

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 21, 2023

ABBREVIATED PLAT: LAZY HUSKY

LEGAL DESCRIPTION: SEC 07, T18N, R03E, SEWARD MERIDIAN AK

PETITIONERS: DAVID B. SHUCK

SURVEYOR/ENGINEER: ALL POINTS NORTH

ACRES: 1.86 ± PARCELS: 3

REVIEWED BY: AMY OTTO-BUCHANAN

CASE #: 2023-062

REQUEST: The request is to create three lots from Tax Parcel C15, to be known as **LAZY HUSKY**, containing 2.86 acres +/- . The parcel is located directly northwest of N. Wolverine Road and northwest of Wolverine Lake; within Section 07, Township 18 North, Range 03 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

Soils Report

EXHIBIT B – 5 pgs

AGENCY COMMENTS

Department of Public Works Pre-Design Division

EXHIBIT C – 1 pg

Development Services

EXHIBIT D – 1 pg

Utilities

EXHIBIT E – 2 pgs

ADOT&PF

EXHIBIT F – 3 pgs

Public

EXHIBIT G – 8 pgs

DISCUSSION: This platting action is creating three lots from Tax Parcel C15. Access for all lots is from N. Wolverine Road; owned and maintained by ADOT&PF. N. Wolverine Road is classified as a “Collector”. Pursuant to Subdivision Construction Manual (SCM) A04.3(d), access points on residential collector streets are shown on the preliminary plat. Pursuant to MSB 43.20.300(E), Lot 2 is a flag lot with a 40’ wide flag pole. Lots 2 & 3 will share a common access within the pole portion of Lot 2. A common access easement will need to be added to facilitate the shared driveway (see *Recommendation #5*). The existing driveway will be removed (see *Recommendation #6*). A driveway for Lot 1 will be added.

Soils Report: (**Exhibit B**) Pursuant to MSB 43.20.281(A)(1), a soils report was submitted. Max Schillinger, PE, All Points North notes two new testholes were performed by Archie Giddings, PE, on 07/15/2022. Soils logs, percolation tests results and testhole location map are attached. The soils is classified as SM/GM, silty sand and gravel. The percolation rate is 53 minutes per inch. Bedrock and water is absent in the test holes. Proposed Lazy Husky has adequate soils and topography such that each lot will have a minimum 10,000 sf contiguous useable septic area and 10,000 sf building area.

Comments: Department of Public Works Pre-Design Division (**Exhibit C**) recommends a shared access unless otherwise approved by ADOT&PF. A gradation or percolation test on Testhole #2 is needed (see **Recommendation #7**). Development Services (**Exhibit D**) has no comments.

Utilities: (**Exhibit E**) MTA requests a 15' wide utility easement along N. Wolverine Road through all three proposed lot. *Staff notes an abbreviated plat cannot grant easements. Petitioner to contact MTA to create a 15' wide utility easement and show recorded information on final plat (see Recommendation #8).* GCI has no comments. Enstar has no comments or recommendations. MEA did not respond.

ADOT&PF: (**Exhibit F**) Requires a shared common access easement for driveway for Lots 2 & 3. No driveway for Lot 3 will be permitted (see **Recommendation #5**). Applicant to verify driveway permit #32616 sight distance before finalizing the plat (see **Recommendation #9**). If insufficient sight distance, driveway may require relocation, which may affect applicant's division of lots. Applicant to upsize the capacity of existing utility lines to one perpendicular crossing of N. Wolverine Road to serve all three lots (see **Recommendation #8**). New utility service lines will not be permitted within N. Wolverine Road right-of-way. Subsequent development of these lots will continue to require shared access to singular utility access on N. Wolverine Road (see **Recommendation #10**).

Public: (**Exhibit G**) Lorene Lynn, owner of Tax Parcel C7 to the west, objects. Her objections relate to drilling additional water wells at this location; additional septic systems may cause water contamination; and the location of the driveway access. See **Exhibit G** for full comments.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Lazy Mountain Community Council; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #19 Lazy Mountain; MSB Community Development, Assessments or Planning; or MEA.

CONCLUSION: The preliminary plat of **LAZY HUSKY** 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 and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

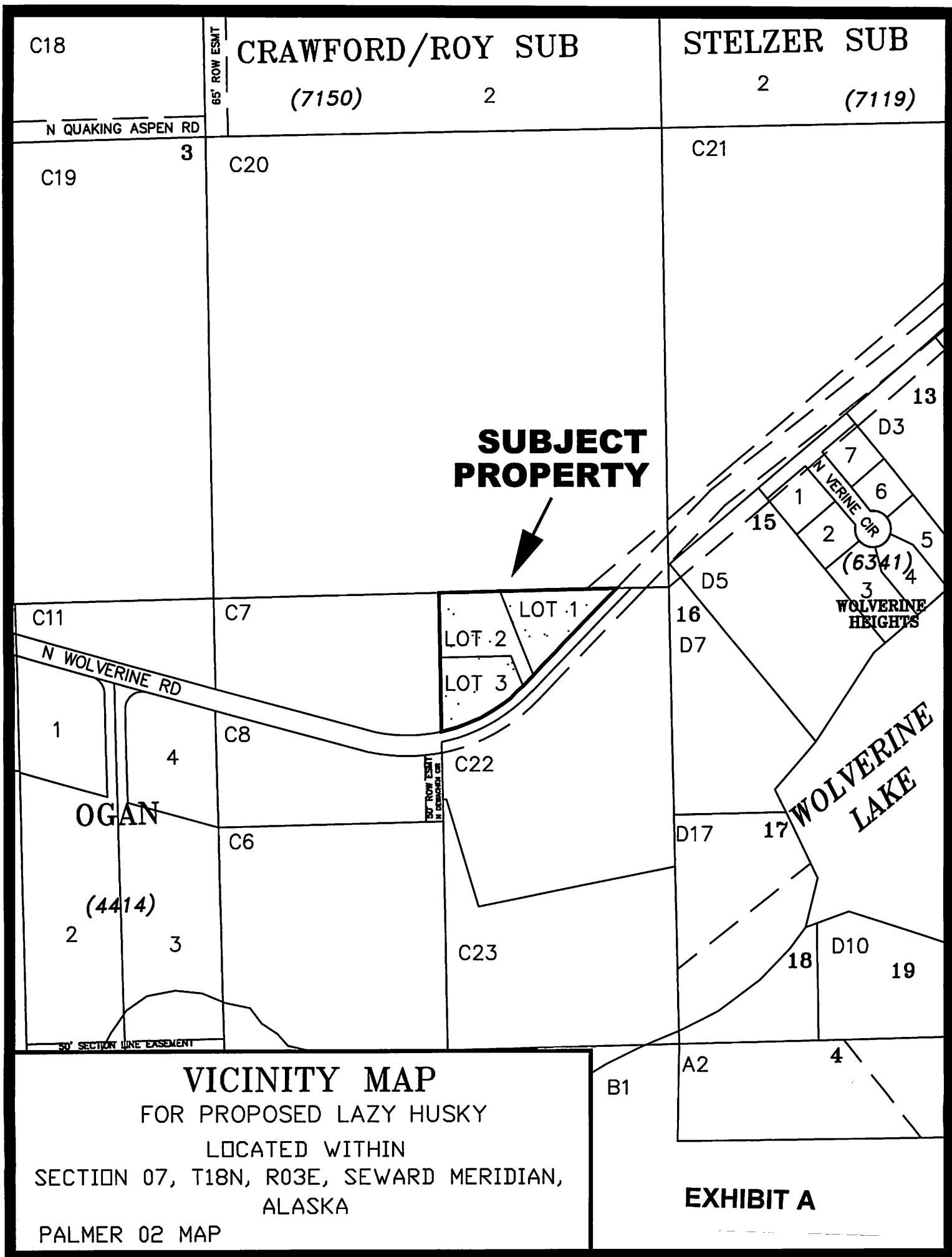
1. The plat of Lazy Husky is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). All lots will have the required useable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Lazy Mountain Community Council; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #19 Lazy Mountain; MSB Community Development, Assessments or Planning; or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.

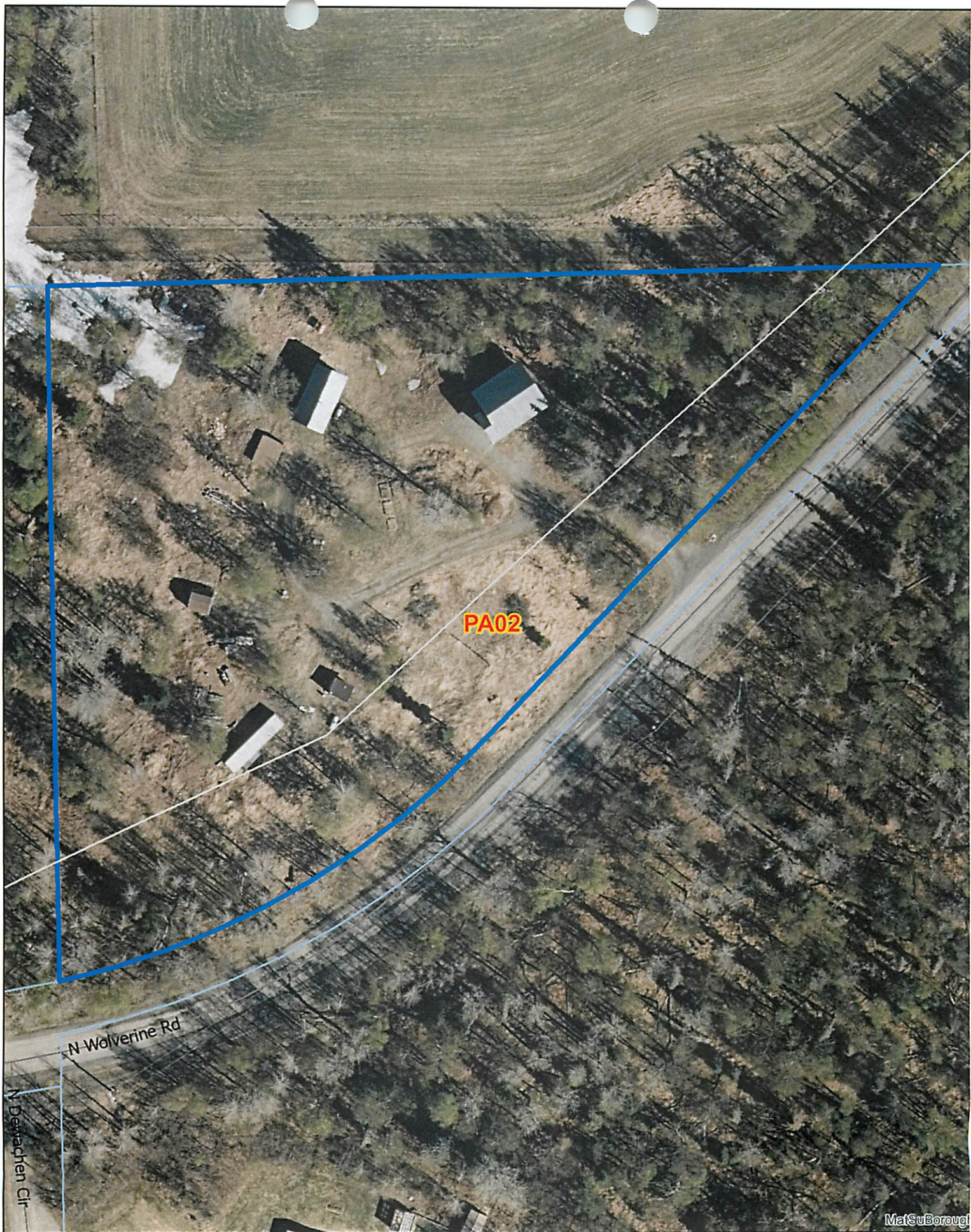
6. There was one objection from the public in response to the Notice of Public Hearing, regarding wells, septic and access.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **Lazy Husky**, contingent on the following 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. Grant a 60' X 60' common access easement on Lot 2 flag pole for common access to Lots 2 & 3.
6. Provide proof of removal of existing driveway to Platting staff.
7. Provide a gradation or percolation test on Testhole #2.
8. Grant a 15' wide utility easement, as requested by MTA and ADOT&PF, by document. Show location and recorded information on final plat.
9. Provide sight distance report for the driveway at the common access easement for Lots 2 & 3.
10. Provide a plat note to read: "No further access to N. Wolverine Road is allowed, unless otherwise approved by the permitting authority."
11. Submit recording fees, payable to Department of Natural Resources (DNR).
12. Submit final plat in full compliance with Title 43.

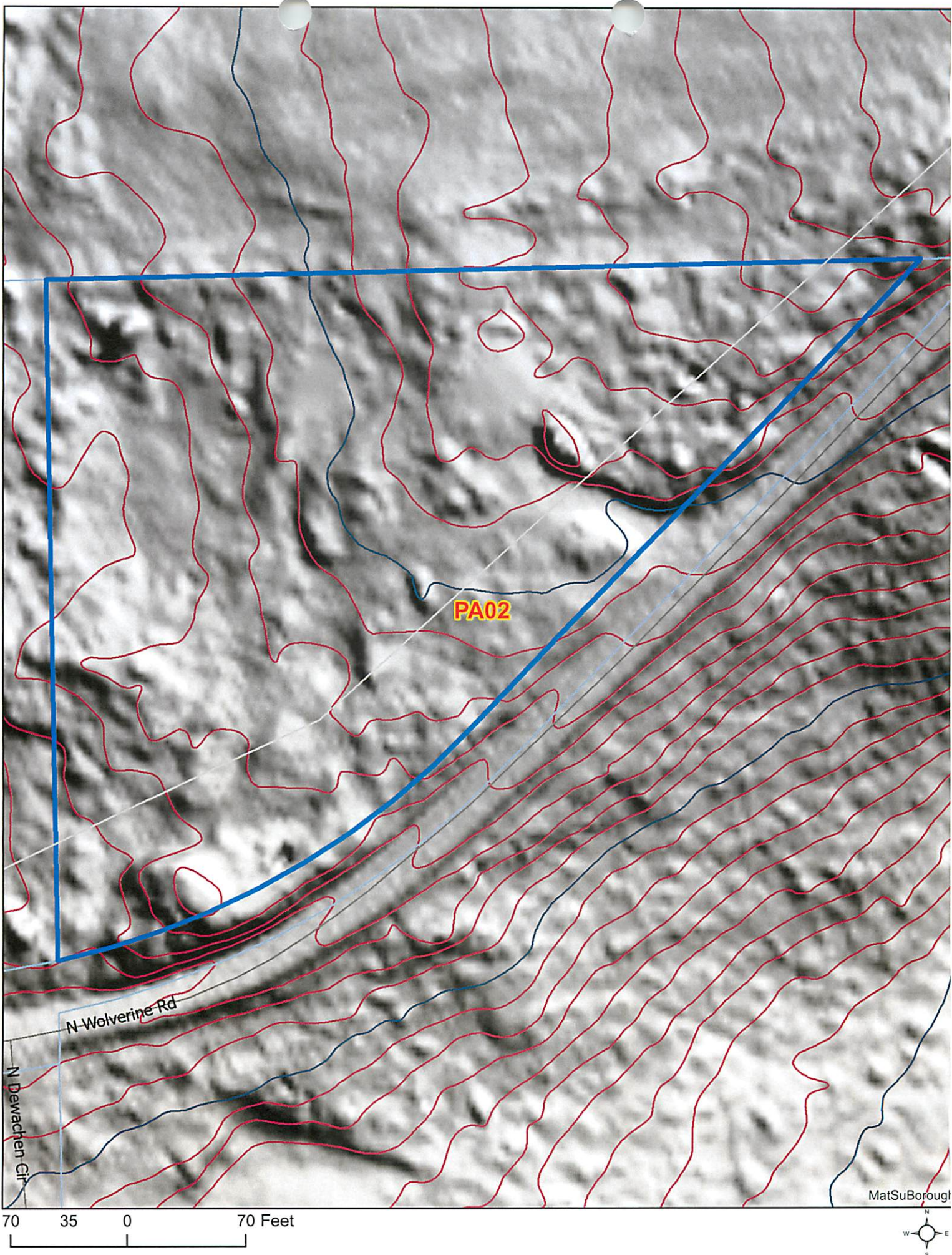


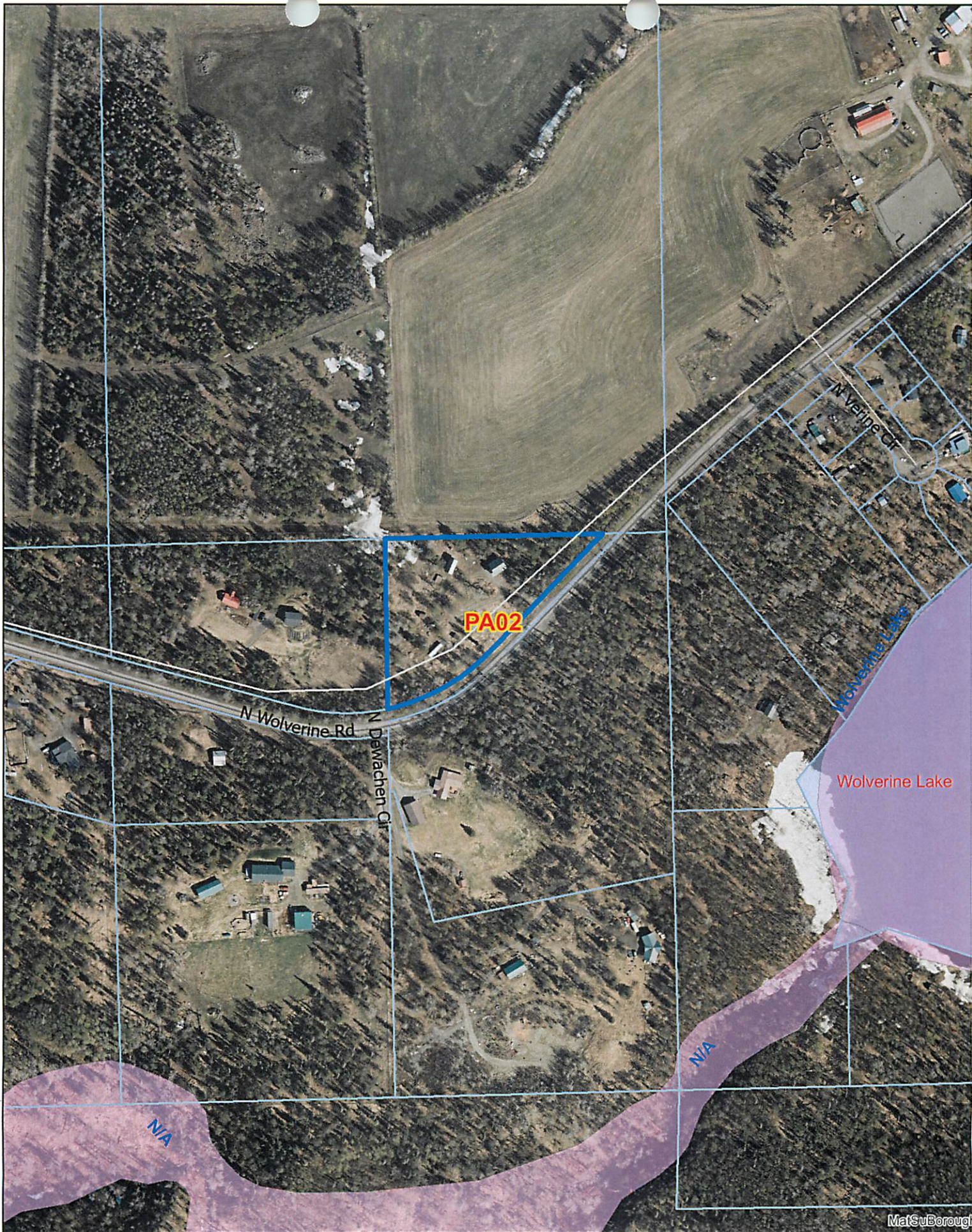


70 35 0 70 Feet

MatSu Borough







280 140 0 280 Feet

MatSu Borough



To: **Matanuska Susitna Borough**
Platting Division
350 E. Dahlia Avenue
Palmer, Alaska, 99645

Date: **5-12-2023**

Job: **22-29 Brody Shuck**

Subject: **M.S.B. Title 43 Geotechnical Investigation, Lazy Husky Subdivision**

INTRODUCTION

Project Location

At the request of the Matanuska Susitna Borough, we have performed a soils and usable area investigation for the proposed Swan Estates Subdivision. The subject parcel is located at 10506 N Wolverine Road, Palmer, Alaska. The M.S.B. Tax Identification Number is 118N03E07C015. The geographic location is approximately latitude N 61.66023°, longitude W149.98487°.

Project Description and Overview Map

Lazy Husky Subdivision is a division of one 2.9 acre parcel into lots, just under an acre each.



Scope of Investigation

M.S.B. Title 43 includes definitions and regulations regarding septic and building usable areas. Title 43 requires that all lots have a minimum of 40,000 square feet, of which a minimum 10,000 feet shall be building area and a minimum 10,000 feet shall be contiguous septic field area. Title 43 requires soil borings or test holes be dug under the direction of an Alaska registered civil engineer, and that a report of the findings be written. This investigation chose one test hole to investigate the usable area of the proposed lots as seen on the preliminary plat.

Vegetation, Topography, and Bedrock

The project site is partially cleared with gentle 5% slope southwesterly. No surface water nor exposed bedrock is present. The forest is birch and spruce mixed.

Soil Investigation

Two tests holes were performed by Archie Giddings, P.E. on 7/15/2022. The soil logs are attached. The Soil is classified as SM/GM, silty sand and gravel. The percolation rate is 53 minutes per inch. Bedrock and water is absent in the test holes.

The proposed Lazy Husky Subdivision has adequate soils and topography such that ***each lot will have a minimum 10,000 square feet contiguous septic area and 10,000 square feet building area.*** The investigation identified the soil types to be is suitable for conventional systems. However slow percolation rates will require larger application rates (335 s.f. application rate per bedroom per DEC rules).

Please contact me should you have any questions about this usable area certification.



Max Schillinger, P.E.

5-12-2023



SOIL LOG TH #1

PERCOLATION TEST

☒ SOIL LOG
☒ PERCOLATION TEST

PERFORMED FOR: David Shuck

JOB NUMBER: 2022-DS

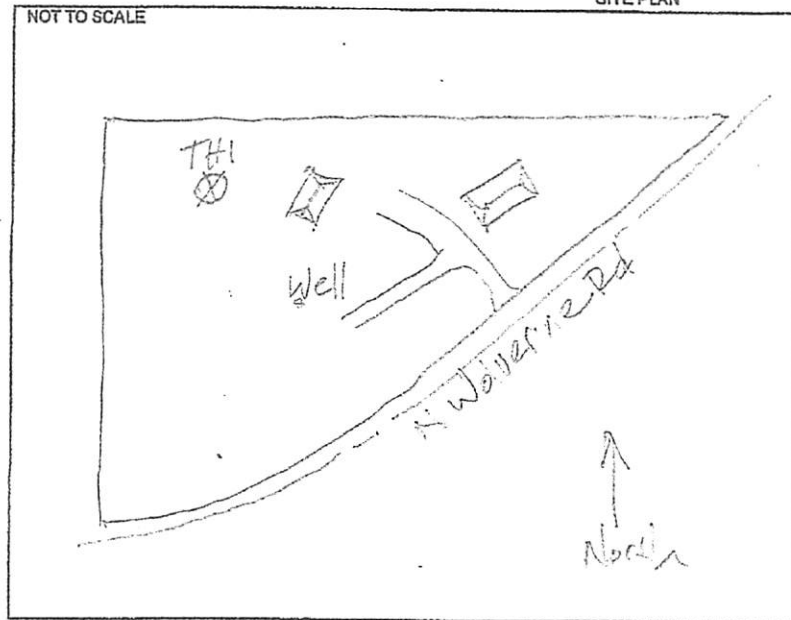
DATE PERFORMED: 7/15/22

LEGAL DESCRIPTION: CL5 Sec. 7 T18N R3E S.M.

1 TS
2
3
4 SM
5
6
7
8
9
10
11
12
13 GM
14
15
16
17
18
19
20
21
22
23
DEPTH (FEET)

Silty Sand
Dense
w/ SP
Lenses

Silty Gravel



WAS GROUND WATER ENCOUNTERED? No
IF YES, AT WHAT DEPTH? —

Date	Reading	Gross Time	Net Time	Depth to Water	Net Drop	Refilled
7/15/22	1	1:34.0	—	13 1/2	—	—
	2	1:57.0	20 M	13 7/8	3/8	YES
	3	1:59.0	2 M	13 1/2	—	—
	4	2:19.0	20 M	13 7/8	3/8	YES
	5	2:21.0	2 M	13 1/2	—	—
	10	2:41.0	20 M	13 7/8	3/8	YES

PERCOLATION RATE 53 (minutes/inches)
TEST RUN BETWEEN 4 FT AND 5 FT

COMMENTS

PERFORMED BY: A. Giddings CERTIFIED BY: A. Giddings DATE: 7/15/22



7/15/22

PERCOLATION TEST

~~SOIL LOG~~
~~PERCOLATION TEST~~

JOB NUMBER: 2022-DS

DATE PERFORMED: 7/15/22

LEGAL DESCRIPTION: C15 Sec. 7 T18N R3E S.M.

1 TS

2

3

4

5

6 SM

7 Silty Sand

8 Dense

9 w/SP

10 Lenses

11

12

13

14

15

16

17

18

19

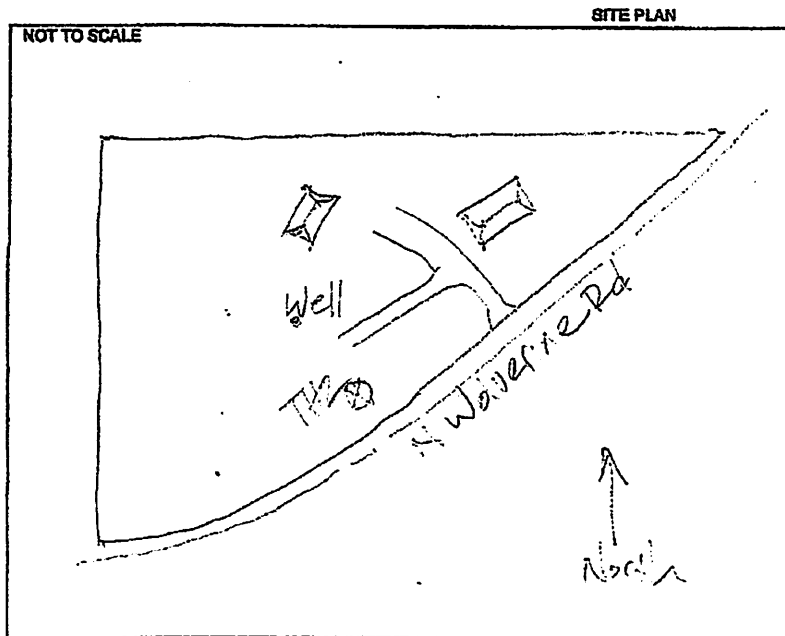
20

21

22

23

DEPTH (FEET)



**WAS GROUND WATER
ENCOUNTERED?**

No

IF YES, AT WHAT DEPTH?

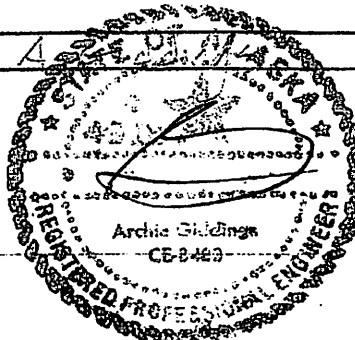
[illegible]

PERCOLATION RATE _____ (minutes/inches)

TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS

PERFORMED BY: A. Giddinos CERTIFIED BY: A. Giddinos DATE: 7/15/22



OWNERSHIP & DEDICATION CERTIFICATE

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLANNING AND LAND USE DIRECTOR'S CERTIFICATE. I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

OWNER: DAVID B. SHUCK
10506 N WOLVERINE ROAD
PALMER, AK 99645
DATED: _____

NOTARY'S ACKNOWLEDGEMENT

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

FOR: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____,

20____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION HEREON, HAVE BEEN PAID.

BOROUGH TAX COLLECTION OFFICIAL: _____

DATED: _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUTINA 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: _____ DATED: _____

ATTEST, PLATTING CLERK: _____

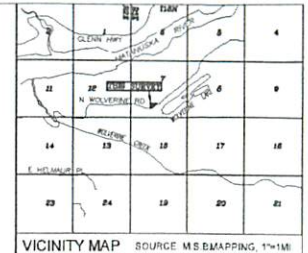
SURVEYOR

MAX A. SCHILLINGER
ALL POINTS NORTH
17500 RAMBLING RD.
P.O. BOX 4207
PALMER, AK 99645
907-746-4186

SURVEYORS STATEMENT

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

DATED: _____

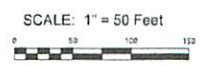


NOTES

- 1) THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
- 2) NO INDIVIDUAL 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.
- 3) MEASURED BEARINGS AND DISTANCES SHOWN HEREON ARE ALASKA STATE PLANE, ZONE 4, NAD83(2011), GRID, EXPRESSED IN U.S. SURVEY FEET.

LEGEND

- SET 3/8" X 30" REBAR WITH YELLOW PLASTIC CAP SCHILLINGER LS 12039
- ✚ FOUND PRIMARY MONUMENT AS DESCRIBED
- ✚ FOUND SECONDARY MONUMENT AS DESCRIBED
- MEASURED LOT LINES ARE SHOWN SOLID/BOLD
- RECORD/UNMEASURED LINES ARE SHOWN DASHED



PLAT OF
LAZY HUSKY SUBDIVISION
A SUBDIVISION OF LAND DESCRIBED IN WARRANTY DEED
RECORDED AS DOCUMENT #2013-023700-0, MORE
PARTICULARLY DESCRIBED AS:
THAT PORTION OF THE EAST ONE-HALF OF THE
SOUTHEAST ONE-QUARTER OF THE SOUTHWEST
ONE-QUARTER (E/2 S/4 SW/4), SECTION 7, TOWNSHIP 18
NORTH, RANGE 3 EAST, SEWARD MERIDIAN, LYING NORTH
OF THE WOLVERINE PIONEER ACCESS ROAD



CONTAINING 3.86 ACRES
LOCATED WITHIN THE SW/4, SECTION 7, T18N, R3E, S4M
PALMER RECORDING DISTRICT, ALASKA
Date: 4-19-2023 Scale: 1\"/>

Amy Otto-Buchanan

From: Tammy Simmons
Sent: Tuesday, June 13, 2023 3:06 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Lazy Husky #23-062

Hello,

PD&E comments a recommended shared access unless otherwise approved by DOT. A gradation or percolation test on test hole 2 is needed.

Thank you.

Tammy

Tammy Simmons, SR/WA
Right-of-Way Acquisition Officer
Pre-Design and Engineering Division
Public Works Department
Matanuska-Susitna Borough
tammy.simmons@matsugov.us
907.861.7718 Direct
907.861.7735 Fax

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, May 23, 2023 9:19 AM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; david.post@alaska.gov; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; timhaledistrict1@gmail.com; mothers@mtaonline.net; nmyount@anthc.org; loori1991@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Lazy Husky #23-062

The following link contains a Request for Comments to subdivide 118N03E07C015 into three lots, Lazy Husky, #2023-062. Comments are due by **June 15, 2023**. Please let me know if you have questions. Thanks, A.

[Lazy Husky](#)

Amy Otto-Buchanan

From: Permit Center
Sent: Thursday, May 25, 2023 8:23 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Lazy Husky #23-062

Hi Amy,

Isn't this lot too small to subdivide into three lots? I see plans with one well but I didn't see any language that indicate this is a community well.

No driveway comments as this is a SOA ROW.

Thank you,

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, May 23, 2023 9:19 AM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; david.post@alaska.gov; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; timhaledistrict1@gmail.com; mothers@mtaonline.net; nmyount@anthc.org; loori1991@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Lazy Husky #23-062

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[Lazy Husky](#)

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



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 24, 2023

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

To whom it may concern:

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

- **LAZY HUSKY SUBDIVISION**
(MSB Case # 2023-062)

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

Sincerely,

A handwritten signature in black ink that reads "James Christopher". The script is cursive and fluid.

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

EXHIBIT E

Amy Otto-Buchanan

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Tuesday, May 23, 2023 10:58 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Lazy Husky #23-062

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

Morning Amy,

Thank you for reaching out. MTA to request a 15' utility easement along N Wolverine Rd through all 3 proposed lots.

Regards,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, May 23, 2023 9:19 AM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; david.post@alaska.gov; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; timhaledistrict1@gmail.com; mothers@mtaonline.net; nmyount@anthc.org; loori1991@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC Lazy Husky #23-062

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[Lazy Husky](#)

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, May 23, 2023 10:44 AM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Lazy Husky #23-062

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

GCI has no comment on this

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, May 23, 2023 9:19 AM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; david.post@alaska.gov; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; timhaledistrict1@gmail.com; mothers@mtaonline.net; nmyount@anthc.org; loori1991@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Lazy Husky #23-062

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

The following link contains a Request for Comments to subdivide 118N03E07C015 into three lots, Lazy Husky, #2023-062. Comments are due by **June 15, 2023**. Please let me know if you have questions. Thanks, A.

[Lazy Husky](#)

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



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

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

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

June 15, 2023

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Lazy Husky, PA 02 Shuck, Wolverine Road**
 - DOT&PF requires applicant establish a shared common access easement for driveway for Lots 2 and 3. No driveway for Lot 3 will be permitted.
 - DOT&PF requires applicant to verify driveway permit 32616 sight distance before finalizing the plat. If insufficient sight distance, driveway may require relocation, which may affect applicant's division of lots. 17 AAC 10.040 states that driveways are subject to the requirements of the Alaska Highway Preconstruction Manual section 1190 Driveway Standards established in 1998. These standards can be found under the "Entire Manual" PDF or "1998 Driveway Standards" PDF at this website:
<https://dot.alaska.gov/stwddes/dcsprecon/preconmanual.shtml>
 - Applicant will need to upsize the capacity of existing telecommunications and electric lines to one perpendicular crossing of Wolverine Road to serve all three lots. Please generate the appropriate easements to allow for this access on Lots 1, 2, and 3. New utility service lines will not be permitted within Wolverine Road Right of Way. Applicant must work directly with utility companies who will coordinate their utility permit with DOT&PF. The Alaska Utilities Manual is available for reference here:
<https://dot.alaska.gov/stwddes/dcsrow/index.shtml>
 - Subsequent development of these lots will continue to require shared access to singular utility access on Wolverine Road.
- **Peck 2023, Bogard Road**
 - No objection to the proposed lot division.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT F

- No direct access to Bogard Road will be granted for all lots.
- Subsequent development of all lots will not be granted new access to Bogard Road and will be required to take access through an existing access or easement.
- DOT&PF recommends codifying and recording use of shared access easement for Lot 1A with Peck 2015 Lots 2 and 3.

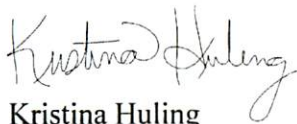
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

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

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

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

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

RECEIVED

JUN 12 2023

PLATTING

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

18N03E07C007 8
LYNN LAWRENCE G JR & LORENE A
10366 N WOLVERINE RD
PALMER AK 99645-9503

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: DAVID B. SHUCK

REQUEST: The request is to create three lots from Tax Parcel C15, to be known as **LAZY HUSKY**, containing 2.86 acres +/- . The parcel is located directly northwest of N. Wolverine Road and northwest of Wolverine Lake (Tax ID# 18N03E07C015); within Section 07, Township 18 North, Range 03 East, Seward Meridian, Alaska. In Lazy Mountain Community Council and Assembly District #1.

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 **June 21, 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, **Amy Otto-Buchanan** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection ☒ Objection [] Concern

Name: Lorene Lynn Address: 10366 N. Wolverine Rd, Palmer

Comments: Please see attached comments.

Case # 2023-062 AOB

Note: Vicinity map Located on Reverse Side

EXHIBIT G

Lorene and Larry Lynn
10366 N Wolverine Rd
Palmer, AK 99645
June 10, 2023

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

Dear Platting Officer:

This letter is in response to a petition by David B. Shuck to create three lots from Tax Parcel C15, Case#2023-062 AOB. I strongly object to the subdivision of this 2.86-acre parcel.

My primary objection is about drilling additional water wells at this location (Figure 1, well locations). The existing well on Parcel C15 is 267 feet deep. The water well on our property is 264 feet deep. It is well-known that well-drilling in this neighborhood is often very difficult and coming up with empty well borings is no uncommon. Often wells have limited flow with high particulate content in the water. Additional wells on Parcel C15 may impact the well on neighboring Parcels C7 and C22. The well log from our property (Parcel C7) shows the depth and the final recommendation to have a whole-house filter for our water (Figure 2).

The next major objection is for additional septic systems to be installed on Parcel C15. The slope of the land in this location drains directly from Parcel C15 to Parcel C7 (Figure 1, drainage). We regularly experience septic leach field problems during spring breakup, when our leach field floods from surface snow melt. Our septic percolation test revealed poor percolation at 23 minutes per inch (Figure 3). The subsurface soil includes clay and hardpan at depths from 10 to 45 feet. Water draining from leach fields are more likely to flow in near-surface soils than to drain into the hardpan, putting our property at risk of water contamination.

Percolation in this area is slow and ground water is shallow. Two ground water test wells were dug on Parcel C7 close to the property line of Parcel C15 in 2012. The test wells revealed groundwater at depths of 32 inches and 30 inches (Figures 4 and 5).

My final objection is for the location of the driveway access on Parcel C15. The bend in Wolverine Road in front of Parcels C15 and C7 is a dangerous curve. I was first responder to a motorcycle death on this curve. The proposed driveway location is closer to the curve than the existing driveway, potentially creating a safety hazard for those driving on the road.

Platting Officer
June 10, 2023
Page 3

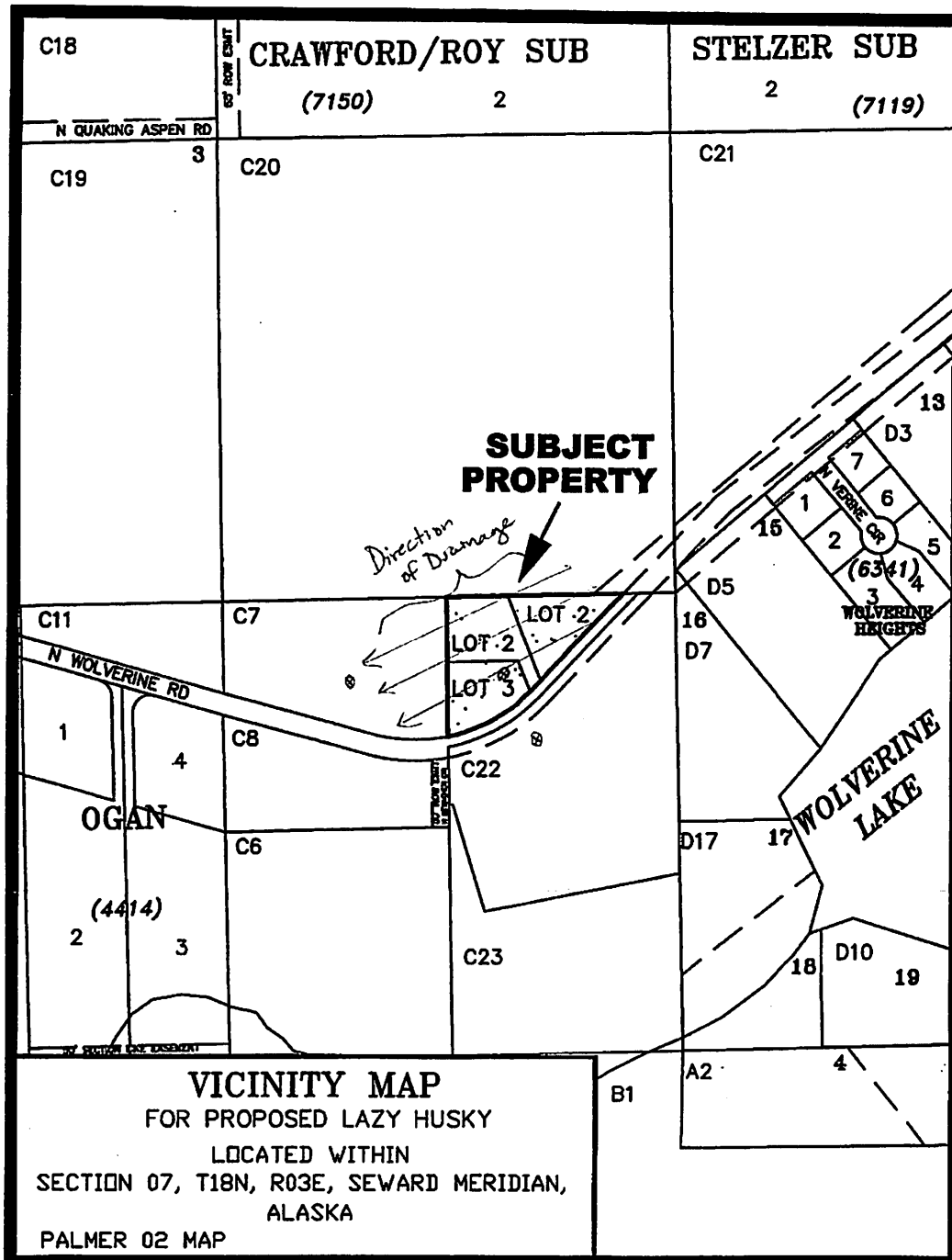
My work schedule on the North Slope prevents me from being able to attend the hearing in person. Please accept these written comments in lieu of personal testimony.

Sincerely,

A handwritten signature in cursive script that reads "Lorene Lynn". The signature is written in black ink and has a fluid, connected style.

Lorene Lynn

Certified Professional Soil Scientist (CPSS #322282)



@ = location of existing wells on Lots C7 and C22, and Shuck "Lot 3"

Figure 1. Vicinity map showing predominant drainage and well locations for Parcels C7, C15 and C22.

Zac's Well Drilling

~ And Pump Service ~

P.O. Box 119
Palmer, AK. 99645
(907) 745-4877

ROTARY DRILLING WELL LOG

OWNER <u>LARRY LYNN</u>	DEPTH OF WELL <u>264</u>
ADDRESS <u>38925 Ridge CT.</u>	STATIC LEVEL <u>183' From Top of casing Down</u>
<u>HAMILTON, VA 20158</u>	GALS. PER MIN. <u>15+</u>
WELL SITE <u>10366 NORTH</u>	SIZE OF CASING <u>6"</u>
<u>Wolverine PALMER AK</u>	TOTAL CASING <u>264</u>
DATE <u>12-13-05</u>	PERFORATED / SCREENED <u> </u>

KIND OF FORMATION:

FROM: <u>0</u> FT. TO: <u>5</u> FT. <u>STICKUP + TOP (CLAY)</u>	FROM: <u>198</u> FT. TO: <u>208</u> FT. <u>BROWN SAND CLAY</u>
FROM: <u>5</u> FT. TO: <u>10</u> FT. <u>GRAVEL W/CLAY</u>	FROM: <u>208</u> FT. TO: <u>210</u> FT. <u>SEMI-DAMP CLAY + CHIPS</u>
FROM: <u>10</u> FT. TO: <u>35</u> FT. <u>HARDPAN</u>	FROM: <u>210</u> FT. TO: <u>218</u> FT. <u>SEMI-STICKY BROWN GRAVEL</u>
FROM: <u>35</u> FT. TO: <u>45</u> FT. <u>STICKY HARDPAN</u>	FROM: <u>218</u> FT. TO: <u>226</u> FT. <u>STICKY GREY CLAY + CHIP!</u>
FROM: <u>45</u> FT. TO: <u>154</u> FT. <u>GRAVEL LAYERS (DRY)</u>	FROM: <u>226</u> FT. TO: <u>255</u> FT. <u>Grey Clay</u>
FROM: <u>154</u> FT. TO: <u>155</u> FT. <u>PACKED SILTY SAND</u>	FROM: <u>255</u> FT. TO: <u>259</u> FT. <u>WET GREY SILTY SAND + GRAVEL</u>
FROM: <u>155</u> FT. TO: <u>160</u> FT. <u>SILTY SEMI-HARDPAN</u>	FROM: <u>259</u> FT. TO: <u>260</u> FT. <u>WET BROWN SILTY GRAVEL + SAND</u>
FROM: <u>160</u> FT. TO: <u>168</u> FT. <u>BROWN SILTY GRAVEL</u>	FROM: <u>260</u> FT. TO: <u>264</u> FT. <u>WET BROWN PACKED GRAVEL + SILT</u>
FROM: <u>168</u> FT. TO: <u>172</u> FT. <u>FINE BROWN SILTY SAND</u>	FROM: <u> </u> FT. TO: <u> </u> FT. <u> </u>
FROM: <u>172</u> FT. TO: <u>180</u> FT. <u>BROWN SILTY GRAVEL</u>	FROM: <u> </u> FT. TO: <u> </u> FT. <u> </u>
FROM: <u>180</u> FT. TO: <u>198</u> FT. <u>GRAVEL + DUST</u>	FROM: <u> </u> FT. TO: <u> </u> FT. <u> </u>

COMMENTS: SLIGHT BROWN COLOR + MEDIUM SAND WHILE DEVELOPING - RECOMMEND
Whole House WATER FILTER

DRILLER LAWRENCE A. SCHACHLE III

Figure 2. Well drilling log for Parcel C7 showing clays and hardpan and a recommendation to filter the water due to high particulates.

June 1, 2009

Steve Cross
P.O. Box 3062
Palmer, Alaska 99645

Subject: Percolation Test Results
10366 North Wolverine Road
Township 18 North, Range 3 East, Section 7, Lot C7

Dear Mr. Cross:

The purpose of this letter is to transmit the results of a percolation test for a new septic system on the above property.

On May 31, 2009 I conducted a percolation test near the location of the proposed septic system on the above property. The soil tested was classified visually as silty gravel or gravelly silt.

The measured percolation rate was 23 minutes per inch. This corresponds to an application rate of 0.6 gallons per day per square foot, and to a soil rating of 250 square feet per bedroom.

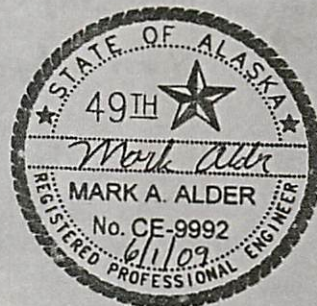
I have not determined the required absorption field size or performed any other design or tests for this system, other than performing this percolation test and providing the above application rate and soil rating. I understand you are sizing and installing the system as a certified installer.

Thank you for allowing me to do this work for you. I appreciate your business. Please call if you have any questions.

Sincerely,

Mark Alder

Mark Alder, P.E.



Mark Alder, P.E. • 1198 S Homestead Circle • Palmer, Alaska 99645 • Phone: (907) 745-1690

Figure 3. Percolation test results for Parcel C7.



Figure 4. Groundwater depth at 32 inches on Parcel C7, within 166 feet of the property boundary with Parcel C15.



Figure 5. Groundwater depth at 30 inches on Parcel C7, within 144 feet of the property boundary with Parcel C15. Note the clayey soils.