBDIVISION WILL GREATLY HELP OUR COMMUNITY  
WITH PROVIDING ADDITIONAL BUILDING OPPORTUNITIES TO PEOPLE.  
THANK YOU!

Case # 2023-046 AOB

Note: Vicinity Map Located on Reverse Side

**EXHIBIT H**



## SITE VISIT REPORT

Case Name: Snowshoe Woods Ph 3	Date: 05/12/2023 Time: 11:30 AM
Owner: All Aspects Construction LLC	Case Number: 2023-046
Surveyor/Engineer: Frontier Surveys	Tax ID #:58204B01L010, 58330000T001, 58204B03L030&L031,
Subdivision: Snowshoe Woods & Ph 2	Regarding: 26 lot subdivision

### SITE CONDITIONS

<b>Weather:</b> Clear	<b>Temperature:</b> 61 F
<b>Wind:</b> None	
<b>General Site Condition:</b> Unconstructed	

**Personnel on site:** Amy Otto-Buchanan, Platting Specialist; Matthew Goddard & Chris Curlin, Platting Technicians; Fred Wagner, Platting Officer

**Equipment in use:** Camera

**Current phase of work:**

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

Check conditions of constructed roads – photos of where the cul-de-sac on S. Morel Circle will be extended.

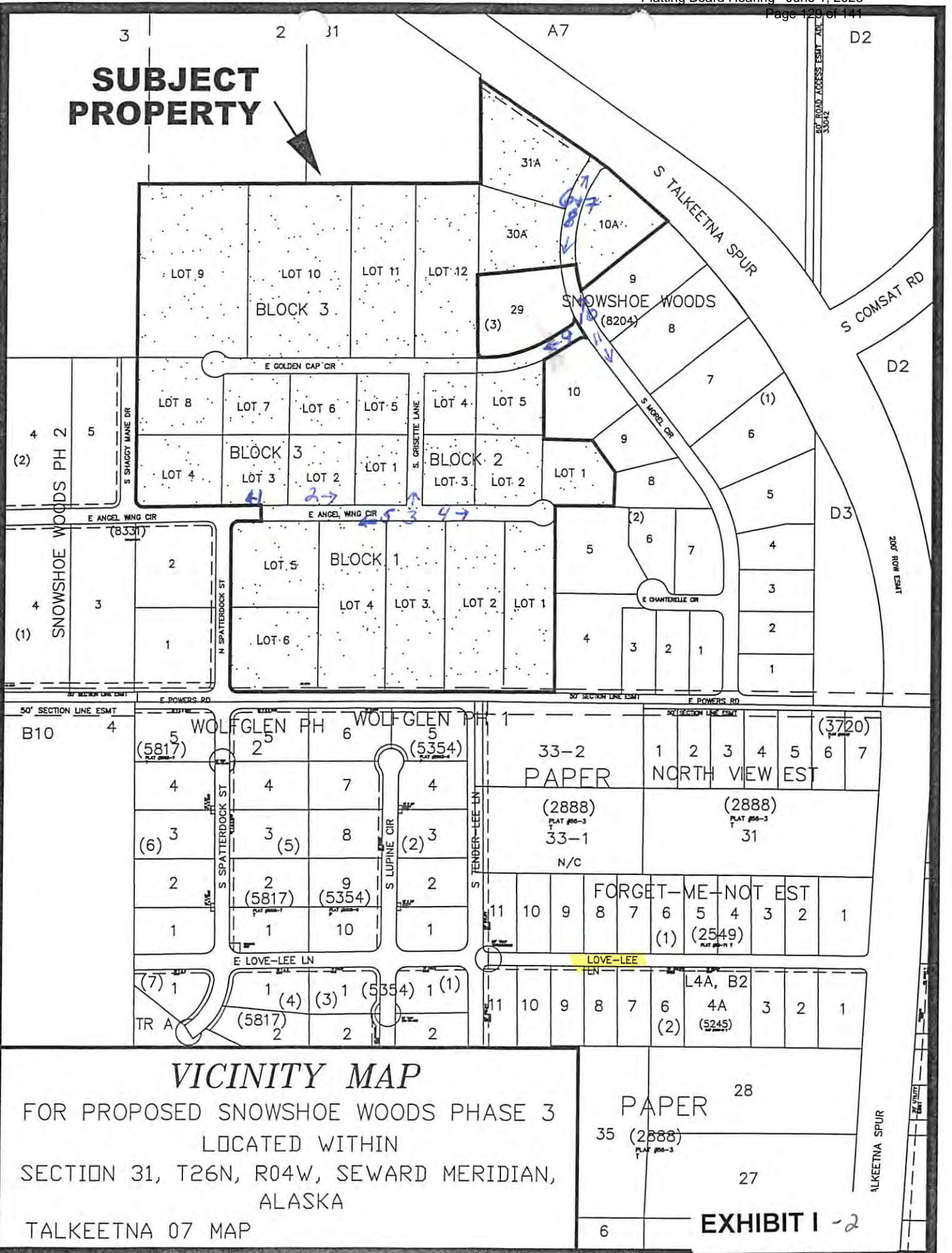
**Signed By:** Amy Otto-Buchanan

**Date:** 05/12/2023

**EXHIBIT I - 1**



**SUBJECT  
PROPERTY**




**EXHIBIT I -2**



1. Facing west on E. Angel Wing Circle, showing the intersection of S. Spatterdock Street. Proposed Lot 4, Block 3 on right.


05.12.2023



A photograph showing a gravel road or driveway. On the left side of the road, there is a wide, uneven bank of snow. To the left of the snow bank is a line of tall, thin, bare trees, likely birches, standing against a clear blue sky. The ground between the trees and the snow is covered with brown, fallen leaves and some small rocks. In the distance, a dark-colored vehicle is parked on the right side of the road. The overall scene is a winter or late autumn setting in a rural or wooded area.

**2. Facing east on E. Angel Wing Circle,  
showing proposed Lot 2 & 3,  
Block 3 on left.**

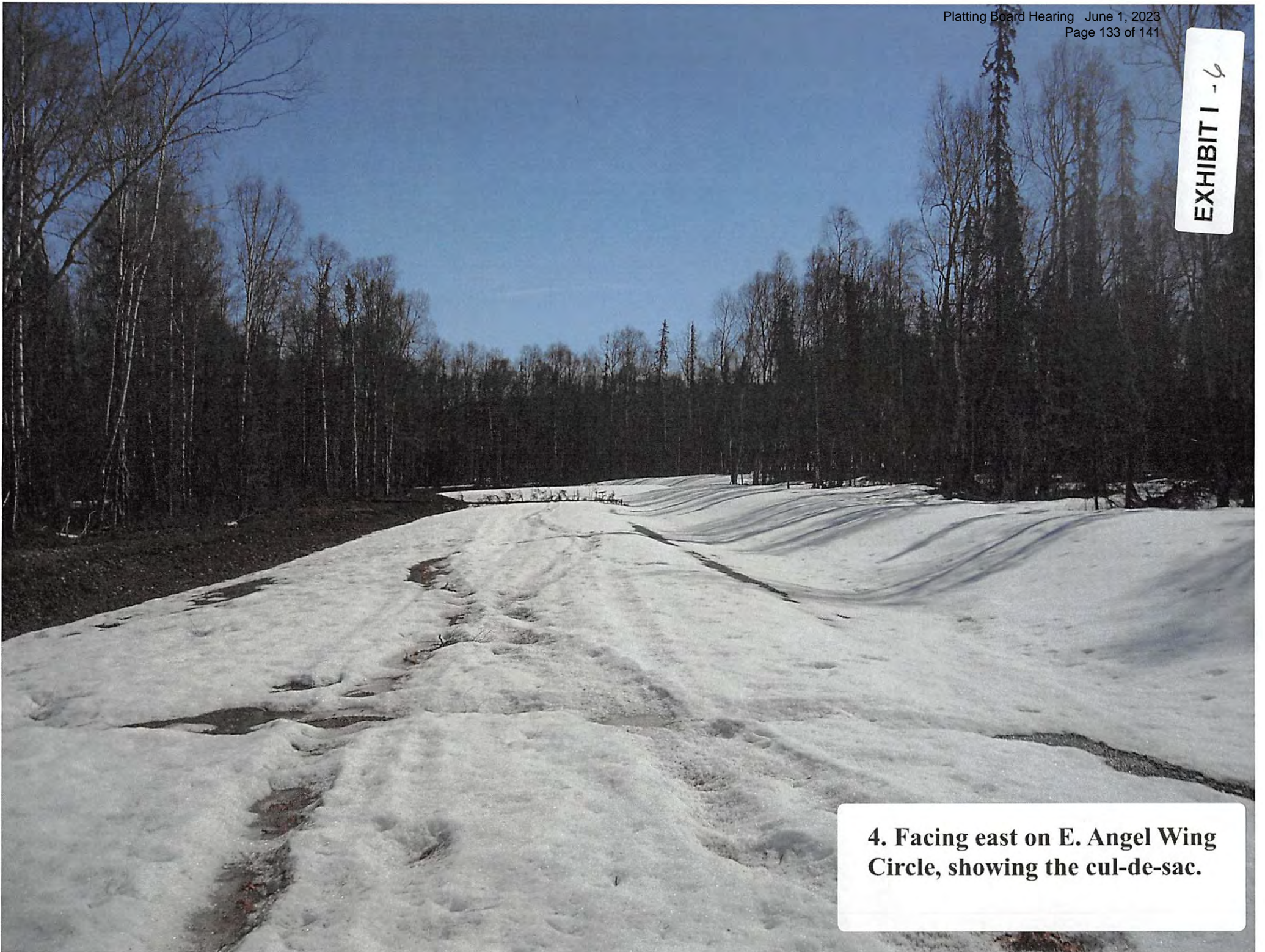


A photograph showing a cleared forest area. In the foreground, there is a patch of snow. The middle ground is covered in brown, leafless vegetation and branches. In the background, a yellow excavator is visible among the trees. The sky is clear and blue.

**3. Facing north on E. Angel Wing Circle, showing where the intersection of S. Grisette Lane will be.**




EXHIBIT I - 6




**4. Facing east on E. Angel Wing Circle, showing the cul-de-sac.**






**5. Facing west on E. Angel Wing Circle, Block 1 on the left, Block 3 on the right.**



A photograph showing a gravel cul-de-sac in the foreground, with several large, irregular patches of snow and ice scattered across it. In the background, a dense forest of tall, thin, bare trees stands against a clear blue sky. The trees appear to be deciduous, with some evergreens visible in the distance. The overall scene suggests a late winter or early spring setting.


**6-7. Facing north on S. Morel Circle cul-de-sac, showing where the extension to S. Talkeetna Spur will be.**






**6-7. Facing north on S. Morel  
Circle cul-de-sac, showing where  
the extension to S. Talkeetna  
Spur will be.**



A wide-angle photograph of a gravel road that curves gently to the right. The road is composed of dark, coarse gravel. On either side of the road, there are large, uneven mounds of snow, suggesting a winter or late winter setting. In the background, a dense forest of tall, thin, bare trees stands against a clear blue sky. The lighting is bright, casting soft shadows. The overall scene is a rural or undeveloped area.

**8. Facing south on S. Morel  
Circle cul-de-sac.**



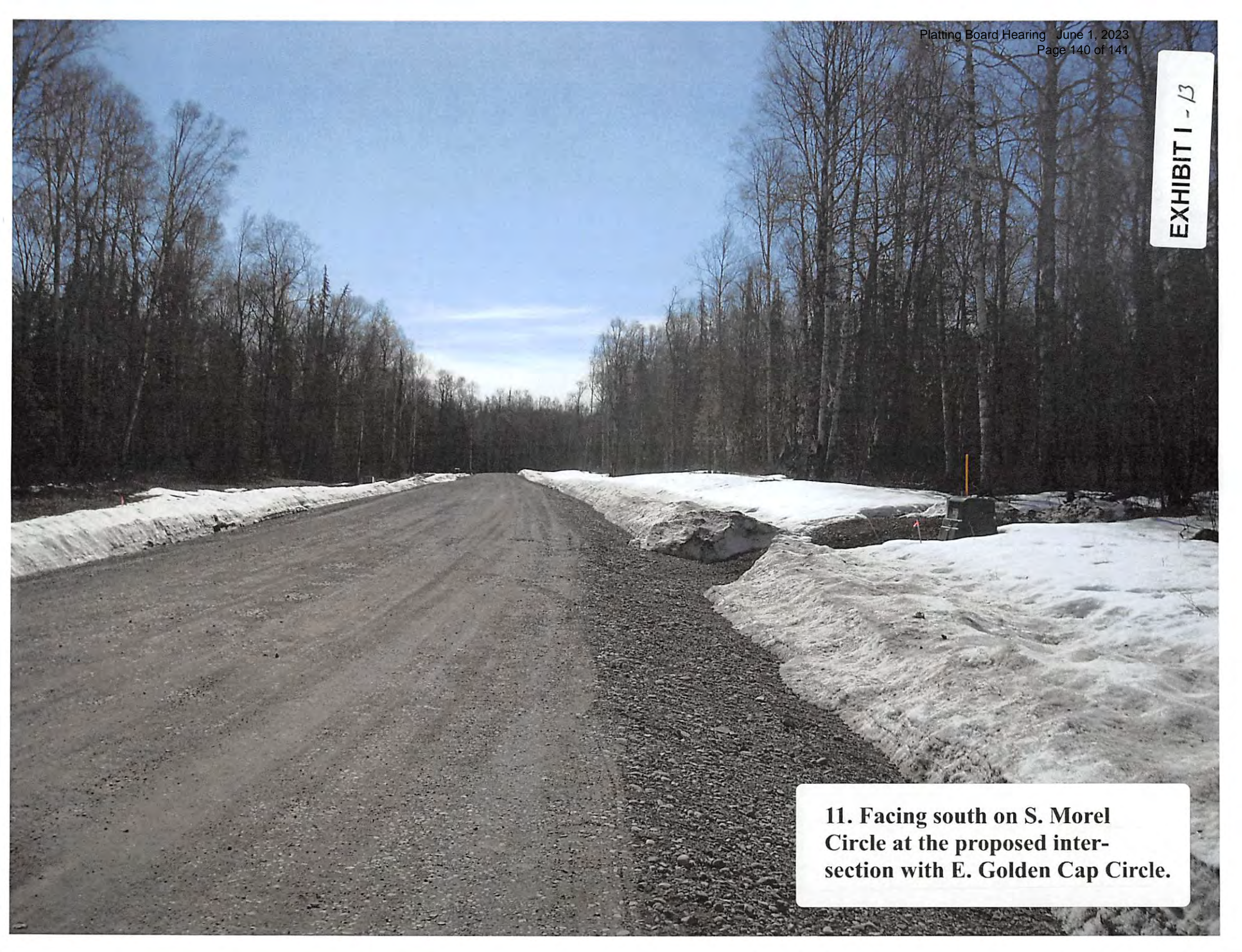


**9. Facing southwest on S. Morel Circle, where the intersection with E. Golden Cap Circle will be.**



**10. Facing north on S. Morel Circle at the proposed intersection with E. Golden Cap Circle.**





**11. Facing south on S. Morel Circle at the proposed intersection with E. Golden Cap Circle.**



