

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.

June 28, 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. **SETTING SUN ACRES:** The request is to three lots from Parcel #2, MSB Waiver 80-55-PWm, recorded at 80-122w (Tax Parcel C5), to be known as **Setting Sun Acres**, containing 11.08 acres +/- . Parcels are located west of S. Knik-Goose Bay Road and directly north of W. Sunset Avenue (Tax ID#17N02W28C005); lying within the SW ¼ Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (Petitioner/Owner: Jeffrey L. & Monica D. Baldrige, Staff: Amy Otto-Buchanan, Case # 2023-040)
- B. **KLEJKA ESTATE:** The request is to create two lots from Tax Parcel A10, to be known as **Klejka Estate**, containing 40.1 acres +/- . The parcel is located north of W. Point MacKenzie Road and east of S. Goose Creek Road (Tax ID# 16N03W31A010); within Section 31, Township 16 North, Range 03 West, Seward Meridian, Alaska. In Point MacKenzie Community Council and Assembly District #5. (Petitioner/Owner: Joseph & Jacquelyn Klejka, Staff: Amy Otto-Buchanan, Case # 2023-066)
- C. **TAMARACK RIDGE:** The request is to create two lots from Tax Parcel B17, to be known as **Tamarack Ridge**, containing 39.64 acres +/- . The parcel is located directly west of E. Schrock Road and north of E. New Field Drive (Tax ID 18N01W22B017); within Section 22, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Tanaina Community Council and Assembly District #6. (Petitioner/Owner: Kevin & Kelly Byman, Staff: Chris Curlin, Case # 2023-065)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **June 28, 2023**, in **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

3A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 28, 2023**

PRELIMINARY PLAT: SETTING SUN ACRES

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

PETITIONERS: JEFFREY L. & MONICA D. BALDRIDGE

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 11.08 ± PARCELS: 3

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

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

EXHIBITS

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

EXHIBIT A – 4 pgs
EXHIBIT B – 7 pgs
EXHIBIT C – 3 pgs

AGENCY COMMENTS

Department of Public Works Pre-Design Division
Development Services
Planning Division
ADF&G
Utilities
Public
Knik-Fairview Community Council
Site Visit Report with Photos, 04/13/2023

EXHIBIT D – 2 pgs
EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 1 pg
EXHIBIT H – 3 pgs
EXHIBIT I – 1 pg
EXHIBIT J – 1 pg
EXHIBIT K – 8 pgs

DISCUSSION: This platting action is creating three lots from Parcel #2 of MSB Waiver 80-55-PWm. Lot 3 is a flag lot with a 60' wide flag pole, pursuant to MSB 43.20.300(E). Lot 3 is 5.32 acres; Lots 1 & 3 are 2.12 acres. A common access easement for one access for all three lots to W. Sunset Avenue is granted on the plat.

Soils Report: (Exhibit B) A soils report was submitted, pursuant to MSB 43.20.281(A). Simon Gilliland, PE, Hanson Land Solutions, notes two testholes were excavated to 12'. Soils consisted of GM (silty gravels, gravel-sand-silt mixtures), which require sieve analysis testing. Testhole logs, sieve analysis testing results and testhole location map are attached. No groundwater was encountered. All lots have at least 10,000 sf

of useable building area and all lot have at least 10,000 sf of contiguous useable septic area. Topographic mapping and As-Built are at **Exhibit C**.

Comments: Department of Public Works Pre-Design Division (**Exhibit D**) A note should be added to the plat stating that access to the subdivision will be restricted to one point on W. Sunset Avenue (see **Recommendation #6**). Development Services (**Exhibit E**) has no comments. Planning Division (**Exhibit F**) suggests reserving a utility easement along the flag portion of Lot 3 on either side of the flat (on Lots 1 & 2) to aid in the future subdivision of Lot 3 and reserve the full 60' width for roadway construction (see **Recommendation #5**).

ADF&G: (Exhibit G) There are no resident or anadromous fish water bodies present with the boundaries of the subject property. A fish habitat permit is not required. Should fish presence be discovered, please notify the ADF&G Habitat Section.

Utilities: (Exhibit H) MTA requests a 15' wide utility easement north of the 33' wide Section Line Easement (see **Recommendation #5**). GCI has no comments. Enstar has no comments or recommendations. MEA did not respond.

Public: (Exhibit I) Valentine Torrella, owners of Lot 11, Block 3, Shafer Estates, to the north, has no objection.

Knik-Fairview Community Council: (Exhibit J) does not object to the subdivision.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Fire Service Area #130 Central Mat-Su; Road Service Area 17 Knik; MSB Emergency Services, Community Development, or Assessments; or MEA.

CONCLUSION: The preliminary plat of **SETTING SUN ACRES** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A).

FINDINGS OF FACT

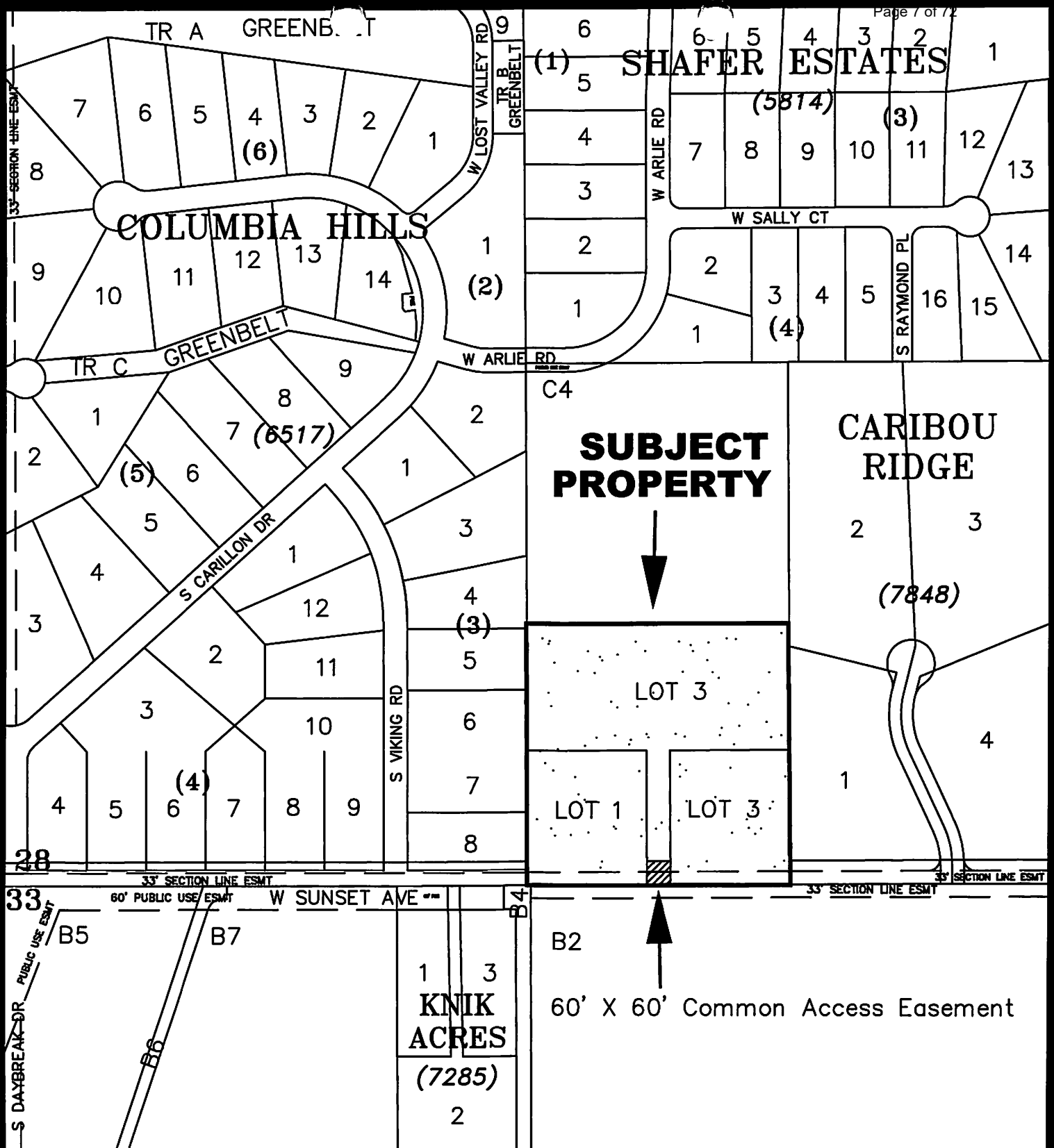
1. The plat of Setting Sun Acres consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.28(A). All lots have the required buildable and septic areas.
3. All lots will have the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Fire Service Area #130 Central Mat-Su; Road Service Area 17 Knik; MSB Emergency Services, Community Development, or Assessments; or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.

6. There were no objections from the public in response to the Notice of Public Hearing; one non-objection was received.
7. There are no resident or anadromous fish water bodies present; a fish habitat permit is not required. However, should fish presence be discovered, please notify the ADF&G Habitat Section.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Setting Sun Acres, Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Grant a 15' wide utility easement north adjacent of the 33' wide Section Line Easement, as requested by MTA. Grant a 15' wide utility easement adjacent to both sides of the 60' wide flag pole. Grant by document and show recorded information on final plat.
6. Add a Plat Note to state: "Access from W. Sunset Avenue restricted to one access point within the Common Access Easement."
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED SETTING SUN ACRES

LOCATED WITHIN

SECTION 28, T17N, R02W, SEWARD MERIDIAN,
ALASKA

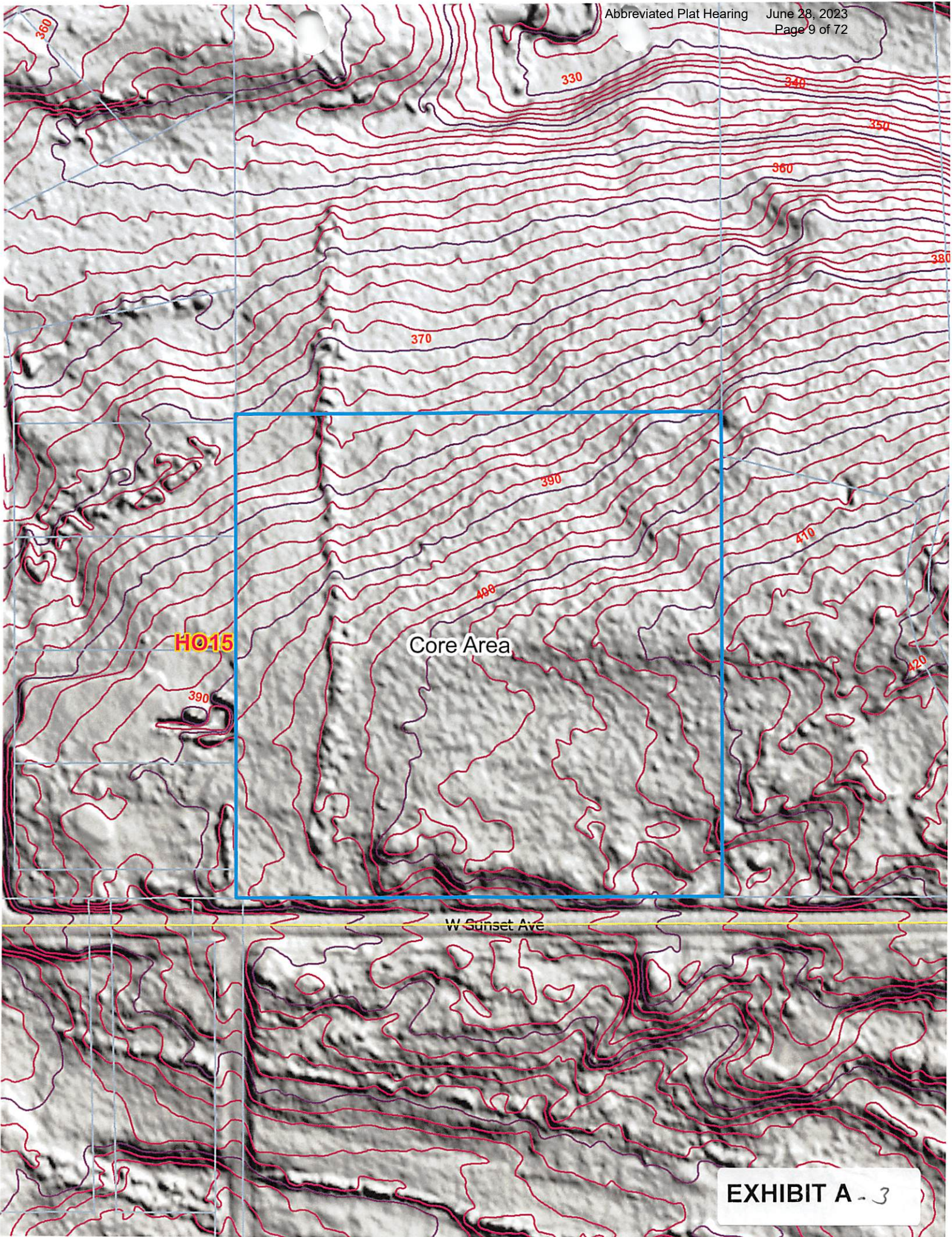
HOUSTON 15 MAP

EXHIBIT A

HO15

W Sunset Ave

EXHIBIT A - 2



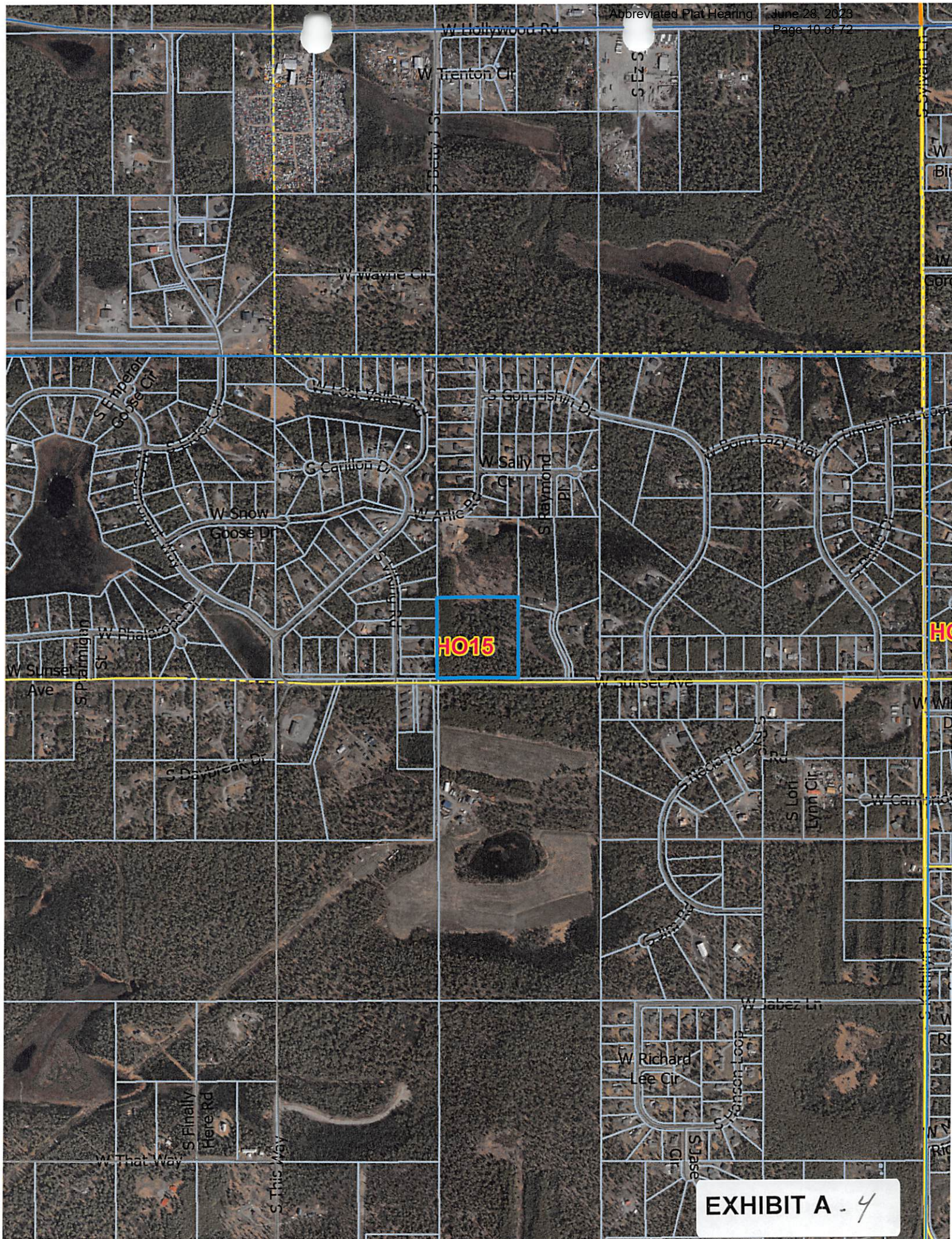


EXHIBIT A - 4

HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645



RECEIVED
MAR 31 2023
PLATTING

USEABLE AREA CERTIFICATION

SUNSET HILL SUBDIVISION

A SUBDIVISION OF

S1/2 W1/2 SE1/4 SW1/4 SEC 28, T17N R2W, SM, AK

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

INDIVIDUAL LOTS: GEOMETRY

- ☒ All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- ☒ Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- ☐ Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- ☒ The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ The useable area consists entirely of land sloping less than 25% or will be at final certification.
- ☒ The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- ☒ The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- ☒ The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- ☒ The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- ☒ Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- ☐ Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- ☐ Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

- ☐ Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES:

(SW) TEST HOLES:

(GP) TEST HOLES:

(SP) TEST HOLES:

- ☒ Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES: 1, 2

(SM) TEST HOLES:

- ☐ Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

- ☐ Bedrock, Clay, or other impermeable stratum was encountered.

TEST HOLES:

GROUND WATER INVESTIGATION

- ☒ No groundwater was encountered in any of the Test Holes
- ☐ Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:
- ☐ Monitoring Test Holes May through October: TEST HOLES:
- ☐ Soil Mottling or Staining Analysis: TEST HOLES:
- ☐ Depth to seasonal high water is a min. of 8' TEST HOLES:
- ☐ Depth to seasonal high water is less than 8'
- ☐ Fill will be required ☐ A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

- ☐ Additional Fill required to ensure 8' of coverage above water table
- ☐ The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:
- ☐ Re-Grading will be required to eliminate slopes in excess of 25%
- ☒ No further action required to establish sufficient usable area.

Lots:

Lots:

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".

Simon Gilliland

Simon Gilliland P.E.
Professional Engineer


10/27/22
Date



HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG

Parcel:	SI/2 W1/2 SE1/4 SW1/4 SEC 28, T17N R2W, SM, AK	TEST HOLE NO.	Date:	10/26/22
Insp. By:	SIMON GILLILAND	1	Job #	22-351

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR						
3ft								
4ft	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			3					
9ft			4					
10ft			5					
11ft			6					
12ft			7					
13ft			8					
14ft	9							
15ft	10							
16ft	11							
17ft	12							
			Perc. Hole Diam. (in.):					
			Test Run Between:					
			ft	and	ft	Deep		
								
18ft								
19ft								
20ft								
			COMMENTS:					
Depth			WATER LEVEL MONITORING					
12ft Total Depth of Test Hole			Date	WATER LEVEL				
None Depths where Seeps encountered								
None Depths where Ground Water encountered								
None Depths where Impermeable Soil (Silt / Clay / Bedrock encountered								
No Monitor Tube Installed?								



MECHANICAL GRAIN SIZE ANALYSIS REPORT

SUNSET HILL SUBDIVISION

A SUBDIVISION OF

S1/2 W1/2 SE1/4 SW1/4 SEC 28, T17N R2W, SM, AK

Mechanical Analysis

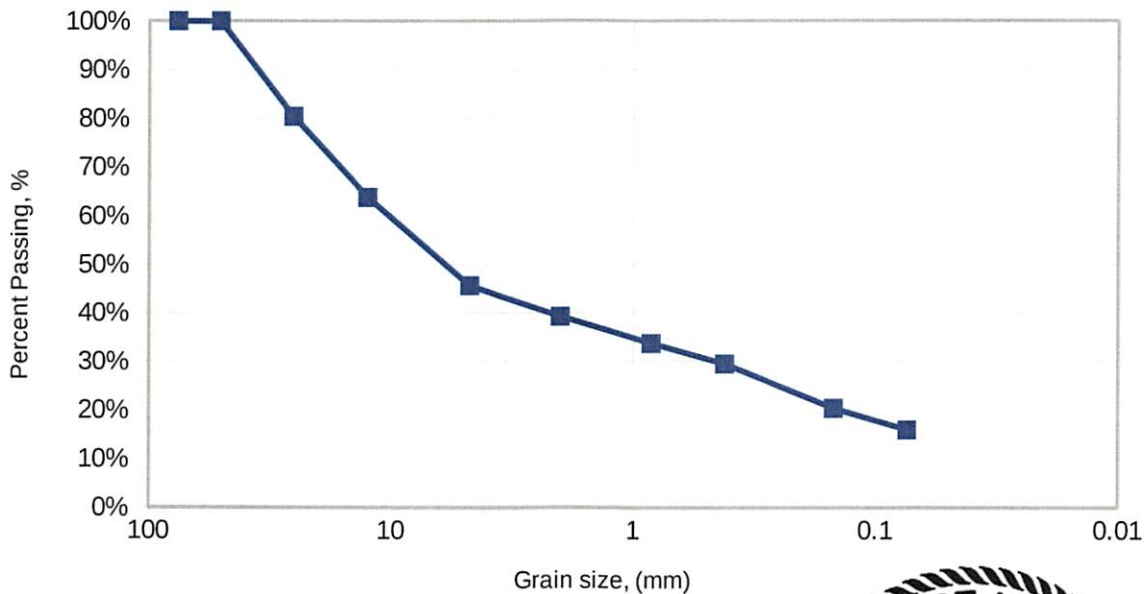
Date Sampled: 10/26/2022
Date Started: 10/27/2022
Date Completed: 10/27/2022

TH-	1
Sample depth:	8 ft

Project #: 22-351

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 1	100%	100%	80%	64%	46%	39%	34%	29%	20%	16.0%

Mechanical Analysis



Soil Classification: GM

PI= LL= PL= Non-plastic

Simon Gilliland
Simon Gilliland P.E.
Professional Engineer

10/27/22
Date



EXHIBIT B - 4

HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG


Parcel:	S1/2 W1/2 SE1/4 SW1/4 SEC 28, T17N R2W, SM, AK	TEST HOLE NO.	Date:	10/26/22
Insp. By:	SIMON GILLILAND	2	Job #	22-351

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP								
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached								
2ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR									
3ft	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES									
4ft											
5ft											
6ft											
7ft											
8ft											
9ft											
10ft											
11ft											
12ft					<div style="display: flex; justify-content: space-between;"> <div> Perc. Hole Diam. (in.): Test Run Between: </div> <div> <table border="1" style="border-collapse: collapse;"> <tr> <td style="width: 20px;">ft</td> <td style="width: 20px;">and</td> <td style="width: 20px;">ft</td> <td style="width: 20px;">Deep</td> </tr> </table> </div> </div>					ft	and
ft	and	ft	Deep								
13ft											
14ft											
15ft											
16ft											
17ft											
18ft											
19ft											
20ft											

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL

COMMENTS:





MECHANICAL GRAIN SIZE ANALYSIS REPORT

SUNSET HILL SUBDIVISION

A SUBDIVISION OF

S1/2 W1/2 SE1/4 SW1/4 SEC 28, T17N R2W, SM, AK

Mechanical Analysis

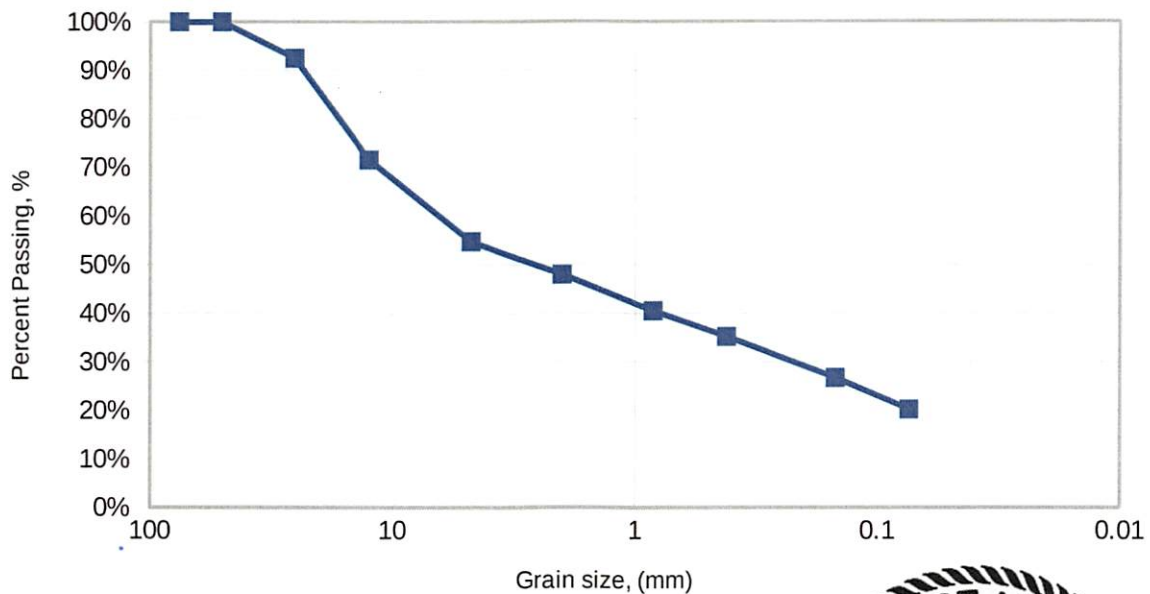
Date Sampled: 10/26/2022
Date Started: 10/27/2022
Date Completed: 10/27/2022

TH-	2
Sample depth:	8 ft

Project #: 22-351

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 2	100%	100%	93%	72%	55%	48%	41%	35%	27%	20.3%

Mechanical Analysis



Soil Classification: GM

PI= LL= PL= Non-plastic

Simon Gilliland
Simon Gilliland P.E.
Professional Engineer

10/27/22
Date



HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP

LOT 3

RECEIVED

MAY 25 2023

PLATTING

LOT 1

LOT 2

◆ TH-2

◆ TH-1

S. SUNSET AVE.

LEGEND

◆ TEST HOLE

SETTING SUN ACRES

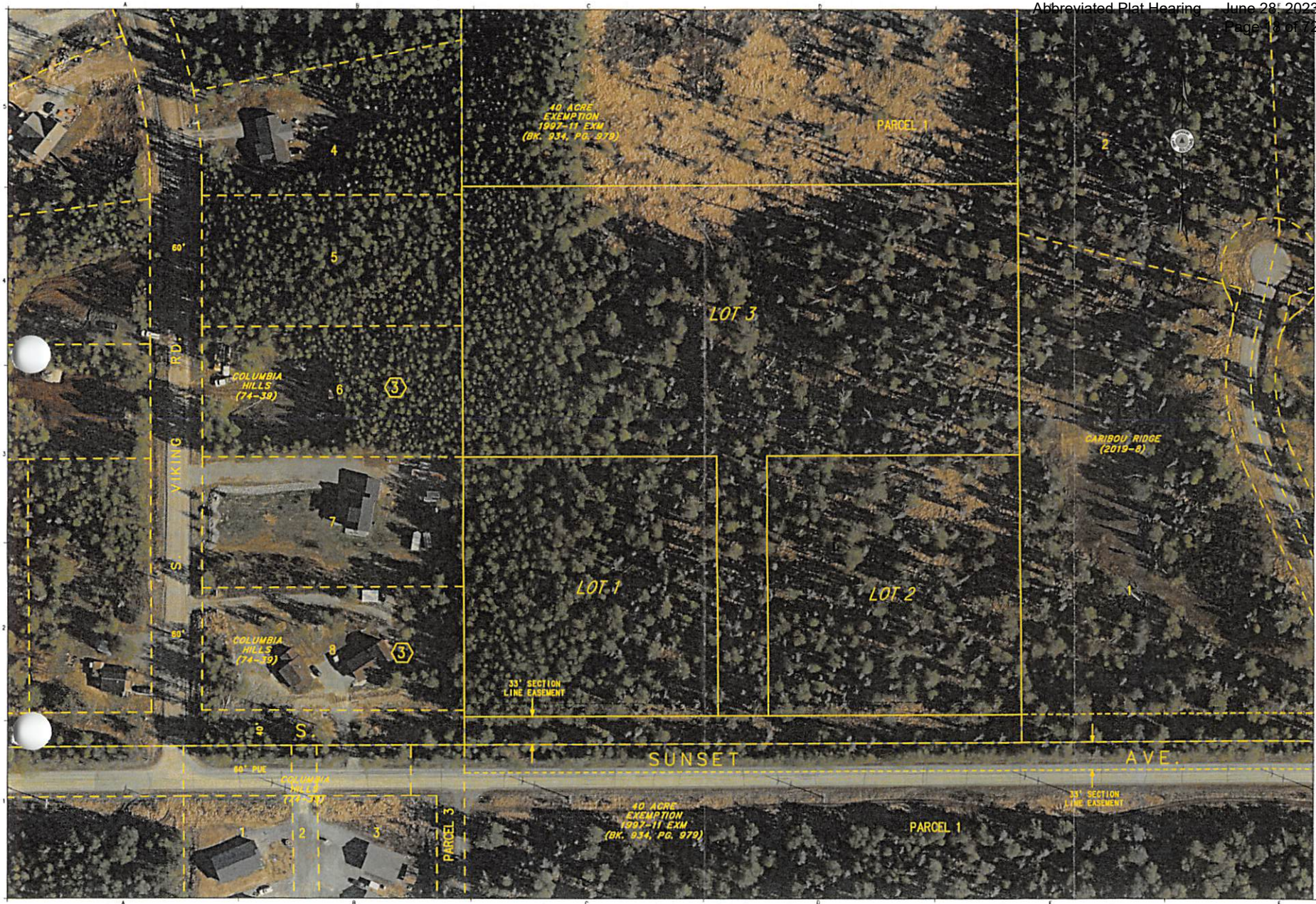
FILE: 22-351

DRAWN: ELF

05/25/23

EXHIBIT A

Page 1 of 1



HANSON
LAND SOLUTIONS
305 E. FIREWED AV.
FAIRBANKS, ALASKA 99701
(907) 446-7738



NOTES
1. THIS MAP WAS DRAWN FROM PUBLIC DATA OF THE MATANOKA SECTION BROWN UNIVERSITY.
2. THE HORIZONTAL DATUM IS NAD83 (GEOID 1985).

RECEIVED

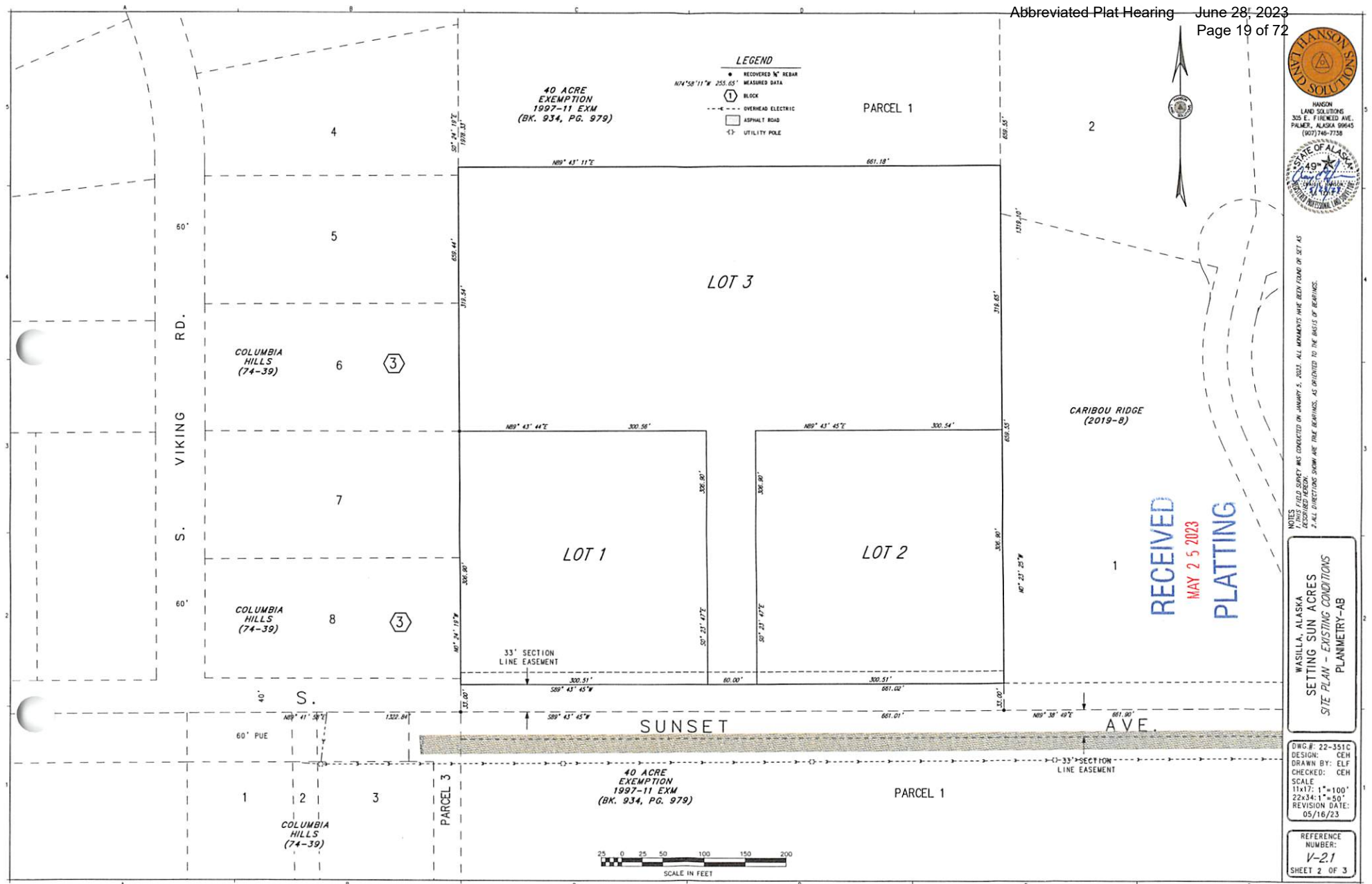
MAY 25 2023

PLATTING EXHIBIT C

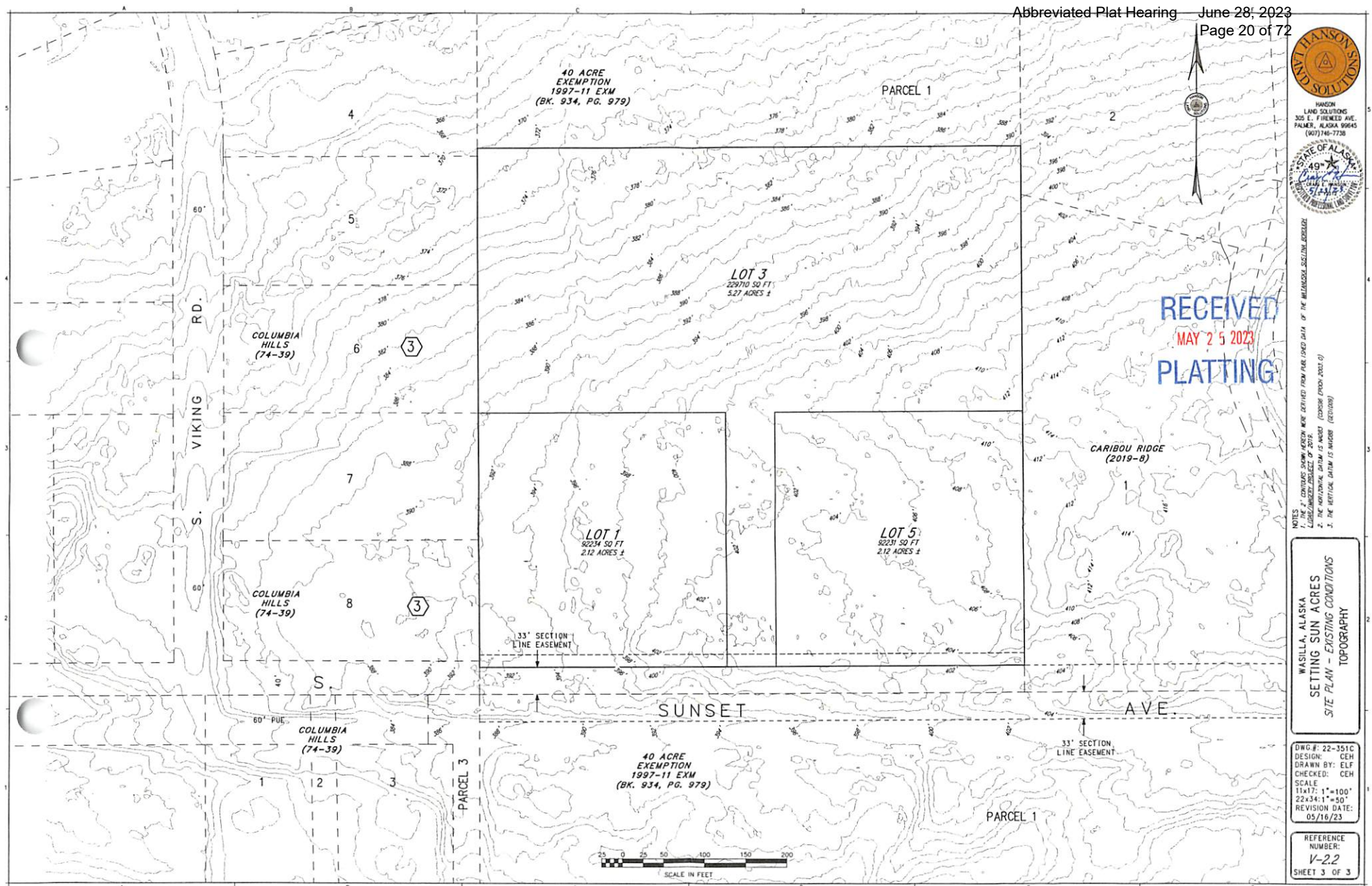
WASILLA, ALASKA
SETTING SUN ACRES
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG #: 22-351C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
1"=100'
22x34"=1"=50'
REVISION DATE:
05/16/23

REFERENCE
NUMBER:
V-2.0
SHEET 1 OF 3



HANSON
LAND SOLUTIONS
3025 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



HANSON
LAND SOLUTIONS
302 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 46-7738



NOTES:
1. CONTOUR LINES SHOWN HEREIN WERE DERIVED FROM AERIAL PHOTO DATA OF THE MILLERSON SCOUTING AREA.
2. THE VERTICAL DATUM IS NAD83 (CONSIDER EPOCH 2011.0).
3. THE VERTICAL DATUM IS MGD88 (CONSIDER EPOCH 2011.0).

RECEIVED
MAY 25 2023
PLATTING

WASILLA, ALASKA
SETTING SUN ACRES
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG #: 22-351C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
1"=100'
22"=34.1"=50'
REVISION DATE:
05/16/23

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3

Matthew Goddard

From: Daniel Dahms
Sent: Monday, April 24, 2023 11:33 AM
To: Amy Otto-Buchanan
Cc: Jamie Taylor; Brad Sworts; Tammy Simmons
Subject: RE: RFC Setting Sun Acres #23-040

Amy,

Note should be added to the plat stating that access to the subdivision will be restricted to one point on Sunset avenue.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, April 5, 2023 5:01 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokitew@gmail.com; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; msb.hpc@gmail.com; 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 Setting Sun Acres #23-040

The following link contains a Request for Comments to subdivide 217N02W29C005, Setting Sun Acres, MSB Case #2023-040. Comments are due by **April 28, 2023**. Please let me know if you have questions. Thanks, A.

[Setting Sun Acres](#)

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

Matthew Goddard

From: Daniel Dahms
Sent: Wednesday, June 21, 2023 11:30 AM
To: Amy Otto-Buchanan; Matthew Goddard
Cc: Jamie Taylor; Brad Sworts; Tammy Simmons
Subject: RE: RFC Setting Sun Ac #2023-040

Amy,

PD&E has no comments.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, May 30, 2023 2:33 PM
To: regpagemaster@usace.army.mil; mokitew@gmail.com; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; pamelaj.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; 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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Setting Sun Ac #2023-040

The following link contains a Request for Comments to subdivide 217N02W28C005 into three lots, Setting Sun Acres, Case #2023-040. Please note that this is a reconfiguration of a previously submitted plat. Comments are due by **June 22, 2023**. Please let me know if you have questions. Thanks, A.

[Setting Sun Acres](#)

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

Amy Otto-Buchanan

From: Permit Center
Sent: Wednesday, May 31, 2023 1:13 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Setting Sun Ac #2023-040

No comments

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 30, 2023 2:33 PM
To: regpagemaster@usace.army.mil; mokietew@gmail.com; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; pamelaj.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; 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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Setting Sun Ac #2023-040

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[Setting Sun Acres](#)

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

Amy Otto-Buchanan

From: Rick Antonio
Sent: Tuesday, June 13, 2023 9:22 AM
To: Amy Otto-Buchanan
Subject: RFC Setting Sun Ac #2023-040

Amy.

Reserving a utility easement along the flag portion of Lot 3 on either side of the flag (on Lot 1 or 2) would aid in the potential future subdivision of Lot 3 and reserve the full 60' width for roadway construction.

Thanks,

Rick

Rick Antonio
Planner II
Planning & Land Use Division
Matanuska-Susitna Borough
rick.antonio@matsugov.us
Office- 907.861.7815
Remote- 907.707.4591

Matthew Goddard

From: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Sent: Thursday, April 6, 2023 11:22 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Setting Sun Acres #23-040

[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 for the creation of five lots to be known as SETTING SUN ACRES. Currently there are no resident or anadromous fish water bodies present within the boundaries of the subject property. At this time, a fish habitat permit from the ADF&G Habitat Section is not required. Should fish presence be discovered, please notify the ADF&G Habitat section at 907-861-3200.

Thank you for the opportunity to comment.

Sincerely,

Crystal Moenaert

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



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, April 5, 2023 5:01 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; billydoc56@hotmail.com; pcook@alaskan.com; dglsviatn@aol.com; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; msb.hpc@gmail.com; andrew.fraiser@enstarnaturalgas.com; James Christopher

Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, April 10, 2023 12:34 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Setting Sun Acres #23-040

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

Hello,

MTA has reviewed the plat for Setting Sun Acres. MTA would like to request a 15' utility easement north of the 33' SLE.

Thank you,

Holly Sparrow, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, April 5, 2023 5:01 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; msb.hpc@gmail.com; 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 Setting Sun Acres #23-040

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[Setting Sun Acres](#)

Amy Otto-Buchanan

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, June 21, 2023 6:37 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Setting Sun Ac #2023-040
Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Amy,

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

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping

m: 907-744-5166 | w: www.gci.com

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, May 30, 2023 2:33 PM
To: regpagemaster@usace.army.mil; mokietew@gmail.com; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; pamelaj.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; 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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Setting Sun Ac #2023-040

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[Setting Sun Acres](#)

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]

SURVEYOR'S CERTIFICATE



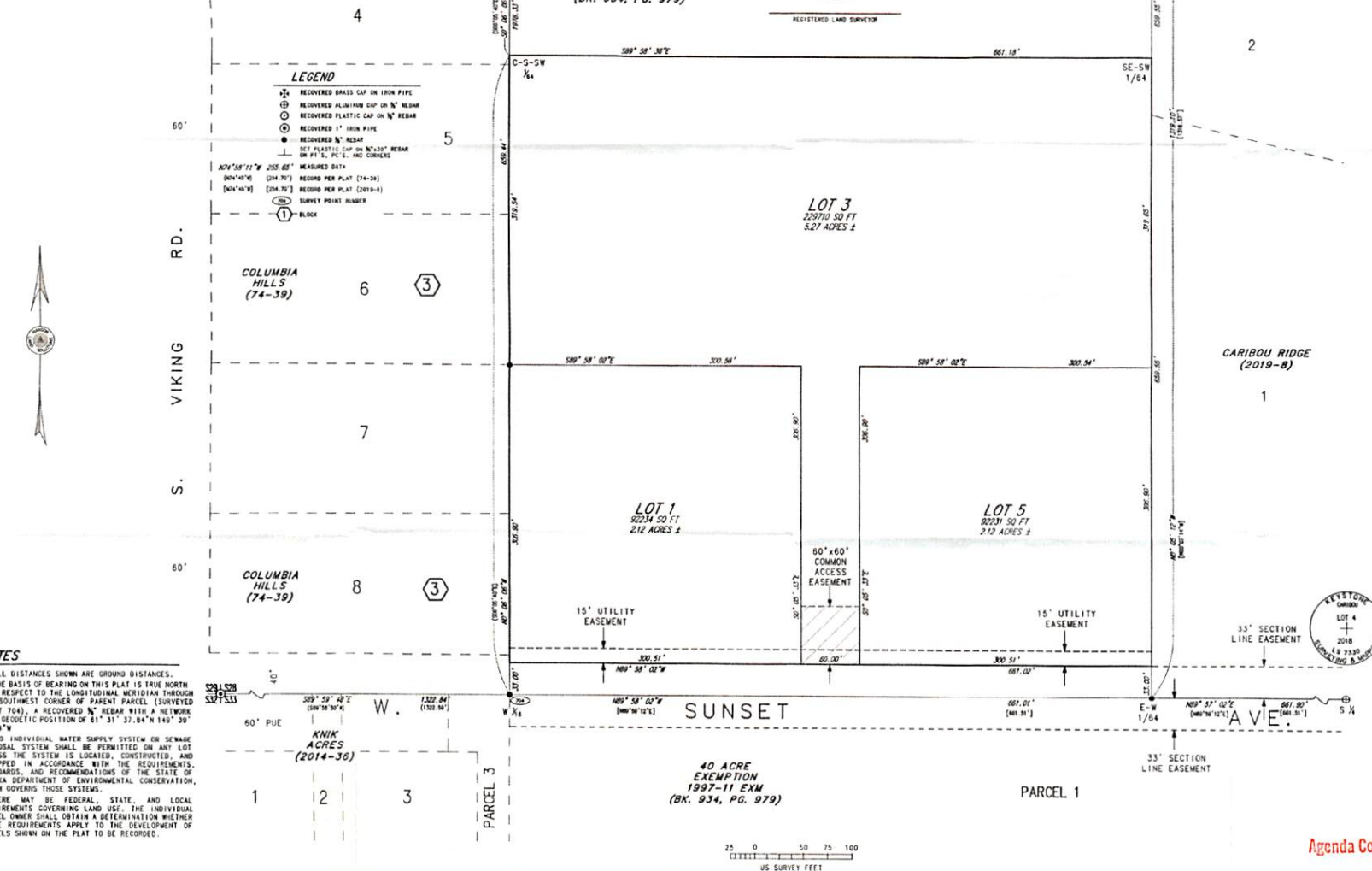
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT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

REGISTERED LAND SURVEYOR

CERTIFICATE OF PAYMENT OF TAXES

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

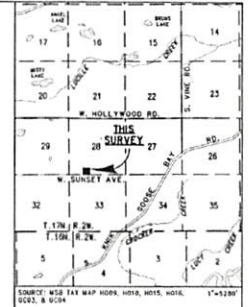
TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) DATE



NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE CONSTITUTIONAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF PARENT PARCEL (SURVEYED POINT 704). A RECOVERED "N" REBAR WITH A NETWORK GROUND POINT POSITION OF 61° 31' 37.84" N 145° 30' 10.34" W.
3. 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.
4. 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.

25 0 50 75 100
US SURVEY FEET



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON 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.

JEFFERY L. BALDORTIDE DATE
PO BOX 871129
WASILLA, AK 99687

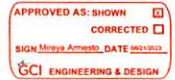
MONTICA D. BALDORTIDE DATE
PO BOX 871129
WASILLA, AK 99687

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____



RECEIVED
MAY 2 2023
PLATTING

A PLAT OF
SETTING SUN ACRES
A SUBDIVISION OF
PARCEL 2
MSB WATER RES. 80-55-PWm
(80-122W)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW 1/4 SEC. 28, T.17N. R.2W. SW, AK
CONTAINING 11.08 ACRES MORE OR LESS
HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1625
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738

FILE: PR22-353 (C) CD SCALE: 1"=100' (05/19/23) 1 OF 1

Agenda Copy



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 30, 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.

- **SETTING SUN ACRES
(MSB Case # 2023-040)**

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 cursive script that reads "James Christopher".

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

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

5814B03L011 17
TORRELLA VALENTIN J & VICKI L
PO BOX 879045
WASILLA AK 99687-9045

RECEIVED
APR 12 2023
PLATTING

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: JEFFREY L. & MONICA D. BALDRIDGE

REQUEST: The request is to create five lots from Parcel #2, MSB Waiver 80-55-PWm, recorded at 80-122w (Tax Parcel C5), to be known as **SETTING SUN ACRES**, containing 11.08 acres +/- . Parcels are located west of S. Knik-Goose Bay Road and directly north of W. Sunset Avenue (Tax ID# 17N02W28C005); lying within the SW ¼ Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at the Assembly Chambers at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska, on the proposed Subdivision. The public hearing is scheduled for May 18, 2023, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

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

[X] No Objection [] Objection [] Concern

Name: Valentine Torrella Address: 7845 W Sathy Ct Wasilla AK

Comments: _____

Case # 2023-040 AOB

Note: Vicinity Map Located on Reverse Side

EXHIBIT I

Knik Fairview Community Council

A Non-Profit Corporation

William Kendig, President
PO Box 877291
Wasilla, AK 99687

April 19, 2023

Matanuska-Susitna Borough
Platting Division
350 E Dahlia Ave
Palmer, AK 99645

Dear Platting Division,

At the April 19, 2023 Member Meeting of the Knik Fairview Community Council the Notification of Public Hearing Case #2023-040 for proposed Setting Sun Acres was discussed. There were no objections by any board members present.

At that meeting a motion was made, seconded, and passed unanimously by the Board of Directors to send this letter of non-objection regarding the aforementioned notification.

Sincerely,

A handwritten signature in blue ink that reads "Bill Kendig". The signature is written in a cursive, flowing style.

Bill Kendig

SITE VISIT REPORT

Case Name: Setting Sun Acres	Date: 04/13/2023 Time: 1:30 PM
Owner: Jeffrey & Monica Baldrige	Case Number: 2023-040
Surveyor/Engineer: Hanson Land Solutions	Tax ID #: 217N02W28C005
Subdivision:	Regarding: Five lot subdivision

SITE CONDITIONS

Weather: Cold, snowy	Temperature: 30 F
Wind: Light	
General Site Condition: Unconstructed	

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

Equipment in use: Camera

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

Reason for Visit/Remarks: (See attached photos)

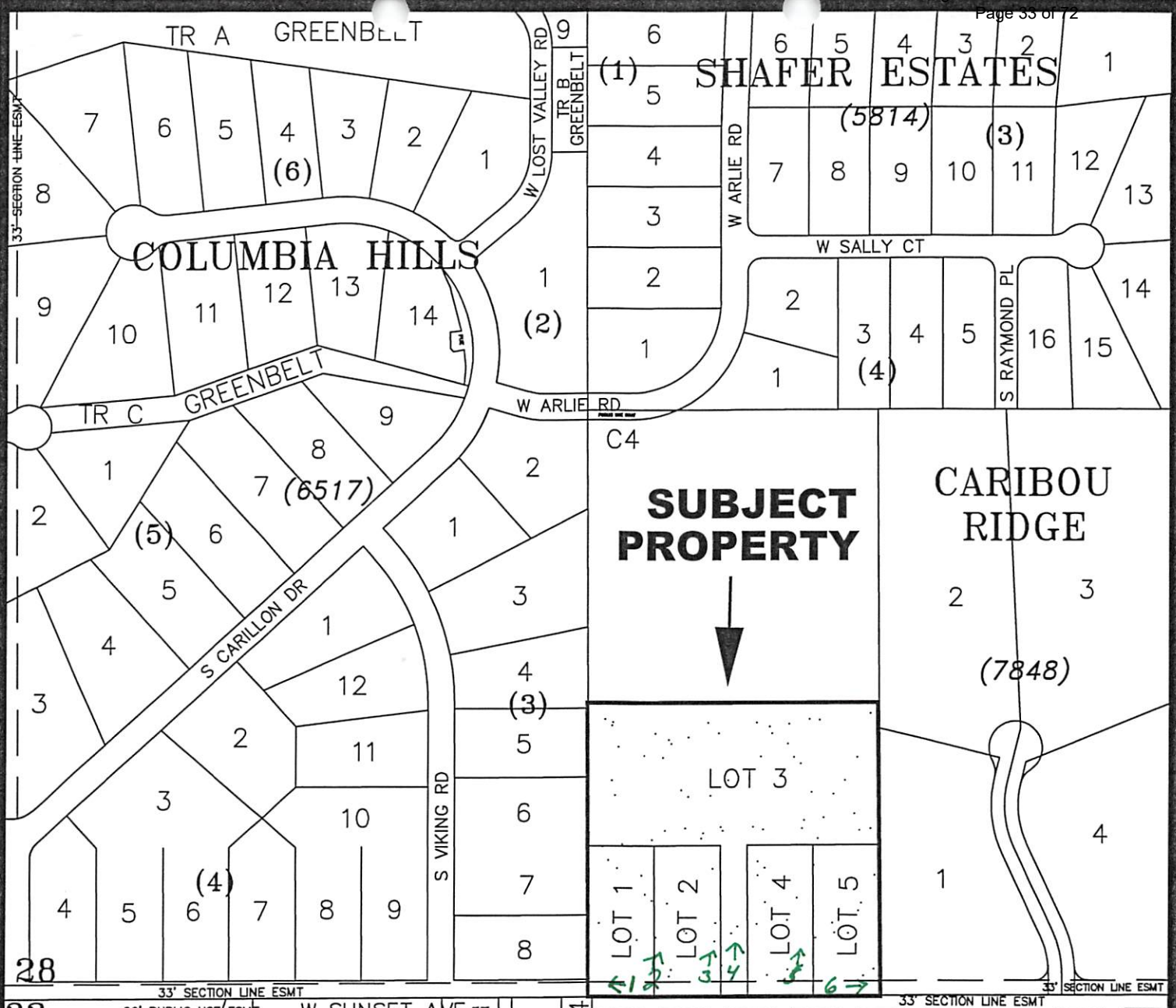
Condition of W. Sunset Avenue. Site distance for proposed one access for all five lots.

Check site topography

Signed By: Amy Otto-Buchanan

Date: 04/13/2023

EXHIBIT K



VICINITY MAP

FOR PROPOSED SETTING SUN ACRES

LOCATED WITHIN

SECTION 28, T17N, R02W, SEWARD MERIDIAN,
ALASKA

HOUSTON 15 MAP



04.13.2023

①



04.13.2023



③

04.13.2023



04.13.2023



04.13.2023



04.13.2023

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

CERTIFICATE OF PAYMENT OF TAXES

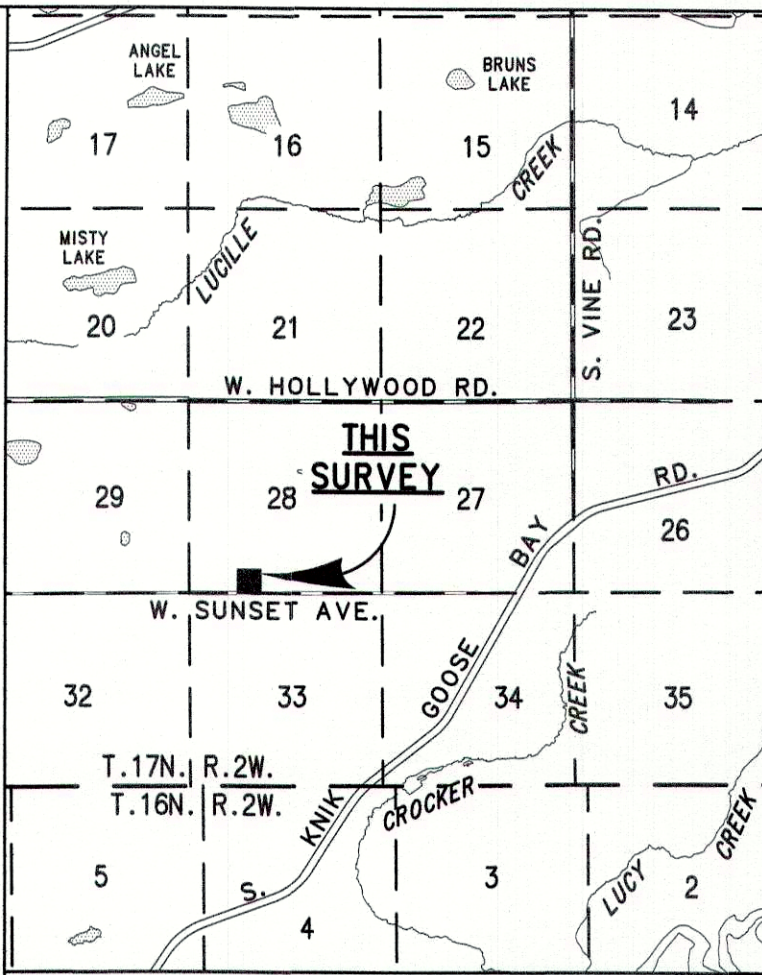
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

C-E-SW
1/64
KEYSTONE
LS 7330

PARCEL 1

2



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

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON 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.

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

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

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

RECEIVED
MAY 25 2023
PLATTING

A PLAT OF SETTING SUN ACRES

A SUBDIVISION OF PARCEL 2
MSB WAIVER RES. 80-55-PWm
(80-122W)

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN

SW 1/4 SEC. 28, T.17N. R.2W. SM, AK
CONTAINING 11.08 ACRES MORE OR LESS

HANSON LAND SOLUTIONS

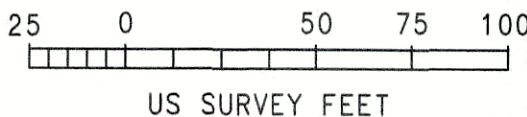
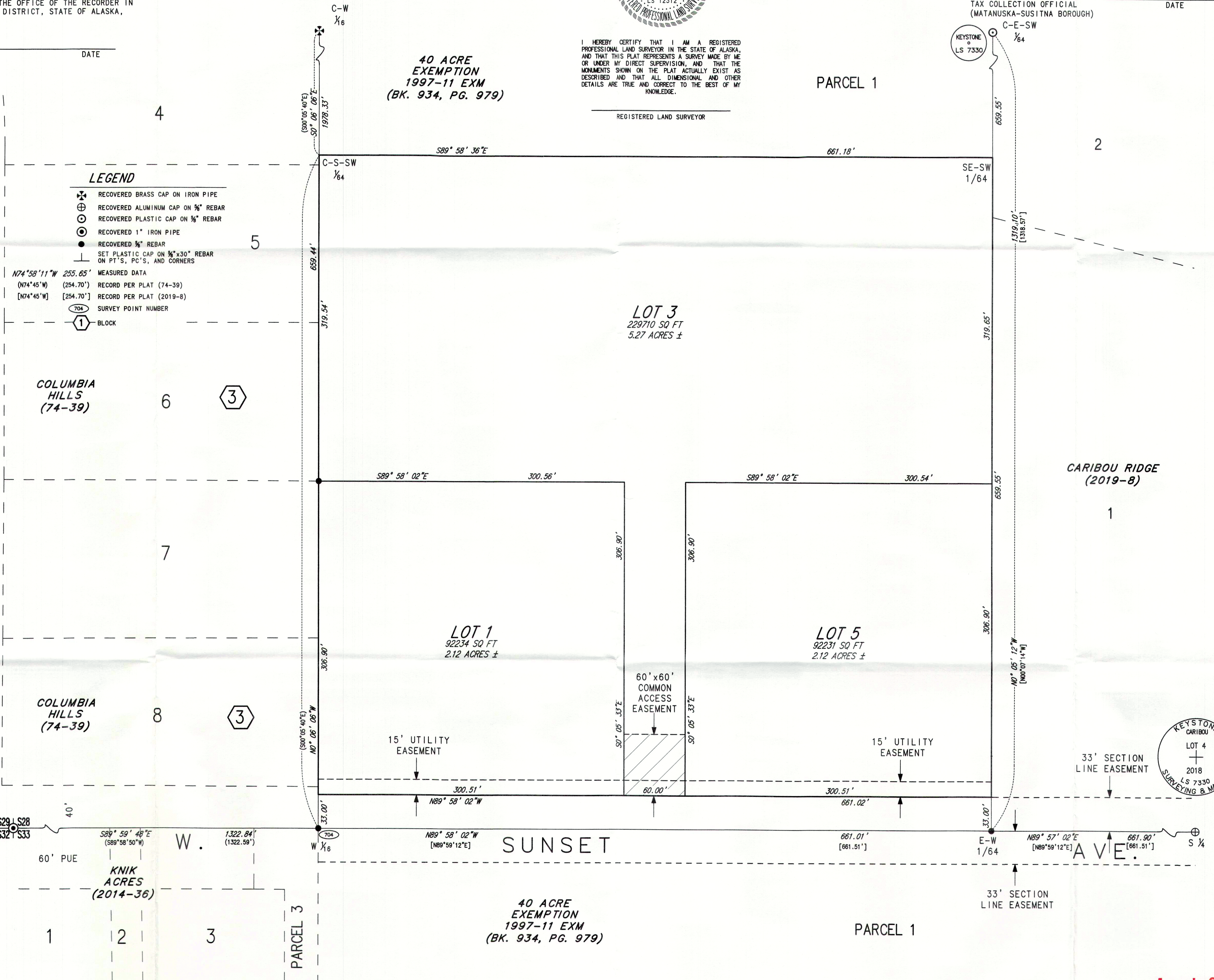
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738

FILE: FB22-351 | CK: CEH | SCALE: 1"=100' | 05/16/23 | 1 OF 1

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF PARENT PARCEL (SURVEYED POINT 704). A RECOVERED 3/8" REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61° 31' 37.84"N 149° 39' 16.34"W
3. 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.
4. 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.

ELF



Agenda Copy

3B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 28, 2023**

ABBREVIATED PLAT: KLEJKA ESTATES

LEGAL DESCRIPTION: SEC 31, T16N, R03W, SEWARD MERIDIAN AK

PETITIONERS: JOSEPH & JACQUELYN KLEJKA

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING/HOLLER ENGINEERING

ACRES: 40.1± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-066

REQUEST: The request is to create two lots from Tax Parcel A10, to be known as **KLEJKA ESTATES**, containing 40.1 acres +/- . The parcel is located north of W. Point MacKenzie Road and east of S. Goose Creek Road; within Section 31, Township 16 North, Range 03 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 4 pgs
EXHIBIT B – 4 pgs

AGENCY COMMENTS

Department of Public Works Pre-Design Division
Development Services
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg

DISCUSSION: This platting action is creating two lots from Tax Parcel A10. Access for both lots is from S. Goose Creek Road; a 60' wide Public Use Easement maintained by MSB. Both Tract 1 and Lot 1 have the required frontage onto S. Goose Creek Road.

Soils Report: (**Exhibit B**) Pursuant to MSB 43.20.281(A)(1), a soils report was submitted. Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging one new testhole, review of neighboring soils information, review of the provided topography information, review of aerial imagery and other observations at the site. Testhole location map and topography map and testhole logs are attached. The project site forms a regular square shape south of, bordering and partially intersection by W. Fifth Avenue (a private road) west of S. Goose Creek Road. There is a varying minor to moderate slope to a local low region to the south, with some small portion in the north falling northward. Some steep slopes exceeding 25% exists and have been delineated on the map. Total elevation differential indicated is approximately 76'. Many areas of native vegetation, mainly mature growth mixed birch, spruce and cottonwood and lesser shrubs and grasses, exist. The new testhole was observed on September 14 2022. Near surface soils found

included a silty topsoil layer consistently extending to 3'. Receiving soils were sands and gravels with a minor silt content, extending to 13'. No groundwater was encountered. Based on available soils and water table information, topography, code definitions and other observations on site, the newly proposed 2.5 acre lot will contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. Proposed Tract 1 is over 400,000 sf. Engineering has provided the detailed topographic narrative in his report.

Comments:

Department of Public Works Pre-Design Division (**Exhibit C**) has no comments.

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

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

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Point MacKenzie Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Emergency Services, Community Development, Assessments, or Planning; GCI, MEA, or MTA.

CONCLUSION: The preliminary plat of **KLEJKA ESTATES** 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 were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

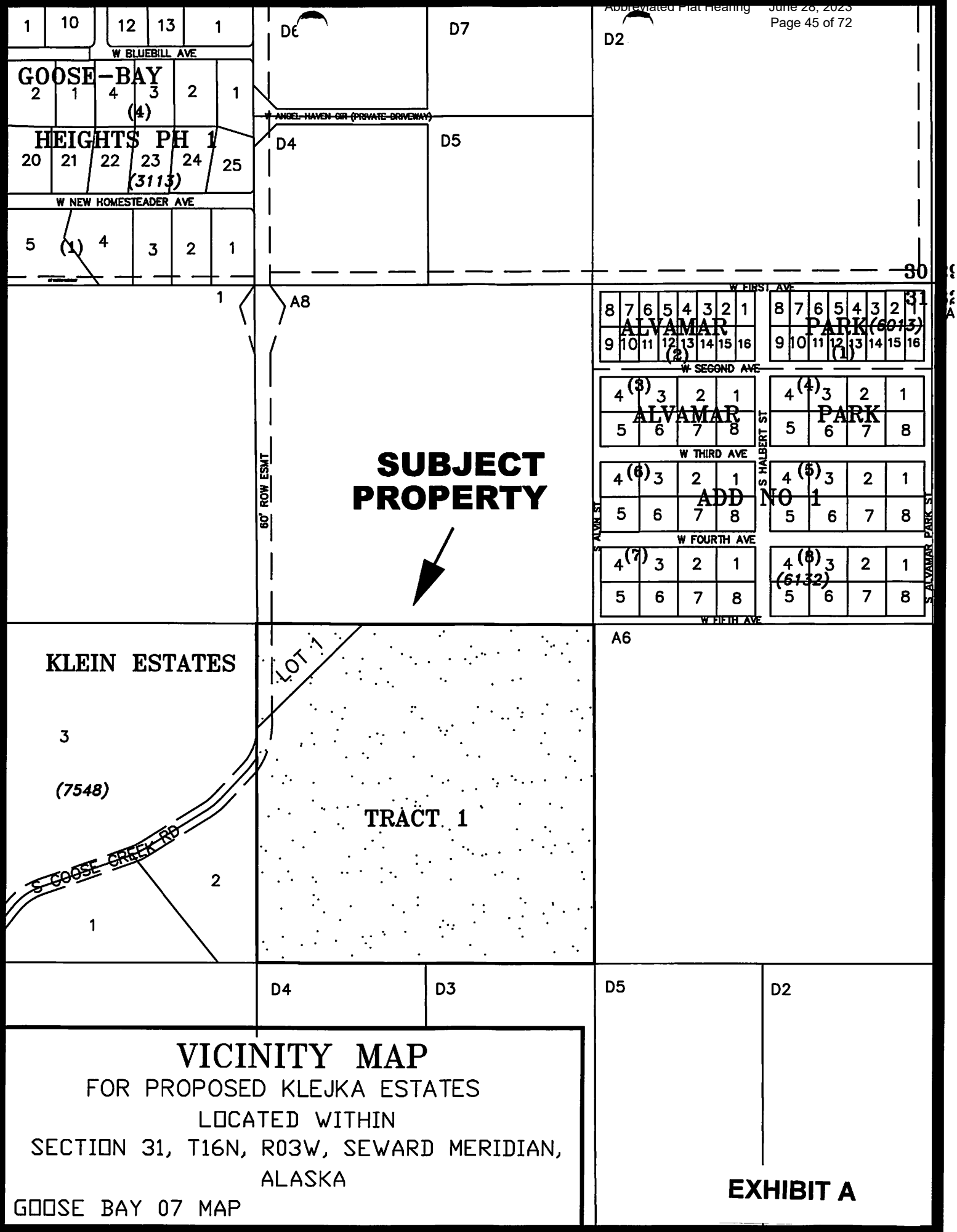
FINDINGS OF FACT

1. The plat of Klejka Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). Lot 1 has the required useable area. A soils report was not required for Tract 1, as the engineer provided a detailed topographic narrative in his report, pursuant to MSB 43.20.281(A)(1)(i).
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Point MacKenzie Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Emergency Services, Community Development, Assessments, or Planning; GCI, MEA, or MTA
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **Klejka Estates**, contingent on the following recommendations:

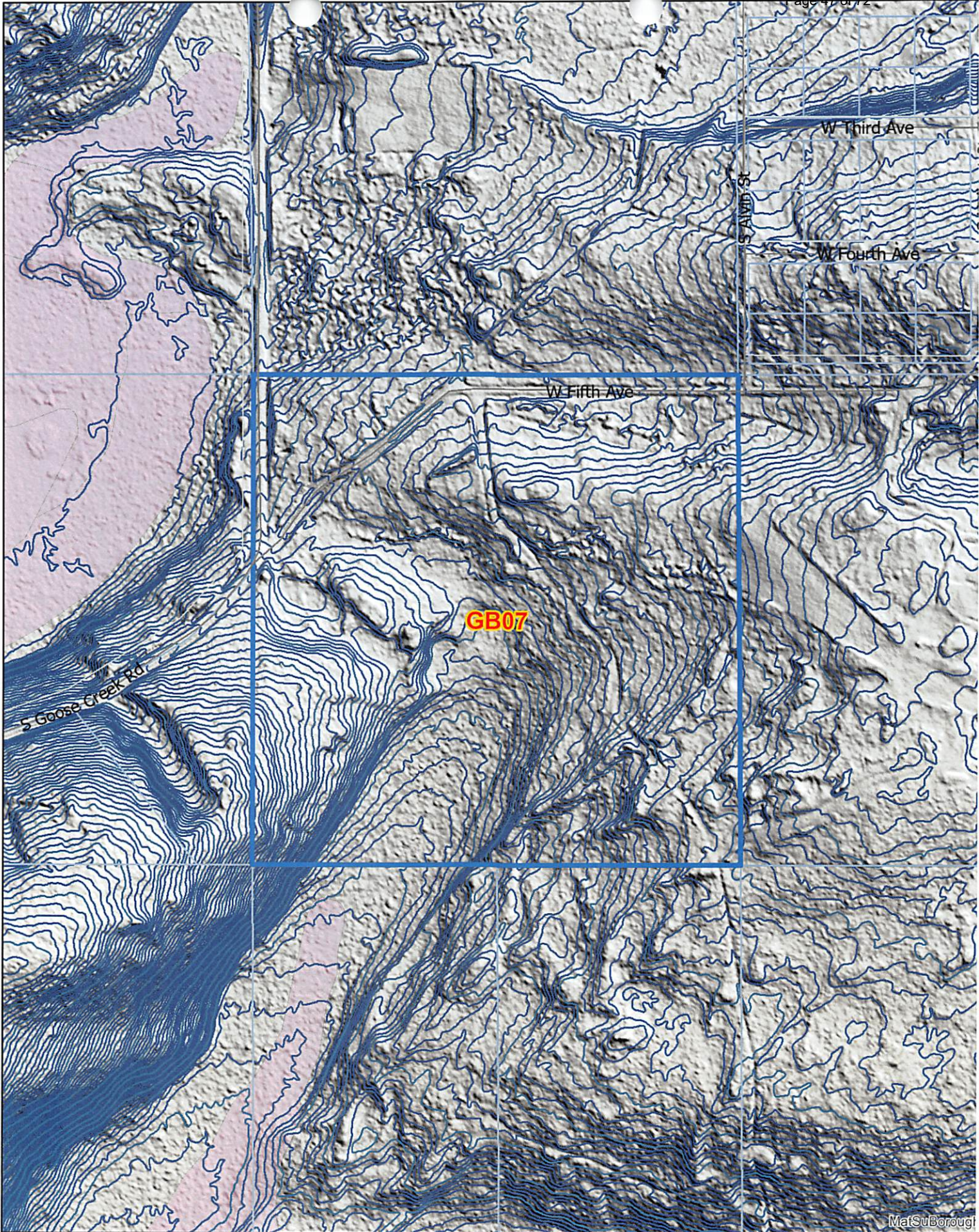
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary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





320 160 0 320 Feet

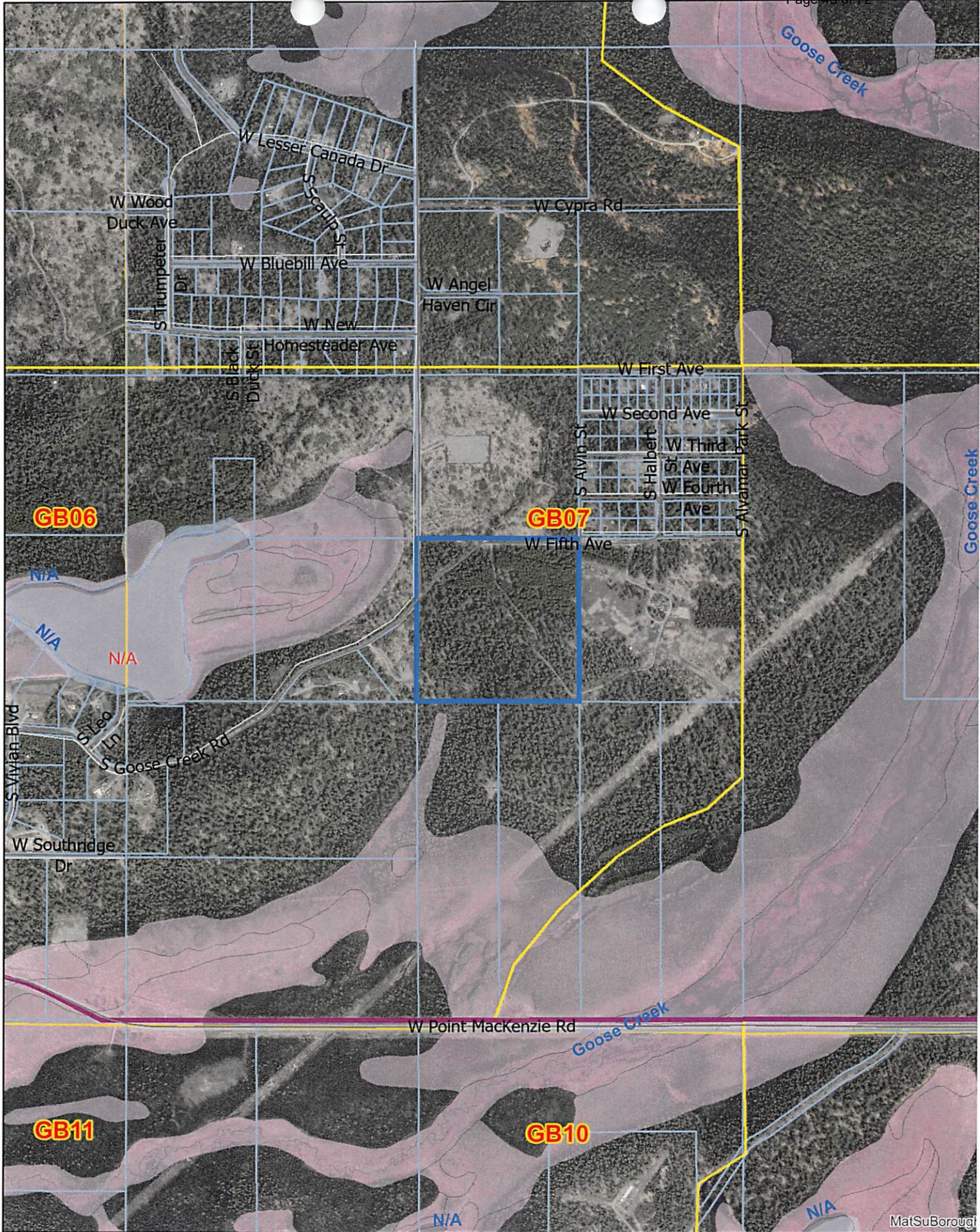




320 160 0 320 Feet



MatSu Borough



970 485 0 970 Feet





HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

October 28, 2022

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

RECEIVED
OCT 28 2022
PLATTING

Re: *LA10 S31 T16N R3W / Klejka Subdivision*; Useable Areas, Topography, and
Drainage. HE #22070

Dear Mr. Wagner:

At the request of the Sam Brewer, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing parent parcel totaling 40 acres. Our soils evaluation included logging 1 new testhole on the parent parcel, review of neighboring soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a near regular square shape south of, bordering, and partially intersected by W. Fifth Ave, west of S. Goose Creek Road. The majority of the parent parcel has a varying minor to moderate slope to a local low region to the south, with some small portions in the north falling northward. A few minor regions having steep slopes exceeding 25% exist, and they have been delineated on the attached map. The total elevation differential indicated on the provided topographical map is approximately 76'.

Soils & Vegetation. The parent parcel contains many areas retaining native vegetation, which primarily consists of mature growth mixed birch, spruce trees and cottonwood/poplar trees and lesser shrubs and grasses. One new testhole was observed on 9/14/22 to evaluate soil and groundwater conditions. Near surface soils found in the testholes included a silty topsoil layer consistently extending down to 3'. Receiving soils below the topsoils were found to be sands and gravels with a minor silt content, extending down to 13' in the attached testhole. A copy of the testhole log and the relevant location/topography map is attached.

Groundwater. Groundwater was not encountered on the parent parcel or in the logged testhole. As such, groundwater is not expected to be a limiting factor for any of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to lotlines, easements, and areas with greater than 25% slope. For useable building area, lotlines, utility easements, setbacks to steep areas, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the newly proposed 2.5 acre lot will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. The remainder tract contains more than 400,000 square feet of area and does not require useable area verification.***

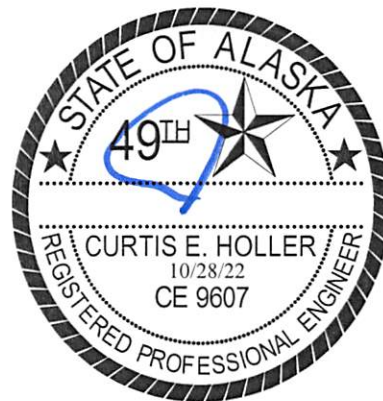
Roads and Drainage. The proposed new lots will apparently not require the construction of any new roads. All proposed lots have access onto existing roads or access easements. As such a drainage plan is not required, however general existing drainage patterns have been indicated on the attached map.

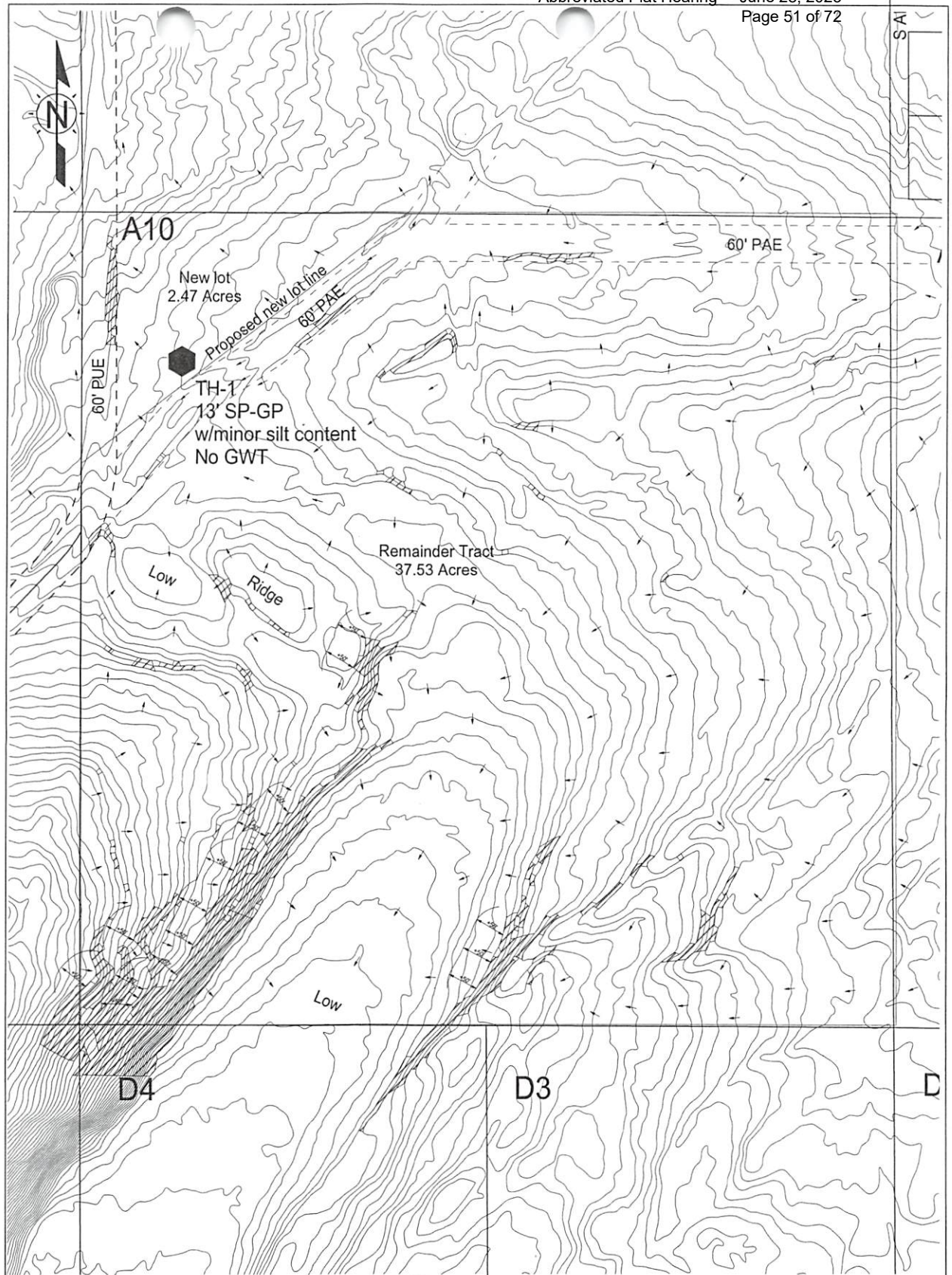
Please do not hesitate to call with any other questions you may have.

Sincerely,

Curtis Holler, PE

c: S. Brewer, w/attachments





Notes:

- 1) Base drawing & 2' LIDAR topography provided by others.
- 2) Testhole locations approximate.
- 3) Arrows denote approximate drainage patterns. Hatched areas have slope +25%.



LA10 S31 T16N R3W / Klejka Subdivision
Testhole, Useable Area, Drainage & Topo Map



HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654

Date: 10/27/22

Scale: 1" = 150'

Job # 22070



SOILS LOG / PERCOLATION TEST

Legal Description: Klejka Estates

Soil Type

Site Plan

See attached testhole & topo map.

Slope

- N/A

[illegible]

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

DATE: 9/14/22

Matthew Goddard

From: Daniel Dahms
Sent: Wednesday, June 21, 2023 11:41 AM
To: Amy Otto-Buchanan; Matthew Goddard
Cc: Jamie Taylor; Brad Sworts; Tammy Simmons
Subject: RE: RFC Klejka Est #23-066

Amy,

PD&E has no comments.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, May 31, 2023 4:41 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; mokietew@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; garyfoster61@outlook.com; dglsaviatn@aol.com; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; 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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Klejka Est #23-066

The following link contains a Request for Comments for Klejka Estates to create two lots from 218N03W31A010. Comments are due by **June 23, 2023**. Please let me know if you have any questions. Thanks, A.

[Klejka Est](#)

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

Amy Otto-Buchanan

From: Permit Center
Sent: Thursday, June 1, 2023 9:38 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Klejka Est #23-066

No comments

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: Wednesday, May 31, 2023 4:41 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; mokietew@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; garyfoster61@outlook.com; dglsaviatn@aol.com; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; 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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Klejka Est #23-066

The following link contains a Request for Comments for Klejka Estates to create two lots from 218N03W31A010. Comments are due by **June 23, 2023**. Please let me know if you have any questions. Thanks, A.

[Klejka Est](#)

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



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

June 1, 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.

- **KLEJKA ESTATES**
(MSB Case # 2023-066)

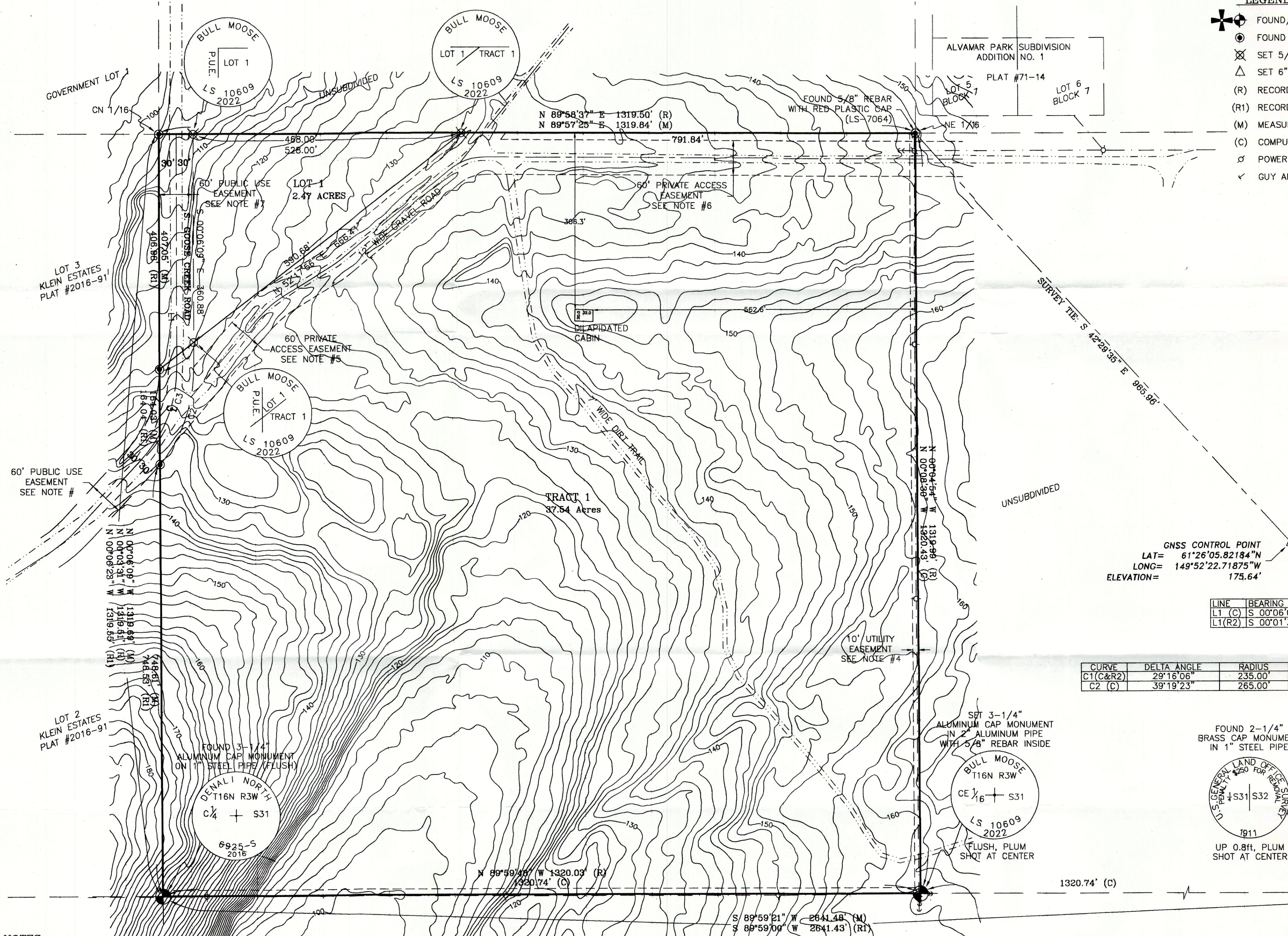
If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

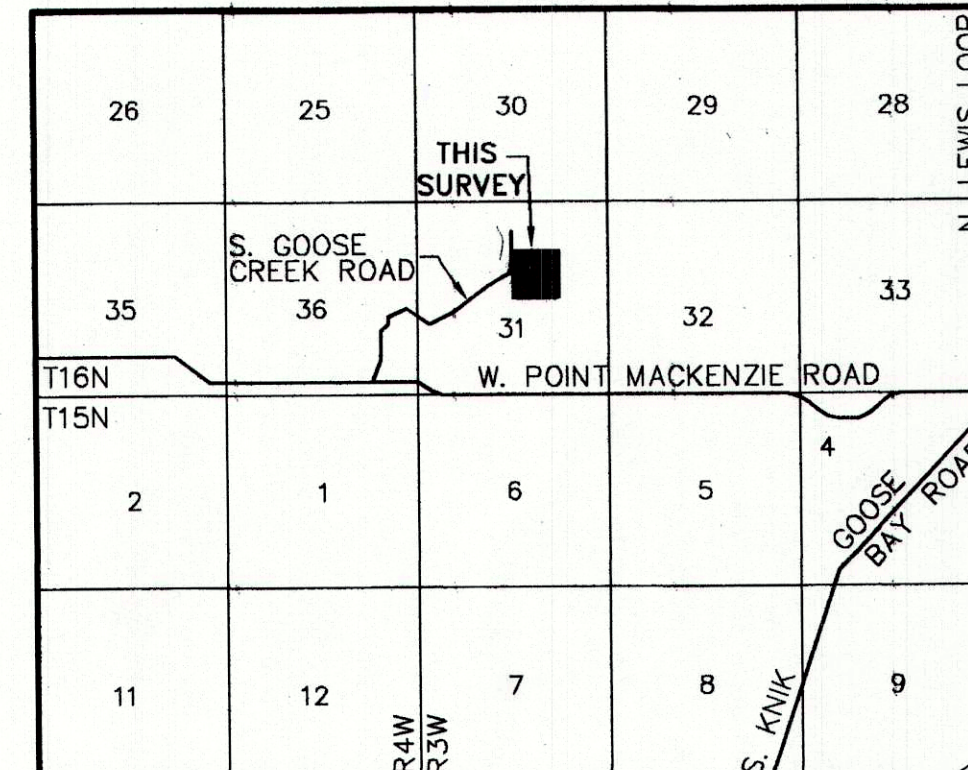
A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

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

0' 100' 200' 300'
SCALE: 1" = 100'



- LEGEND**
- FOUND/SET MONUMENT AS NOTED
 - FOUND YELLOW PLASTIC CAP ON 5/8" REBAR (DENALI NORTH, 6025-S)
 - SET 5/8"x30" REBAR WITH 2 1/2" ALUMINUM CAP AS NOTED
 - SET 6" SPIKE AS GNSS CONTROL POINT
 - (R) RECORD VALUE PER RECORD OF SURVEY BY ROBERT W. BASLER (PLAT #2001-91)
 - (R1) RECORD VALUE PER KLEIN ESTATES (PLAT #2016-91)
 - (M) MEASURED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
 - POWER POLE
 - GUY ANCHOR



VICINITY MAP: 1" = 1 MILE

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 _____

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.

JOSEPH KLEJKA _____ DATE _____
PO BOX 449
BETHEL, AK 99559

JACQUELYN KLEJKA _____ DATE _____
PO BOX 449
BETHEL, AK 99559

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____

FOR JOSEPH KLEJKA _____

JACQUELYN KLEJKA _____

NOTARY FOR THE STATE OF ALASKA _____

MY COMMISSION EXPIRES _____

RECEIVED
MAY 26 2023
PLATTING

NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MAY 5, 2022 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
- 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.
- ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED FEBRUARY 14, 1978 IN BOOK 158, PAGE 769.
- PERPETUAL BLANKET EASEMENT & 60' PRIVATE ACCESS EASEMENT RECORDED NOVEMBER 2, 1977 IN BOOK 152, PAGE 12.
- PERPETUAL BLANKET EASEMENT & 60' PRIVATE ACCESS EASEMENT RECORDED OCTOBER 29, 1980 IN BOOK 221, PAGE 823.
- PUBLIC USE EASEMENT GRANTED TO: MATANUSKA-SUSITNA BOROUGH. RECORDED OCTOBER 19, 1964 IN BOOK 385, PAGE 608. BEARINGS ROTATED TO MATCH GEODETIC BEARINGS.
- PRIVATE ACCESS EASEMENT RECORDED SEPTEMBER 16, 2008, IN RECEPTION NO. 2008-020773-0.

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.

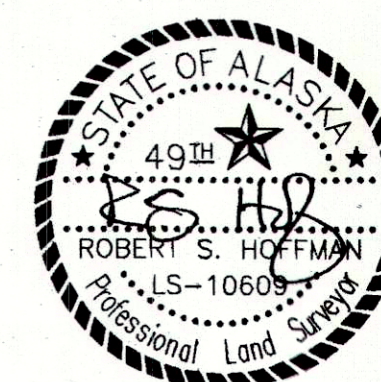
DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

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

12/2/2022
DATE



PRELIMINARY
Agenda Copy

A PLAT OF

KLEJKA ESTATES

LOCATED WITHIN:
THE SW 1/4 OF THE NE 1/4 OF
SECTION 31, T16N R3W

SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 40.1 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: 12/2/2022
CHECKED BY: RSH

DRAWING SCALE:
1"=100'
SHEET
1 OF 1

30

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
June 28, 2023

ABBREVIATED PLAT: TAMARACK RIDGE

LEGAL DESCRIPTION: SEC 22, T18N, R01W, SEWARD MERIDIAN AK

PETITIONERS: KEVIN BYMAN & KELLY BYMAN

SURVEYOR: DENALI NORTH

ACRES: 39.64 ± PARCELS: 2

REVIEWED BY: CHRIS CURLIN CASE #: 2023-065

REQUEST: The request is to create two lots from Tax Parcel B17, to be known as **TAMARACK RIDGE**, containing 39.64 acres +/- . The parcel is located directly west of E. Schrock Road and north of E. New Field Drive; within Section 22, Township 18 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

Topographic Narrative

EXHIBIT B – 2 pgs

AGENCY COMMENTS

Department of Public Works Pre-Design Division

EXHIBIT C – 1 pg

Utilities

EXHIBIT D – 2 pgs

Public

EXHIBIT E – 1 pg

DISCUSSION: This platting action is creating two lots from existing Tax Parcel B17. This platting action is splitting Tax Parcel B17 in two and adding a common access easement for access onto E. Schrock Road.

Topographic Narrative: (**Exhibit B**) Pursuant to MSB 43.20.281(A)(1)(i)(i), a soils report was not required, since lots are over 400,000 sf and the surveyor has provided a detailed topographic narrative for both proposed lots.

Comments: Department of Public Works Pre-Design Division (**Exhibit C**) notes shared access unless otherwise approved by DOT.

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

Public: (**Exhibit E**) Bradley Porter III, owner of Lot 6, Block 12, Wasilla North Estates, to the east, has a concern: “Why! Mighty goofy shaped lots.”

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Community Council Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, Assessments or Planning; MEA or MTA.

CONCLUSION: The preliminary plat of **TAMARACK RIDGE** 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 concern 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 not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as a detailed topographic narrative was provided by the surveyor.

FINDINGS OF FACT

1. The plat of Tamarack Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was not required, pursuant to MSB 43.20.28(A)(1)(i)(i), as a detailed topographic narrative was supplied by the surveyor.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Community Council Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, Assessments or Planning; MEA or MTA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There was one concern from the public in response to the Notice of Public Hearing, regarding the reason for the platting action and the shape of the lots.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **Tamarack Ridge**, contingent on the following recommendations:

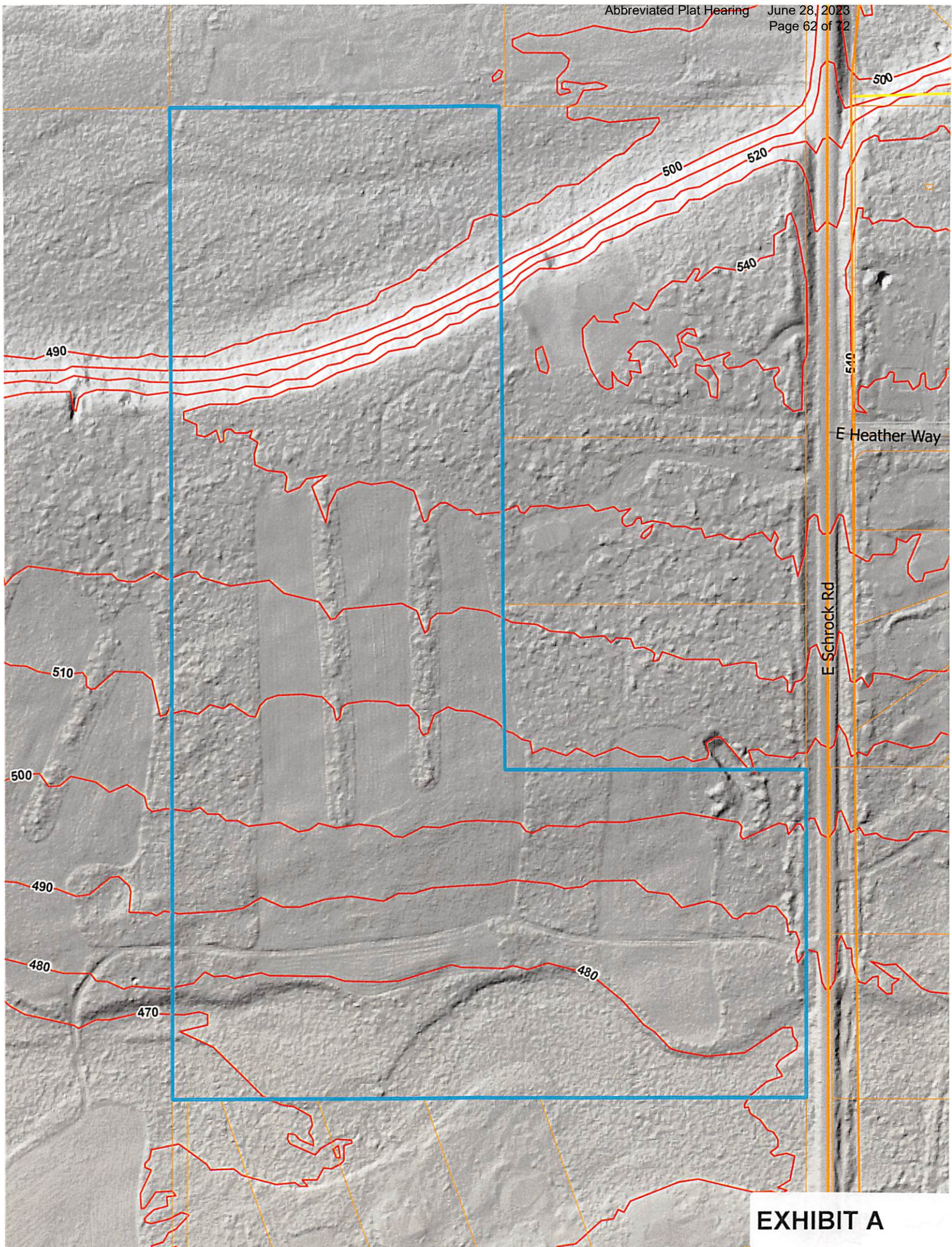
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary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



WASILLA 06 MAP

EXHIBIT A





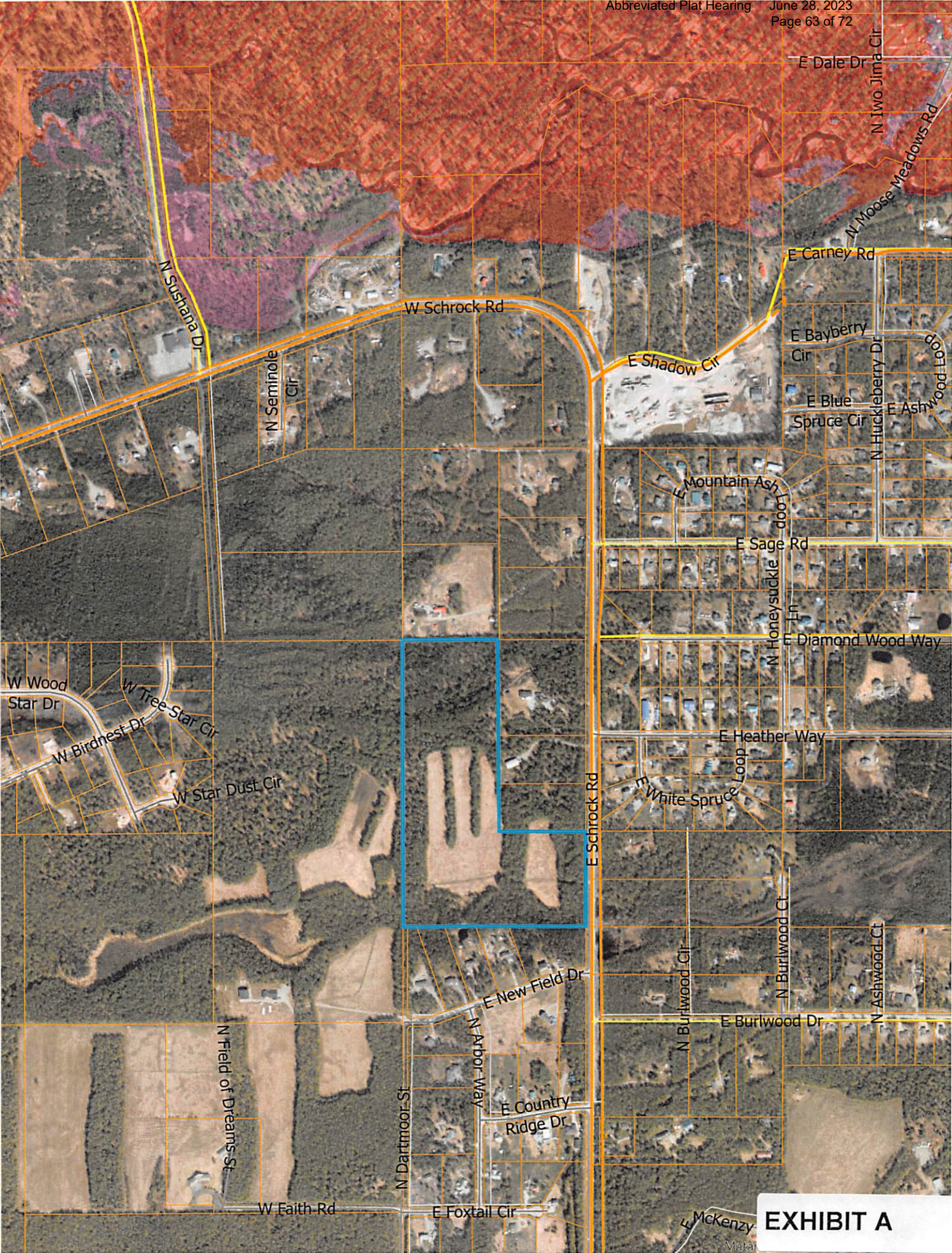


EXHIBIT A

Matsu Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645

02/07/2023

ATTN: Fred Wagner
RE: Tamarak Ridge

RECEIVED
MAY 08 2023
PLATTING

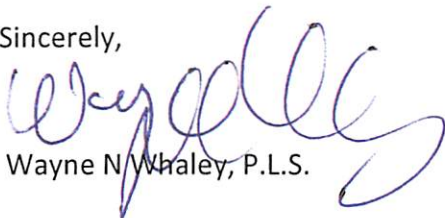
Dear Mr. Wagner,

The topography is relatively flat with grades between flat to 4.5%. There is a steep drop near the northernly portion has a slope which is about 43% for about 80 ft. and 30 ft. to 40 ft. in height. Running north-easternly through the upper portion of the parcel this area would be 2.1 acres of unusable area due to exceeding the 25% limit and over 30 ft. tall requiring a 50 ft. septic setback.

The Southern portion of the property drains southerly at about 4.5% average as shown on the topography map (attached). This topography map is overlaid from the MatSu Borough 2019 Lidar 2.0 contour mapping.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Wayne N. Whaley', is written over the typed name.

Wayne N. Whaley, P.L.S.



EXHIBIT B

Jesse Curlin

From: Tammy Simmons
Sent: Friday, June 9, 2023 12:51 PM
To: Jesse Curlin
Cc: Jamie Taylor; Daniel Dahms; Brad Sworts
Subject: RE: RFC Tamarack Ridge #2023-065

Hello,

PD&E recommends shared access unless otherwise approved by DOT.
JMT, TLS

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: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, May 31, 2023 3:27 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; sarah.myers@alaska.gov; colton.percy@alaska.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; Dmitri Fonov <Fonov@matsugov.us>; tanainacommunity@gmail.com; hsfirewise@gmail.com; mschoming@crweng.com; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov
Subject: RFC Tamarack Ridge #2023-065

The following link contains a Request for Comments to subdivide 218N01W22B017 into two lots, Tamarack Ridge, #2023-065. Comments are due by **June 12, 2023**. Please let me know if you have questions.

[Tamarack Ridge](#)

Sincerely,

Jesse Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, June 12, 2023 8:34 AM
To: Jesse Curlin
Cc: OSP Design Group
Subject: RE: RFC Tamarack Ridge #2023-065
Attachments: Agenda Plat.pdf

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

Jesse,

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

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, May 31, 2023 3:27 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; sarah.myers@alaska.gov; colton.percy@alaska.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com; Dmitri Fonov <Fonov@matsugov.us>; tanainacommunity@gmail.com; hsfirewise@gmail.com; mschoming@crweng.com; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov
Subject: RFC Tamarack Ridge #2023-065

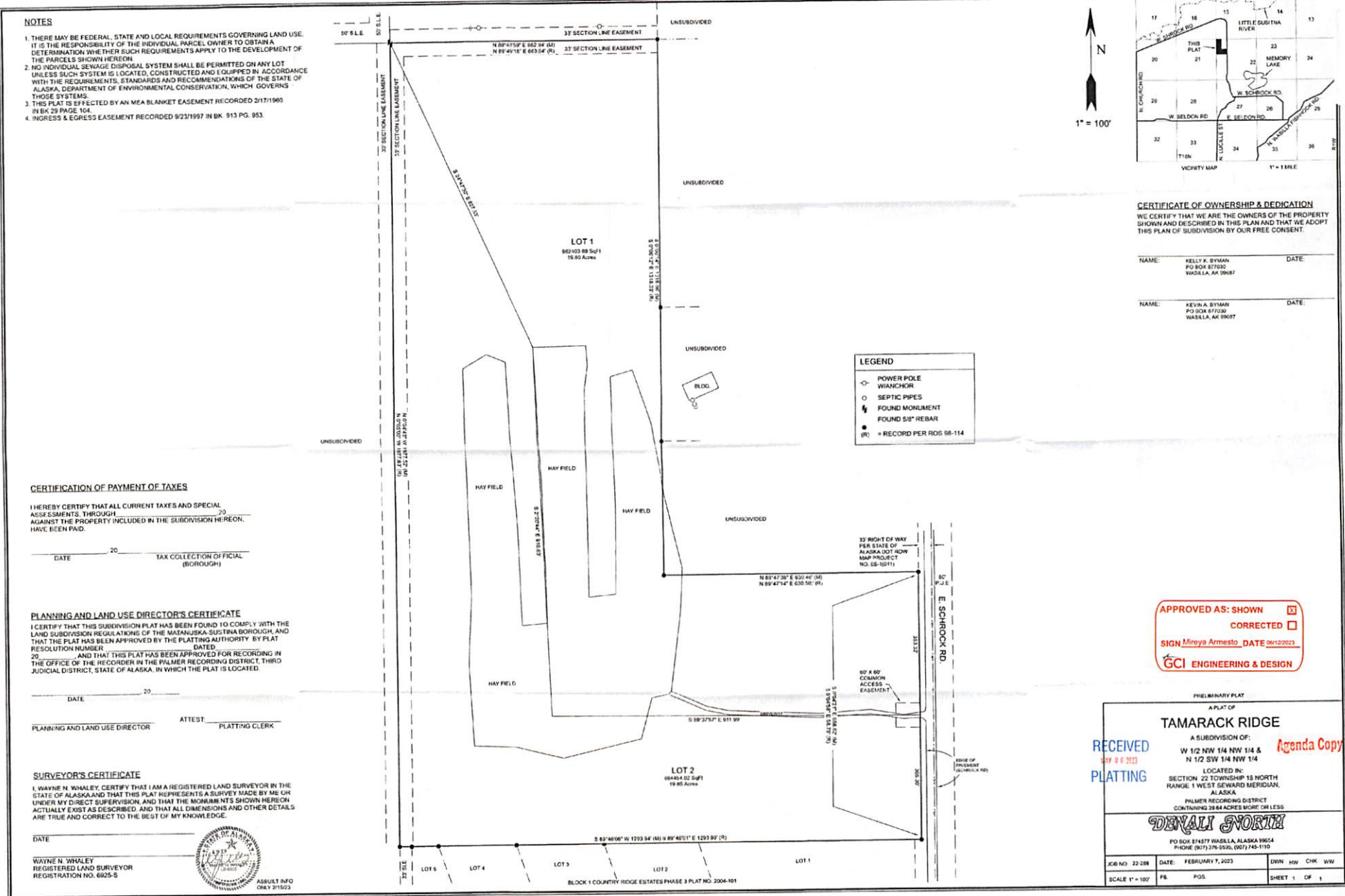
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

The following link contains a Request for Comments to subdivide 218N01W22B017 into two lots, Tamarack Ridge, #2023-065. Comments are due by **June 12, 2023**. Please let me know if you have questions.

[Tamarack Ridge](#)

Sincerely,

Jesse C. "Chris" Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873





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

June 1, 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.

- **TAMARACK RIDGE**
(MSB Case # 2023-065)

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

Sincerely,

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

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

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

RECEIVED
JUN 21 2023
PLATTING

2916B12L006 22
PORTER BRADLEY THOMAS III PORTER CHIMENE CHERIE WITTER
PO BOX 870830
WASILLA AK 99687-0830

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: KEVIN & KELLY BYMAN

REQUEST: The request is to create two lots from Tax Parcel B17, to be known as **TAMARACK RIDGE**, containing 39.64 acres +/- . The parcel is located directly west of E. Schrock Road and north of E. New Field Drive (Tax ID 18N01W22B017); within Section 22, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Tanaina Community Council and Assembly District #6.

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 28, 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: plattting@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, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [] Objection [☒] Concern

Name: Bradley Porter Address: 2916 B 12L 006

Comments: Why ! mighty goofy shaped lots

Case # 2023-065 JCC

Note: Vicinity map Located on Reverse Side

EXHIBIT E



NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHEN SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. THIS PLAT IS EFFECTED BY AN EASEMENT EASEMENT RECORDED 2/17/1990 IN BK 29 PAGE 104.
4. INGRESS & EGRESS EASEMENT RECORDED 9/23/1997 IN BK 913 PG. 853.

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____ TAX COLLECTION OFFICIAL (BOROUGH)

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

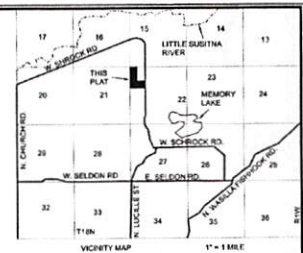
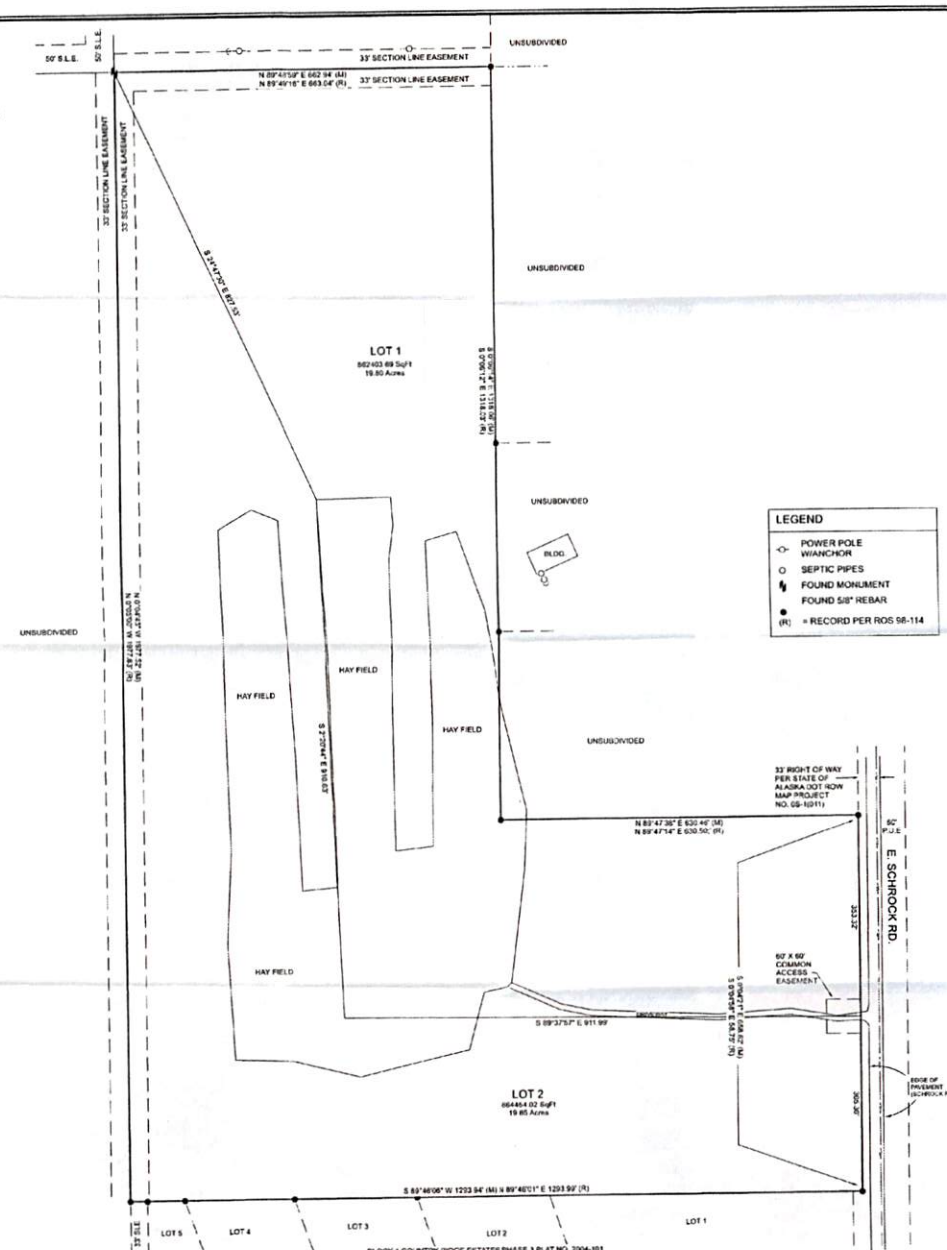
I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE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

DATE _____ ATTEST _____ PLATTING CLERK
PLANNING AND LAND USE DIRECTOR

SURVEYOR'S CERTIFICATE

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

DATE _____
WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6825-S
ASSULT INFO ONLY 2/15/23



CERTIFICATE OF OWNERSHIP & DEDICATION

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

NAME: KELLY K. BYMAN DATE: _____
PO BOX 877333
WASILLA, AK 99687

NAME: KEVIN A. BYMAN DATE: _____
PO BOX 877333
WASILLA, AK 99687

LEGEND	
○	POWER POLE
○	WANCHOR
○	SEPTIC PIPES
●	FOUND MONUMENT
●	FOUND 5/8" REBAR
(R)	= RECORD PER ROS 98-114

PRELIMINARY PLAT			
A PLAT OF			
TAMARACK RIDGE			
A SUBDIVISION OF:			
W 1/2 NW 1/4 NW 1/4 & N 1/2 SW 1/4 NW 1/4			
LOCATED IN:			
SECTION 22 TOWNSHIP 18 NORTH RANGE 1 WEST SEWARD MERIDIAN, ALASKA			
PALMER RECORDING DISTRICT CONTAINING 38.84 ACRES MORE OR LESS			
DENAI NORTH			
PO BOX 874777 WASILLA, ALASKA 99654			
PHONE (907) 376-9555 (907) 740-1193			
JOB NO. 22-288	DATE: FEBRUARY 7, 2023	DWN	HW
SCALE 1" = 100'	FIGS.	CHK	WW
SHEET 1 OF 1			

EXHIBIT D