

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER

Fred Wagner

PLATTING CLERK

Theresa Taranto

PLATTING TECHNICIANS

Amy Otto-Buchanan

Matthew Goddard

Chris Curlin



PLATTING BOARD

Ron Johnson, District 1

Emmett Leffel, District 2

Eric Koan, District 3

Dan Bush, District 4

Michelle Traxler, District 5

Sandra Krager, District 6

Alan Leonard, District 7

Amanda Salmon, Alternate A

Robert Hallford, Alternate B

REVISED

PLATTING BOARD AGENDA

ASSEMBLY CHAMBERS

350 E DAHLIA AVENUE PALMER

PLATTING BOARD MEETING

1:00 P.M.

August 3, 2023

Ways you can participate in Platting Board meetings:

IN PERSON

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

TELEPHONIC TESTIMONY: (Audio only)

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

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

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

- A. July 6, 2023
- B. July 20, 2023

3. AUDIENCE PARTICIPATION & PRESENTATIONS

A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **ARCADIAN HEIGHTS MASTER PLAN:** The request is to create 47 lots by a three-phase master plan from Lots 1-3, Block 6 & Tract B, Valley Ridge Phase 2, Plat # 2022-115, and Tax Parcel B6, to be known as **Arcadian Heights MSP**, containing 85.29 acres +/- . The petitioner is requesting the elimination of a portion of the utility easement adjacent to the turnaround of W. Valley Ridge Drive. The property is located south-east of S. Clapp Street, north of S. Knik Goose Bay Road and south of W. Parks Highway (Tax ID # 17N01W17B006, 8314B06L001-L003 & 8314000T00B); within the N ½ Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (*Petitioner/Owner: Liberty Development, LLC & RS Enterprises, LLC, Staff: Matthew Goddard, Case # 2023-070/071*)

B. **LEGACY HILLS ESTATES:** The request is to create 12 lots from Tax Parcel D5, (Parcel #1, MSB Corrected Waiver Resolution Serial No. 75-52 PWm, recorded as 79-215W) and construct an interior road for access to all lots, to be known as **Legacy Hills Estates**, containing 20.09 acres +/- . Parcels are located north of S. Knik Goose Bay Road. Access is from S. Foothills Boulevard (Tax ID #17N02W14D005); lying within the SE ¼ Section 14, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. (*Petitioner/Owner: Alaska Royal Holdings, LLC, Staff: Chris Curlin, Case # 2023-064*)

C. **ANGUS ACRES:** The request is to create four lots from Tax Parcels A26, A28 & A29 (Parcel #1 & #2, MSB Waiver 2005-10, recorded at 2005-029658-0) to be known as **ANGUS ACRES**, containing 39 acres +/- . Proposed Lots 1 & 3 are two side-by-side flag lots with 30' wide poles; a Public Use Easement will be granted over the pole portions. Parcels are located south of the Palmer Airport and directly west of E. Outer Springer Loop. Access is from E. Outer Springer Loop (Tax ID#s 17N02E08A026/A028/A029); lying within the NE ¼ Section 09, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner: Stefan K. & Yvonne L. Marty, Staff: Amy Otto-Buchanan, Case #2023-067*)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

- *Definition: Law. To hear and settle an issue or a question regarding code.*

B. Upcoming Platting Board Agenda Items (*Staff: Fred Wagner & Clerk: Theresa Taranto*)

- August 17, 2023 is our next Platting Board Meeting; 3 case on the agenda;
 - PUE- Schreiber
 - Sculpin Master Plan
 - Old Business- Riddleburg Station

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JULY 6, 2023**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on JULY 6, 2023, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Leonard called the Meeting to order at 1:01 p.m.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1
Mr. Eric Koan, District Seat #3
Mr. Alan Leonard, District Seat #7, Chair
Ms. Amanda Salmon, Alternate A
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Mr. Dan Bush, District Seat #4
Ms. Michelle Traxler, District #5
Mr. Sandra Kreger, District Seat #6
Mr. Emmett Leffel, District Seat #2

Staff in attendance:

Mr. Alex Strawn, Planning and Land Use Director
Mr. Fred Wagner, Platting Officer
Ms. Theresa Taranto, Platting Clerk
Ms. Amy Otto-Buchanan, Platting Technician
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting member Hallford led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

- Correction to Item #2 - Approval of the minutes, June 1, 2023 Minutes

2. APPROVAL OF MINUTES

- June 1, 2023 Minutes were approved unanimously

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

4. UNFINISHED BUSINESS
(None)

5. RECONSIDERATIONS/APPEALS

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

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JULY 6, 2023**

Borough Deputy Attorney, John Aschenbrenner asked if the appellant was online

There was no response when Chair Leonard asked those online if Mr. Burrill was online.

- 1.) Staff gave an overview of the case
- 2.) Appellant and /or Representative testimony
No one present online or in the room at this time
- 3.) Entitlement Applicant, if not the appellant testimony
The following person spoke:
 - Applicants representative, Mike Schechter, Real Estate Attorney
- 4.) Borough, if not the appellant testimony
The following person spoke:
 - Matanuska-Susitna Borough representative, John Aschenbrenner, Deputy Borough Attorney
- 5.) Interested parties testimony
Following person spoke:
 - Austin Burrill
- 6.) Appellant and/or Representative for rebuttal
The following person spoke:
 - Mike Schechter, Applicants Representative stated he stands by his comments.

Platting Member, Johnson had questions for Mr. Schechter.

MOTION: Platting Member Johnson made a motion to uphold Platting Officer, Fred Wagner's decision. Platting Member Koan seconded the motion.

VOTE: The motion passed without objection.

Borough Deputy Attorney, Mr. Aschenbrenner recommended the following next step:

- Platting Board to use staff report items #1 through #5 or items listed in written submission by Matanuska-Susitna Borough,
- MSB Law Department to draft up an order of consensus for the boards signature for consideration.

RECESSED: 1:29 P.M.

RECONVENED: 1:46 P.M.

MOTION: Platting Member Johnson moved to reconsider the decision. Platting Member Koan seconded the motion.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JULY 6, 2023**

VOTE: The motion passed without objection.

Chair Leonard read the points as listed in the written submission by the Matanuska-Susitna Borough:

- 1) The staff report and agenda were available at the hearing, which the Appellant chose not to attend.
- 2) The agenda and staff report were also available online the day before the hearing.
- 3) RIPJENSON abbreviated plat was limited to moving interior lot lines in order to remedy a setback violation.
- 4) This platting action falls within the jurisdiction of the Platting Officer under MSB 43.15.025 which the Borough Assembly adopted.
- 5) The RIPJENSON abbreviated plat was brought by the property owner to remedy a setback violation.
- 6) The abbreviated plat application was a precursor to the Planning Commission consideration of the CUP application to bring the subdivision into compliance with setback ordinances.
- 7) The abbreviated plat did not circumvent the conditional use permit process, it was predicate to the CUP application before the Borough Planning Commission.
- 8) Appellant's argument that the abbreviated plat circumvented the CUP process before the Borough Planning Commission is without support and is hereby rejected by the Platting Board.
- 9) The Appellant does not specify how the bulk fuel storage was "improperly sited."
- 10) The abbreviated plat was advertised in the Frontiersman Newspaper and public notices were mailed to all property owners within 600 feet of the parcels involved in the application. None of these agencies lodged objections to the proposed abbreviated plat application.
- 11) A notice and request for comments on the abbreviated plat application was sent to: AK Department of Fish and Game; US Army Corp of Engineers; Community Council #2 Gateway; Fire Service Area # 130 Central Matsu; Road Service area # 9 Midway; Borough Emergency Services; Community Development Department of Public Works; Borough Assessments; Borough Developments Services; Borough Planning Department; Borough Legal; Assembly member for District #3; US Postmaster; Matanuska-Electric Association; Matanuska Telephone Association; Enstar Natural Gas; and GCI.
- 12) The contention that the abbreviated plat application circumvented other agency intervention about concerns over public drinking water has not been demonstrated, is without merit, and is hereby rejected by the Platting Board.

These 12 items and 7 findings of fact are adopted as consideration of their decision.

MOTION: Platting Member Johnson moved to uphold the decision of the Platting Officer with 7 findings of fact. Platting Member Koan seconded the motion.

VOTE: The motion passed without objection.

Discussion ensued

Mr. Aschenbrenner reiterated to the board in regards to the "Order of the Decision."

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JULY 6, 2023**

- The Clerk will draw up an “Order of the Decision” to be signed by the Chair, with the 12 items listed above, along with findings, #1 through #7 from the staff report,

Mr. Burrill addressed the board

2:02 P.M. Alex Strawn left the room.

2:02 P.M. Fred Wagner stepped into the meeting and took his seat at the dais.

6. PUBLIC HEARINGS

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

Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 40 public hearing notices were mailed out on June 13, 2023.

Staff gave an overview of the case:

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

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

The petitioner’s representative/ petitioner was not present.

Chair Leonard opened the public hearing for public testimony.

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

The petitioner was present and chose not to speak.

The petitioner’s representative, Tim Carmen stated he was online for any questions for the board.

MOTION: Platting Member Salmon made a motion to approve with 7 findings of fact and 9 conditions. Platting Member Koan seconded the motion.

Discussion ensued

VOTE: The motion passed without objection.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JULY 6, 2023**

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

Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 101 public hearing notices were mailed out on June 13, 2023.

Staff gave an overview of the case:

- Staff recommends continuance to date uncertain.

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

The petitioner's representative/ petitioner was not present.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Nick Decovich

Chair left the public hearing open.

MOTION: Platting Member Johnson made a motion to continue Kelton's Circle to date uncertain. Platting Member Salmon seconded the motion.

Discussion ensued

VOTE: The motion passed without objection.

7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

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

- We will wait to introduce Michelle Traxler until the next meeting.
- Fred Will not be at the July 20 meeting, Alex Strawn, Planning Director will fill in for him.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JULY 6, 2023**

- Next meeting July 20, 2023. We have 2 cases on the agenda;
 - Legacy Hills Estate
 - Agnes Acres

Platting Clerk, Theresa Taranto stated the “Roberts Rules for Dummies” books are for them to keep.

BOARD COMMENTS.

- Platting member Salmon – no comment
- Platting member Koan – no comment
- Platting member Johnson – Welcome back Theresa, Thanks for Roberts Rules book and hopes Fred catches fish.
- Platting member Hallford – Sorry Theresa missed the one day of summer.
- Chair Leonard – Thank you.

8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **2:32 pm.**

ALAN LEONARD
Platting Board Chair

ATTEST:

THERESA TARANTO
Platting Board Clerk

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JULY 20, 2023**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on JULY 20, 2023, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Leonard called the Meeting to order at 1:15 p.m.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1
Mr. Alan Leonard, District Seat #7, Chair
Michelle Traxler, District #5

Platting Board members absent and excused were:

Mr. Emmett Leffel, District Seat #2
Mr. Eric Koan, District Seat #3
Mr. Dan Bush, District Seat #4
Mr. Sandra Kreger, District Seat #6 - unexcused
Ms. Amanda Salmon, Alternate A
Mr. Robert Hallford, Alternate B

Staff in attendance:

Mr. Alex Strawn, Planning and Land Use Director
Ms. Theresa Taranto, Platting Clerk
Ms. Amy Otto-Buchanan, Platting Technician
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician

We did not have a quorum. All items on the agenda are moved to the next meeting, August 3, 2023.

7. ADJOURNMENT

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **2:17 pm**.

ALAN LEONARD
Platting Board Chair

ATTEST:

THERESA TARANTO
Platting Board Clerk

6A

variance applications with supporting Criteria A-C answered (**Exhibit E**). The first variance request is from MSB 43.20.300(A) as proposed Block 4 is greater than 3,000 feet long. The second request is from MSB 43.20.300(E)(3)(a) as the flag poles on the western boundary have a utility easement running the length of the pole portion. Code requires flag pole portions encumbered with a utility easement be 75' wide, the proposed flag pole portions are 70' wide. Proposed Lots 2&3, Block 2 will need either a common access easement or a public use easement overlaying the flag pole portions (**Recommendation #3**). A City of Wasilla Land Use Permit for Subdivision was provided (**Exhibit G**).

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curt Holler, PE notes that the soils evaluations included 14 new testholes, review of existing neighboring soils information, review of the provided topography information, review of aerial imagery and other observations at the site. The majority of the parent parcel comprises a gently rolling ridge feature with lower areas to the southeast and to the north, with a distinct cross-ridge valley and saddle feature near the west end. The steep valley drains to the northern and southern low area as well as a substantial internal low point. Substantial areas with steep slopes exceeding 25% exist and have been delineated on the attached sketch. The total elevation differential indicated from the provided topo map contours is about 104'.

The receiving soils under the topsoils were consistently dense silty sands and gravels down to 16'. Samples were taken from each hole and sieve tests were undertaken, with all results returning as SM or GM soils. A sieve analysis was provided and is shown at Exhibit B-20 through B-34.

Groundwater was encountered in testholes 1, 3, 10, and 12 at highest logged depths of 4.9', 11.7', 2.6', and 1.6' respectively. Monitor tubes were installed in each of those testholes which allowed monitoring groundwater levels during the spring high water table season. An estimate of the limits of area with at least 8' to groundwater is shown on the attached map. Groundwater will be a limiting factor for some of the proposed lots, however, each lot appears to have adequate useable area, can be regraded to obtain adequate area, or can accommodate a fill pad to meet useable area requirements.

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 lotlines, easements, surface water setbacks, steep areas and related setbacks, and areas with shallow groundwater. For useable building area, lotlines, utility easements and ROW/PUE setbacks will be limiting factors. With the exception of Lot 17 Block 2, each of the proposed lots will have adequate unencumbered area meeting the code requirements. Based on available soils and water table information, topography, MSB Title 43 Code definitions, and observations at the site, the proposed new Lots 1 & 2, Block 1, Lots 1-16 & 18-19, Block 2 Lots 1-5, Block 3, and Lots 1-19, Block 4 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. The proposed Tract B-1 is designated as open space/green space and will not require useable area verification. Proposed Tract Z will contain more than 400,000 square feet of area and does not require useable area verification. Proposed Lot 17, Block 2 can readily be regraded to contain adequate useable septic area, and will have an additional 10,000 square feet of useable building area; re-evaluation should be made a condition of approval. Alternately, Lot 17, Block 2, can be absorbed into an adjacent conforming lot (**Recommendation #5**).

As-built and topographic mapping are on the Agenda Plat. Based on the provided Average Daily Traffic Count (ADT), no upgrades will be required for any existing roads (**Exhibit C**). Section Line Easement determination is at **Exhibit D**.

Variance: Two variance requests were submitted (**Exhibit E**) per MSB 43.15.075 with the supporting criteria A-C answered by the petitioner.

Variance #1 is from MSB 43.20.300(E)(3)(a) Lot and Block Design. The proposed flag poles on the western boundary of the property are 70' wide with a utility easement running the length of them. Code requires a 75' flag pole portion when encumbered by a utility easement. The petitioner has provided the following answers to supporting criteria A-C:

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and

There are 2 parcels involved. Lot 1, Block 3 and Lot 1, Block 4. Both lots are constrained by topography.

Lot 1, Block 3 is a 2 acre lot. The minimum pole width is 40' for this lot. The pole portion as designed is 70' wide. That leaves 40' outside of the utility easement. Because the MEA easement is pre-existing and is located along where the pole portion of the lot, there is no way to separate the easement from the pole portion as it would create a 30' strip of no-man's land. The actual location of the power poles within the MEA easement are approximately 17' east of the westerly subdivision boundary. This leaves 53' in which to build a driveway. Driveways are typically between 14-18' wide. There is no conflict here. There is no harm to anyone by allowing the variance.

Lot 1, Block 4 is a 4 acre lot. The minimum pole width is 60' for this lot. The pole portion as designed is 70' wide. That leaves 40 feet outside of the utility easement. Because the MEA easement is pre-existing and is located along where the pole portion of the lot there is no way to separate the easement from the pole portion as it would create a 30' strip of no-man's land. The actual location of the power poles within the MEA easement are approximately 17' east of the westerly subdivision boundary. This leaves 53' in which to build a driveway. Driveways are typically between 14-18' wide. There is no conflict here. There is no harm to anyone by allowing the variance.

- B. The variance request is based upon conditions of the property that are atypical to other properties: and

Generally this type of situation is not found where the utility easement is along the exterior of a subdivision and between the subdivision boundary and close to a topographically challenging land feature. Both parcels need to be flag lots. Otherwise the lot design would be horrible with lots of usable on 2 lot and hardly any usable on 2 lots. This would not create a good situation for future lot owners.

- C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

Because of the pre-existing status of the MEA easement there is no way to NOT have the utilities within the pole portion of these lots. Adding another 5 feet to the pole widths does not serve a purpose as there is more than ample room (53 feet) in which to build a typical driveway of 14-18 feet width. Lot 2, Block 3 and Lot 2, Block 4 are constrained by topography. The additional 5 foot width (70' to 75') causes further restrictions on the usable building area and diminishes the desirability of both lots. We try to make the best lots we can. Again, the added 5 feet would serve no purpose. A 60 foot wide flagpole would be sufficient and we are already 10 feet wider than that.

Variance #2 is from MSB 43.20.300(A) Lot and Block Design. The proposed Block 4 slightly exceeds 3,000' due to topographic constraints.

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and

This variance will not be detrimental to public health, safety or welfare, or injurious to adjacent property. To the contrary, it will protect the aforementioned items. The subdivision has extreme topographical relief. W. Powder Ridge Drive parallels a bluff to the north. The bluff is approximately 50 feet high with grades exceeding 45%. Impractical to construct a MSB standard road. Trying to create a road down the bluff would serve no purpose. It would require massive amounts of earthwork – cuts and fills – that would decimate the natural environment, create drainage issues for this and adjoining property and would have to connect to the Public Use Easement that runs along the north boundary of the subdivision thereby creating another access to what is classified as a future collector road / bypass.

- B. The variance request is based upon conditions of the property that are atypical to other properties: and

The length of the proposed W. Powder Ridge Drive is 3,008 feet from its intersection with W. Valley Ridge Road westward to the west boundary of the subdivision which makes the length of Block 4 eight feet longer than 3,000 feet or 0.25% past the 3,000'. The actual construction will be less than 3,000'. This situation is not typical. Normally there would be some location to place a road that is both functional AND desirable. That is not the case here. Access to Tract Z is shown as a flagpole. This was necessary to meet MSB code due to future access to Tract Z being through a phase of Valley Ridge (a previously approved Master Plan). There is no timetable for when the future access will be created. The flagpole portion of Tract Z is not suitable or desirable for a MSB standard road. There is no other option for access to Tract Z that meets MSB code. This requested variance is to block length of Block 4. Tract Z is compliant as shown.

- C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

As stated above, there are extreme topographical constraints, no purpose for a road right of way that is not constructable, no desire to place another intersection on a future road corridor and really no other way to make Block 4 compliant. Blocks 2 and 3 to the south of proposed W. Powder Ridge Drive are separated by proposed S. Braxton Drive. There is no need for a variance on this side of the road as S. Braxton Drive is constructable.

Comments:

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

MSB Permit Center (Exhibit I) has no comment.

Utilities: (Exhibit F) Enstar has no comments or recommendations. GCI has no comments or objections. MTA has no comments. MEA has no objections.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; City of Wasilla; MSB Fire Service Area #130 Central Mats, Emergency Services, Community Development, Assessments, or Planning; or MEA.

CONCLUSION: The preliminary plat of Arcadian Heights Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The variance from MSB 43.20.300(A) and

MSB 43.20.300(E)(3)(a) Lot and Block Design has been submitted in accordance with MSB 43.15.075 Variance; Standards of Approval. 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 to the proposed lots will exist once internal road construction is complete, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted pursuant to MSB 43.20.281(A). Once Lot 17, Block 2 has been regraded, all proposed lots will contain at least 10,000 square feet of usable building area and an additional 10,000 square feet of contiguous usable septic area required by code..

FINDINGS OF FACT

1. The plat of Arcadian Heights Master Plan Subdivision 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). After Lot 17, Block 2 has been regraded, all lots will have the minimum usable building area and septic area per code.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Two variance requests were submitted (**Exhibit E**) per MSB 43.15.075 with the supporting criteria A-C answered by the petitioner.

Variance #1 is from MSB 43.20.300(E)(3)(a) Lot and Block Design. The proposed flag poles on the western boundary of the property are 70' wide with a utility easement running the length of them. Code requires a 75' flag pole portion when encumbered by a utility easement. The petitioner has provided the following answers to supporting criteria A-C:

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and

There are 2 parcels involved. Lot 1, Block 3 and Lot 1, Block 4. Both lots are constrained by topography.

Lot 1, Block 3 is a 2 acre lot. The minimum pole width is 40' for this lot. The pole portion as designed is 70' wide. That leaves 40' outside of the utility easement. Because the MEA easement is pre-existing and is located along where the pole portion of the lot, there is no way to separate the easement from the pole portion as it would create a 30' strip of no-man's land. The actual location of the power poles within the MEA easement are approximately 17' east of the westerly subdivision boundary. This leaves 53' in which to build a driveway. Driveways are typically between 14-18' wide. There is no conflict here. There is no harm to anyone by allowing the variance.

Lot 1, Block 4 is a 4 acre lot. The minimum pole width is 60' for this lot. The pole portion as designed is 70' wide. That leaves 40 feet outside of the utility easement. Because the MEA easement is pre-existing and is located along where the pole portion of the lot, there is no way to separate the easement from the pole portion as it would create a 30' strip of no-man's land. The actual location of the power poles within the MEA easement are approximately 17' east of the westerly subdivision boundary. This leaves 53' in which to build a driveway. Driveways are typically between 14-18' wide. There is no conflict here. There is no harm to anyone by allowing the variance.

- B. The variance request is based upon conditions of the property that are atypical to other properties: and

Generally, this type of situation is not found where the utility easement is along the exterior of a subdivision and between the subdivision boundary and close to a topographically challenging

land feature. Both parcels need to be flag lots. Otherwise, the lot design would be horrible with lots of usable on 2 lot and hardly any usable on 2 lots. This would not create a good situation for future lot owners.

- C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

Because of the pre-existing status of the MEA easement there is no way to NOT have the utilities within the pole portion of these lots. Adding another 5 feet to the pole widths does not serve a purpose as there is more than ample room (53 feet) in which to build a typical driveway of 14-18 feet width. Lot 2, Block 3 and Lot 2, Block 4 are constrained by topography. The additional 5 foot width (70' to 75') causes further restrictions on the usable building area and diminishes the desirability of both lots. We try to make the best lots we can. Again, the added 5 feet would serve no purpose. A 60 foot wide flagpole would be sufficient and we are already 10 feet wider than that.

Variance #2 is from MSB 43.20.300(A) Lot and Block Design. The proposed Block 4 slightly exceeds 3,000' due to topographic constraints.

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and

This variance will not be detrimental to public health, safety or welfare, or injurious to adjacent property. To the contrary, it will protect the aforementioned items. The subdivision has extreme topographical relief. W. Powder Ridge Drive parallels a bluff to the north. The bluff is approximately 50 feet high with grades exceeding 45%. Impractical to construct a MSB standard road. Trying to create a road down the bluff would serve no purpose. It would require massive amounts of earthwork – cuts and fills – that would decimate the natural environment, create drainage issues for this and adjoining property and would have to connect to the Public Use Easement that runs along the north boundary of the subdivision thereby creating another access to what is classified as a future collector road / bypass.

- B. The variance request is based upon conditions of the property that are atypical to other properties: and

The length of the proposed W. Powder Ridge Drive is 3,008 feet from its intersection with W. Valley Ridge Road westward to the west boundary of the subdivision which makes the length of Block 4 eight feet longer than 3,000 feet or 0.25% past the 3,000'. The actual construction will be less than 3,000'. This situation is not typical. Normally there would be some location to place a road that is both functional AND desirable. That is not the case here. Access to Tract Z is shown as a flagpole. This was necessary to meet MSB code due to future access to Tract Z being through a phase of Valley Ridge (a previously approved Master Plan). There is no timetable for when the future access will be created. The flagpole portion of Tract Z is not suitable or desirable for a MSB standard road. There is no other option for access to Tract Z that meets MSB code. This requested variance is to block length of Block 4. Tract Z is compliant as shown.

- C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

As stated above, there are extreme topographical constraints, no purpose for a road right of way that is not constructable, no desire to place another intersection on a future road corridor and really no other way to make Block 4 compliant. Blocks 2 and 3 to the south of proposed W. Powder

Ridge Drive are separated by proposed S. Braxton Drive. There is no need for a variance on this side of the road as S. Braxton Drive is constructable.

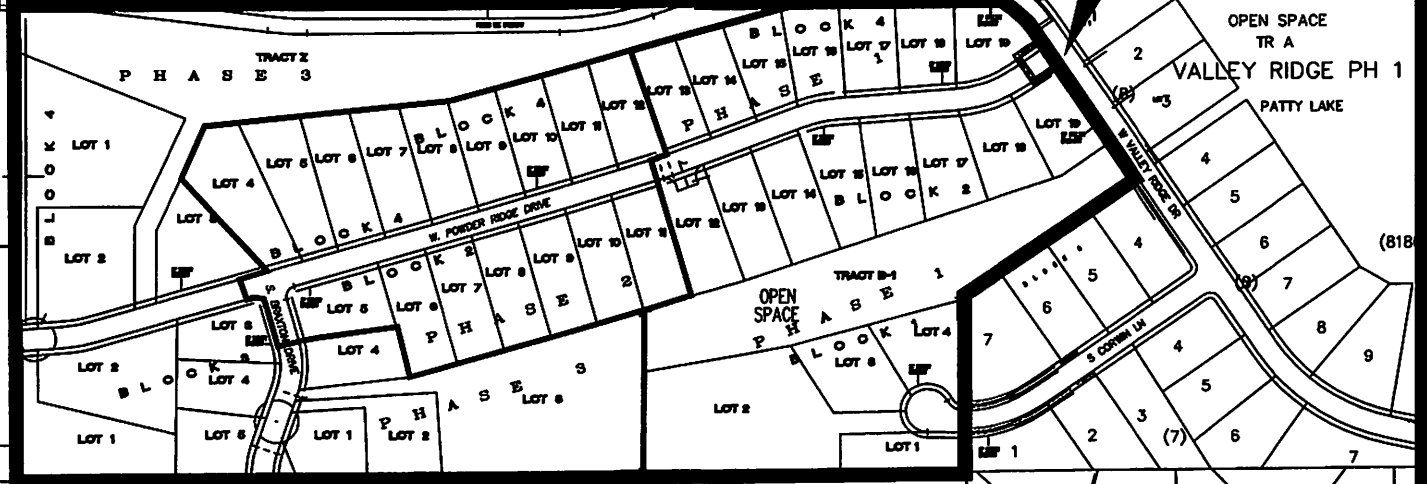
5. Each lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
6. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; City of Wasilla; MSB Fire Service Area #130 Central Matsu, Emergency Services, Community Development, Assessments, or Planning; or MEA.
7. There were no objections from any federal or state agencies, or Borough departments or utilities.
8. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Arcadian Heights Master Plan, the variance from MSB 43.20.300(A), and the variance request from MSB 43.20.300(E)(3)(a) Lot and Block Design Section 17, Township 17 North, Range 01 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 each phase plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Overlay the flag pole portions of Lot 2 & Lot 3, Block 2 with either a common access easement or a public use easement.
4. Provide City of Wasilla final road approval for each phase plat.
5. Provide an updated soils report once the regrading of Lot 17, Block 2 has been completed. Alternatively, combine Lot 17, Block 2 with an adjoining lot.
6. Pay postage and advertising fees.
7. Show all easements of record on each phase plat.
8. Submit recording fees for each phase, payable to Department of Natural Resources (DNR).
9. Submit each phase plat in full compliance with Title 43.

**UTILITY
EASEMENT
TO BE
ELIMINATED**



**SUBJECT
PROPERTY**

U OF A

LAKEWOOD WEST END EST
(8290)

TR
ADD #2 PH 1

LOT 2A
2A
(6720)

NORTH COUNTRY EST
(1628)

VICINITY MAP

FOR PROPOSED ARCADIAN HEIGHTS
MASTER PLAN

LOCATED WITHIN

SECTION 17, T17N, R01W, SEWARD MERIDIAN

ALASKA

WA 12 MAP

EXHIBIT A-1



EXHIBIT A-2

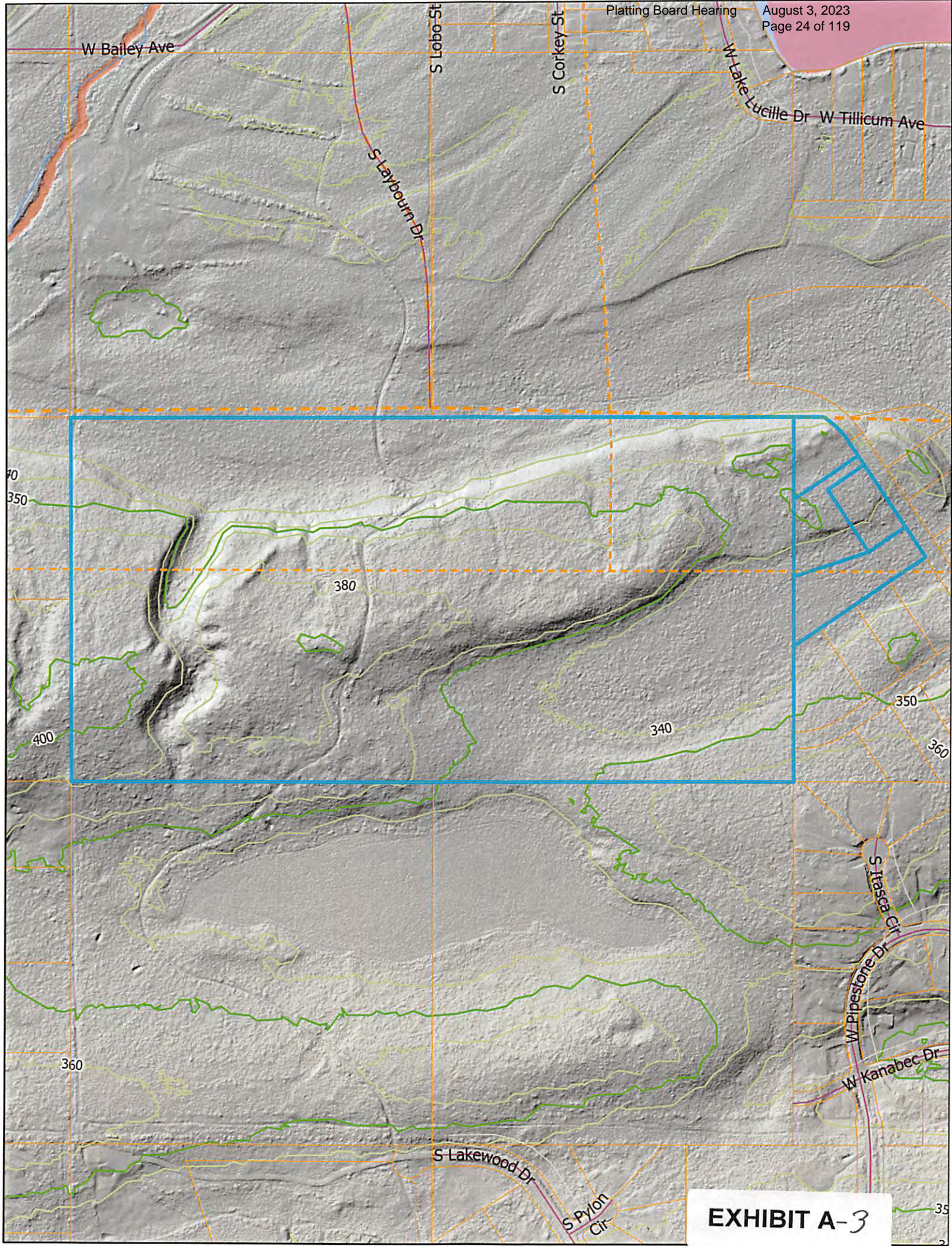
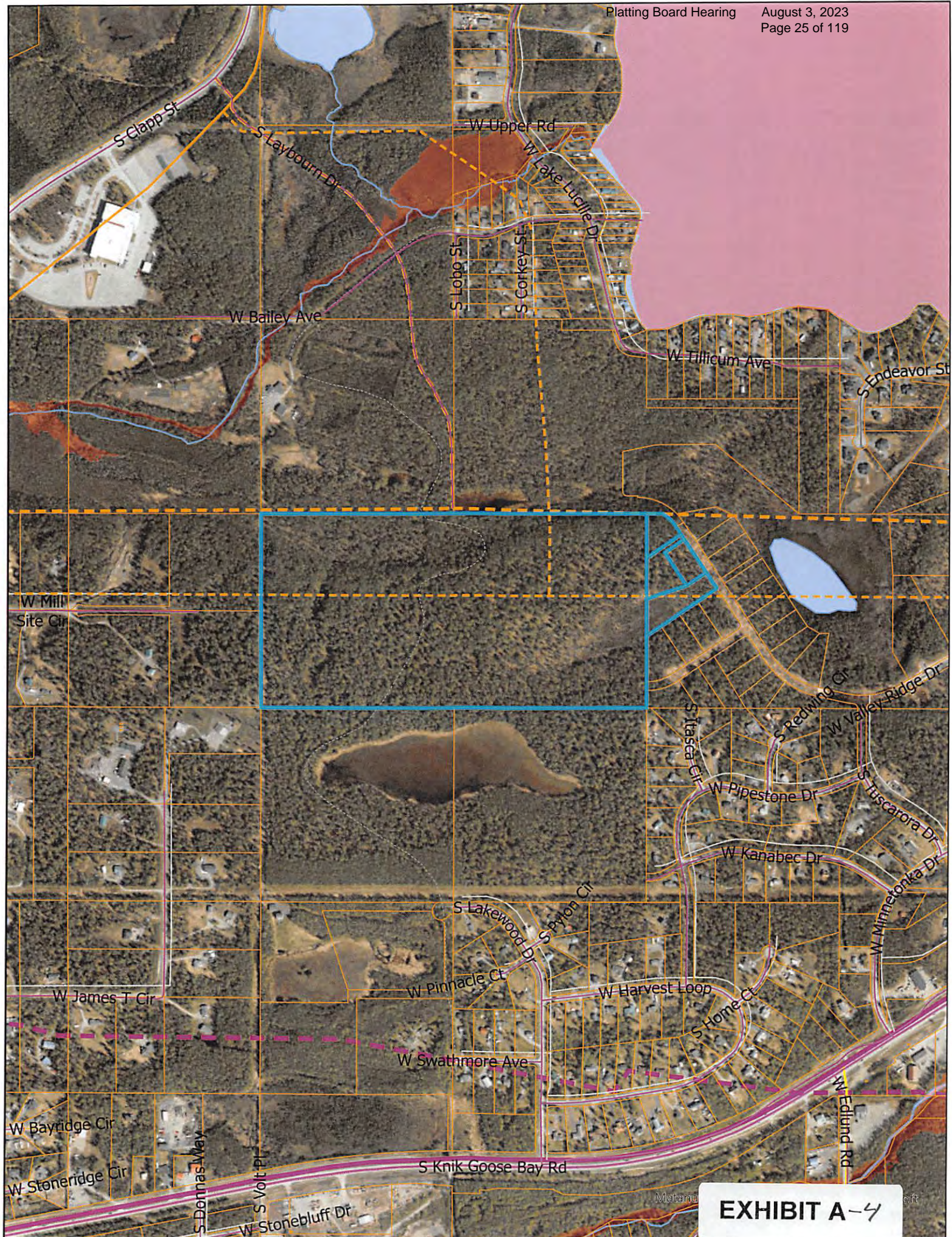


EXHIBIT A-3







HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

May 26, 2023

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

RECEIVED
MAY 26 2023
PLATTING

Re: *Arcadian Heights*; Useable Areas, Roads and Drainage.
HE #22080

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 47 new lots and two tracts from 5 existing parcels totaling approximately 85 acres. Our soils evaluation included logging 14 new testholes on the parent parcel, review of existing 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 rectangle west of the existing Valley Ridge Subdivision. The majority of the parent parcel comprises a gently rolling ridge feature with lower areas to the southeast and to the north, with a distinct cross-ridge valley and saddle feature near the west end. The steep valley drains to northern and southern low area as well as a substantial internal low point. Substantial areas with steep slopes exceeding 25% exist and have been delineated on the attached sketch, including the sides of the valley and a consistent steep drop from the ridgetop to the northern lower area. The total elevation differential indicated from the provided topo map contours is about 104'.

Soils & Vegetation. The parent parcel remains mostly in its native or near native state with little to no development aside from a few footpaths/trails scattered throughout. Topography contours indicate one early road or driveway cut angling up the steep northern slope, which appears to have been abandoned many years ago. Existing native vegetation consists primarily of tall grasses interspersed between clusters of young and mature birch and cottonwood trees with some sparse willow and young spruce trees throughout. Eleven new test holes were dug on 10/12/22 on the parcel to evaluate existing soils conditions, with three additional holes dug on 3/16/23. Near surface soils typically included a thin organic mat over a layer of silty loess topsoils extending down 1' to 3'. Receiving soils under the topsoils were consistently dense silty sands and gravels

down to 16'. Samples were taken from each hole and sieve tests were undertaken, with all results returning as SM or GM soils. Silt content was relatively consistent, varying from 26% to 33% in 11 of the 14 holes, with 2 others having 14% and 19%, and one outlier testhole 3 at 46%. Despite the outlying test result, our field observations and review of photos indicate TH3 was similar in silt content to the others. The sieve samples were all assessed as either non-plastic or having a relatively low plasticity index, under 6. A copy of the testhole logs, sieve reports and the location/topography map is attached.

Groundwater. Groundwater was encountered only in testholes labeled 1, 3, 10, and 12 at highest logged depths of 4.9', 11.7', 2.6' and 1.6' respectively. Monitor tubes were installed in each of those testholes which allowed monitoring groundwater levels during the spring high water table season. An estimate of the limits of area with at least 8' to groundwater is shown on the attached map. Groundwater will be a limiting factor for some of the proposed lots, however, each lot appears to have adequate useable area, can be regraded to obtain adequate area, or can accommodate a fill pad to meet useable area requirements. See the attached drawing for more details.

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 lotlines, easements, surface water setbacks, steep areas and related setbacks, and areas with shallow groundwater. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. With the exception of Lot 17 Block 2, each of the proposed lots will have adequate unencumbered area meeting 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 proposed new lots 1 & 2 Block 1, lots 1-16 & 18-19 block 2, lots 1-5 block 3, and lots 1-19 block 4 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. The proposed Tract B-1 is designated as open space/green space and will not require useable area verification. Proposed Tract Z will contain more than 400,000 square feet of area and does not require useable area verification. Proposed Lot 17 Block 2 can readily be regraded to contain adequate useable septic area, and will have an additional 10,000 square feet of useable building area; re-evaluation should be made a condition of approval. Alternately, Lot 17 Block 2 can be absorbed into an adjacent, conforming lot.***

Roads. The proposed master plan project will require the construction of approximately 3,850' of new roads, including two permanent and two temporary cul-de-sac bulbs, along with a single permanent internal intersection. As shown on the drawing, an additional temporary tee turn-around may be constructed if the project construction is phased as planned. Initial design work indicates road centerline grades will have 3 steeper sections which can be kept to 6% or less, with turn-around or cul-de-sac grades kept at 4% or less. Sandy gravel materials adequate to construct the roads can be mined from existing soils within some portions of the new ROW, mined from some of the lots or tracts, or imported.

Traffic. A basic traffic analysis/lot count sketch was prepared and is attached. Note that the analysis includes 34 lots from a proposed future phase of the adjacent Valley Ridge project, and that there will be 3 platted road access options provided to the west or

northwest which are not yet constructed but likely will be (S. Laybourn Drive, W. Valley Ridge Road, W. Powder Ridge Drive).

Drainage. A preliminary drainage plan is included in the attached sketch, and includes culverts and infiltration structures. Drainage basins may also be required. As always, the drainage plan will be subject to field modification and improvement during construction.

Please do not hesitate to call with any questions.

Sincerely,

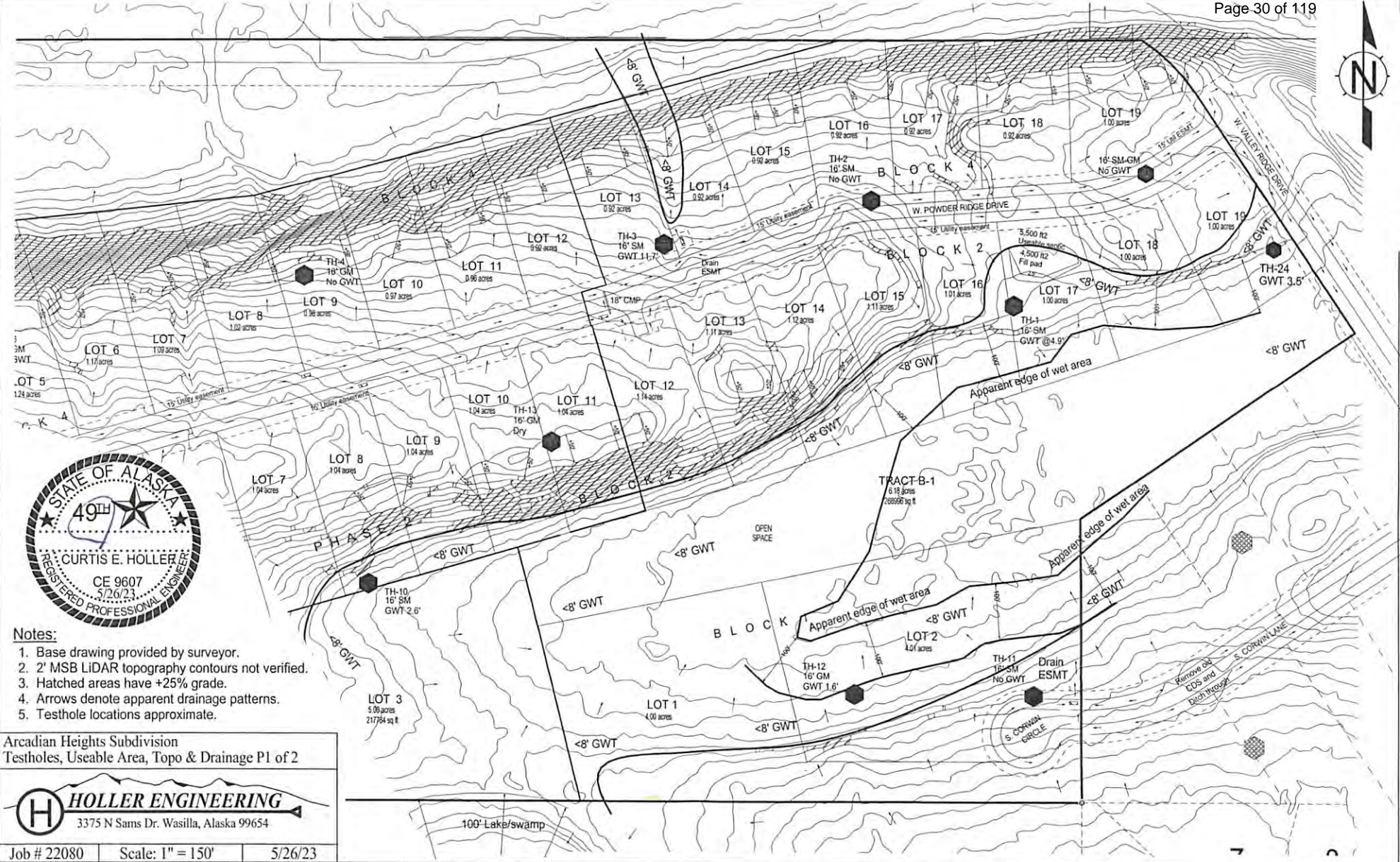
Curtis Holler, PE

c: Liberty Development LLC, w/attachments





EXHIBIT B-4



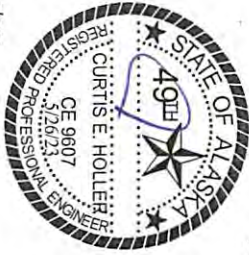
Notes:

1. Base drawing provided by surveyor.
2. 2' MSB LiDAR topography contours not verified.
3. Hatched areas have +25% grade.
4. Arrows denote apparent drainage patterns.
5. Testhole locations approximate.

Arcadian Heights Subdivision
Testholes, Useable Area, Topo & Drainage P1 of 2

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 22080 Scale: 1" = 150' 5/26/23



- Notes:
1. Base drawing provided by surveyor.
 2. 2' MSB LIDAR topography contours not verified.
 3. Hatched areas have +25% grade.
 4. Arrows denote apparent drainage patterns.
 5. Testhole locations approximate.

Arcadian Heights Subdivision
Testholes, Useable Area, Topo & Drainage P2 of 2



Job # 22080 Scale: 1" = 150' 5/26/23

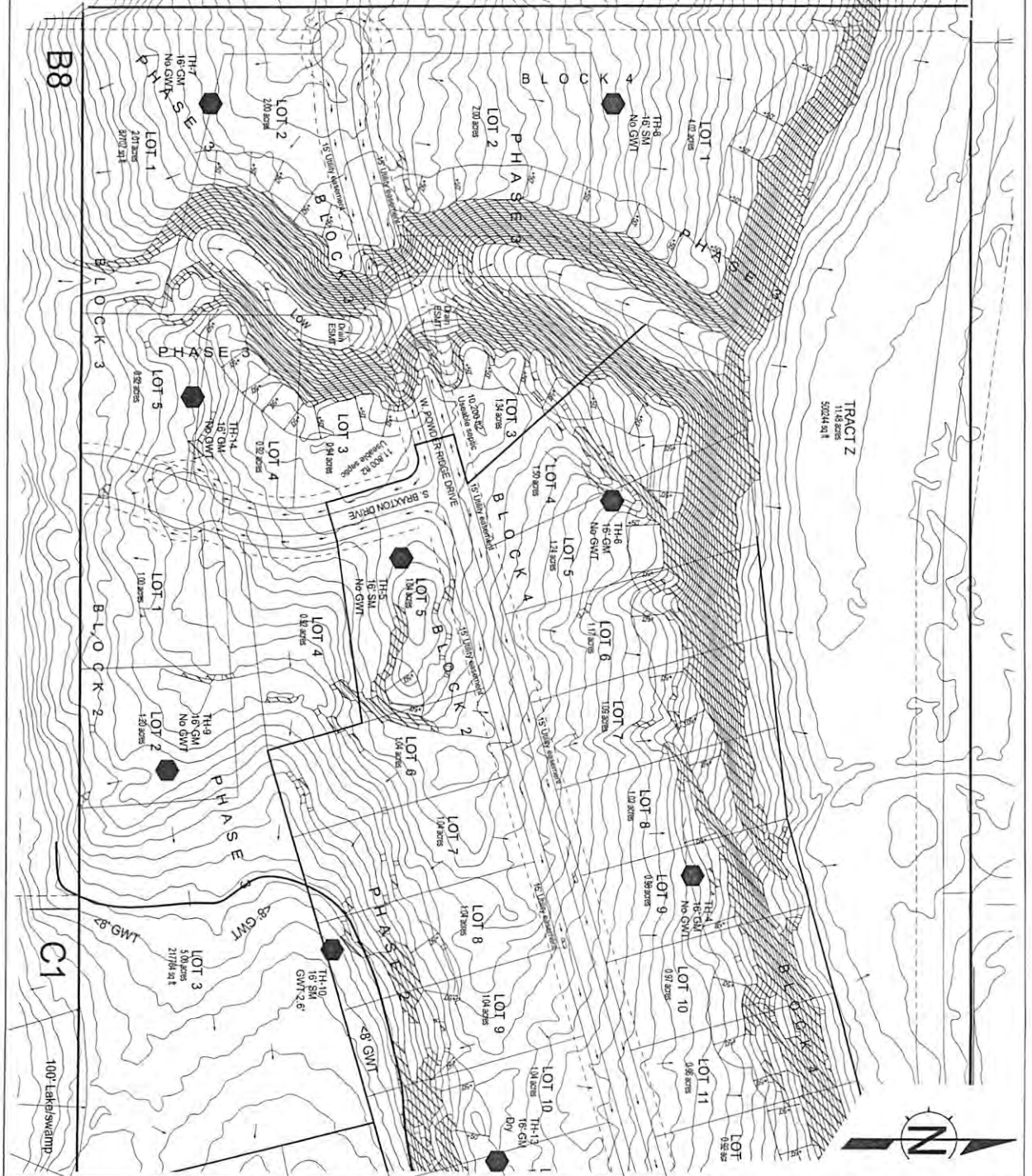
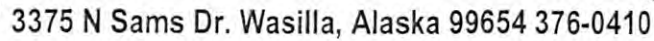
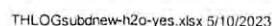


EXHIBIT B-5



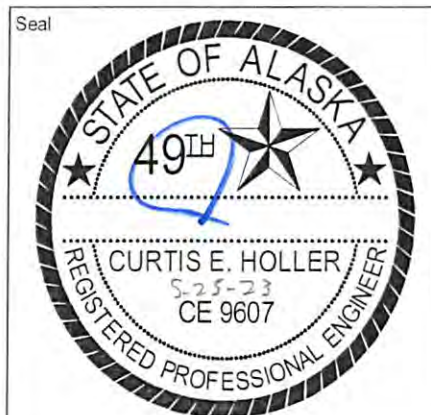
Legal Description: Arcadian Heights Subdivision





HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 14

Performed For: Bill Kramer

Legal Description: Arcadian Heights Subdivision

Depth, feet	Soil Type	Slope	Site Plan																																																																		
1	OL, grasses		See attached testhole & topo map.																																																																		
2	SM-ML, light brown, smears																																																																				
3	SM, olive gray, rock to 4", few 7", stands well.																																																																				
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12		PERCOLATION TEST <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: center;">N/A visual analysis only / clay test</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only / clay test																																																											
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18		PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____ TEST RUN BETWEEN _____ FT AND _____ FT DEPTH COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering 32.6% silt _____ _____ PERFORMED BY: J. Wilkins																																																																			
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EXHIBIT B-7



HOLLER ENGINEERING

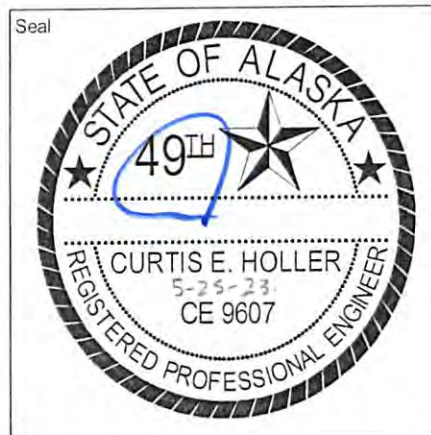
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 14

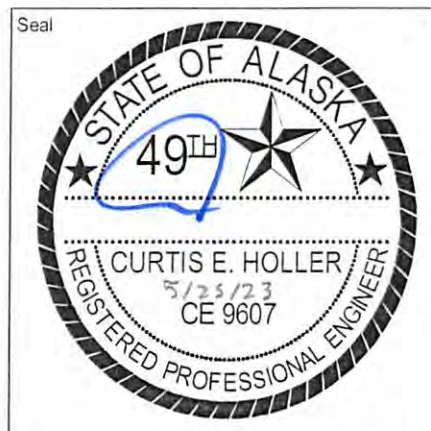
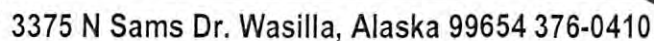
Performed For: Bill Kramer

Legal Description: Arcadian Heights Subdivision



Depth, feet	Soil Type	Slope	Site Plan																																																											
1	Ol, grasses		See attached testhole & topo map																																																											
2	SM-ML, light brown, smears																																																													
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9	Seeps	<p>WAS GROUNDWATER ENCOUNTERED? <u>Yes</u></p> <p>IF YES, AT WHAT DEPTH? <u>9' (seeps)</u></p> <p>DEPTH AFTER MONITORING? <u>11.7' (5-10-23)</u></p>																																																												
10	Ground water (5-10-23)	<p>PERCOLATION TEST</p> <table border="1"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6">N/A visual analysis only/ sieve test</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____</p> <p>TEST RUN BETWEEN <u>15</u> FT AND _____ FT DEPTH</p> <p>COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u> <u>Monitor installed to 15', 46.3% Silt</u></p> <p>PERFORMED BY: J. Wilkins</p> <p>DATE: <u>10-12-22</u></p>	Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only/ sieve test																																																					
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EXHIBIT B-8



TEST HOLE # 4 of 14

Performed For: Bill Kramer

Legal Description: Arcadian Heights Subdivision

Depth, feet	Soil Type	Slope	Site Plan
1	OL, grasses		See attached testhole & topo map.
2	SM-Mt, red-brown		
3	SN-CP, olive gray, sloughs, rock to 4", few 8", medium coarse sands.		
4			
5			
6	GM, light gray, rock to 8", few 12", stands well		
7			
8			
9			
10			
11			
12			
13			
14			
15			
16	No Groundwater No Impermeables		
17			
18			
19			
20			
21			
22			

Sample →

WAS GROUNDWATER ENCOUNTERED? _____ No _____

IF YES, AT WHAT DEPTH? _____ N/A _____

DEPTH AFTER MONITORING? _____ N/A _____

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only / <i>Sieve test</i>					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN ↓ _____ FT AND _____ FT DEPTH

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

- _____

- PERFORMED BY: J. Wilkins

DATE: 10-12-22



HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST



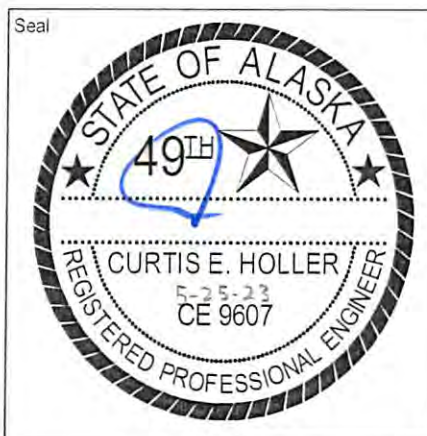
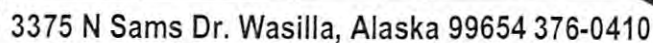
TEST HOLE # 5 of 14

Performed For: Bill Kramer

Legal Description: Arcadian Heights Subdivision

Depth, feet	Soil Type	Slope	Site Plan																																																											
1	OL		<p>See attached testhole & topo map.</p> <p style="text-align: center;">↑ N</p>																																																											
2	SM-ML, Red/brown																																																													
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15																																																														
16	No Groundwater No Impermeables			<p>WAS GROUNDWATER ENCOUNTERED? <u>No</u></p> <p>IF YES, AT WHAT DEPTH? <u>N/A</u></p> <p>DEPTH AFTER MONITORING? <u>N/A</u></p>																																																										
17		<table border="1"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6">N/A visual analysis only / sieve test</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only / sieve test																																															
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18		<p>PERCOLATION RATE <u> </u> (min/inch) PERC HOLE DIAMETER <u> </u></p> <p>TEST RUN BETWEEN <u> </u> FT AND <u> </u> FT DEPTH</p> <p>COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u></p> <p><u>29.8% S:1+</u></p>																																																												
19		<p>PERFORMED BY: <u>J. Wilkins</u></p> <p>DATE: <u>10-12-22</u></p>																																																												

EXHIBIT B-10



TEST HOLE # 6 of 14

Performed For: Bill Kramer

Legal Description: Arcadian Heights Subdivision

Depth, feet	Soil Type	Slope	Site Plan
1	<div style="background-color: #cccccc; height: 1em;"></div>		<div style="position: relative; height: 100px;"><div style="position: absolute; top: -20px; right: 0;">↑ N</div></div>
2	OL SM-ML, light brown		
3	Gm, olive gray, rock to 4" few s"s, stands well		
4	-		
5	-		
6	-		
7	-		
8	-		
9	O _s		
10	-		
11	O _s	<p>See attached testhole & topo map.</p>	
12	O _s	<p>Slope</p>	
13	O _s		
14	O _s		
15	O _s		
16	No Groundwater		
17	No Impermeables		
18			
19			
20			
21			
22			

WAS GROUNDWATER ENCOUNTERED?
- No _____

IF YES, AT WHAT DEPTH?
- N/A _____

DEPTH AFTER MONITORING?
- N/A _____

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only / <i>Flow test</i>					

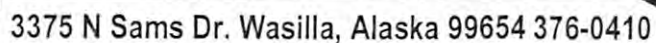
PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

TEST RUN BETWEEN ↓ _____ FT AND _____ FT DEPTH

COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
.29.7% @ 4:1+

PERFORMED BY: J. Wilkins

DATE: 10-12-22



Legal Description: Arcadian Heights Subdivision

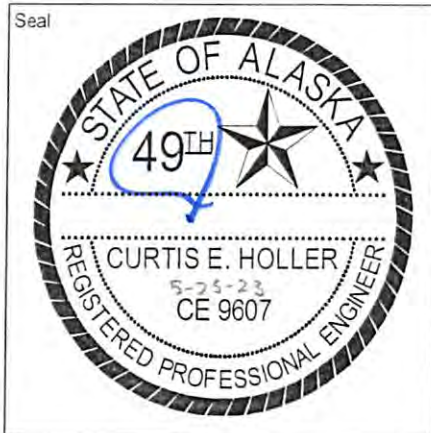
EXHIBIT B-12



HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST



TEST HOLE # 8 of 14

Performed For: Bill Kramer

Legal Description: Arcadian Heights Subdivision

Depth, feet	Soil Type	Slope	Site Plan
1	QL		See attached testhole & topo map. <div style="text-align: right;"> ↑ N ↓ </div>
2	SM-ML		
3			
4	SM, Olive gray, rock to 4', few 7's, Stands well.		
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16	No Groundwater No Impermeable		
17			
18			
19			
20			
21			
22			

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only / sieve test					

- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER

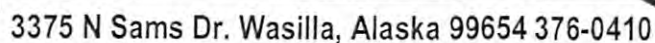
- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
18.9% Silt

DATE: 10-12-22

- PERFORMED BY: J. Wilkins

EXHIBIT B-13



TEST HOLE # 9 of 14

Performed For: Bill Kramer

Legal Description: Arcadian Heights Subdivision

Depth, feet	Soil Type	Slope	Site Plan																																																																		
1	DL	Slope	See attached testhole & topo map.																																																																		
2	SM-ML																																																																				
3	GM, rock to 4", few 8", Stands well, olive gray																																																																				
4																																																																					
5																																																																					
6																																																																					
7																																																																					
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17		<p style="text-align: center;">PERCOLATION TEST</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: center;">N/A visual analysis only / sieve test.</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only / sieve test.																																																											
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18		<p>PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____</p>																																																																			
19		<p>TEST RUN BETWEEN _____ FT AND _____ FT DEPTH</p>																																																																			
20		<p>COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u></p>																																																																			
21		<p><u>29.3% silt</u></p>																																																																			
22		<p>PERFORMED BY: J. Wilkins DATE: 10-12-22</p>																																																																			



HOLLER ENGINEERING

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

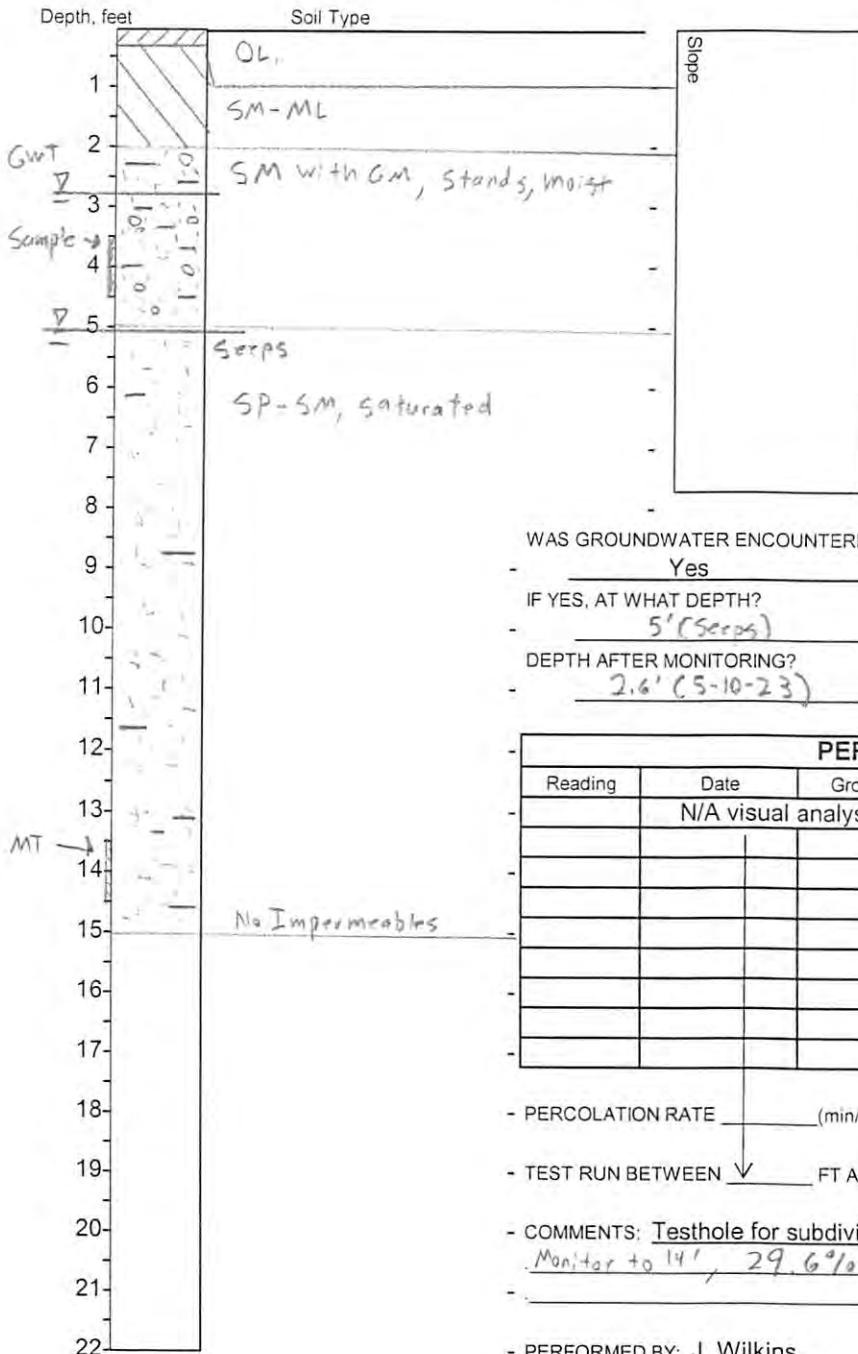
SOILS LOG / PERCOLATION TEST

TEST HOLE # 10 of 14

Performed For: Bill Kramer

Legal Description: Arcadian Heights Subdivision

Seal



Site Plan

See attached testhole & topo map

↑
N
↓

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

5' (Seeps)

DEPTH AFTER MONITORING?

2.6' (5-10-23)

Slope

PERCOLATION TEST

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

PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

TEST RUN BETWEEN ✓ FT AND _____ FT DEPTH

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

Monitor to 14', 29.6% Silt

PERFORMED BY: J. Wilkins

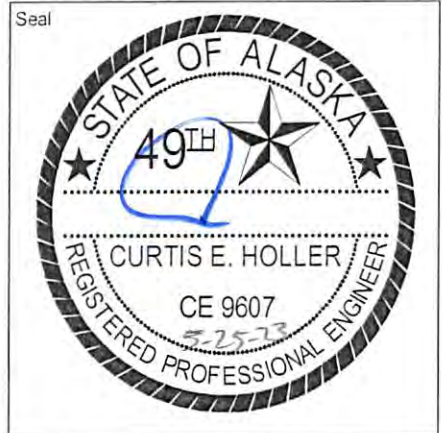
DATE: 10-12-22

EXHIBIT B-15



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 11 of 14

Performed For: Bill Kramer

Legal Description: Arcadian Heights Subdivision

Depth, feet

Soil Type

1 OL
SM-ML LIGHT BROWN

2

3

4

5 SM-GM
OLIVE GRAY

6 GRAB SAMPLE

7

8

9

10

11

12

13

14

15

16 NO GWT

17

18

19

20

21

22

Slope

Site Plan

N

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?
No

IF YES, AT WHAT DEPTH?
N/A

DEPTH AFTER MONITORING?
N/A

Slope

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

PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

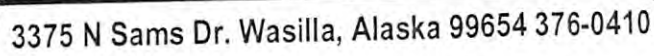
TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

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

27% SILT

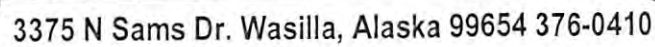
PERFORMED BY: J. Wilkins

DATE: 10-12-2022



Legal Description: Arcadian Heights Subdivision

THLOGsubdnew-h2o-yes.xlsx 5/10/2023



Legal Description: Arcadian Heights Subdivision

EXHIBIT B-18



HOLLER ENGINEERING

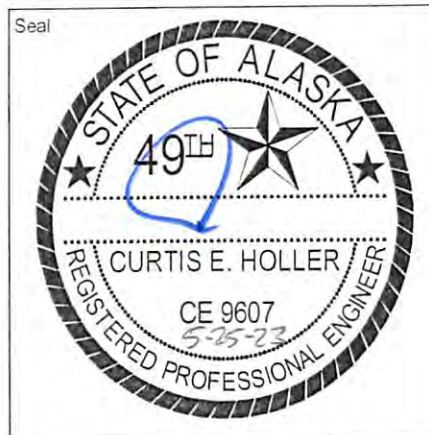
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 14 of 14

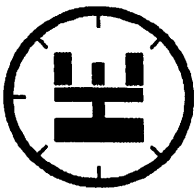
Performed For: Bill Kramer

Legal Description: Arcadian Heights Subdivision



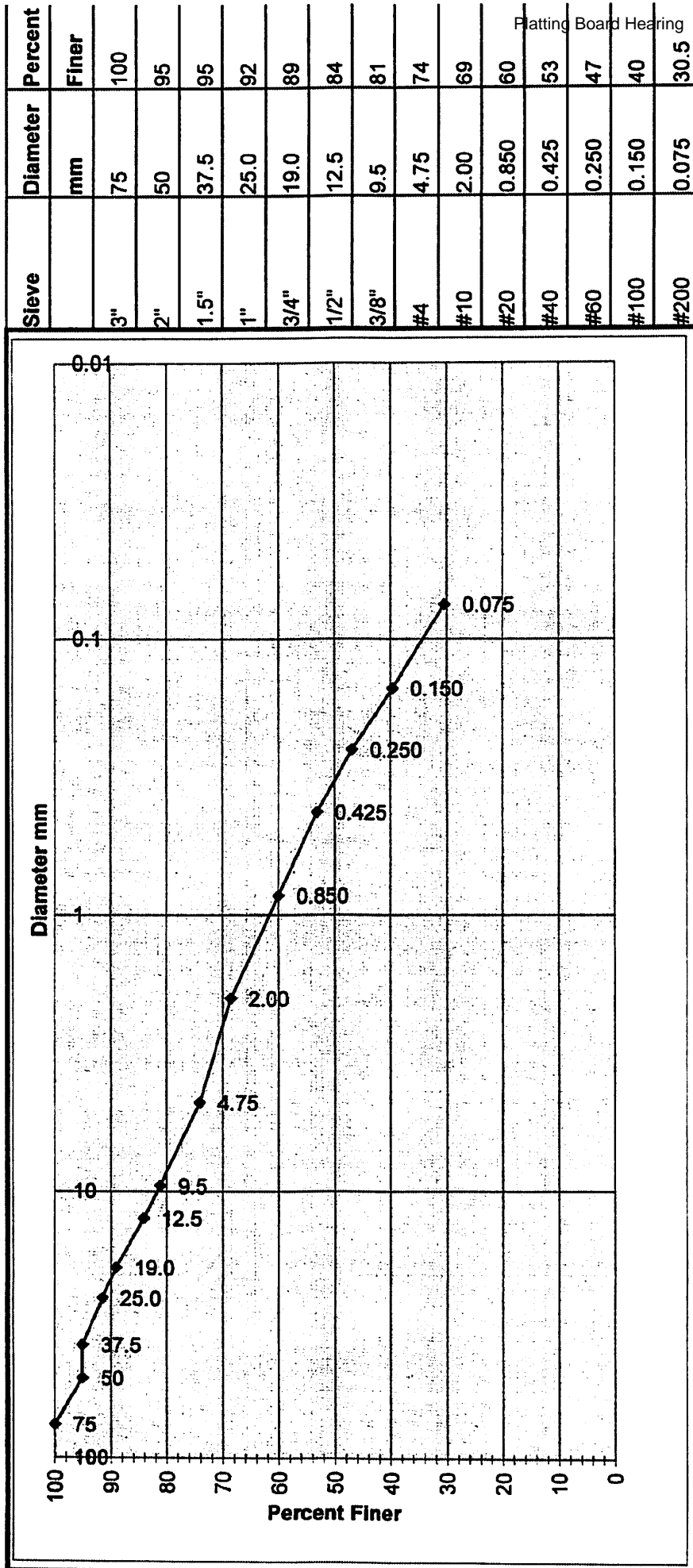
Depth, feet	Soil Type	Slope	Site Plan																																																																		
1	cl		<p>See attached testhole & topo map.</p> <p>↑ N ↓</p>																																																																		
2	SM-ML, BROWN																																																																				
3																																																																					
4																																																																					
5																																																																					
6	GM-SM																																																																				
7	CLAY GRAY																																																																				
8	Rock to 5" / FEW 8"																																																																				
9	DENSE																																																																				
10																																																																					
11																																																																					
12		<p>WAS GROUNDWATER ENCOUNTERED? <u>No</u></p> <p>IF YES, AT WHAT DEPTH? <u>N/A</u></p> <p>DEPTH AFTER MONITORING? <u>N/A</u></p>																																																																			
13		<p>PERCOLATION TEST</p> <table border="1"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																																											
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N/A visual analysis only																																																																					
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15		<p>PERFORMED BY: J. Wilkins</p> <p>DATE: <u>3/16/2023</u></p>																																																																			
16	No GWT																																																																				
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22																																																																					

EXHIBIT B-19



HANSEN ENGINEERING, INC.

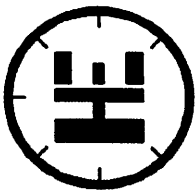
CONSULTING ENGINEERS TESTING LABORATORY
2805 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtonline.net



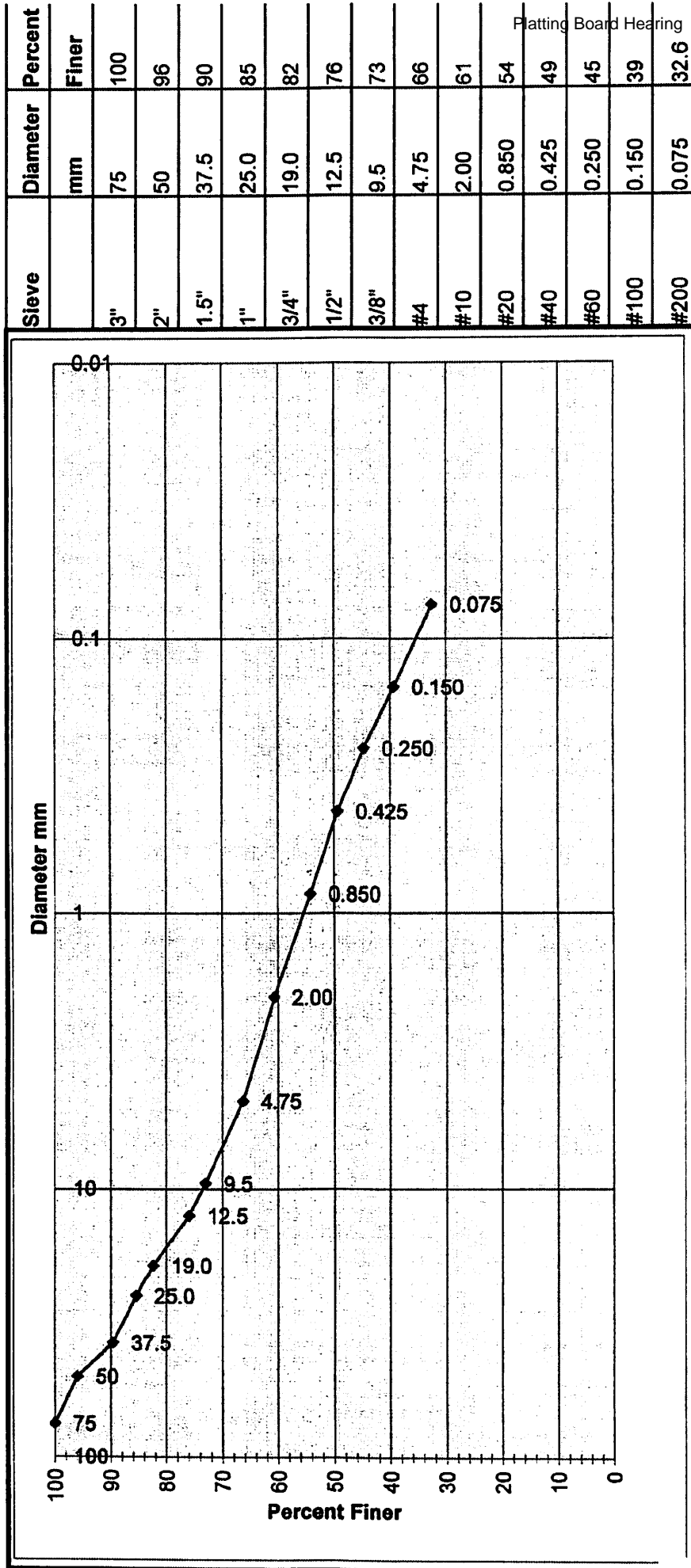
August 3, 2023
Page 46 of 119

Date: 5/1/2023
Sample Date: 10/12/2022
Proj. no: 23021

Client: Liberty Development/ Holler Eng
Project: Arcadian Heights
Sample Location: TH #1
Soil Description: Silty Sand with Gravel
Unified Classification: SM
Appears to have PI <6



HANSEN ENGINEERING, INC.
CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net

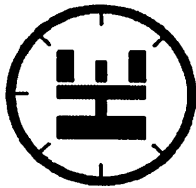


August 3, 2023
Page 47 of 119

Date 5/1/2023
Sample Date: 10/12/2022
Proj. no: 23021

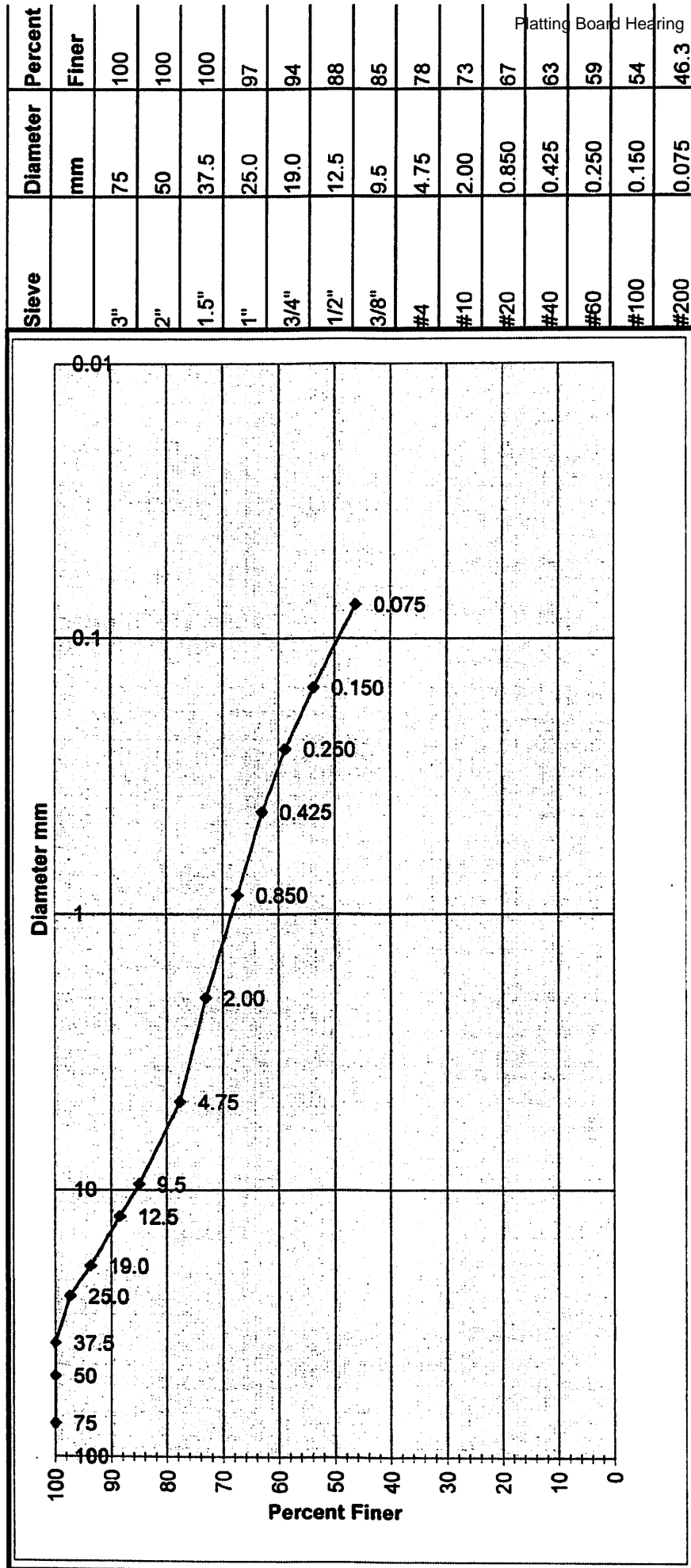
Soil Description: Silty Sand with Gravel
Unified Classification: SM
Appears to have PI <6

Client: Liberty Development/ Holler Eng
Project: Arcadian Heights
Sample Location: TH #2



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net

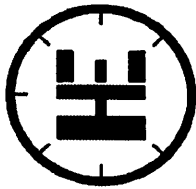


August 3, 2023
Page 48 of 119

Date: 5/1/2023
Sample Date: 10/12/2022
Proj. no: 23021

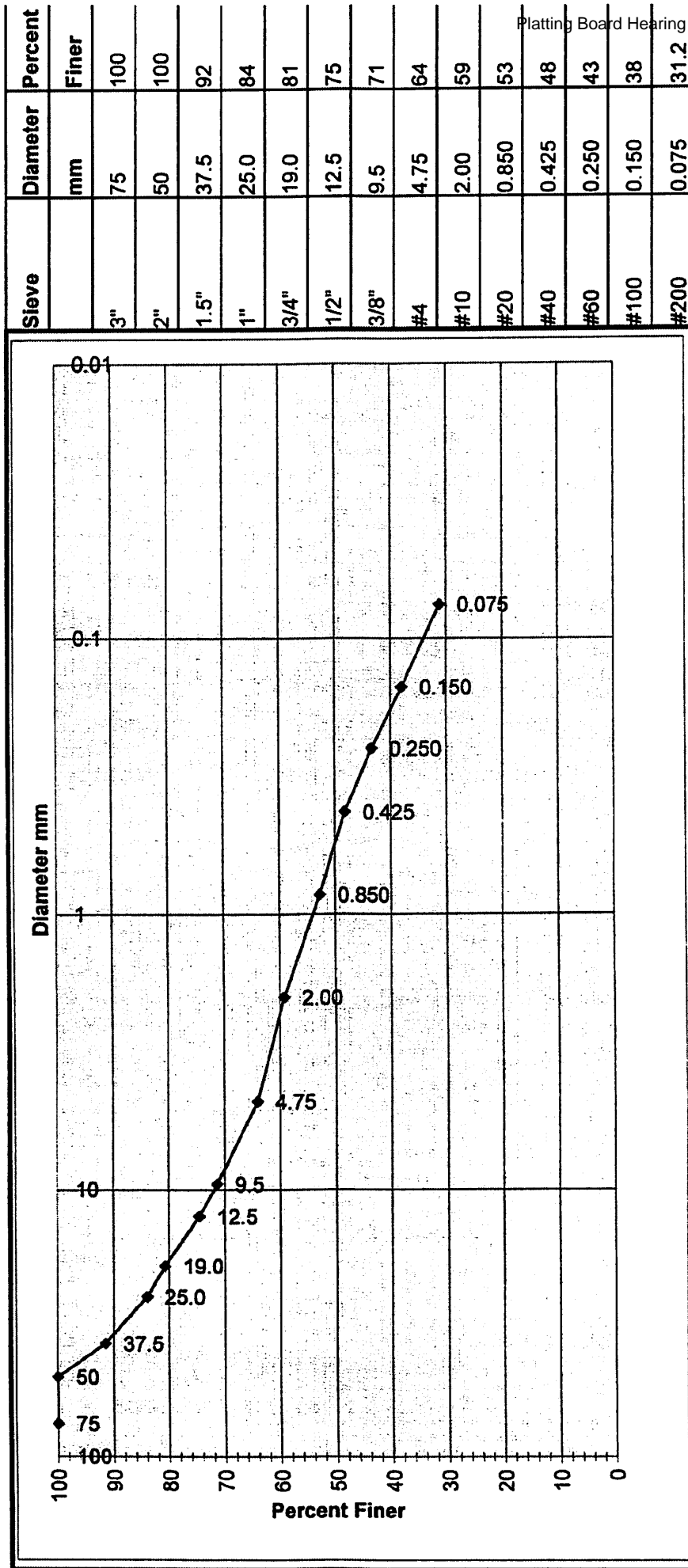
Soil Description: Silty Sand with Gravel
Unified Classification: SM
Appears to have PI <6

Client: Liberty Development/ Holler Eng
Project: Arcadian Heights
Sample Location: TH #3



HANSEN ENGINEERING, INC.

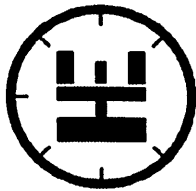
CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



August 3, 2023
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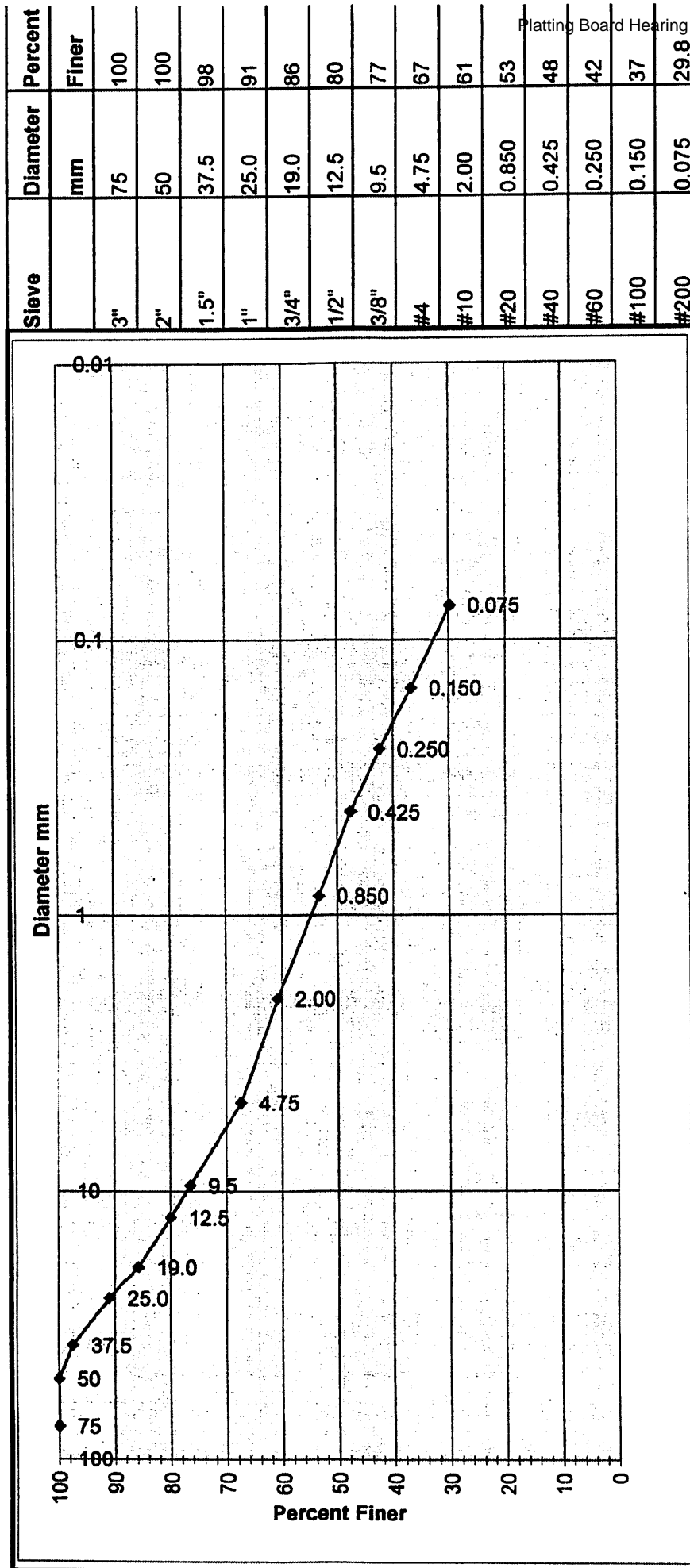
Date 5/1/2023
Sample Date: 10/12/2022
Proj. no: 23021

Client: Liberty Development/ Holler Eng
Project: Arcadian Heights
Sample Location: TH #4
Soil Description: Silty Gravel with Sand
Unified Classification: GM
Appears to have PI <6



HANSEN ENGINEERING, INC.

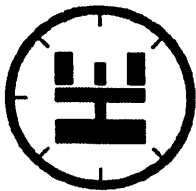
CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



August 3, 2023
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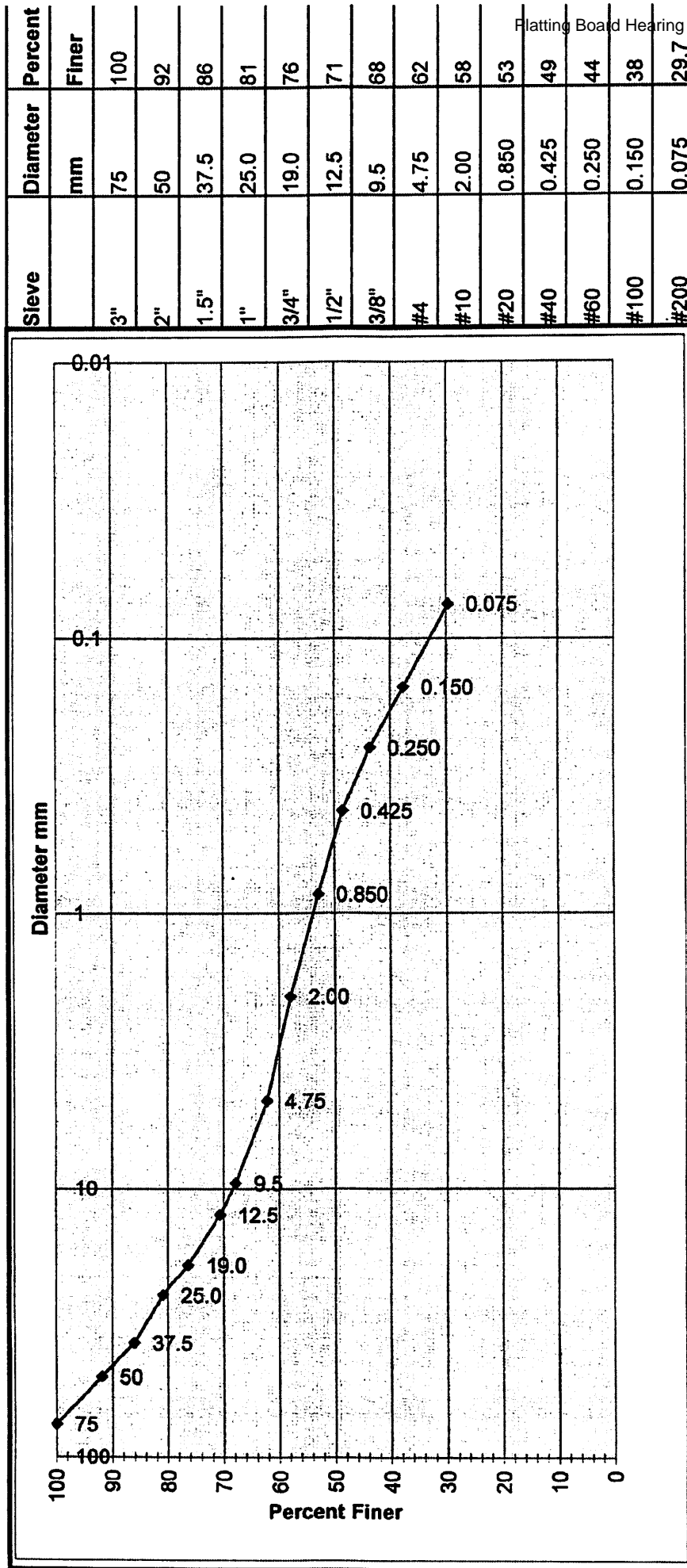
Date 5/1/2023
Sample Date: 10/12/2022
Proj. no: 23021

Client: Liberty Development/ Holler Eng
Project: Arcadian Heights
Sample Location: TH #5
Soil Description: Silty Sand with Gravel
Unified Classification: SM
Appears to have PI <6



HANSEN ENGINEERING, INC.

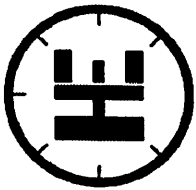
CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Client: Liberty Development/ Holler Eng
Project: Arcadian Heights
Sample Location: TH #6
Soil Description: Silty Gravel with Sand
Unified Classification: GM
Appears to have PI <6

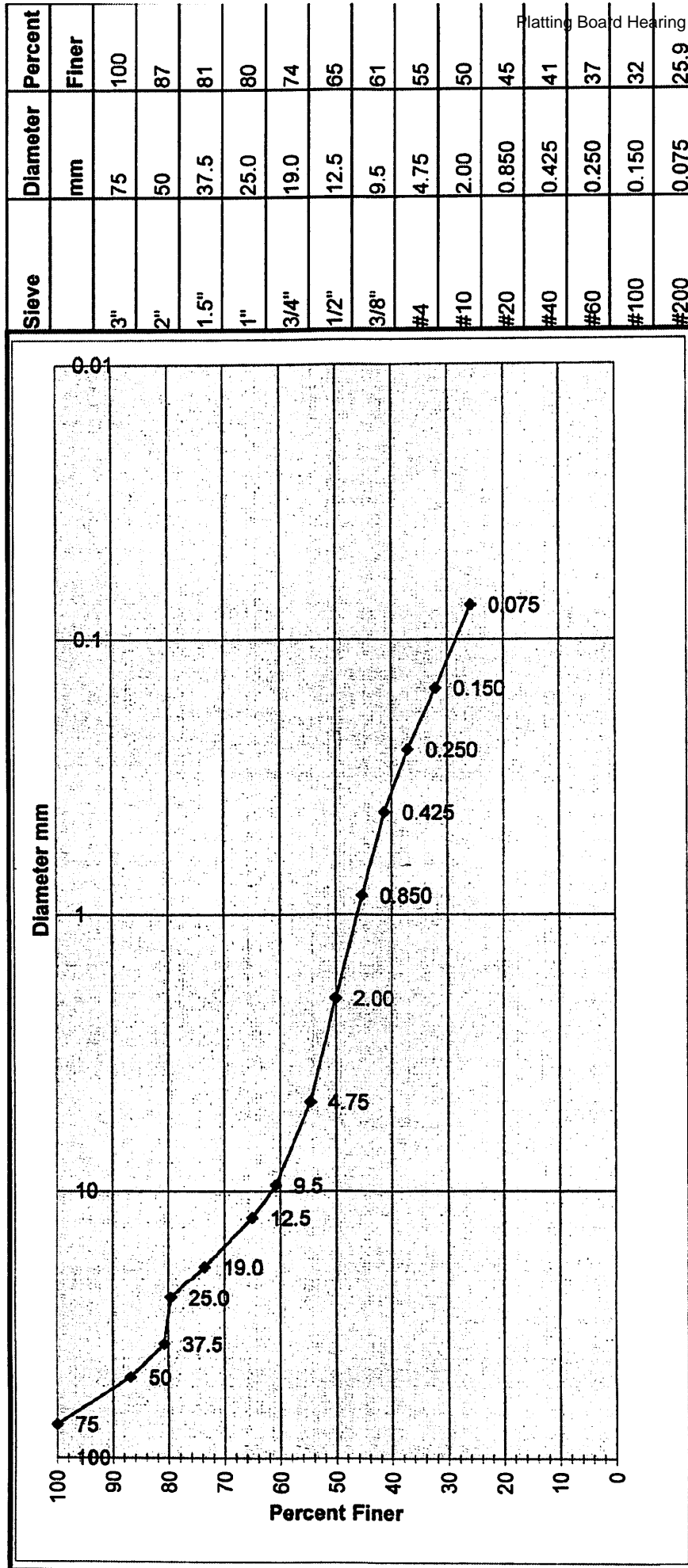
August 3, 2023
Page 51 of 119

Date: 5/1/2023
Sample Date: 10/12/2022
Proj. no: 23021



HANSEN ENGINEERING, INC.

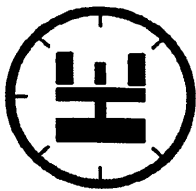
CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



August 3, 2023
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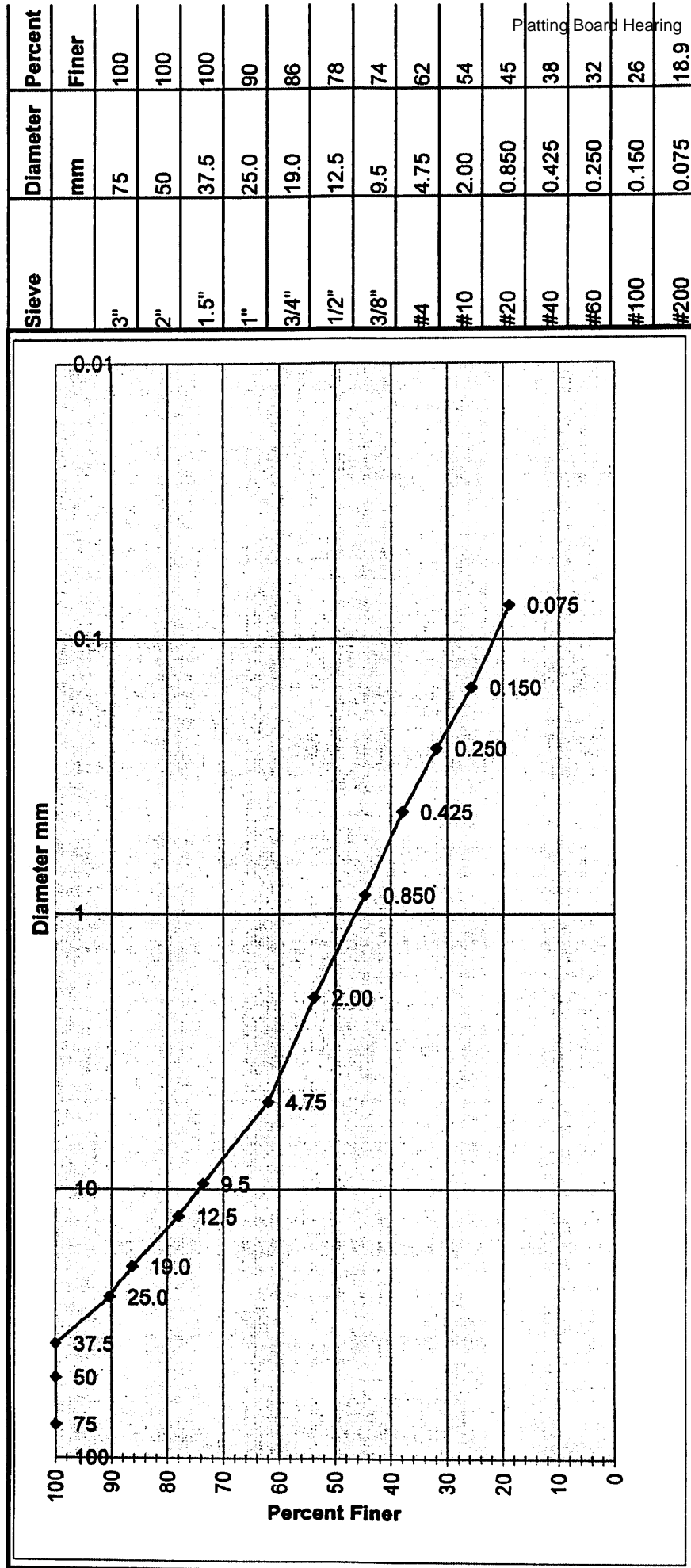
Date: 5/1/2023
Sample Date: 10/12/2022
Proj. no: 23021

Client: Liberty Development/ Holler Eng
Project: Arcadian Heights
Sample Location: TH #7
Soil Description: Silty Gravel with Sand
Unified Classification: GM
Appears to be nonplastic



HANSEN ENGINEERING, INC.

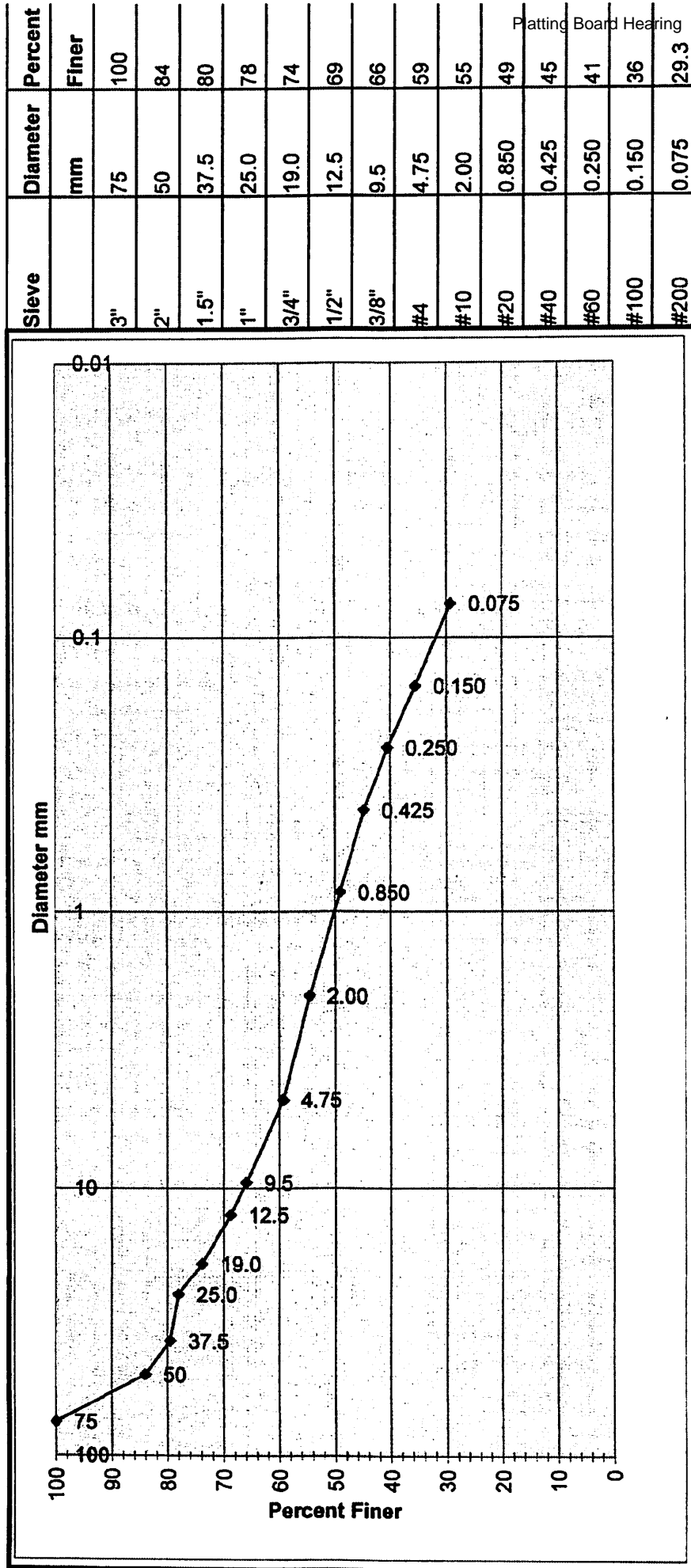
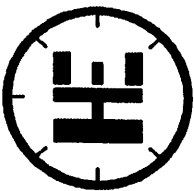
CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



August 3, 2023
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Date: 5/1/2023
Sample Date: 10/12/2022
Proj. no: 23021

Client: Liberty Development/ Holler Eng
Project: Arcadian Heights
Sample Location: TH #8
Soil Description: Silty Sand with Gravel
Unified Classification: SM
Appears have $PI < 6$

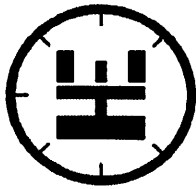


August 3, 2023
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Date: 5/1/2023
Sample Date: 10/12/2022
Proj. no: 23021

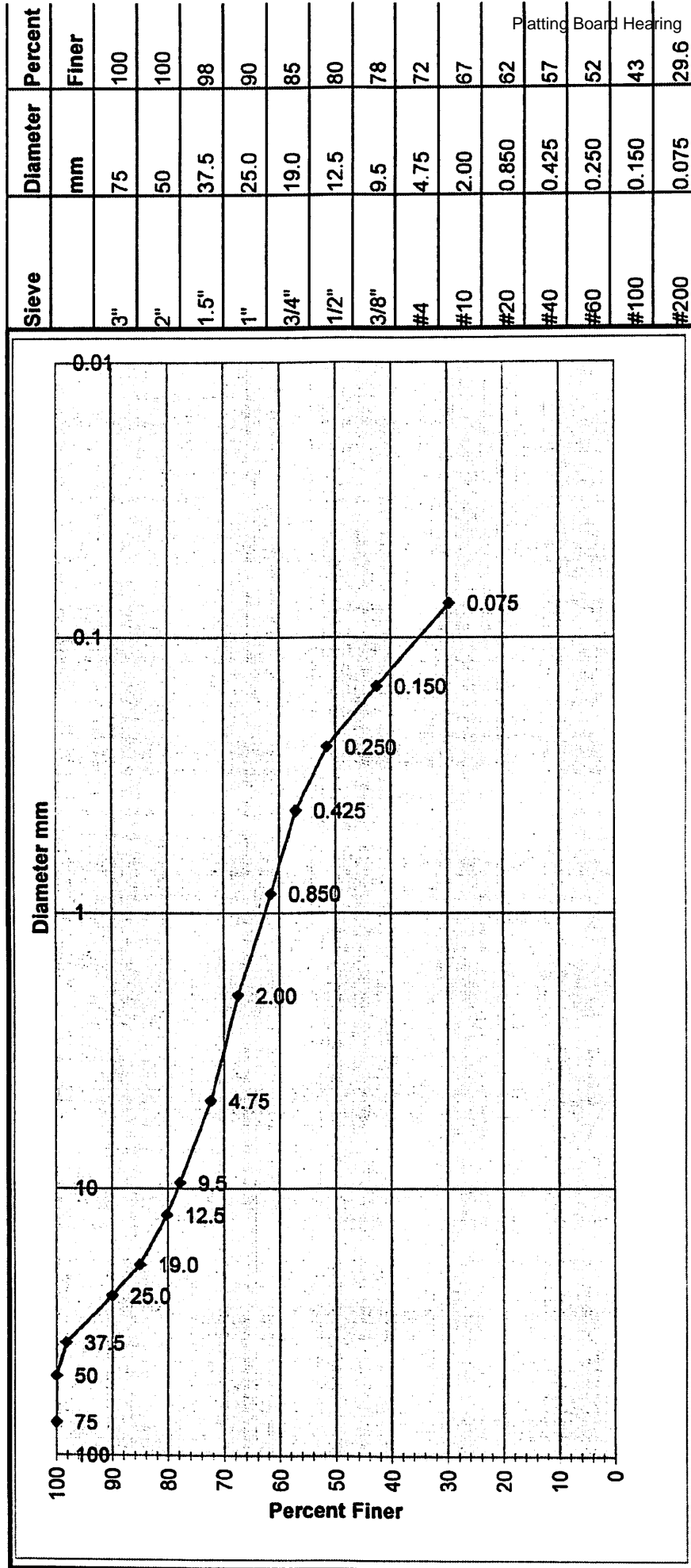
Soil Description: Silty Gravel with Sand
Unified Classification: GM
Appears to be nonplastic

Client: Liberty Development/ Holler Eng
Project: Arcadian Heights
Sample Location: TH #9



HANSEN ENGINEERING, INC.

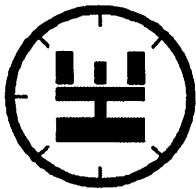
CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



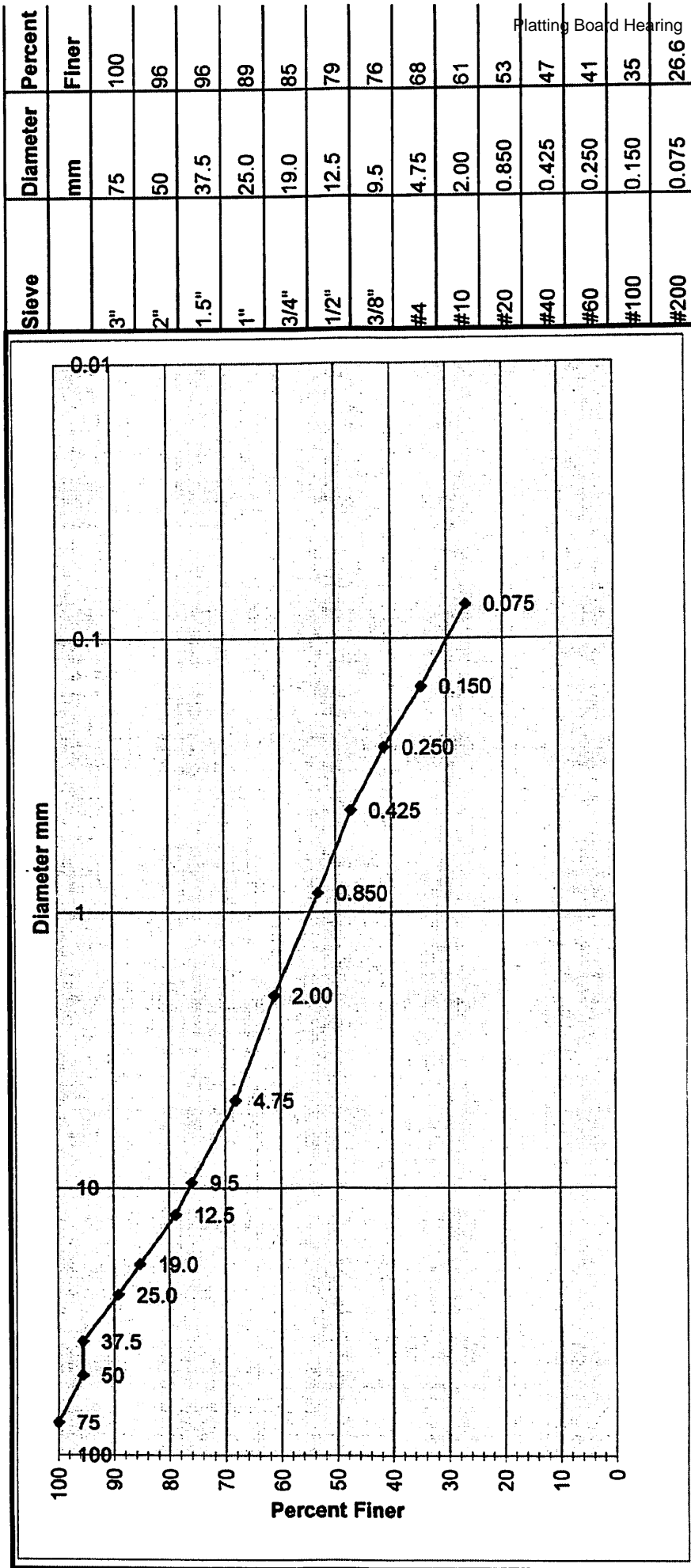
August 3, 2023
Page 55 of 119

Date: 5/1/2023
Sample Date: 10/12/2022
Proj. no: 23021

Client: Liberty Development/ Holler Eng
Project: Arcadian Heights
Sample Location: TH #10
Soil Description: Silty Sand with Gravel
Unified Classification: SM
Appears to be nonplastic



HANSEN ENGINEERING, INC.
CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net

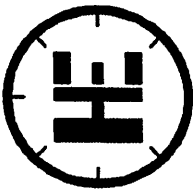


August 3, 2023
Page 56 of 119

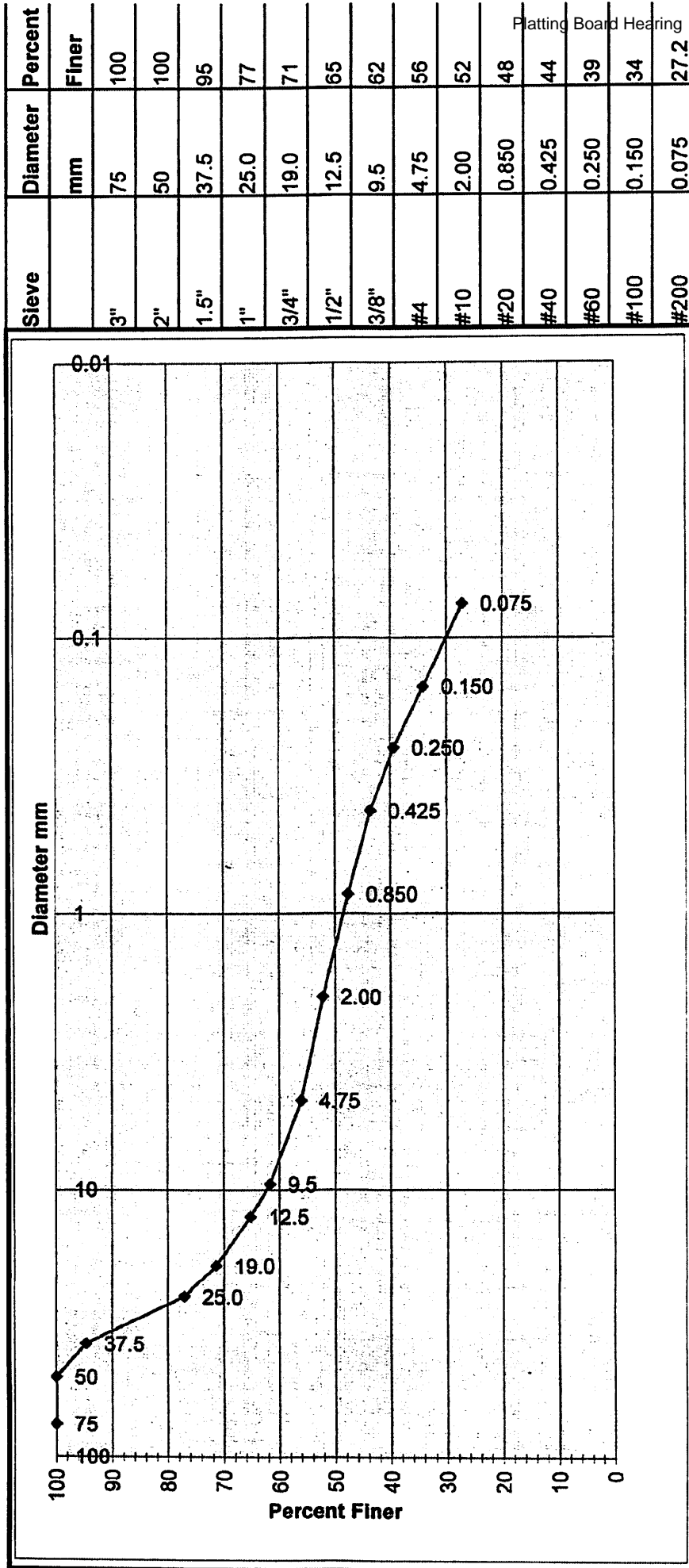
Date 5/1/2023
Sample Date: 10/12/2022
Proj. no: 23021

Client: Liberty Development/ Holler Eng
Project: Arcadian Heights
Sample Location: TH #11
Soil Description: Silty Sand with Gravel
Unified Classification: SM
Appears to be nonplastic

EXHIBIT B-30

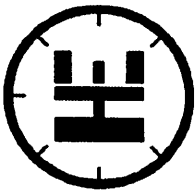


HANSEN ENGINEERING, INC.
CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net

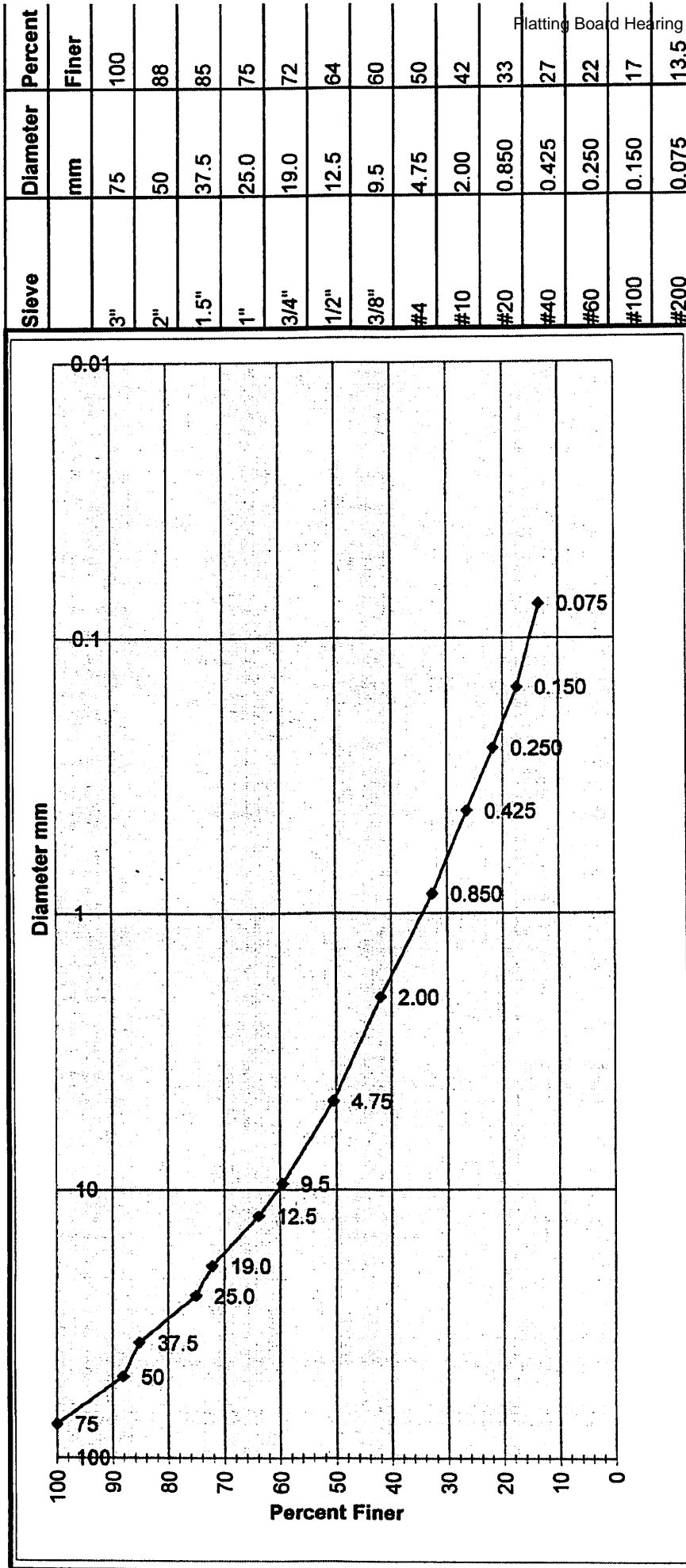


Client: Liberty Development/ Holler Eng
Project: Arcadian Heights
Sample Location: TH #12
Soil Description: Silty Gravel with Sand
Unified Classification: GM
Appears to be nonplastic

Date: 5/1/2023
Sample Date: 3/16/2023
Proj. no: 23021



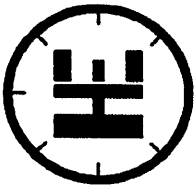
HANSEN ENGINEERING, INC.
CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



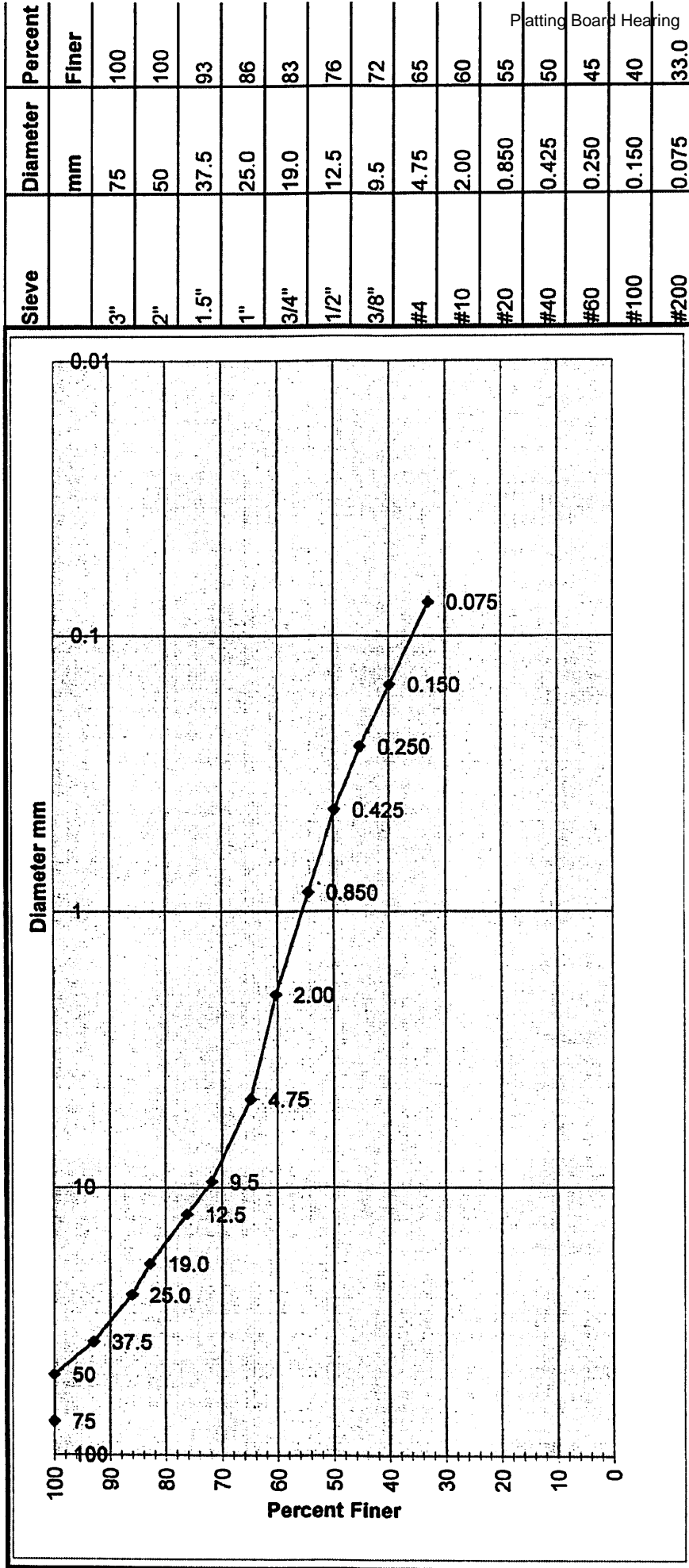
August 3, 2023
Page 58 of 119

Date 5/1/2023
Sample Date: 3/16/2023
Proj. no: 23021

Client: Liberty Development/ Holler Eng
Project: Arcadian Heights
Sample Location: TH #13
Soil Description: Silty Gravel with Sand
Unified Classification: GM
Appears to be nonplastic

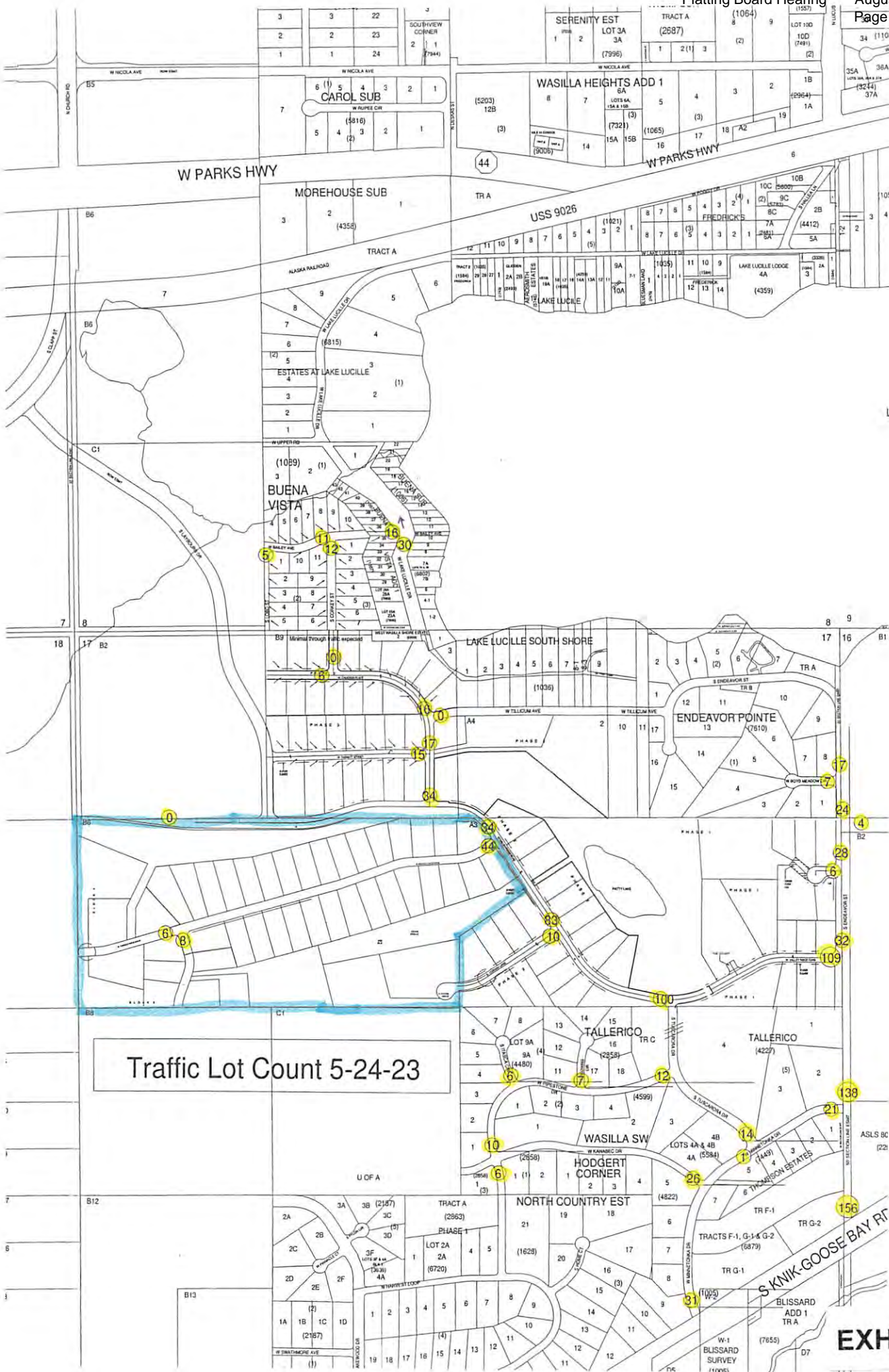


HANSEN ENGINEERING, INC.
CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Client: Liberty Development/ Holler Eng
Project: Arcadian Heights
Sample Location: TH #14
Soil Description: Silty Gravel with Sand
Unified Classification: GM
Appears to have PI<6

Date: 5/1/2023
Sample Date: 3/16/2023
Proj. no: 23021



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APR 04 2023
PLATTING



GARY LORUSSO

KEYSTONE SURVEYING AND MAPPING

*P.O. Box 2216
Palmer, Alaska 99645
Email: garyl@mtaonline.net
Phone: (907) 376-7811
Fax: (907) 376-5780*

SECTION LINE EASEMENT RESEARCH

ARCADIAN HEIGHTS

**TOWNSHIP 17 NORTH, RANGE 01 WEST
PORTIONS OF SECTIONS 17 AND 18**

The section line between Sections 17 and 18, Township 17 North, Range 01 West was surveyed and the survey approved by the U.S. Surveyor General's Office on February 19, 1915.

The subject parcel in Section 17 and the land directly to the south in Section 17, was patented to Everett Calder by Federal Patent # 1226177. Entry date was on November 18, 1957. There is a 33' Section Line easement on this parcel.

To the southwest of the subject parcel in Section 18, the land was patented to Russell Roy Mack by Federal Patent # 1126688. Entry date was on October 29, 1947. There is a 33' Section Line easement on this parcel.

To the west of the subject parcel in Section 18, the land was patented to Ralph C. Crothers by Federal Patent # 1130859. Entry date was on March 30, 1949. There is a 33' Section Line easement on this parcel.

To the northwest of the subject parcel in Section 18, the land was patented to C. A. Bailey by Federal Patent # 1227981. Entry date was on November 18, 1957. There is a 33' Section Line easement on this parcel.

To the north of the subject parcel in Section 17, the land was patented to Ethel M. Mills by Federal Patent # 1228091. Entry date was on December 30, 1957. There is a 33' Section Line easement on this parcel.

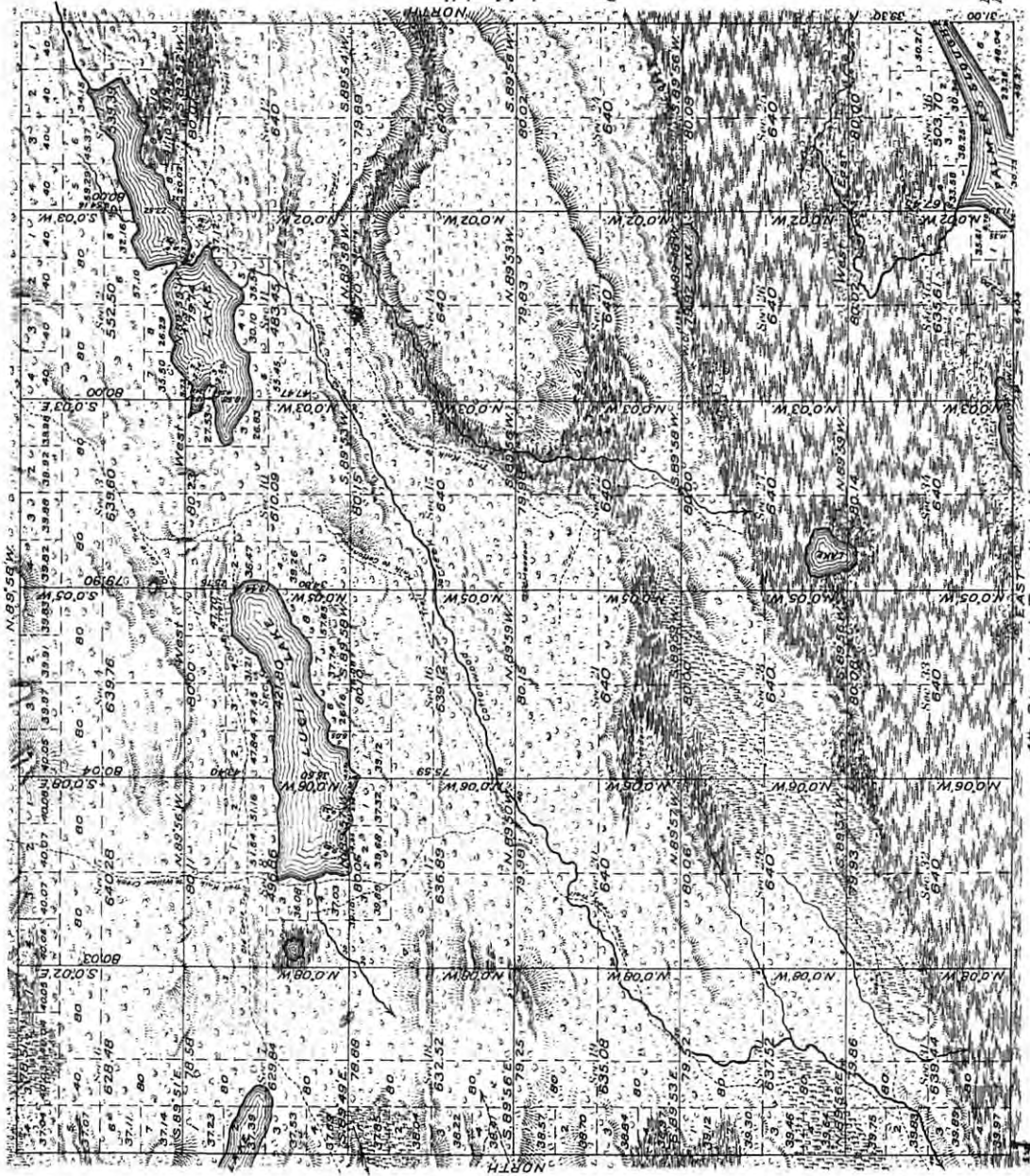
Gary LoRusso

Keystone Surveying & Mapping, Inc.
P.O. Box 2216, Palmer, Alaska 99645
(907) 376-7811
Fax: (907) 376-5780
Email: garyl@mtaonline.net



Township No. 17 North Range No. 1 West of the Seward Meridian, Alaska.

(4-4775a)



See map of same. Vol. 1 of 1st Sec. 10

Areas in Acres	
Public Land	22121.93
Indian Reservation	
Indian Allotments	
Mineral Claims	880.59
Water Surface	
Total Area	23002.52

Latitude 61°30'37"N.
Longitude 149°21'53"W.
Scale 40 Chains to an inch
Mean Magnetic Declination

The above map of Township No. 17 North Range No. 1 West of the Seward Meridian, Alaska, is strictly conformable to the field notes of the survey thereof on file in this office, which have been examined and approved by the Surveyor General's Office.
Juneau, Alaska, February 19, 1915.
Charles E. Anderson
Surveyor General.

1915

Survey Designated		By Whom Surveyed		Contract Date		Amount of Survey		When Surveyed	
Subdivisions	N and W Boundaries	J. P. Walker				Ac.	%	Begin	Completed
S. Boundary						59	76	July 31, 1911	July 29, 1912
E. "						4	71	" 27 "	" 27 "
Meanders		J. P. Walker				1	09	July 22, 1912	July 22, 1912
		J. P. Walker				6	00	Aug. 9, 1911	Aug. 17, 1911
		J. P. Walker				11	38	" 31 "	" 31 "
		J. P. Walker				0	58	July 29, 1912	July 29, 1912

SUBJECT

Platting Board Hearing

August 3, 2023

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Bureau of Land Management - Alaska LIS-Online Reports
Case Abstract for: AKA 040096

Case Serial Num: AKA 040096 FRC Site Code: SEA
Case Type: 251101 He Original Accession Num:
Case Status: Closed Box Num: of
Case Status Actn: Case Closed Disp Date:
Case Status Date: 28-MAR-1977 Location Code:

Customer Data

Custid: 000020605 Int Rel: Applicant Pct Int: 0.0000
Cust Name: CALDER EVERETT
Cust Address: Withheld

Administrative/Status Action Data

Date	Code/Description	Remarks	Doc ID	Ofc	Emp
18-NOV-1957 001	Application Filed	--	--	PSA	CMC
05-MAY-1962 879	Patent Issued	--	PA0001226177	PSA	CMC
28-MAR-1977 970	Case Closed	TITLE TRSF	--	PSA	CMC
27-AUG-1992 996	Converted To Prime	--	--	940	BKM

No Financial Actions Found

No Case Remarks Found

No Geographic Names Found

Land Description

Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres
28	017N	001W	017	S2NW	--	--	--	--	AA	170	07	PA	80.0000
Doc ID: PA0001226177					05-MAY-1962	USR: 570 754							
28	017N	001W	017	W2SW	--	--	--	--	AA	170	07	PA	80.0000
Doc ID: PA0001226177					05-MAY-1962	USR: 570 754							
Patented:					160.0000	Conveyed:					160.0000		
Total Case Acres:												160	

End of Case: AKA 040096

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data. Refer to specific BLM case files for official land status information.

Reports are generated from a replicated database. Information can be one week

EXHIBIT D-4

Bureau of Land Management - Alaska LIS-Online Reports
Case Abstract for: AKA 011741

Case Serial Num: AKA 011741	FRC Site Code: ANC
Case Type: 251101 He Original	Accession Num: 49
Case Status: Closed	Box Num: 184 of
Case Status Actn: Case Closed	Disp Date:
Case Status Date: 15-DEC-1976	Location Code: RIP

Customer Data

Custid: 000010717 Int Rel: Applicant Pct Int: 0.0000
Cust Name: MACK ROY RUSSELL
Cust Address: Withheld

Administrative/Status Action Data

Date	Code/Description	Remarks	Doc ID	Ofc	Emp
29-OCT-1947	001 Application Filed	APPLICATION RECEIVED	--	PSA	LH
13-JUL-1949	879 Patent Issued	--	PA0001126688	PSA	LH
15-DEC-1976	970 Case Closed	TITLE TRSF	--	PSA	LH
27-AUG-1992	996 Converted To Prime	--	--	940	BKM

No Financial Actions Found

No Case Remarks Found

No Geographic Names Found

Land Description

Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres
28	017N	001W	018 SE	- -	- - - -	- -	- -	AA	170	07	PA		160.0000
Doc ID: PA0001126688					13-JUL-1949	USR: 754 814							
Patented:					160.0000	Conveyed:					160.0000		
Total Case Acres:												160	

End of Case: AKA 011741

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data. Refer to specific BLM case files for official land status information.

Reports are generated from a replicated database. Information can be one week old.

Bureau of Land Management - Alaska LIS-Online Reports
Case Abstract for: AKA 013049

Case Serial Num: AKA 013049 FRC Site Code: SEA
Case Type: 251101 He Original Accession Num:
Case Status: Closed Box Num: of
Case Status Actn: Case Closed Disp Date:
Case Status Date: 26-JAN-1951 Location Code:

Customer Data

Custid: 000016481 Int Rel: Applicant Pct Int: 0.0000
Cust Name: CROTHERS RALPH C
Cust Address: Withheld

Administrative/Status Action Data

Date	Code/Description	Remarks	Doc ID	Ofc	Emp
30-MAR-1949	001 Application Filed	APPLICATION RECEIVED	--	PSA	BED
26-JAN-1951	970 Case Closed	TITLE TRSF	--	PSA	BED
26-JAN-1959	879 Patent Issued	--	PA0001130859	AJA	BED
27-AUG-1992	996 Converted To Prime	--	--	940	BKM

No Financial Actions Found

No Case Remarks Found

No Geographic Names Found

Land Description

Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres
28	017N	001W	018	S2NE	--	--	--	--	AA	170	07	PA	80.0000
Doc ID: PA0001130859					26-JAN-1959		USR: 105 754 814						
Patented:					80.0000		Conveyed:					80.0000	
Total Case Acres:												80	

End of Case: AKA 013049

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data. Refer to specific BLM case files for official land status information.

Reports are generated from a replicated database. Information can be one week old.

Bureau of Land Management - Alaska LIS-Online Reports
Case Abstract for: AKA 040099

Case Serial Num:	AKA 040099	FRC Site Code:	SEA
Case Type:	251101 He Original	Accession Num:	
Case Status:	Closed	Box Num:	of
Case Status Actn:	Case Closed	Disp Date:	
Case Status Date:	28-MAR-1977	Location Code:	

Customer Data

Custid:	000020607	Int Rel: Applicant	Pct Int: 0.0000
Cust Name:	BAILEY C A		
Cust Address:	Withheld		

Administrative/Status Action Data

Date	Code/Description	Remarks	Doc ID	Ofc	Emp
18-NOV-1957	001 Application Filed	APPLICATION RECEIVED	--	PSA	CMC
01-AUG-1962	879 Patent Issued	--	PA0001227981	PSA	CMC
28-MAR-1977	970 Case Closed	TITLE TRSF	--	PSA	CMC
27-AUG-1992	996 Converted To Prime	--	--	940	BKM

No Financial Actions Found

No Case Remarks Found

No Geographic Names Found

Land Description

Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr Blk	Lot	Di Bor	NR LS		Acres
28	017N	001W	007	SESW	- -	-- --	--	AA 170	07 PA		40.0000
				Doc ID: PA0001227981	01-AUG-1962			USR: 570	754		
28	017N	001W	018	N2NE	- -	-- --	--	AA 170	07 PA		80.0000
				Doc ID: PA0001227981	01-AUG-1962			USR: 570	754		
28	017N	001W	018	NENW	- -	-- --	--	AA 170	07 PA		40.0000
				Doc ID: PA0001227981	01-AUG-1962			USR: 570	754		
				Patented:	160.0000			Conveyed:	160.0000		
					Total Case Acres:						160

End of Case: AKA 040099

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data. Refer to specific BLM case files for official land status information.

EXHIBIT D-7

Bureau of Land Management - Alaska LIS-Online Reports
Case Abstract for: AKA 040883

Case Serial Num: AKA 040883 FRC Site Code: SEA
Case Type: 251101 He Original Accession Num:
Case Status: Closed Box Num: of
Case Status Actn: Case Closed Disp Date:
Case Status Date: 28-MAR-1977 Location Code:

Customer Data

Custid: 000020569 Int Rel: Applicant Pct Int: 0.0000
Cust Name: MILLS ETHEL M
Cust Address: Withheld

Administrative/Status Action Data

Date	Code/Description	Remarks	Doc ID	Ofc	Emp
30-DEC-1957	001 Application Filed	APPLICATION RECEIVED	--	PSA	CMC
08-AUG-1962	879 Patent Issued	--	PA0001228091	PSA	CMC
28-MAR-1977	970 Case Closed	TITLE TRSF	--	PSA	CMC
27-AUG-1992	996 Converted To Prime	--	--	940	BKM

No Financial Actions Found

No Case Remarks Found

No Geographic Names Found

Land Description

Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres
28	017N	001W	008	SWSW	--	--	--	--	AA	170	07	PA	40.0000
				Doc ID: PA0001228091	08-AUG-1962				USR:	570	754		
28	017N	001W	017	NWNW	--	--	--	--	AA	170	07	PA	40.0000
				Doc ID: PA0001228091	08-AUG-1962				USR:	570	754		
				Patented:	80.0000				Conveyed:		80.0000		
									Total Case Acres:				80

End of Case: AKA 040883

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data. Refer to specific BLM case files for official land status information.

Reports are generated from a replicated database. Information can be one week

EXHIBIT D-8

VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

RECEIVED

AUG 14 2023

PLATTING

Legal description of property:

An application for a variance from a requirement of Title 43 shall contain:

1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
 - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
 - B. *The variance request is based upon conditions of the property that are atypical to other properties; and*
 - C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

I, Bill Kramer the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.300 (3)(a) of the Borough Code in order to allow:

Utilities within the flag pole.

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

APPLICANT Name: LIBERTY DEVELOPMENT, LLC

OR Mailing Address: P.O. BOX 99652, BIG LAKE, ALASKA 99652 &

OWNER RS ENTERPRISES, LLC- 16675 NW 130TH ST., PLATTE CITY, MO 64079

Contact Person: BILL KRAMER – (907) 440-5000

SURVEYOR Name (FIRM): KEYSTONE SURVEYING & MAPPING

Mailing Address: P.O. BOX 2216, PALMER, ALASKA Zip: 99645

Contact Person: GARY LoRUSSO Phone: 376-7811

VARIANCE SUBMITTAL

ARCADIAN HEIGHTS

This is a request for variance to MSB 43.20.300(3)(a) –utilities within the flag pole.

This variance will not be detrimental to public health, safety or welfare, or injurious to adjacent property.

There are 2 parcels involved. Lot 1, Block 3 and Lot 1, Block 4. Both lots are constrained by topography.

Lot 1, Block 3 is a 2 acre lot. The minimum pole with is 40' for this lot. The pole portion as designed is 70' wide. That leaves 40 feet outside of the utility easement. Because the MEA easement is pre-existing and is located along where the pole portion of the lot there is no way to separate the easement from the pole portion as it would create a 30' strip of no-man's land. The actual location of the power poles within the MEA easement are approximately 17' east of the westerly subdivision boundary. This leaves 53' in which to build a driveway. Driveways are typically between 14-18' wide. There is no conflict here. There is no harm to anyone by allowing the variance.

Lot 1, Block 4 is a 4 acre lot. The minimum pole with is 60' for this lot. The pole portion as designed is 70' wide. That leaves 40 feet outside of the utility easement. Because the MEA easement is pre-existing and is located along where the pole portion of the lot there is no way to separate the easement from the pole portion as it would create a 30' strip of no-man's land. The actual location of the power poles within the MEA easement are approximately 17' east of the westerly subdivision

boundary. This leaves 53' in which to build a driveway. Driveways are typically between 14-18' wide. There is no conflict here. There is no harm to anyone by allowing the variance.

Generally this type of situation is not found where the utility easement is along the exterior of a subdivision and between the subdivision boundary and close to a topographically challenging land feature. Both parcels need to be flag lots. Otherwise the lot design would be horrible with lots of usable on 2 lots and hardly any usable on 2 lots. This would not create a good situation for future lot owners.

Because of the pre-existing status of the MEA easement there is no way to NOT have the utilities within the pole portion of these lots. Adding another 5 feet to the pole widths does not serve a purpose as there is more than ample room (53 feet) in which to build a typical driveway of 14-18 feet width. Lot 2, Block 3 and Lot 2, Block 4 are constrained by topography. The additional 5 foot width (70' to 75') causes further restrictions on the usable building area and diminishes the desirability of both lots. We try to make the best lots we can. Again, the added 5 feet would serve no purpose. A 60 foot wide flagpole would be sufficient and we are already 10 feet wider than that.

Matanuska-Susitna Borough
Telephone (907) 861-7874

VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

RECEIVED

APR 04 2023

Legal description of property:

An application for a variance from a requirement of Title 43 shall contain:

PLATTING

1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
 - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
 - B. *The variance request is based upon conditions of the property that are atypical to other properties; and*
 - C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

I, Bill Kramer the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.300 (A) of the Borough Code in order to allow:

Block 4 to be slightly longer than 3000'

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

APPLICANT Name: LIBERTY DEVELOPMENT, LLC

OR Mailing Address: P.O. BOX 99652, BIG LAKE, ALASKA 99652 &

OWNER RS ENTERPRISES, LLC- 16675 NW 130TH ST., PLATTE CITY, MO 64079

Contact Person: BILL KRAMER – (907) 440-5000

SURVEYOR Name (FIRM): KEYSTONE SURVEYING & MAPPING

Mailing Address: P.O. BOX 2216, PALMER, ALASKA Zip: 99645

Contact Person: GARY LoRUSSO Phone: 376-7811

VARIANCE SUBMITTAL

ARCADIAN HEIGHTS

This is a request for variance to MSB 43.20.300 – Block length as Block 4 slightly exceeds 3000' due to topographic constraints.

This variance will not be detrimental to public health, safety or welfare, or injurious to adjacent property. To the contrary, it will protect the aforementioned items. This subdivision has extreme topographical relief. W. Powder Ridge Drive parallels a bluff to the north. The bluff is approximately 50 feet high with grades exceeding 45%. Impracticable to construct a MSB standard road. Trying to create a road down the bluff would serve no purpose. It would require massive amounts of earthwork – cuts and fills- that would decimate the natural environment, create drainage issues for this and adjoining property and would have to connect to the Public Use Easement that runs along the north boundary of this subdivision thereby creating another access to what is classified as a future collector road / bypass.

The length of the proposed W. Powder Ridge Drive is 3008 feet from its intersection with W. Valley ridge Road westward to the west boundary of the subdivision which makes the length of Block 4 eight feet longer than 3000 feet or 0.25% past the 3000'. The actual construction will be less than 3000'. This situation is not typical. Normally there would be some location to place a road that is both functional AND desirable. That is not the case here. Access to Tract Z is shown as a flagpole. This was necessary to meet MSB code due to

future access to Tract Z being through a phase of Valley Ridge (a previously approved Master Plan). There is no timetable for when the future access will be created. The flagpole portion of Tract Z is not suitable or desirable for a MSB standard road. There is no other option for access to Tract Z that meets MSB code. This requested variance is to Block length of Block 4. Tract Z is compliant as shown.

As stated above there are extreme topographical constraints, no purpose for a road right of way that is not constructable, no desire to place another intersection on a future road corridor and really no other way to make Block 4 compliant. Blocks 2 and 3 to the south of proposed W. Powder Ridge Drive are separated by proposed S. Braxton Drive. There is no need for a variance on this side of the road as S. Braxton Drive is constructable.

**PETITION FOR ELIMINATION OR MODIFICATION OF UTILITY, DRAINAGE,
SANITATION, AND SCREENING EASEMENTS**

Comes now the undersigned, LIBERTY DEVELOPMENT, LLC, and petitions the Matanuska-Susitna Borough to eliminate or modify the *utility, slope, snow storage, drainage, sanitation, buffers or screening easement(s)* lying within the following described property, to-wit:
LOTS 1,2 AND 3, BLOCK 6, VALLEY RIDGE PHASE 2, PLAT # 2022-113

RECEIVED
APR 04 2023
PLATTING

Said easement(s) being more fully described as:
SEE ATTACHED -

NOTE: *Utility easement eliminations may require non-objection letters from the service area utility companies as a condition of approval, see MSB 43.15.032.*

Submitted herewith are the following:

1. A copy of the as-built showing the *easement(s)* to be vacated/modified (if due to encroachment)
2. \$300.00 Public Hearing Fee (no fee if submitted with Regular Plat)

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

We are creating a public right of way dedication. This will eliminate the MSB utility easement where the road dedication will be placed. We are granting utility easements along both sides of the new road dedication

APPLICANT Name: LIBERTY DEVELOPMENT, LLC
OR Mailing Address: P.O. BOX 99652, BIG LAKE, ALASKA 99652
OWNER
Contact Person: BILL KRAMER - (907) 440-5000

SURVEYOR Name (FIRM): KEYSTONE SURVEYING & MAPPING
Mailing Address: P.O. BOX 2216, PALMER, ALASKA Zip: 99645
Contact Person: GARY LoRUSSO Phone: 376-7811

SIGNATURES OF PETITIONER(S):



THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

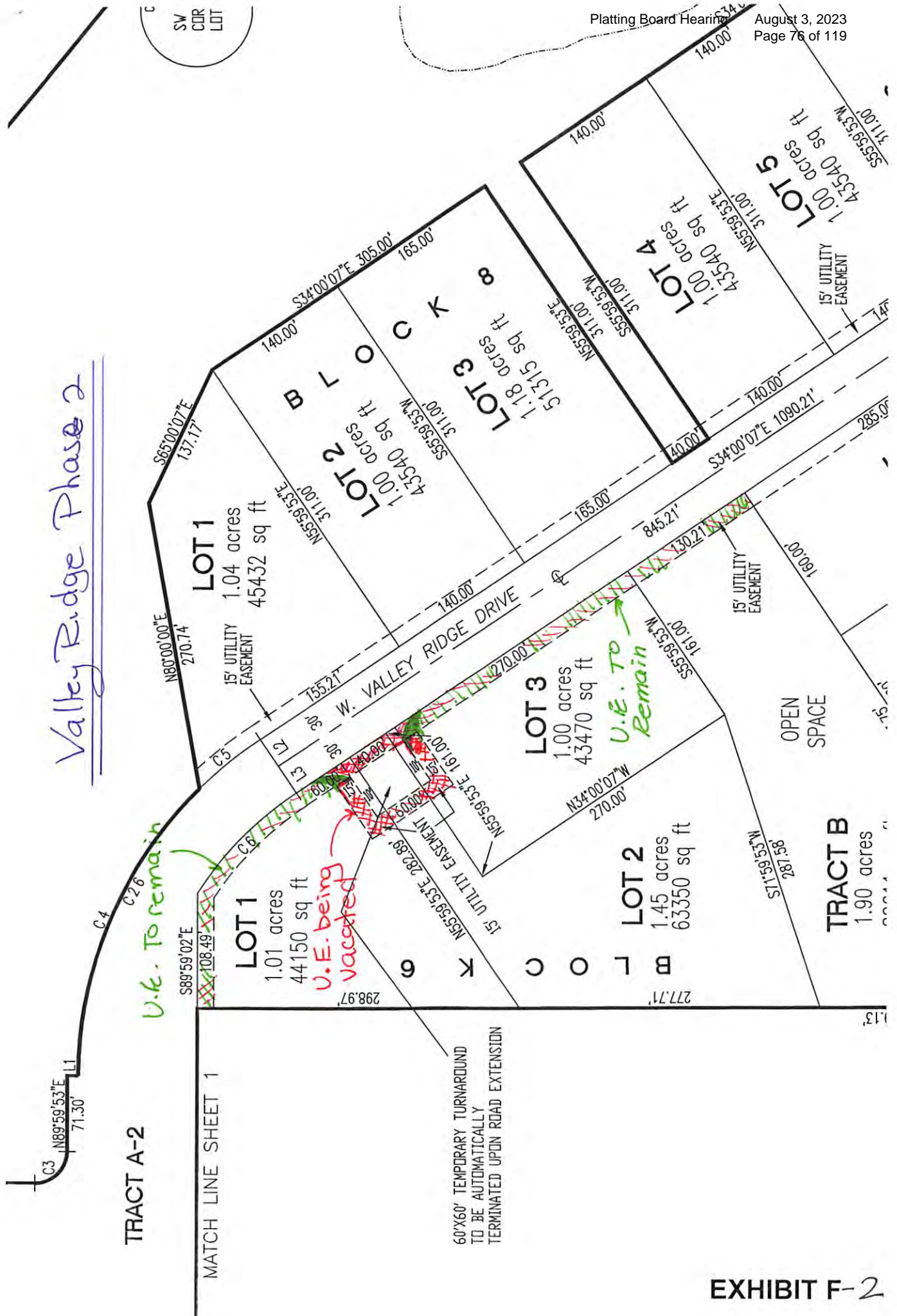
THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

June 8, 2023
DATE

Matthew Liberal
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PUBLIC HEARING ON: August 3, 2023

Valley Ridge Phase 2



CITY OF WASILLA PLANNING DEPARTMENT

PERMIT ISSUED

Project:	Subdivision	Date: 01/13/2023
Permit #:	AA23-000003	
Applicant:	Liberty Development, LLC	
Applicant Phone#:		
Address:		
Parcel #:	17N01W17B006	

Conditions of Approval:

- As part of subdivision approval, the owner may clear approximately 6 acres of tract "Z". Total acreage of Tract "Z" is 12 acres. Area cleared will be used to mine gravel for roads and lot development. Same area will be reclaimed with onsite overburden generated from building of roads and stored materials that were generated from Tract "Z" itself. The clearing may be completed prior to preliminary plat approval during winter months in order to establish a gravel source for use once the preliminary Plat receives MSB approval. If Preliminary Plat is not approved by the MSB, the exposed area must be reclaimed with a suitable overburden within 12 months of subdivision permit approval. Suitable overburden material and reclamation methods are subject to approval by the City of Wasilla City Planner and Public Works Director.
- Completion of Matanuska-Borough platting process prior to any clearing or construction, except as permitted in Condition #1.
- No clearing permitted until land use permit approved for proposed use/structure, except as permitted in Condition #1.
- All clearing must comply with WMC 16.33.050 and Condition #1.
- Temp turnaround will be needed between Lot 102 & 106, no road name or I would have used it to describe.
- As other phases surface will need to be paved for COW maintenance will be taken over after a 1-year acceptance and maintenance review of the road.

Matthew Goddard

From: Daniel Dahms
Sent: Thursday, June 29, 2023 1:42 PM
To: Matthew Goddard
Cc: Tammy Simmons; Brad Sworts; Jamie Taylor
Subject: RE: RFC Arcadian Heights (MG)

Matthew,

No comments from PD&E.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, June 9, 2023 3:05 PM
To: robyundtmsb@gmail.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Planning <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; 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>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msb.hpc@gmail.com; andrew.frasier@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC Arcadian Heights (MG)

Hello,

The following link is a request for comments for the proposed Arcadian Heights Master Plan.

Please ensure all comments have been submitted by June 30, 2023 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Arcadian Heights MSP](#)

Feel free to contact me if you have any questions.

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

Matthew Goddard

From: Permit Center
Sent: Friday, June 9, 2023 3:08 PM
To: Matthew Goddard
Subject: RE: RFC Arcadian Heights (MG)

No comments.

Thank you,

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, June 9, 2023 3:05 PM
To: robyundtmsb@gmail.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Planning <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; 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>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msb.hpc@gmail.com; andrew.frasier@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC Arcadian Heights (MG)

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 [Arcadian Heights MSP](#)

Feel free to contact me if you have any questions.

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

June 13, 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.

- **ARCADIAN HEIGHTS**
(MSB Case # 2023-070/071)

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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, June 28, 2023 2:51 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Arcadian Heights (MG)
Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Matthew,

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

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>

Sent: Friday, June 9, 2023 3:05 PM

To: robyundtmsb@gmail.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Planning <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; 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>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msb.hpc@gmail.com; andrew.frasier@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>

Subject: RFC Arcadian Heights (MG)

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

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Please ensure all comments have been submitted by June 30, 2023 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Arcadian Heights MSP](#)

Feel free to contact me if you have any questions.

Matthew Goddard
Platting Technician
907-861-7881

CERTIFICATE OF OWNERSHIP & REDUCTION
WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND RECORDED IN THIS PLAN AND THAT WE DESIRE TO REDUCE THE SAME TO A SINGLE PLAT AND TO RESUBMIT THE SAME TO THE PLATTING BOARD FOR THE USE SHOWN.

SIGNATURE _____ DATE _____

NAME/TITLE
HIS ENTERPRISES, LLC
10000 W. VALLEY ROAD, SUITE 100
DENVER, CO 80231

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SIGNED TO BEFORE ME this _____ day of _____, 20____.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

SIGNATURE _____ DATE _____

NAME/TITLE
HIS ENTERPRISES, LLC
10000 W. VALLEY ROAD, SUITE 100
DENVER, CO 80231

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SIGNED TO BEFORE ME this _____ day of _____, 20____.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE MASTER PLAN SHOWN HEREON HAS BEEN REVIEWED IN CONJUNCTION WITH THE PLANNING & LAND USE DIVISION OF THE STATE OF ALASKA, AND THAT THE MASTER PLAN HAS BEEN APPROVED BY THE PLATTING BOARD ON _____.

DATE _____

NAME/TITLE
PLANNING & LAND USE DIRECTOR

DATE _____

NAME/TITLE
PLANNING & LAND USE DIRECTOR

DATE _____

NAME/TITLE
PLANNING & LAND USE DIRECTOR

CURVE TABLE

CHORD (INCH)	ARC (INCH)	ANGLE (DEG)	CHORD (FEET)	ARC (FEET)
1	1.0000	90.00	1.0000	1.0000
2	1.0196	180.00	2.0000	2.0000
3	1.0392	270.00	3.0000	3.0000
4	1.0588	360.00	4.0000	4.0000
5	1.0784	450.00	5.0000	5.0000
6	1.0980	540.00	6.0000	6.0000
7	1.1176	630.00	7.0000	7.0000
8	1.1372	720.00	8.0000	8.0000
9	1.1568	810.00	9.0000	9.0000
10	1.1764	900.00	10.0000	10.0000
11	1.1960	990.00	11.0000	11.0000
12	1.2156	1080.00	12.0000	12.0000
13	1.2352	1170.00	13.0000	13.0000
14	1.2548	1260.00	14.0000	14.0000
15	1.2744	1350.00	15.0000	15.0000
16	1.2940	1440.00	16.0000	16.0000
17	1.3136	1530.00	17.0000	17.0000
18	1.3332	1620.00	18.0000	18.0000
19	1.3528	1710.00	19.0000	19.0000
20	1.3724	1800.00	20.0000	20.0000
21	1.3920	1890.00	21.0000	21.0000
22	1.4116	1980.00	22.0000	22.0000
23	1.4312	2070.00	23.0000	23.0000
24	1.4508	2160.00	24.0000	24.0000
25	1.4704	2250.00	25.0000	25.0000
26	1.4900	2340.00	26.0000	26.0000
27	1.5096	2430.00	27.0000	27.0000
28	1.5292	2520.00	28.0000	28.0000
29	1.5488	2610.00	29.0000	29.0000
30	1.5684	2700.00	30.0000	30.0000
31	1.5880	2790.00	31.0000	31.0000
32	1.6076	2880.00	32.0000	32.0000
33	1.6272	2970.00	33.0000	33.0000
34	1.6468	3060.00	34.0000	34.0000
35	1.6664	3150.00	35.0000	35.0000
36	1.6860	3240.00	36.0000	36.0000
37	1.7056	3330.00	37.0000	37.0000
38	1.7252	3420.00	38.0000	38.0000
39	1.7448	3510.00	39.0000	39.0000
40	1.7644	3600.00	40.0000	40.0000
41	1.7840	3690.00	41.0000	41.0000
42	1.8036	3780.00	42.0000	42.0000
43	1.8232	3870.00	43.0000	43.0000
44	1.8428	3960.00	44.0000	44.0000
45	1.8624	4050.00	45.0000	45.0000
46	1.8820	4140.00	46.0000	46.0000
47	1.9016	4230.00	47.0000	47.0000
48	1.9212	4320.00	48.0000	48.0000
49	1.9408	4410.00	49.0000	49.0000
50	1.9604	4500.00	50.0000	50.0000
51	1.9800	4590.00	51.0000	51.0000
52	1.9996	4680.00	52.0000	52.0000
53	2.0192	4770.00	53.0000	53.0000
54	2.0388	4860.00	54.0000	54.0000
55	2.0584	4950.00	55.0000	55.0000
56	2.0780	5040.00	56.0000	56.0000
57	2.0976	5130.00	57.0000	57.0000
58	2.1172	5220.00	58.0000	58.0000
59	2.1368	5310.00	59.0000	59.0000
60	2.1564	5400.00	60.0000	60.0000
61	2.1760	5490.00	61.0000	61.0000
62	2.1956	5580.00	62.0000	62.0000
63	2.2152	5670.00	63.0000	63.0000
64	2.2348	5760.00	64.0000	64.0000
65	2.2544	5850.00	65.0000	65.0000
66	2.2740	5940.00	66.0000	66.0000
67	2.2936	6030.00	67.0000	67.0000
68	2.3132	6120.00	68.0000	68.0000
69	2.3328	6210.00	69.0000	69.0000
70	2.3524	6300.00	70.0000	70.0000
71	2.3720	6390.00	71.0000	71.0000
72	2.3916	6480.00	72.0000	72.0000
73	2.4112	6570.00	73.0000	73.0000
74	2.4308	6660.00	74.0000	74.0000
75	2.4504	6750.00	75.0000	75.0000
76	2.4700	6840.00	76.0000	76.0000
77	2.4896	6930.00	77.0000	77.0000
78	2.5092	7020.00	78.0000	78.0000
79	2.5288	7110.00	79.0000	79.0000
80	2.5484	7200.00	80.0000	80.0000
81	2.5680	7290.00	81.0000	81.0000
82	2.5876	7380.00	82.0000	82.0000
83	2.6072	7470.00	83.0000	83.0000
84	2.6268	7560.00	84.0000	84.0000
85	2.6464	7650.00	85.0000	85.0000
86	2.6660	7740.00	86.0000	86.0000
87	2.6856	7830.00	87.0000	87.0000
88	2.7052	7920.00	88.0000	88.0000
89	2.7248	8010.00	89.0000	89.0000
90	2.7444	8100.00	90.0000	90.0000
91	2.7640	8190.00	91.0000	91.0000
92	2.7836	8280.00	92.0000	92.0000
93	2.8032	8370.00	93.0000	93.0000
94	2.8228	8460.00	94.0000	94.0000
95	2.8424	8550.00	95.0000	95.0000
96	2.8620	8640.00	96.0000	96.0000
97	2.8816	8730.00	97.0000	97.0000
98	2.9012	8820.00	98.0000	98.0000
99	2.9208	8910.00	99.0000	99.0000
100	2.9404	9000.00	100.0000	100.0000

UNIT TABLE

INCH	FEET	METERS
1	0.0833	0.0254
2	0.1667	0.0508
3	0.2500	0.0762
4	0.3333	0.1016
5	0.4167	0.1270
6	0.5000	0.1524
7	0.5833	0.1778
8	0.6667	0.2032
9	0.7500	0.2286
10	0.8333	0.2540
11	0.9167	0.2794
12	1.0000	0.3048
13	1.0833	0.3302
14	1.1667	0.3556
15	1.2500	0.3810
16	1.3333	0.4064
17	1.4167	0.4318
18	1.5000	0.4572
19	1.5833	0.4826
20	1.6667	0.5080
21	1.7500	0.5334
22	1.8333	0.5588
23	1.9167	0.5842
24	2.0000	0.6096
25	2.0833	0.6350
26	2.1667	0.6604
27	2.2500	0.6858
28	2.3333	0.7112
29	2.4167	0.7366
30	2.5000	0.7620
31	2.5833	0.7874
32	2.6667	0.8128
33	2.7500	0.8382
34	2.8333	0.8636
35	2.9167	0.8890
36	3.0000	0.9144
37	3.0833	0.9398
38	3.1667	0.9652
39	3.2500	0.9906
40	3.3333	1.0160
41	3.4167	1.0414
42	3.5000	1.0668
43	3.5833	1.0922
44	3.6667	1.1176
45	3.7500	1.1430
46	3.8333	1.1684
47	3.9167	1.1938
48	4.0000	1.2192
49	4.0833	1.2446
50	4.1667	1.2700
51	4.2500	1.2954
52	4.3333	1.3208
53	4.4167	1.3462
54	4.5000	1.3716
55	4.5833	1.3970
56	4.6667	1.4224
57	4.7500	1.4478
58	4.8333	1.4732
59	4.9167	1.4986
60	5.0000	1.5240
61	5.0833	1.5494
62	5.1667	1.5748
63	5.2500	1.6002
64	5.3333	1.6256
65	5.4167	1.6510
66	5.5000	1.6764
67	5.5833	1.7018
68	5.6667	1.7272
69	5.7500	1.7526
70	5.8333	1.7780
71	5.9167	1.8034
72	6.0000	1.8288
73	6.0833	1.8542
74	6.1667	1.8796
75	6.2500	1.9050
76	6.3333	1.9304
77	6.4167	1.9558
78	6.5000	1.9812
79	6.5833	2.0066
80	6.6667	2.0320
81	6.7500	2.0574
82	6.8333	2.0828
83	6.9167	2.1082
84	7.0000	2.1336
85	7.0833	2.1590
86	7.1667	2.1844
87	7.2500	2.2098
88	7.3333	2.2352
89	7.4167	2.2606
90	7.5000	2.2860
91	7.5833	2.3114
92	7.6667	2.3368
93	7.7500	2.3622
94	7.8333	2.3876
95	7.9167	2.4130
96	8.0000	2.4384
97	8.0833	2.4638
98	8.1667	2.4892
99	8.2500	2.5146
100	8.3333	2.5400



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF ALASKA AND THAT I HAVE REVIEWED THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY IS IN ACCORDANCE WITH THE ALASKA SURVEYING ACT AND THAT ALL DOWNSHEDS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____
SCALE _____
SHEET 1 OF 2

ARCADIAN HEIGHTS
TRACT B, LOTS 1, 2 AND 3 OF BLOCK 6
ALL WITHIN VALLEY ROAD PHASE 2, LOT 2022-115
AND
THE N/2 NW/4, SECTION 17, T. 17 N., R. 01 W.
CHENAI, DENALI, ALASKA
CONTAINING 81.9 ACRES, MORE OR LESS

RECEIVED
PLATTING
Agenda Copy

0 INCH = 100 FEET
1 INCH = 100 FEET

DATE _____
SCALE _____
SHEET 1 OF 2

NOTES:
1. THERE MAY BE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND LOCAL LAWS TO BE OBSERVED IN CONNECTION WITH THE DEVELOPMENT OF THIS PLAT.
2. NO ADDITIONAL, WATER SURVEY SYSTEM OR REMAINING LOT SHALL BE SUBMITTED FOR RECORD.
3. EASEMENTS OF RECORD NOT NOTED HEREON.
4. BASE OF BEARING FROM VALLEY ROAD PHASE 2, LOT 2022-115.
5. 5/8" x 3/4" REBAR WITH SELF-DRILLING PLATING CAP SHALL BE USED FOR LOT CORNERS, P.C.'S, P.T.'S AND P.C.'S STAKES NOTED.

DATE _____
SCALE _____
SHEET 1 OF 2

DATE _____
SCALE _____
SHEET 1 OF 2

DATE _____
SCALE _____
SHEET 1 OF 2

DATE _____
SCALE _____
SHEET 1 OF 2

DATE _____
SCALE _____
SHEET 1 OF 2

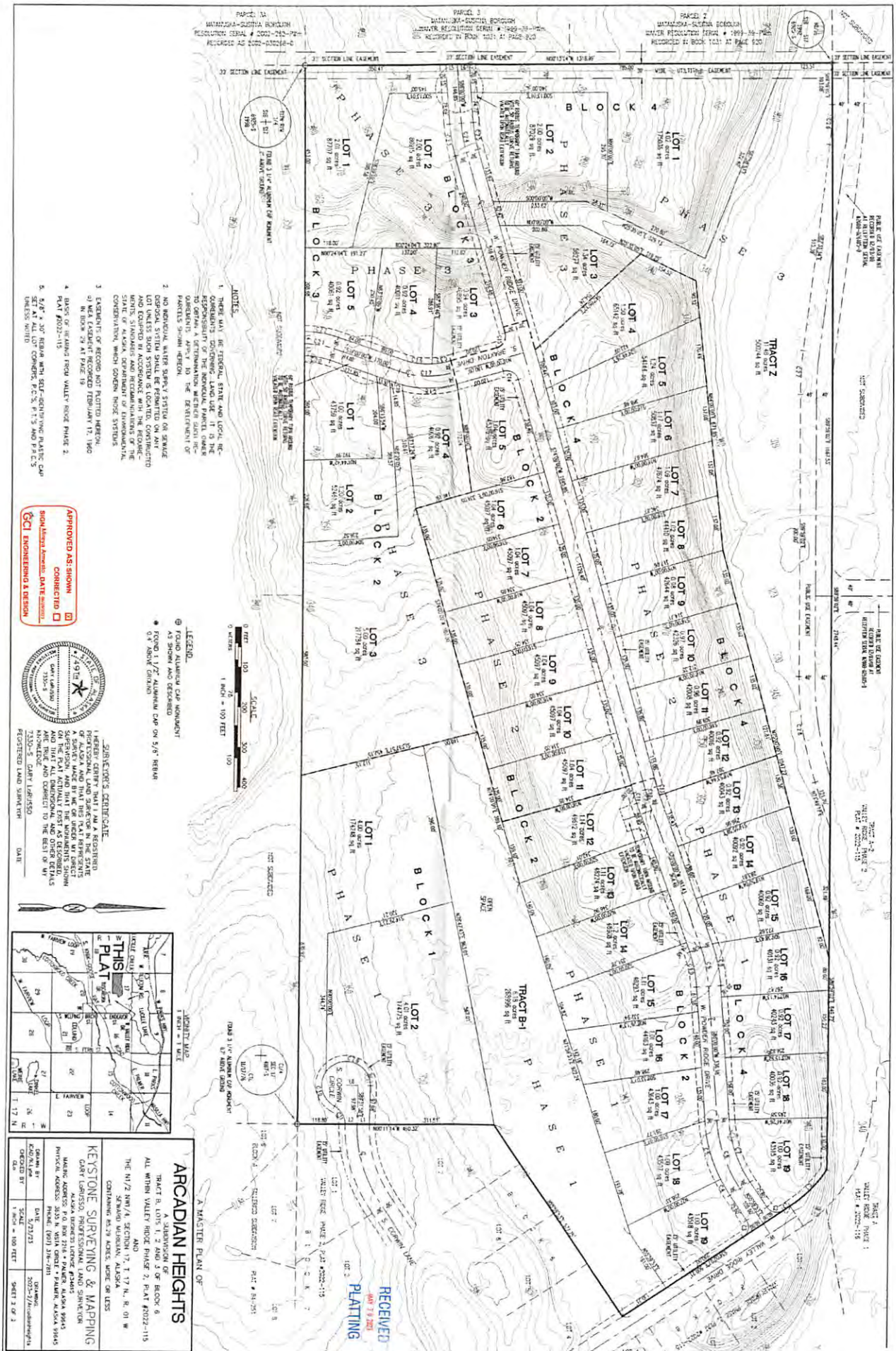
DATE _____
SCALE _____
SHEET 1 OF 2

DATE _____
SCALE _____
SHEET 1 OF 2

DATE _____
SCALE _____
SHEET 1 OF 2

DATE _____
SCALE _____
SHEET 1 OF 2

DATE _____
SCALE _____
SHEET 1 OF 2





MATANUSKA ELECTRIC ASSOCIATION, INC.
LETTER OF NON-OBJECTION

Date: July 17, 2023


Matanuska Susitna Borough
Platting Division
Matthew Goddard
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: Letter of Non-objection
Lots 1, 2 & 3, Valley Ridge Phase 2
Plat 2022-115

Dear Mr. Goddard,

MEA has no objection to the vacation of 15 feet wide Utility Easement within Lots 1, 2 & 3, Valley Ridge Phase 2, Subdivision, Plat Number 2022-115, within Section 17, T17N, R1W, S.M., as shown in the drawing dated May 15th, 2023, on page 2. Said easement established to accommodate a temporary Turnaround is no longer needed since the Turnaround is being terminated.

Sincerely,



Manny Lopez, SR/WA
MEA Land Service Manager
P.O. Box 2929
Palmer, Alaska 99645

Matthew Goddard

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Tuesday, June 13, 2023 3:53 PM
To: Matthew Goddard
Subject: RE: RFC Arcadian Heights (MG)

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

Hi Matthew,

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

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, June 9, 2023 3:05 PM
To: robyundtmsb@gmail.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Planning <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; 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>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msb.hpc@gmail.com; andrew.frasier@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC Arcadian Heights (MG)

Hello,

The following link is a request for comments for the proposed Arcadian Heights Master Plan.

Please ensure all comments have been submitted by June 30, 2023 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Arcadian Heights MSP](#)

6B

PRELIMINARY PLAT: LECACY HILLS ESTATES

LEGAL DESCRIPTION: SEC 14, T17N, R02W, SEWARD MERIDIAN AK

PETITIONERS: LINDA HENDRICKSON, MICHELLE CLAPP, MARK VAN BUSKIRK

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING, LLC / HOLLER ENGINEERING

ACRES: 20.09 ± PARCELS: 12

REVIEWED BY: CHRIS CURLIN CASE #: 2023-064

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, PE, notes that five test holes were dug to a minimum depth of 16'. The test holes are shown on the Test Hole Location map as seen at (**Exhibit B**). No water or impervious layer was present in the Test Holes. Two sieve tests were performed on Test Holes 3 and 5, with soils classified as GM and fines content of 20% and 27%. Existing soils information (test hole #1 dated 2016) along with neighboring soils information, aerial imagery, topography and site observation were also reviewed. Topography is such to allow for 10,000 square feet of continuous usable septic area and 10,000 square feet of usable building area for each of the proposed lots per MSB 43.20.281 and MSB 43.05.005 respectively. Road Design and Profile (**Exhibit C**) and Topographic map and as-built and were also provided. (**Exhibit D**)

Comments:

Department of Public Works (**Exhibit E**) Applicant should work with platting to resolve easement overlap issues within newly dedicated 50' road ROW for foothills Blvd. Work with MSB Permitting for issuance of permits for existing utilities within the road ROW. *Staff notes the issue has been resolved with platting staff with a minor alteration to width of S. Foothills Boulevard ROW dedication. Petitioner is dedicating the 33' wide section line easement instead of 50'.*

Meadow Lakes Community Council: (**Exhibit F**) has no objections to this proposed subdivision.

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

Public: (**Exhibit H**) Sharon Groomer, owner of Tax Parcel D2, to the north, has concerns about the wells and septic systems and if the boundary line between her parcel and the subdivision will be re-established as portions of it are not clear of vegetation.

At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining/Land/Water; ADF&G; US Army Corps of Engineers; Fire Service Area #132 Central Matsu; Road Service Area #17 Knik; MSB Emergency Services, Community Development, Assessments or Planning; or MEA.

CONCLUSION: The preliminary plat of **LEGACY HILLS ESTATES** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

FINDINGS OF FACT

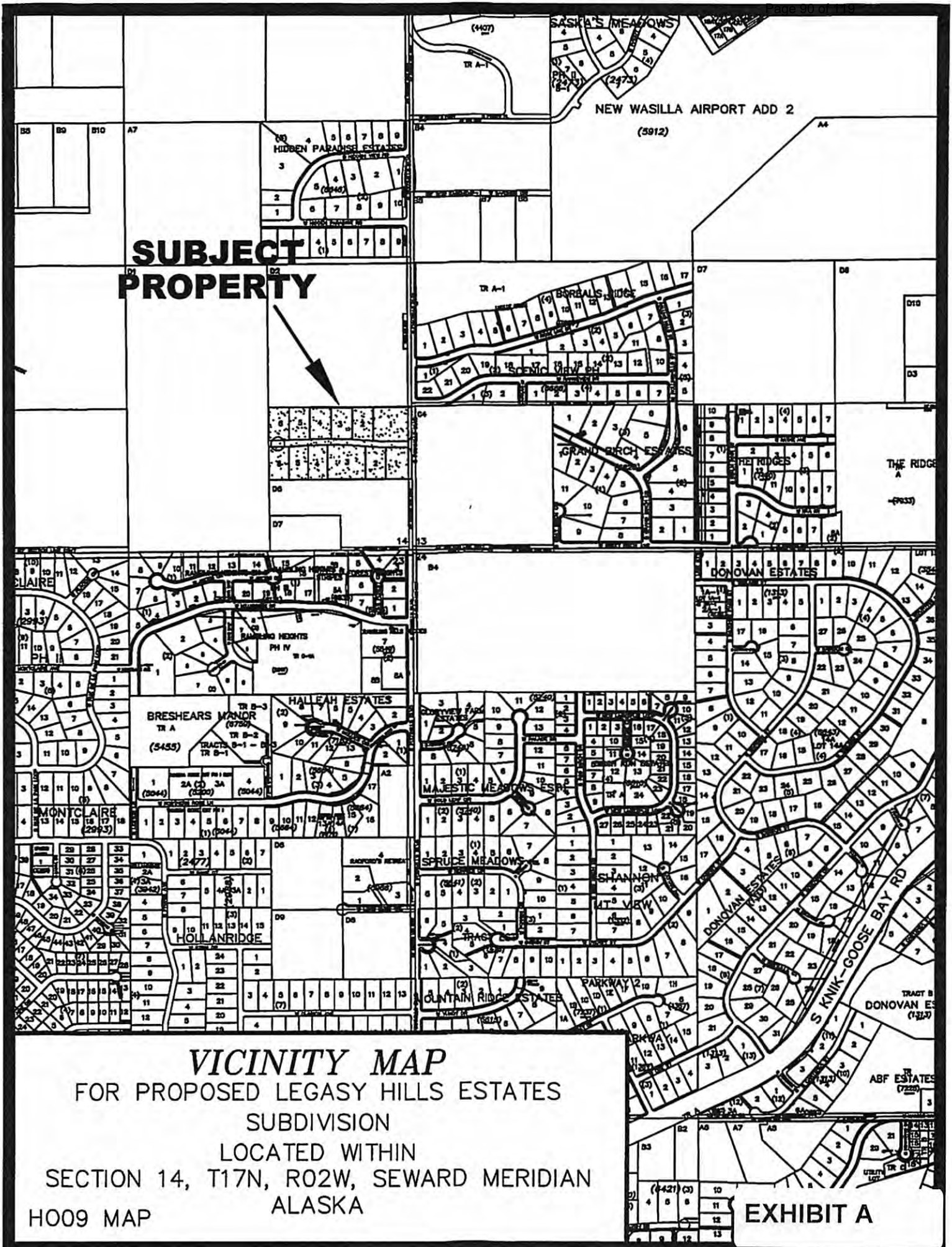
1. The plat of Legacy Hills Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have the required legal and physical access pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

4. All lots will have the required frontage once construction of the internal road has been completed, pursuant to MSB 43.20.320 Frontage.
5. At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining/Land/Water; US Army Corps of Engineers; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Emergency Services, Community Development, Assessments or Planning; or MEA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Legacy Hills Estates, Section 14, 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. Provide Platting Staff copies of permits/application for all existing accesses.
5. Construct interior street and cul-de-sac to Residential Street standard according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - f) Obtain approval of street names from Platting Assistant.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit plat in full compliance with Title 43.



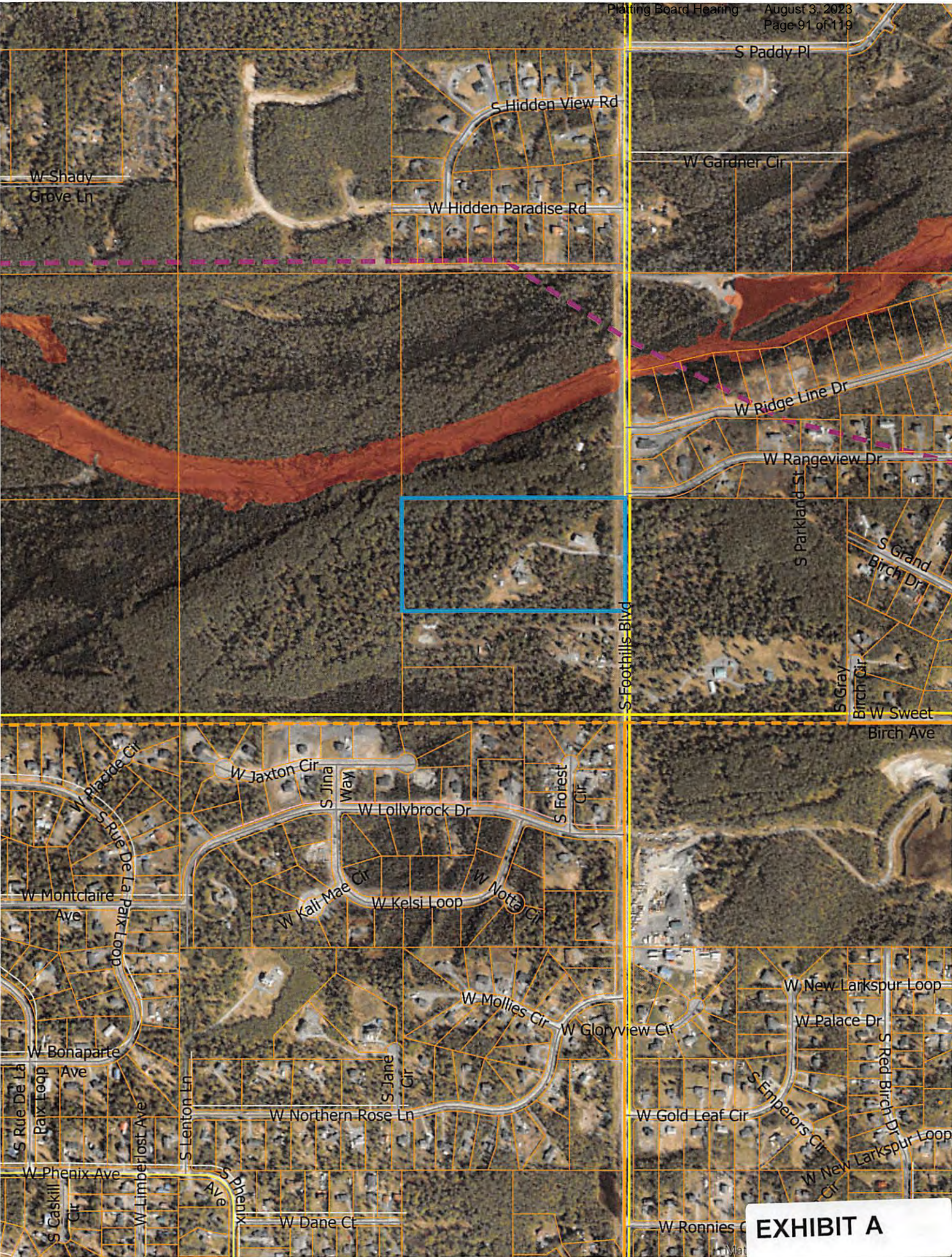


EXHIBIT A



EXHIBIT A

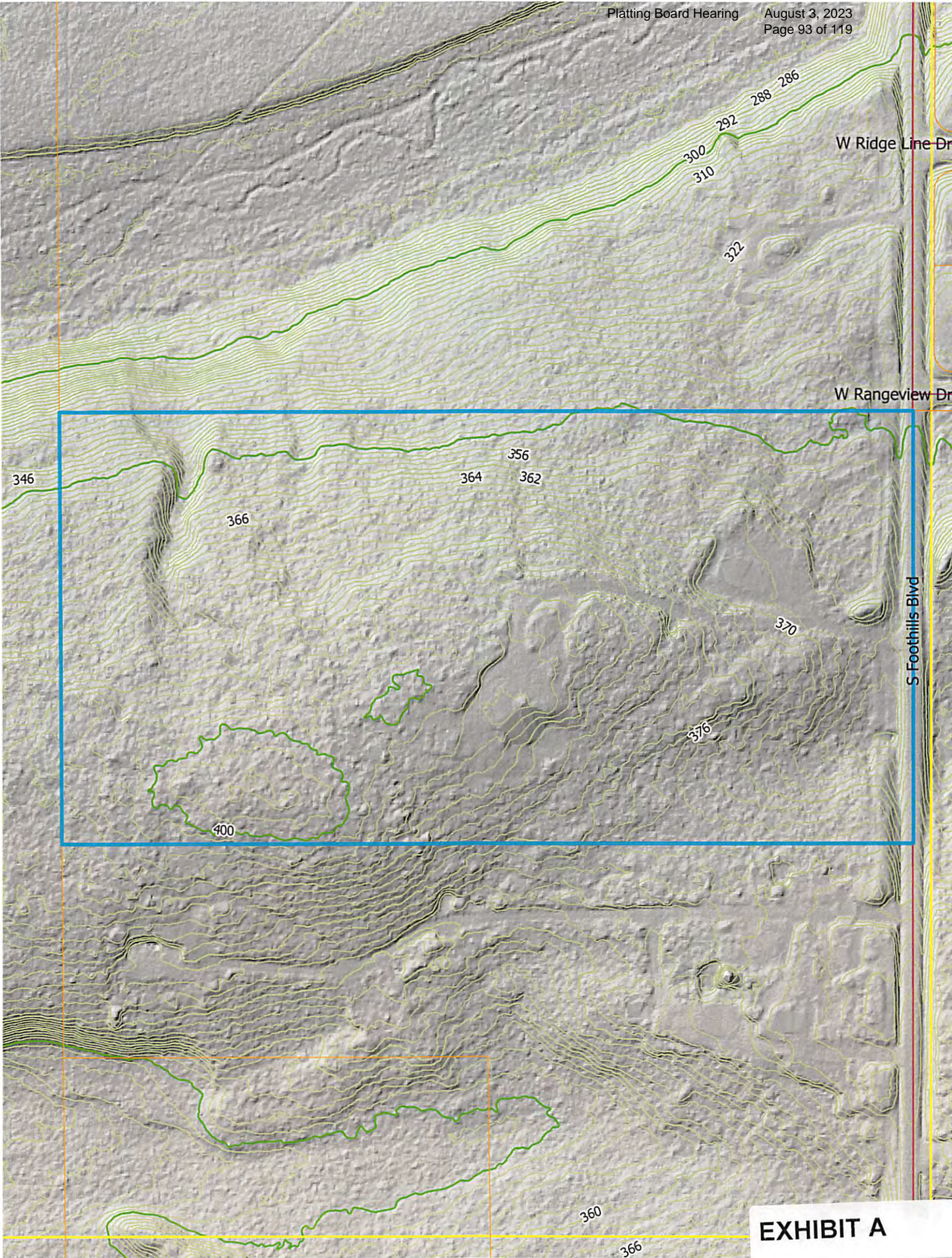


EXHIBIT A



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

RECEIVED

MAY 17 2023

PLATTING

May 8, 2023

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

Re: *Legacy Hills Subdivision; Useable Areas, Topography, and Drainage*
HE #22028

Dear Mr. Wagner:

At the request of the project owner Alaska Royal Holdings, LLC, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 12 new lots from one existing parent parcel totaling 20 acres. Most lots are around 1.3 acres, with 2 larger lots. Our soils evaluation included logging 5 new testholes on the parent parcel, review of our existing soils information on the site, 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 rectangle shape west of and bordering S Foothills Blvd. A gentle ridge feature runs roughly from west to east, with the remainder of the area having a moderate slope to the north or south/southeast. One natural small gully runs from the ridge to the north near the west end. Minor regions containing steep slopes exceeding 25% were found on the parcel and have been delineated on the attached map; most are located in the northwest corner of the project. The total elevation differential indicated on the provided topographical map is approximately 78'.

Soils & Vegetation. The parent parcel contains an existing driveway for access to a residential building, and an apparent shop/garage with related outbuildings. The remaining native vegetation on the parent parcel primarily consists of second growth or mature growth trees of varying kinds. Most foliage consists of moderately spaced mature growth birch, spruce and cottonwood trees, with plenty of fallen beetle killed spruce. Lesser vegetation consisted of shrubs, mosses and grasses. Five new testholes were dug on the site on 4-13-23 to evaluate soil conditions; one existing testhole was previously logged on April 27, 2016. Near surface soils found in the testholes included a silty topsoil layer extending down to 3'. Receiving soils below the silts were typically either silty sands and gravels, or sands and gravels with a minor silt content; in general soils improved with depth. Holes were dug to depths of 16' to 19'. A percolation test was

performed in the 2016 hole, with results of 2.6 min/inch. Two sieve tests were performed on testholes 3 and 5, with soils classified as GM and fines contents of 20 and 27%. A copy of the testhole/percolation logs and the relevant location/topography map is attached.

Groundwater. Groundwater or staining was not encountered in any of the logged testholes. Groundwater is not expected to be a limiting factor for development 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 existing water wells, steep areas and related setbacks, lotlines and easements. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, *each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.*

Roads and Drainage. Access for the proposed new lots will require the construction of approximately 1,300' of new road. Preliminary road designing indicates the maximum grade will be at or just over 6%. Soils may be mined on site, or imported. A preliminary drainage plan is attached, and general existing drainage patterns have also been indicated on the attached map.

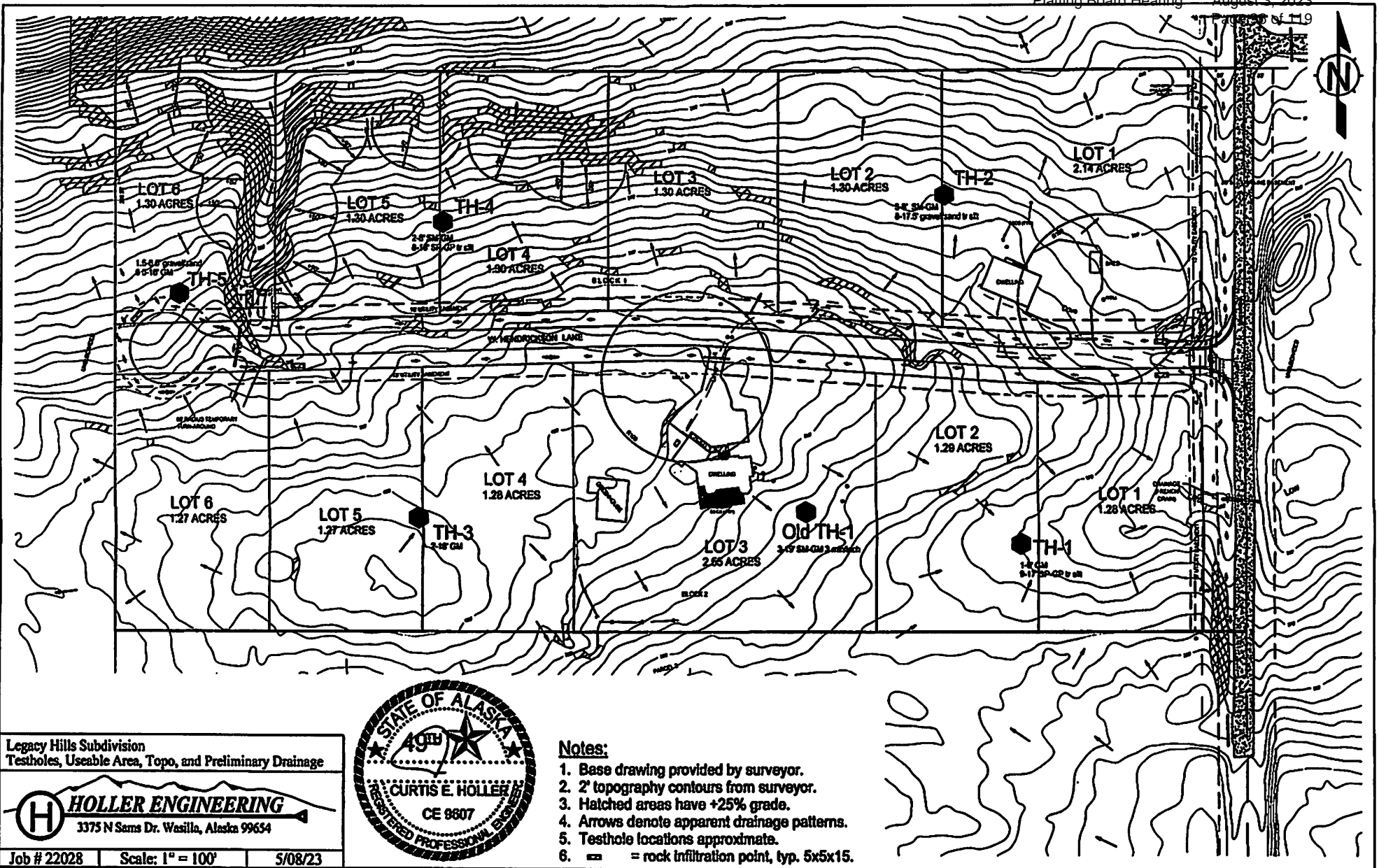
Please do not hesitate to call with any other questions you may have.

Sincerely,


Curtis Holler, PE

c: Alaska Royal Holdings, LLC, w/attachments

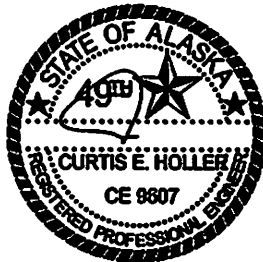




Legacy Hills Subdivision
Testholes, Useable Area, Topo, and Preliminary Drainage

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99634

Job # 22028 Scale: 1" = 100' 5/08/23



Notes:

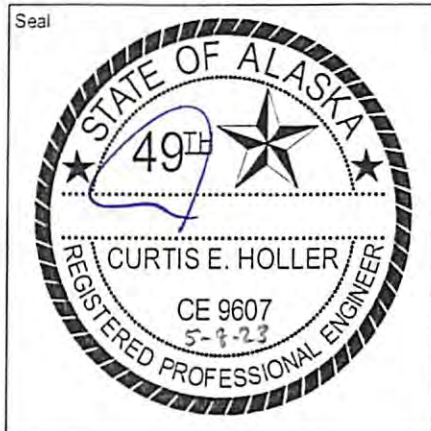
1. Base drawing provided by surveyor.
2. 2' topography contours from surveyor.
3. Hatched areas have +25% grade.
4. Arrows denote apparent drainage patterns.
5. Testhole locations approximate.
6. = rock infiltration point, typ. 5x5x15.



HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST



TEST HOLE # 1 of 5

Performed For: Alaska Roval Holdings, LLC

Legal Description: Legacy Hills Subdivision

Depth, feet Soil Type

1	OL
2	Mb, ash, olive brown
3	GM, moderate silt content, medium sands, 5-6" rocks
4	
5	
6	
7	
8	
9	
10	SP-GP w/ trace
11	Silt, medium to medium coarse sands, moist.
12	
13	
14	
15	
16	
17	No Groundwater No Impermeables
18	
19	
20	
21	
22	

Slope

Site Plan

See attached testhole & topo map.

N ↑

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER

- TEST RUN BETWEEN FT AND FT DEPTH

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

- PERFORMED BY: C. Holler

DATE: 4-13-23


HOLLER ENGINEERING

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

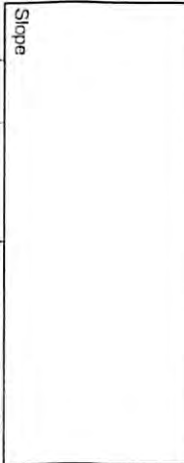
SOILS LOG / PERCOLATION TEST

 TEST HOLE # 2 of 5

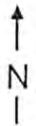
 Performed For: Alaska Royal Holdings, LLC

 Legal Description: Legacy Hills Subdivision

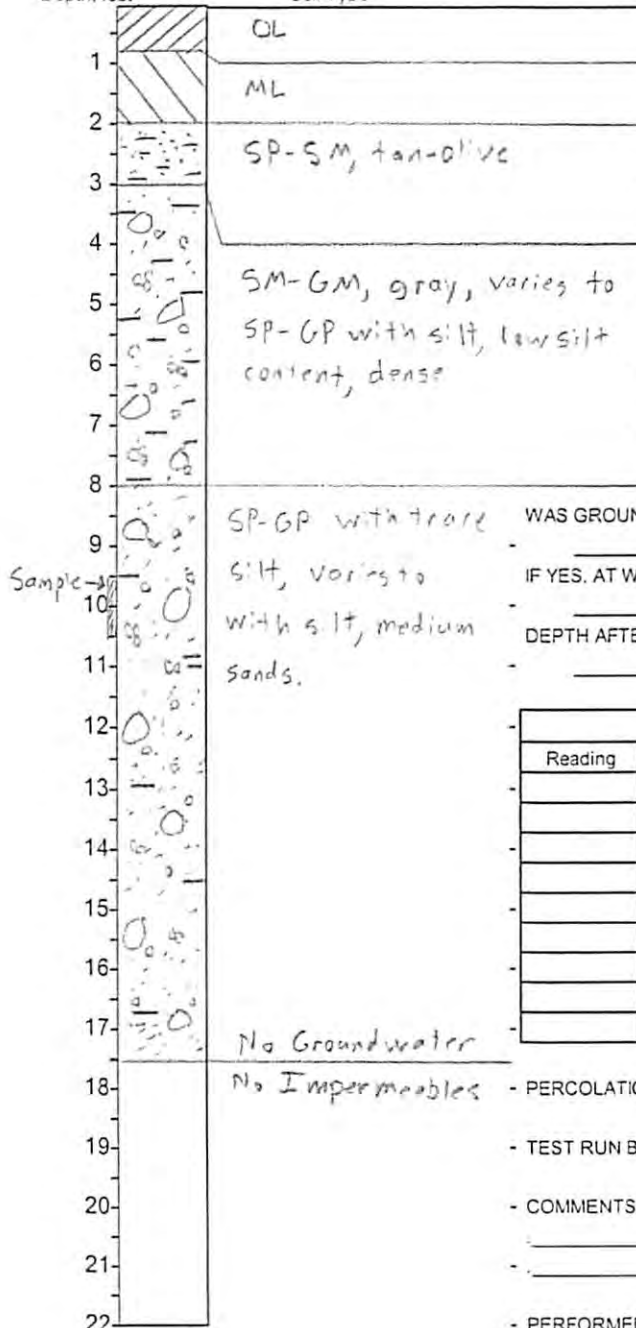

Depth, feet Soil Type



Site Plan



See attached testhole & topo map.



WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

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

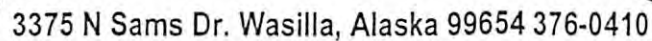
PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

 TEST RUN BETWEEN FT AND FT DEPTH

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

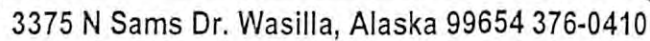
PERFORMED BY: C. Holler

 DATE: 4-13-23



Legal Description: Legacy Hills Subdivision

THL OGC/hdnew-h20-no v15v 5/8/2023



SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 5

Performed For: Alaska Royal Holdings, LLC

Legal Description: Legacy Hills Subdivision

Soil Type

1		OL	
2		ML, Yellow-Tan	
3		SM-GM, low to moderate silt content, Gray color	
4			
5			
6			
7			
8			
9		SP-OP with trace silt, olive gray	WAS GROUNDWATER
10			IF YES, AT WHAT
11			DEPTH AFTER M
12			
13			
14			
15			
16		No Groundwater	
17		No Impermeables	
18			
19			
20			
21			
22			

Sample →

- PERCOLATION

- TEST RUN BET

- COMMENTS: I

- PERFORMED

Slope

Site Plan

↑
N
I

See attached testhole & topo map.

Slope

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

PERCOLATION TEST

[illegible]

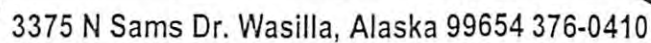
- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

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

- PERFORMED BY: C. Holler

DATE: 4-13-23



SOILS LOG / PERCOLATION TEST

TEST HOLE # 5 of 5

Performed For: Alaska Royal Holdings, LLC

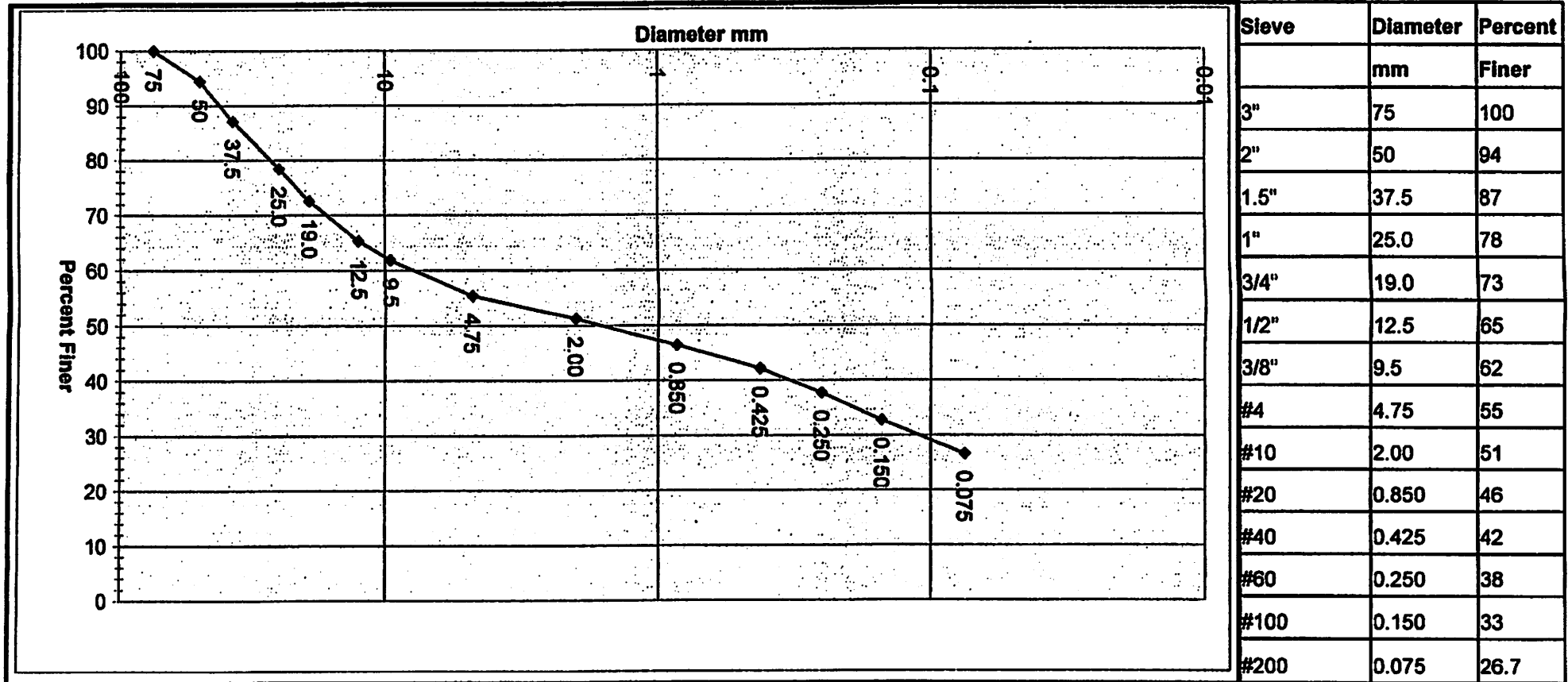
Legal Description: Legacy Hills Subdivision

Depth, feet	Soil Type	Slope	Site Plan																																																																		
1	OL		<div style="text-align: center;"> N </div>																																																																		
2	ML, brown																																																																				
3	SP-GP with trace silt, small rocks																																																																				
4																																																																					
5	GP with sand, varies to GP-SP, most rock 6", very few to 12", olive color, slight trace silt																																																																				
6																																																																					
7																																																																					
8	GM-SM, olive gray, rocks to 6"	See attached testhole & topo map.																																																																			
9																																																																					
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18		WAS GROUNDWATER ENCOUNTERED? - <u>No</u> IF YES, AT WHAT DEPTH? - <u>N/A</u> DEPTH AFTER MONITORING? - <u>N/A</u>																																																																			
19		PERCOLATION TEST <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td></td> <td colspan="3">N/A visual analysis only</td> <td></td> <td></td> </tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>		Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop		N/A visual analysis only																																																										
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22		COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u> <u>SIELE = GM, 20% SILT</u>																																																																			
		PERFORMED BY: <u>C. Holler</u> DATE: <u>4-13-23</u>																																																																			



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Client: **Wolverine Supply/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Legacy Hills Estates**

Unified Classification: GM

Sample Location: TH #3 @ 8'

Appears to nonplastic

Date: **5/1/2023**

Sample Date: **4/13/2023**

Proj. no: **23026**



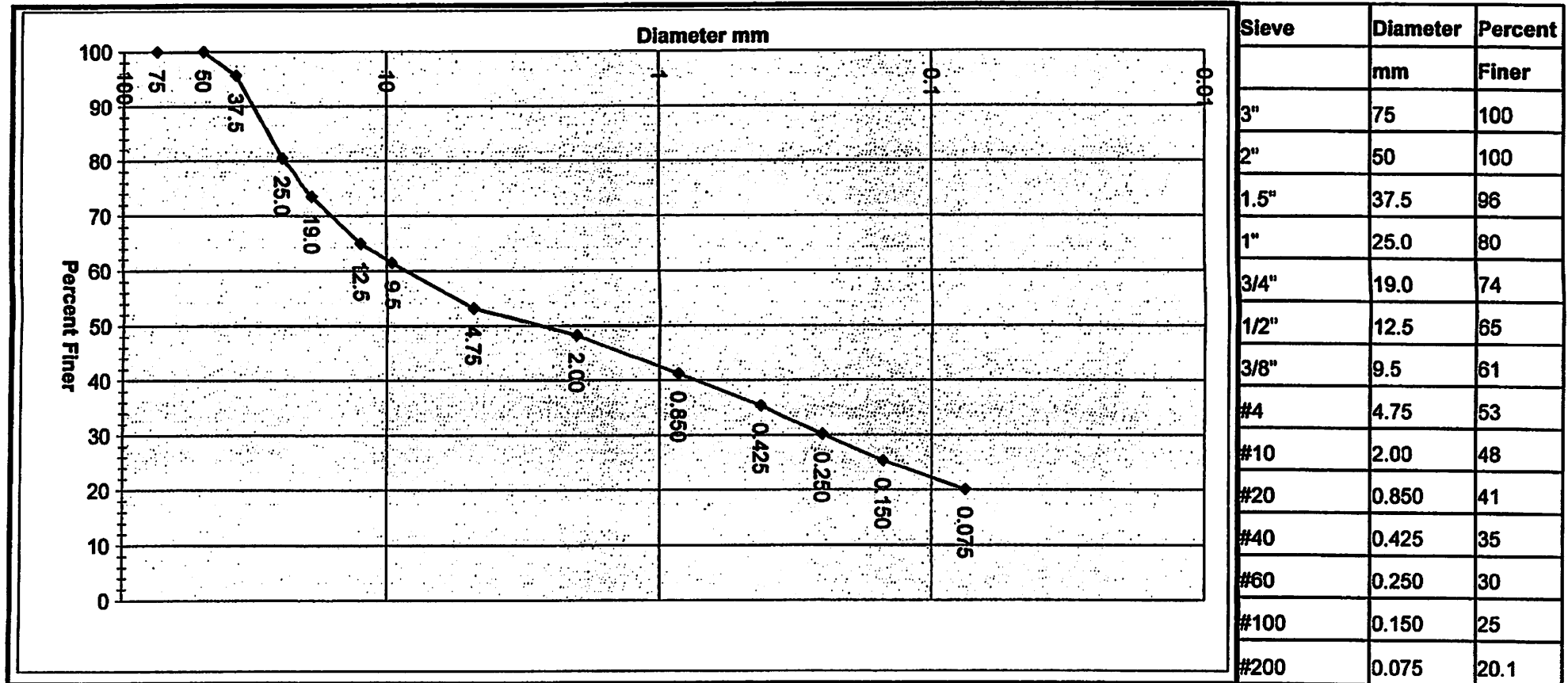
HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhps@mtonline.net

Platting Board Hearing

August 3, 2023

Page 103 of 119



Client: **Wolverine Supply/ Holler Eng**

Soil Description: **Silty Gravel with Sand**

Project: **Legacy Hills Estates**

Unified Classification: **GM**

Date: **5/1/2023**

Sample Location: **TH #5 @ 8'**

Appears to nonplastic

Sample Date: **4/13/2023**

Proj. no: **23026**



HOLLER ENGINEERING

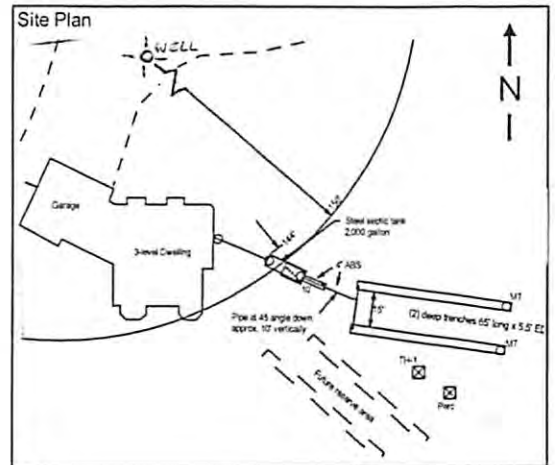
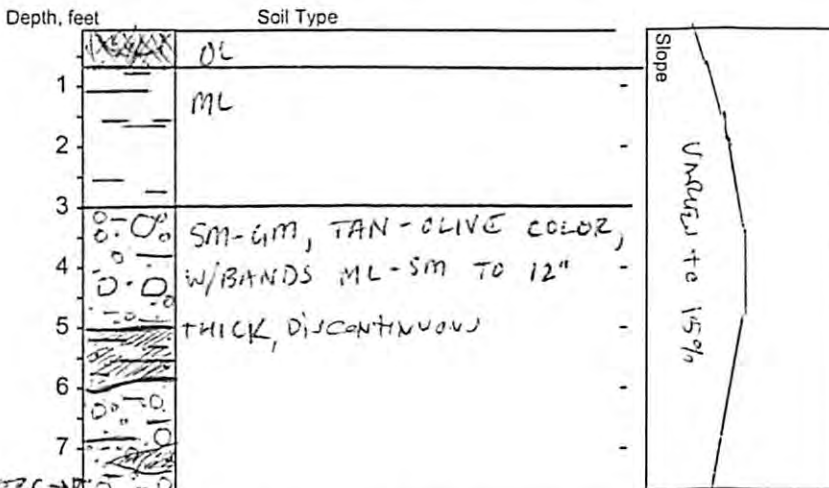
3375 N Sams Dr. Wasilla, Alaska (907) 376-0410

SOILS LOG / PERCOLATION TEST

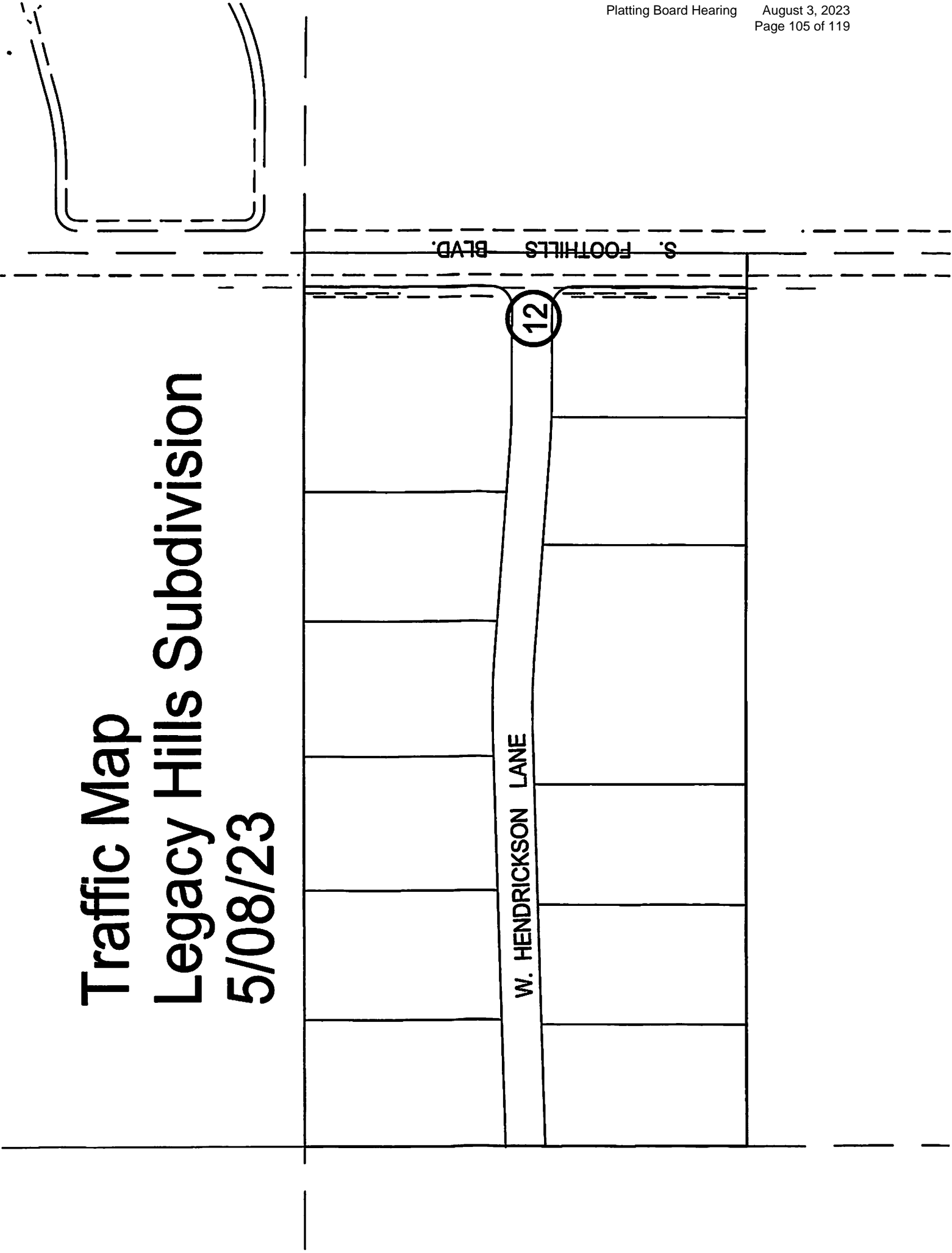
TEST HOLE # 1 of 1

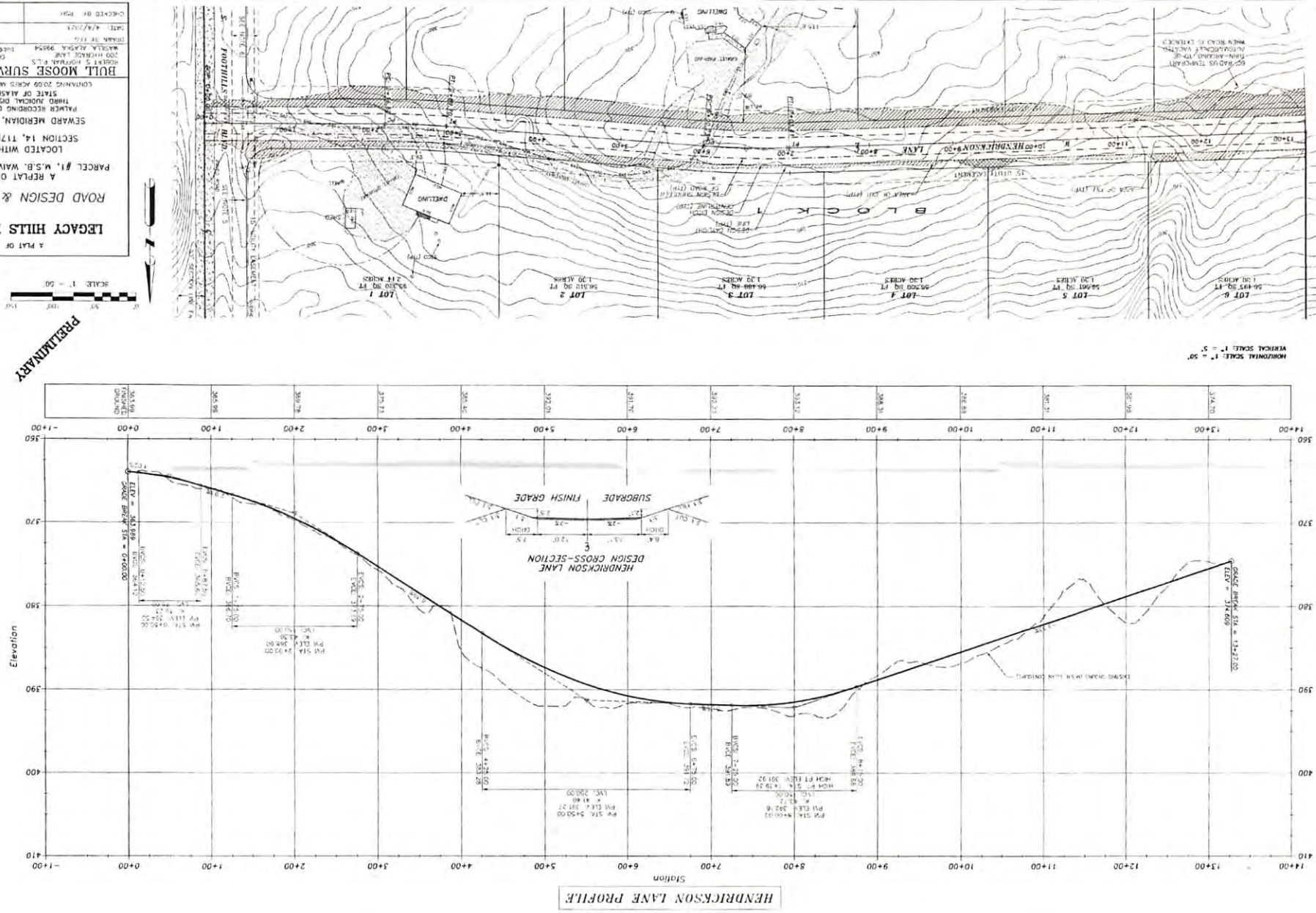
Performed For: MAURICE HENDRICKSON

Legal Description: TP D5 S15 T17N R2W



Traffic Map
Legacy Hills Subdivision
5/08/23



[illegible]

RECEIVED
MAY 17 2023
PLATTING



Jesse Curlin

From: Daniel Dahms
Sent: Wednesday, May 31, 2023 11:43 AM
To: Jesse Curlin
Cc: Tammy Simmons; Brad Sworts; Jamie Taylor
Subject: RE: RFC Legacy Hills Estates #2023-064

Chris,

Applicant will need to submit a soils report for DPW PD&E review. — Forwarded 7/10/23
Applicant should work with platting to resolve easement overlap issues within the newly dedicated 50' road ROW for Foothills Blvd. Work with MSB Permitting for issuance of permits for existing utilities within the road ROW.

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, May 30, 2023 3:23 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>; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; robyundtmsb@gmail.com; dglsaviatn@aol.com; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; president@mlccak.org; camden.yehle@gmail.com; davemtp@mtaonline.net
Subject: RFC Legacy Hills Estates #2023-064

The following link contains a Request for Comments to subdivide 217N02W14D005. Comments are due by **June 9, 2023**. Please let me know if you have any questions.

[Legacy Hills Estates](#)

Sincerely,

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

Jesse Curlin

From: Camden Yehle <camdenyehle@gmail.com>
Sent: Wednesday, June 14, 2023 8:53 PM
To: Jesse Curlin
Cc: Stephen Edwards
Subject: Re: RFC Legacy Hills Estates #2023-064

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

Hi Jesse - I know the comment deadline is past but the Meadow Lakes Community Council meeting was today. We did not have a quorum and cannot send official comments from the membership, but the board did not have objections to this proposed subdivision. Thank you for the opportunity to comment.

Camden Yehle
Meadow Lakes Community Council, President
907-346-0506
camdenyehle@gmail.com

On Tue, May 30, 2023 at 3:23 PM Jesse Curlin <Jesse.Curlin@matsugov.us> wrote:

The following link contains a Request for Comments to subdivide 217N02W14D005. Comments are due by **June 9, 2023**. Please let me know if you have any questions.

[Legacy Hills Estates](#)

Sincerely,

Jesse C. "Chris" Curlin

Platting Technician

Matanuska-Susitna Borough

(907) 861-7873

Jesse Curlin

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Wednesday, May 31, 2023 9:54 AM
To: Jesse Curlin
Subject: RE: RFC Legacy Hills Estates #2023-064

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

Morning Jesse,

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

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, May 30, 2023 3:23 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>; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; robyundtmsb@gmail.com; dglsaviatn@aol.com; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; president@mlccak.org; camden.yehle@gmail.com; davemtp@mtaonline.net
Subject: RFC Legacy Hills Estates #2023-064

The following link contains a Request for Comments to subdivide 217N02W14D005. Comments are due by **June 9, 2023**. Please let me know if you have any questions.

[Legacy Hills Estates](#)

Sincerely,

Jesse Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, June 5, 2023 6:55 PM
To: Jesse Curlin
Cc: OSP Design Group
Subject: RE: RFC Legacy Hills Estates #2023-064
Attachments: Page 2 of 3 As-built and topo.pdf; RFC Packet.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: Tuesday, May 30, 2023 3:23 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>; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com; robyundtmsb@gmail.com; dglsaviatn@aol.com; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; president@mlccak.org; camden.yehle@gmail.com; davemtp@mtaonline.net
Subject: RFC Legacy Hills Estates #2023-064

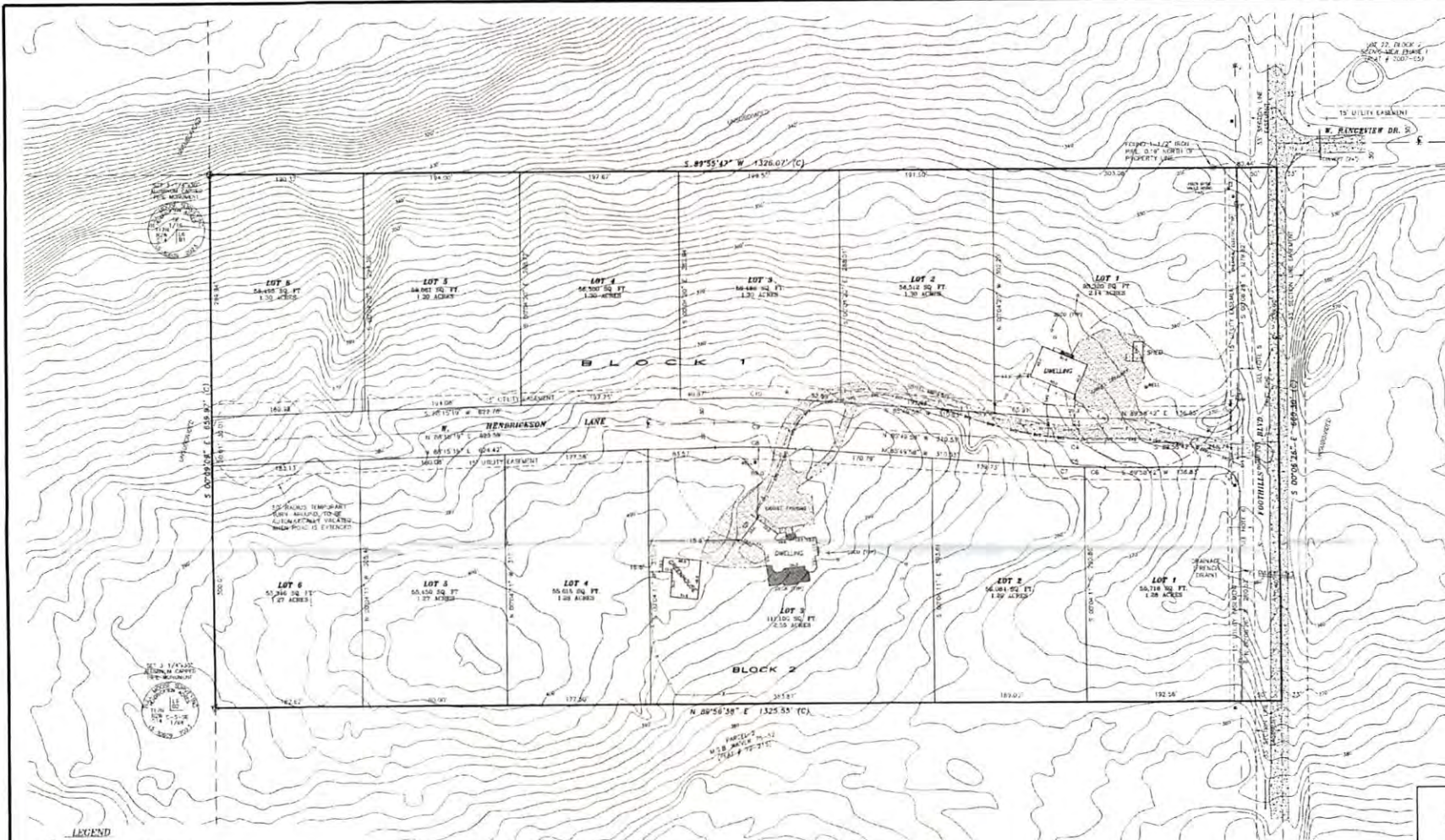
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

The following link contains a Request for Comments to subdivide 217N02W14D005. Comments are due by **June 9, 2023**. Please let me know if you have any questions.

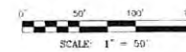
[Legacy Hills Estates](#)

Sincerely,

Jesse C. "Chris" Curlin
Platting Technician
Matanuska-Susitna Borough



- LEGEND**
- ✕ FOUND MONUMENT AS NOTED
 - FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
 - TANGU 5/8" REBAR
 - (H) RECORD VALUE PER ADJUTER RECORD OF SURVEY (RECORDING # 56-1502)
 - (H1) RECORD VALUE PER HODGEN PARADISE ESTATES (PLAT #2007-26)
 - (R2) RECORD VALUE PER SONG VIEW PHASE I (PLAT #2007-65)
 - (R3) RECORD VALUE PER SONG VIEW PHASE II (PLAT #2007-66)
 - (R4) RECORD VALUE PER RAMBLING HEIGHTS PHASE II (PLAT #2013-115)
 - (M) MEASURED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
 - ✕ 1" x 3/4" x 36" ALUMINUM CAPPED PIPE MONUMENT AS NOTED
 - SET 5/8" x 36" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10005)
 - ⚡ POWER POLE
 - GUY ANCHOR
 - PEDESTAL
 - TRAFFIC SIGN
 - SATELLITE DISH



APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN Mireya Armesto DATE 06/06/2023
GCI ENGINEERING & DESIGN

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 DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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



4/4/2023
DATE

A PLAT OF
LEGACY HILLS ESTATES

A REPLAT OF:
PARCEL #1, M.S.B. WAIVER 79-215W

LOCATED WITHIN:
SECTION 14, T17N R2W

SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 80.07 ACRES MORE OR LESS

BULL MOOSE SURVEYING, LLC.
ROBERT S. HOFFMAN, P.L.S. OFFICE (907) 357-6957
200 HIGHLAND LANE BOULDER, ALASKA 99654 bob@bullmoosesurveying.com

DRAWN BY: EEC	DRAWING SCALE: 1"=50'
DATE: 4/4/2023	SHEET 2 OF 3
CHECKED BY: RSH	



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 31, 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.

- **LEGACY HILLS ESTATES**
(MSB Case# 2023-064)

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

17N02W14D002 24
GROOMER WAYNE TR SORBUS TR
PO BOX 874045
WASILLA AK 99687-4045

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: ALASKA ROYAL HOLDINGS, LLC

REQUEST: The request is to create 12 lots from Tax Parcel D5, (Parcel #1, MSB Corrected Waiver Resolution Serial No. 75-52 PWm, recorded as 79-215W) and construct an interior road for access to all lots, to be known as **LEGACY HILLS ESTATES**, containing 20.09 acres +/- . Parcels are located north of S. Knik Goose Bay Road. Access is from S. Foothills Boulevard (Tax ID #17N02W14D005); lying within the SE ¼ Section 14, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4.

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 **July 20, 2023**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. 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, **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: Sharon Groemer (Sorbus Trust) Address: 1970 S. Foothills Blvd / P.O. Box 874045

Comments: I have concerns about wells and septic systems.
I also am concerned if the boundary line between my
parcel and the subdivision will be re-established.
Portions of it are not clear of vegetation.

Case # 2023-064 CC

Note: Vicinity Map Located on Reverse Side

RECEIVED

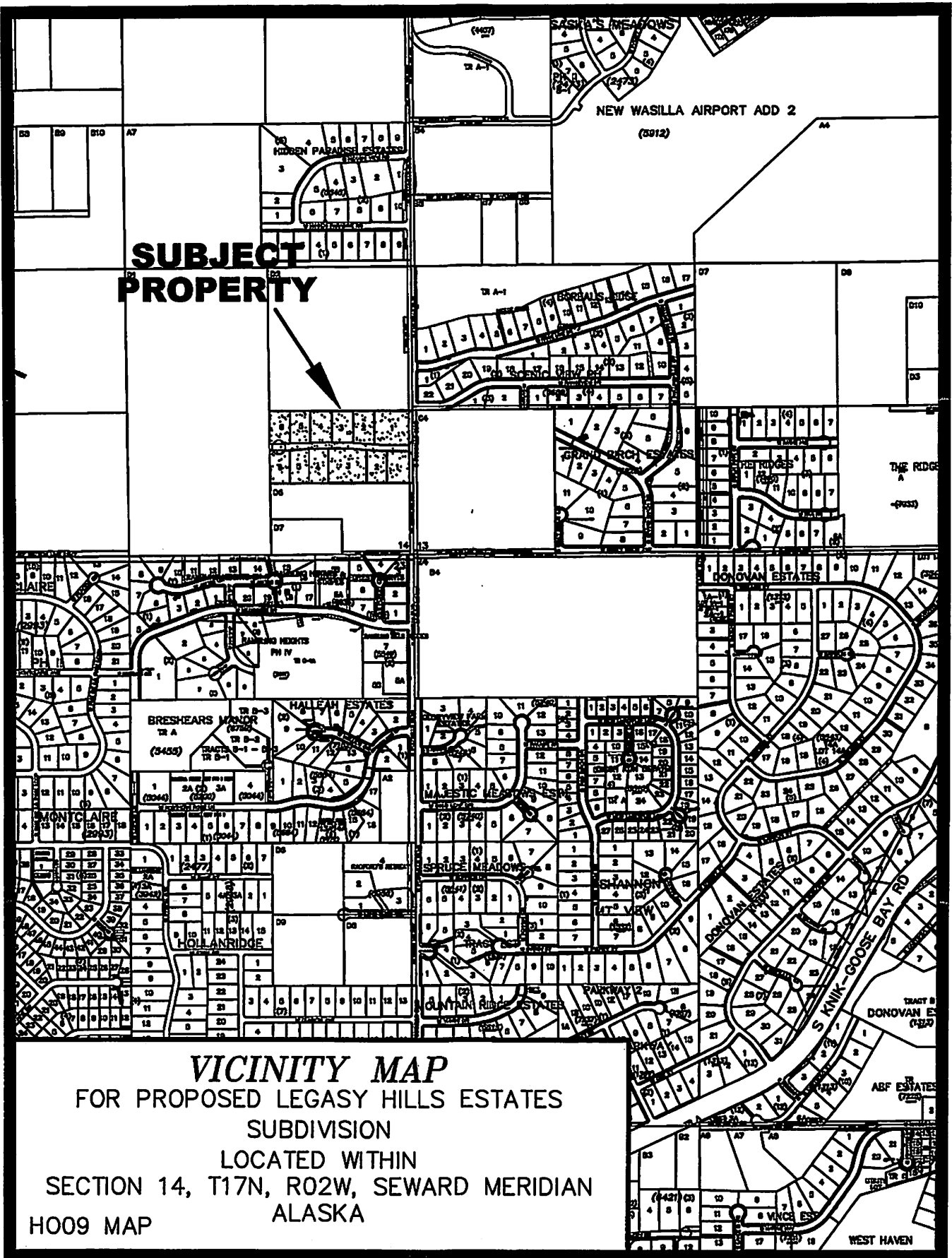
JUL 06 2023

PLATTING

RECEIVED

JUL 06 2023

PLAT EXHIBIT H



6C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 3, 2023**

PRELIMINARY PLAT: ANGUS ACRES

LEGAL DESCRIPTION: SEC 09, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: STEFAN K. & YVONNE L. MARTY

SURVEYOR: HANSON LAND SOLUTIONS

ACRES: 39 ± PARCELS: 4

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-067

REQUEST: The request is to create four lots from Tax Parcels A26, A28 & A29 (Parcel #1 & #2, MSB Waiver 2005-10, recorded at 2005-029658-0) to be known as **ANGUS ACRES**, containing 39 acres +/- . Proposed Lots 1 & 3 are two side-by-side flag lots with 30' wide poles; a Public Use Easement will be granted over the pole portions. Parcels are located south of the Palmer Airport and directly west of E. Outer Springer Loop. Access is from E. Outer Springer Loop; lying within the NE ¼ Section 09, Township 17 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Request for a Continuance to a date uncertain

EXHIBIT A – 1 pg

Petitioner has requested a continuance to a date uncertain to allow for a minor redesign of the request.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the continuance to a date uncertain for the preliminary plat of Angus Acres, Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska.

Amy Otto-Buchanan

From: Craig Hanson <ceh@hlsalaska.com>
Sent: Thursday, July 20, 2023 11:50 AM
To: Amy Otto-Buchanan
Subject: RE: Staff Report - Angus Acres

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

Amy,

Mr. Marty would like to postpone the hearing for this project to allow for a minor redesign. I will be sending you the revised plat.

--

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

----- On Wed, 05 Jul 2023 14:39:31 -0800 Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us> wrote ---

See attached. Thanks, A.

From: Craig Hanson <ceh@hlsalaska.com>
Sent: Wednesday, July 5, 2023 2:18 PM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Subject: Re: Staff Report - Angus Acres

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

I don't see any mention of the variance request we provided for the building in the NE corner (it's labeled as a Connex on the AB but it is actually an campground office in an Atco building.

--

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

----- On Wed, 05 Jul 2023 14:10:17 -0800 Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us> wrote ---

Craig: There is nothing in the staff report re driveways – ADOT&PF commented at the preapp level that no new access will be granted with the exception of the PUE, so I saw no need to address this. Thanks, A.