

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
Michelle Traxler, District 5
Sandra Krager, District 6
Alan Leonard, District 7
Amanda Salmon, Alternate A
Robert Hallford, Alternate B

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

PLATTING BOARD MEETING **1:00 P.M.** **July 6, 2023**

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY: (Audio only)

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

- A. 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

A. Request for Appeal of Platting Officer decision for **RIPJENSON**, Case # 2023-050.

6. PUBLIC HEARINGS

A. **RIDDLE**: The request is to vacate approximately 22,680 SQ. FT. \pm of dedicated right-of-way and create lots from Parcel 2, M.S.B Waiver Resolution # 98-81-PWm, to be known as **Riddle**, containing 9.45 acres +/- . The property is located south and west of E. Edgerton Parks Road, and east of N. Government Creek Road(Tax ID # 19N01E32D020); within the SE ¼ Section 32, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Jeremy Riddle/Randy & Daphne Deschamps, Staff: Matthew Goddard, Case # 2023-057/058*)

B. **KELTON'S CIRCLE**: The request is to create seven lots from Tax Parcel C7 (Parcel #3, MSB Waiver 76-4, recorded 79-245w) and create a 60' X 60' Public Use Easement on Tract 6, Kelton's Knob Hill, Plat No. 2006-98, to be known as **Kelton's Circle**, containing 15.82 acres +/- . Parcels are located east and south of N. Wasilla-Fishhook Road. Access is from N. Kelton Knob Circle, which is currently unconstructed (Tax ID#s 18N01W35C007/1384000T006); lying within the SW ¼ Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. (*Petitioner/Owner: Precision Homes LLC & Bennett J. & Rhonda A. Durgeloh, Staff: Amy Otto-Buchanan, Case # 2023-061*)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

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*)

- Welcome Michelle Traxler our new Platting Board Member for District #6
- July 20 Platting Board Meeting; 2 cases on the agenda;
 - Legacy Hills Estate
 - Agnes Acres

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JUNE 1, 2023**

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

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Acting Clerk)

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1
Mr. Emmett Leffel, District Seat #2
Mr. Eric Koan, District Seat #3
Mr. Dan Bush, District Seat #4
Mr. Sandra Kreger, District Seat #6
Mr. Alan Leonard, District Seat #7, Chair

Platting Board members absent and excused were:

Ms. Amanda Salmon, Alternate A
Mr. Robert Hallford, Alternate B

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Kayla Kinneen, Acting Platting Clerk
Ms. Amy Otto-Buchanan, Platting Technician
Mr. Chris Curlin, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting member Bush 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 18, 2023 Minutes approved with the following changes: Board Comments, removing Platting Board Bush and inserting Platting Board Hallford.

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
JUNE 1, 2023**

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*)

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.

Kayla Kinneen provided the mailing report:

- Stating that 70 public hearing notices were mailed out on May 10, 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.

Reginald Carney, the petitioner, gave an overview of the case.

Chair Leonard opened the public hearing for public testimony.

A person from the public spoke but did not give name or sign in.

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

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

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

Discussion ensued

VOTE: The motion passed without objection.

- 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*)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JUNE 1, 2023**

Representative for Estate of Edward D. Hull; Keath & Cynthia Hull, Staff: Amy Otto-Buchanan, Case #2023-044)

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.

Kayla Kinneen provided the mailing report:

- Stating that 35 public hearing notices were mailed out on May 10, 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.

Stan Hull, the petitioner representative, gave an overview of the case.

Chair Leonard opened the public hearing for public testimony.

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

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

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

Discussion ensued

VOTE: The motion passed without objection.

- 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)*

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.

Kayla Kinneen provided the mailing report:

- Stating that 79 public hearing notices were mailed out on May 10, 2023.

Staff gave an overview of the case:

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JUNE 1, 2023**

- 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 Strangier, the petitioner's representative gave an overview of the case.

Chair Leonard opened the public hearing for public testimony.

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

Shane Strangier the petitioner's representative gave a brief overview.

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

Discussion ensued

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

- Vote for Vice-Chair
 - The board voted unanimously for Ron Johnson

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 board meeting will be July 6, 2023.

8. PLATTING STAFF & OFFICER COMMENTS

- Platting member Bush – Agreed with Platting Board member Leffel's comment
- Platting member Koan – No comment
- Platting member Johnson – Appreciates Platting Board member Leffel's comments and thanked the board
- Platting member Leffel – Made comment that he would like the board to engage more with the public
- Platting member Kreger – Agrees with Leffel's comment and does not want to appear that we do not care to the public.
- Chair Leonard – Thanked the board and made mention he may not be at the next meeting.

ADJOURNMENT

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **2:06 pm**.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JUNE 1, 2023**

ALAN LEONARD
Platting Board Chair

ATTEST:

Kayla Kinneen
Acting Platting Board Clerk

5A

STAFF REVIEW
APPEAL REQUEST
JULY 6, 2023

PRELIMINARY PLAT: RIPJENSON

LEGAL DESCRIPTION: SEC 16, T17N, R01E, SEWARD MERIDIAN AK

PETITIONERS: MCKENNA INVESTMENTS

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING

APPELANT: AUSTIN BURRILL

ACRES: 10.00 ± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD CASE #: 2023-050

ORIGINAL REQUEST: The request is to adjust the common lot lines between Lot 2, RIP, Plat No. 2019-164, and Lot 9A, Jensen, Plat No. 2021-133 to be known as **RIPJENSON**, containing 10.00 acres +/- . The property is located south and east of S. Hyer Road, west of S. Trunk Road, and north of E. Parks Highway; within the NW ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Appeal Request
Appellant Correspondence
Platting Response
May 31, 2023 RIPJENSON Staff Report & Handouts
May 31, 2023 Agenda
Platting Authority Action Letter

EXHIBIT A – 40 pgs
EXHIBIT B – 39 pgs
EXHIBIT C – 2 pgs
EXHIBIT D – 32 pg
EXHIBIT E – 2 pgs
EXHIBIT E – 2 pgs

RIPJENSON SUBDIVISION APPEAL

On June 10, 2023 a request for appeal of Platting Officer decision was received from Mr. Austin Burrill in regards to the RIPJenson lot line adjustment. This case was heard and approved by the Platting Officer on May 31, 2023 during the public abbreviated plat hearing held at 8:30 am. Notice of the appeal has been provided to the petitioner's representative, surveyor and all involved parties.

Mr. Burrill's appeal with responses to each point is as follows:
June 5, 2023

To: Matanuska Susitna Borough, Platting Division
From: Austin Burrill

Re: Appeal – Case 2023-050, RIPJENSEN, Abbreviated Platting Hearing – Single Officer, Preliminary Plat
In accordance with MSB Title 43.35.003, please log this appeal of the preliminary plat effort regarding case 2023-050, RIPJENSEN by a singular platting officer in an abbreviated platting decision process. Sample factors for consideration from an array of issues supporting this appeal are as follows:

- 1) Significant procedural error – even though requested in writing – the abbreviated platting hearing agenda and staff report for Case 2023-050, RIPJENSEN was not provided to the requestor until after the abbreviated hearing was conducted/completed.

The agenda and staff report were posted to the MSB website prior to the hearing as noted in the public notice. The packet was posted to the MSB website at 9:18 am, May 30, 2023.

- 2) The owner of the property in platting consideration has a significant contracting relationship with the Matanuska-Susitna Borough. Transparency and conflict of interest dictates that this platting request, which would potentially combine residential parcels and facilitate commercial property use, meet the full platting board.

Per MSB 43.15.025(A) the Platting Officer shall review and act upon all preliminary plats that shall only move or eliminate lot lines, or create no more than four tracts or lots.... As this is a lot line adjustment this falls under the purview of the Platting Officer under the abbreviated plat process.

The property in question has not been zoned and as such is not combining residential and commercial properties for commercial use.

- 3) This preliminary single officer abbreviated platting hearing effort circumvents a pending Matanuska-Susitna Borough Conditional Use Permit (CUP) process for an approximate \$200 million fleet bus activity already operating without a permit at the same property location.

This action was taken to alleviate an encroachment on the common lot line of Lot 2, RIP Subdivision and Lot 9A, Jensen Subdivision. Per MSB 17.55.010(B) Except where specifically provided other-wise by ordinance, no furthestmost protruding portion of any structure or building line shall be located nearer than ten feet from any side or rear lot line.

The Core Area Conditional Use Permit requires the existing encroachment of the fuel station be resolved prior to issuance of the permit as shown in MSB 17.61.070(B) In granting a conditional use permit, the commission must make the following findings....

...(3) that sufficient setback, lot area, buffers, or other safeguards are being provided to meet the conditions listed in subsections (B)(1) and (2) of this section.

- 4) This preliminary single officer abbreviated platting hearing effort circumvents concerns and other agency intervention for potential improperly sited bulk fuel storage associated with the approximate \$200 million fleet bus activity already operating without a permit at the same property location.

A request for comments was sent to AK Department of Fish and Game; US Army Corps of Engineers; Community Council #22 Gateway; Fire Service Area #130 Central Matsu; Road Service Area #9 Midway; MSB Emergency Services, Community Development, Department of Public Works, Assessments, Development Services, Planning, Legal, Assembly Member for District #3; US Postmaster, MEA, MTA, Enstar and GCI. Further this was advertised in the local newspaper and public notices were mailed to all property owners within 600 feet of the parcels involved in this action.

- 5) This preliminary single officer abbreviated platting hearing effort circumvents concerns and other agency intervention for potential improperly developed public drinking water associated with the approximate \$200 million fleet bus activity already operating without a permit at the same property location.

Well and septic systems are regulated by the Department of Environmental Conservation.

Please acknowledge receipt of this appeal in writing. Additionally, please provide appropriate written notification of the requisite full platting board hearing scheduled date and time for a next hearing of Case 2023-050, RIPJENSEN.

Thank you,
Austin Burrill

CC: Matanuska-Susitna Borough, Mayor.

June 5, 2023

To: Matanuska-Susitna Borough, Platting Division

From: Austin Burrill

Re: Appeal - Case 2023-050, RIPJENSEN, Abbreviated Platting Hearing - Single Officer, Preliminary Plat

In accordance with MSB Title 43.35.003, please log this appeal of the preliminary plat effort regarding Case 2023-050, RIPJENSEN by a singular platting officer in an abbreviated platting decision process. Sample factors for consideration from an array of issues supporting this appeal are as follows:

- Significant procedural error - even though requested in writing - the abbreviated platting hearing agenda and staff report for Case 2023-050, RIPJENSEN was not provided to the requestor until after the abbreviated hearing was conducted/completed.
- The owner of the property in platting consideration has a significant contracting relationship with the Matanuska-Susitna Borough. Transparency and conflict of interest dictates that this platting request, which would potentially combine residential parcels and facilitate commercial property use, meet the full platting board.
- This preliminary single officer abbreviated platting hearing effort circumvents a pending Matanuska-Susitna Borough Conditional Use Permit (CUP) process for an approximate \$200 million fleet bus activity already operating without a permit at the same property location.
- This preliminary single officer abbreviated platting hearing effort circumvents concerns and other agency intervention for potential improperly sited bulk fuel storage associated with the approximate \$200 million fleet bus activity already operating without a permit at the same property location.
- This preliminary single officer abbreviated platting hearing effort circumvents concerns and other agency intervention for potential improperly developed public drinking water associated with the approximate \$200 million fleet bus activity already operating without a permit at the same property location.

Please acknowledge receipt of this appeal in writing. Additionally, please provide appropriate written notification of the requisite full platting board hearing scheduled date and time for a next hearing of Case 2023-050, RIPJENSEN.

Thank You,



Austin Burrill

Cc: Matanuska-Susitna Borough, Mayor

Theresa Taranto

From: Chelsea Ham
Sent: Friday, June 16, 2023 8:38 AM
To: Theresa Taranto
Subject: Platting receipt case#2023-050

Thank you for your payment!

This service has been provided by [Matanuska-Susitna Borough, AK](#) and [Point & Pay](#). We value your business. Please keep this receipt for future reference.

You have made a payment to [Matanuska-Susitna Borough, AK](#). Matanuska-Susitna Borough
Thanks You For Your Payment.

Name: Austin Burrill
Address: PO Box 181461, Corpus Christi TX, US, 78480
Contact: 3617392743
Comments:

Payment ID: 137395168
Date: 06/15/23 12:20 PM
Subtotal: \$200.00
Fee: \$6.00
Total: \$206.00
Method: Credit Card(*****1006)

Item Purchased	Transaction Description	Account	Amount
Miscellaneous	Mat-Su Borough	// Matanuska-Susitna Borough Fee - Preliminary Platting, Case 2023-050, RIPJENSEN, Appeal - Requisit	\$200.00

Signature: _____ Date: ____/____/____
By signing this receipt you agree to the terms and conditions of this service.

You will see one line item on your credit or debit card statement indicating the amount you paid and will be identified as [Mat-Su Borough](#). If you have any questions about the charges please call 1-888-891-6064.

[Print Receipt](#) [Close Window](#)

Chelsea Ham

Billing & Receivables Supervisor
(907) 861-8607 - direct
Chelsea.Ham@matnugov.us



Matanuska-Susitna Borough
350 E Dahlia Avenue
Palmer, AK 99645-6488

MATANUSKA-SUSITNA BOROUGH DIRECTORY OF ORGANIZATIONS

Assembly

Board Exp

Hale	Tim		Board Position	ASB District 1
Company Representing				Term 11/24/2019 to 11/27/2025
PO Box 2918			Type of Term	2 Full
Palmer	AK	99645	Member	
Home	(907) 590-8243	Work		Cell E-mail TimHaleDistrict1@gmail.com

Nowers	Stephanie		Board Position	ASB District 2
Company Representing				Term 11/24/2019 to 11/27/2025
PO Box 3895			Type of Term	2 Full
Palmer	AK	99645	Member	
Home		Work		Cell (907) 831-6299 E-mail StephanieNowersDistrict2@gmail.com

McKee	Dolores "Dee"		Board Position	ASB District 3
Company Representing				Term 11/16/2021 to 11/19/2024
350 E Dahlia Ave			Type of Term	1 Full
Palmer	AK	99645	Member	
Home	(907) 373-3630	Work		Cell E-mail dee.mckee@matsugov.us

Yundt	Robert "Rob"	D	Board Position	ASB District 4
Company Representing				Term 11/23/2020 to 11/21/2023
350 E Dahlia Ave			Type of Term	1 Full
Palmer	AK	99645	Member	
Home		Work		Cell (907) 232-8340 E-mail robyundtmsb@gmail.com

Tew	Clayton "Mokie"		Board Position	ASB District 5
Company Representing				Term 11/27/2020 to 11/21/2023
PO Box 521314			Type of Term	1 Full
Big Lake	AK	99652	Member	
Home		Work (907) 841-8688	Cell	E-mail mokitew@gmail.com

MATANUSKA-SUSITNA BOROUGH DIRECTORY OF ORGANIZATIONS

Assembly

Board Exp

Fonov	Dmitri		Board Position	ASB District 6
Company Representing				Term 2/10/2023 to 11/21/2023
350 E Dahlia Ave			Type of Term	1 Partial
Palmer	AK	99645	Member	
Name		Work (907) 861-8546	Cell	E-mail fonov@matsugov.us

Bernier	Ronald "Ron"		Board Position	ASB District 7
Company Representing				Term 11/16/2021 to 11/19/2024
350 E Dahlia Ave			Type of Term	1 Full
Palmer	AK	99645	Member	
Name		Work	Cell (907) 354-7522	E-mail ron.bernier@matsugov.us

DeVries	Edna		Board Position	ASB Mayor
Company Representing				Term 11/16/2021 to 11/19/2024
350 E Dahlia Ave			Type of Term	1 Full
Palmer	AK	99645	Member	
Name		Work (907) 861-8682	Cell (907) 795-8133	E-mail edna.devries@matsugov.us

Information Contact	Borough Clerk's Office
Total Board Members	7 members
Meeting Schedule	1st and 3rd Tuesday of every month (Please check the Notice of Public Meetings schedule at: www.matsugov.us/publicmeetings for meeting information.)
Meeting Location	Assembly Chambers
Board Notes:	State POFD required

MATANUSKA-SUSITNA BOROUGH DIRECTORY OF ORGANIZATIONS

Platting Board				Board Exp		
Salmon	Amanda	M	Board Position	PB Alternate A		
Company Representing			Term	3/16/2021	to 12/31/2023	
189 E Nelson Ave #171			Type of Term	1	Full	
Wasilla	AK	99654	Member			
Name	Work	Cell	(907) 841-2124	E-mail	salmonsellsalaska@gmail.com	
Hallford	Robert	J	Board Position	PB Alternate B		
Company Representing			Term	2/7/2023	to 12/31/2025	
1201 N Old Towne Dr			Type of Term	1	Full	
Palmer	AK	99645	Member			
Name	(907) 244-7770	Work	Cell	E-mail	hallford@gci.net	
Johnson	Ron		Board Position	PB District 1		
Company Representing			Term	3/21/2023	to 12/31/2024	
3350 S Marth Rd			Type of Term	1	Full	
Palmer	AK	99645	Member			
Name		Work	Cell	(907) 841-6605	E-mail	ronjohnson@gci.net
Leffel	Emmett		Board Position	PB District 2		
Company Representing			Term	1/18/2022	to 12/31/2024	
1901 S Kaye Marie Dr			Type of Term	1	Full	
Palmer	AK	99645	Member			
Name		Work	Cell	(907) 460-7669	E-mail	akfitter77@yahoo.com
Koan	Eric	A	Board Position	PB District 3		
Company Representing			Term	1/1/2023	to 12/31/2025	
3420 W Secluded Meadows Lp			Type of Term	1	Full	
Wasilla	AK	99623	Member			
Name		Work	Cell	(810) 931-8062	E-mail	toeric1@live.com

MATANUSKA-SUSITNA BOROUGH DIRECTORY OF ORGANIZATIONS

Platting Board

Board Exp

Bush	Dan	S	Board Position	PB District 4
Company Representing			Term	1/5/2021 to 12/31/2023
PO Box 876390			Type of Term	1 Full
Wasilla	AK	99687	Member	
Home	(907) 373-6996	Work	Cell	(907) 841-2990 E-mail dsbush@mtaonline.net

Traxler	Michelle		Board Position	PB District 5
Company Representing			Term	5/16/2023 to 12/31/2024
PO Box 520907			Type of Term	1 Full
Big Lake	AK	99652	Member	
Home		Work	Cell	(907) 354-3795 E-mail ibchillyinalaska@gmail.com

Kreger	Sandra		Board Position	PB District 6
Company Representing			Term	1/1/2023 to 12/31/2025
3120 N Winona St			Type of Term	1 Full
Wasilla	AK	99654	Member	
Home		Work	Cell	(907) 355-8332 E-mail sandrakreger88@gmail.com

Leonard	Alan		Board Position	PB District 7
Company Representing			Term	1/19/2021 to 12/31/2023
7362 W Parks Hwy #843			Type of Term	1 Full
Meadow Lakes	AK	99623	Member	
Home	(907) 306-0306	Work	Cell	E-mail alannoneleonard@gmail.com

MATANUSKA-SUSITNA BOROUGH
DIRECTORY OF ORGANIZATIONS

Platting Board

Board Exp

Information Contact	Platting Division
Total Board Members	7 members, 2 alternates
Meeting Schedule	1st and 3rd Thursdays of each month (Please check the Notice of Public Meetings schedule at: www.matsugov.us/publicmeetings for meeting information.)
Meeting Location	Assembly Chambers
Board Notes:	

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Theresa Taranto



PLATTING TECHNICIANS
Amy Otto-Buchanan
Matthew Goddard
Chris Curlin

PLATTING ASSISTANT
Kayla Kinneen

ABBREVIATED PLAT AGENDA ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

May 31, 2023

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **RIPJENSON:** The request is to adjust the common lot lines between Lot 2, RIP, Plat No. 2019-164, and Lot 9A, Jensen, Plat No. 2021-133 to be known as **Ripjenson**, containing 10.00 acres +/- . The property is located south and east of S. Hyer Road, west of S. Trunk Road, and north of E. Parks Highway (Tax ID # 8193000L009A / 7964000L002); within the NW ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3. (Petitioner/Owner: McKenna Investments, Staff: Matthew Goddard, Case # 2023-050)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **May 31, 2023**, in the **Assembly Chambers** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

EXHIBIT A-8

Public Hearing Process

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

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

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough Platting Officer will consider the following:

PETITIONER/OWNER: McKenna Investments

REQUEST: The request is to adjust the common lot lines between Lot 2, RIP, Plat No. 2019-164, and Lot 9A, Jensen, Plat No. 2021-133 to be known as **RIPJENSON**, containing 10.00 acres +/- . The property is located south and east of S. Hyer Road, west of S. Trunk Road, and north of E. Parks Highway (Tax ID # 8193000L009A / 7964000L002); within the NW ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **May 31, 2023**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

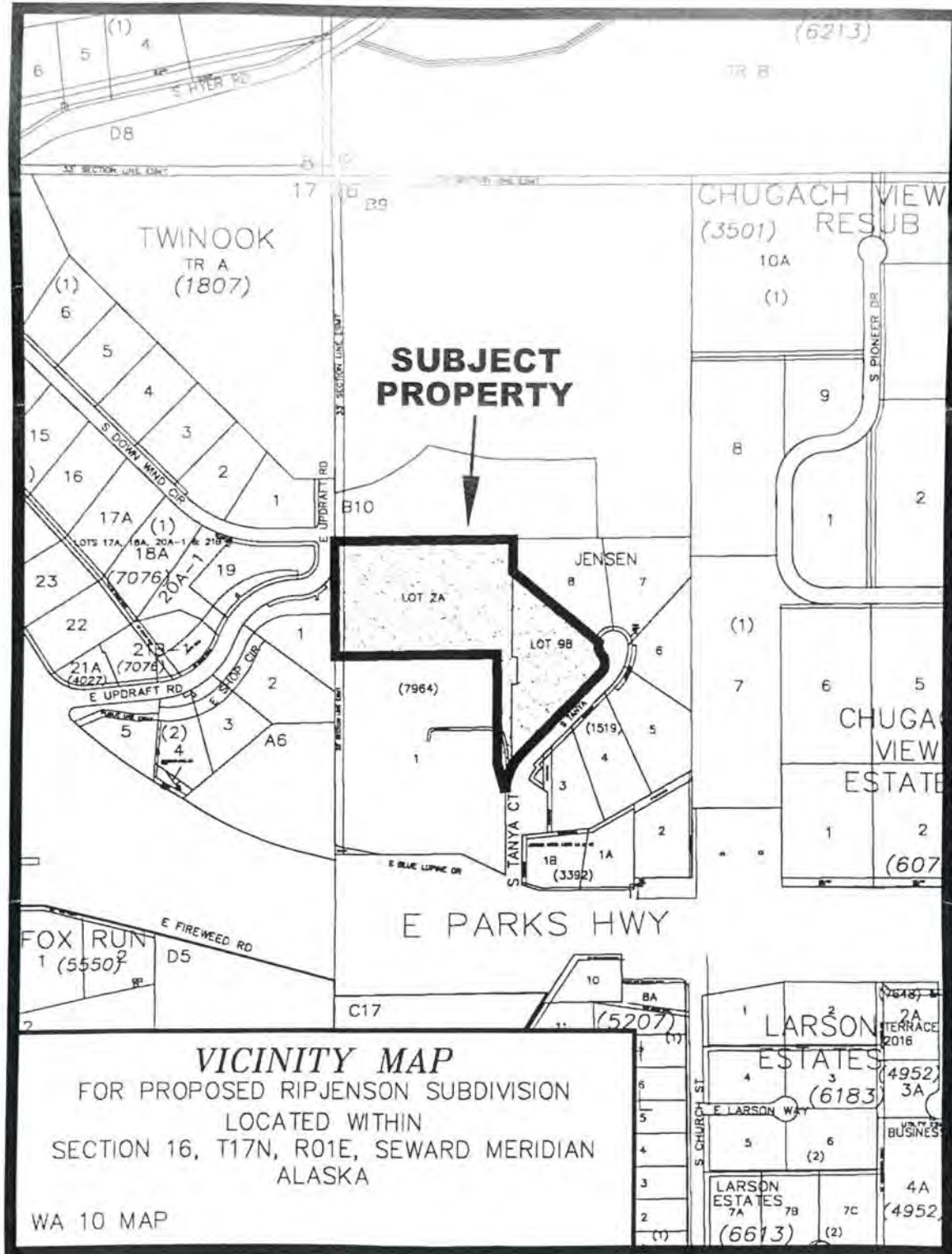
☐ No Objection ☒ Objection ☐ Concern

Name: A. Burrill Address: 1661 S Tanya Ct, Wasilla, AK 99645

Comments: Strongly object - this proposed replatting attempts to absorb two residential lots from the Jensen Tract and also circumvents due process with a required Conditional Use Permit (CUP) in play. (*Please see attached)

Case # 2023-050 MG

Note: Vicinity map Located on Reverse Side



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 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



MATANUSKA-SUSITNA BOROUGH PLATTING DIVISION

350 East Dahlia Avenue • Palmer AK 99645
Phone: (907) 861-7874 • Email: platting@matsugov.us

PLATTING AUTHORITY ACTION LETTER

May 31, 2023

McKenna Investment/DOWL
6129 Petersburg Street
Anchorage, AK 99507

Case #: 2023-050

Case Name: RIPJENSON

Action taken by the Acting Platting Officer on May 31, 2023 is as follows:

THE PRELIMINARY PLAT FOR RIPJENSON WAS APPROVED AND WILL EXPIRE ON MAY 31, 2029 SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL. FINDINGS OF FACT SUPPORTING THIS DECISION ARE ALSO ATTACHED.

ALL DECISIONS OF APPROVAL OR DISAPPROVAL BY THE PLATTING OFFICER SHALL BE FINAL UNLESS APPEALED TO THE PLATTING BOARD UNDER MSB (43.35.003).

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest Regards,

Mr. Fred Wagner, PLS
Platting Officer

tt:
cc:

Bull Moose Surveying
200 Hygrade Lane
Wasilla, AK 99654

Additional Plat Reviews After 2nd Final are \$100.00 Each

FINDINGS of FACT:

1. The plat of RIPJENSON is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has 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 USACE; Community Council #22 Gateway; Fire Service Area #130 Central Mat-Su; Road Service Area #09 Midway; MSB Community Development, Emergency Services, Assessments, Planning Division; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There was one objection from the public in response to the Notice of Public Hearing.

CONDITIONS OF APPROVAL:

The Platting Officer approved the preliminary plat for Ripjenson, contingent upon the following conditions.

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. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



MATANUSKA-SUSITNA BOROUGH 43.05.035 **PRELIMINARY PLAT FEES** *Effective July 1, 2021*

CHAPTER	TITLE	FEES
43.15.010	Pre-application Conference	\$50.00
43.15.012	Forty-Acre Exemption	\$300.00
43.15.016	Regular Plat 1-12 Lots/Tracts More than 12 Lots/Tracts	\$1500.00 \$1500.00 plus \$100.00 per lot/tract over 12
43.15.021	Public Hearing, Public Use Easements	\$500.00
43.15.022	Waiver Subdivision	\$300.00
43.15.025	Abbreviated Plat	\$500.00
43.15.025	Elimination of Common Lot Lines on a recorded plat	\$300.00
43.15.032	Elimination/Modification of Utility, Drainage, Sanitation and Screening Easement	\$500.00 (no fee if submitted with Regular Plat)
43.15.035	Vacation of dedicated Right-of-Way (ROW)	\$250.00 & regular plat fee
43.15.035	Vacation of Public Use Easement (PUE) Stand Alone With Regular Plat	(no additional fee for more than one vacation) \$500.00 \$250.00 & regular plat fee
43.15.040	Vacation of Section Line Easement (SLE) or RS 2477 Stand Alone With Regular Plat	(no additional fee for more than one vacation) \$500.00 \$250.00 & regular plat fee
43.15.051	Final Plat (only for Regular Plats)	50% of Preliminary Fee
43.15.051	Third Final Plat Review	\$100.00
43.15.070	Right-of-way acquisition plats	\$500.00
43.15.075	Variance Stand Alone With Regular plat	(no additional fee for more than one variance) \$500.00 \$250.00 & regular plat fee
43.20.140	Road Inspection Fee	1% construction cost (minimum \$500.00 fee)
11.20.120	Street Name Change	\$250.00
43.35.005	Appeals of Platting Officer Decision	\$200.00
	Continuance	\$200.00 (none if mutually agreed)

Master Plan Final: Per Lot amount figured - Preliminary fee divided by 2= X /X ÷ # of lots in MP=Y, # of lots in Phase being submitted multiplied by Y = phase final fee.

Half of preliminary plat fee divided by number of lots in msp = cost of each lot in the phase for phase final plat fee. (Preliminary plat fee #1250/2 = 625/15 = 41.66 per lot.)

MATANUSKA-SUSITNA BOROUGH DIRECTORY OF ORGANIZATIONS

Planning Commission

Board Exp

Glenn	Doug		Board Position	PC District 1
Company Representing				Term 1/4/2022 to 12/31/2024
PO Box 1924			Type of Term	1 Full
Palmer	AK	99645	Member	
Name	(907) 232-5685	Work	(907) 745-2585	Cell E-mail dougglenn@district1@gmail.com

Allen	Richard	K	Board Position	PC District 2
Company Representing				Term 8/17/2021 to 12/31/2023
1245 S Williwaw Dr			Type of Term	1 Full
Palmer	AK	99645	Member	
Name	(907) 746-3363	Work		Cell E-mail rallendistrict2@gmail.com

Chesbro	Patricia	R	Board Position	PC District 3
Company Representing				Term 2/21/2017 to 12/31/2022
POB 1093			Type of Term	2 Full
Palmer	AK	99645	Member	
Name		Work		Cell (907) 232-3712 E-mail chesbro@mtaonline.net

Rubeo	Michael		Board Position	PC District 4
Company Representing				Term 1/18/2022 to 12/31/2024
961 Enterprise Dr			Type of Term	1 Full
Wasilla	AK	99654	Member	
Name		Work		Cell (907) 715-6453 E-mail rubeo2007@gmail.com

Kendig	William (Bill)		Board Position	PC District 5
Company Representing				Term 4/5/2022 to 12/31/2022
PO Box 873785			Type of Term	1 Partial
Wasilla	AK	99687	Member	
Name	(907) 841-8291	Work	(907) 841-8291	Cell E-mail bill@topoftheworldak.com

MATANUSKA-SUSITNA BOROUGH DIRECTORY OF ORGANIZATIONS

Planning Commission

Board Exp

Glashan	Stafford		Board Position	PC District 6			
Company Representing			Term	1/10/2017 to 12/31/2022			
			Type of Term	2 Full			
			Member				
Home	(907) 441-6672	Work	(907) 357-2174	Cell		E-mail	sjg@shanwil.com

Scoggin	Curt		Board Position	PC District 7			
Company Representing			Term	2/1/2022 to 12/31/2023			
7362 W Parks Hwy #710			Type of Term	1 Full			
Wasilla	AK	99623	Member				
Home		Work		Cell	(907) 250-9767	E-mail	curt.scoggin@yahoo.com

Information Contact	Planning Department
Total Board Members	7 members
Meeting Schedule	1st and 3rd Monday of every month (Please check the Notice of Public Meetings schedule at: www.matsugov.us/publicmeetings for meeting information.)
Meeting Location	Assembly Chambers
Board Notes:	State COI required. Commission membership shall be apportioned so that the number of members from home rule and first class cities reflects the borough population residing in home rule and first class cities located in the borough.



**MATANUSKA
SUSITNA**
BOROUGH SCHOOL
DISTRICT

**Luke
Fulp**
*Deputy Superintendent of
Business & Operations*

Luke.Fulp@matsuk12.us
W • 907.761.4001
C • 907.942.2496

501 N Gulkana St
Palmer, Alaska
99645

www.matsuk12.us

national express.



John A. Elliott, Jr.

Senior Vice President - Customer Operations

2601 Navistar Dr.

Lisle, IL 60532

O: 630.821.9060

C: 630.596.3047

John.A.ElliottJr@nellc.com

www.nellc.com

national express. | **school transit shuttle**

Lara A Hobbs

General Manager

1600 S. Tanya Ct.

Palmer, AK 99645

C: 907.531.8407

C: 203.592.7414

F: 888.675.3918

lhobbs@durhamschoolservices.com

durhamschoolservices.com | septran.com



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SCHOOL SERVICES

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Getting students to school safely, on time and ready to learn.®

EXHIBIT A-20

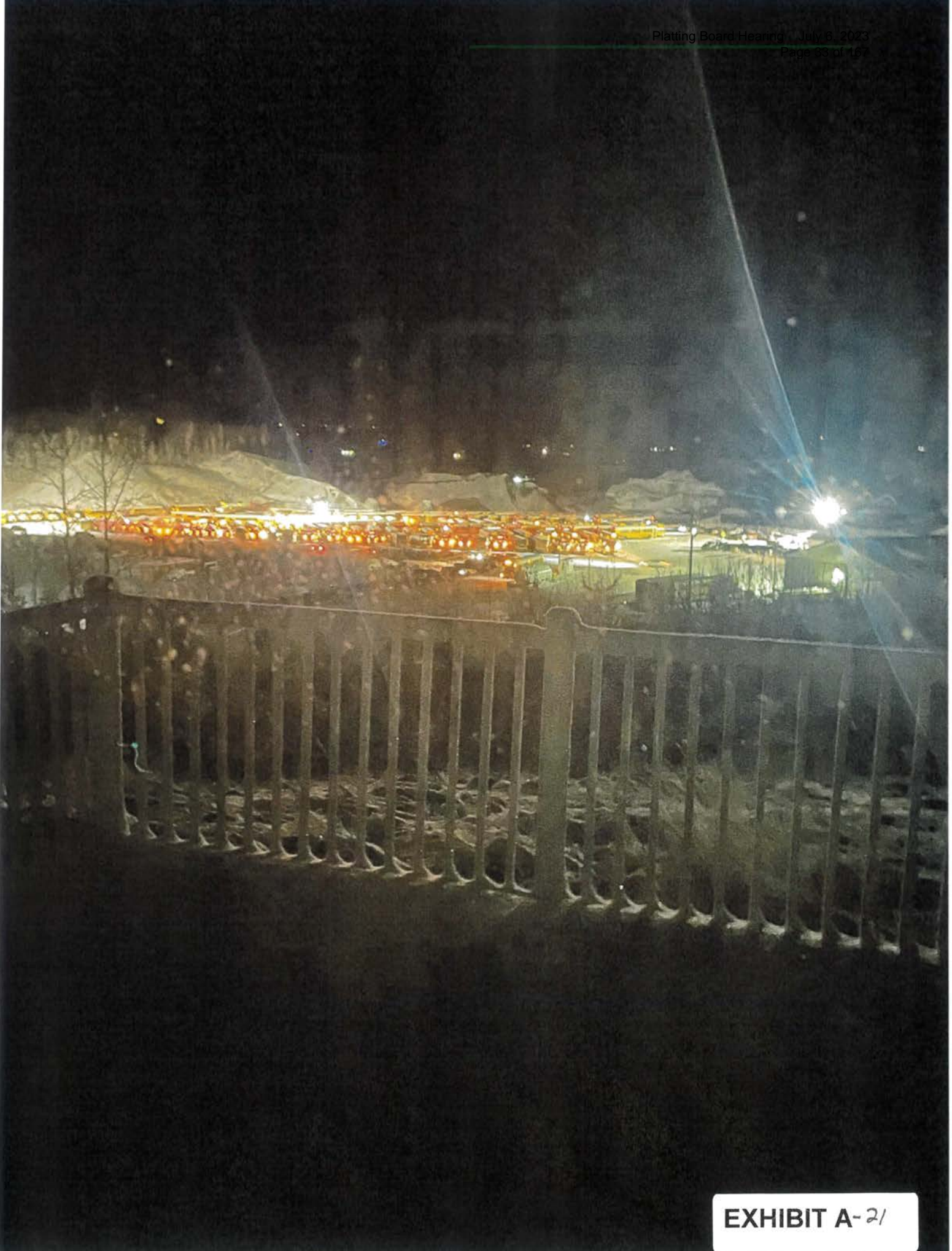


EXHIBIT A-21



EXHIBIT A-22

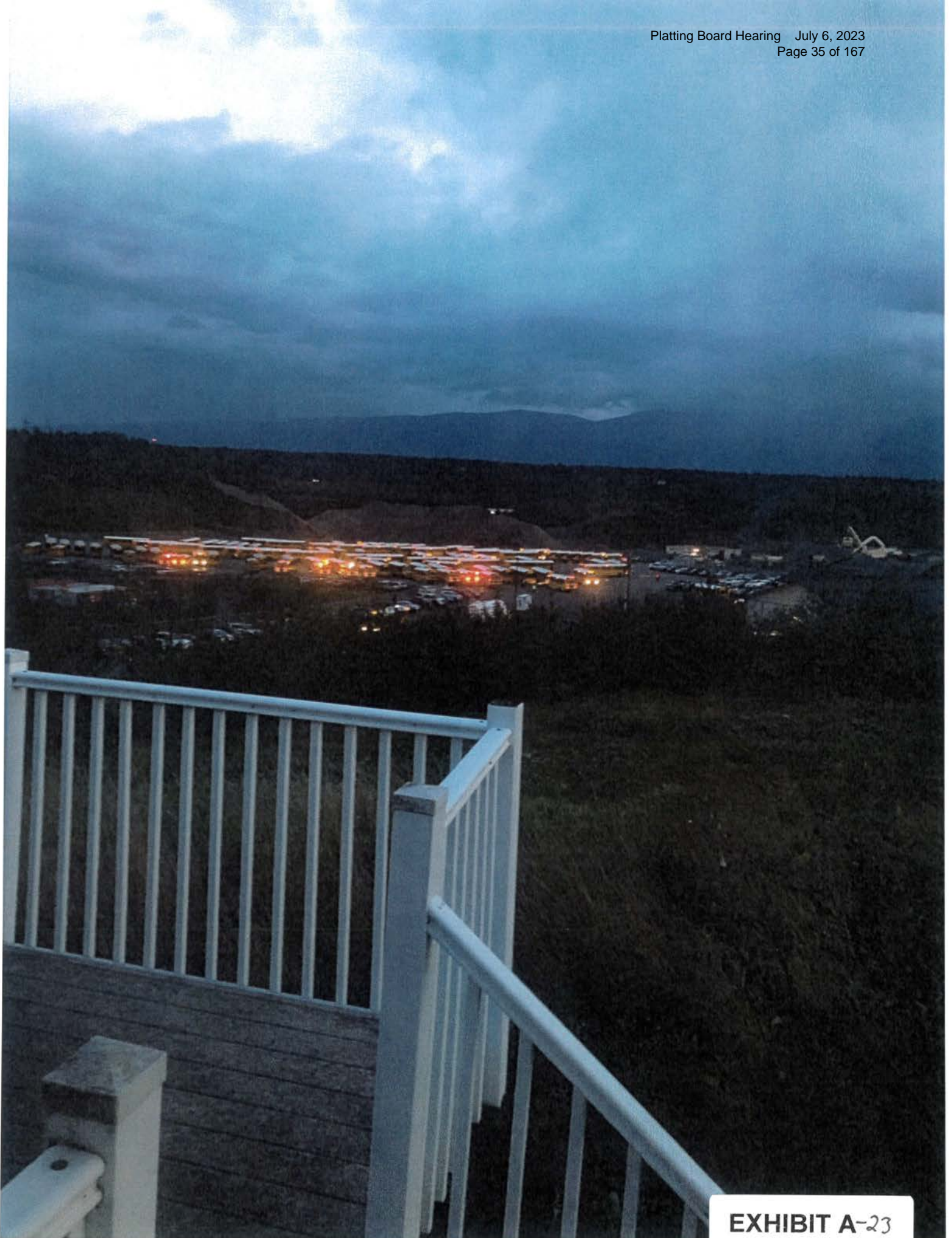
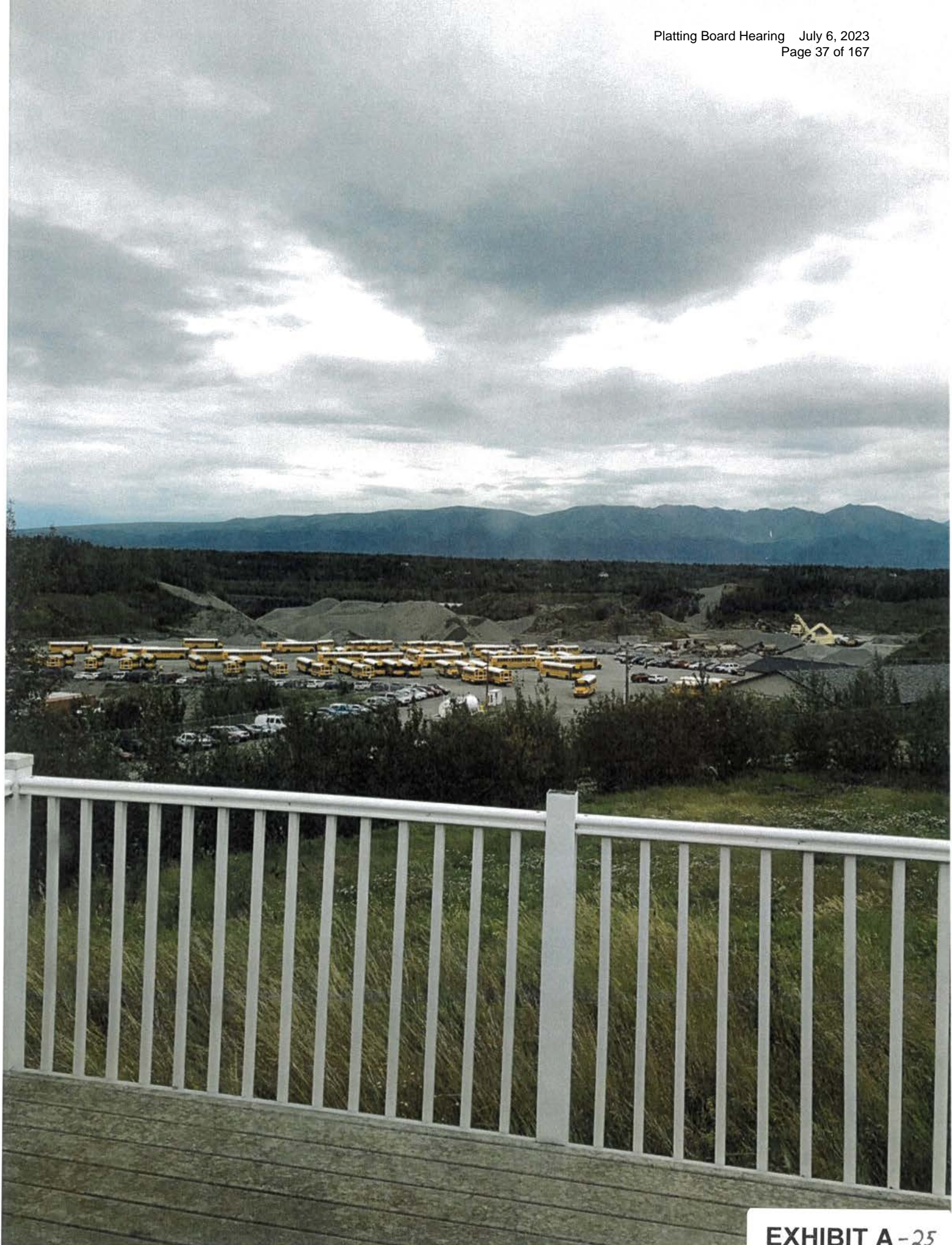


EXHIBIT A-23



EXHIBIT A-24



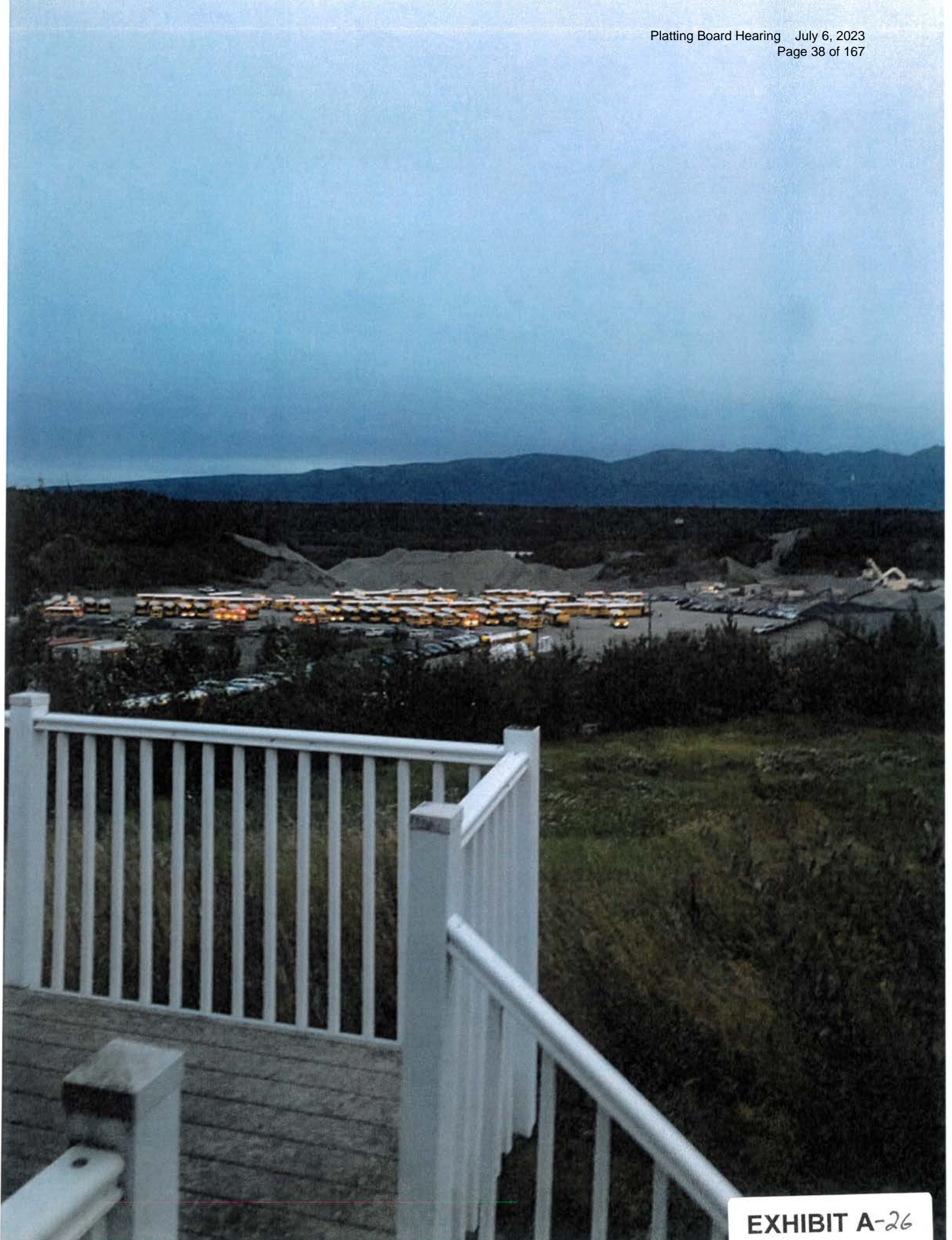


EXHIBIT A-26

Driveway Permit online payment information between 6/9/23 and 6/9/23

Driveway Permit Payment Report

Platting Board Hearing July 6, 2023
Page 99 of 167

Confirmation Number	Name	Payment Type	Payment Date	Amount	Tax Acct.	Permit ID
OR-9711-109993-20230609	Robert D Yundt II	Credit Or Debit Card	6/9/2023	200		29709
OR-3983-110000-20230609	Choice Homes	Credit Or Debit Card	6/9/2023	200		29711
Report Totals						
Count						Total
2						\$400.00

EXHIBIT A-27

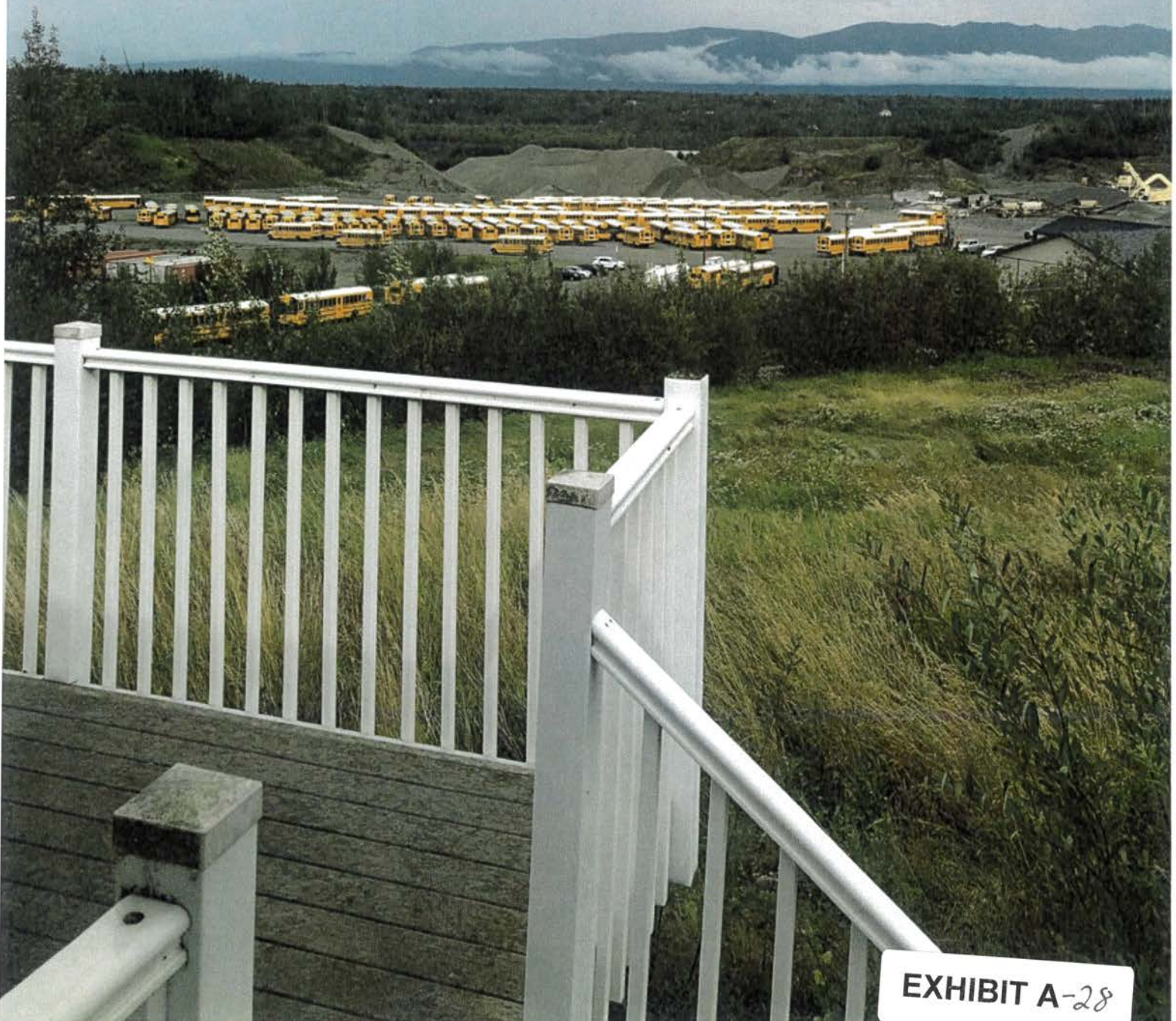


EXHIBIT A-28



EXHIBIT A-29



EXHIBIT A-30



EXHIBIT A-31



EXHIBIT A-32



Palmer Recording District
Plat # 95-89

AFFIDAVIT

I hereby certify that the following corrections were made to Plat No. 89-¹⁵~~14~~, Jensen
Subdivision, Palmer Recording District:

- 1) Front lot line distance on Lot 6;
- 2) Distance on lot line 7/8.

The above revision constitutes the sole change made to the plat aside from its notation in the revision block on the plat. The above revision does not alter lot areas and does not affect or influence any change of ownership, drainage features, rights-of-ways, or any other item which would adversely affect this or adjacent properties. I am therefore submitting this plat for refiling as corrected.



Subscribed and sworn to before me this 20th day of November 1995.

Marilyn McGuire
Notary for Alaska
My commission expires 2-22-97



Approved by the planning department this 20th day of November 1995.

ATTEST:

Marilyn McGuire
Platting Clerk

Conny
Planning Director



EXHIBIT A-34

Palmer Recording District *Refile 89-15*
Plat #95-89

Platting Board Hearing July 6, 2023
Page 47 of 167

A F F A D A V I T

20-

RECORDED	FILED
Palmer REC. DIST.	
DATE	4-7-1989
TIME	3:02 P.M.
REQUESTED BY	

The Plat of JENSEN SUBDIVISION is being refiled for the following reason:

To delete the portion of the note regarding access from Lot 1 and 2 to the Parks Highway as being only by the common access easement.

The above revision constitutes the sole changes made to the plat aside from its notation in the revision block on the plat. The above revision does not alter lot areas and does not affect or influence any change of ownership, drainage features, rights-of-ways or other items which would adversely affect this or adjacent properties. I am therefore submitting this plat for refiling as corrected.

March 29, 1989

Richard K. DeCamp
Richard K. DeCamp, P.L.S.

NOTARYS ACKNOWLEDGEMENT

Subscribed and sworn to before me this 4th day of April, 1989.

Robyn Lichten Jensen
Notary Public in and for Alaska
My commission expires 4-24-89

Approved by the Platting Department this 5th day of APRIL, 1989

Merilyn M. Lurie
Clerk of the Platting Board

John Duff
Planning Director
Matanuska-Susitna Borough

EXHIBIT A-35

Palmer Recording
District Plat #95-89

AFFIDAVIT

This affidavit is to correct note number three (3), shown under the heading of "NOTES" on the plat of Jensen Subdivision, Plat number 78-117, Palmer Recording District, filed August 21, 1978, to now read:

- 3 - The drainage easement on Lot 2 is provided in the event standing water becomes a problem to Adjacent Lot 1, Larson Estates Subdivision. The purchaser of Lot 2 assumes responsibility for drainage if necessary.



Richard K. DeCamp
Registered Professional
Land Surveyor
No. 2071-S

STATE OF ALASKA }
THIRD JUDICIAL DISTRICT } ss.

THIS IS TO CERTIFY that on the 13 day of September, 1979, before me, the undersigned Notary Public, in and for Alaska, duly commissioned and sworn as such, personally appeared RICHARD K. DeCAMP, who is known to me and to me known to be the individual named and who executed the above and foregoing Affidavit, and he acknowledged to me the execution thereof as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

Robert J. Pratt
Notary Public in and for Alaska
My Commission Expires: 11/10/81

Approved and accepted this 24th day of SEPTEMBER, 1979.

Paul H. Hall
Planning Director
Matanuska-Susitna Borough

John G. Schumacher
Clerk
Platting Board

49924
MATANUSKA-SUSITNA BOROUGH
PALMER, ALASKA 99666

SEP 24 1 27 PM '79

EXHIBIT A-36



Palmer Recording District
Plat # 93-89

AFFIDAVIT

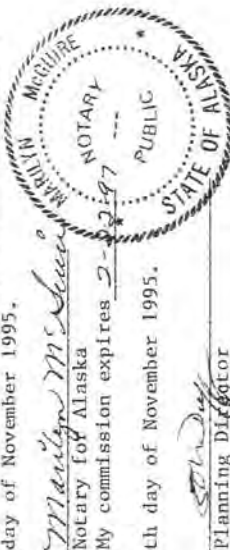
I hereby certify that the following corrections were made to Plat No. 89-¹⁵14, Jensen
Subdivision, Palmer Recording District:

- 1) Front lot line distance on Lot 6,
- 2) Distance on lot line 7/8.

The above revision constitutes the sole change made to the plat aside from its notation in
the revision block on the plat. The above revision does not alter lot areas and does not
affect or influence any change of ownership, drainage features, rights-of-ways, or any
other item which would adversely affect this or adjacent properties. I am therefore
submitting this plat for refiling as corrected.



Subscribed and sworn to before me this 20th
day of November 1995.



Approved by the planning department this 20th day of November 1995.

ATTEST:

Don Duff
Planning Director



Marilyn McShane
Platting Clerk

Palmer Recording District Refile 89-15
Plat #95-89

A F F A D A V I T

20-

RECORDED	FILED
Palmer	REC. DIST.
DATE 4-7-89	
TIME 3 02 P.M.	
REQUESTED BY	

P.O. Box 1608
Palmer, Alaska 99643

The Plat of JENSEN SUBDIVISION is being refiled for the following reason:

To delete the portion of the note regarding access from Lots 1 and 2 to the Parks Highway as being only by the common access easement.

The above revision constitutes the sole changes made to the plat aside from its notation in the revision block on the plat. The above revision does not alter lot areas and does not affect or influence any change of ownership, drainage features, rights-of-ways or other items which would adversely affect this or adjacent properties. I am therefore submitting this plat for refiling as corrected.

March 29, 1989

Richard K. DeCamp
Richard K. DeCamp, P.L.S.

NOTARYS ACKNOWLEDGEMENT

Subscribed and sworn to before me this 4th day of April, 1989.

Robin L. Laiter
Notary Public in and for Alaska
My commission expires 4-24-89

Approved by the Platting Department this 5th day of April, 1989

Merilyn M. Laiter
Clerk of the Platting Board

John D. Laiter
Planning Director
Matanuska-Susitna Borough

Plat # 78-117
Palmer Recording
District Plat # 95-89

AFFIDAVIT

This affidavit is to correct note number three (3), shown under the heading of "NOTES" on the plat of Jensen Subdivision, Plat number 78-117, Palmer Recording District, filed August 21, 1978, to now read:

- 3 - The drainage easement on Lot 2 is provided in the event standing water becomes a problem to Adjacont Lot 1, Larson Estates Subdivision. The purchaser of Lot 2 assumes responsibility for drainage if necessary.



Richard K. DeCamp
Registered Professional
Land Surveyor
No. 2071-S

STATE OF ALASKA } ss.
THIRD JUDICIAL DISTRICT }

THIS IS TO CERTIFY that on the 13 day of September, 1979, before me, the undersigned Notary Public, in and for Alaska, duly commissioned and sworn as such, personally appeared RICHARD K. DeCamp, who is known to me and to me known to be the individual named and who executed the above and foregoing Affidavit, and he acknowledged to me the execution thereof as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written,

Richard K. DeCamp
Notary Public in and for Alaska
My Commission Expires: 10/01/81

Approved and accepted this 24th day of September, 1979,

Richard K. DeCamp
Platting Director
Matanuska-Subitna Borough

Richard K. DeCamp
Platting Board

49924

MAITANESCA - 49924
PALMER, ALASKA 99665

SEP 24 1 27 PM '79

79-117-10
3⁰⁰

Matthew Goddard

From: B Family <burrillfam@gmail.com>
Sent: Thursday, June 15, 2023 6:26 PM
To: Fred Wagner
Cc: Edna DeVries; Mike Brown; Alex Strawn; Matthew Goddard; Theresa Taranto; Jason Ortiz; George Hays; Nicholas Spiropoulos; John Aschenbrenner; Peggy Horton; Planning; MSB Planning Commission; salmonsellalaska@gmail.com; halford@gci.net; ronjohnson@gci.net; akfitter77@yahoo.com; toeric1@live.com; dsbush@mtaonline.net; lbchillyinalaska@gmail.com; sandrakreger88@gmail.com; Alannoneleonard@gmail.com; Amy Otto-Buchanan; Jesse Curlin; MSB Platting; timhaledistrict1@gmail.com; Stephanie Nowers; Dolores McKee; robyundtmsb@gmail.com; mokietew@gmail.com; Dmitri Fonov; Ron Bernier
Subject: Re: INFO/ACTION: Appeal - Case 2023-050 - RIPJENSEN - Abbreviated Platting Hearing - Single Officer // Re: REQUEST: (1) Platting Board Agenda and (2) Platting Packet (for pending "RIPJENSEN" Case # 2023-050 MG) // Re: INFO/ACTION: OBJECTION - ADJACENT PRO
Attachments: Appeal - Copy.pdf; Assembly-13Feb23 - Copy.pdf; PB-18May23 - Copy.pdf; Agenda-53123 - Copy.pdf; Doc 1 - Copy.pdf; Doc 2 - Copy.pdf; Agenda-6123 - Copy.pdf; Preliminary - Abbreviated - Single Officer - Copy.pdf; Platting Fees - Copy.pdf; attachment 1_1 - Copy.pdf; attachment 1 - Copy.pdf; image1_1 - Copy.jpeg; image1 - Copy.jpeg; image1_2 - Copy.jpeg; image1_3 - Copy.jpeg; image1_5 - Copy.jpeg; image1_4 - Copy.jpeg; image1_6 - Copy.jpeg; image1_7 - Copy.jpeg; image1_8 - Copy.jpeg; image1_10 - Copy.jpeg; image1_9 - Copy.jpeg; image1_11 - Copy.jpg; attachment 1_2 - Copy.tiff

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

Fred,

Thank you for your note. It is strange that there would be a price tag for average citizen efforts to promote transparency in government processes with an already taxpayer funded entity ... but the \$200 "Matanuska-Susitna Borough Fee - Preliminary Platting, Case 2023-050, RIPJENSEN, Appeal - Requisite Full Platting Board Hearing" has been paid (MatSu Borough eCommerce - 6/15/2023 - Payment ID - 137395168).

This entire e-mail trail along with the multiple attachments - is the advance formal submission for the preparatory Staff Report - for the upcoming Requisite Full Platting Board Hearing on Preliminary Platting, Case 2023-050, RIPJENSEN.

Please acknowledge receipt of this correspondence and the submitted advance platting board materials (e-mail trail and attached files) in writing. Additionally, please provide written notification of the requisite full platting board scheduled date and time for the appeal hearing of Preliminary Platting, Case 2023-050, RIPJENSEN.

Thank You,

Austin Burrill
361-739-2743

On Mon, Jun 12, 2023 at 2:16 PM Fred Wagner <Frederic.Wagner@matsugov.us> wrote:

Mr. Burrill,

Platting has received your timely request for an Appeal of Platting Officer Decision. Appeal of a Platting Officer Decision requires a \$200.00 fee to be submitted. We will need to receive this payment by 6/16/2023 in order to schedule your request for an appeal.

Please see the attached fee schedule for reference.

Sincerely,

Fred Wagner, PLS

MSB Platting Officer

(907)861-7870 Office

(907)355-8705 Cell

From: B Family <burrillfam@gmail.com>
Sent: Friday, June 9, 2023 11:59 PM
To: Fred Wagner <Frederic.Wagner@matsugov.us>
Cc: Edna DeVries <Edna.DeVries@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Jason Ortiz <Jason.Ortiz@matsugov.us>; George Hays <George.Hays@matsugov.us>; Mike Brown <Mike.Brown@matsugov.us>; Nicholas Spiropoulos <Nicholas.Spiropoulos@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Peggy Horton <Peggy.Horton@matsugov.us>; Planning <MSB.Planning@matsugov.us>; MSB Planning Commission <MSB.Planning.Commission@matsugov.us>; salmonsellalaska@gmail.com; halford@gci.net; ronjohnson@gci.net; akfitter77@yahoo.com; toeric1@live.com; dsbush@mtaonline.net; lbchillyinalaska@gmail.com; sandrakreger88@gmail.com; Alannoneleonard@gmail.com; Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>; Jesse Curlin <Jesse.Curlin@matsugov.us>; Matthew Goddard <Matthew.Goddard@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; MSB Platting <Platting@matsugov.us>; timhaledistrict1@gmail.com; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Dolores McKee <Dee.McKee@matsugov.us>; robbyundtmsb@gmail.com; mokietew@gmail.com; Dmitri Fonov <Fonov@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: INFO/ACTION: Appeal - Case 2023-050 - RIPJENSEN - Abbreviated Platting Hearing - Single Officer // Re: REQUEST: (1) Platting Board Agenda and (2) Platting Packet (for pending "RIPJENSEN" Case # 2023-050 MG) // Re: INFO/ACTION: OBJECTION - ADJACENT PROP...

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

Fred,

Please find an appeal (attached) in accordance with MSB Title 43.35.003 - for the preliminary platting Case 2023-050, RIPJENSEN.

This appeal and supporting materials - is in response to the preliminary single officer abbreviated platting paperwork (attached) - that your staff forwarded several days ago without comment or explanation as reflected below.

Due to the significant contracting relationship of the landowner with the Matanuska-Susitna Borough - and the potential for the perception of a conflict of interest - it is unfortunate that this platting request matter did not meet the full platting board for transparent consideration to begin with.

Please acknowledge receipt of this appeal in writing. Additionally, please provide appropriate written notification of the requisite full platting board hearing scheduled date and time for a next hearing of Case 2023-050, RIPJENSEN.

Thank You,

Austin Burrill

361-739-2743

----- Forwarded message -----

From: Theresa Taranto <Theresa.Taranto@matsugov.us>

Date: Thu, Jun 1, 2023 at 5:02 PM

Subject: RE: REQUEST: (1) Platting Board Agenda and (2) Platting Packet (for pending "RIPJENSEN" Case # 2023-050 MG)

// Re: INFO/ACTION: OBJECTION - ADJACENT PROPERTY OWNER // Re: Proposed Platting - RIPJENSEN // Re:

INFO/ACTION: REPLY REQUESTED // Fwd: INFO/ACTIO

To: B Family <burrillfam@gmail.com>

Cc: Fred Wagner <Frederic.Wagner@matsugov.us>

On Wed, May 31, 2023 at 8:18 PM B Family <burrillfam@gmail.com> wrote:

Fred,

Thank you for your correspondence. To understand properly - is there now some sort of abbreviated platting action that did not include the entire MatSu Platting Board that we need to appeal? If you could please provide further information when able? ... so that we can continue to frame our additional communications - STRONG OBJECTION - regarding this "RIPJENSEN" Case # 2023-050 MG/S Tanya Ct, Wasilla, AK 99645 situation.

Sincerely,

Austin Burrill

361-739-2743

On Wed, May 31, 2023 at 5:53 PM Fred Wagner <Frederic.Wagner@matsugov.us> wrote:

Mr. Burrill,

In my haste to make it to the scheduled meeting this morning I attached the wrong agenda.

Please see the attached agenda for this morning's meeting.

You will find the process for filing an appeal listed under MSB Title 43.35.003 *Appeals of Platting Officer Decision*.

Sincerely,

Fred Wagner, PLS

MSB Platting Officer

(907)861-7870 Office

(907)355-8705 Cell

From: B Family <burrillfam@gmail.com>
Sent: Wednesday, May 31, 2023 2:43 PM
To: Fred Wagner <Frederic.Wagner@matsugov.us>; Edna DeVries <Edna.DeVries@matsugov.us>
Cc: George Hays <George.Hays@matsugov.us>; Mike Brown <Mike.Brown@matsugov.us>; Nicholas Spiropoulos <Nicholas.Spiropoulos@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jason Ortiz <Jason.Ortiz@matsugov.us>; Peggy Horton <Peggy.Horton@matsugov.us>; Planning <MSB.Planning@matsugov.us>; MSB Planning Commission <MSB.Planning.Commission@matsugov.us>; salmonsellalaska@gmail.com; halford@gci.net; ronjohnson@gci.net; akfitter77@yahoo.com; toeric1@live.com; dsbush@mtaonline.net; lbchillyinalaska@gmail.com; sandrakreger88@gmail.com; Alannoneleonard@gmail.com; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>; Jesse Curlin <Jesse.Curlin@matsugov.us>; Matthew Goddard <Matthew.Goddard@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>
Subject: Re: REQUEST: (1) Platting Board Agenda and (2) Platting Packet (for pending "RIPJENSEN" Case # 2023-050 MG) // Re: INFO/ACTION: OBJECTION - ADJACENT PROPERTY OWNER // Re: Proposed Platting - RIPJENSEN // Re: INFO/ACTION: REPLY REQUESTED // Fwd: INFO/ACTIO

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

Fred,

Thank you for your note. This is strange though ... the Platting Board Agenda for June 1, 2023 that you provided (attached) does not include an agenda item for "RIPJENSEN" Case # 2023-050 MG?

Due to TRANSPARENCY REQUIREMENTS and CONFLICT OF INTEREST concerns with the Petitioner/Property Owner (McKenna Brothers) in this replatting request - who also have a SIGNIFICANT CONTRACTING relationship with the MatSu Borough ... this replatting request MUST go to the ENTIRE Platting Board for consideration - NOT a simple "Abbreviated Plat Hearing" with a platting officer that also doesn't readily allow for live Public Testimony. The full Platting Board process will allow appropriate PUBLIC VISIBILITY especially in light of the ongoing CONDITIONAL USE

PERMIT (CUP) process also in play with the MatSu Borough (that this replat request appears to attempt to partially circumvent) for the same S Tanya Ct, Wasilla, AK 99645 location (Vicinity Map Attached).

This is a FORMAL PROTEST and appeal (please provide additional paperwork as necessary) ... this replatting request must be HEARD PROPERLY as a formal Agenda Item in front of the FULL MatSu Borough Platting Board.

To be clear - we STRONGLY OBJECT to any replatting action at the "RIPJENSEN" Case # 2023-050 MG/S Tanya Ct, Wasilla, AK 99645 location at this time.

Thank you again for your time and assistance - and we await your response.

Sincerely,

Austin Burrill

361-739-2743

----- Forwarded message -----

From: **Fred Wagner** <Frederic.Wagner@matsugov.us>

Date: Wed, May 31, 2023 at 11:26 AM

Subject: RE: REQUEST: (1) Platting Board Agenda and (2) Platting Packet (for pending "RIPJENSEN" Case # 2023-050 MG) // Re: INFO/ACTION: OBJECTION - ADJACENT PROPERTY OWNER // Re: Proposed Platting - RIPJENSEN // Re: INFO/ACTION: REPLY REQUESTED // Fwd: INFO/ACTIO

To: B Family <burrillfam@gmail.com>

Mr. Burrill,

Please find the attached Aenda and staff report. Your comments are not included as they were submitted after the staff report was written and will be included as a handout.

There is no telephonic testimony for the Abbreviated Plat Hearing. That only applies for the Platting board.

Sincerely,

Fred Wagner, PLS

MSB Platting Officer

(907)861-7870 Office

(907)355-8705 Cell

From: B Family <burrillfam@gmail.com>

Sent: Tuesday, May 30, 2023 3:41 PM

To: Matthew Goddard <Matthew.Goddard@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; MSB Platting <Platting@matsugov.us>

Cc: Edna DeVries <Edna.DeVries@matsugov.us>; George Hays <George.Hays@matsugov.us>; Mike Brown <Mike.Brown@matsugov.us>; Nicholas Spiropoulos <Nicholas.Spiropoulos@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jason Ortiz <Jason.Ortiz@matsugov.us>; Peggy Horton <Peggy.Horton@matsugov.us>; Planning <MSB.Planning@matsugov.us>; MSB Planning Commission <MSB.Planning.Commission@matsugov.us>; salmonsellalaska@gmail.com; halford@gci.net; ronjohnson@gci.net; akfitter77@yahoo.com; toeric1@live.com; dsbush@mtaonline.net; lbchillyinalaska@gmail.com; sandrakreger88@gmail.com; Alannoneleonard@gmail.com

Subject: REQUEST: (1) Platting Board Agenda and (2) Platting Packet (for pending "RIPJENSEN" Case # 2023-050 MG)
// Re: INFO/ACTION: OBJECTION - ADJACENT PROPERTY OWNER // Re: Proposed Platting - RIPJENSEN // Re: INFO/ACTION: REPLY REQUESTED // Fwd: INFO/ACTION...

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

Matthew/Theresa/Fred,

Per discussion - to facilitate a strong objection to this proposed platting action - could you please send me an electronic copy of the upcoming (1) Platting Board Agenda (addressing "RIPJENSEN" Case # 2023-050 MG) along with the associated (2) Platting Packet (incorporating all of the submitted S Tanya Ct materials) when available?

EXHIBIT B - 7

Also, could you please confirm the date, time, and telephonic backup information for interested parties (as referenced per the MatSu Borough website) for the applicable upcoming Platting Board Meeting (for pending "RIPJENSEN" Case # 2023-050 MG) and Public Testimony?

<https://matsugov.us/boards/platting>

TELEPHONIC TESTIMONY FOR PLATTING BOARD HEARINGS:

To call into the meeting for public testimony, please adhere to the following guidelines.

****Attention:** For those using the telephonic system, please be advised that we have had technical difficulties. The preference for public participation is in-person or submission of written comments. Once public comments are closed, all public participation is also closed. To ensure your concerns are heard, it is best to present them in-person.

Dial 1-855-225-1887; with Conference ID 8573 then the # sign; 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 your mailing address, and provide your testimony.

This is not a question and answer session. This is only for stating your concerns and comments.

If you cannot access the telephonic system please call the Mat-Su Borough Platting's main phone line for directions. 907-861-7874

Thank You,

Austin Burrill

361-739-2743

----- Forwarded message -----

From: **B Family** <burrillfam@gmail.com>

Date: Tue, May 30, 2023 at 4:01 PM

Subject: INFO/ACTION: OBJECTION - ADJACENT PROPERTY OWNER // Re: Proposed Platting - RIPJENSEN // Re: INFO/ACTION: REPLY REQUESTED // Fwd: INFO/ACTION: Unpermitted Commercial Operation - Durham School Services (Fleet School Bus Contractor) - 1600 S Tanya CT, Wasilla, AK (Photos/Materials Attached) // Re: REVIEW/ACTION: Public Safety/Public Interest Co

To: <matthew.goddard@matsugov.us>, Fred Wagner <Frederic.Wagner@matsugov.us>, <platting@matsugov.us>,

Jason Ortiz <Jason.Ortiz@matsugov.us>

Cc: Woolley, Oran L (DEC) <oran.woolley@alaska.gov>, THOMAS BERGEY <THOMAS.BERGEY@matsuk12.us>, GENNIFER DAHLQUIST <Gennifer.Dahlquist@matsuk12.us>, STACY ESCOBEDO <Stacy.Escobedo@matsuk12.us>, JAMES HART <JAMES.HART@matsuk12.us>, OLE LARSON <Ole.Larson@matsuk12.us>, RYAN PONDER <RYAN.PONDER@matsuk12.us>, JEFF TAYLOR <JEFF.TAYLOR@matsuk12.us>, RANDY TRANI <RANDY.TRANI@matsuk12.us>, Peggy Horton <Peggy.Horton@matsugov.us>, JUBILEE UNDERWOOD <JUBILEE.UNDERWOOD@matsuk12.us>, DWIGHT PROBASCO <DWIGHT.PROBASCO@matsuk12.us>, CRYSTAL SMITH <CRYSTAL.SMITH@matsuk12.us>, George Hays <George.Hays@matsugov.us>, Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>, Stephanie Nowers <StephanieNowersDistrict2@gmail.com>, gledford@ci.wasilla.ak.us <gledford@ci.wasilla.ak.us>, cnygard@ci.wasilla.ak.us <cnygard@ci.wasilla.ak.us>, planning@cityofwasilla.gov <planning@cityofwasilla.gov>, Harrison, Martha E (DEC) <martha.harrison@alaska.gov>, Rock, Lindy A (DEC) <lindy.rock@alaska.gov>, McKenna, Rachel E (DEC) <rachel.mckenna@alaska.gov>, Ken Barkley <Ken.Barkley@matsugov.us>, Tracey Loscar <Tracey.Loscar@matsugov.us>, Brian Davis <Brian.Davis@matsugov.us>, Casey Cook <Casey.Cook@matsugov.us>, Karol Riese <Karol.Riese@matsugov.us>, Alex Strawn <Alex.Strawn@matsugov.us>, Code Compliance <Code.Compliance@matsugov.us>, Permit Center <Permit.Center@matsugov.us>, Michelle Olsen <Michelle.Olsen@matsugov.us>, Jennifer Monnin <Jennifer.Monnin@matsugov.us>, Andy Dean <Andy.Dean@matsugov.us>, Kim Sollien <Kim.Sollien@matsugov.us>, Fred Wagner <Frederic.Wagner@matsugov.us>, Smoldon, Todd D (GOV) <todd.smoldon@alaska.gov>, Reese, Jill (DOT) <jill.reese@alaska.gov>, Shelby, Justin T (DOT) <justin.shelby@alaska.gov>, wolfgang.junge@alaska.gov <wolfgang.junge@alaska.gov>, carolyn.morehouse@alaska.gov <carolyn.morehouse@alaska.gov>, james.marks@alaska.gov <james.marks@alaska.gov>, dot.commissioner@alaska.gov <dot.commissioner@alaska.gov>, Andrea Feniger <andrea.feniger@sierraclub.org>, Sen. Shelley Hughes <sen.shelley.hughes@akleg.gov>, Buddy Whitt <Buddy.Whitt@akleg.gov>, mckennabrotherspaving@gmail.com <mckennabrotherspaving@gmail.com>, driveways@mckennabrotherspaving.com <driveways@mckennabrotherspaving.com>, matthew@mckennabrotherspaving.com <matthew@mckennabrotherspaving.com>, marc@mckennabrotherspaving.com <marc@mckennabrotherspaving.com>, mbp@alaska.net <mbp@alaska.net>, Tom Adams <Tom.Adams@matsugov.us>, Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>, Jeff Smith <jeff.smith@matsugov.us>, Brad Sworts <Brad.Sworts@matsugov.us>, Alex Senta <Alex.Senta@matsugov.us>, Cheyenne Heindel <Cheyenne.Heindel@matsugov.us>, Buddy Eveland <Buddy.Eveland@matsugov.us>, Liesel Weiland <Liesel.Weiland@matsugov.us>, Eric Phillips <Eric.Phillips@matsugov.us>, Lonnie McKechnie <Lonnie.McKechnie@matsugov.us>, Nicholas Spiropoulos <Nicholas.Spiropoulos@matsugov.us>, John Aschenbrenner <John.Aschenbrenner@matsugov.us>, Sonya Conant <Sonya.Conant@matsugov.us>, Christopher Loscar <Christopher.Loscar@matsugov.us>, Therese Dolan <Therese.Dolan@matsugov.us>, Stefan Hinman <Stefan.Hinman@matsugov.us>, Russ Krafft <Russ.Krafft@matsugov.us>, Eric Wyatt <Eric.Wyatt@matsugov.us>, Kenneth Kleewein <Kenneth.Kleewein@matsugov.us>, Dan Monarch <Dan.Monarch@matsugov.us>, david.stieren@alaska.gov <david.stieren@alaska.gov>, john.espindola@alaska.gov <john.espindola@alaska.gov>, kim.kovol@alaska.gov <kim.kovol@alaska.gov>, Representative.Christopher.Kurka@akleg.gov <Representative.Christopher.Kurka@akleg.gov>, Senator.David.Wilson@akleg.gov <Senator.David.Wilson@akleg.gov>, Representative.DeLena.Johnson@akleg.gov <Representative.DeLena.Johnson@akleg.gov>, Representative.David.Eastman@akleg.gov <Representative.David.Eastman@akleg.gov>, shannon.mccarthy@alaska.gov <shannon.mccarthy@alaska.gov>, tammy.kramer@alaska.gov <tammy.kramer@alaska.gov>, rob.carpenter@alaska.gov <rob.carpenter@alaska.gov>, john.binder@alaska.gov <john.binder@alaska.gov>, jason.sakalaskas@alaska.gov <jason.sakalaskas@alaska.gov>, andy.mills@alaska.gov <andy.mills@alaska.gov>, dot.leg@alaska.gov <dot.leg@alaska.gov>, Wood, Graham M (DEC) <graham.wood@alaska.gov>, whittier.robert@epa.gov <whittier.robert@epa.gov>, kara.kusche@alaska.gov <kara.kusche@alaska.gov>, sarah.moore@alaska.gov <sarah.moore@alaska.gov>, nick.czarnecki@alaska.gov <nick.czarnecki@alaska.gov>, barbara.trost@alaska.gov <barbara.trost@alaska.gov>, moses.coss@alaska.gov <moses.coss@alaska.gov>, jason.olds@alaska.gov <jason.olds@alaska.gov>, emma.pokon@alaska.gov <emma.pokon@alaska.gov>, dec.commissioner@alaska.gov <dec.commissioner@alaska.gov>, jon.wendel@alaska.gov <jon.wendel@alaska.gov>, terri.lomax@alaska.gov <terri.lomax@alaska.gov>, Kendra Johnson <Kendra.Johnson@matsugov.us>, Edna DeVries <Edna.DeVries@matsugov.us>, Mike Brown

<Mike.Brown@matsugov.us>, LUKE FULP <Luke.Fulp@matsuk12.us>, Edward.Flavin@nellc.com
<Edward.Flavin@nellc.com>, aphelpdesk@nellc.com <aphelpdesk@nellc.com>, supplierinformation@nellc.com
<supplierinformation@nellc.com>, Derek.Donham@nellc.com <Derek.Donham@nellc.com>, Brad.Tate@nellc.com
<Brad.Tate@nellc.com>, Matthew.Veach@nellc.com <Matthew.Veach@nellc.com>, Sean.Broderick@nellc.com
<Sean.Broderick@nellc.com>, Michael.Settle@nellc.com <Michael.Settle@nellc.com>, judith.crawford@nellc.com
<judith.crawford@nellc.com>, David.Duke@nellc.com <David.Duke@nellc.com>, Tom.McBride@nellc.com
<Tom.McBride@nellc.com>, Stephen.Schmuck@nellc.com <Stephen.Schmuck@nellc.com>, dean.finch@nellc.com
<dean.finch@nellc.com>, john.elliott@nellc.com <john.elliott@nellc.com>, john.a.elliottjr@nellc.com
<john.a.elliottjr@nellc.com>, lhobbs@durhamschoolservices.com <lhobbs@durhamschoolservices.com>,
dougglennndistrict1@gmail.com <dougglennndistrict1@gmail.com>, rallendistrict2@gmail.com
<rallendistrict2@gmail.com>, chesbro@mtaonline.net <chesbro@mtaonline.net>, rubeo2007@gmail.com
<rubeo2007@gmail.com>, bill@topoftheworldak.com <bill@topoftheworldak.com>, sig@shanwil.com
<sig@shanwil.com>, curt.scoggin@yahoo.com <curt.scoggin@yahoo.com>, jacob.butcher@matsuk12.us
<jacob.butcher@matsuk12.us>, kathy.mccollum@matsuk12.us <kathy.mccollum@matsuk12.us>,
kendal.kruse@matsuk12.us <kendal.kruse@matsuk12.us>, theodore.swanson@matsuk12.us
<theodore.swanson@matsuk12.us>, <msb.planning.commission@matsugov.us>, <salmonsellalaska@gmail.com>,
<halford@gci.net>, ronjohnson@gci.net <ronjohnson@gci.net>, <akfitter77@yahoo.com>, toeric1@live.com
<toeric1@live.com>, dsbush@mtaonline.net <dsbush@mtaonline.net>, lbchillyinalaska@gmail.com
<lbchillyinalaska@gmail.com>, sandrakreger88@gmail.com <sandrakreger88@gmail.com>,
Alannoneleonard@gmail.com <Alannoneleonard@gmail.com>, Theresa Taranto <Theresa.Taranto@matsugov.us>

Matthew,

Thank you again for your ongoing time and process assistance. We have multiple concerns regarding this replat attempt by the McKenna Brothers property owner at the residential S Tanya Ct, Wasilla, AK 99645 location (Vicinity Map Attached).

To be clear - we STRONGLY OBJECT to the proposed "RIPJENSEN" replatting request. This proposal would absorb two residential lots from our residential Jensen Tract and also CIRCUMVENT DUE PROCESS with the ongoing MatSu Borough Conditional Use Permit (CUP) process currently underway for the UNPERMITTED Durham School Services ~\$200 million fleet bus operation already OPERATING IMPROPERLY for the MatSu School District at this site.

Per discussion - please find further sample material per below/attached. If additional information is needed please feel free to reach out.

Regards,

Austin Burrill
361-739-2743

----- Forwarded message -----

From: B Fam <burrillfam@gmail.com>
Date: Tue, May 30, 2023 at 11:01 AM
Subject: Re: Proposed Platting - RIPJENSEN
To: <platting@matsugov.us>

Please find attached - thank you.

A. Burrill
361-739-2743

On Mon, May 22, 2023 at 8:18 PM B Family <burrillfam@gmail.com> wrote:

With correspondence e-mail copies to noted POCs:

- (1) - Ms. Edna DeVries, Mayor, MatSu Borough, 907-861-8682, edna.devries@matsugov.us
- (2) - Mr. Randy Trani, Superintendent, MatSu School District, 907-746-9255, randy.trani@matsuk12.us
- (3) - Mr. Luke Fulp, Deputy Superintendent of Business & Operations, MatSu School District, 907-942-2496, luke.fulp@matsuk12.us
- (4) - Mr. John A. Elliott Jr., Senior Vice President - Customer Operations, National Express, 630-821-9060, john.a.elliottjr@nellc.com
- (5) - Ms. Lara A. Hobbs, General Manager, Wasilla Operations, Durham School Services, 907-531-8407, lhobbs@durhamschoolservices.com
- (6) - McKenna Brothers, Contract Site - Property Owner, 907-272-0909, mckennabrotherspaving@gmail.com

Mr. Ortiz,

NO CONDITIONAL USE PERMIT (CUP) - Checking in on this still unpermitted ~\$200 million MatSu school bus contract location - somehow still operating despite several concerns - at 1600 S Tanya Ct, Wasilla, AK, 99645. This has been going on for nearly a year and counting ... has a Conditional Use Permit (CUP) been applied for yet with the MatSu Borough?

MISDIRECTED PROPERTY REPLAT ATTEMPT - Also, can you please shed some light on recent efforts of the McKenna Brothers (site property owner) to replat and consolidate parcels at the still unmitigated 1600 S Tanya Ct, Wasilla, AK, 99645 bus fleet operations site? How would a property replat application (circumventing other oversight) even be feasible - if the site operation has still not conducted a Conditional Use Permit (CUP) application process?

NO FORMAL PUBLIC NOTIFICATION OR COMMENT PERIOD - Additionally, Durham School Services started bus fleet operations at an unmitigated site - 1600 S Tanya Ct, Wasilla, AK, 99645 - adjacent to residential and up a single dead end residential gravel road almost a year ago. When will a public comment notification and comment period be conducted for this unapproved commercial diesel fleet operation?

The embattled company running school buses in Mat-Su is operating without local permits -
<https://www.adn.com/alaska-news/mat-su/2023/02/12/the-embattled-company-running-school-buses-in-mat-su-is-operating-without-local-permits/>

"The company still doesn't have a Matanuska-Susitna Borough permit it was supposed to have secured before the school year began in August 2022. The company also didn't obtain Alaska Department of Conservation approval for a public drinking water system."

POOR STEWARDSHIP OF TAXPAYER FUNDS - Recipients of this correspondence include Durham School Services (Bus Contractor), MatSu School District (Contractee), McKenna Brothers (Property Owner - Leasing Entity), and the MatSu Borough (Governance Activity) - along with others who are either an elected official, public employee, or a contractor/employee to a government entity, or other interested stakeholder - and we have still not had necessary enforcement and/or meaningful corrective actions with the Durham School Services ~\$200 million/10 year school bus contract operation in Wasilla, AK. With that many people in a myriad of positions (many funded via public tax dollars) looking at this unpermitted fleet bus operation and improper site elements - why is this still taking more than a year to figure out?

New bus contractor takes over Mat-Su student transportation this fall -
<https://www.alaskasnewsresource.com/2022/05/07/new-bus-contractor-takes-over-mat-su-student-transportation-this-fall/>

"The district's school board approved a 10-year contract worth close to \$200 million with Durham School Services for pupil transportation on Feb. 3, 2021. The contract begins July 1 of this year and lasts through June 30, 2032. The school board passed the contract by a 7-0 vote."

Thank you again for your assistance and we look forward to further dialogue.

Sincerely,

Austin Burrill
361-739-2743

On Mon, Mar 6, 2023 at 7:23 PM Jason Ortiz <Jason.Ortiz@matsugov.us> wrote:

Mr. Burrill,

Thank you for taking some time to chat with me on the phone today to address your concerns. We can certainly

accommodate your records request and I have enclosed that form for you convenience. Please fill it out and email it to public.records.request@matsugov.us

Thank you,

JASON ORTIZ

Development Services Manager

Planning and Land Use Department

Matanuska-Susitna Borough

Jason.Ortiz@matsugov.us

907-861-7854 office

From: B Family <burrillfam@gmail.com>

Sent: Thursday, March 2, 2023 8:22 PM

To: Jason Ortiz <Jason.Ortiz@matsugov.us>

Cc: Woolley, Oran L (DEC) <oran.woolley@alaska.gov>; THOMAS BERGEY <THOMAS.BERGEY@matsuk12.us>; GENNIFER DAHLQUIST <Gennifer.Dahlquist@matsuk12.us>; STACY ESCOBEDO <Stacy.Escobedo@matsuk12.us>; JAMES HART <JAMES.HART@matsuk12.us>; OLE LARSON <Ole.Larson@matsuk12.us>; RYAN PONDER <RYAN.PONDER@matsuk12.us>; JEFF TAYLOR <JEFF.TAYLOR@matsuk12.us>; RANDY TRANI <RANDY.TRANI@matsuk12.us>; Peggy Horton <Peggy.Horton@matsugov.us>; JUBILEE UNDERWOOD <JUBILEE.UNDERWOOD@matsuk12.us>; DWIGHT PROBASCO <DWIGHT.PROBASCO@matsuk12.us>; CRYSTAL SMITH <CRYSTAL.SMITH@matsuk12.us>; George Hays <George.Hays@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; gledford@ci.wasilla.ak.us; cnygard@ci.wasilla.ak.us; planning@cityofwasilla.gov; Harrison, Martha E (DEC) <martha.harrison@alaska.gov>; Rock, Lindy A (DEC) <lindy.rock@alaska.gov>; McKenna, Rachel E (DEC) <rachel.mckenna@alaska.gov>; Ken Barkley <Ken.Barkley@matsugov.us>; Tracey Loscar <Tracey.Loscar@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Casey Cook <Casey.Cook@matsugov.us>; Karol Riese <Karol.Riese@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Michelle Olsen <Michelle.Olsen@matsugov.us>; Jennifer Monnin <Jennifer.Monnin@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Kim Sollien <Kim.Sollien@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Smoldon, Todd D (GOV) <todd.smoldon@alaska.gov>; Reese, Jill (DOT) <jill.reese@alaska.gov>; Shelby, Justin T (DOT) <justin.shelby@alaska.gov>; wolfgang.junge@alaska.gov; carolyn.morehouse@alaska.gov; james.marks@alaska.gov; dot.commissioner@alaska.gov; Andrea Feniger <andrea.feniger@sierraclub.org>; Sen. Shelley Hughes <sen.shelley.hughes@akleg.gov>; Buddy Whitt <Buddy.Whitt@akleg.gov>; mckennabrotherspaving@gmail.com; driveways@mckennabrotherspaving.com; matthew@mckennabrotherspaving.com; marc@mckennabrotherspaving.com; mbp@alaska.net; Tom Adams <Tom.Adams@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Jeff Smith <jeff.smith@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Alex Senta <Alex.Senta@matsugov.us>; Cheyenne Heindel <Cheyenne.Heindel@matsugov.us>; Buddy Eveland <Buddy.Eveland@matsugov.us>; Liesel Weiland <Liesel.Weiland@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Lonnie McKechnie <Lonnie.McKechnie@matsugov.us>; Nicholas Spiropoulos <Nicholas.Spiropoulos@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Sonya Conant <Sonya.Conant@matsugov.us>; Christopher

Loscar <Christopher.Loscar@matsugov.us>; Therese Dolan <Therese.Dolan@matsugov.us>; Stefan Hinman <Stefan.Hinman@matsugov.us>; Russ Krafft <Russ.Krafft@matsugov.us>; Eric Wyatt <Eric.Wyatt@matsugov.us>; Kenneth Kleewein <Kenneth.Kleewein@matsugov.us>; Dan Monarch <Dan.Monarch@matsugov.us>; david.stieren@alaska.gov; john.espindola@alaska.gov; kim.kovol@alaska.gov; Representative.Christopher.Kurka@akleg.gov; Senator.David.Wilson@akleg.gov; Representative.DeLena.Johnson@akleg.gov; Representative.David.Eastman@akleg.gov; shannon.mccarthy@alaska.gov; tammy.kramer@alaska.gov; rob.carpenter@alaska.gov; john.binder@alaska.gov; jason.sakalaskas@alaska.gov; andy.mills@alaska.gov; dot.leg@alaska.gov; Wood, Graham M (DEC) <graham.wood@alaska.gov>; whittier.robert@epa.gov; kara.kusche@alaska.gov; sarah.moore@alaska.gov; nick.czarnecki@alaska.gov; jim.plosay@alaska.gov; barbara.trost@alaska.gov; moses.coss@alaska.gov; jason.olds@alaska.gov; emma.pokon@alaska.gov; dec.commissioner@alaska.gov; jon.wendel@alaska.gov; terri.lomax@alaska.gov; Kendra Johnson <Kendra.Johnson@matsugov.us>; Edna DeVries <Edna.DeVries@matsugov.us>; Mike Brown <Mike.Brown@matsugov.us>; LUKE FULP <Luke.Fulp@matsuk12.us>; Edward.Flavin@nellc.com; aphelpdesk@nellc.com; supplierinformation@nellc.com; Derek.Donham@nellc.com; Brad.Tate@nellc.com; Matthew.Veach@nellc.com; Sean.Broderick@nellc.com; Michael.Settle@nellc.com; judith.crawford@nellc.com; David.Duke@nellc.com; Tom.McBride@nellc.com; Stephen.Schmuck@nellc.com; dean.finch@nellc.com; john.elliott@nellc.com; john.a.elliottjr@nellc.com; lhobbs@durhamschoolservices.com; dougglennndistrict1@gmail.com; rallendistrict2@gmail.com; chesbro@mtaonline.net; rubeo2007@gmail.com; bill@topoftheworldak.com; sjg@shanwil.com; curt.scoggin@yahoo.com; jacob.butcher@matsuk12.us; kathy.mccollum@matsuk12.us; kendal.kruse@matsuk12.us; theodore.swanson@matsuk12.us
Subject: Re: INFO/ACTION: REPLY REQUESTED // Fwd: INFO/ACTION: Unpermitted Commercial Operation - Durham School Services (Fleet School Bus Contractor) - 1600 S Tanya CT, Wasilla, AK (Photos/Materials Attached)
// Re: REVIEW/ACTION: Public Safety/Public Interest Co

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

With correspondence e-mail copies to noted POCs:

- (1) - Ms. Edna DeVries, Mayor, MatSu Borough, 907-861-8682, edna.devries@matsugov.us
- (2) - Mr. Randy Trani, Superintendent, MatSu School District, 907-746-9255, randy.trani@matsuk12.us
- (3) - Mr. Luke Fulp, Deputy Superintendent of Business & Operations, MatSu School District, 907-942-2496, luke.fulp@matsuk12.us
- (4) - Mr. John A. Elliot Jr., Senior Vice President - Customer Operations, National Express, 630-821-9060, john.a.elliottjr@nellc.com
- (5) - Ms. Lara A. Hobbs, General Manager, Wasilla Operations, Durham School Services, 907-531-8407, lhobbs@durhamschoolservices.com
- (6) - McKenna Brothers, Contract Site - Property Owner, 907-272-0909, mckennabrotherspaving@gmail.com

Mr. Ortiz,

STILL NO CONDITIONAL USE PERMIT (CUP) - Thank you again for your note. There has definitely been a lot going on in the background and your engagement is appreciated. It is unfortunate that after ALMOST A YEAR of ongoing correspondence (BELOW/ATTACHED) with yourself, the MatSu Borough, the MatSu School District Board, and many others (starting in April 2022 per the message trail below) that we still don't have a Conditional Use Permit (CUP) application completed by the non-permitted school bus contractor Durham School Services - and in front of the MatSu Borough Planning Commission for initial consideration ... to state it MORE BLUNTLY - the MATSU BOROUGH and MATSU SCHOOL DISTRICT knew about this situation SINCE APRIL 2022 and here we are still with zero permitting, oversight, or mitigation almost a year later. For the purposes of this group - can we please now at least get a draft copy for review - of the DOWL traffic engineering report (just one element of the CUP application) that National Express/Durham School Services belatedly commissioned after they had somehow already started operations without prior approvals in Wasilla?

STILL NO FORMAL PUBLIC NOTIFICATION OR COMMENT PERIOD - Additionally, it is shocking that no formal public notification or comment period process related to this busing contract has ever taken place. Even more disappointing is the fact that - even though the appropriate authorities knew there was no permitting starting in Apr 2022 - Durham School Services started bus fleet operations at an unapproved site - 1600 S Tanya Ct, Wasilla, AK, 99645 - adjacent to residential and up a single dead end residential gravel road - in Aug 2022. Without required permitting, a traffic impact plan, or any formalized environmental mitigation - Durham School Services was somehow able to start diesel fleet operations in August of 2022 with NO CUP AND ZERO INTERVENTION/ENFORCEMENT ACTION. To protect/preserve community interests and the environment - why has the MATSU BOROUGH or any other government agency - STILL NOT STOPPED OPERATIONS or red-tagged the NON-PERMITTED DURHAM SCHOOL SERVICES diesel fleet bus operation - at 1600 S Tanya Ct, Wasilla, AK, 99645?

The embattled company running school buses in Mat-Su is operating without local permits - <https://www.adn.com/alaska-news/mat-su/2023/02/12/the-embattled-company-running-school-buses-in-mat-su-is-operating-without-local-permits/>

"The company still doesn't have a Matanuska-Susitna Borough permit it was supposed to have secured before the school year began in August 2022. The company also didn't obtain Alaska Department of Conservation approval for a public drinking water system."

BUS STRIKE CONTRIBUTING FACTOR - Additionally, one could make the case that the ongoing MatSu School District bus strike situation - is partially caused by the non-permitted Durham School Services operating site - an INFERIOR SITE with limited INFRASTRUCTURE and NO CUP ... which DIRECTLY AFFECTS DURHAM EMPLOYEES in a negative manner - trying to run a fleet bus operation. One could also argue that this degraded situation was allowed to come about DUE TO the COLLECTIVE NEGLIGENCE of the MATSU BOROUGH (government permitting authority), MATSU SCHOOL DISTRICT (government contract authority), NATIONAL EXPRESS/DURHAM SCHOOL SERVICES

(government contractor), and the MCKENNA BROTHERS (contract site owner). Why did the responsible governmental entities/agencies/contractors ever allow this deficient situation to come about in the first place?

Strike continues for Mat-Su bus workers as continued negotiations remain unscheduled -

<https://www.alaskasnewsresource.com/2023/02/02/strike-continues-mat-su-bus-workers-continued-negotiations-remain-unscheduled/>

"The drivers, monitors, and attendants at the picket line said safety is still their number one priority, citing the bus yard still lacking electricity, broken bus heaters, public address systems that are not installed, and required monthly safety meetings that didn't occur in December and January."

TAXPAYER FUNDS POORLY SPENT - It is interesting to note that the majority of the members of this discussion thread - are either an elected official, public employee, or a contractor/employee to a government entity and receiving public funds ... and while taxpayers as well - we have still not had success in enforcement and/or meaningful corrective actions with the Durham School Services school bus contract operation in Wasilla, AK. Why/how has so much taxpayer money been spent (~\$200 million/10 year Durham School Services busing contract) with such mediocre results ... when we have had almost a year to figure this out?

New bus contractor takes over Mat-Su student transportation this fall -

<https://www.alaskasnewsresource.com/2022/05/07/new-bus-contractor-takes-over-mat-su-student-transportation-this-fall/>

"The district's school board approved a 10-year contract worth close to \$200 million with Durham School Services for pupil transportation on Feb. 3, 2021. The contract begins July 1 of this year and lasts through June 30, 2032. The school board passed the contract by a 7-0 vote."

We look forward to further dialogue and thank you again for your ongoing assistance.

Sincerely,

EXHIBIT B-16

Austin Burrill

361-739-2743

On Thu, Dec 29, 2022 at 6:44 PM Jason Ortiz <Jason.Ortiz@matsugov.us> wrote:

Mr. Burrill,

The conditional use permit (CUP) for the Tanya Ct. location is a very lengthy process. I can understand your frustration; however, there are many components to this. As stated before during our many phone conversations regarding the CUP/Planning Commission process, we do not have firm dates of when this will go to the Planning Commission. We initially thought it would be introduced at the Planning Commission by now; however, the Traffic Impact Analysis (TIA) had to be submitted to the Borough and the Alaska Department of Transportation for review by their respective engineers. Then, changes were made by the consultants (DOWL), and then resubmitted to both the Borough and State for their final reviews.

We have been working meticulously with Durham and their consultants (DOWL) with this application. This location has both Borough and State interests because of the road network involved. Currently, I cannot speculate the contents of the application. After all requirements are met for the application, we will then accept it as complete. Once that happens, our Borough planner assigned can set a public hearing date and start preparing a report to be presented at the Planning Commission. Once the planner has set a public hearing date, the contents of the applications will be available for public review. Some of your concerns you mentioned are addressed pursuant to MSB 17.61 and are evaluated during the CUP process.

I know you are a busy guy, but if you have some free time, I would enjoy having you visit the Borough so you can see the work involved and we can visually tell the story. As always, please feel free to reach out to me directly with any questions.

Best regards,

JASON ORTIZ

Development Services Manager

Planning and Land Use Department

Matanuska-Susitna Borough

Jason.Ortiz@matsugov.us

907-861-7854 office

From: B Family <burrillfam@gmail.com>

Sent: Thursday, December 29, 2022 1:16 PM

To: Jason Ortiz <Jason.Ortiz@matsugov.us>; Edna DeVries <Edna.DeVries@matsugov.us>; Mike Brown <Mike.Brown@matsugov.us>; LUKE FULP <Luke.Fulp@matsuk12.us>; Edward.Flavin@nellc.com; aphelpdesk@nellc.com; supplierinformation@nellc.com; Derek.Donham@nellc.com; Brad.Tate@nellc.com; Matthew.Veach@nellc.com; Sean.Broderick@nellc.com; Michael.Settle@nellc.com; judith.crawford@nellc.com; David.Duke@nellc.com; Tom.McBride@nellc.com; Stephen.Schmuck@nellc.com; dean.finch@nellc.com; john.elliott@nellc.com; john.a.elliottjr@nellc.com; lhobbs@durhamschoolservices.com; dougglenndistrict1@gmail.com; rallendistrict2@gmail.com; chesbro@mtaonline.net; rubeo2007@gmail.com; bill@topoftheworldak.com; sig@shanwil.com; curt.scoggin@yahoo.com

Cc: Woolley, Oran L (DEC) <oran.woolley@alaska.gov>; THOMAS BERGEY <THOMAS.BERGEY@matsuk12.us>; GENNIFER DAHLQUIST <Gennifer.Dahlquist@matsuk12.us>; STACY ESCOBEDO <Stacy.Escobedo@matsuk12.us>; JAMES HART <JAMES.HART@matsuk12.us>; OLE LARSON <Ole.Larson@matsuk12.us>; RYAN PONDER <RYAN.PONDER@matsuk12.us>; JEFF TAYLOR <JEFF.TAYLOR@matsuk12.us>; RANDY TRANI <RANDY.TRANI@matsuk12.us>; Peggy Horton <Peggy.Horton@matsugov.us>; JUBILEE UNDERWOOD <JUBILEE.UNDERWOOD@matsuk12.us>; DWIGHT PROBASCO <DWIGHT.PROBASCO@matsuk12.us>; CRYSTAL SMITH <CRYSTAL.SMITH@matsuk12.us>; George Hays <George.Hays@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; gledford@ci.wasilla.ak.us; cnygard@ci.wasilla.ak.us; planning@cityofwasilla.gov; Harrison, Martha E (DEC) <martha.harrison@alaska.gov>; Rock, Lindy A (DEC) <lindy.rock@alaska.gov>; McKenna, Rachel E (DEC) <rachel.mckenna@alaska.gov>; Ken Barkley <Ken.Barkley@matsugov.us>; Tracey Loscar <Tracey.Loscar@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Casey Cook <Casey.Cook@matsugov.us>; Karol Riese <Karol.Riese@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Michelle Olsen <Michelle.Olsen@matsugov.us>; Jennifer Monnin <Jennifer.Monnin@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Kim Sollien <Kim.Sollien@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Smoldon, Todd D (GOV) <todd.smoldon@alaska.gov>; Reese, Jill (DOT) <jill.reese@alaska.gov>; Shelby, Justin T (DOT) <justin.shelby@alaska.gov>; wolfgang.junge@alaska.gov; carolyn.morehouse@alaska.gov; james.marks@alaska.gov; dot.commissioner@alaska.gov; Andrea Feniger <andrea.feniger@sierraclub.org>; Sen. Shelley Hughes <sen.shelley.hughes@akleg.gov>; Buddy Whitt <Buddy.Whitt@akleg.gov>; mckennabrotherspaving@gmail.com; driveways@mckennabrotherspaving.com; matthew@mckennabrotherspaving.com; marc@mckennabrotherspaving.com; mbp@alaska.net; Tom Adams <Tom.Adams@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; Jeff Smith <jeff.smith@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Alex Senta <Alex.Senta@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cheyenne Heindel <Cheyenne.Heindel@matsugov.us>; Buddy Eveland <Buddy.Eveland@matsugov.us>; Liesel Weiland <Liesel.Weiland@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Lonnie McKechnie <Lonnie.McKechnie@matsugov.us>; Nicholas Spiropoulos <Nicholas.Spiropoulos@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Sonya Conant <Sonya.Conant@matsugov.us>; Christopher Loscar <Christopher.Loscar@matsugov.us>; Therese Dolan <Therese.Dolan@matsugov.us>; Stefan Hinman <Stefan.Hinman@matsugov.us>; Russ Krafft <Russ.Krafft@matsugov.us>; Eric Wyatt <Eric.Wyatt@matsugov.us>; Kenneth Kleewein <Kenneth.Kleewein@matsugov.us>; Dan Monarch <Dan.Monarch@matsugov.us>; david.stieren@alaska.gov; john.espindola@alaska.gov; kim.kovol@alaska.gov; Representative.Christopher.Kurka@akleg.gov; Senator.David.Wilson@akleg.gov; Representative.DeLena.Johnson@akleg.gov; Representative.David.Eastman@akleg.gov; shannon.mccarthy@alaska.gov; tammy.kramer@alaska.gov; rob.carpenter@alaska.gov; john.binder@alaska.gov; jason.sakalaskas@alaska.gov; andy.mills@alaska.gov; dot.leg@alaska.gov; Wood, Graham M (DEC) <graham.wood@alaska.gov>; whittier.robert@epa.gov; kara.kusche@alaska.gov; sarah.moore@alaska.gov; nick.czarnecki@alaska.gov; jim.plosay@alaska.gov;

barbara.trost@alaska.gov; moses.coss@alaska.gov; jason.olds@alaska.gov; emma.pokon@alaska.gov;
dec.commissioner@alaska.gov; jon.wendel@alaska.gov; terri.lomax@alaska.gov; Kendra Johnson
<Kendra.Johnson@matsugov.us>

Subject: INFO/ACTION: REPLY REQUESTED // Fwd: INFO/ACTION: Unpermitted Commercial Operation - Durham School Services (Fleet School Bus Contractor) - 1600 S Tanya CT, Wasilla, AK (Photos/Materials Attached) // Re: REVIEW/ACTION: Public Safety/Public Interest Con...

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

Mr. Ortiz,

—

With correspondence e-mail copies to noted POCs:

(1) - Ms. Edna DeVries, Mayor, MatSu Borough, 907-861-8682, edna.devries@matsugov.us

(2) - Mr. Luke Fulp, Deputy Superintendent of Business & Operations, MatSu School District, 907-942-2496, luke.fulp@matsuk12.us

(3) - Mr. John A. Elliot Jr., Senior Vice President - Customer Operations, National Express, 630-821-9060, john.a.elliottjr@nellc.com

(4) - Ms. Lara A. Hobbs, General Manager, Wasilla Operations, Durham School Services, 907-531-8407, lhobbs@durhamschoolservices.com

(5) - McKenna Brothers, Contract Site - Property Owner, 907-272-0909, mckennabrotherspaving@gmail.com

—

REPEAT REPLY REQUESTED - Circling back - a reply for the questions posed below on Sep 27, 2022 - has still not been received.

STAKEHOLDERS/REPEAT ACTION REQUESTED - Please note - the majority of the members of the wider audience receiving this correspondence are funded/employed by the taxpayer - and continue to be essential stakeholders in a surprisingly still unresolved - ongoing unpermitted and unmitigated large Commercial Bus Fleet Operations at adjacent residential 1600 S Tanya Ct, Wasilla, AK 99645.

CONDITIONAL USE PERMIT (CUP) APPLICATION STATUS? - The MatSu School District busing contract was awarded to Durham School Services in Feb 2021 ... and then over a year later they commenced operations in Aug 2022 - WITHOUT a formal PUBLIC NOTIFICATION/COMMENT PERIOD and WITHOUT the completion of a full CONDITIONAL USE PERMIT (CUP) process - prior to bus commercial fleet operations at ADJACENT RESIDENTIAL

PROPERTY SITE 1600 S Tanya Ct, Wasilla, AK, 99645 (photos and supporting material attached). What is the STATUS of the Conditional Use Permit Process (CUP) for Durham School Services (Contractor)/MatSu School District (Contractee)/McKenna Brothers (Contract Site - Landowner) - considered operationally responsible in aggregate? Publicly observable and documented PERMITTING REVIEW ACTION to date is STILL LACKING - while Durham School Services continues to operate and impact the MatSu Borough - without transparent oversight or mitigation - PLEASE ADVISE?

ONGOING ISSUES? - Additionally, the following sample issues at the non-permitted operating location (some temporarily concealed due to the weather) - have continued to not be adequately addressed:

- POTHoles - Potholes on single entrance gravel residential road S Tanya Ct have multiplied overnight ... due to the 1,000 fold increase in bus yard traffic - and no prior planning or mitigation

- FLOODLIGHTS - Temporary mobile floodlights continue to be moved around the bus yard on any day at all hours ... and are frequently pointed at the immediately adjacent residential neighborhood (photo attached)

- SPEEDING - FRONTAGE ROAD - Speeding on frontage E Blue Lupine Rd (limit 45 MPH) - by both school buses and employee vehicles - is routinely observed

- SPEEDING - RESIDENTIAL ROAD - Speeding on dead end gravel residential road S Tanya Ct - by both school buses and employee vehicles - is routinely observed

- STOP SIGN - Rolling or ignoring the stop sign - on single entrance dead end gravel residential road S Tanya Ct - by both school buses and employee vehicles - is routinely observed ... and when these buses/vehicles rush to turn from S Tanya Ct onto frontage road E Blue Lupine Rd - traffic at speed on the frontage road is frequently cut off in this scenario

- TRASH - Bus yard employees continue to discard trash from their vehicles on dead end residential gravel road S Tanya Ct and adjacent areas

- PARKING - Haphazard/overflow employee vehicle parking continues - on the dead end residential gravel road S Tanya Ct right-of-way and adjacent areas

- NOISE - Daily ongoing noise from 4 AM until after 10 PM from nearly 200 school buses and hundreds of employee vehicles ... the school buses are also equipped with safety back-up tone devices which sound throughout the day in the bus yard - as the hundreds of buses and employee vehicles arrive/depart/jockey multiple cycles per day

- FUMES - Diesel fumes from nearly 200 school buses impact air quality with warm-up cycles starting at 4 AM - and idle/transit/maintenance diesel engine cycles operating until after 10 PM daily ... as well as hundreds of employee vehicle engine operation cycles daily at the site

- FUELING - Diesel fueling takes place at all hours from 4 AM until well after 10 PM - from both an above ground tank fueling point - as well as a roving fuel truck operation working up and down the rows of buses - over an unpaved gravel pad bus yard site ... without observable spill mitigation, documentation, or reporting

- TRAFFIC CONGESTION - Traffic congestion due to a 1,000 fold use increase of single entrance dead end residential gravel residential road S Tanya Ct - without any left turn lanes or stoplights ... deficient prior planning, no operations permit, and no mitigation measures - has created a public safety transportation hazard

- MANAGEMENT - Downright rudeness of the Durham site manager and/or on duty supervisors when approached by concerned citizens regarding any of the previously described operating location residential neighborhood impacts

—

Thank you again for your time and assistance - and we look forward to your response.

Our best to you and your family - Happy New Year!

Sincerely,

Austin Burrill

361-739-2743

On Sep 27, 2022, at 11:32 PM, B Family <burrillfam@gmail.com> wrote;

Mr. Ortiz,

Thank you again for your recent time and dialogue - to include phone conversations with yourself, Mayor DeVries, and Assistant Superintendent Fulp. Has the contractor (Durham School Services) to the MatSu School District finally made their initial application to the MatSu Borough for Conditional Use Permit (CUP) consideration ... after a contract award date of over 1.5 years ago?

As discussed - the \$200 Million / 10 year / nearly 200 Bus - unpermitted contract diesel fleet school bus operation - which was awarded in Feb 2021 and then commenced operations in Aug 2022 - at prior residential address 1600 S Tanya Ct, Wasilla, AK 99645 - without applying for a Conditional Use Permit (CUP) - has after only one month of operations - proven to be a community nuisance, environmental hazard, and borough safety liability.

It is disappointing to see the lack of a publicly observable permit process, proactive mitigation efforts, and/or deliberate process messaging by the MatSu Borough - in the oversight of this new commercial fleet operating site launch. A formal public notification and open public comment period has still not been conducted. It is also strange to see the lack of proactive communications on this matter from multi-state contract operator Durham School Services - as well as the McKenna Brothers site property landowner (who also have significant McKenna Brothers Paving road maintenance contracts with the MatSu Borough).

Due to the ongoing lack of communication and public ownership of adverse impacts of this ill conceived diesel bus fleet project - additional agencies and entities will continue to be added to this dialogue to encourage the requisite participation and engagement in a transparent Conditional Use Permit (CUP) process by Durham School Services, McKenna Brothers, The MatSu School District, and the MatSu Borough.

In the meantime - a sampling of items of immediate concern:

- POTHoles - Potholes on single entrance gravel residential road S Tanya Ct have multiplied overnight ... due to the 1,000 fold increase in bus yard traffic - and no prior planning or mitigation

- FLOODLIGHTS - Temporary mobile floodlights continue to be moved around the bus yard on any day at all hours ... and are frequently pointed at the immediately adjacent residential neighborhood (photo attached)

- SPEEDING - FRONTAGE ROAD - Speeding on frontage E Blue Lupine Rd (limit 45 MPH) - by both school buses and employee vehicles - is routinely observed

- SPEEDING - RESIDENTIAL ROAD - Speeding on dead end gravel residential road S Tanya Ct - by both school buses and employee vehicles - is routinely observed

- STOP SIGN - Rolling or ignoring the stop sign - on single entrance dead end gravel residential road S Tanya Ct - by both school buses and employee vehicles - is routinely observed ... and when these buses/vehicles rush to turn from S Tanya Ct onto frontage road E Blue Lupine Rd - traffic at speed on the frontage road is frequently cut off in this scenario

- TRASH - Bus yard employees continue to discard trash from their vehicles on dead end residential gravel road S Tanya Ct and adjacent areas

- PARKING - Haphazard/overflow employee vehicle parking continues - on the dead end residential gravel road S Tanya Ct right-of-way and adjacent areas

- NOISE - Daily ongoing noise from 4 AM until after 10 PM from nearly 200 school buses and hundreds of employee vehicles ... the school buses are also equipped with safety back-up tone devices which sound throughout the day in the bus yard - as the hundreds of buses and employee vehicles arrive/depart/jockey multiple cycles per day

- FUMES - Diesel fumes from nearly 200 school buses impact air quality with warm-up cycles starting at 4 AM - and idle/transit/maintenance diesel engine cycles operating until after 10 PM daily ... as well as hundreds of employee vehicle engine operation cycles daily at the site

- FUELING - Diesel fueling takes place at all hours from 4 AM until well after 10 PM - from both an above ground tank fueling point - as well as a roving fuel truck operation working up and down the rows of buses - over an unpaved gravel pad bus yard site ... without observable spill mitigation, documentation, or reporting

- TRAFFIC CONGESTION - Traffic congestion due to a 1,000 fold use increase of single entrance dead end residential gravel residential road S Tanya Ct - without any left turn lanes or stoplights ... deficient prior planning, no operations permit, and no mitigation measures - has created a public safety transportation hazard

- MANAGEMENT - Downright rudeness of the Durham site manager and/or on duty supervisors when approached by concerned citizens regarding any of the previously described operating location residential neighborhood impacts

For all parties in this conversation - you can physically observe the chaotic conditions of an unsafe and poorly executed fleet operation site - at the public road intersection of unimproved dead end residential gravel road S Tanya Ct and highway frontage road E Blue Lupine Rd in Wasilla. The peak viewing time for the daily unsafe operation of nearly 200 school buses funneled through a single gravel road entrance/exit choke-point and solo stop sign - directly onto a highway frontage road ... further handicapped by ongoing poor operations planning and deficient site supervision - can be viewed daily at its afternoon worst - Monday through Friday starting at 1:20 PM. One can only wonder how much further this traffic safety situation will degrade when snow and ice conditions are added to the failure scenario.

Contractor - to the MatSu School District - Durham School Services (2601 Navistar Dr, Lisle, IL 60532)

Property Owner - of prior residential lot 1600 S Tanya Ct, Wasilla - McKenna Investments LLC (6129 Petersburg, Anchorage, AK 99507)

New bus contractor takes over Mat-Su student transportation this fall -
<https://www.alaskasnewsresource.com/2022/05/07/new-bus-contractor-takes-over-mat-su-student-transportation-this-fall/>

"The district's school board approved a 10-year contract worth close to \$200 million with Durham School Services for pupil transportation on Feb. 3, 2021. The contract begins July 1 of this year and lasts through June 30, 2032. The school board passed the contract by a 7-0 vote."

Thank You,

Austin Burrill

361-739-2743

On Aug 4, 2022, at 9:39 PM, burrillfam@gmail.com wrote:

Mr. Ortiz,

Thank you again for your ongoing dialogue and correspondence on behalf of the MatSu Borough.

Some of your recent correspondence (below) raised some additional serious concerns - and does not acknowledge previously submitted publicly available information. Durham School Services (out of state contractor) was awarded the \$200 million 10 year pupil transportation contract on Feb 3, 2021 - APPROXIMATELY 1.5 YEARS AGO (news article below) ... why are they just now recently retaining an engineering firm to start the Conditional Use Permitting (CUP) actions - to then submit a CUP package on Aug 15, 2022 (application after they are supposed to start pupil transport operations) - from their proposed operational site for 146 School Buses on residential lot 1600 S Tanya Ct, Wasilla? Why is their lack of prior planning creating an emergency situation for multiple other parties? Why is the MatSu Borough not providing appropriate government oversight and mitigation of this rapidly emerging public safety debacle?

To clarify - the MatSu Borough (to include Development Services) is preparing to allow Durham School Services to commence school bus fleet operations without a public notification period, public comment period, or full transparent Conditional Use Permit (CUP) process ... even though the out of state contractor Durham School Services has had over a year to prepare, submit, and mitigate their proposed commercial fleet use case - and is just starting to play catch-up now?

The traffic, public safety, and environmental impacts - of 146 diesel school buses - operating on an ongoing basis several times per day from an unpaved residential lot (1600 S Tanya Ct, Wasilla) via a single entry dead end residential gravel road S Tanya Ct (survey information attached) - to a simple "T Intersection" directly entering State Highway frontage Blue Lupine Dr - without the benefits of a completed professional traffic study, left hand turn lanes, and/or a stoplight - is illogical, unsafe, and possibly downright negligent.

The MatSu Borough has the regulatory authority - right now - to enforce a fair and transparent Conditional Use Permit (CUP) process - upon Durham School Services - PRIOR to commencement of fleet diesel bus operations from residential site 1600 S Tanya Ct, Wasilla - and in the interest of Public Safety and Public Environmental Interest - must do so.

I look forward to further dialogue - and anticipate the multiple involved parties in this discussion to continue to expand. We must continue to seek an acceptable solution to this serious situation - that respects the PUBLIC TRUST ... over the two hundred million dollar (\$200M) profit motives of Durham School Services (2601 Navistar Dr, Lisle, IL 60532) and residential lot 1600 S. Tanya Ct, Wasilla property owner McKenna Investments LLC (6129 Petersburg, Anchorage, AK 99507).

New bus contractor takes over Mat-Su student transportation this fall -
<https://www.alaskanewssource.com/2022/05/07/new-bus-contractor-takes-over-mat-su-student-transportation-this-fall/>

"The district's school board approved a 10-year contract worth close to \$200 million with Durham School Services for pupil transportation on Feb. 3, 2021. The contract begins July 1 of this year and lasts through June 30, 2032. The school board passed the contract by a 7-0 vote."

Thank You,

Austin Burrill

361-739-2743

<http://dnr.alaska.gov/recorded-plats/Phase2Plats/311-Palmer/1995/311-1995-95-89.tif>

<image1.tiff>

<attachment 2.pdf>

<image1.jpeg>

—

On Jul 15, 2022, at 7:09 PM, Woolley, Oran L (DEC) <oran.woolley@alaska.gov> wrote:

Mr. Ortiz,

I do not believe they have any kind of approvals, tacit or otherwise, from the Alaska Department of Environmental Conservation. You may want to remind them that the water and sewer is an applicable component of their operation as well.

*Oran Woolley
Environmental Engineering Associate
Alaska Department of Environmental Conservation
Division of Water, Engineering Support & Plan Review
(907) 376-1852*

From: Jason Ortiz <Jason.Ortiz@matsugov.us>
Sent: Friday, July 15, 2022 3:24 PM
To: B Family <burrillfam@gmail.com>
Cc: THOMAS BERGEY <THOMAS.BERGEY@matsuk12.us>; GENNIFER DAHLQUIST <Gennifer.Dahlquist@matsuk12.us>; STACY ESCOBEDO <Stacy.Escobedo@matsuk12.us>; JAMES HART <JAMES.HART@matsuk12.us>; LUKE FULP <Luke.Fulp@matsuk12.us>; OLE LARSON <Ole.Larson@matsuk12.us>; RYAN PONDER <RYAN.PONDER@matsuk12.us>; JEFF TAYLOR <JEFF.TAYLOR@matsuk12.us>; RANDY TRANI <RANDY.TRANI@matsuk12.us>; Peggy Horton <Peggy.Horton@matsugov.us>; JUBILEE UNDERWOOD <JUBILEE.UNDERWOOD@matsuk12.us>; DWIGHT PROBASCO <DWIGHT.PROBASCO@matsuk12.us>; CRYSTAL SMITH <CRYSTAL.SMITH@matsuk12.us>; Edna DeVries <Edna.DeVries@matsugov.us>; Mike Brown <Mike.Brown@matsugov.us>; George Hays <George.Hays@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Stephanie Nowers

<StephanieNowersDistrict2@gmail.com>; gledford@ci.wasilla.ak.us; cnygard@ci.wasilla.ak.us; planning@cityofwasilla.gov; Woolley, Oran L (DEC) <oran.woolley@alaska.gov>; Harrison, Martha E (DEC) <martha.harrison@alaska.gov>; Rock, Lindy A (DEC) <lindy.rock@alaska.gov>; McKenna, Rachel E (DEC) <rachel.mckenna@alaska.gov>; Ken Barkley <ken.barkley@matsugov.us>; Tracey Loscar <Tracey.Loscar@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; casey.cook <casey.cook@matsugov.us>; Karol Riese <Karol.Riese@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Michelle Olsen <Michelle.Olsen@matsugov.us>; Jennifer Monnin <Jennifer.Monnin@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Kim Sollien <kim.sollien@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>

Subject: RE: INFO/ACTION: Stakeholder Update Request // Re: INFO/ACTION: Homeowner Concern - MatSu School District - New Bus Contract Operations Location // Fwd: Conditional Use Permit Process - Environmental Impact Issues // Survey Product - 1661 S Tanya Ct (Atta

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

Mr. Burrill,

I apologize I have not been able to connect with you on the phone, it appears that we have been mutually unavailable. In your last email correspondence you had numerous questions about the specifics of a future development on S. Tanya Court. I am not able to answer your questions about the specifics of the potential development proposal being prepared by Durham Services because an application has not been submitted to the Borough. I also cannot answer when Durham Services had knowledge about specific events such as when they were selected for the Matanuska-Susitna Borough School District (MSBSD) contract. That type of question should be directed to Durham Services. All septic permitting questions need to be addressed directly to the Alaska Department of Environmental Conservation.

Currently, to my knowledge, there is not activity at the site that requires a conditional use permit with the Matanuska-Susitna Borough. However, when the school year starts, it is our understanding that the amount of traffic generated at the site will trigger the need for a Core Area conditional use permit. In their most recent correspondence, Durham Service's retained engineer has indicated that they are conducting rigorous analysis and studies, and will have a completed permit application submitted to the Borough by August 15. As previously mentioned, a public process will be conducted in accordance with Borough code once the application has been deemed complete. During this time, Durham Services will likely be operating without a permit in order to meet the needs of MSBSD. The Borough does not intend to stop Durham Services from operating this fall as long as they have submitted a conditional use permit application and are actively working through the public process.

As always, if you have questions please feel free to call.

Best regards,

JASON ORTIZ

Development Services Manager

Planning and Land Use Department

Matanuska-Susitna Borough

Jason.Ortiz@matsugov.us

907-861-7854 office

From: B Family <burrillfam@gmail.com>
Sent: Monday, July 11, 2022 6:23 PM
To: Jason Ortiz <Jason.Ortiz@matsugov.us>
Cc: THOMAS BERGEY <THOMAS.BERGEY@matsuk12.us>; GENNIFER DAHLQUIST <Gennifer.Dahlquist@matsuk12.us>; STACY ESCOBEDO <Stacy.Escobedo@matsuk12.us>; JAMES HART <JAMES.HART@matsuk12.us>; LUKE FULP <Luke.Fulp@matsuk12.us>; OLE LARSON <Ole.Larson@matsuk12.us>; RYAN PONDER <RYAN.PONDER@matsuk12.us>; JEFF TAYLOR <JEFF.TAYLOR@matsuk12.us>; RANDY TRANI <RANDY.TRANI@matsuk12.us>; Peggy Horton <Peggy.Horton@matsugov.us>; JUBILEE UNDERWOOD <JUBILEE.UNDERWOOD@matsuk12.us>; DWIGHT PROBASCO <DWIGHT.PROBASCO@matsuk12.us>; CRYSTAL SMITH <CRYSTAL.SMITH@matsuk12.us>; Edna DeVries <Edna.DeVries@matsugov.us>; Mike Brown <Mike.Brown@matsugov.us>; George Hays <George.Hays@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; gledford@ci.wasilla.ak.us; cnygard@ci.wasilla.ak.us; planning@cityofwasilla.gov; Woolley, Oran L (DEC) <oran.woolley@alaska.gov>; Harrison, Martha E (DEC) <martha.harrison@alaska.gov>; Rock, Lindy A (DEC) <lindy.rock@alaska.gov>; McKenna, Rachel E (DEC) <rachel.mckenna@alaska.gov>; Ken Barkley <Ken.Barkley@matsugov.us>; Tracey Loscar <Tracey.Loscar@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Casey Cook <Casey.Cook@matsugov.us>; Karol Riese <Karol.Riese@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Michelle Olsen <Michelle.Olsen@matsugov.us>; Jennifer Monnin <Jennifer.Monnin@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Maija DiSalvo <Maija.DiSalvo@matsugov.us>; Kim Sollien <Kim.Sollien@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>
Subject: Re: INFO/ACTION: Stakeholder Update Request // Re: INFO/ACTION: Homeowner

Concern - MatSu School District - New Bus Contract Operations Location // Fwd: Conditional Use Permit Process - Environmental Impact Issues // Survey Product - 1661 S Tanya Ct (Atta

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

Mr. Ortiz,

Following up - no response observed.

There are still several open concerns regarding Durham Services operating 146 buses to execute a \$200 million contract (allegedly commencing 01 July 2022) for the MatSu School District - from a single rudimentary site - directly adjacent to the S Tanya Ct, Wasilla residential neighborhood via a single entrance dead end residential gravel road (*geographic point of reference: unimproved basic "T intersection" of residential gravel road S Tanya Ct and frontage road E Blue Lupine Dr, MatSu Borough, Wasilla, Alaska - partial adjacent survey attached*).

A few sample concerns - not yet adjudicated - to highlight:

- In conversations with the State Department of Environmental Conservation (DEC) - it appears that the Durham Services proposed bus yard location off of S Tanya Ct does not have proper water or sewer/septic infrastructure and/or documentation. This deficiency alone is likely a satisfactory reason to stop further site development and/or stop proposed operations at this time.

<https://dec.alaska.gov/water/wastewater/engineering/area-offices>

- In conversations with the MatSu Borough staff members - it does not appear that a public notification and corresponding comment period - regarding the proposed S Tanya Ct commercial bus yard exceeding Conditional Use Permit (CUP) triggering traffic thresholds - has been satisfactorily completed - for the due process interests of the immediately adjacent residential property owners - as well as for the overall public interests of the citizenry at large?

<https://matsugov.us/departments/planning-department>

- It does not appear that the MatSu Borough Department of Emergency Services (DES) has had the opportunity to weigh in with a publicly visible assessment of the affect of the daily operations of 146 buses on the single entrance residential S Tanya Ct gravel road ... and the direct public safety hazard of massive bus formations on S Tanya Ct and E Blue Lupine Dr several times per day - potentially delaying police, fire, and ambulance response - for residents of Tanya Ct and/or residents of the immediately surrounding residential areas. What are the liability implications for the MatSu Borough if adequate traffic and emergency services/public safety assessments have not yet been completed ... and large fleet bus operations from the proposed new site (S Tanya Ct) ... are allowed to commence?

<https://www.matsugov.us/departments/emergency-services>

Standing by for further - and appreciate the ongoing dialogue.

Thank You,

Austin Burrill

361-739-2743

On Wed, Jun 29, 2022, 10:53 PM B Family <burrillfam@gmail.com> wrote:

Mr. Ortiz,

Thank you for the ongoing information from you and your team as we progress through this process.

As discussion also continues with other organizations/entities - a few additional questions regarding the MatSu School District approximate \$200 million school busing contract with Durham:

- In light of current last minute efforts by Durham to start a permitting process - how long ago did Durham know they were selected by the MatSu District for the bus contract ... and what site selection and/or mitigation actions did they complete during this available lead time?

- What information from the existing prior use case of the previous bus contract with First Student (147 bus operation) has been carried forward for this Conditional Use Permit (CUP) process with Durham (146 Bus Operation)?

- When speaking with First Student leadership - they described a 147 bus operation that required 6 gates (including 1 dedicated gate for employee vehicles) ... how many gates will Durham have available at the proposed Tanya Ct adjacent residential site?

- When speaking with First Student leadership - they detailed noise complaints received from adjacent tenants from the mandatory back-up beeping tone device - on each of the 147 buses - when jockeying for departure or arrival from the yard ... has the noise impact of this operational element been evaluated for the Durham proposed Tanya Ct adjacent residential site?

- First Student leadership described bringing a portion of their employees in up to a half an hour earlier in the morning - in the winter - to idle/warm-up the bus fleet (147 count) ... how has the air pollution impact of the slated Durham (146 bus) operation at the proposed Tanya Ct adjacent residential site been objectively evaluated?

- In regards to the prior correspondence stating that the MSB has the discretion to allow an entity to continue their business - while they pursue a permitting process - to include a not yet completed traffic study ... which additional entities will then share in the potential liability of a scenario (due to an allowance to continue business - when not actually permitted) - such as an increase in traffic accidents - or a delayed or blocked emergency vehicle response to a Tanya Ct elderly resident?

We appreciate the communications to date - and look forward to a fair and transparent Conditional Use Permit (CUP) process ... to include an appropriate public notification and comment period - PRIOR to any operational busing activity by Durham at the proposed bus yard location - adjacent to the single entrance dead end gravel road Tanya Ct residential neighborhood.

New bus contractor takes over Mat-Su student transportation this fall -
<https://www.alaskanewssource.com/2022/05/07/new-bus-contractor-takes-over-mat-su-student-transportation-this-fall/>

"The district's school board approved a 10-year contract worth close to \$200 million with Durham School Services for pupil transportation on Feb. 3, 2021. The contract begins July 1 of this year and lasts through June 30, 2032. The school board passed the contract by a 7-0 vote."

Thank You,

Austin Burrill

361-739-2743

On Fri, Jun 3, 2022, 12:39 PM Jason Ortiz <Jason.Ortiz@matsugov.us> wrote:

Mr. Burrill,

The applicant (Durham) has not applied for the conditional use permit (CUP) just yet; however, they have been in communication with us. They have retained an engineer to conduct a traffic impact analysis with noise impacts. Sometimes applicants submit an application and the Matanuska-Susitna Borough (MSB) reviews them and sends a letter of deficiency indicating it is not complete. Other times, an applicant reaches out to us and we work with their engineers and they submit a complete application that is ready to process. There is not a correct way, just individual choice among the applicants on how they proceed. The engineers working for Durham have been in communication with our current planners. The latest communication that I know of is a meeting that took place in-person on May 24, 2022 about the application/requirements.

As explained previously, if the traffic impact analysis indicates that the volume of traffic will crest the threshold as indicated in MSB Code 17.61; this CUP will go through the same public process as any other CUP. If a CUP is required, there will be public notification and hearings where the public can testify regarding this matter. The MSB has discretion to allow extensions for any applicant to continue business, as long as they are doing their due diligence to comply with our regulations/permitting processes.

All septic permitting goes through the Alaska Department of Environmental Conservation, not through the MSB. During the CUP process the Planning Commission can set conditions; nevertheless, it is not within the MSB's purview. I did reach out to the MSB's Fire and Life Safety Plan Review Office and they confirmed that both structures are fully permitted. The warehouse was constructed in 2013 and the office space was constructed in 2022 with a permit approval date of April 4, 2022.

I appreciate your fortitude ensuring that the public processes are adhered to. As always, if you have further questions, please let me know.

Enjoy the wonderful weather this weekend.

JASON ORTIZ

Development Services Manager

Planning and Land Use Department

Matanuska-Susitna Borough

Jason.Ortiz@matsugov.us

907-861-7854 office

From: B Family <burrillfam@gmail.com>

Sent: Thursday, June 2, 2022 4:08 PM

To: Jason Ortiz <Jason.Ortiz@matsugov.us>; LUKE FULP <Luke.Fulp@matsuk12.us>

Cc: THOMAS BERGEY <THOMAS.BERGEY@matsuk12.us>; GENNIFER DAHLQUIST <Gennifer.Dahlquist@matsuk12.us>; STACY ESCOBEDO <Stacy.Escobedo@matsuk12.us>; JAMES HART <JAMES.HART@matsuk12.us>; OLE LARSON <Ole.Larson@matsuk12.us>; RYAN PONDER <RYAN.PONDER@matsuk12.us>; JEFF TAYLOR <JEFF.TAYLOR@matsuk12.us>; RANDY TRANI <RANDY.TRANI@matsuk12.us>; JUBILEE UNDERWOOD <JUBILEE.UNDERWOOD@matsuk12.us>; DWIGHT PROBASCO <DWIGHT.PROBASCO@matsuk12.us>; CRYSTAL SMITH <CRYSTAL.SMITH@matsuk12.us>; Edna DeVries <Edna.DeVries@matsugov.us>; Mike Brown <Mike.Brown@matsugov.us>; George Hays <George.Hays@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Stephanie Nowers

<StephanieNowersDistrict2@gmail.com>; gledford@ci.wasilla.ak.us; cnygard@ci.wasilla.ak.us; planning@cityofwasilla.gov

Subject: INFO/ACTION: Stakeholder Update Request // Re: INFO/ACTION: Homeowner Concern - MatSu School District - New Bus Contract Operations Location // Fwd: Conditional Use Permit Process - Environmental Impact Issues // Survey Product - 1661 S Tanya Ct (Attac...

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

Mr. Ortiz/Mr. Fulp,

Circling back - it has been several weeks without an update on the proposed initiation of a Conditional Use Permit (CUP) approval/denial process - for the proposed Commercial School Bus Yard Activity - by Durham School Services - at the illogical Tanya Ct residential gravel road single entrance location.

Per the last update - Durham was in the process of hiring an engineering firm to "start" the lengthy CUP permitting process. With their proposed contract start date of 1 July 22 ... how is the appropriate public comment/input period supposed to be achieved - let alone an entire deliberate permitting/review process?

In working with other agencies - it already appears that Durham does not have permitting/documentation for commercial water and/or septic at the proposed Tanya Ct location. Additionally, it does not appear that the Fire Marshal activity had visibility or the opportunity to review the proposed dispatch/bus yard use case for the Tanya Ct location. The list of pop up issues - associated with the poorly thought out contract school bus operations basing plan - continues to grow ...

Also of concern - recent 17 May 22 press release material does not appear to be communicating the correct contract launch story - and/or boots on the ground reality - to the public at large:

Durham School Services Continues to Expand its Footprint in Alaska with New 10-Year Partnership with Matanuska-Susitna Borough School District -<https://stnonline.com/industry-releases/durham-school-services-continues-to-expand-its-footprint-in-alaska-with-new-10-year-partnership-with-matanuska-susitna-borough-school-district/>

Standing by for further.

Thank You,

Austin Burrill

361-739-2743

On Thu, Apr 21, 2022, 3:00 PM LUKE FULP <LUKE.FULP@matsuk12.us> wrote:

Mr. Burrill,

Thank you for reaching out to us. The Mat-Su Borough's Planning and Land Use Department is responsible for administering the conditional use process. The Mat-Su Borough School Board does not have a formal role in reviewing or approving conditional use permits (CUP). In talking with Mat-Su Borough officials, they have indicated it is likely a CUP will be required for Durham School Services, and, if that's the case, the permit will have an introduction and a public hearing at a future meeting of the Mat-Su Borough Planning Commission. Mr. Jason Ortiz, MSB Development Manager, is working directly with Durham School Services and has offered to assist in addressing your concerns. If you would like to know more details concerning the process, you can reach Mr. Ortiz directly at jason.ortiz@matsugov.us.

Thanks,

Luke Fulp – Deputy Superintendent of Business & Operations

Matanuska-Susitna Borough School District

Ph: 907-761-4001 | Cell: 907-942-2496 | Fax: 907-761-4091

www.matsuk12.us

From: B Family <burrillfam@gmail.com>
Sent: Wednesday, April 20, 2022 6:44 PM
To: THOMAS BERGEY <THOMAS.BERGEY@MATSUK12.US>; GENNIFER DAHLQUIST <Gennifer.Dahlquist@matsuk12.us>; STACY ESCOBEDO <Stacy.Escobedo@matsuk12.us>; LUKE FULP <LUKE.FULP@MATSUK12.US>; JAMES HART <JAMES.HART@MATSUK12.US>; OLE LARSON <Ole.Larson@matsuk12.us>; RYAN PONDER <RYAN.PONDER@MATSUK12.US>; JEFF TAYLOR <JEFF.TAYLOR@MATSUK12.US>; RANDY TRANI <RANDY.TRANI@MATSUK12.US>; JUBILEE UNDERWOOD <JUBILEE.UNDERWOOD@MATSUK12.US>; DWIGHT PROBASCO <DWIGHT.PROBASCO@MATSUK12.US>; CRYSTAL SMITH <CRYSTAL.SMITH@MATSUK12.US>
Cc: Edna.DeVries@matsugov.us; mike.brown@matsugov.us; George Hays <george.hays@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Jason Ortiz <Jason.Ortiz@matsugov.us>; Stephanie Nowers

<StephanieNowersDistrict2@gmail.com>; gledford@ci.wasilla.ak.us; cnygard@ci.wasilla.ak.us; planning@cityofwasilla.gov

Subject: INFO/ACTION: Homeowner Concern - MatSu School District - New Bus Contract Operations Location // Fwd: Conditional Use Permit Process - Environmental Impact Issues // Survey Product - 1661 S Tanya Ct (Attached) // Adjacent Commercial School Bus Yard?

CAUTION: This email originated from outside of the organization. Do not click links or open attachments recognize the sender and know the content is safe.

MatSu School District Board,

For formal board consideration please - as a homeowner - I have multiple concerns regarding the new/proposed operations location for the MatSu School District Commercial Bus Activity - with an Estimated Fleet Size of 146 Buses (ref: sample district bus contract information - <https://www.matsuk12.us/Page/41886> - item title - pupil transportation services).

For sample visualization purposes - please note the residential property boundaries for 1661 S Tanya Ct (Survey Attached) and the proximity to the proposed new third party contract commercial school bus activity (supposedly with a contract start date of July 1, 2022) - to operate in the depicted "Lot 10" portion and beyond - across the gravel residential street - S Tanya Ct ... immediately adjacent to an established residential neighborhood.

What is the status of an associated conditional use process for this proposed large scale commercial vehicle operation? Has an appropriate public comment period been accommodated for by the school board? Have the traffic management, emergency vehicle access, noise, air, water, and/or other hazardous environmental issues been addressed for an industrial community impact project of this scale?

I thank you in advance for your collective time and deliberation - and await a written response to my identified concerns.

Sincerely,

Austin Burrill

361-739-2743

----- Forwarded message -----

From: **B Family** <burrillfam@gmail.com>

Date: Thu, Apr 7, 2022, 8:21 PM

Subject: Fwd: Conditional Use Permit Process - Environmental Impact Issues // Survey Product - 1661 S Tanya Ct (Attached) // Adjacent Commercial School Bus Yard?

To: <James.Hart@matsuk12.us>

Jim,

Thank you again for your time and information on this proposed new Commercial School Bus Yard issue. I also reached out as you recommended to talk with Mike Brown - and was able to link up with George Hays. Good discussions all around ... we will see where this goes - and I will circle back with you with updates/additional questions as applicable.

Thank You,

Austin

361-739-2743

----- Forwarded message -----

From: **B Family** <burrillfam@gmail.com>

Date: Thu, Apr 7, 2022, 8:03 PM

Subject: Conditional Use Permit Process - Environmental Impact Issues // Survey Product - 1661 S Tanya Ct (Attached) // Adjacent Commercial School Bus Yard?

To: <george.hays@matsugov.us>

Cc: <mike.brown@matsugov.us>

Mr. Hays,

Thank you again for your time and information - per conversation - I have multiple concerns regarding a new adjacent Commercial Bus Activity (Estimated Fleet Size -146). Please note the residential property boundaries for 1661 S Tanya Ct and the proximity to the proposed new third party contract commercial school bus activity (supposedly with a contract start date of July 1, 2022). What are the implications/options regarding a conditional use permit process and/or other potential environmental impact issues?

Thank You,

Austin Burrill

361-739-2743

<image1.jpeg>

<image1.jpeg>

<image1.jpeg>

<image1.jpeg>

<image1.jpeg>

<image1.jpeg>

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<image1.tiff>

<image1.jpeg>

<attachment 2.pdf>

RIPJENSON SUBDIVISION APPEAL

On June 10, 2023 an appeal request was received from Mr. Austin Burrill for the decision made by the Platting Officer with regards to the RIPJenson lot line adjustment. This case was heard and approved by the Platting Officer on May 31, 2023 during the public abbreviated plat hearing held at 8:30 am. Notice of the appeal has been provided to the petitioner's representative, surveyor and all involved parties.

Mr. Burrill's appeal with responses to each point is as follows:

June 5, 2023

To: Matanuska Susitna Borough, Platting Division

From: Austin Burrill

Re: Appeal – Case 2023-050, RIPJENSEN, Abbreviated Platting Hearing – Single Officer, Preliminary Plat

In accordance with MSB Title 43.35.003, please log this appeal of the preliminary plat effort regarding case 2023-050, RIPJENSEN by a singular platting officer in an abbreviated platting decision process. Sample factors for consideration from an array of issues supporting this appeal are as follows:

- 1) Significant procedural error – even though requested in writing – the abbreviated platting hearing agenda and staff report for Case 2023-050, RIPJENSEN was not provided to the requestor until after the abbreviated hearing was conducted/completed.

The agenda and staff report were posted to the MSB website prior to the hearing as noted in the public notice. The packet was posted to the MSB website at 9:18 am, May 30, 2023.

- 2) The owner of the property in platting consideration has a significant contracting relationship with the Matanuska-Susitna Borough. Transparency and conflict of interest dictates that this platting request, which would potentially combine residential parcels and facilitate commercial property use, meet the full platting board.

Per MSB 43.15.025(A) the Platting Officer shall review and act upon all preliminary plats that shall only move or eliminate lot lines, or create no more than four tracts or lots.... As this is a lot line adjustment this falls under the purview of the Platting Officer under the abbreviated plat process.

The property in question has not been zoned and as such is not combining residential and commercial properties for commercial use.

- 3) This preliminary single officer abbreviated platting hearing effort circumvents a pending Matanuska-Susitna Borough Conditional Use Permit (CUP) process for an approximate \$200 million fleet bus activity already operating without a permit at the same property location.

This action was taken to alleviate an encroachment on the common lot line of Lot 2, RIP Subdivision and Lot 9A, Jensen Subdivision. Per MSB 17.55.010(B) Except where specifically provided other-wise by ordinance, no furthestmost protruding portion of any structure or building line shall be located nearer than ten feet from any side or rear lot line.

The Core Area Conditional Use Permit requires the existing encroachment of the fuel station be resolved prior to issuance of the permit as shown in MSB 17.61.070(B) In granting a conditional use permit, the commission must make the following findings....

...(3) that sufficient setback, lot area, buffers, or other safeguards are being provided to meet the conditions listed in subsections (B)(1) and (2) of this section.

- 4) This preliminary single officer abbreviated platting hearing effort circumvents concerns and other agency intervention for potential improperly sited bulk fuel storage associated with the approximate \$200 million fleet bus activity already operating without a permit at the same property location.

A request for comments was sent to AK Department of Fish and Game; US Army Corps of Engineers; Community Council #22 Gateway; Fire Service Area #130 Central Matsu; Road Service Area #9 Midway; MSB Emergency Services, Community Development, Department of Public Works, Assessments, Development Services, Planning, Legal, Assembly Member for District #3; US Postmaster, MEA, MTA, Enstar and GCI. Further this was advertised in the local newspaper and public notices were mailed to all property owners within 600 feet of the parcels involved in this action.

- 5) This preliminary single officer abbreviated platting hearing effort circumvents concerns and other agency intervention for potential improperly developed public drinking water associated with the approximate \$200 million fleet bus activity already operating without a permit at the same property location.

Well and septic systems are regulated by the Department of Environmental Conservation.

Please acknowledge receipt of this appeal in writing. Additionally, please provide appropriate written notification of the requisite full platting board hearing scheduled date and time for a next hearing of Case 2023-050, RIPJENSEN.

Thank you,

Austin Burrill

CC: Matanuska-Susitna Borough, Mayor.

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
May 31, 2023**

ABBREVIATED PLAT: RIPJENSON

LEGAL DESCRIPTION: SEC 16, T17N, R01E, SEWARD MERIDIAN AK

PETITIONERS: MCKENNA INVESTMENTS

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING / DOWL

ACRES: 10.00 ± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD CASE #: 2023-050

REQUEST: The request is to adjust the common lot lines between Lot 2, RIP, Plat No. 2019-164, and Lot 9A, Jensen, Plat No. 2021-133 to be known as **RIPJENSON**, containing 10.00 acres +/- . The property is located south and east of S. Hyer Road, west of S. Trunk Road, and north of E. Parks Highway; within the NW ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 5 pgs
EXHIBIT B – 12 pgs

AGENCY COMMENTS

ADF&G
MSB Department of Public Works
MSB Development Services
Utilities
Public Comments

EXHIBIT C – 2 pgs
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 4 pgs
EXHIBIT G – 1 pg

DISCUSSION: The proposed subdivision is adjusting the common lot line between Lot 9A, Jensen Subdivision, Plat #2021-133 and Lot 2, RIP Subdivision, Plat #2019-164. This will resolve an encroachment on the existing lot line. Both lots take access from S. Tanya Court, a Borough owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**) giving an overview of the existing lots. A geotechnical report was not required pursuant to MSB 43.20.281(A)(1)(i)(ii) as this action is a lot line adjustment affecting less than 2,000 aggregate square feet.

Comments:

Alaska Department of Fish and Game (**Exhibit C**) has no objections.

MSB Department of Public Works (**Exhibit D**) has no objections.

MSB Development Services (**Exhibit D**) has no objections.

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

Public: Dan Tucker objects to the flag lot design and has concerns based on potential conflict, snow removal complications and future driveway access degradation.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council #22 Gateway; Fire Service Area #130 Central Mat-Su; Road Service Area #09 Midway; MSB Community Development, Emergency Services, Assessments, Planning Division; or MEA.

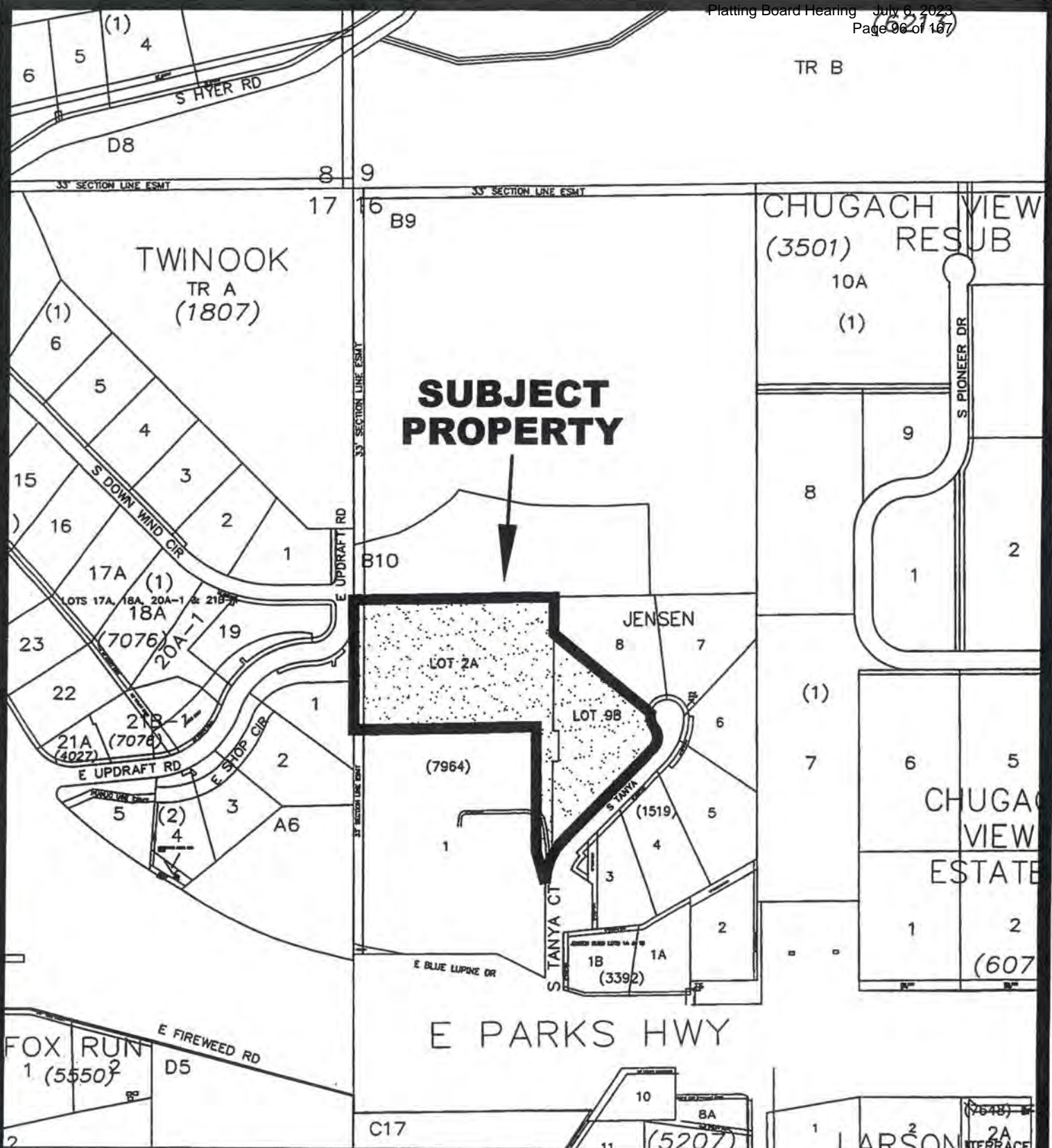
CONCLUSION: The abbreviated plat of RIPJENSON is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There was one objection to the plat from the public in response to the Notice of Public Hearing. 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)(1).

FINDINGS OF FACT

1. The plat of RIPJENSON is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has 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 USACE; Community Council #22 Gateway; Fire Service Area #130 Central Mat-Su; Road Service Area #09 Midway; MSB Community Development, Emergency Services, Assessments, Planning Division; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There was one objection from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of RIPJENSON, Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

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



VICINITY MAP

FOR PROPOSED RIPJENSON SUBDIVISION
LOCATED WITHIN
SECTION 16, T17N, R01E, SEWARD MERIDIAN
ALASKA

WA 10 MAP

EXHIBIT D - 3

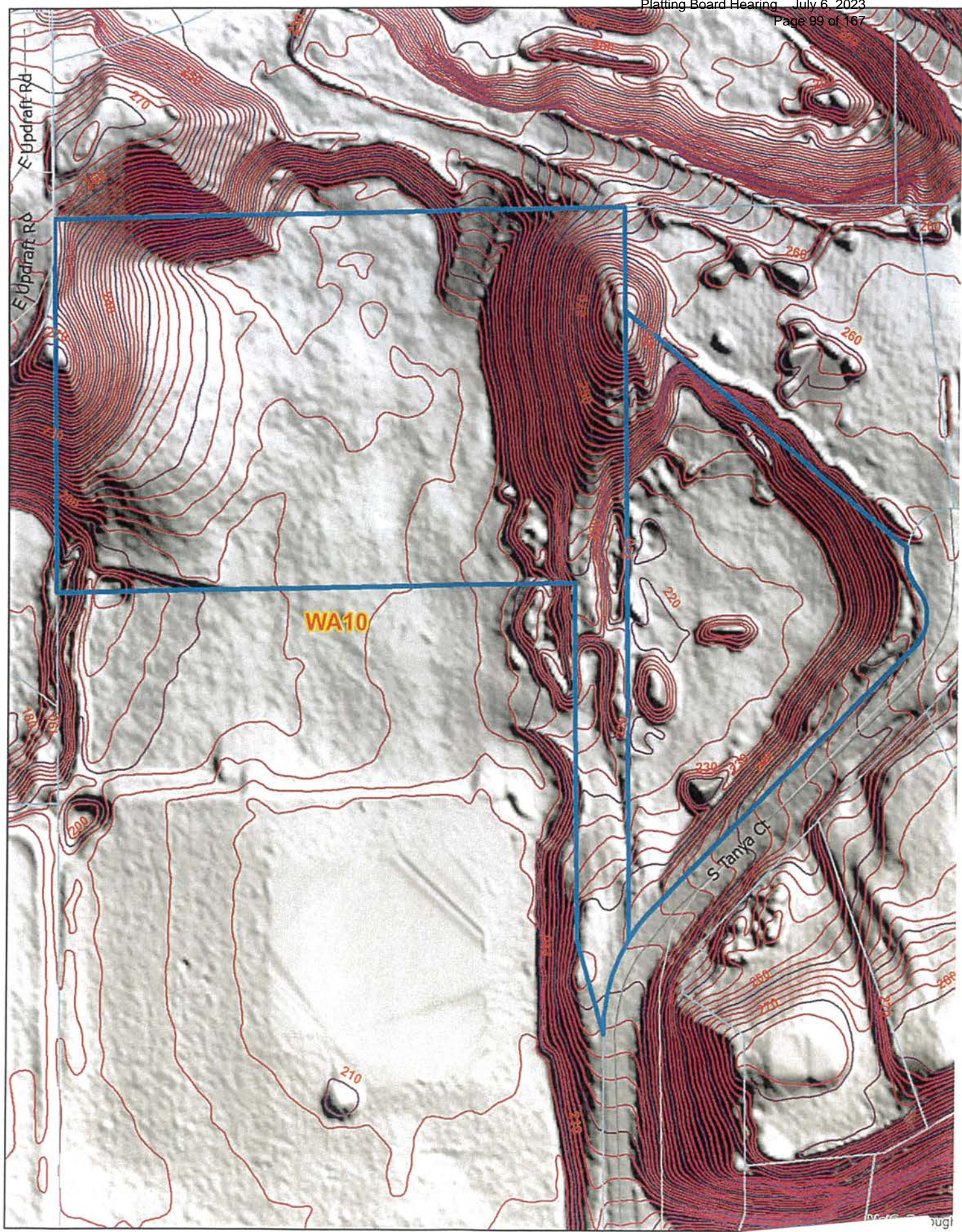


EXHIBIT D-4



130 65 0 130 Feet

EXHIBIT D-5



130 65 0 130 Feet



490 245 0 490 Feet

EXHIBIT D-7





RECEIVED
APR 26 2023
PLATTING

April 23, 2023

Mr. Fred Wagner
Platting Officer
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer, Alaska 99645

**Subject: Lot 2 RIP Subdivision and Lot 9A, Jensen Subdivision
Preliminary Plat Application**

Dear Mr. Wagner:

The purpose of this letter is to provide the preliminary plat for Lot 2, RIP Subdivision (1672 S. Tanya Court) and Lot 9A Jensen Subdivision (1600 S. Tanya Court). The plat is being completed to adjust the interior property line to provide the required setbacks for an existing fuel tank that is located on the site.

Property Information

McKenna Investments owns both Lot 2, RIP Subdivision and Lot 9A, Jensen (Plat 2021-133) Subdivision. Lot 9A is 2.99 acres and Lot 2 is 7.0 acres (Plat 2019-164). The lots are bounded by Tanya Court to the east, Swickard GMC of Palmer car dealership to the south, Palmer Electric's facility to the west and Quality Sand and Gravel's natural resource extraction operation to the north.

Current Site Conditions

Both lots are currently developed. Lot 9A contains an operations building and maintenance garage and a gravel parking area extends across both Lot 9A and Lot 2. A fuel tank is located on the interior property line. The fuel tank is located on a concrete pad that provides containment in the case of a spill. The site is served by an on-site well and septic system.

Soils Information

The site was previously developed and is served by well and septic system. Soils information from the original platting to create Lot 2 and 9A has been included as part of this plat. The soils report for RIP Subdivision was completed in 2019 and site was found to have soils suitable for supporting a soil absorption system that meets Alaska Department of Environmental Conservation (ADEC) requirements. The soils report for the Jensen Subdivision was completed in 1977 and the area was found to have soils suitable for supporting a soil absorption system that meets ADEC requirements.

Sincerely,
DOWL

LaQuita Chmielowski, P.E., LEED AP
Land Use Planning Manager

5900 W. Dewberry Dr
Wasilla, AK 99623

SDCS, LLC

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

Phone: (907) 357-5609
Fax: (907) 357-5608

June 24, 2019

RECEIVED
APR 26 2023
PLATTING

Fred Wagner
Platting Officer
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645-6488

Re: Engineering Report– Rip Subdivision

Mr. Wagner,

This letter is to serve for the engineering report for the above referenced subdivision and platting action. The platting action is to replat two lots, totaling approximately 17.4 acres into two lots with different lots sizes than currently exists. Lot 1 will be 10.39 acres and lot 2 will be 7 acres. Lot 1 will contain an existing car dealership.

Lot 1 will have access from Blue Lupine Drive, as it currently does. Lot 2 will have access from Tanya Court. Both of these are existing roads. No new roads will be constructed as part of this platting action.

Soils Investigation

Soil information is needed to determine if existing soil conditions are suitable for onsite wastewater disposal systems. This includes soils capable of supporting a soil absorption system that meets all Alaska Department of Environmental Conservation (ADEC) requirements including offset requirements from groundwater and bedrock.

The proposed Lot 1 has an existing, functioning, septic system that serves the car dealership. A single test hole was excavated within proposed lot 2. There was a layer, approximately 3' thick, of silty sand with gravel and cobbles at the surface. Beneath this layer was encountered gravely sand with cobbles. The test hole was excavated to a depth of 12'. The gravely sand soils encountered are capable of supporting on-site septic systems. No groundwater was encountered in the test hole.

A diagram showing the layout of the lots and the locations of the test hole and a log of the test holes are included with this report.

Mr. Fred Wagner
Matanuska-Susitna Borough
Engineering Report – Rip Subdivision

Page 2 of 2

Drainage Plan and Site Topography

This platting action will not require new roads. As a result, the drainage patterns in this subdivision will not change from what currently exists.

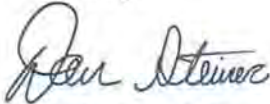
The existing topography will allow construction on each lot and each lot has a minimum of 10,000 square feet of usable building area.

Summary

Based on the soils data and existing topography, there is a minimum of 10,000 square feet of contiguous septic area and a minimum of 10,000 square feet of usable building area within each of the proposed lots as required by the Matanuska-Susitna Borough.

The drainage pattern of the existing roads and topography will not be altered by this platting action.

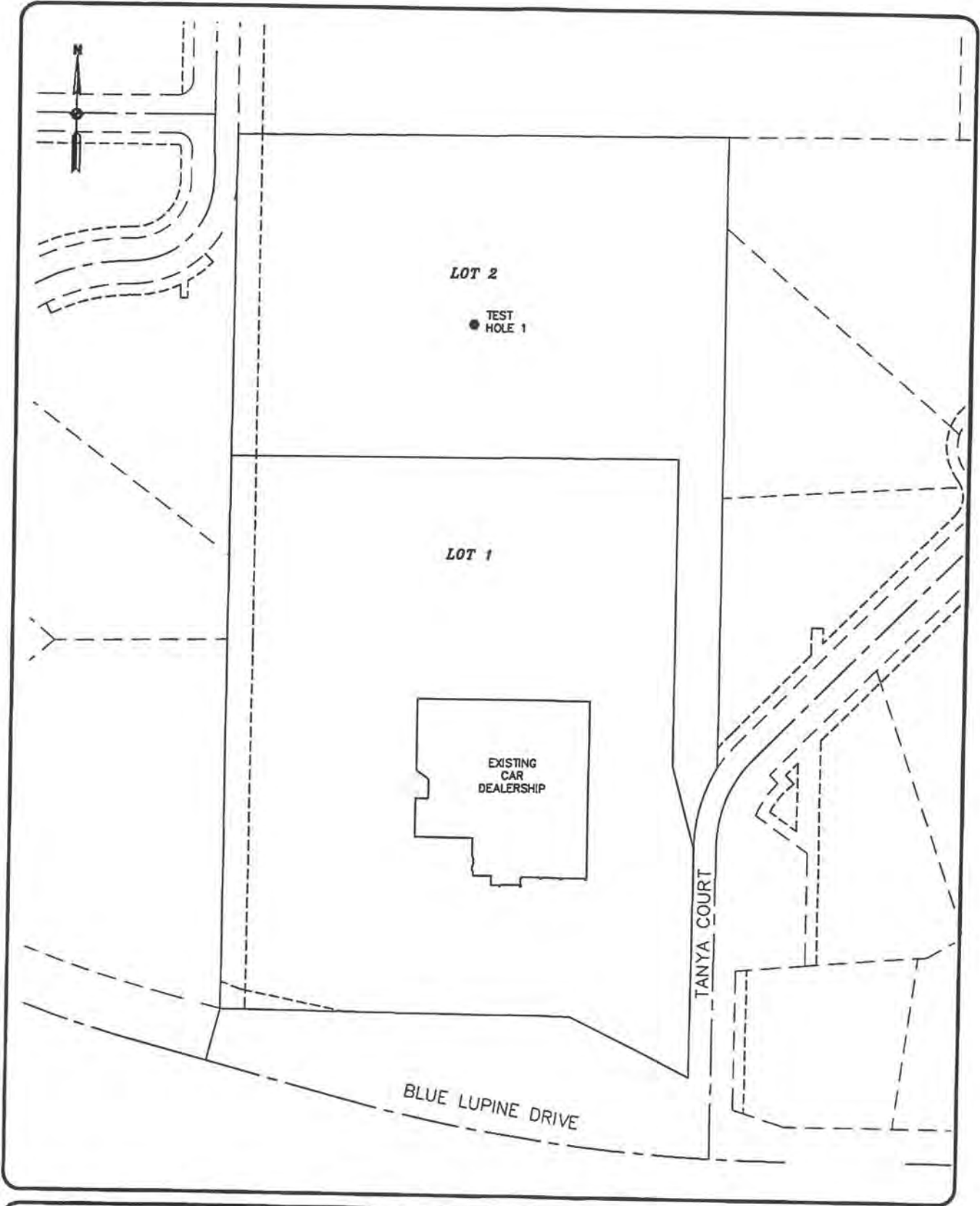
Sincerely,



Dan Steiner, P.E.
Manager

des
encl.





SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

RIP SUBDIVISION
ENGINEER'S REPORT

FIGURE
1

JML

John M. Lambe, P.E. 4303 North Star Street Anchorage, Alaska, 99503 907-279-8056

September 5, 1977

DeCamp-Brown Land Surveying
P.O. Box 1120
Wasilla, Alaska, 99687

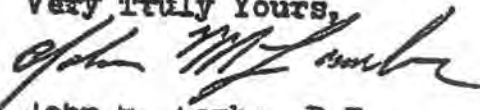
Attention: Richard K. DeCamp, L.S.

Subject: Soils Investigation - Jensen Subdivision

Gentlemen,

This report presents the results of the soils exploration that we performed on September 3, 1977, for Jensen Subdivision. In accordance with your request, we discussed the soils exploration required of this site with Gary Garthwait of the State of Alaska Dept. of Environmental Conservation. Pursuant to this discussion, six test pits were dug with a JD 450 track backhoe in the approximate locations shown on the preliminary plat. All soils encountered in these excavations were logged in the field by the writer, with the results presented on Plates 2-4. Sieve analyses were performed on selected samples with the results presented on Plate 5. All soils were classified in accordance with the Unified Soil Classification System presented on Plate 6. In accordance with the criteria presented in the instructions for Subdivision Plan Review under 18 AAC 72.065, dated May 25, 1977, all areas tested have soils suitable to accept soil absorption wastewater disposal systems, and neither bedrock nor a free water level were encountered within the depth of exploration.

Very Truly Yours,



John M. Lambe, P.E.
Civil Engineer 4254-E

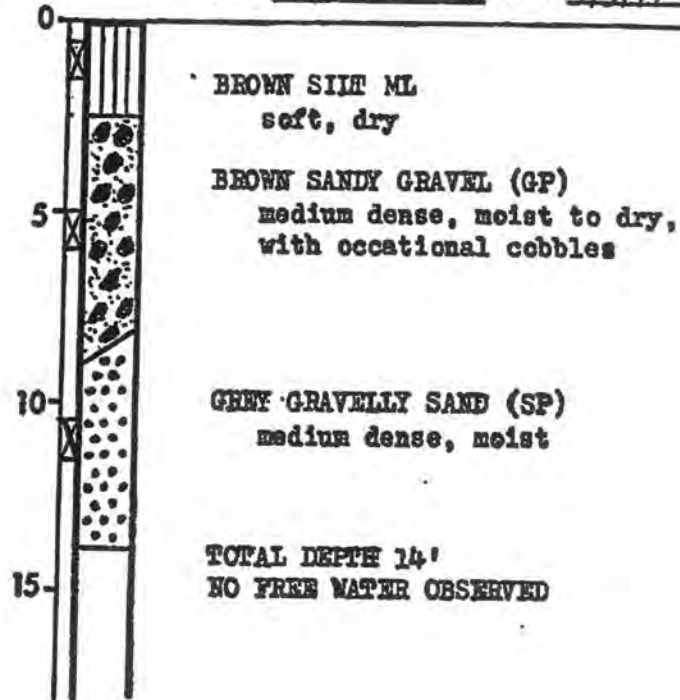
EXHIBIT D-13

Laboratory Tests Drill Rate (min/ft) Drill Pressure (psi) Blows/ft Moisture Content (%) Dry Density (pcf) Depth (ft) Sample

LOG OF TEST PIT ONE

Equipment JD 450 Back Hoe

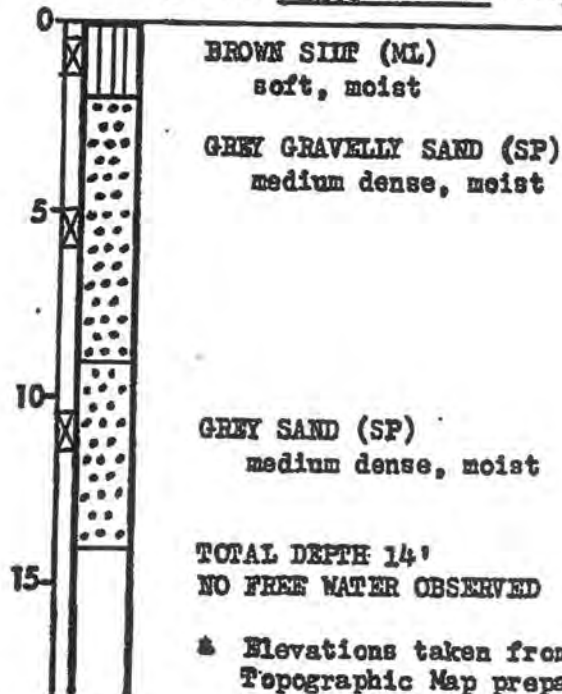
Elevation 174 ± Date 9/3/77



LOG OF TEST PIT TWO

Equipment JD 450 Back Hoe

Elevation 250 ± Date 9/3/77



Sieve Analysis

* Elevations taken from
Topographic Map prepared by
DeCamp Brown

JOHN M LAMBE P.E.

LOG OF TEST PITS 1&2
JENSEN SUBDIVISION

PLATE

2

No. 77-101 Appr. JML Date 9/5/77

WASILLA

ALASKA

EXHIBIT D-14

Laboratory Tests	Drill Rate (min/ft)	Drill Pressure (psi)	Blows/ft	Moisture Content (%)	Dry Density (pcf)	Depth (ft)	Sample
LOG OF TEST PIT THREE							
Equipment JD 450 Back Hoe							
Elevation 235a Date 9/3/77							
<div style="display: flex; align-items: center;"> <div style="flex: 1;"> </div> <div style="flex: 2;"> <p>BROWN SILT (ML) soft, moist</p> <p>BROWN SANDY GRAVEL (GP) medium dense, moist, with many cobbles and boulders wet below 8.0'</p> <p>CEMENTED SOIL @ 13' TOTAL DEPTH NO FREE WATER OBSERVED</p> </div> </div>							

LOG OF TEST PIT FOUR

Equipment JD 450 Back Hoe

Elevation 275a Date 9/3/77

0		BROWN-GREY SILT (ML) soft, dry
5		GREY GRAVELLY SAND (SP) medium dense, moist, with occasional cobbles
10		GREY SANDY GRAVEL (GP) medium dense, moist, with with many cobbles
15		TOTAL DEPTH 12' NO FREE WATER OBSERVED

JOHN M LAMBE P.E.

LOG OF TEST PITS 3&4
JENSEN SUBDIVISION

PLATE

3

No. 77-101 Appr. JML Date 9/5/77

WASILLA

ALASKA

Laboratory Tests Drill Rate (min/ft) Drill Pressure (psi) Blows/ft Moisture Content (%) Dry Density (pcf) Depth (ft) Sample

LOG OF TEST PIT FIVE

Equipment JD 450 Back Hoe
Elevation 215* Date 9/3/77



BROWN SILT (ML)
soft, moist

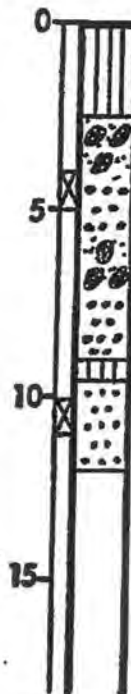
GREY SANDY GRAVEL (GP)
medium dense, moist, with
occasional cobbles and boulders
wet @ 9.0'

TOTAL DEPTH 12'
NO FREE WATER OBSERVED

Sieve Analysis

LOG OF TEST PIT SIX

Equipment JD 450 Back Hoe
Elevation 275* Date 9/3/77



BROWN SILT (ML)
soft, dry

GREY SANDY GRAVEL (GP) LAYERED
WITH GRAVELLY SAND (SP)
medium dense, moist, with
occasional cobbles and boulders

GREY SILTY SAND (SM), medium dense, wet

GREY SAND (SP)
medium dense, wet
TOTAL DEPTH 12'
NO FREE WATER OBSERVED

JOHN M LAMBE P.E.

LOG OF TEST PITS 5&6
JENSEN SUBDIVISION

PLATE

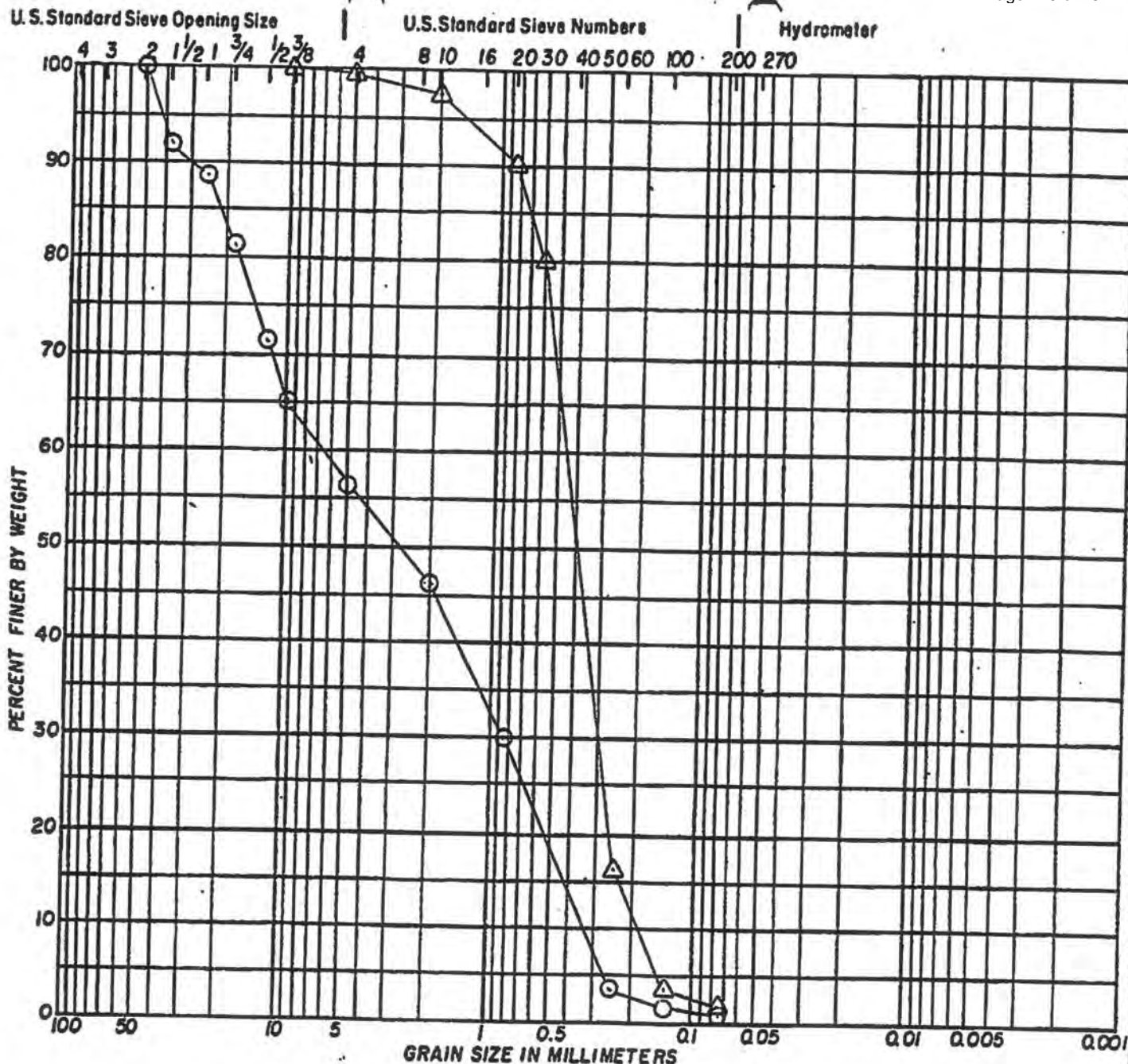
4

ob No 77-101 Appr JML Date 9/5/77

WASILLA

ALASKA

EXHIBIT D-16



COBBLES	GRAVEL		SAND			SILT OR CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE	

Symbol	Sample Source	Classification
○	Test Pit 6 @ 4.0' to 5.0'	Gravelly Sand SP
△	Test Pit 2 @ 11.0'	Sand SP

JOHN M. LAMBE P.E.

PARTICLE SIZE ANALYSIS

JENSEN SUBDIVISION

PLATE

5

Job No. 77-101 Appr. JML Date 9/5/77

EXHIBIT D-17

MAJOR DIVISIONS			TYPICAL NAMES	
COARSE GRAINED SOILS MORE THAN HALF IS LARGER THAN #200 SIEVE	GRAVELS MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE SIZE	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW	WELL GRADED GRAVELS, GRAVEL - SAND MIXTURES
			GP	POORLY GRADED GRAVELS, GRAVEL - SAND MIXTURES
		GRAVELS WITH OVER 12% FINES	GM	SILTY GRAVELS, POORLY GRADED GRAVEL - SAND - SILT MIXTURES
			GC	CLAYEY GRAVELS, POORLY GRADED GRAVEL - SAND - CLAY MIXTURES
	SANDS MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE SIZE	CLEAN SANDS WITH LITTLE OR NO FINES	SW	WELL GRADED SANDS, GRAVELLY SANDS
			SP	POORLY GRADED SANDS, GRAVELLY SANDS
		SANDS WITH OVER 12% FINES	SM	SILTY SANDS, POORLY GRADED SAND - SILT MIXTURES
			SC	CLAYEY SANDS, POORLY GRADED SAND - CLAY MIXTURES
FINE GRAINED SOILS MORE THAN HALF IS SMALLER THAN #200 SIEVE	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, OR CLAYEY SILTS WITH SLIGHT PLASTICITY	
		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	
		OL	ORGANIC CLAYS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50	MH	INORGANIC SILTS, MUCACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	
		CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	
		OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS	
	HIGHLY ORGANIC SOILS		PT	PEAT AND OTHER HIGHLY ORGANIC SOILS

UNIFIED SOIL CLASSIFICATION SYSTEM

Consol — Consolidation		*T _u	320 (2600)	Unconsolidated Undrained Triaxial
LL — Liquid Limit (in %)		T _u CU	320 (2600)	Consolidated Undrained Triaxial
PL — Plastic Limit (in %)		DS	2750 (2000)	Consolidated Drained Direct Shear
G _s — Specific Gravity		FVS	470	Field Vane Shear
SA — Sieve Analysis		*UC	2000	Unconfined Compression
<input checked="" type="checkbox"/> "Undisturbed" Sample		LVS	700	Laboratory Vane Shear
<input checked="" type="checkbox"/> Bulk Sample				

Notes: (1) All strength tests on 2.8" or 2.4" diameter samples unless otherwise indicated.
(2) * indicates 1.4" diameter sample.

KEY TO TEST DATA

JOHN M LAMBE P.E.

SOIL CLASSIFICATION CHART
AND
KEY TO TEST DATA

PLATE

6

No. 77-101 Appr. JML Date 9/5/77

EXHIBIT D-18



SEP 8 1977

- Ground Water available @ 60' Depth as verified by an existing well on proposed Lot 5.
- All lot areas shown are useable under terms of the definition.

EXHIBIT D-19

Matthew Goddard

From: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Sent: Monday, May 8, 2023 8:44 AM
To: Matthew Goddard
Subject: RE: RFC RIPJENSON (MG)

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

Good Morning,

The ADF&G Habitat Section has reviewed the RFC packet and associated documents to the common lot lines between two lots to be known as RIPJENSON. 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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, May 2, 2023 3:26 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Dolores McKee <Dee.McKee@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group

Matthew Goddard

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Monday, May 15, 2023 8:12 AM
To: Matthew Goddard
Subject: RE: RFC RIPJENSON (MG)

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

Hi Matthew,

Alaska Department of Fish and Game has reviewed the proposed platting action and has no objections. The proposed actions will not affect public access to public lands and waters. Thank you for the opportunity to review and comment.

Colton Percy

Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
Division of Wildlife Conservation
333 Raspberry Rd
Anchorage, AK 99518
907-267-2118

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, May 2, 2023 3:26 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Dolores McKee <Dee.McKee@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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: RFC RIPJENSON (MG)

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

Hello,

The following link is a request for comments on the proposed RIPJENSON subdivision. Please ensure all comments are submitted by **May 15, 2023**, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 RIPJENSON

Thank you,

Matthew Goddard

From: Daniel Dahms
Sent: Wednesday, May 3, 2023 12:49 PM
To: Matthew Goddard
Cc: Jamie Taylor; Brad Sworts; Tammy Simmons
Subject: RE: RFC RIPJENSON (MG)

Matthew,

PD&E has no comments.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, May 2, 2023 3:26 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Dolores McKee <Dee.McKee@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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: RFC RIPJENSON (MG)

Hello,

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Please ensure all comments are submitted by **May 15, 2023**, so they can be incorporated in the staff report that will be presented to the Platting Officer.

☐ [RIPJENSON](#)

Thank you,

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

Matthew Goddard

From: Permit Center
Sent: Tuesday, May 2, 2023 3:37 PM
To: Matthew Goddard
Subject: RE: RFC RIPJENSON (MG)

No comment

Thank you,

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, May 2, 2023 3:26 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Dolores McKee <Dee.McKee@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC RIPJENSON (MG)

Hello,

The following link is a request for comments on the proposed RIPJENSON subdivision.
Please ensure all comments are submitted by **May 15, 2023**, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 RIPJENSON

Thank you,

Matthew Goddard
Platting Technician
907-861-7881



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

May 3, 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.

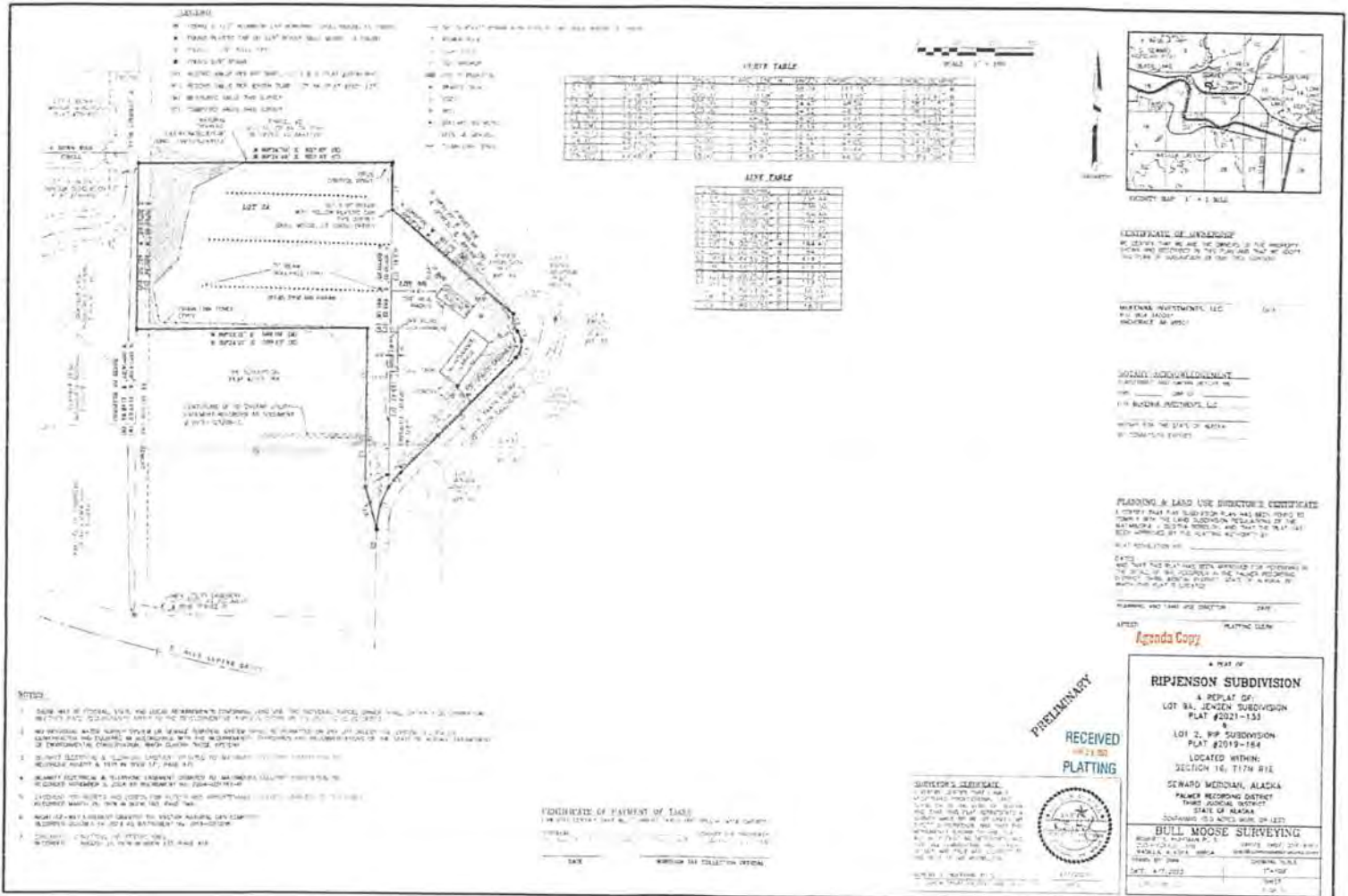
- **RIPJENSON SUBDIVISION**
(MSB Case # 2023-050)

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

Sincerely,

James Christopher

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



Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, May 2, 2023 3:41 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC RIPJENSON (MG)

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

GCI has no comment on this proposed subdivision

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, May 2, 2023 3:26 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Dolores McKee <Dee.McKee@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC RIPJENSON (MG)

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

Hello,

The following link is a request for comments on the proposed RIPJENSON subdivision.

Please ensure all comments are submitted by **May 15, 2023**, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [RIPJENSON](#)

Thank you,

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

Matthew Goddard

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Wednesday, May 3, 2023 9:19 AM
To: Matthew Goddard
Subject: RE: RFC RIPJENSON (MG)

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

Good morning,

MTA has reviewed RIPJENSON subdivision. MTA has no comments to add.

Thank you for reaching out,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | www.mtasolutions.com



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, May 2, 2023 3:26 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Dolores McKee <Dee.McKee@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC RIPJENSON (MG)

Hello,

The following link is a request for comments on the proposed RIPJENSON subdivision.

Please ensure all comments are submitted by **May 15, 2023**, so they can be incorporated in the staff report that will be presented to the Platting Officer.

Matthew Goddard

From: Dan Tucker <antiquetuck@gmail.com>
Sent: Wednesday, May 3, 2023 6:54 PM
To: Matthew Goddard
Subject: Re: RFC RIPJENSON (MG)

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

For years, as both an RSA and FSA board member I've fiercely despised and rejected any and all 'flag lot' platting for numerous practical and very real reasons of conflict avoidance. The rewrite of Title 43 to alter them even to what is allowed now is still not to my liking.

After living within the 'wind tunnel' that effects this general area, it also does not escape me that prevailing winds in this particular vicinity are south-westerly in direction and will naturally force any snow that is not moved to the northeast will cascade down the steep bank and encroach on the adjoining property owner on Lot 1. It will literally mandate a situation that will require the snow be plowed in the most unfavorable direction, with the obvious effects. This simply defies justification.

While both lots in this proposed replat happen to be owned and controlled by the same owner, it does not alter the fact that there is potential for the current and convenient 'seamless line' between them, eliminating unrestricted snow removal toward the northeast from the 'driveway (as plotted)', to become restricted.

Further, there is opportunity for the present owner of both lots to sell either lot, setting the stage for a clearly restricted and conflicted snow removal problem.

Likewise, natural erosion and gravity will tend to allow the steep embankment on the Lot 1 edge of the driveway of Lot 2A to slide downhill, narrowing the driveway/access for the rest of Lot 2A, possibly even to the degree of insufficient width to allow passage from Tanya Ct. to the bulk of the property. This would be unacceptable under all circumstances.

I can imagine that with the current owner of the properties being a road contractor, the problems with managing the situation presently is not a thought – it's simple for them to overlook because they've got the equipment to overcome it. But that sets a poor precedent for the future.

I would propose, if any changes to accommodate the stated problem are made that a 'land trade' be made. Replat the proposed 'leg' or 'flagpole driveway' of Lot 2 to Jensen Lot 9A and replat the lot line between Jensen lots 8 and 9 to be the driveway for access into Lot 2 (or 2A, as shown on the replat).

It just makes a lot more sense to me.

(My comment has not been through a RSA#9 Board review – it is my comment alone.)

--

Daniel J. Tucker
RSA #9 Road Services Board Primary Member
(907) 376-2630 home
(907) 863-1313 cell
MatSu Problem Reporter link
<https://survey123.arcgis.com/share/166cb8a69f8441908700860c85bbc6ee>

Amy Otto-Buchanan

From: Kimberly Waychoff <kimwaychoff@gmail.com>
Sent: Tuesday, May 30, 2023 9:50 AM
To: MSB Platting
Subject: RIP Jensen Subdivision proposal

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

To whom it may concern,

This letter concerns the Public Hearing scheduled for May 31, 2023 regarding McKenna Investments proposal to adjust the common lot lines (between Lot 2, RIP, Plat No. 2019-164, and Lot 9A, Jensen, Plat No. 2021-133).

We would like to know: 1) why McKenna wants this change.
2) What effect might this change have on our property (located on Tanya Court)?
3) How might this change affect traffic on Tanya Court?
4) Will McKenna Investments place new development(s) on said property?

The Bus Barn currently located on said property (the proposed RIP Jensen Subdivision) already operates without a Borough permit and has already operated for an entire school year in violation of the Borough Traffic Codes.

This makes us suspect that 1) nothing we say will have any impact, and
2) that Borough codes have no meaning or import whatsoever for large companies such as McKenna Investments.

Thank you,

John and Kim Waychoff
Residents of a home on Tanya Court since 1992
(907) 631-8472

HANDOUT
RIPJENSON
CASE # 2023-050
MEETING DATE: MAY 31, 2023

EXHIBIT D - 29

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

RECEIVED
MAY 30 2023
PLATTING

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough Platting Officer will consider the following:

PETITIONER/OWNER: McKenna Investments

REQUEST: The request is to adjust the common lot lines between Lot 2, RIP, Plat No. 2019-164, and Lot 9A, Jensen, Plat No. 2021-133 to be known as **RIPJENSON**, containing 10.00 acres +/- The property is located south and east of S. Hyer Road, west of S. Trunk Road, and north of E. Parks Highway (Tax ID # 8193000L009A / 7964000L002); within the NW ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **May 31, 2023**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

☐ No Objection ☒ Objection ☐ Concern

Name: A. Burrill Address: 1661 S Tanya Ct, Wasilla, AK 99645

Comments: Strongly object - this proposed replatting attempts to absorb two residential lots from the Jensen Tract and also circumvents due process with a required Conditional Use Permit (CUP) in play. (*Please see attached)

Case # 2023-050 MG

Note: Vicinity map Location on Reverse Side

HANDOUT #2
RIPJENSON
CASE #2023-050

MEETING DATE: MAY 31, 2023

EXHIBIT D - 30

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

Matanuska-Susitna Borough

MAY 30 2023

RECEIVED

8:32 Fodge

RECEIVED

MAY 30 2023

PLATTING

3:10 pm

1519000L006 13
JENSEN CHRIS R & JEAN M
1551 S TANYA CT
PALMER AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: McKenna Investments

REQUEST: The request is to adjust the common lot lines between Lot 2, RIP, Plat No. 2019-164, and Lot 9A, Jensen, Plat No. 2021-133 to be known as **RIPJENSON**, containing 10.00 acres +/- . The property is located south and east of S. Hyer Road, west of S. Trunk Road, and north of E. Parks Highway (Tax ID # 8193000L009A / 7964000L002); within the NW ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3.

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

Name: Jean Jensen Address: 1551 S Tanya Ct.

Comments: Bus barn is now in our subdivision, without proper permits and following what little regulations there are in place currently. We deal with dust, excessive vehicles, lighting, noise, etc. Would like more information on what would directly impact my property. Thank you.
Jeannie Jensen (907) 715-6216

Case # 2023-050 MG

Note: Vicinity map Located on Reverse Side

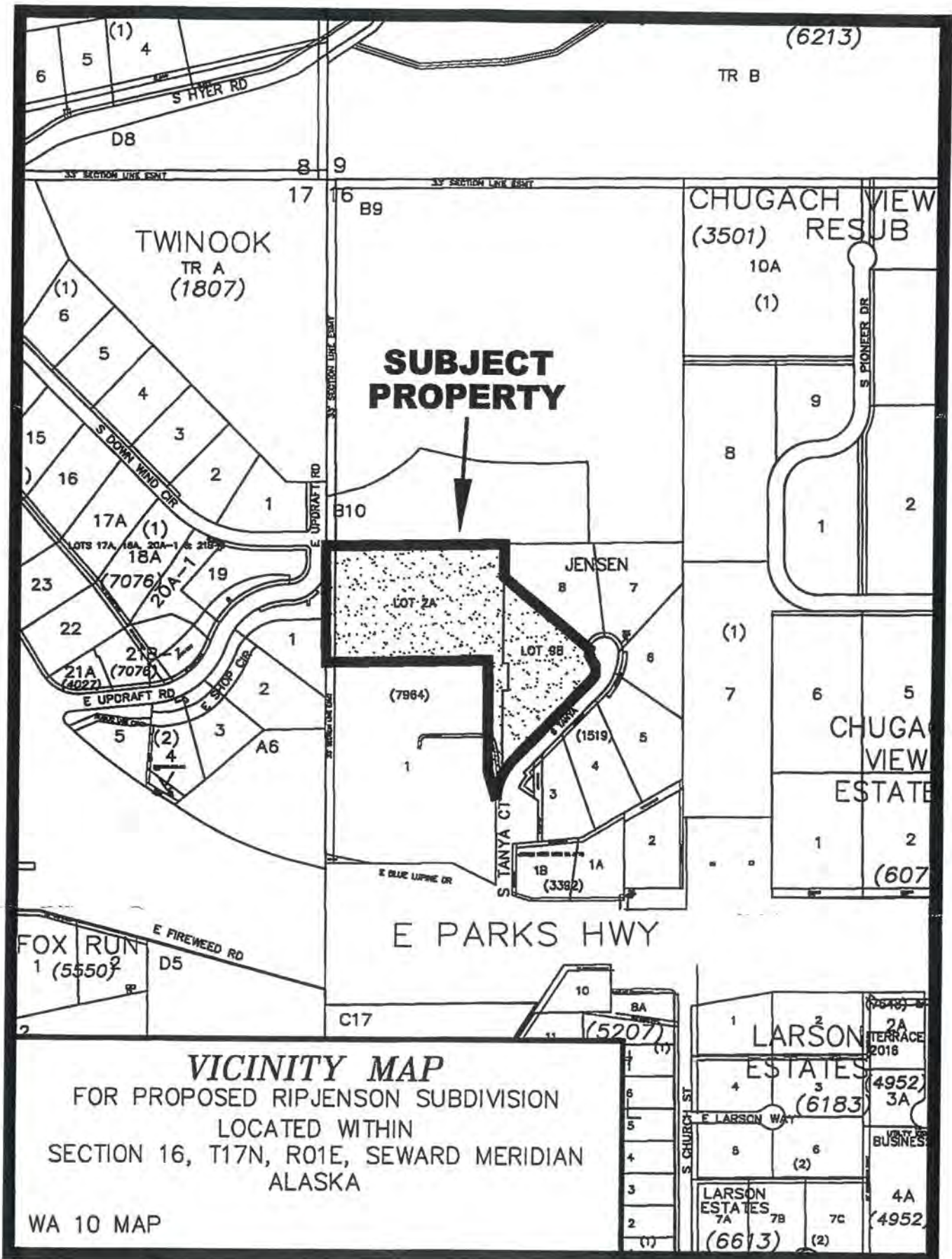
HANDOUT #3

RIPJENSON

CASE #2023-050

MEETING DATE: MAY 31, 2023

EXHIBIT D-31



MATANUSKA-SUSITNA BOROUGH
ABBREVIATED PLAT MEETING

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on May 31, 2023, at the Matanuska-Susitna Borough, in Conference Room 110 located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Theresa Taranto, Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. RIPJENSON:** The request is to adjust the common lot lines between Lot 2, RIP, Plat No. 2019-164, and Lot 9A, Jensen, Plat No. 2021-133 to be known as **Ripjenson**, containing 10.00 acres +/- . The property is located south and east of S. Hyer Road, west of S. Trunk Road, and north of E. Parks Highway (Tax ID # 8193000L009A / 7964000L002); within the NW ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3. *(Petitioner/Owner: McKenna Investments, Staff: Matthew Goddard, Case # 2023-050)*

Platting Officer, Fred Wagner read the case description into the record.

Ms. Theresa Taranto provided the mailing report.

- Stated that 23 public hearing notices were mailed out on May 10, 2023.

Platting Officer, Fred Wagner opened the public hearing for public testimony.

The following persons spoke:

- Jeannie Jensen

Platting Officer, Fred Wagner answered public's questions.

There being no one else to be heard, Platting Officer, Fred Wagner closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

Laquita Chimielowski, the petitioner's representative provided comments.


Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 6 conditions. There are 7 findings of fact.

4. ADJOURNMENT

EXHIBIT E - I

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:44 a.m.


FRED WAGNER, PLS
Platting Officer

ATTEST:


THERESA TARANTO,
Platting Administrative Specialist

EXHIBIT E-2



MATANUSKA-SUSITNA BOROUGH PLATTING DIVISION

350 East Dahlia Avenue • Palmer AK 99645
Phone: (907) 861-7874 • Email: platting@matsugov.us

PLATTING AUTHORITY ACTION LETTER

May 31, 2023

McKenna Investment/DOWL
6129 Petersburg Street
Anchorage, AK 99507

Case #: 2023-050

Case Name: RIPJENSON

Action taken by the Acting Platting Officer on May 31, 2023 is as follows:

THE PRELIMINARY PLAT FOR RIPJENSON WAS APPROVED AND WILL EXPIRE ON MAY 31, 2029 SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL. FINDINGS OF FACT SUPPORTING THIS DECISION ARE ALSO ATTACHED.

ALL DECISIONS OF APPROVAL OR DISAPPROVAL BY THE PLATTING OFFICER SHALL BE FINAL UNLESS APPEALED TO THE PLATTING BOARD UNDER MSB (43.35.003).

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest Regards,

Mr. Fred Wagner, PLS
Platting Officer

tt:

cc:

Bull Moose Surveying
200 Hygrade Lane
Wasilla, AK 99654

Additional Plat Reviews After 2nd Final are \$100.00 Each

EXHIBIT F-1

FINDINGS of FACT:

1. The plat of RIPJENSON is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has 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 USACE; Community Council #22 Gateway; Fire Service Area #130 Central Mat-Su; Road Service Area #09 Midway; MSB Community Development, Emergency Services, Assessments, Planning Division; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There was one objection from the public in response to the Notice of Public Hearing.

CONDITIONS OF APPROVAL:

The Platting Officer approved the preliminary plat for Ripjenson, contingent upon the following conditions.

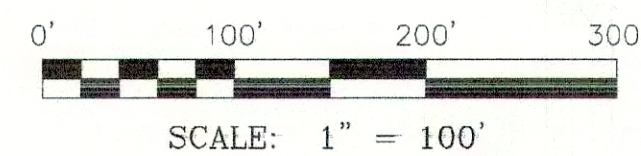
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary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

EXHIBIT F-2

LEGEND

- ✕ FOUND 2-1/2" ALUMINUM CAP MONUMENT (BULL MOOSE, LS 10609)
● FOUND PLASTIC CAP ON 5/8" REBAR (BULL MOOSE, LS 10609)
⊙ FOUND 1-1/2" STEEL PIPE
● FOUND 5/8" REBAR
(R) RECORD VALUE PER RIP SUBD., LOT 1 & 2 (PLAT #2019-164)
(R1) RECORD VALUE PER JENSEN SUBD., LOT 9A (PLAT #2021-133)
(M) MEASURED VALUE THIS SURVEY
(C) COMPUTED VALUE THIS SURVEY

- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
⊘ POWER POLE
⊘ LIGHT POLE
✓ GUY ANCHOR
⊘ UTILITY PEDESTAL
✱ TRAFFIC SIGN
⊙ SSCO
⊙ WELL
◆ BOLLARD AS NOTED
— EDGE OF GRAVEL
— CHAIN LINK FENCE



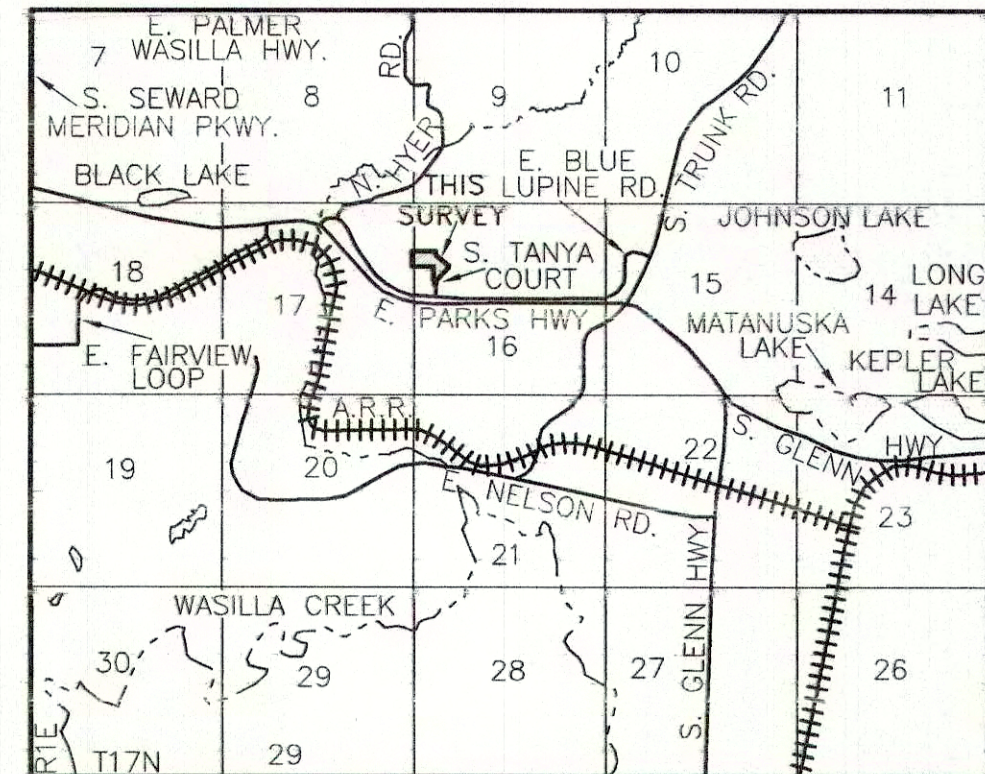
CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1 (R)	31°38'31"	205.00'	113.21'	58.09'	111.78'	S 15°33'10" W
C1 (M)	31°36'18"	205.00'	113.08'	58.02'	111.65'	S 15°33'41" W
C2 (R1)	13°36'41"	205.00'	48.70'	24.47'	48.59'	S 38°11'15" W
C2 (M)	13°38'37"	205.00'	48.82'	24.52'	48.70'	S 38°11'09" W
C3 (R1)	55°18'09"	50.00'	48.26'	26.20'	46.41'	N 17°20'31" E
C3 (M)	55°17'05"	50.00'	48.25'	26.19'	46.40'	S 17°13'02" W
C4 (R1)	28°38'52"	50.00'	25.00'	12.77'	24.74'	N 24°38'00" W
C4 (C)	28°32'10"	50.00'	24.90'	12.72'	24.65'	N 24°41'35" W
C5 (R1)	49°57'01"	55.00'	47.95'	25.62'	46.44'	S 13°58'56" E
C5 (C)	49°48'14"	55.00'	47.81'	25.53'	46.32'	S 13°51'08" E

LINE TABLE

LINE	BEARING	DISTANCE
L1 (R)	S 00°00'25" E	238.44'
L1 (M)	S 00°00'48" E	238.40'
L2 (R)	S 00°05'06" E	164.49'
L2 (M)	S 00°05'29" E	164.46'
L3 (R)	S 15°35'37" E	111.71'
L3 (M)	S 15°34'10" E	111.84'
L4 (R)	N 00°05'06" W	164.45'
L4 (C)	S 00°04'40" W	164.53'
L5 (R1)	N 44°59'35" E	414.37'
L5 (M)	N 44°59'06" E	414.34'
L6 (R1)	S 00°06'07" E	119.00'
L6 (C)	S 00°00'01" W	119.01'
L7	N 89°59'59" W	18.99'
L8	N 00°00'01" E	99.37'
L9	S 89°59'59" E	18.99'

GEODETIC



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

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.

McKENNA INVESTMENTS, LLC DATE
P.O. BOX 240007
ANCHORAGE, AK 99501

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS DAY OF
FOR McKENNA INVESTMENTS, LLC
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-SUSITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO.

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

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: PLATTING CLERK

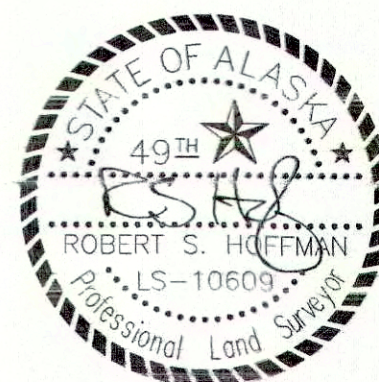
Agenda Copy

PRELIMINARY
RECEIVED
APR 26 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.

ROBERT S. HOFFMAN, P.L.S.
LS 10609 PROFESSIONAL LAND SURVEYOR



4/7/2023
DATE

A PLAT OF
RIPJENSON SUBDIVISION

A REPLAT OF:
LOT 9A, JENSEN SUBDIVISION
PLAT #2021-133
&
LOT 2, RIP SUBDIVISION
PLAT #2019-164
LOCATED WITHIN:
SECTION 16, T17N R1E

SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 10.0 ACRES MORE OR LESS

BULL MOOSE SURVEYING

ROBERT S. HOFFMAN P.L.S. OFFICE: (907) 357-6957
200 HYGRADE LANE bob@bulmoosesurveying.com
WASILLA, ALASKA 99654

DRAWN BY: DMW DRAWING SCALE:
DATE: 4/7/2023 1"=100'
CHECKED BY: TGC SHEET
1 OF 1

NOTES

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 8, 1978 IN BOOK 171, PAGE 471
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED NOVEMBER 5, 2004 AS INSTRUMENT No. 2004-031747-0
- EASEMENT FOR INGRESS AND EGRESS FOR ACCESS AND APPURTENANCES THERETO GRANTED TO: THE PUBLIC RECORDED MARCH 16, 1978 IN BOOK 160, PAGE 569
- RIGHT-OF-WAY EASEMENT GRANTED TO: ENSTAR NATURAL GAS COMPANY RECORDED OCTOBER 14, 2019 AS INSTRUMENT No. 2019-023208
- COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDED: AUGUST 21, 1978 IN BOOK 172, PAGE 419

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS

THROUGH AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE

BOROUGH TAX COLLECTION OFFICIAL

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD**

IN RE:
APPEAL OF THE APPROVAL OF THE
ABBREVIATED PLAT KNOWN AS
RIPJENSON,

Austin Burrill, Appellant.

Platting Board Case No. 2023-050

WRITTEN SUBMISSION OF THE MATANUSKA-SUSITNA BOROUGH



I. Relief Requested

COMES NOW, the Matanuska-Susitna Borough (the “Borough”), by and through the Borough Attorney’s Office, and hereby submits this written argument in support of the Platting Officer’s Decision approving the Abbreviated Plat known as RIPJENSON.

II. Jurisdiction

The Platting Board has jurisdiction over this appeal from the decision of the Borough Platting Officer approving the abbreviated plat known as RIPJENSON. *See* MSB 43.35.003 *Appeals of Platting Officer Decision*.

III. Standards of Review

Pursuant to MSB 43.35.003(A)(2), an appeal of a Platting Officer’s Decision on an Abbreviated Plat must be based on one of the following: (a) the decision of the Platting Officer is in violation of borough code, state or federal law; (b) there was a clerical error in the decision; (c) there is newly discovered evidence or a change of circumstances which by due diligence could not have been discovered before the original hearing; or (d) there was a substantial procedural error in the original proceeding.

IV. Discussion

A. The Borough’s Response to Appellant’s Points on Appeal.

(1) In his first point on appeal, the Appellant alleges that there was a significant procedural error in his receipt of the agenda and staff report for the RIPJENSON abbreviated plat after the hearing on the matter. The staff report and agenda were available at the hearing which the Appellant chose not to attend. The agenda and staff report were also available online the day before the hearing. In summary, the Appellant did not avail

himself of attending the abbreviated plat hearing where the agenda and staff report were available. Nor did the Appellant look online at these documents which were also available the day before the hearing. For these reasons, Appellant's argument that a significant procedural error occurred is without support and should be rejected by the Platting Board.

(2) In his second point on appeal, the Appellant alleges that the owner of the property subject to the abbreviated plat had a significant contracting relationship with the Matanuska-Susitna Borough and transparency and conflict of interest support that the abbreviated plat should have been considered by the Borough Platting Board rather than the Borough Platting Officer.

In pertinent part, MSB 43.15.025 *Abbreviated Plats* provides:

43.15.025 Abbreviated Plats.

(A) The platting officer shall review and act upon all preliminary plats that shall only move or eliminate lot lines, or create no more than four tracts or lots, and that shall not:

(1) deny legal and physical access to and from all lots or tracts created by, or adjacent to, the subdivision, or require construction of improvements necessary for access, other than the improvement of an existing publicly dedicated right-of-way to current standards; nor

(2) alter a dedicated street or right-of-way, or require any dedication; nor

(3) require a vacation of a public dedication; nor

(4) require a variance from a subdivision regulation. . . .

As noted in the staff report, the RIPJENSON abbreviated plat was limited to moving interior lot lines in order to remedy a setback violation. Assuming for purposes of argument that the property owner had a contractual relationship with the Borough, it does not follow that the abbreviated plat should be heard by the Borough Platting Board. This platting

action falls within the jurisdiction of the Platting Officer under MSB 43.15.025 which the Borough Assembly adopted. *See MSB 43.15.025 Abbreviated Plats.*

(3) In his third point on appeal, the Appellant alleges that the preliminary plat hearing for the abbreviated plat circumvented a pending Matanuska-Susitna Borough Conditional Use Permit (“CUP”) application for fleet bus activity operating on the same property.

The RIPJENSON abbreviated plat was brought by the property owner to remedy a setback violation. The abbreviated plat application was a precursor to the Planning Commission consideration of the CUP application to bring the subdivision into compliance with setback ordinances. In short, the abbreviated plat did not circumvent the conditional use permit process, it was a predicate to the CUP application before the Borough Planning Commission. For these reasons, Appellant’s argument that the abbreviated plat circumvented the CUP process before the Borough Planning Commission is without support and should be rejected by the Platting Board.

(4) The Appellant’s fourth point on appeal is that having the preliminary plat/abbreviated plat heard by the Borough Platting Officer circumvents concerns and other agency intervention for improperly sited bulk fuel storage associated with the fleet bus activity operating at the property location.

The Appellant does not specify how the bulk fuel storage was “improperly sited.” If it is a reference to the setback violation, as noted above, the abbreviated plat was sought to move interior lot lines to cure the building setback violation related to the fuel tank. If

this is what the Appellant is focused upon, it does not make sense that fixing a setback violation would interfere with third-party agencies which may seek some sort of remedy with regard to the fuel storage on the property.

It should be noted that a notice and request for comments on the abbreviated plat application was sent to: AK Department of Fish and Game; US Army Corps of Engineers; Community Council #22 Gateway; Fire Service Area # 130 Central Matsu; Road Service Area #9 Midway; Borough Emergency Services; Community Development; Department of Public Works; Borough Assessments; Borough Development Services, Borough Planning Department; Borough Legal; Borough Assemblymember for District #3; US Postmaster; Matanuska-Electric Association; Matanuska Telephone Association; Enstar Natural Gas; and GCI. In addition, the abbreviated plat was advertised in the Frontiersman Newspaper and public notices were mailed to all property owners within 600 feet of the parcels involved in the application. None of these agencies lodged objections to the proposed abbreviated plat application.

As noted in the Borough staff report, the RIPJENSON abbreviated plat application met the standards of MSB 43.15.025 *Abbreviated Plats*. The contention that the abbreviated plat application circumvented other agency intervention has not been demonstrated, is without merit, and should be rejected by the Platting Board.

(5) The Appellant's fifth point on appeal is that the Platting Officer's consideration of the RIPJENSON abbreviated plat circumvented concerns and other

agency intervention for improperly developed public drinking water associated with fleet bus activity on the property.

The Appellant does not specify which agency had concerns over public drinking water on the property nor how this alleged concern was circumvented by the Platting Officer's consideration of the abbreviated plat.

As stated above, it should be noted that a notice and request for comments on the abbreviated plat application was sent to: AK Department of Fish and Game; US Army Corp of Engineers; Community Council #22 Gateway; Fire Service Area # 130 Central Matsu; Road Service Area #9 Midway; Borough Emergency Services; Community Development; Department of Public Works; Borough Assessments; Borough Development Services, Borough Planning Department; Borough Legal; Borough Assemblymember for District #3; US Postmaster; Matanuska-Electric Association; Matanuska Telephone Association; Enstar Natural Gas; and GCI. In addition, the abbreviated plat was advertised in the Frontiersman Newspaper and public notices were mailed to all property owners within 600 feet of the parcels involved in the application. None of these agencies lodged objections to the proposed abbreviated plat application.

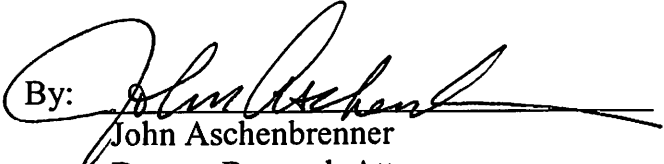
As noted in the Borough staff report, the RIPJENSON abbreviated plat application met the standards of MSB 43.15.025 *Abbreviated Plats*. The contention that the abbreviated plat application circumvented other agency intervention about concerns over public drinking water has not been demonstrated, is without merit, and should be rejected by the Platting Board.

V. Conclusion

For the reasons noted above, it is respectfully submitted that this appeal should be denied and the Platting Board should affirm the decision of the Platting Officer approving the RIPJENSON abbreviated plat.

DATED this 26th day of June, 2023.

MATANUSKA-SUSITNA BOROUGH
Nicholas Spiropoulos, Borough Attorney

By: 
John Aschenbrenner
Deputy Borough Attorney

JA/lgv

6A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 6, 2023**

PRELIMINARY PLAT: RIDDLE

LEGAL DESCRIPTION: SEC 32, T19N, R01E, SEWARD MERIDIAN AK

PETITIONERS: JEREMY RIDDLE

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING / PIONEER ENGINEERING

ACRES: 9.45 ± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD CASE #: 2023-057 / 058

REQUEST: The request is to vacate approximately 22,680 SF± of right-of-way and create two lots from Parcel 2, MSB Waiver Resolution # 98-81-PWm, to be known as **RIDDLE**, containing 9.45 acres +/- . The petitioner will be dedicating as right-of-way the portion of the eastern boundary that encompasses the existing road. The property is located south and west of E. Edgerton Parks Road, and east of N. Government Creek Road; within the SE ¼ Section 32, Township 19 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Geotechnical Report
Vacation Application
Posting Affidavit

EXHIBIT A – 5 pgs
EXHIBIT B – 3 pgs
EXHIBIT C – 3 pgs
EXHIBIT D – 2 pgs

AGENCY COMMENTS

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

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

DISCUSSION: The proposed subdivision is creating two lots and vacating a portion of the E. Edgerton Parks Road Right-of-Way (ROW) west of N. Russet Road. The petitioner will be dedicating the eastern 33' north of E. Edgerton parks Road and the eastern 40' south of E. Edgerton Parks Road as right-of-way. Proposed lot 1 will have frontage on E. Edgerton Parks Road and N. Russet Road. Proposed Lot 2 will have frontage on N. Russet Road. Both roads are Borough owned and maintained. The petitioner has provided a posting affidavit stating that the vacation notice was posted and maintained for 30 days prior to the case being heard (**Exhibit D**).

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. Both proposed lots have access per code requirements.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). William Klebesadel, PE, notes one new test hole was dug as shown on the test hole map. The test hole was located on the smaller lot, but sited near the proposed property line to represent the soils on both future lots. The test hole was dug to a depth of 12 feet and consisted of approximately 3 feet of organic brown silt (OL) overlaying sand & gravel (SP/GP) that extended to the bottom of the test hole. No groundwater was encountered in the test hole. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and my observations at the site, each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA. Topographic map and as-built are shown on the agenda plat

Vacation Application: A petition for Vacation of Right-of-Way was submitted and is at Exhibit C. The petitioner is requesting the vacation of approximately 22,680' of Right-of-Way. This is an unused portion of the E. Edgerton Parks Road ROW as this road has since been constructed following an alternate alignment.

Vacation Criteria: 43.15.035 Vacations

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

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

The property that this ROW is surrounded by will still have frontage onto E. Edgerton Parks Road. No loss of access will occur.

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

There is existing alternate access for all surrounding properties.

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

E. Edgerton Parks Road has been constructed in an alternate alignment and as such this portion of ROW is no longer needed for the future extension of E. Edgerton Parks Road.

Posting Affidavit: A posting affidavit with supporting photo was submitted (**Exhibit D**) stating that the Public Notice of Vacation of a Public Right-of-Way has been posted at the site of the proposed ROW vacation for at least 30 days pursuant to MSB 43.10.065(G).

Comments:

ADF&G (**Exhibit E**) notes that a fish habitat permit from ADF&G Habitat Section is not required.

Department of Public Works (**Exhibit F**) Applicant should be aware that the vacation of this right-of-way will not vacate any other underlying existing easements. PD&E requests that the applicant dedicate ROW along the east 40' of the subject property for both russet road and Edgerton parks road (See Recommendation #3).

Development Services (**Exhibit G**) has no comment.

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

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council #10 Fishhook; 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 Riddle is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.016 Preliminary Plats and MSB 43.15.035 Vacations. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

FINDINGS OF FACT

1. The plat of Riddle is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.016 Preliminary Plats and MSB 43.15.035 Vacations.
2. A notice of vacation of a public right-of-way was posted at the site for at least 30 days prior to the hearing pursuant to MSB 43.10.065(G).
3. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
4. The lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council #10 Fishhook; 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.

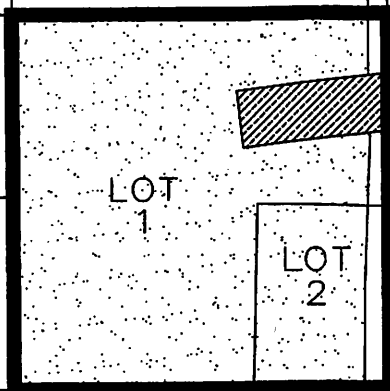
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Riddle, Section 32, Township 19 North, Range 01 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. Obtain Assembly approval of the Vacation within 30 days of the written notice of action letter.
3. Dedicate 40' of right-of-way running the length of the eastern boundary of the property.
4. Provide Platting Staff a copy of all driveway permits / driveway permit applications for all existing accesses.
5. 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.
6. Pay postage and advertising fees.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit plat in full compliance with Title 43.

**SUBJECT
PROPERTY**

**ROW TO BE
VACATED**



VICINITY MAP

FOR PROPOSED RIDDLE SUBDIVISION
LOCATED WITHIN
SECTION 32, T19N, R01E, SEWARD MERIDIAN
ALASKA

IN 13 MAP

EXHIBIT A-1

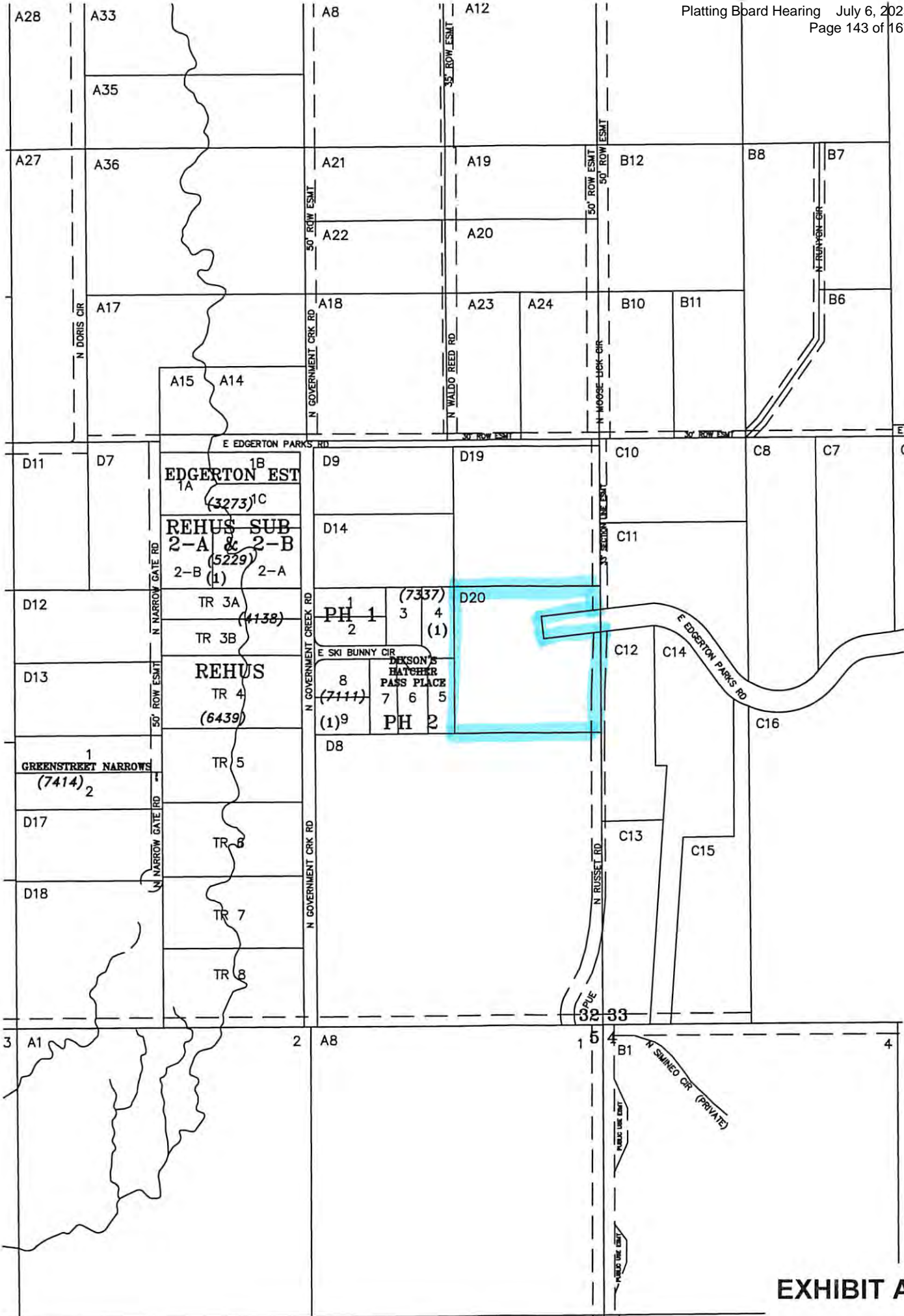


EXHIBIT A-2



160 80 0 160 Feet

EXHIBIT A-3



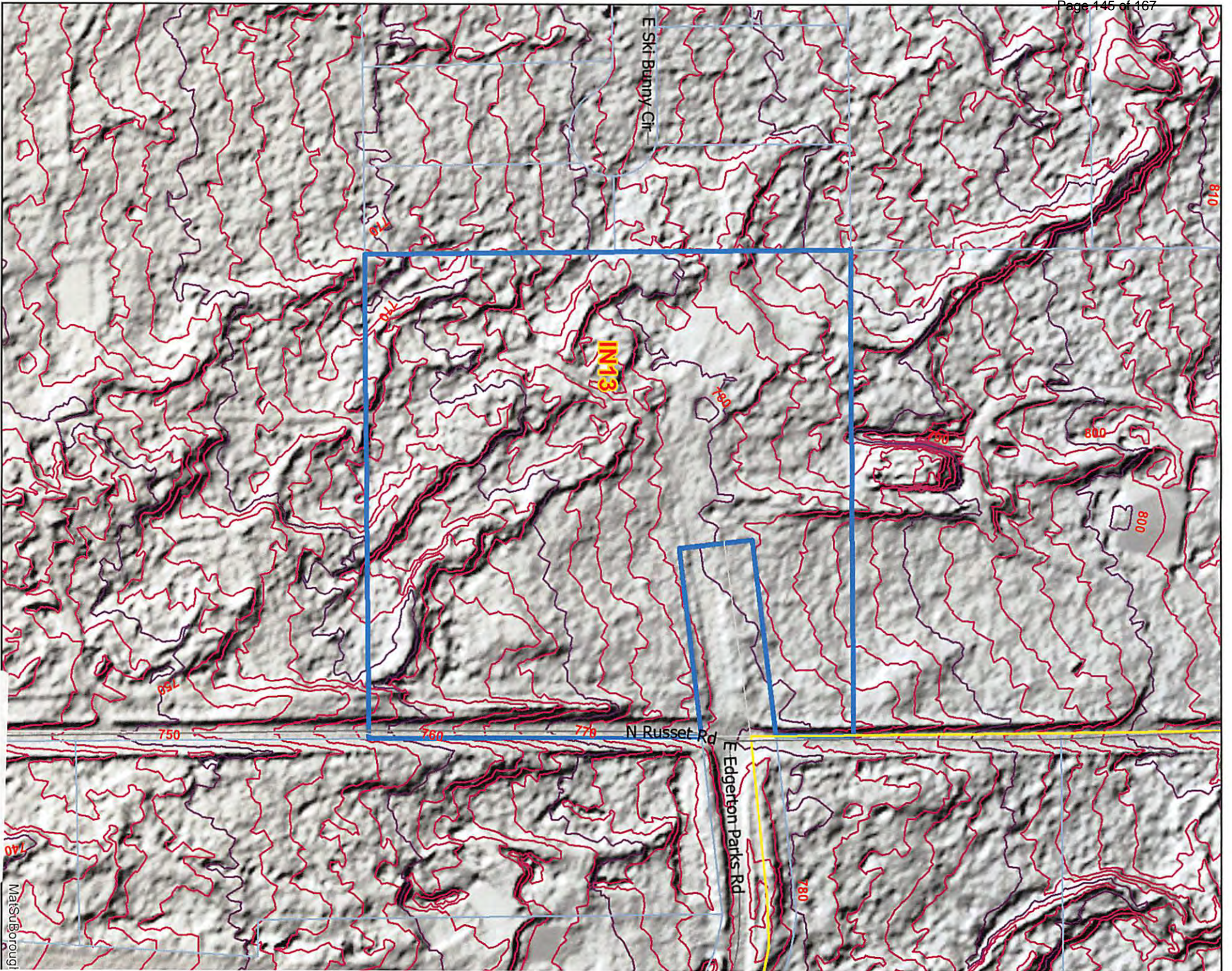
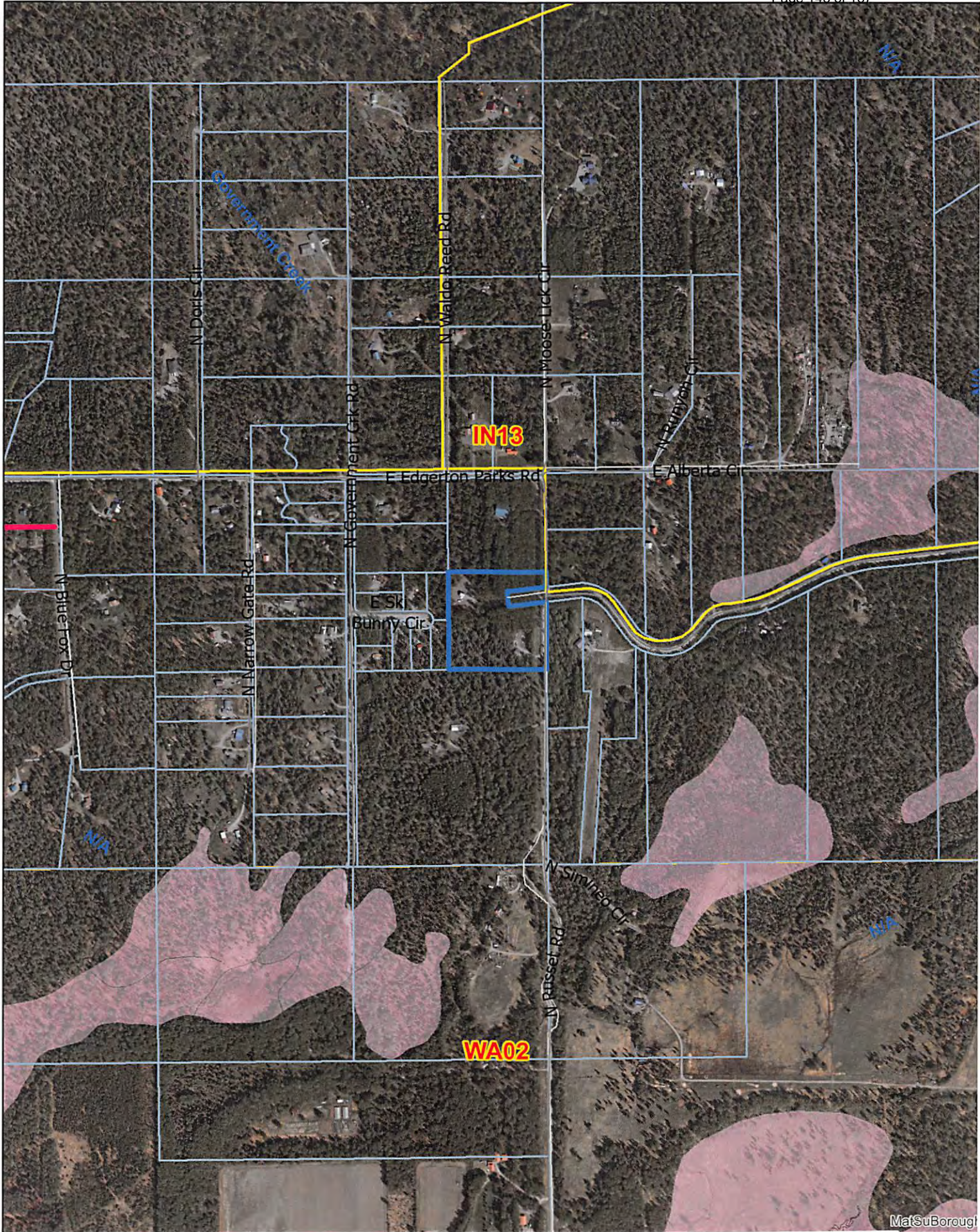


EXHIBIT A-4



820 410 0 820 Feet

EXHIBIT A-S





Pioneer Engineering LLC
Professional, Reliable, Local

March 25, 2023

**RE: Usable Area Report
T19N R1E Section 32, S.M. Tax Parcel D20
6182 E Edgerton Parks Road
Riddle Subdivision**

RECEIVED
APR 10 2023
PLATTING

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

Dear Mr. Wagner,

Usable Area: Working on behalf of the owners and in coordination with Bull Moose Surveying, I performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide the 8.93-acre parent parcel into 2 new lots as follows: Lot 1 (7.68 acres) and Lot 2 (1.77 acres).

Test Hole: One new test hole was dug as shown on the attached test hole map. The test hole was located on the smaller lot, but sited near a proposed property line to represent the soils on both future lots. The test hole showed approximately 3 feet of organic brown silt (OL) overlaying sand & gravel (SP/GP) that extended to the bottom of the test hole at 12 feet deep. No groundwater was encountered in the test hole.

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

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

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

Sincerely,

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

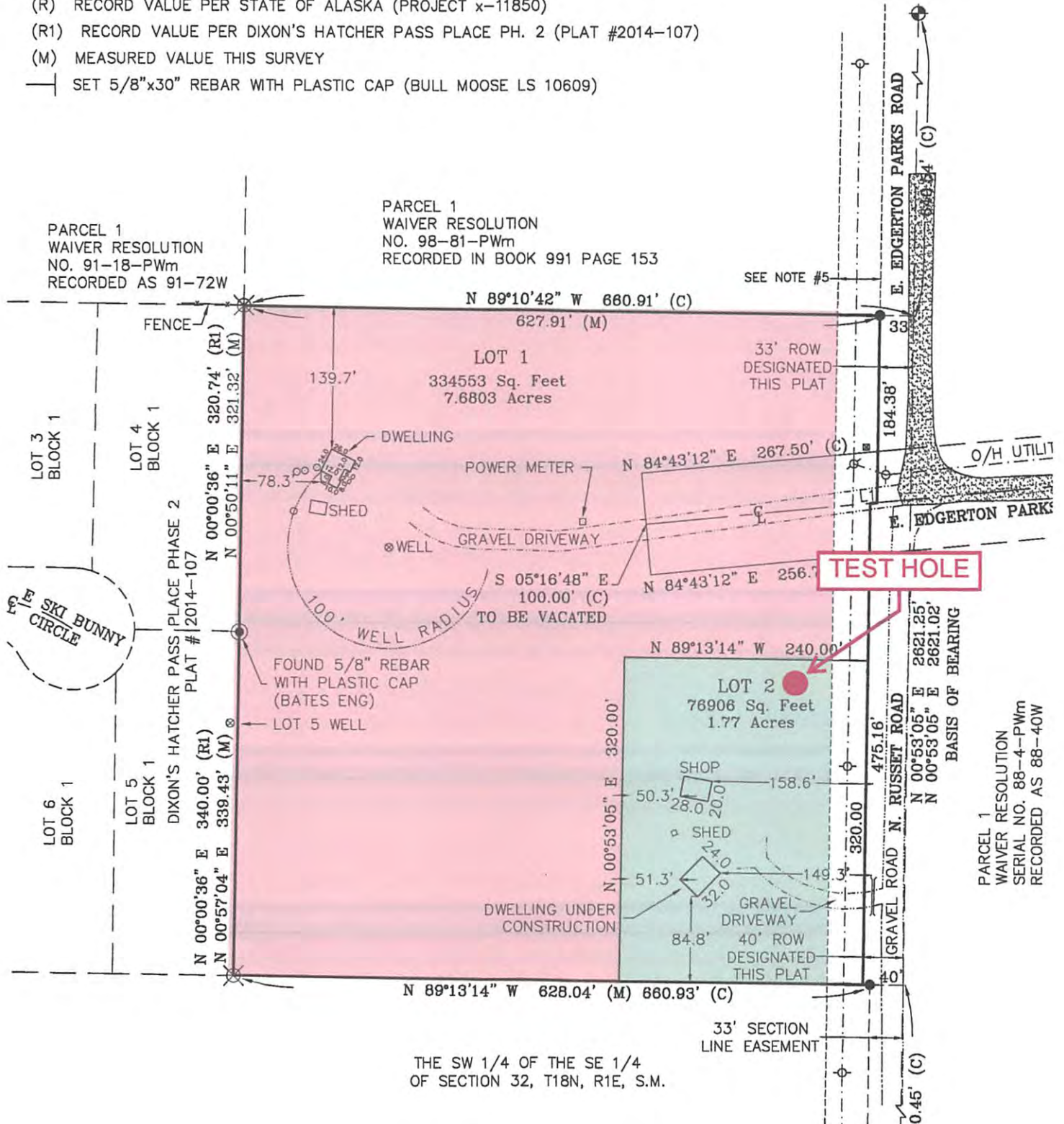


EXHIBIT B -1

LEGEND:

- ⊕ FOUND MONUMENT AS NOTED
- ⊕ FOUND MONUMENT AS NOTED
- ⊗ FOUND 5/8" REBAR WITH ALUMINUM CAP (LS 10686 2012)
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP (LS 10686)
- (R) RECORD VALUE PER STATE OF ALASKA (PROJECT x-11850)
- (R1) RECORD VALUE PER DIXON'S HATCHER PASS PLACE PH. 2 (PLAT #2014-107)
- (M) MEASURED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)

**RIDDLE SUBDIVISION
TEST HOLE LOCATION**



SOIL LOG

Job Number: 2021-SW-288

Project Location: T19N R1E Section 32, Tax Parcel D20

Logged By: Jeremy Riddle/Steve Wilson

Date: 7-29-22

TEST HOLE NO. 1

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



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

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

Matanuska-Susitna Borough
Telephone (907) 745-9874

RECEIVED
APR 10 2023
PLATTING

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, Jeremy Riddle, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

PARCEL 2 M.S.B. WAIVER RES98-81-PLM
BOOK 991, PG 153

Said right-of-way being more fully described as: SEE PRELIMINARY PLAT

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

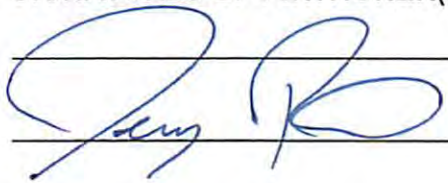
Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated or
2. A recorded public easement creating public right-of-way.
3. \$200.00 Right-of-Way Vacation Fee with Regular Plat

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

APPLICANT Name: Jeremy Riddle Email: riddle.jeremy@yahoo.com
OR Mailing Address: P.O. Box 104 Palmer, AK Zip: 99645
OWNER Contact Person: Jeremy Riddle Phone: 907.460.2745
SURVEYOR Name (FIRM): BULL MOOSE SURV. Email: TIM@BULLMOOSE
Mailing Address: 200 E. HYGRADE LANE Zip: 99654
Contact Person: TIM Phone: 907 250 8005

SIGNATURES OF PETITIONER(S):

 _____

NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.

THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

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

May 16, 2023
DATE


PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: July 6, 2023

Bull Moose Surveying, LLC.

Robert S. Hoffman, P.L.S.

200 Hygrade Lane

Wasilla, Alaska 99654

Phone 907.357.6957 Fax 907.357.6977



RECEIVED
JUN 23 2023
PLATTING

RIDDLE – EDGERTON PARKS ROAD
RIGHT-OF-WAY VACATION REQUEST

Date: June 17th, 2023

Subject: Request a portion of public right-of-way vacation for E. Edgerton Parks Road per MSB 43.15.035(B) a-c.

Bull Moose Surveying and our client, Randy DeSchamps, are asking the Matanuska-Susitna Borough Platting Board and Assembly to vacate a portion of E. Edgerton Parks Road.

This vacation does not negatively impact vehicular or utilities access to any adjacent properties since Edgerton Parks Road is fully constructed and continues North, and no utilities require this portion of Right of Way. This portion of Right of Way is also impractical to construct new road within as it dead-ends within the subject property, and all adjoining properties and equal or better access.

Respectfully,

Robert S. Hoffman P.L.S.

EXHIBIT C-3

RECEIVED
MAY 19 2023
PLATTING

RIGHT-OF-WAY OR PUBLIC USE EASEMENT VACATION POSTING AFFIDAVIT

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

Date Posted:

5/19/23

Platting Case #:

2023-057/058

Printed Name

Jeremy Riddle

Signature



Mailing Address

PO Box 104
Palmer, AK 99645

Phone Number

907.460.2745

NOTARY CERTIFICATION

State of Alaska

}

)ss

Third Judicial District

}

SUBSCRIBED and SWORN to (or affirmed) before me this 19 day of May

2023,

by

(name of signers(s)) Jeremy Riddle

(signature and seal of notary)

My

commission

expires:

5/1/2027



EXHIBIT D-1



MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Plating Division

1000 E. Dahlia Avenue, Palmer, AK 99645
Phone (907) 865-7834 Fax (907) 865-6807

**PUBLIC NOTICE OF
VACATION OF A PUBLIC
RIGHT-OF-WAY**

LEGAL DESCRIPTION: THIN ROIE SEC 32

POSTING DATE: 5/19/23

MSB Plating Division Case #

2023-057/058

Applicant: Jeremy Biddle / Randy Deschamps

Mailing Address:
P. Box 104 Palmer AK 99645

To Whom It May Concern:

In accordance with MSB 43.10.065(G), the posting of this letter is to give the public every opportunity to comment on the above action prior to and/or at the public hearing. Please contact the Matanuska-Susitna Borough Plating Division for more information concerning this action.

The applicant, in accordance with MSB 43.10.065(G) is required to place a sign, notifying the public of the date, time, and place of the public hearing, at all common points of access to that portion of the easement or right-of-way that is subject of the application for 30 days prior to the public hearing.

THE PLATING BOARD WILL CONVENE AT 1:00 P.M., _____, in the Assembly Chambers of the Dorothy Swends Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska. Please send any comments regarding the proposed action to MSB, Plating Division, 350 E. Dahlia Ave., Palmer AK, 99645. Comments received from the public after the plating board packet has been written and sent to the board will be given to the Plating Board in a "Hand-Out" packet the day of the meeting.

In order to be eligible to file an appeal from a decision of the Plating Board, a person must be designated an *interested party* pursuant to MSB 15.39.010. An *interested party* means, (a) the applicant before the Plating Board; or (b) any person affected by the decision who appeared before the Plating Board and made an oral or written presentation. The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough Internet home page located at www.msb.ak.gov or at various libraries within the borough.

Matthew Goddard

From: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Sent: Monday, June 5, 2023 11:05 AM
To: Matthew Goddard
Subject: RE: RFC Riddle (MG)

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

Good Morning,

The ADF&G Habitat Section has reviewed the RFC packet and associated documents to vacate approximately 22,680 square feet of right-of-way and create two lots to be known as RIDDLE. 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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, May 18, 2023 10:43 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Earl Almdale <Earl.Almdale@matsugov.us>; mothers@mtaonline.net; stark@mtaonline.net; timhaledistrict1@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; msb.hpc@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; pamela.j.melchert@usps.gov; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW

Matthew Goddard

From: Daniel Dahms
Sent: Wednesday, May 31, 2023 11:59 AM
To: Matthew Goddard
Cc: Tammy Simmons; Brad Sworts; Jamie Taylor
Subject: RE: RFC Riddle (MG)

Matthew,

Applicant should be aware that the vacation of this right-of-way will not vacate any other underlying existing easements. PD&E requests that Applicant dedicate ROW along the east 40' of the subject property for both Russet Road and Edgerton Parks Road.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, May 18, 2023 10:43 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Earl Almdale <Earl.Almdale@matsugov.us>; mothers@mtaonline.net; stark@mtaonline.net; timhaledistrict1@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; msb.hpc@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; pamelaj.melchert@usps.gov; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC Riddle (MG)

Hello,

The following link is a Request for Comments for the proposed Riddle Subdivision.
Please ensure all comments have been submitted by June 9, 2023 so they can be incorporated into the staff report that will be presented to the Platting board.

 [Riddle](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician

Matthew Goddard

From: Permit Center
Sent: Thursday, May 18, 2023 4:47 PM
To: Matthew Goddard
Subject: RE: RFC Riddle (MG)

No comments

Thank you,

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, May 18, 2023 10:43 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Earl Almdale <Earl.Almdale@matsugov.us>; mothers@mtaonline.net; stark@mtaonline.net; timhaledistrict1@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; msb.hpc@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; pamela.j.melchert@usps.gov; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC Riddle (MG)

Hello,

The following link is a Request for Comments for the proposed Riddle Subdivision.
Please ensure all comments have been submitted by June 9, 2023 so they can be incorporated into the staff report that will be presented to the Platting board.

 [Riddle](#)

Feel free to contact me if you have any questions.

Thank you,



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

May 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.

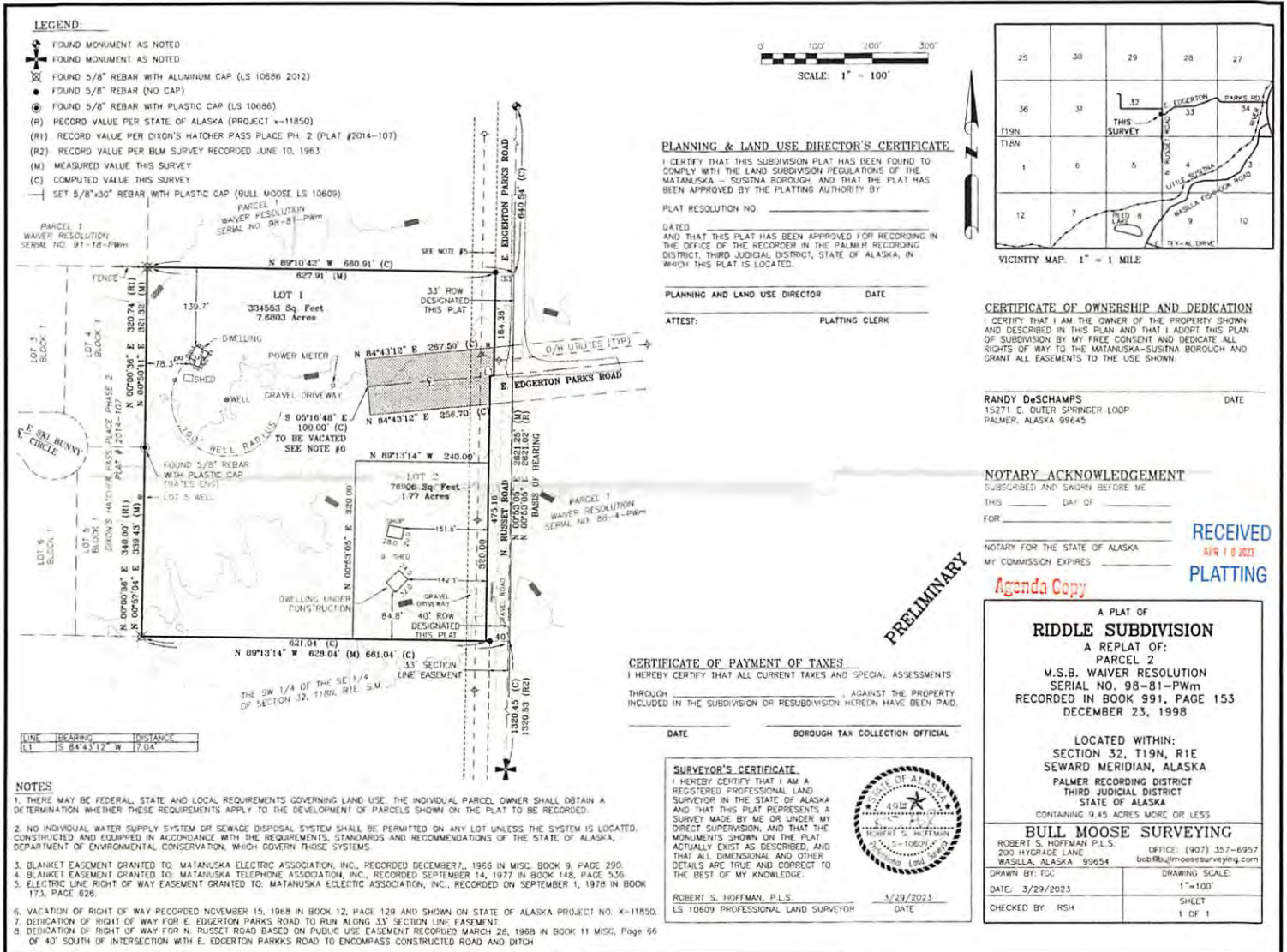
- **RIDDLE SUBDIVISION**
(MSB Case # 2023-057/58)

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

Sincerely,

James Christopher

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



Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, May 18, 2023 11:25 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Riddle (MG)

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

GCI has no comment on this.

Thank you

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, May 18, 2023 10:43 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Earl Almdale <Earl.Almdale@matsugov.us>; mothers@mtaonline.net; stark@mtaonline.net; timhaledistrict1@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; msb.hpc@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; pamelaj.melchert@usps.gov; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC Riddle (MG)

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

Hello,

The following link is a Request for Comments for the proposed Riddle Subdivision.

Please ensure all comments have been submitted by June 9, 2023 so they can be incorporated into the staff report that will be presented to the Platting board.

 [Riddle](#)

Feel free to contact me if you have any questions.

Thank you,

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

Matthew Goddard

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Thursday, May 18, 2023 2:58 PM
To: Matthew Goddard
Subject: RE: RFC Riddle (MG)

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

Hi Matthew,

Thank you for reaching out. MTA has review Riddle and has no comments to add.

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | www.mtasolutions.com



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, May 18, 2023 10:43 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Earl Almdale <Earl.Almdale@matsugov.us>; mothers@mtaonline.net; stark@mtaonline.net; timhaledistrict1@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; msb.hpc@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; pamelaj.melchert@usps.gov; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC Riddle (MG)

Hello,

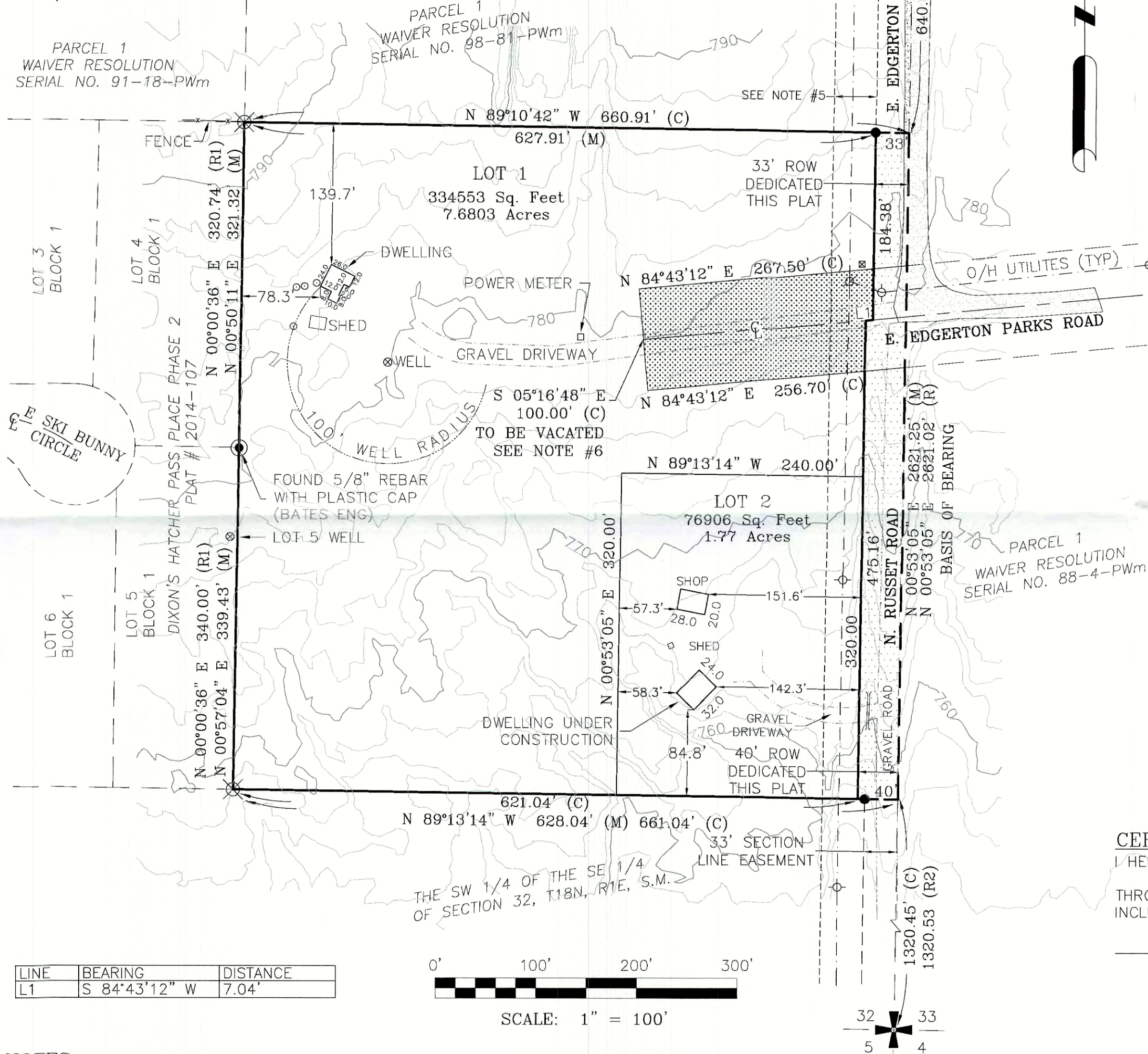
The following link is a Request for Comments for the proposed Riddle Subdivision.

Please ensure all comments have been submitted by June 9, 2023 so they can be incorporated into the staff report that will be presented to the Platting board.

[Riddle](#)

LEGEND:

- FOUND 2-3/4" BRASS CAP MONUMENT IN CASE (ILLEGIBLE)
- FOUND 3-1/4" GLO MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH ALUMINUM CAP (LS 10686 2012)
- FOUND 5/8" REBAR (NO CAP)
- FOUND 5/8" REBAR WITH PLASTIC CAP (LS 10686)
- RECORD VALUE PER STATE OF ALASKA (PROJECT x-11850)
- RECORD VALUE PER DIXON'S HATCHER PASS PLACE PH. 2 (PLAT #2014-107)
- RECORD VALUE PER BLM SURVEY RECORDED JUNE 10, 1963
- MEASURED VALUE THIS SURVEY
- COMPUTED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- POWER POLE
- VACATED R.O.W. THIS PLAT
- SSCO
- WELL



NOTES

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- BLANKET EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED DECEMBER 7, 1966 IN MISC. BOOK 9, PAGE 290.
- BLANKET EASEMENT GRANTED TO: MATANUSKA TELEPHONE ASSOCIATION, INC., RECORDED SEPTEMBER 14, 1977 IN BOOK 148, PAGE 536.
- ELECTRIC LINE RIGHT OF WAY EASEMENT GRANTED TO: MATANUSKA ECLECTIC ASSOCIATION, INC., RECORDED ON SEPTEMBER 1, 1978 IN BOOK 173, PAGE 626.
- VACATION OF RIGHT OF WAY RECORDED NOVEMBER 15, 1968 IN BOOK 12, PAGE 129 AND SHOWN ON STATE OF ALASKA PROJECT NO. X-11850.
- DEDICATION OF RIGHT OF WAY FOR E. EDGERTON PARKS ROAD TO RUN ALONG 33' SECTION LINE EASEMENT.
- DEDICATION OF RIGHT OF WAY FOR N. RUSSET ROAD BASED ON PUBLIC USE EASEMENT RECORDED MARCH 28, 1968 IN BOOK 11 MISC, Page 66 OF 40' SOUTH OF INTERSECTION WITH E. EDGERTON PARKS ROAD TO ENCOMPASS CONSTRUCTED ROAD AND DITCH

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. _____

DATED _____
AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

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

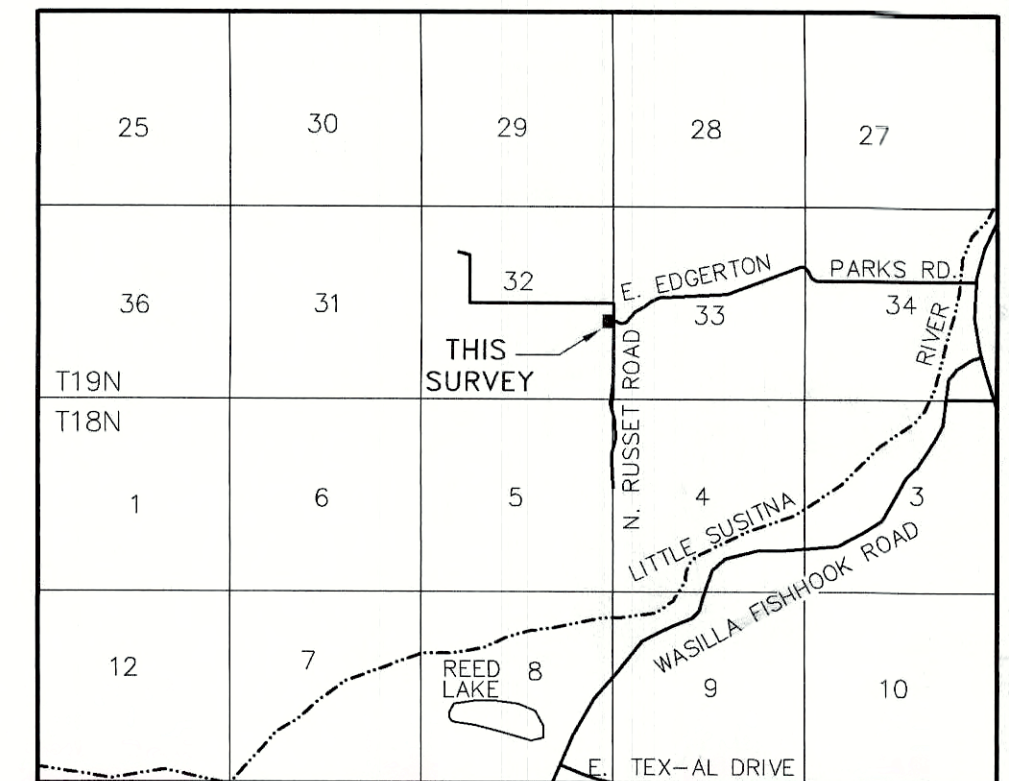
DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

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.

ROBERT S. HOFFMAN, P.L.S.
LS 10609 PROFESSIONAL LAND SURVEYOR

5/17/2023
DATE



CERTIFICATE OF OWNERSHIP AND DEDICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT AND DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

RANDY DeSCHAMPS
15271 E. OUTER SPRINGER LOOP
PALMER, ALASKA 99645

DATE _____

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____

FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

Agenda Copy

PRELIMINARY
RECEIVED
MAY 18 2023
PLATTING

A PLAT OF RIDDLE SUBDIVISION

A REPLAT OF:
PARCEL 2
M.S.B. WAIVER RESOLUTION
SERIAL NO. 98-81-PWm
RECORDED IN BOOK 991, PAGE 153
DECEMBER 23, 1998
& VACATION OF EDGERTON PARKS ROAD

LOCATED WITHIN:
SECTION 32, T19N, R1E
SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 9.45 ACRES MORE OR LESS

BULL MOOSE SURVEYING

ROBERT S. HOFFMAN P.L.S.
200 HYGRADE LANE
WASILLA, ALASKA 99654

OFFICE: (907) 357-6957
bob@bullmoosesurveying.com

DRAWN BY: TGC

DATE: 5/17/2023

CHECKED BY: RSH

DRAWING SCALE:

1"=100'

SHEET

1 OF 1

6B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 6, 2023**

PRELIMINARY PLAT: KELTON'S CIRCLE

LEGAL DESCRIPTION: SEC 35, T18N, R01W, SEWARD MERIDIAN AK

PETITIONERS: PRECISION HOMES LLC/BENNETT & RHONDA DURGELOH

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS/PIONEER ENGINEERING LLC

ACRES: 15.82 ± PARCELS: 8

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-061

REQUEST: The request is to create seven lots from Tax Parcel C7 (Parcel #3, MSB Waiver 76-4, recorded 79-245w) and create a 60' X 60' Public Use Easement on Tract 6, Kelton's Knob Hill, Plat No. 2006-98, to be known as **KELTON'S CIRCLE**, containing 15.82 acres +/- . Parcels are located east and south of N. Wasilla-Fishhook Road. Access is from N. Kelton Knob Circle, which is currently unconstructed; lying within the SW ¼ Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

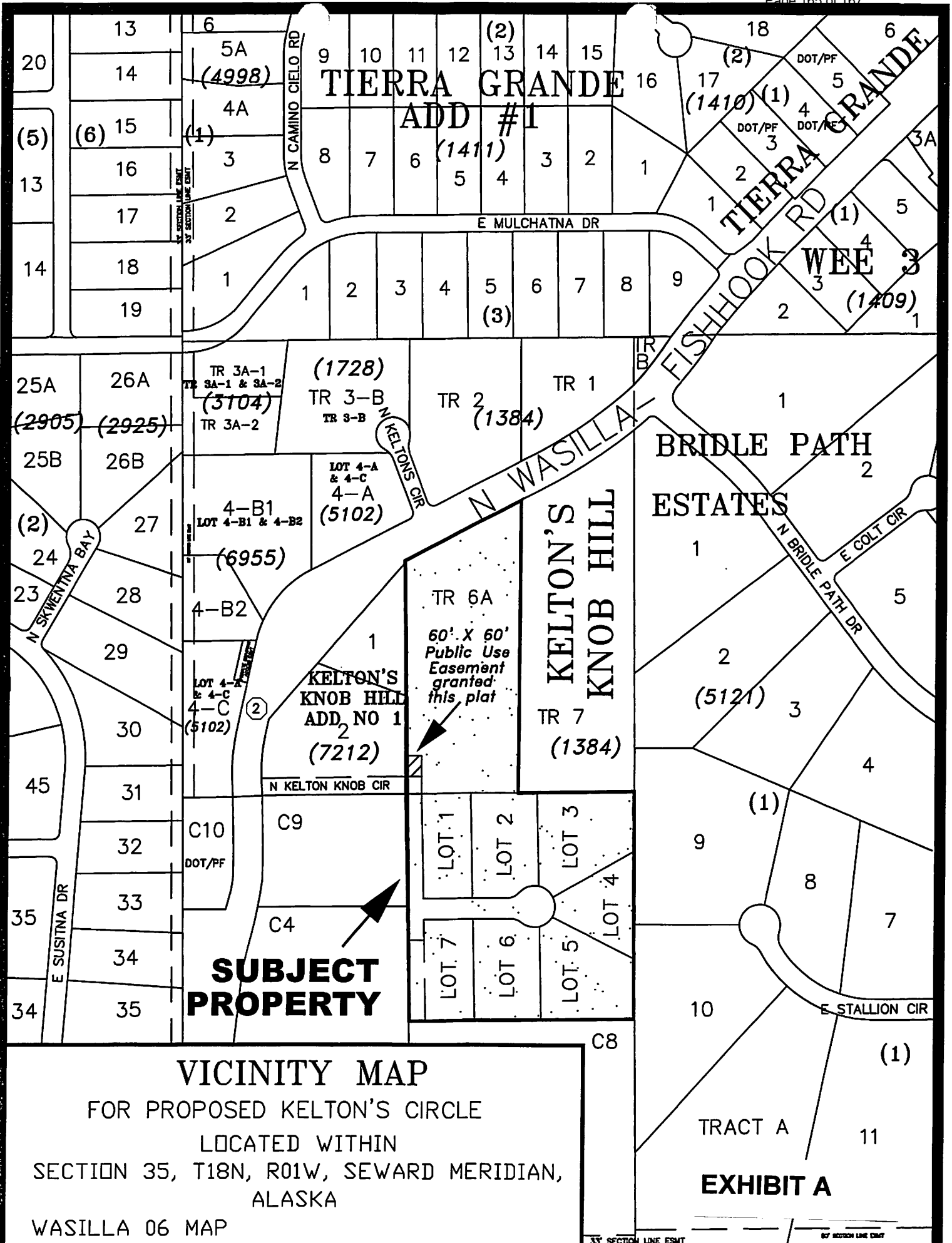
Vicinity Map and Aerial Photos
Request for Continuance

EXHIBIT A – 1 pg
EXHIBIT B – 1 pg

Petitioner requests a continuance to a date uncertain, as there is a right-of-way encroachment issue of a structure on Tract 6. Staff recommends a continuance be granted to give the petitioner time to resolve this issue.

RECOMMENDED MOTION:

I move to approve the continuation to a date uncertain for the preliminary plat of Kelton's Circle, Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska.



Amy Otto-Buchanan

From: Craig Hanson <ceh@hlsalaska.com>
Sent: Tuesday, June 13, 2023 11:16 AM
To: Amy Otto-Buchanan
Subject: Re: What are we doing with Kelton's Circle?

Importance: High

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

I am sorry to hear about your mother.

As far as aI know we will continue. We haven't really come up with a good solution to the shed

--

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

---- On Tue, 13 Jun 2023 11:13:04 -0800 Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us> wrote ---

This is scheduled for hearing on July 6th. Which means the staff report needs to be written up by the 23rd of June. Unfortunately I will be out of the office most of this week, all of next week and the 26th & 27th of June. My mother passed away on Saturday and I need to go to Wenatchee Washington. Please let me know if I need to continue this case as soon as possible. Thanks, A.

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____

DATE _____

ATTEST: _____
(PLATTING CLERK)

LEGEND

- ⊕ RECOVERED 2½" ALUMINUM POST MONUMENT
- ⊙ RECOVERED PLASTIC CAP ON ¾" REBAR
- RECOVERED ¾" REBAR
- ⊕ SET PLASTIC CAP ON ¾" x 30" REBAR ON ALL P.C.'S, P.T.'S, AND CORNERS
- ⊕ SET 2½" ALUMINUM POST MONUMENT
- (C) COMPUTED DATA
- MEASURED DATA
- (N74°58'11"W 255.65' RECORD PER PLAT (2001-67)
- (N74°45'W) (254.70') RECORD PER PLAT (2006-98)
- (N74°45'W) (254.70') RECORD PER PLAT (2012-113)
- (N74°45'W) (254.70') RECORD PER PLAT (2013-61)
- 704 SURVEY POINT NUMBER



LINE TABLE				
LINE #	LENGTH	BEARING		
L1	408.82	S0° 01' 58"W		
L2	333.82	N0° 01' 58"E		

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	47.12	30.00	90°00'00"	42.43	N44° 58' 02"W	30.00
C2	43.36	60.00	41°24'35"	42.43	N69° 19' 41"E	22.68
C3	44.16	60.00	42°10'02"	43.17	N69° 42' 24"E	23.13
C4	66.31	60.00	63°19'06"	62.98	N57° 33' 01"W	37.00
C5	52.97	60.00	50°35'01"	51.27	S0° 35' 58"E	28.35
C6	68.15	60.00	65°04'32"	64.54	S57° 13' 49"W	38.28
C7	43.64	60.00	41°40'28"	42.69	S69° 23' 41"E	22.84
C8	43.36	60.00	41°24'35"	42.43	S69° 15' 45"E	22.68
C9	47.12	30.00	90°00'00"	42.43	N45° 01' 58"E	30.00

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHEAST CORNER OF LOT 3 (SURVEYED POINT 704), A RECOVERED REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61° 39' 10.92"N 149° 24' 46.39"W.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- THIS SUBDIVISION IS ENCUMBERED BY A CHUGACH ELECTRIC BLANKET EASEMENT RECORDED ON AUGUST 18, 1961 IN BK. 37, PG. 401.
- THIS SUBDIVISION IS ENCUMBERED BY M.E.A. BLANKET EASEMENTS RECORDED ON AUGUST 24, 1981 IN BK. 241, PG. 913, AND RECORDED ON JUNE 2, 1995 IN BK. 806, PG. 633.

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL
(MATANUSKA-SUSITNA BOROUGH)

DATE _____

CERTIFICATE OF OWNERSHIP

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

BENNETT JAY DURGLOH _____ DATE _____
2200 N. WASILLA-FISHHOOK RD.
WASILLA, AK 99654-4004

RHONDA R. DURGLOH _____ DATE _____
2200 N. WASILLA-FISHHOOK RD.
WASILLA, AK 99654-4004

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP

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

OWNER (REPRESENTATIVE) _____ DATE _____
PRECISION HOMES, LLC
P.O. BOX 87533
WASILLA, AK 99687-5322

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

A PLAT OF
KELTON'S CIRCLE
A SUBDIVISION OF
PARCEL 3
MSB WAIVER RES. 76-4
(79-245W)

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW¼ SEC. 35, T.18N. R.1W. SM, AK
CONTAINING 15.82 ACRES MORE OR LESS

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

FILE: FB22-357 CK: CEH SCALE: 1"=50' 05/24/23 1 OF 1