

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Theresa Taranto

PLATTING TECHNICIANS
Amy Otto-Buchanan
Matthew Goddard
Chris Curlin



PLATTING BOARD
Ron Johnson, District 1
Emmett Leffel, District 2
Eric Koan, District 3
Dan Bush, District 4
Michelle Traxler, District 5
Sandra Krager, District 6
Alan Leonard, District 7
Amanda Salmon, Alternate A
Robert Hallford, Alternate B

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

PLATTING BOARD MEETING **1:00 P.M.** **September 7, 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. August 3, 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. **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 +/- . Petitioner is applying for a variance from MSB 43.20.120(A)(1) Legal Access and MSB 43.20.140(A)(1) Physical Access. Parcels are located east and south of N. Wasilla-Fishhook Road. Access is from N. Kelton Knob Circle, which is currently unconstructed (Tax ID#'s 18N01W35C007/1384000T006); lying within the SW ¼ Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. (Petitioner/Owner: Precision Homes LLC & Bennett J. & Rhonda A. Durgeloh, Staff: Amy Otto-Buchanan, Case # 2023-061)
- B. **HOUSTON WYE:** The request is to create four tracts from S1/2 NW1/4 & W1/2 SW1/4 Section 27; N ½ SE ¼, SW ¼ SE ¼ SE ¼ SE ¼ & NE ¼ Section 28, to be known as **Houston Wye**, containing 261.1 acres +/- . The property is located directly north of W. Miller's Reach Road, West of W. Railside Drive and south of the Alaska Railroad (Tax ID # 18N03W28D002, D003, & D004); within the E ½ Section 28, and SE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and Assembly District # 7. (Petitioner/Owner: MSB Department of Public Works, Staff: Chris Curlin, Case # 2023-088)
- C. **ALLIANCE RIDGE ESTATES:** The request is to create 26 lots from Tax Parcel B8 (NW ¼, SW ¼, 40 Acre Exemption #1996-12-EXM) and create internal roads for access, to be known as **Alliance Ridge Estates**, containing 40.00 acres +/- . The property is located north of S. Knik Goose Bay Road, south and east of S. Clapp Street, and southwest of Lucille Lake (Tax ID # 17N01W17B008); within the SW ¼ Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (Petitioner/Owner: Alliance Construction, Staff: Matthew Goddard, Case # 2023-089)
- D. **SCHREIBER- PUBLIC USE EASEMENT:** The request is to create a 60' X 70' Public Use Easement with a T-turnaround in the northwest corner of Parcel #2, MSB Waiver 2006-154-PWm, recorded at 2007-00026-0 (Tax ID#24N04W05B006), containing 3,150 sf (.07 acres +/-). The proposed Public Use Easement is located east of S. Talkeetna Spur and directly south of E. Tanner Road; located within the NW ¼ NW ¼ Section 5, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. (Petitioner/Owner: Rick Schreiber, Staff: Chris Curlin, Case # 2023-077)
- E. **SCULPIN MASTER PLAN:** The request is to create 23 lots by a two phase Master Plan, from Lot 1, Durham Subdivision, Plat No. 2014-13, to be known as **SCULPIN MASTER PLAN**, containing 31.61 acres +/- . Parcels are located west of S. Talkeetna Spur and east of the Susitna River (Tax ID# 7365000L001). Access is from E. Leila Lane. Petitioner will be replacing the existing 15' wide utility easement adjoining the new right-of-way for the extension of E. Leila Lane, lying within the NW ¼ Section 07, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7.

(Petitioner/Owner: All Aspects Construction LLC, Staff: Amy Otto-Buchanan, Case # 2023-078)

- F. **LUITEN - VACATION OF PUBLIC USE EASEMENT:** The request is to vacate the 50' Public Use Easement on **Tract 1A, South Big Lake Alaska Subdivision**, Plat #66-4 (Tax ID#6285000T001A), containing 13,939 sf (.32 acres +/-). The property is located north of S. Big Lake Road and west of S. Dottie Lou Lane; located within the NW ¼ Section 36, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: Tony & Jennifer Luiten, Staff: Chris Curlin, Case # 2023-085)

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)

- October 5, 2023 Platting Board Meeting; We have one case on the agenda.
 - Settlers Bay South

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
AUGUST 3, 2023**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on AUGUST 3, 2023, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Leonard called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1
Mr. Eric Koan, District Seat #3
Ms. Michelle Traxler, District #5
Mr. Sandra Kreger, District Seat #6
Mr. Alan Leonard, District Seat #7, Chair
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

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

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Theresa Taranto, Platting Clerk
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.

GENERAL CONSENT: The agenda was approved unanimously, with moving Arcadian Heights MSP to last public hearing to be heard.

2. APPROVAL OF MINUTES

- July 6, 2023 Minutes were approved unanimously
- July 20, 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

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
AUGUST 3, 2023**

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- A. **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)*

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 51 public hearing notices were mailed out on June 30, 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.

Ellery Gibbs, the petitioner's representative stated he was here for any questions.

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.

Mr. Gibbs, the petitioner's representative stated he is here for any questions.

Platting member Johnson had questions for the petitioner's representative, Mr. Gibbs.

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

Discussion ensued

VOTE: The motion passed without objection.

- B. **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

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
AUGUST 3, 2023**

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)

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:

- o Stating that 178 public hearing notices were mailed out on June 30, 2023.

Staff gave an overview of the case:

- o Staff recommends continuance to a date certain of September 21, 2023.

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

Petitioner's representative/petitioner was not present.

Chair Leonard left the public hearing open for public testimony and invited the petitioner and/or the petitioner's representative to give a brief overview.

Petitioner's representative/petitioner was not present.

Platting Officer, Fred Wagner stated the Handout # 3 Recommendations of Conditions of Approval should read as follows:

Suggested motion: I move to approve the continuance to September 21, 2023 for the preliminary plat of Angus Acres.

Petitioner's representative /petitioner was not present.

MOTION: Platting Member Johnson made a motion continue Angus Acres to September 21, 2023. Platting Member Kreger seconded the motion.

Discussion ensued

VOTE: The motion passed without objection.

- C. **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 Master Plan**, 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

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
AUGUST 3, 2023**

Wasilla and in Assembly District #4. (*Petitioner/Owner: Liberty Development, LLC & RS Enterprises, LLC, Staff: Matthew Goddard, Case # 2023-070/071*)

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 13 public hearing notices were mailed out on July 13, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.
- Revised Recommendations of Approval by adding #6 in the list of conditions in the Handout.

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

Gary LoRusso, the petitioner's representative stated he was here along with the petitioner, Bill Kramer, for any questions.

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.

Mr. LoRusso, the Petitioner's representative stated he was here for any questions.

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

Discussion ensued

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (*if needed*)
- B. Upcoming Platting Board Agenda Items

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

- Next meeting August 17, 2023. We have three cases on the agenda.
 - PUE – Schreiber
 - Sculpin Master Plan
 - Old business, Riddleburg Station.
- Hope you are all out enjoying this weather.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
AUGUST 3, 2023**

Platting Clerk, Theresa Taranto – Robert Rules of Order book are behind the Dias for those who have not received one.

BOARD COMMENTS.

- Platting member Traxler – No comment
- Platting member Koan – No comment
- Platting member Kreger – No comment
- Platting member Johnson – Excuse my absence for the next meeting, August 17, 2023
- Platting member Hallford – No comment
- Chair Leonard – Thank you for everyone for coming out.
 - Thank you, Mr. Johnson, for putting on record your excused absence.
 - The fact that we do not have many questions is due to the good job of staff with the staff reports.

9. ADJOURNMENT

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **1:31 pm**.

ALAN LEONARD
Platting Board Chair

ATTEST:

THERESA TARANTO
Platting Board Clerk

6A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 7, 2023**

PRELIMINARY PLAT: KELTON'S CIRCLE

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

PETITIONERS: PRECISION HOMES LLC/BENNETT & RHONDA DURGELOH

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS/PIONEER ENGINEERING LLC

ACRES: 15.82 ± PARCELS: 8

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

REQUEST: The request is to create seven lots from Tax Parcel C7 (Parcel #3, MSB Waiver 76-4, recorded 79-245w) and create a 60' X 60' Public Use Easement on Tract 6, Kelton's Knob Hill, Plat No. 2006-98, to be known as **KELTON'S CIRCLE**, containing 15.82 acres +/- . Petitioner is applying for a variance from MSB 43.20.120(A)(1) Legal Access and MSB 43.20.140(A)(1) Physical Access. Parcels are located east and south of N. Wasilla-Fishhook Road. Access is from N. Kelton Knob Circle, which is currently unconstructed; lying within the SW ¼ Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
Topography, As-Built, Drainage Plan, Average Daily Traffic
Variance Application

EXHIBIT A – 4 pgs
EXHIBIT B – 6 pgs
EXHIBIT C – 6 pgs
EXHIBIT D – 2 pg

AGENCY COMMENTS

Department of Public Works Pre-Design Division
Development Services
Planning Division
Utilities
ADOT&PF
Public

EXHIBIT E – 5 pgs
EXHIBIT F – 2 pgs
EXHIBIT G – 1 pg
EXHIBIT H – 3 pgs
EXHIBIT I – 2 pgs
EXHIBIT J – 2 pgs

DISCUSSION: Seven lots will be created from Tax Parcel C7. A 60' X 60' Public Use Easement will be granted on Tract 6. N. Kelton Knob Circle required to be constructed to MSB residential street standard, as will the 60' X 60' Public Use Easement. The north-south portion of what is now N. Kelton Knob Circle, will be dedicated as right-of-way and renamed S. Precision Avenue, will be constructed to MSB residential street standard. The cul-de-sac, named E. Precision Circle, will also be constructed to MSB residential street standard (see ***Recommendation #5***). Grant an additional 10' wide Public Use Easement or dedicate as right-of-way on S. Precision Avenue, for a full 60' to the south boundary (see ***Recommendation #5h***).

Provide an approved Approach Road Permit from ADOT&PF for N. Kelton's Knob Circle (see **Recommendation #5g**).

Soils Report: (Exhibit B) A soils report was submitted, pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, Pioneer Engineering LLC, notes four new testholes were dug as shown on the attached testhole location map. All showed 2'-3' of topsoils overlaying sand and gravel that extended to the bottom of each 12' deep testhole. No presence of groundwater. One testhole showed silty gravel (GM) but was a thin layer that a percolation test wasn't possible, nor would significantly affect a future septic system. Testhole logs are attached. Based on available soils & water table information, topography, MSB Code and observations on site, each lot will have at least 10,000 sf of usable building area and at least 10,00 sf of contiguous usable septic area.

Topography, As-Built, Drainage Plan and Average Daily Traffic (ADT) calculations are at **Exhibit C**.

Variance Application for variances from MSB 43.20.120(A)(1) Legal Access and MSB 43.20.140(A)(1) Physical Access at **Exhibit D**. N. Kelton Knob Circle is a 50' wide right-of-way from N. Wasilla-Fishhook Road east. There is a 15' wide utility easement within the 50' wide right-of-way. MSB 43.20.120(A)(1) Legal Access states "legal access exists only if ...an unrestricted, public right-of-way connects the subdivision to a constructed public transportation system..." MSB 43.20.140(A)(1) Physical Access "road used for access and internal circulation shall conform to the exiting requirements of the Subdivision Construction Manual". MSB 43.15.075 Variance; Standards of Approval require the petitioner to answer the A-C criteria.

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare or injurious to adjacent property. *Occupying the right-of-way with both a road and utilities does not present a safety concern for people or property, as evidenced by the numerous examples of such occupation throughout the Borough. One such circumstance is that in the new construction of subdivision, though we provide 15' wide utility easements along the edge of the new rights-of-way, the standard practice is for Enstar to place their line 3'-5' inside the right-of-way and this has not created a problem for road construction.*
- B. The variance request is based upon conditions of the property that are atypical to other properties: *Through numerous examples of utility/road co-occupation exist, by sheer numbers, we aren't typically encumbered with this being the only alternative for getting utilities to a site. The newer developments address this and newer developments constitute the bulk of construction.*
- 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 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: *Undue substantial hardship will be brought upon the owner of this property, as without the variance, he will be unable to develop his land. The right-of-way easement is the only possibility there is for getting utilities to this land whether it is for development of one or multiple residences. The access right-of-way was in existence prior to the granting of the utility easement and it is reasonable for a landowner to assume he can use these access rights.*

Comments: Department of Public Works Pre-Design Division (**Exhibit E**): In order for DPW to support the variance request, applicant needs to submit a road plan showing proposed road design and proposed

utility locations within the 50' wide Public Use Easement that meets the requirements of the 2022 Subdivision Construction Manual (SCM). Utility facilities paralleling the road must be at least 10' from the outer edge of the shoulder of the roadway, pursuant to 2022 SCM H02.1(c). Plan and Profile of the proposed street within the 50' wide Public Use Easement was supplied by the surveyor (see **Exhibit E-3 & E-4**). Surveyor also supplied information that the typical section used was the residential standard 3:1 foreslopes, 30' deep ditches, etc., in response to the question from DPW. Therefore, DPW PD&E is in agreement with the variance. Applicant should apply for an approach road permit with ADOT&PF (see **Recommendation #5g**).

Development Services (**Exhibit F**) has no comments. Right-of-Way Coordinator asks the dedication of the right-of-way be shown correctly. All of Tract A is assumed not to be right-of-way. Make clear the overlapping easement types and locations. The arrows at the 50' wide access easement are at 60' width on the dedication of S. Precision Avenue. Remove all other private rights where right-of-way is to be dedicated: the private access easement if dedication at that overlapping location; utility easement (private or public) show on the plat if vacating the public utility easement; blanket easements underlying right-of-way. A licensed engineer required to certify in writing or by design that a residential road with the needed clear zone can be place in the 35' portion of N. Kelton's Knob Circle available outside of the underlying utility easement. The utility easement allows for above-ground installations that could interfere with road placement.

Planning Division (**Exhibit G**) recommends the proposed Public Use Easement on Tract 6A include (overlay) the existing 50' wide access easement and be widened to 60'. *Staff notes this cannot be done without the relinquishment of the private easement.* This would dedicate this private easement for potential public use. The inclusion of the temporary cul-de-sac bulb at the southeast corner of Tract 6A cold serve for turning movement and provide snow storage adjacent to the substandard 50' (Kelton's Knobb Circle) section. The extension of the access easement south of Lot 7 should be platted 60' wide with an adjacent 15' wide utility easement to provide connectivity (see **Recommendation #5h**). The petitioner should make efforts to acquire additional Public Use Easements and utility easements adjacent to the existing N. Kelton's Knobb Circle Public Use Easement, including a standard radius at the 90 degree corner. Impact to the adjacent property may be required due to the location of the ADOT&PF approach at N. Wasilla-Fishhook Road.

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

ADOT&PF: (**Exhibit I**) has no objection to the proposed lot division. Requests clarification on intention for road names, as an existing Kelton's Circle in the nearby N. Wasilla-Fishhook Road vicinity could case confusion, especially if proposed facility of Kelton's Circle/N. Kelton's Knob Circle/Precision Circle is located south of the existing Kelton's Circle. *Staff notes all road names are to be approved by Platting Assistant (see Recommendation #5f).* Requests clarification of intention for road running south of circle in site plan along Lot 7 (E. Precision Circle) and recommends building it the full length south along the western portion of Lot 7 for connectivity purposes. *Staff notes the 60' wide right-of-way on the western boundary of subject property will be dedicated to the southern boundary (see Recommendation #5h).* Requests clarification of site plan easements, easement sizes and locations, and their use. Requests applicant dedicate right-of-way.

Public: (Exhibit J) Daniel Kingsley, owner of Lot 2, Kelton's Knob Hill Addition 1, objects: "I purchased Lot 2 or 675 N. Kelton's Knob Circle in 2022. I subsequently built a private driveway (50K) to my "under construction" duplex. I adamantly oppose utilizing my private driveway to access the proposed "Kelton's Circle Subdivision." I purposely purchased this property to provide warranted privacy and provide safe residencies for two families with small children. The traffic safety issues alone curl my blood." *Staff notes there is a 50' wide Public Use Easement along the southern boundary of Lot 2, recorded in 1976.* Anthony Lacau, owner of Lot 9, Block 2, Tierra Grande Addition #1, to the northeast, objects: "I cannot see the public using the "public access" easement for anything. Only Durgeloh stands to benefit to access his over-stuffed junk yard. Will the seven lots be for homes, apartments or junk yard overflow? This area does not need another subdivision."

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Community Council Tanaina; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Emergency Services, Community Development or Assessments; or MEA.

CONCLUSION: The preliminary plat of **KELTON'S CIRCLE** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The variance from MSB 43.20.120(A)(1) Legal Access 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 two objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A).

FINDINGS OF FACT FOR VARIANCE FROM MSB 43.20.120(A)(1) LEGAL ACCESS AND MSB 43.20.140(A)(1) PHYSICAL ACCESS:

1. Variance Application has been submitted in accordance with MSB 43.15.075 Variance; Standards of Approval.
2. Petitioner has responded to the criteria A-C as follows:
 - A. The granting of the variance shall not be detrimental to the public health, safety or welfare or injurious to adjacent property. *Occupying the right-of-way with both a road and utilities does not present a safety concern for people or property, as evidenced by the numerous examples of such occupation throughout the Borough. One such circumstance is that in the new construction of subdivision, though we provide 15' wide utility easements along the edge of the new rights-of-way, the standard practice is for Enstar to place their line 3'-5' inside the right-of-way and this has not created a problem for road construction.*
 - B. The variance request is based upon conditions of the property that are atypical to other properties: *Through numerous examples of utility/road co-occupation exist, by sheer numbers, we aren't typically encumbered with this being the only alternative for getting utilities to a site. The newer developments address this and newer developments constitute the bulk of construction.*
 - 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 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: *Undue substantial hardship will be brought upon the owner of this property, as without the variance, he will be unable to develop*

his land. The right-of-way easement is the only possibility there is for getting utilities to this land whether it is for development of one or multiple residences. The access right-of-way was in existence prior to the granting of the utility easement and it is reasonable for a landowner to assume he can use these access rights.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL FOR VARIANCE FROM MSB 43.20.120(A)(1) LEGAL ACCESS AND MSB 43.20.140(A)(1) PHYSICAL ACCESS :

Suggested motion: I move to approve the variance application from MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access for the preliminary plat of Kelton's Circle, Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Petitioner has supplied the criteria required by MSB 43.15.075 Variance; Standards of Approval.

FINDINGS OF FACT:

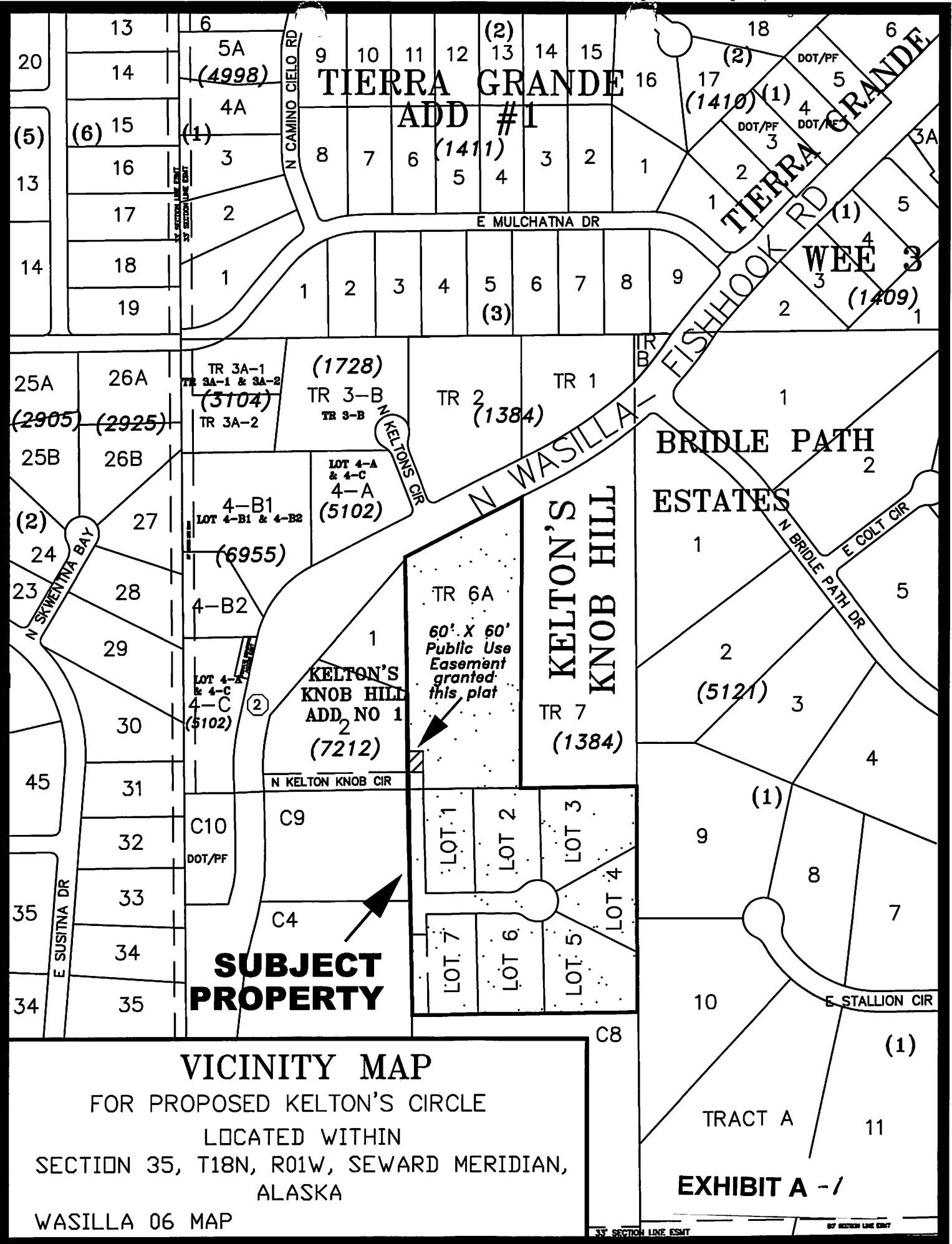
1. The plat of Kelton's Circle is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The variance request was submitted in accordance with MSB 43.15.075 Variance; Standards of Approval.
3. A soils report was submitted, pursuant to MSB 43.20.28(A). All lots have the required buildable and septic areas.
4. All lots will have the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Community Council Tanaina; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Emergency Services, Community Development or Assessments; or MEA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There were two objections from the public in response to the Notice of Public Hearing.
8. Petitioner has applied for a variance from MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the preliminary plat of Kelton's Circle, Section 35, Township 18 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 plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Construct N. Kelton Knob Circle, the Public Use Easement, S. Precision Avenue and E. Precision Circle to Residential Street standard according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;

- b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - f) Obtain approval of street names from Platting Assistant.
 - g) Provide a completed and approved Approval to Construct from ADOT&PF.
 - h) Grant an additional 10' wide Public Use Easement or dedicate an additional 10' wide right-of-way for S. Precision Avenue to the south boundary, with adjoining 15' wide utility easement.
- 6. Submit recording fees, payable to Department of Natural Resources (DNR).
 - 7. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED KELTON'S CIRCLE

LOCATED WITHIN

SECTION 35, T18N, R01W, SEWARD MERIDIAN,
ALASKA

WASILLA 06 MAP

EXHIBIT A - /

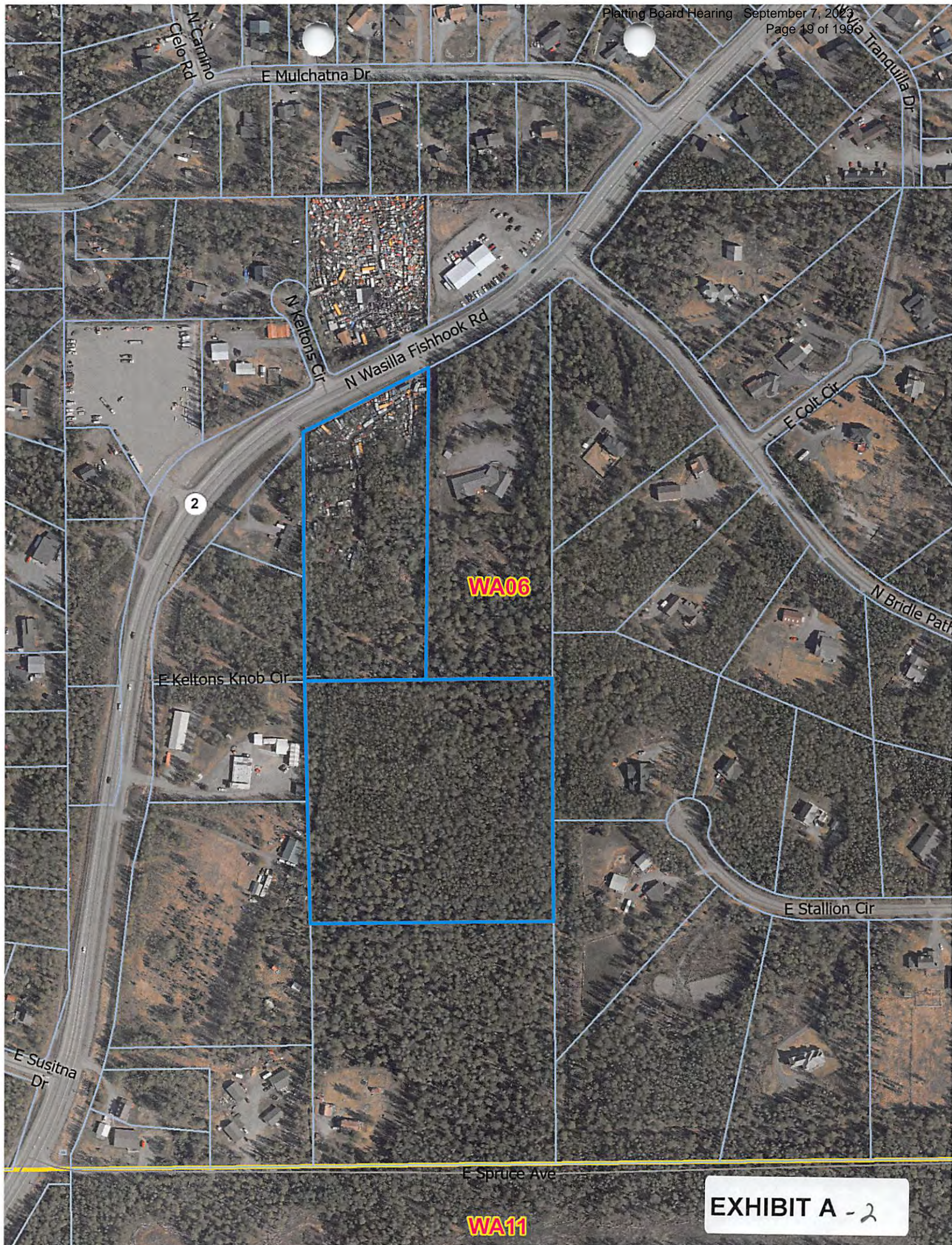
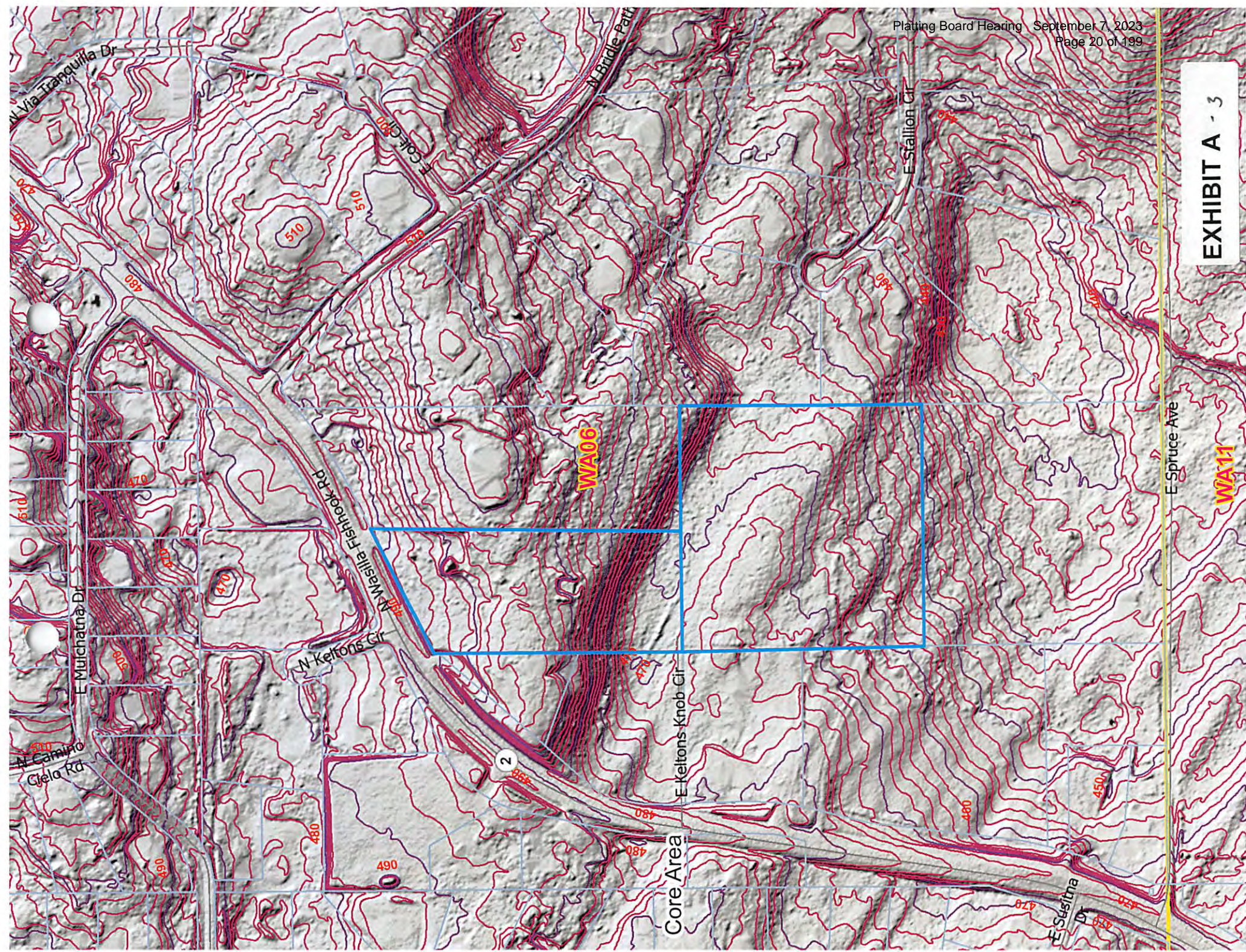
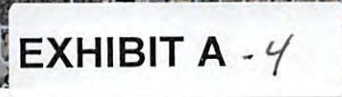


EXHIBIT A - 3







Pioneer Engineering LLC
Professional, Reliable, Local

January 10, 2023

RE: Usable Area Report
T18N R1W Section 35, SM
MSB Waiver Resolution 76-4, Parcel 3
Proposed Knobb Estates

RECEIVED
MAY 15 2023
PLATTING

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

Dear Mr. Wagner,

Usable Area: Working on behalf of the owners and in coordination with Craig Hanson Surveying, I performed a soils investigation for the above-referenced proposed subdivision. The project plans to split the 10.0-acre parent parcel into six lots, ranging from .92 to 1.87 acres.

Test Holes: Four new test holes were dug as shown on the attached test hole map. They were situated to best represent the 7 proposed lots. All were fairly uniform in composition. They all showed 2 to 3 feet of topsoil overlaying sand and gravel that extended to the bottom of each 12 foot deep test hole. None of the test holes showed the presence of groundwater. Only one test hole showed silty gravel (GM), but was in a thin enough layer that a percolation test wasn't possible, nor would significantly affect a future septic system.

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

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

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

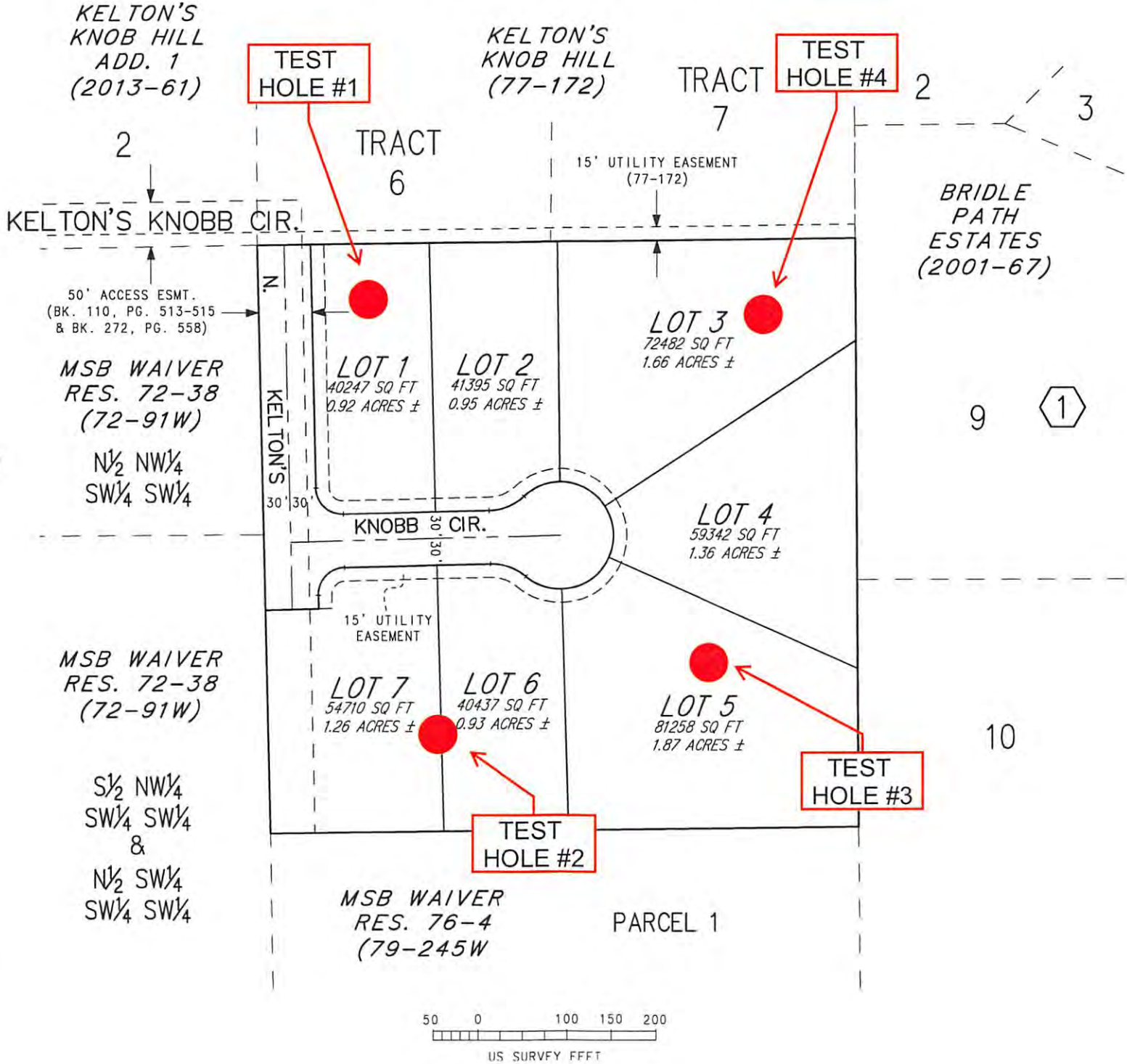
Sincerely,

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



EXHIBIT B - /

TEST HOLE MAP FOR KNOBB ESTATES



SOIL LOG

Job Number: 2023-SW-002

Project Location: T18N R1W Section 35, Lot C7 - E Keltons Knob Circle

Logged By: Steve Wilson

Date: 12-27-22

TEST HOLE NO. 1

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



TEST HOLE LOCATION:

61.60292° N

-149.41594° W

COMMENTS:

Soils can support a conventional onsite wastewater system.

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

SOIL LOG

Job Number: 2023-SW-002

Project Location: T18N R1W Section 35, Lot C7 - E Keltons Knob Circle

Logged By: Steve Wilson

Date: 12-27-22

TEST HOLE NO. 2

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



TEST HOLE LOCATION:

61.60177° N

-149.41575° W

COMMENTS:

Soils can support a conventional onsite wastewater system.

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

SOIL LOG

Job Number: 2023-SW-002

Project Location: T18N R1W Section 35, Lot C7 - E Keltons Knob Circle

Logged By: Steve Wilson

Date: 12-27-22

TEST HOLE NO. 3

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



TEST HOLE LOCATION:

61.60161° N

-149.41385° W

COMMENTS:

Soils can support a conventional onsite wastewater system.

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

SOIL LOG

Job Number: 2023-SW-002

Project Location: T18N R1W Section 35, Lot C7 - E Keltons Knob Circle

Logged By: Steve Wilson

Date: 12-27-22

TEST HOLE NO. 4

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



TEST HOLE LOCATION:

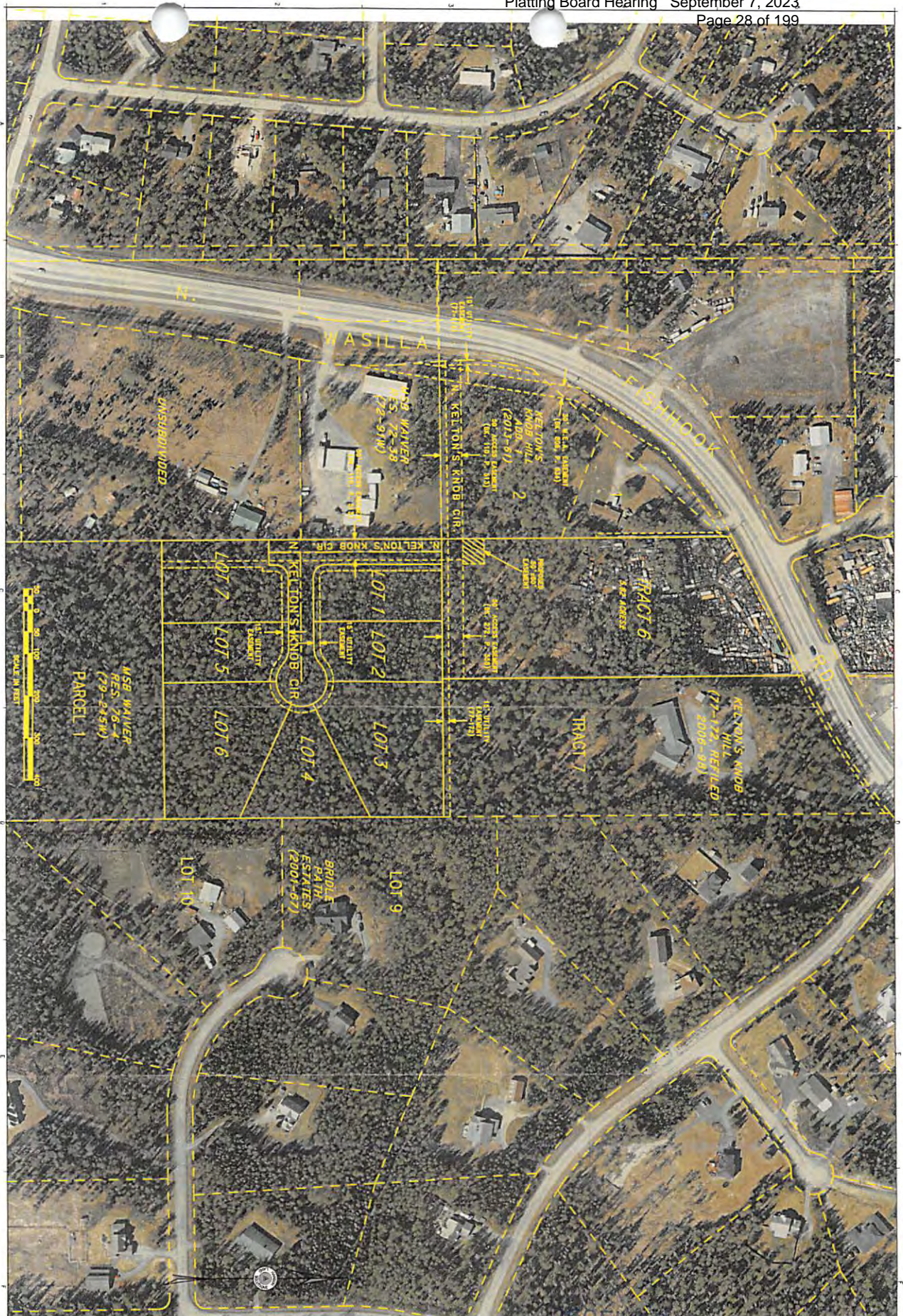
61.60268° N

-149.41327° W

COMMENTS:

Soils can support a conventional onsite wastewater system.

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



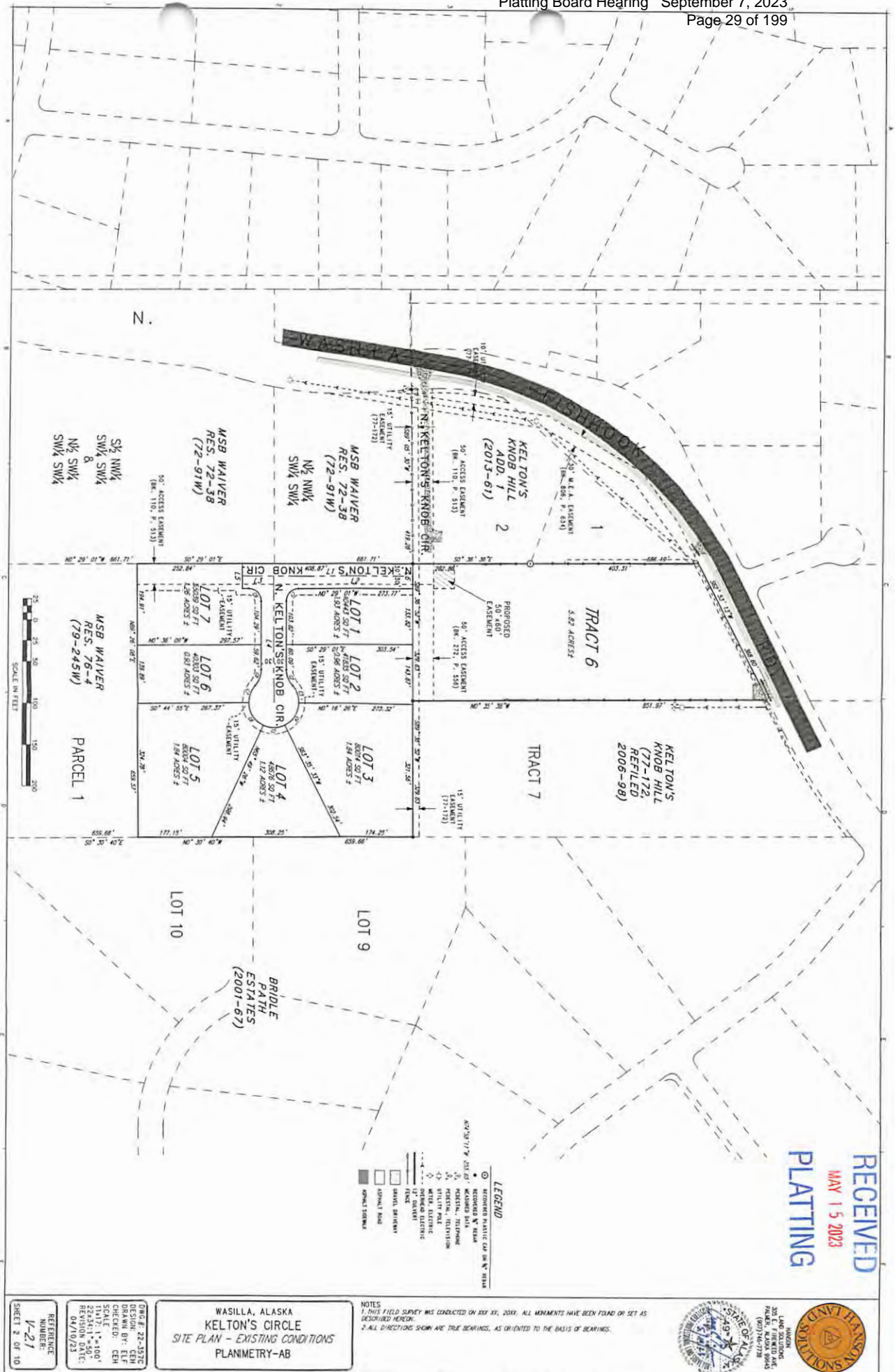
DWG. # 22-357C
DESIGNER: CEH
DRAWN BY: ELP
SCALE: 1"=200'
DATE: 02/22/23
REVISION: 1
SHEET 1 OF 10

WASILLA, ALASKA
KELTON'S CIRCLE
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE WILSON/JOHN SUTTON BARBERSHIP PROJECT OF 2019/2020.
2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2000.0)

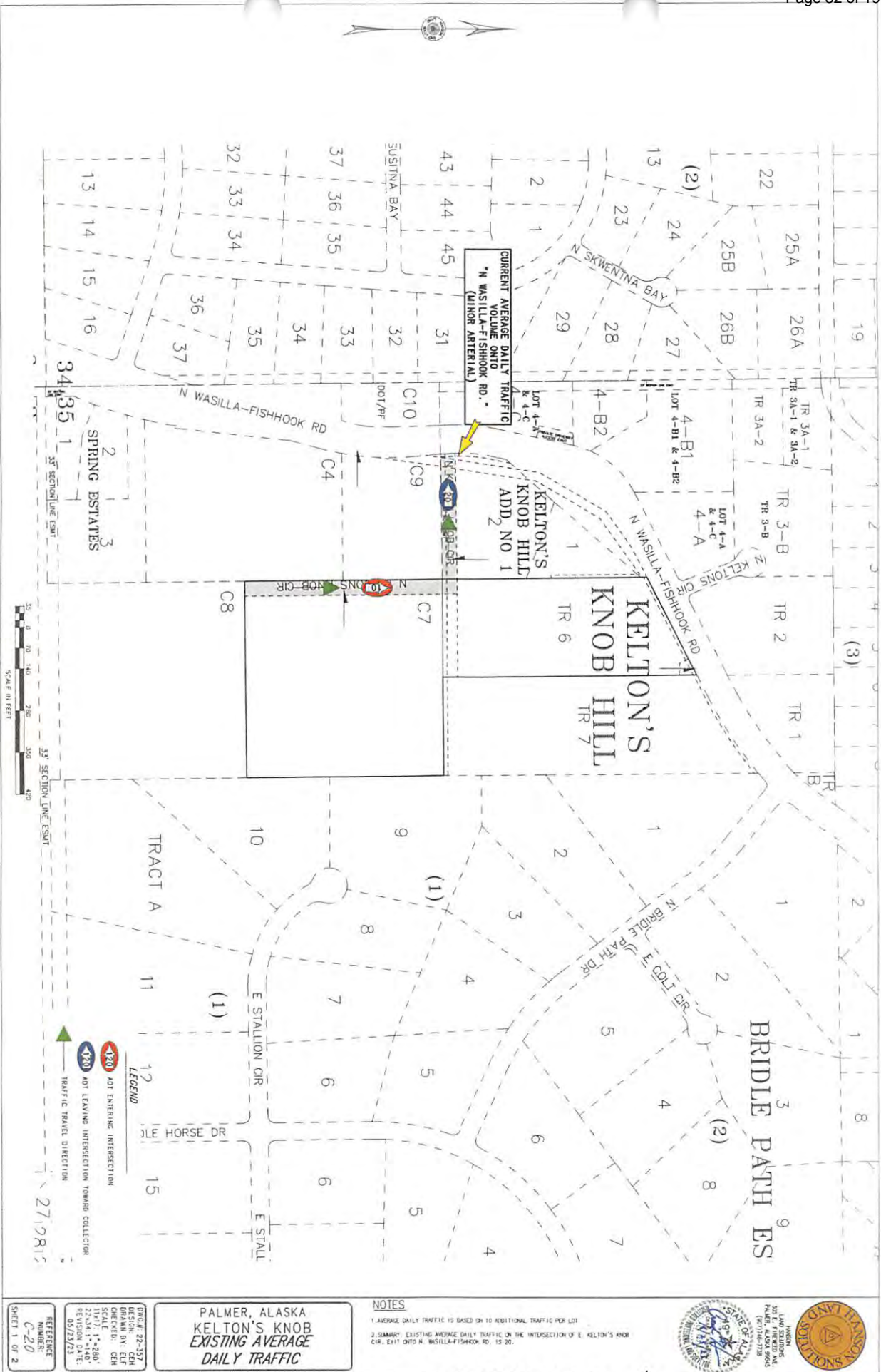
RECEIVED
MAY 15 2023
PLATTING











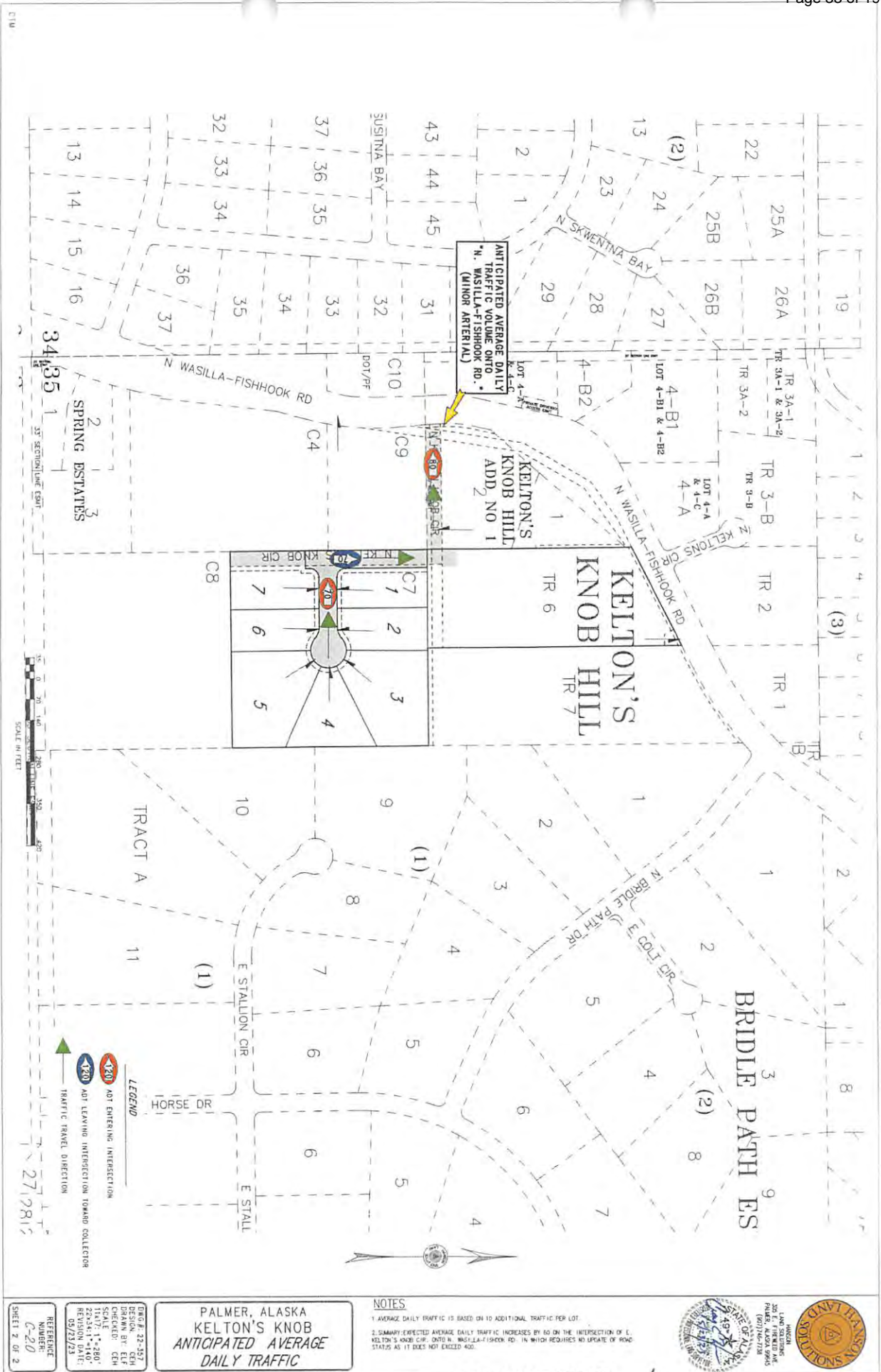


EXHIBIT C - 6

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

Legal description of property: PARCEL 3, MSB WAIVER RES. 76-4

JUL 13 2023

(RECORDED AS 79-245W, PALMER RECORDING DISTRICT)

PLATTING

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, HANSON LAND SOLUTIONS the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.300 (B)(1) of the Borough Code in order to allow:

PARCEL 3, MSB WAIVER RES. 76-4, (79-245W), TO BE SUBDIVIDED INTO 7 LOTS

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

**APPLICANT
OR
OWNER**

Name: HANSON LAND SOLUTIONS Email: platting@hlsalaska.com

Mailing Address: 305 E. Fireweed Ave. Palmer, AK Zip: 99645

Signature: _____ Phone: 907-746-7738

SURVEYOR

Name (FIRM): HANSON LAND SOLUTIONS Email: platting@hlsalaska.com

Mailing Address: 305 E. Fireweed Ave. Palmer, AK Zip: 99645

Contact Person: Craig Hanson Phone: 907-746-7738

HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. FIREWEED AVE. PALMER, AK 99645

VARIANCE APPLICATION

VARIANCE REQUEST IS FROM:

43.20.120 (A)(1) WHICH STATES:

A) The applicant shall provide the platting division a right-of-way document verifying the existence of legal access. In this title, legal access exists only if one of the following is met:

(1) An unrestricted, public right-of-way connects the subdivision to a constructed public transportation system and one of the following is met:

Variance Application Item 3 questions:

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

Occupying the ROW with both a road and utilities does not present a safety concern for people or property, as evidenced by the numerous examples of such occupation throughout the Borough. One such circumstance is that in the new construction of subdivisions, though we provide 15' Utility Easements along the edge of the new ROW, the standard practice is for ENSTAR to place their line 3'-5' inside the ROW and this has not created a problem for road construction.

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

Though numerous examples of utility/road co-occupation exist, by sheer numbers, we aren't typically encumbered with this being the only alternative for getting utilities to a site. The newer developments address this and newer developments constitute the bulk of construction.

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.

Undue substantial hardship will be brought upon the owner of this property as without the variance he will be unable to develop his land. The ROW easement is the only possibility there is for getting utilities to this land whether it is for development of 1 or multiple residences. The access ROW was in existence prior to the granting of the utility easement and it reasonable for a landowner to assume he can use these access rights.

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, August 24, 2023 4:32 PM
To: Amy Otto-Buchanan; Daniel Dahms
Cc: Tammy Simmons; Brad Sworts; Andy Dean
Subject: RE: FW: Plan & Profile in Support of Variance for Kelton's Circle
Attachments: 22-357 PLAN & PROFILE-SIGNED.pdf

Thank you. I believe PD&E will support this variance as long as the utilities agree to be limited to the locations specified in the drawing.

Jamie Taylor, PE (she/her)
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, August 24, 2023 2:55 PM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>
Subject: FW: FW: Plan & Profile in Support of Variance for Kelton's Circle
Importance: High

FYI

From: Craig Hanson <ceh@hlsalaska.com>
Sent: Thursday, August 24, 2023 2:55 PM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Subject: Re: FW: Plan & Profile in Support of Variance for Kelton's Circle
Importance: High

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

Yes, we used the standard, current MSB residential cross-section .

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

---- On Thu, 24 Aug 2023 10:03:53 -0800 Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us> wrote ---

See Jamie's comments below. Thanks, A.

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Thursday, August 24, 2023 9:55 AM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Cc: Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: Plan & Profile in Support of Variance for Kelton's Circle

I think this looks good. Can you ask them to provide the typical section they used? I'm assuming the standard residential, 3:1 foreslopes, 30" deep ditches, but want to make sure.

Jamie

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, August 23, 2023 3:37 PM
To: Daniel Dahms <Daniel.Dahms@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>
Subject: Plan & Profile in Support of Variance for Kelton's Circle
Importance: High

The staff report has to be written up on Friday, August 25th for the September 7th Platting Board. Can you please review ASAP and let me know if you will support the variance? Thanks, A.

From: Platting <platting@hlsalaska.com>
Sent: Wednesday, August 23, 2023 3:30 PM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Subject: 22-357 KELTON'S KNOB

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

Hello Amy, I have attached the plan and profile for Kelton's knob. It also contains the placement for the utilities.
Respecfully, ELF

Platting

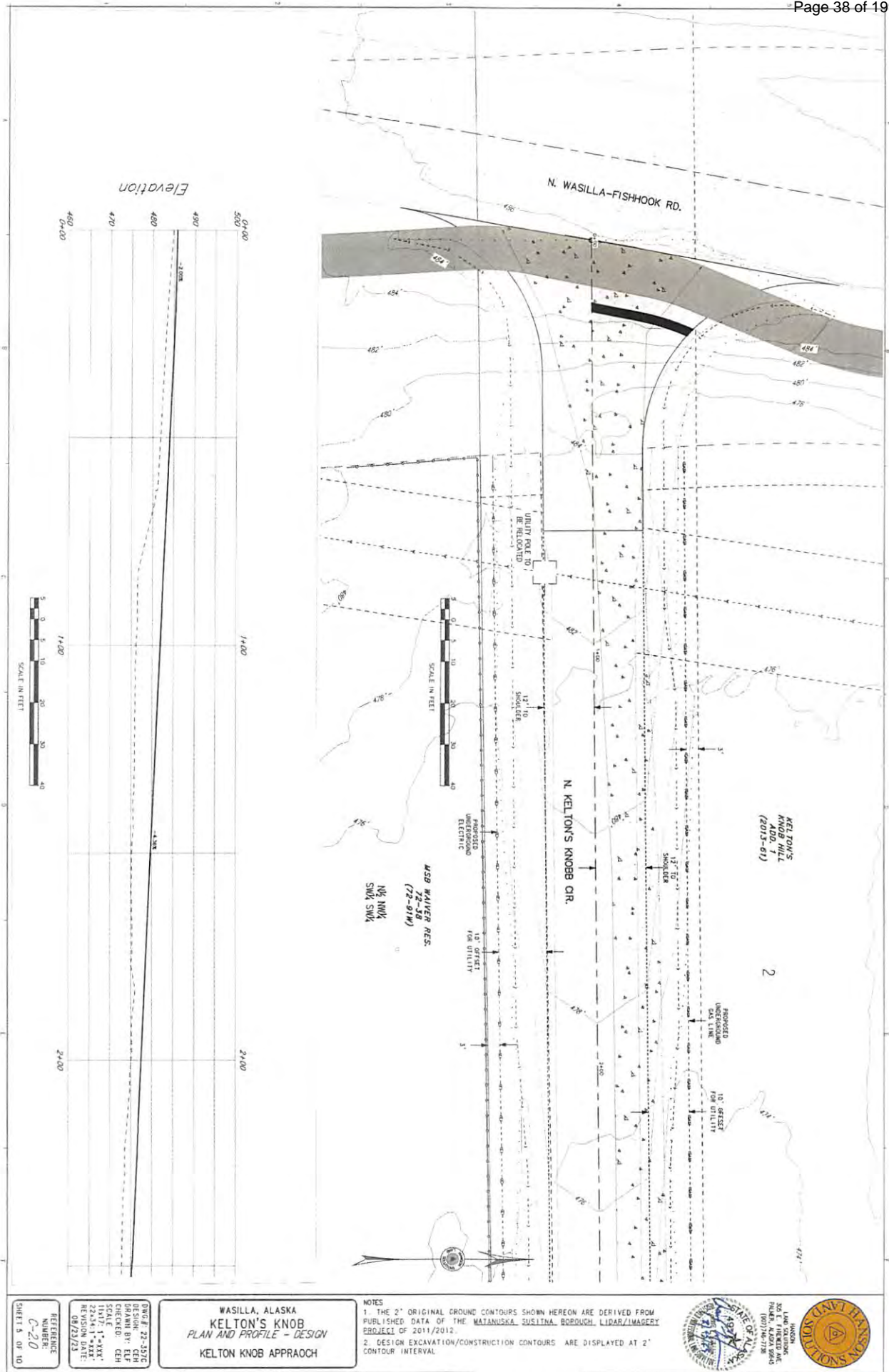


EXHIBIT E - 3

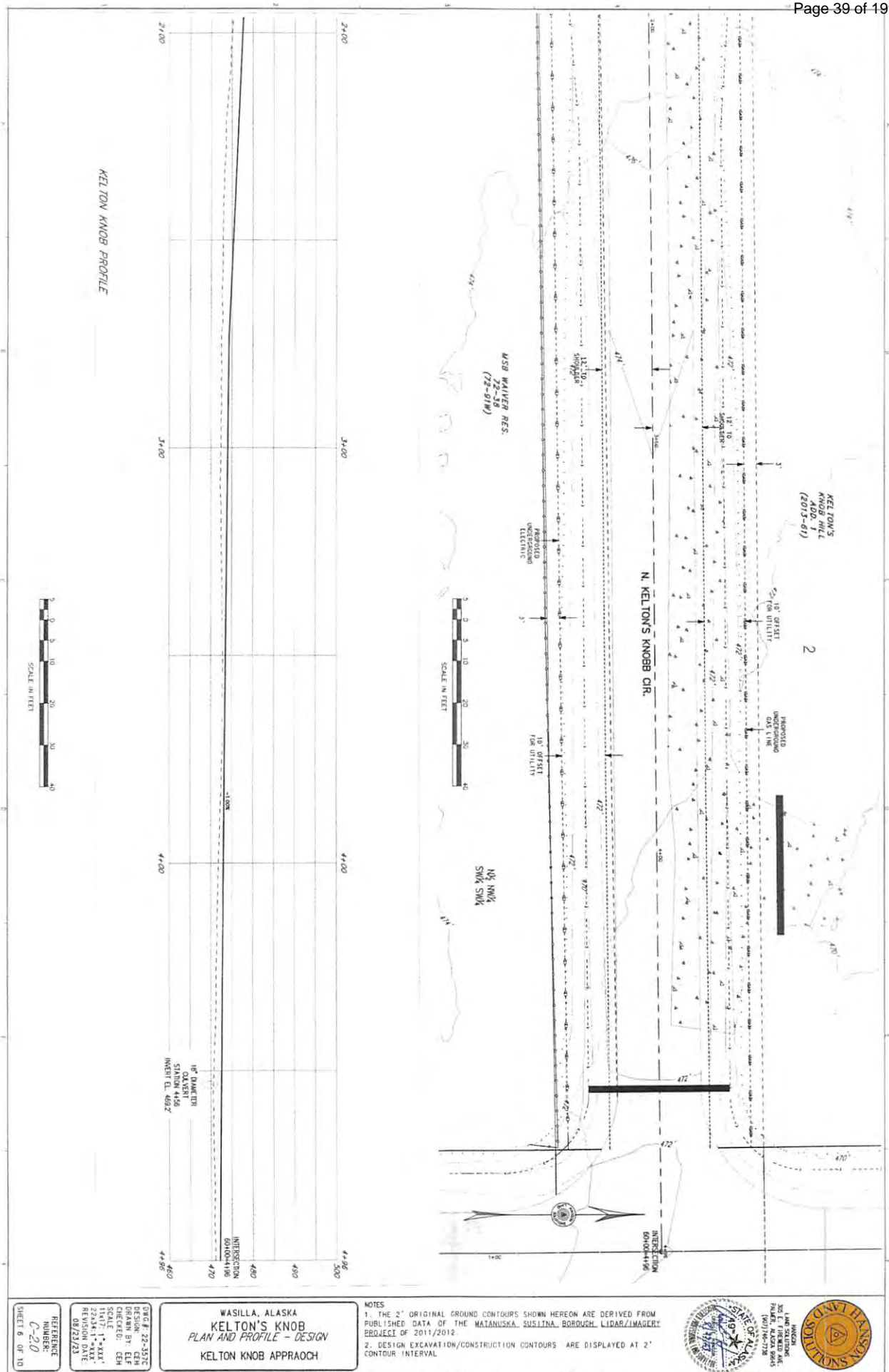


EXHIBIT E - 4

Amy Otto-Buchanan

From: Daniel Dahms
Sent: Wednesday, August 16, 2023 11:06 AM
To: Amy Otto-Buchanan
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Kelton's Circle #23-061 Revised

Amy,

In order for DPW to support this variance request, applicant needs to submit a road plan showing proposed road design and proposed utility locations within the 50' PUE that meets the requirements of the 2022 SCM. Utility facilities paralleling the road must be at least 10' from the outer edge of the shoulder of the roadway 2022 SCM H02.1 (c). Applicant should apply for approach road permit with DOT.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, July 14, 2023 10:46 AM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; david.post@alaska.gov; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dmitri Fonov <Fonov@matsugov.us>; tanainacommunity@gmail.com; David Eller <davemtp@mtaonline.net>; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Kelton's Circle #23-061 Revised

The following link contains a Request for Comments for Kelton's Circle, MSB Case #2023-061 to subdivide 218N01W36C007 & 51384000T006 into seven lots, create PUEs/ROWs and a variance request for the access street. Comments are due by **August 17, 2023**. Please let me know if you have any questions. Thanks, A.

[Kelton's Circle](#)

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

Amy Otto-Buchanan

From: Permit Center
Sent: Friday, July 14, 2023 12:15 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Kelton's Circle #23-061 Revised

No comments.

Thank you,

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, July 14, 2023 10:46 AM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; david.post@alaska.gov; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dmitri Fonov <Fonov@matsugov.us>; tanainacommunity@gmail.com; David Eller <davemtp@mtaonline.net>; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Kelton's Circle #23-061 Revised

The following link contains a Request for Comments for Kelton's Circle, MSB Case #2023-061 to subdivide 218N01W36C007 & 51384000T006 into seven lots, create PUEs/ROWs and a variance request for the access street. Comments are due by **August 17, 2023**. Please let me know if you have any questions. Thanks, A.

[Kelton's Circle](#)

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

Comments:

Please show dedication to ROW correctly. All of Tract A is assumed not to be ROW. Make clear the overlapping easement types and locations. The arrows at 50 Access Easement are at 60 feet width on the dedication of Precision Avenue.

Remove all other private rights where ROW is to be dedicated.

- Access easement (private) if dedication at that overlapping location
- Utility easement (private or public) show on the plat the vacation if public utility easement
- Blanket easements underlying ROW

Have a licensed engineer certify in writing or by design that a residential road with the needed clear zone can be placed in the 35 feet portion of Kelton's Knobb Circle available outside of the underlying utility easement. The utility easement allows for above-ground installations that could interfere with road placement.

Andy
Dean

Digitally signed by
Andy Dean
Date: 2023.06.06
13:06:06 -08'00'

Amy Otto-Buchanan

From: Rick Antonio
Sent: Tuesday, August 15, 2023 2:44 PM
To: Amy Otto-Buchanan
Cc: Kim Sollien
Subject: Re: Kelton's Cir. RFC

Platting,

The Planning Division recommends that the proposed PUE on Tract 6A include (overlay) the existing 50' access easement and be widened to 60'. This would dedicate this private easement for potential public use. The inclusion of a temporary cul-de-sac bulb at the SE corner of Tract 6A could serve for turning movement and provide snow storage adjacent to the substandard 50' (Kelton's Knobb Cir.) section. The extension of the access easement south on Lot 7 should be platted 60' wide with an adjacent 15' utility easement to provide connectivity.

The petitioner should make efforts to acquire additional PUE and utility easement adjacent to the existing N. Kelton's Knobb PUE including a standard radius at the 90 degree corner. Impact to the adjacent property may be required due to the location of the DOT approach at Wasilla-Fishhook.



[Kelton's Circle](#)

Thanks,

Rick Antonio
Planner II
907-861-7815

Rick Antonio

Planner II

Planning & Land Use Division

Matanuska-Susitna Borough

rick.antonio@matsugov.us

stormwater@matsugov.us

Office- 907.861.7815

Remote- 907.707.4591

Amy Otto-Buchanan

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Wednesday, July 19, 2023 11:46 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Kelton's Circle #23-061 Revised

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

Hi Amy,

Thank you for passing this along. MTA has reviewed Kelton's Circle and has no comments to add.

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, July 14, 2023 10:46 AM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; david.post@alaska.gov; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dmitri Fonov <Fonov@matsugov.us>; tanainacommunity@gmail.com; David Eller <davemtp@mtaonline.net>; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC Kelton's Circle #23-061 Revised

The following link contains a Request for Comments for Kelton's Circle, MSB Case #2023-061 to subdivide 218N01W36C007 & 51384000T006 into seven lots, create PUEs/ROWs and a variance request for the access street. Comments are due by **August 17, 2023**. Please let me know if you have any questions. Thanks, A.

[Kelton's Circle](#)

Amy Otto-Buchanan



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

July 17, 2023

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

To whom it may concern:

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

- **KELTON'S CIRCLE**
(MSB Case # 2023-061 Revised)

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". The signature is written in black ink.

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

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, August 16, 2023 5:28 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Kelton's Circle #23-061 Revised
Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Amy,

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

Thanks,

MIREYA ARMESTO

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, July 14, 2023 10:46 AM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; david.post@alaska.gov; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dmitri Fonov <Fonov@matsugov.us>; tanainacommunity@gmail.com; David Eller <davemtp@mtaonline.net>; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Kelton's Circle #23-061 Revised

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

The following link contains a Request for Comments for Kelton's Circle, MSB Case #2023-061 to subdivide 218N01W36C007 & 51384000T006 into seven lots, create PUEs/ROWs and a variance request for the access street. Comments are due by **August 17, 2023**. Please let me know if you have any questions. Thanks, A.

[Kelton's Circle](#)

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



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

Department of Transportation and Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

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

July 20, 2023

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **PA 05 Krostek, Waiver 90-12 PWm, Palmer Fishhook & Farm Loop Road**
 - No objections to the proposed lot division.
 - No direct access to Palmer-Fishhook Road will be granted. Both lots must take access from Farm Loop Road.
- **WA 09 Quantum, Woodworth Loop**
 - No objection to the proposed plat.
 - Please be advised of plans for a future road connection between the Glenn Highway and Woodworth Loop in this vicinity.
- **Kelton's Circle (Revised), Parcel #3 MSB Waiver 76-4 (79-245w), Wasilla-Fishhook Road**
 - No objection to the proposed lot division.
 - DOT&PF requests clarification on intention for road names, as an existing Kelton's Circle in the nearby Wasilla-Fishhook Road vicinity could cause confusion, especially if proposed facility of Kelton's Circle/N Kelton's Knob Circle/Precision Circle is located south of the existing Kelton's Circle.
 - DOT&PF requests clarification of intention for road running south of circle in site plan along Lot 7 (Precision Ave) and recommends building it the full length south along the western portion of Lot 7 for connectivity purposes.
 - DOT&PF requests clarification of site plan easements, easements sizes and locations, and their use.
 - DOT&PF requests applicant dedicate right of way.

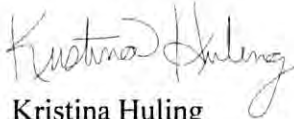
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

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

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

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

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

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

7212000L002 50
KINGSLEY WILBUR
PO BOX 872393
WASILLA AK 99687

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: PRECISION HOMES LLC & BENNETT J. & RHONDA A. DURGELOH

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

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

[] No Objection ☒ Objection [] Concern

Name: Daniel Kingsley Address: P.O. Box 872393 Wasilla, Ak 99687

Comments:

- I purchased Lot 2 or 675 North Keltons Knob Circle in 2022. I subsequently built a private driveway (50K) to my "under" construction duplex. I adamantly oppose utilizing my private driveway to access the
- proposed "Kelton's Circle Subdivision." I purposely purchased this property to provide warranted privacy and provide safe residencies for two families with small children. The traffic safety issues alone curl my blood.

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

RECEIVED
AUG 23 2023
PLATTING

1411B02L009 136
LACAU ANTHONY G & DIANE M
2561 CAMINO CIELO RD
WASILLA AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: PRECISION HOMES LLC & BENNETT J. & RHONDA A. DURGELOH

REQUEST: The request is to create seven lots from Tax Parcel C7 (Parcel #3, MSB Waiver 76-4, recorded 79-245w) and create a 60' X 60' Public Use Easement on Tract 6, Kelton's Knob Hill, Plat No. 2006-98, to be known as **KELTON'S CIRCLE**, containing 15.82 acres +/- . Petitioner is applying for a variance from MSB 43.20.120(A)(1) Legal Access and MSB 43.20.140(A)(1) Physical Access. 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.

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 **September 7, 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, Amy Otto-Buchanan at (907) 861-7872. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [X] Objection [] Concern

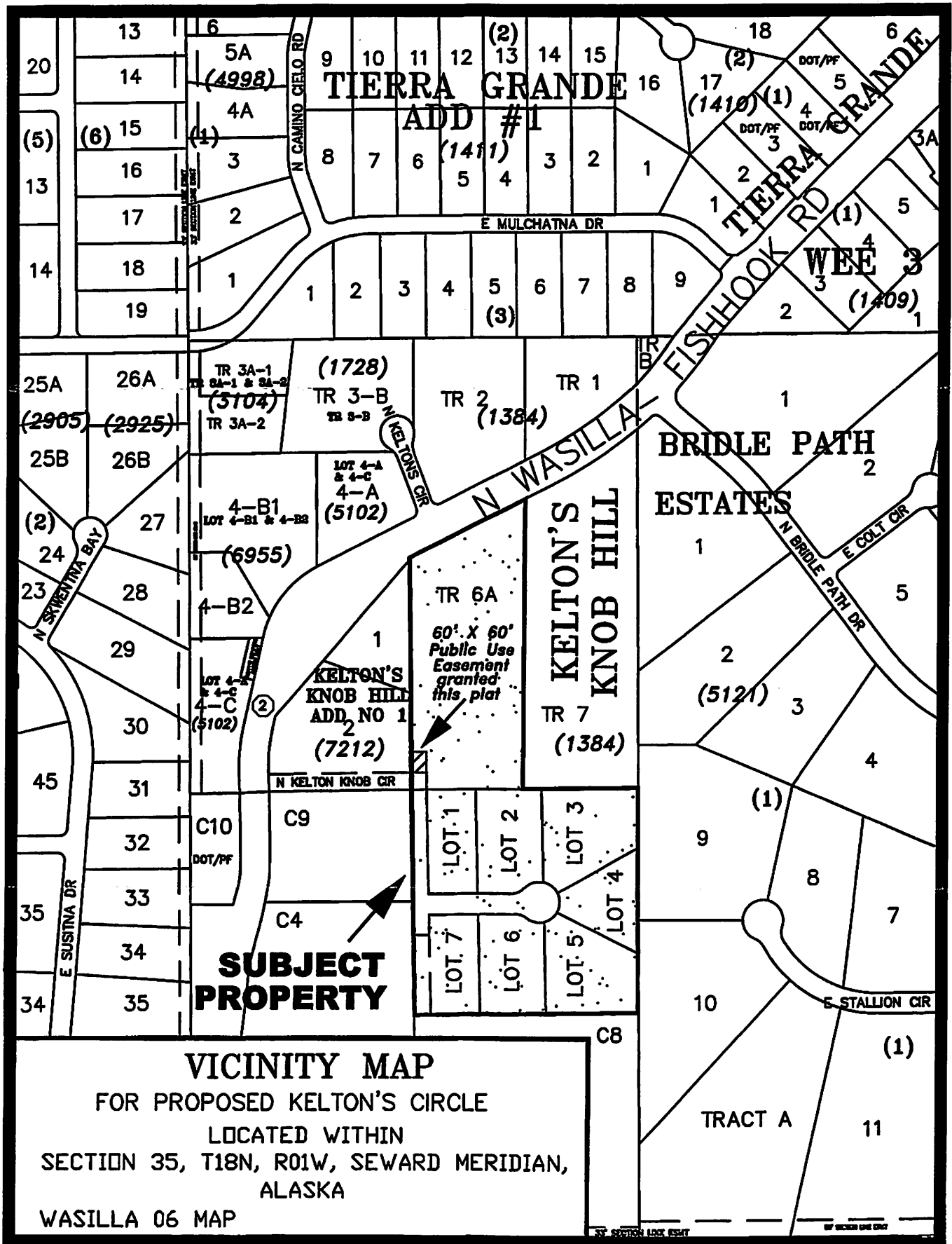
Name: ANTHONY LACAU Address: 2561 CAMINO CIELO

Comments: I CANNOT see the public using the "public access" easement for anything. Only Durgeloh stands to benefit to access his over-stuffed junk yard. Will the 7 lots be for homes, apartments, or junk yard overflow? This area does not need another subdivision.

Case # 2023-061 AOB

Note: Vicinity Map Located on Reverse Side

EXHIBIT J - 2



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

LEGEND

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



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

CURVE TABLE

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

NOTES

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

CERTIFICATE OF PAYMENT OF TAXES

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

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

CERTIFICATE OF OWNERSHIP

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

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

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

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP

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

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

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

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

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

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

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

6B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 7, 2023**

ABBREVIATED PLAT: HOUSTON WYE

LEGAL DESCRIPTION: SEC 28, T18N, R03W, SEWARD MERIDIAN AK

PETITIONERS: MATANUSKA-SUSITNA BOROUGH

SURVEYOR/ENGINEER: SURVBASE

ACRES: 261.1 ± PARCELS: 4

REVIEWED BY: CHRIS CURLIN CASE #: 2023-088

REQUEST: The request is to create four tracts from S1/2 NW1/4 & W1/2 SW1/4 Section 27; N ½ SE ¼, SW ¼ SE ¼, SE ¼ SE ¼, & NE ¼ Section 28, to be known as **HOUSTON WYE SUBDIVISION**, containing 261.1 acres +/- . The property is located directly north of W. Miller's Reach Road, West of W. Railside Drive and south of the Alaska Railroad; within the E ½ Section 28, and SW ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 3 pgs

Soils Report

EXHIBIT B – 1 pg

Variance Application

EXHIBIT C – 2 pgs

AGENCY COMMENTS

ADF&G

EXHIBIT D – 1 pg

Utilities

EXHIBIT E – 7 pgs

DISCUSSION: This platting action is creating four tracts from MSB owned parcels 68, 70, D002, D003, and D004 in the W ½ Section 28 and SW ¼ of section 27. Proposed Tracts A and B are accessed by W. Millers Reach Road, a City of Houston owned and maintained road. Tract C is proposed for use by railway related entities and will be accessed by rail. Tract D is proposed to separate a communications equipment from the rail and surrounding tracts (utility lot). A variance request has been submitted for Tracts C and D as legal access requirements do not reflect the needs of this MSB owned industrial property. This plat is within the city limits of Houston.

Soils Report: (Exhibit B) A topographic narrative was submitted by SurvBase pursuant to MSB 43.20.281(A)(1)(i)(i). Useable septic area was not noted as this is an administrative subdivision of a railway and industrial area.

Variance: A variance request was submitted (**Exhibit C**) per MSB 43.15.075 with the supporting criteria A-C answered by the petitioner.

The variance is from MSB 43.20.120 Legal Access. Proposed Tract C and Tract D are part of the Port MacKenzie Rail Extension Project and are designed for industrial use.

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

The purpose of this subdivision is to segregate the Wye which contains the rail corridor and on which has been constructed the rail line, complete with rail and ballast and the rail communications tower, from adjacent lands which were acquired for the Port MacKenzie Rail Extension Project.

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

The Tracts are being created to separate the Wye and communications Tower and to create separate tracts of land which could be reserved for future MSB use or leased/sold to companies and organizations needing close access to the rail corridor.

- 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.

This is an administrative subdivision of raw tracts of land acquired for the Port MacKenzie Rail Extension Project into parcels which will be more beneficial for the Matanuska-Susitna Borough. Access conditions will be functionally identical before and after the subdivisions.

Comments:

ADF&G: (Exhibit E) Notes the subject property contains the Little Susitna River, an anadromous waterbody. Please be advised that any work below ordinary high water such as culvert installation, water withdrawal, bank modifications, and bridge construction, etc. may require a permit from the ADF&G Habitat Section. For permit applications, or questions please contact the ADF&G Habitat Section at (907) 861-3200.

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

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; City of Houston; MSB Emergency Services, Planning, Community Development, or Assessments; MEA. There were no responses from the public to the Notification of Public Hearing.

CONCLUSION: The preliminary plat of **HOUSTON WYE** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage

for the subdivision exists, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E). A topographic narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).

FINDINGS OF FACT

1. The plat of Houston Wye is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A topographic narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).
3. All lots will have the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).

A variance request was submitted per MSB 43.15.075 with the supporting criteria A-C answered by the petitioner.

The variance is from MSB 43.20.120 Legal Access. Proposed Tract C and Tract D are part of the Port MacKenzie Rail Extension Project and are designed for industrial use.

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

The purpose of this subdivision is to segregate the Wye which contains the rail corridor and on which has been constructed the rail line, complete with rail and ballast and the rail communications tower, from adjacent lands which were acquired for the Port MacKenzie Rail Extension Project.

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

The Tracts are being created to separate the Wye and communications Tower and to create separate tracts of land which could be reserved for future MSB use or leased/sold to companies and organizations needing close access to the rail corridor.

- 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.

This is an administrative subdivision of raw tracts of land acquired for the Port MacKenzie Rail Extension Project into parcels which will be more beneficial for the Matanuska-Susitna Borough. Access conditions will be functionally identical before and after the subdivisions.

4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; City of Houston; MSB Emergency Services, Planning, Community Development, or Assessments.
5. ADF&G Notes the subject property contains the Little Susitna River, an anadromous waterbody. Please be advised that any work below ordinary high water such as culvert installation, water withdrawal, bank modifications, and bridge construction, etc. may require a permit from the ADF&G Habitat Section.
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.

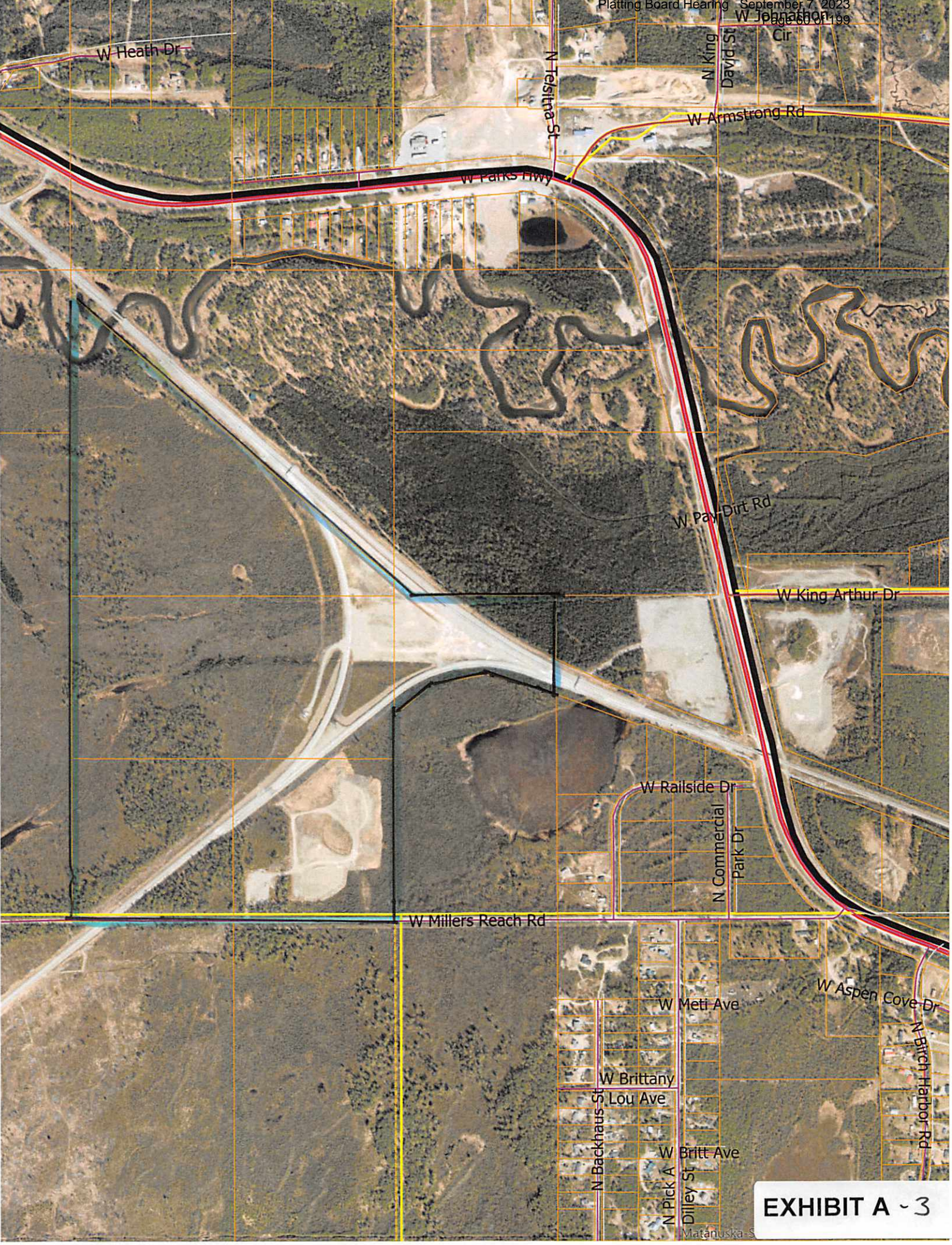
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Houston Wye, Section 18, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

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







RECEIVED
AUG 24 2023
PLATTING



Houston Wye Subdivision
Preliminary Plat

Topographic Narrative.

Houston Wye Subdivision lies within Township 18 North Range 3 West, Seward Meridian. The primary purpose of this subdivision is to create tracts and right-of-ways (ROWs) around the existing Port Mackenzie Transportation Corridor (PMTC). The subdivision is contained primarily in the east 1/2 of Section 28 and a portion of the west 1/2 of Section 27, and contains 261 acres more or less. There is no development associated with this plat other than the existing rail embankment, and existing rail support facilities in Tract D.

The land is typical Matanuska Susitna Valley mixed lowlands consisting of willows, shrubs, grasses, bog, ponds, and lakes, as well as mixed spruce and birch treed uplands.

Detailed topographic maps for the subdivision are included as 4 sheets in the preliminary plat submittal package as a topographic/as-built exhibit.

Manmade improvements within the subdivision include a gravel rail embankment which runs from the SW end of the PMTC within the subdivision to the NE end of the subdivision, with existing gate and concrete barriers at the SW end, north of Millers Reach Rd. A fenced gravel pad containing communication equipment exists in Tract D. An access road/embankment to said communication equipment runs through Tract D and adjoins with the PMTC. Tract B also contains existing cleared areas with gravel pads.

The Little Susitna River crosses the extreme north portion of Tract A, just SW of the boundary to the adjacent existing railroad in USS 9028 Lot 5. Portions of the north portion of the plat are within a defined flood hazard area and are shown on the preliminary plat.

Inspection of aerial imagery and observations made when surveying the property support that there are no other manmade structures or improvements within the bounds of Houston Wye Subdivision.

Steven J. Buchanan, AK PLS 10159-L

8/23/2023

Date

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

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.

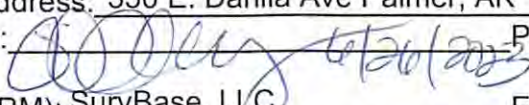
Legal description of property: Proposed Tract C, Houston Wye Subdivision; located within the SW 1/4 of 18N03W27, SM.

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, Sheila Armstrong the ~~owner~~ (or owner's representative) of the above described property apply for a variance from Section 43.20. 100 of the Borough Code in order to allow: access to Tract C from the Alaska Railroad which lies along the southerly boundary of Tract C, Houston Wye Subdivision.

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

APPLICANT OR OWNER	Name: <u>MSB (Sheila Armstrong)</u>	Email: <u>sheila.armstrong@matsugov.us</u>
	Mailing Address: <u>350 E. Dahlia Ave Palmer, AK</u>	Zip: <u>99645</u>
	Signature: 	Phone: <u>907-861-8355</u>
SURVEYOR	Name (FIRM): <u>SurvBase, LLC.</u>	Email: <u>steve.buchanan@survbase.com</u>
	Mailing Address: <u>620 E. Whitney Rd Ste A, Anch, AK</u>	Zip: <u>99501</u>
	Contact Person: <u>Steve Buchanan</u>	Phone: <u>907-338-7878</u>

Explain the special circumstances for the variance on separate pages, addressing Criteria A, B, & C as required by 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

The purpose of this subdivision is to segregate the Wye which contains the rail corridor and on which has been constructed the rail line, complete with rail and ballast and the rail communications tower, from adjacent lands which were acquired for the Port MacKenzie Rail Extension Project.

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

The Tracts are being created to separate the Wye and Communications Tower and to create separate tracts of land which could be reserved for future MSB use or leased/sold to companies and organizations needing close access to the rail corridor.

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.

This is an administrative subdivision of raw tracts of land acquired for the Port MacKenzie Rail Extension project into parcels which will be more beneficial for the Matanuska-Susitna Borough. Access conditions will be functionally identical before and after the subdivision.

Jesse Curlin

From: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Sent: Wednesday, August 9, 2023 10:36 AM
To: Jesse Curlin
Subject: RE: RFC Houston Wye #2023-088

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

Good Morning Chris,

Sorry for the delay. The ADF&G Habitat Section has reviewed the request for comments Houston Wye Subdivision, MSB Case #2023-088 to subdivide 218N03W13D002, D003, D004, A001 and 218N03W27C002 into four tracts. The subject property contains the Little Susitna River, an anadromous waterbody. Please be advised that any work below ordinary high water such as culvert installation, water withdrawal, bank modifications, and bridge construction, etc. may require a permit from the ADF&G Habitat Section. For permit applications, or questions please contact the ADF&G Habitat Section at (907) 861-3200.

Thank you for the opportunity to comment.

Sincerely,

Crystal Moenaert

Habitat Biologist 2

ADF&G Habitat Section

1801 S Margaret Drive, Suite 6

Palmer AK 99645

Ph: 907-861-3204

[ADF&G Habitat Section Permits Link](#)



From: Jesse Curlin <Jesse.Curlin@matsugov.us>

Sent: Monday, July 24, 2023 5:05 PM

To: Carter Cole (<mayor@houston-ak.gov>) <mayor@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; George Thompson <gthompson@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; roderj@akrr.com; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Kate Dueber <DueberK@akrr.com>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; Ron Bernier <Ron.Bernier@matsugov.us>; 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



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

July 27, 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.

- **HOUSTON WYE SUBDIVISION**
(MSB Case # 2023-088)

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

Jesse Curlin

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Monday, July 31, 2023 1:23 PM
To: Jesse Curlin
Subject: RE: RFC Houston Wye #2023-088

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Jesse,

Thank you for reaching out. MTA has reviewed Houston Wye and has no comments to add.

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, July 24, 2023 5:05 PM
To: Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; George Thompson <gthompson@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; dnr.scro@alaska.gov; sarah.myers@alaska.gov; roderj@akrr.com; colton.percy@alaska.gov; Kate Dueber <DueberK@akrr.com>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; Ron Bernier <Ron.Bernier@matsugov.us>; 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>
Subject: RFC Houston Wye #2023-088

The following link contains a Request for Comments for Houston Wye Subdivision, MSB Case #2023-088 to subdivide 218N03W13D002, D003, D004, A001 and 218N03W27C002 into four tracts. Comments are due by **August 3, 2023**. Please let me know if you have any questions.

Jesse Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, August 3, 2023 5:59 PM
To: Jesse Curlin
Cc: OSP Design Group
Subject: RE: RFC Houston Wye #2023-088
Attachments: Agenda Plat 1.pdf; Agenda Plat 2.pdf; Agenda Plat 3.pdf; Agenda Plat 4.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 III, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, July 24, 2023 5:05 PM
To: Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; George Thompson <gthompson@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; dnr.scro@alaska.gov; sarah.myers@alaska.gov; roderj@akrr.com; colton.percy@alaska.gov; Kate Dueber <DueberK@akrr.com>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com; Ron Bernier <Ron.Bernier@matsugov.us>; 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>
Subject: RFC Houston Wye #2023-088

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

The following link contains a Request for Comments for Houston Wye Subdivision, MSB Case #2023-088 to subdivide 218N03W13D002, D003, D004, A001 and 218N03W27C002 into four tracts. Comments are due by **August 3, 2023**. Please let me know if you have any questions.

[MSB Houston Wye](#)

Sincerely,

Jesse C. "Chris" Curlin

PRELIMINARY PLAT

PRELIMINARY PLAT

Legend

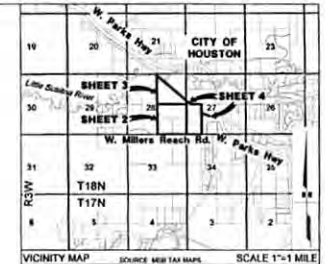
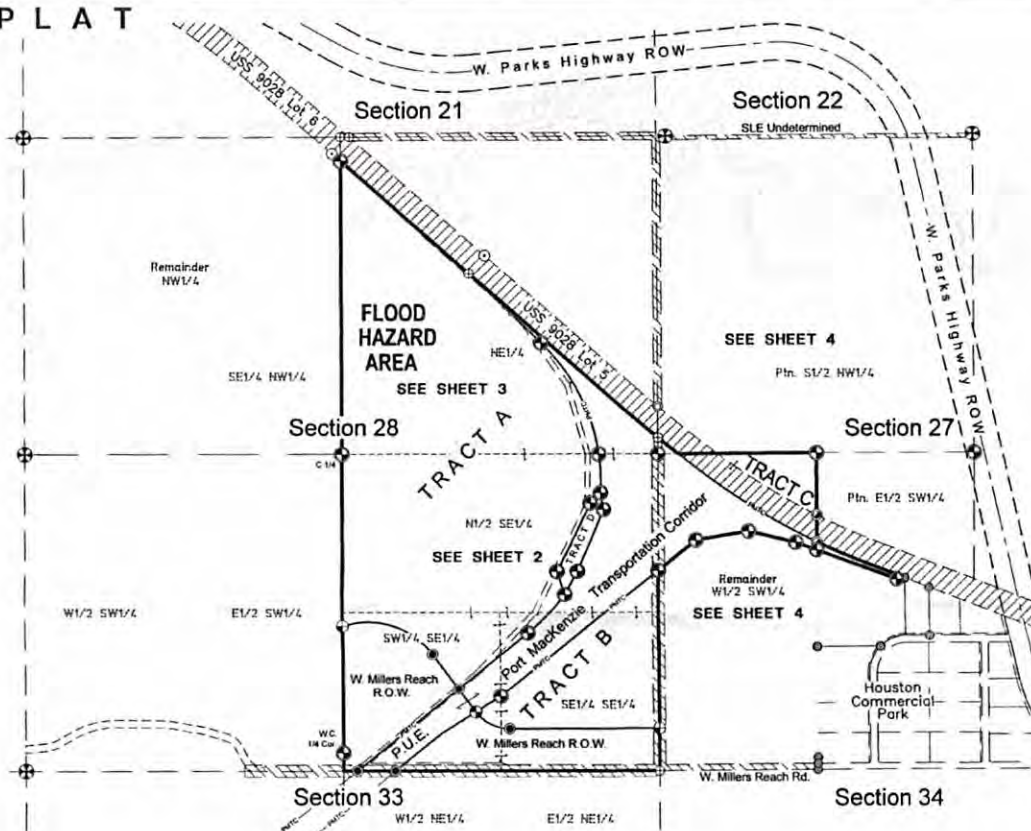
- Found Brass Cap on Iron Pipe
- Found Alum. Cap on Alum. Pipe
- Found Alum. Cap on 5/8" Rebar
- Found Alum. Cap on Alum. Drive Rod
- Found Alum. Pipe Mon with Cap Sheared off
- Found 5/8" Rebar
- Found 3-1/4" PMRE Aluminum Cap on 2-1/2" x 30" Aluminum Pipe
- Set 2" Aluminum Cap on 5/8" x 30" Rebar
- Set 3-1/4" PMRE Aluminum Cap on 5/8" x 30" Rebar
- Set 3-1/4" Aluminum Cap on 2-1/2" x 30" Aluminum Pipe
- Subdivision Boundary
- Existing Section Line Easement (SLE)
- Existing Railroad Right-of-Way
- Special Flood Hazard Area (SFHA) Subject to Inundation by 1% Annual Chance Flood
- W. Millers Reach R.O.W. Dedicated This Plat (See Note 8)
- W. Millers Reach P.U.E. Dedicated This Plat
- Continuous Lot or Tract
- Lot Line Vacated by This Plat
- Limits of Port MacKenzie Transportation Corridor

NOTES

- All recorded documents listed on this plat are from the Palmer Recording District (PRD).
- Portions of NE1/4 SE1/4 and NE1/4 Section 28 are within Flood Hazard Zone "A" according to 1981 FIRM (Flood Insurance Rate Map) Panel 7139 of 9855 (Map Number 02170C1236P), 9855 of 9855 (Map Number 02170C3022E), 9855 of 9855 (Map Number 02170C3026P), Effective Date September 27, 2015. The approximate base flood elevation for the 1% annual chance flood ranges from 244 to 254 feet.
- Little Susitna River boundary was digitized from aerial orthophotos dated 2002 and are for orientation purposes only.
- The existing Railroad Right-of-Way shown herein was created by the Indian Conveyance recorded in SB 398 on Pg 236 and depicted on U.S. Survey 5029.
- Un-platted easements of record include a Blackcat Electric and Telecommunication Easement granted to MEA by Block 34 on Page 57.
- Vertical datum is NAVD83 by Geoid12A.
- The Bound of Bearings is GR280 geoidetic north at longitude 150°09'00" west as determined by GPS Observations adjusted to CORS stations TQEA and TQEA. The projection system used on this plat is "NAD83 UTM 18N" a low distortion Transverse Mercator projection plane coordinate system suitable for engineering, boundary development, property acquisition, and use in geographic information systems (GIS).
NAD83 UTM 18N has the following Parameters: Projection: Transverse Mercator
False Northing: 500 000 False Easting: 100 000
Origin Latitude: 81°50'00" North Central Meridian: 150°00'00" West
Ellipsoid: GR560 Units: US Survey feet (ft) = 1200/3937 meters
Assigned Project Scale Factor (SF) at Central Meridian = 1.000 004
- W. Millers Reach ROW is a controlled use fee ROW dedication. Use allowed by approval of the Matanuska-Susitna Borough (MSB) Planning Department.
- The Public Use Easement (P.U.E.) within the Port MacKenzie Transportation Corridor (PMTC) is a secondary easement to the PMTC. Use of this P.U.E. is only allowed with the written permission of the MSB Planning Department.
- This plat dedicates Tract D as a utility easement. Access to Tract D through the Port MacKenzie Transportation Corridor with permission of the entity controlling the PMTC.

Tract A is a portion of parcels E7 & 70
Tract B is a portion of parcel E7
Tract C is a portion of parcel E8
Tract D is a portion of parcel E7

Note: Parcels E7, E8, & 70 are per plat 2017-05 Port MacKenzie Rail Extension Houston Wye ROW Acquisition, Palmer Recording District



Certificate of Ownership and Dedication

We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, dedicate all rights-of-way and public areas to the Matanuska-Susitna Borough, and grant all easements to the use shown.

John Moseley, Manager
Matanuska-Susitna Borough
350 E. Delta Ave
Palmer, AK 99547

Notary's Acknowledgment

Subscribed and Sworn to Before Me
This _____ day of _____, 2023
Notary for the State of Alaska
My Commission Expires _____

Planning and Land Use Director's Certificate

I certify that this subdivision plat has been found to comply with the Land Subdivision Regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the Planning Authority by Resolution No. _____, dated _____, 2023, and that the plat has been approved for recording in the Office of the Recorder in the Palmer Recording District, Third Judicial District, State of Alaska.

Planning Director
Attest: _____
Platting Clerk

Certificate of Payment of Taxes

I certify that all current taxes and special assessments through _____, 2023, against the property included in this subdivision, have been paid.

Mail-Go Borough Tax Collection Official Date _____

Certificate of Approval by the Platting Authority

I hereby certify that the subdivision plat shown herein has been found to comply with the regulations of the Matanuska-Susitna Borough Platting Authority and that said plat has been approved by the Platting Authority by Plat Resolution No. _____, dated _____, 2023, and that the plat shown herein has been approved for recording in the Palmer Recording District, Third Judicial District, State of Alaska.

Attest: _____
Platting Clerk
Planning & Land Use Director
Matanuska-Susitna Borough
Platting Authority

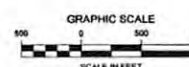


Surveyor's Certificate

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision and the monuments shown herein exist as described, and that all dimensions and other details are correct.

Steven J. Buchanan, P.L.S., No. 10155-B
Registered Professional Land Surveyor

APPROVED AS SHOWN
CORRECTED
SIGN Mireya Armaso, DATE 04/03/2023
GCI ENGINEERING & DESIGN



Houston Wye Subdivision

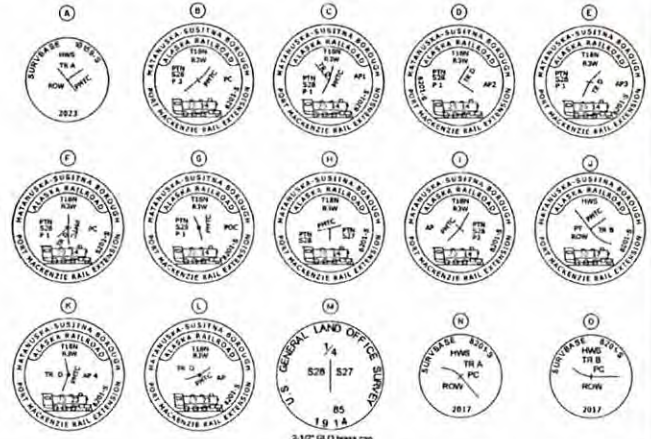
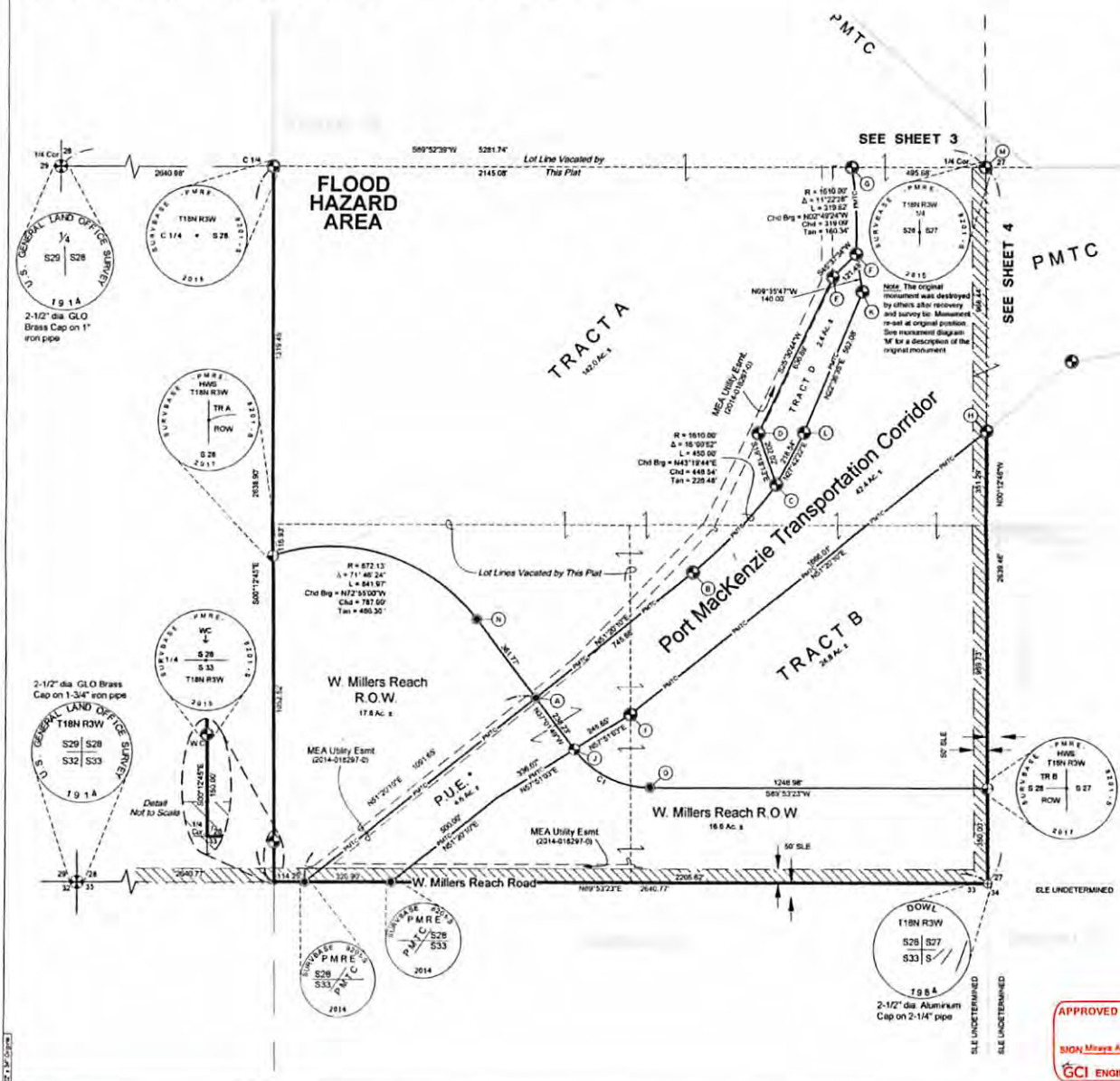
A plat of Tracts A, B, C, D, and the Port MacKenzie Transportation Corridor (PMTC) within S1/2 NW1/4 & W1/2 SW1/4 Section 27; Lot 4 Block 3 of Houston Commercial Park Subdivision (Recorded Plat 85-10); N1/2 SE1/4, SW1/4 SE1/4, SE1/4 SE1/4, & NE1/4 Section 28 All within T18N R3W Seward Meridian, AK Containing 261.1 Acres ±

Third Judicial District Palmer Recording District
By: SurvBase, LLC
620 E. Whitney Rd. Ste. A Anchorage, Alaska 99501
(907) 336-7878 AECL1197
Survey Date: 5/2011 - 5/2023 Scale: See Scale Bar
Date Prepared: May 18, 2023 Drawn By: AMENKJUELBPH
Project No: 4001.01 Checked By: SJB
Grid: HO05 & HO06 Sheet No: 1 of 4

EXHIBIT E - 4

PRELIMINARY PLAT

PRELIMINARY



- Legend**
- Found Brass Cap on Iron Pipe
 - Found Alum Cap on Alum Pipe
 - Found 3-1/4" PMRE Alum Cap on 2-1/2" x 30" Aluminum Pipe
 - Set 3-1/4" Aluminum Cap on 2-1/2" x 30" Aluminum Pipe
 - Set 2" Aluminum Cap on 5/8" x 30" Rebar
 - Set 3-1/4" PMRE Aluminum Cap on 5/8" x 30" Rebar
 - PMTC Port Mackenzie Transportation Corridor
 - Subdivision Boundary
 - Existing Section Line Easement (SLE)
 - Existing Railroad Right-of-Way
 - Special Flood Hazard Area (SFHA) Subject to Inundation by 1% Annual Chance Flood
 - W. Millers Reach R.O.W. Dedicated This Plat
 - W. Millers Reach P.U.E. Dedicated This Plat
 - Lot Line Vacated By This Plat
 - Continuous Lot or Tract
 - PMTC Limits of PMTC



CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD-BRG	CHORD
C1	350.38	53.0445°	175.00	98.34713°E	213.11	

* See Note 9 on Sheet 1



Houston Wye Subdivision

A plat of Tracts A, B, C, D and the Port Mackenzie Transportation Corridor (PMTC) within S1/2 NW1/4 & W1/2 SW1/4 Section 27; Lot 4 Block 3 of Houston Commercial Park Subdivision (Recorded Plat 85-10); N1/2 SE1/4, SW1/4 SE1/4, SE1/4 SE1/4, & NE1/4 Section 28. All within T18N R3W Seward Meridian, AK. Containing 261.1 Acres ±.

Third Judicial District Palmer Recording District

By: **SurvBase, LLC**
620 E. Whitney Rd. Ste. A Anchorage, Alaska 99501
(907) 338-7878 AECL1197

Survey Date: 5/2011 - 5/2023
Date Prepared: May 18, 2023
Project No: 4001.01
Gtd: H005 & H006

Scale: See Scale Bar
Drawn By: AMB/KH/JEL/BPH
Checked By: SJB
Sheet No: 2 of 4

APPROVED AS SHOWN
CORRECTED
SIGN Mirwa Armatto DATE 10/20/23
GCI ENGINEERING & DESIGN



PRELIMINARY

PRELIMINARY PLAT

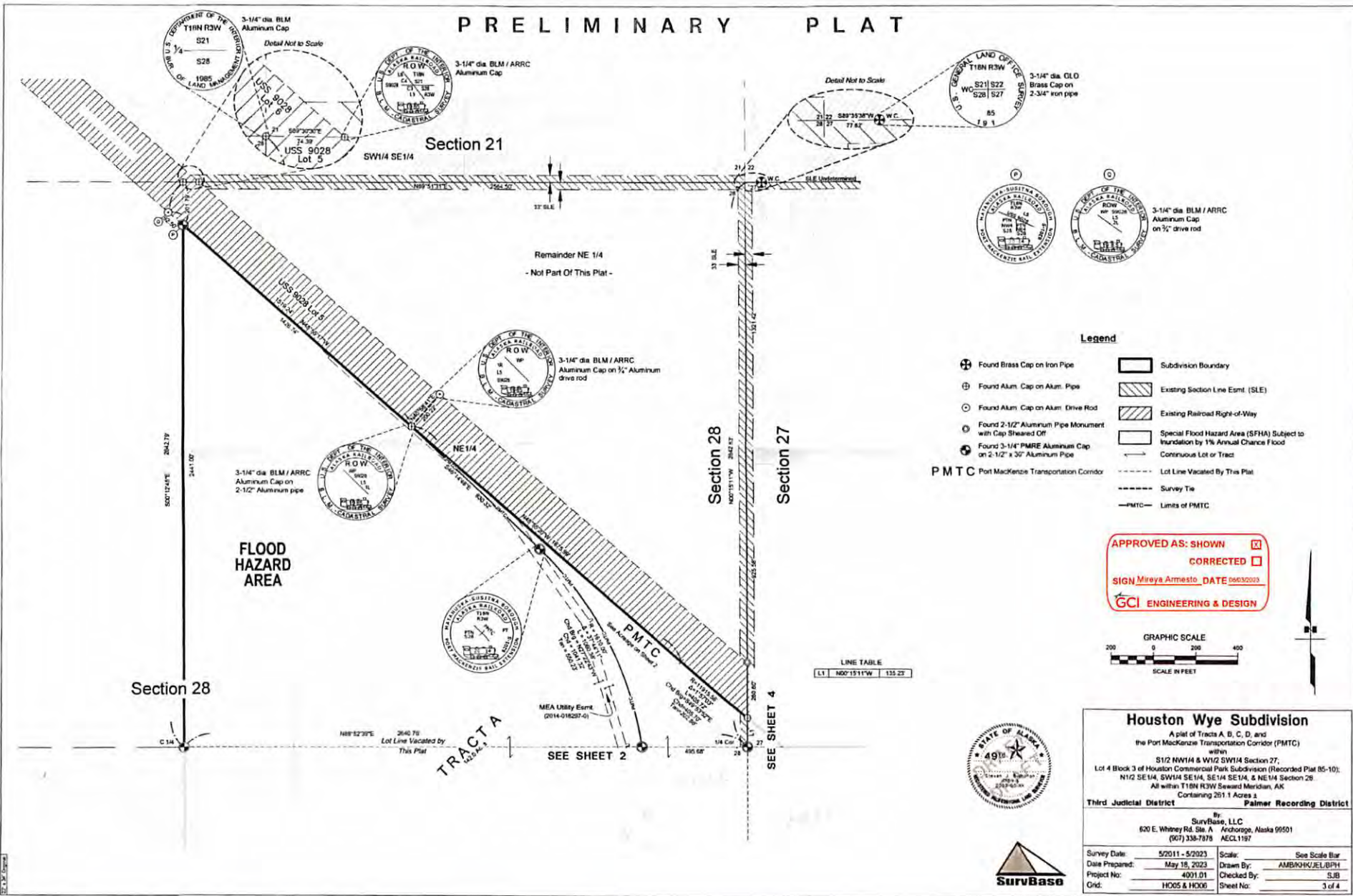
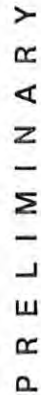
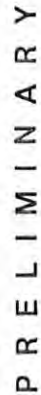


EXHIBIT E - 6

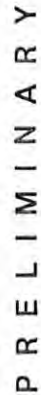
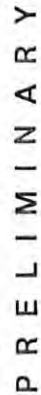
PRELIMINARY



PRELIMINARY

- PRELIMINARY

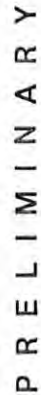
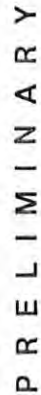
PRELIMINARY

PRELIMINARYPRELIMINARY

PRELIMINARY

PRELIMINARY

PRELIMINARY



6C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
September 7, 2023**

PRELIMINARY PLAT: ALLIANCE RIDGE ESTATES
LEGAL DESCRIPTION: SEC 17, T17N, R01W, SEWARD MERIDIAN AK
PETITIONERS: ALLIANCE CONSTRUCTION
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING LLC
ACRES: 40.00 ± PARCELS: 26
REVIEWED BY: MATTHEW GODDARD CASE #: 2023-089

REQUEST: The request is to create 26 lots from Tax Parcel B8 (NW 1/4, SW 1/4, 40 Acre Exemption #1996-12-EXM) and create internal roads for access, to be known as **ALLIANCE RIDGE ESTATES**, containing 40.00 acres +/- . The property is located north of S. Knik Goose Bay Road, south and east of S. Clapp Street, and southwest of Lucille Lake; within the SW ¼ Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Geotechnical Report
Plan and Profile
Section Line Easement Verification

EXHIBIT A – 6 pgs
EXHIBIT B – 16 pgs
EXHIBIT C – 5 pgs
EXHIBIT D – 1 pg

AGENCY COMMENTS

MSB Department of Public Works
MSB Planning
MSB Development Services
Utilities

EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 1 pg
EXHIBIT H – 3 pgs

DISCUSSION: The proposed subdivision is within the City of Wasilla. This subdivision will create 26 lots. Lot sizes will range between 0.92 acres up to 7.69 acres. Proposed Lot 4, Block 2 will be a flag lot. The petitioner is proposing internal roads to serve as access for all lots. Access for the subdivision will be from S. Lakewood Drive, a City of Wasilla owned and maintained road. The proposed temporary cul-de-sac will need to be moved to the northern boundary of the property per MSB 43.20.060(D) as there is an approved masterplan to the north with a stub road dedication (**Recommendation #5**).

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met once interior streets are constructed.

Soils Report: A geotechnical report was submitted (**Exhibit B**), Dan Steiner, P.E. notes that the site consists of rolling hills and an existing pond in the north / northeast portion of the property. Majority of the property drains to the existing pond. Currently, there are no drainage issues with this site. The increase in runoff from the area that drains to the pond will have virtually no impact on the depth of the pond. To take care of the increase in runoff from the rest of the subdivision, a number of infiltration basins will be constructed along the southside of the property. The overall existing drainage patterns of the existing parcel will not be altered by this new subdivision. A drainage plan is included in the soils report as seen at **Exhibit B-4**. This exhibit shows the locations of the proposed infiltration basins and culverts that will be part of the subdivision construction. This soils investigation included 10 new test holes dug to a depth of 16' deep. A test hole location map can be seen at **Exhibit B-6**. All test holes included sandy silt with gravel and cobbles. Only one test hole encountered groundwater. Test Hole No. 5 encountered groundwater at 9'. Percolation tests were performed adjacent to each test hole. The percolation rates ranged from 12 to 40 minutes per inch. One percolation test was 4 minutes per inch. Logs of the test holes and percolation test results are shown at **Exhibit B-7 through B-16**. With the existing pond on this site, septic systems must be at least 100' from the surface water. **Exhibit B-6** shows the 100' offset line. Lots 2, 4-10 of Block 2 are configured with a non-typical length to width ratio due to unusable areas caused by this offset. Based on the soils data and existing topography, there is a minimum of 10,000 square feet of contiguous septic area and a minimum of 10,000 square feet of usable building area within each of the proposed lots as required by the Matanuska Susitna Borough. Topographic map and as-built are shown on the Agenda Plat. Drainage Plan at **Exhibit B-4**. Average Daily Traffic (ADT) Calculations are at **Exhibit B-5**.

Plan and Profile: A Plan and Profile was submitted (**Exhibit C**) per MSB SCM F01.1.

Comments:

MSB Department of Public Works (**Exhibit E**) Has no comments.

MSB Planning (**Exhibit F**) Has no objections.

Planning Division (**Exhibit G**) has no comments.

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

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

CONCLUSION: The preliminary plat of Alliance Ridge 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 Alliance Ridge Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The proposed Alliance Ridge Estates is located within the City of Wasilla.
3. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
4. The lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; City of Wasilla; Fire Service Area #130 Central Mat-Su; MSB Emergency Services, Community Development, or Assessments; Enstar 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.

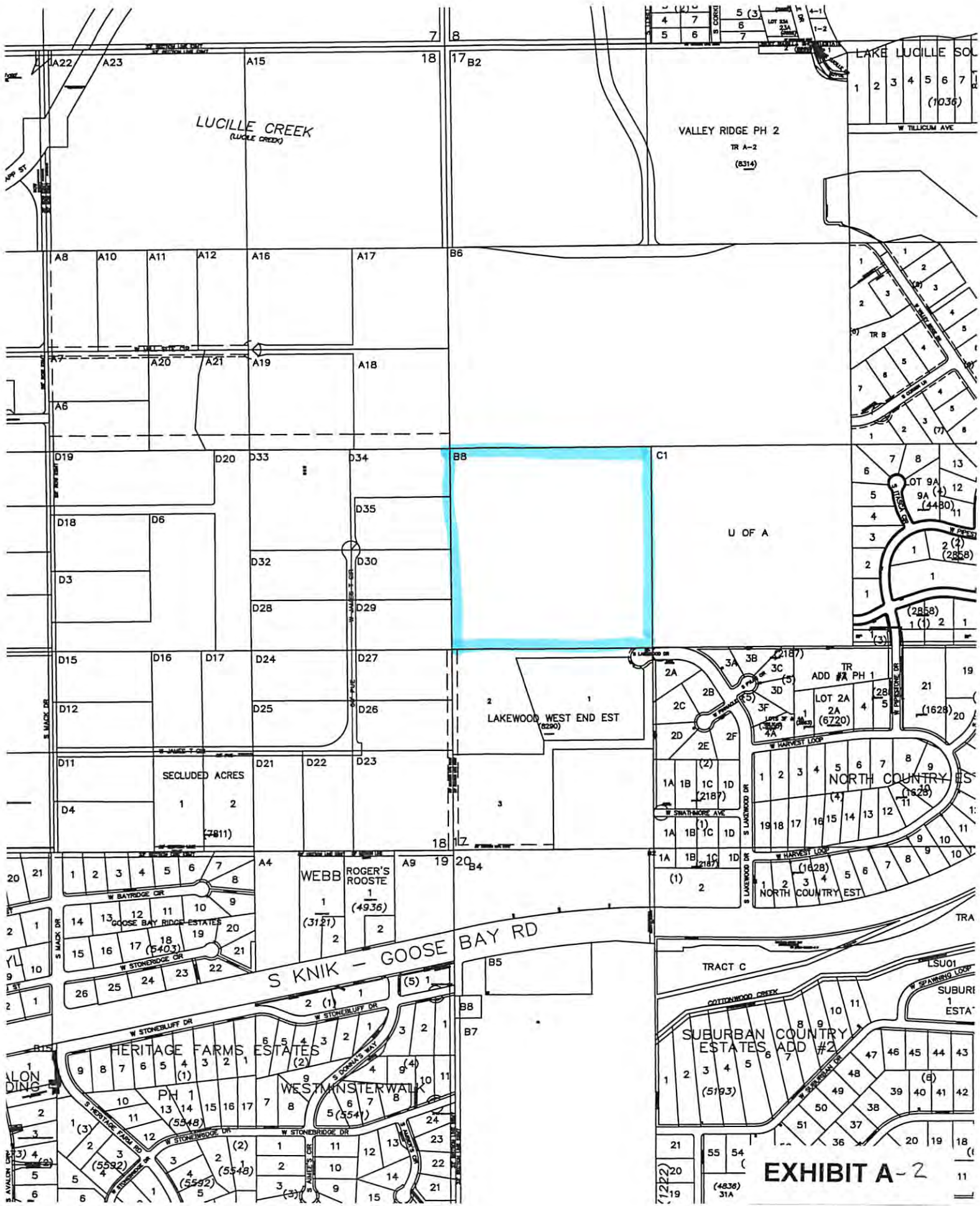
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

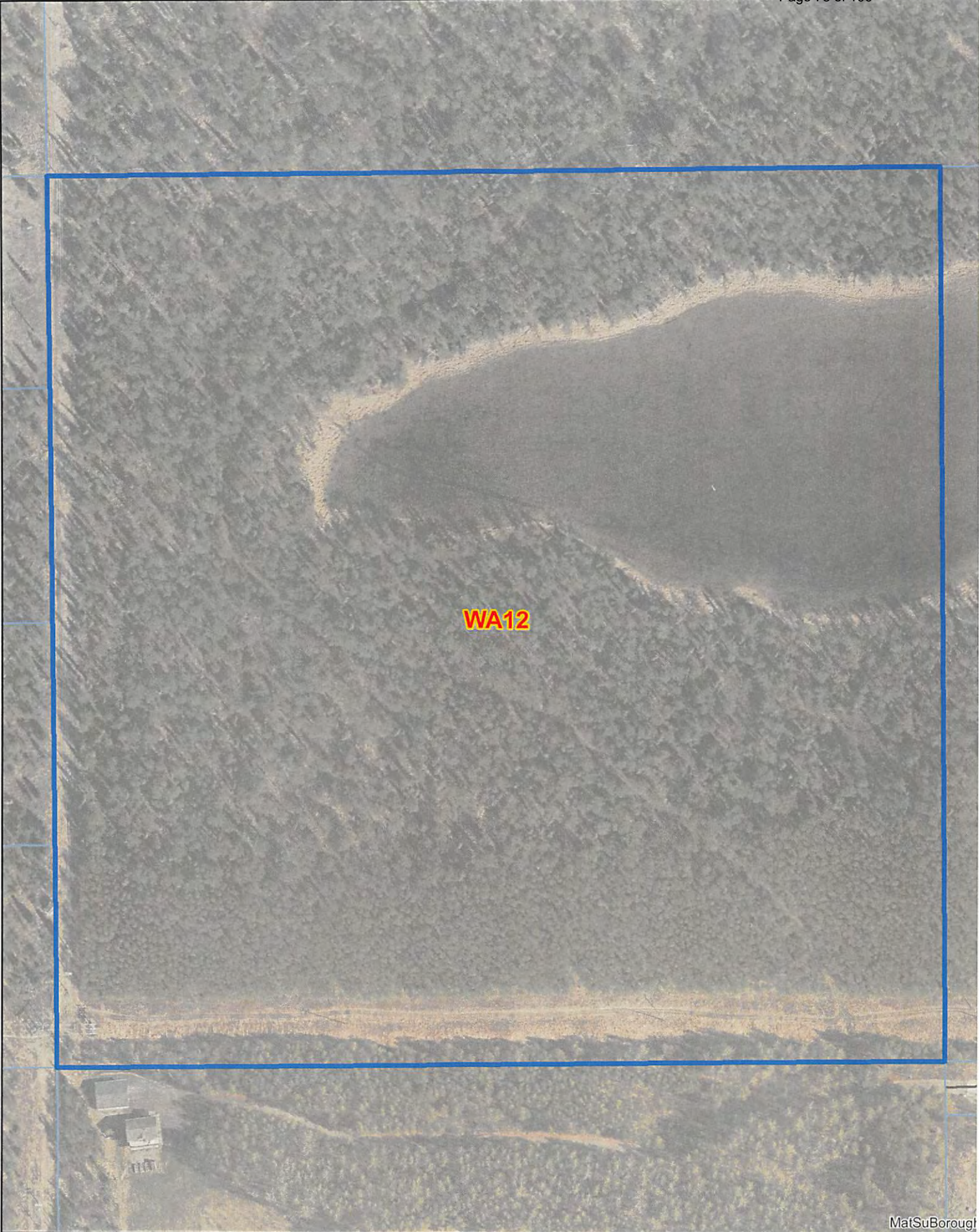
Suggested motion: I move to approve the preliminary plat of Alliance Ridge Estates, Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations

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 plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide acceptance of roads from City of Wasilla.
5. Extend road construction to adjust the location of the temporary cul-de-sac to the northern boundary of the proposed subdivision.
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.

WA 12 MAP

A7

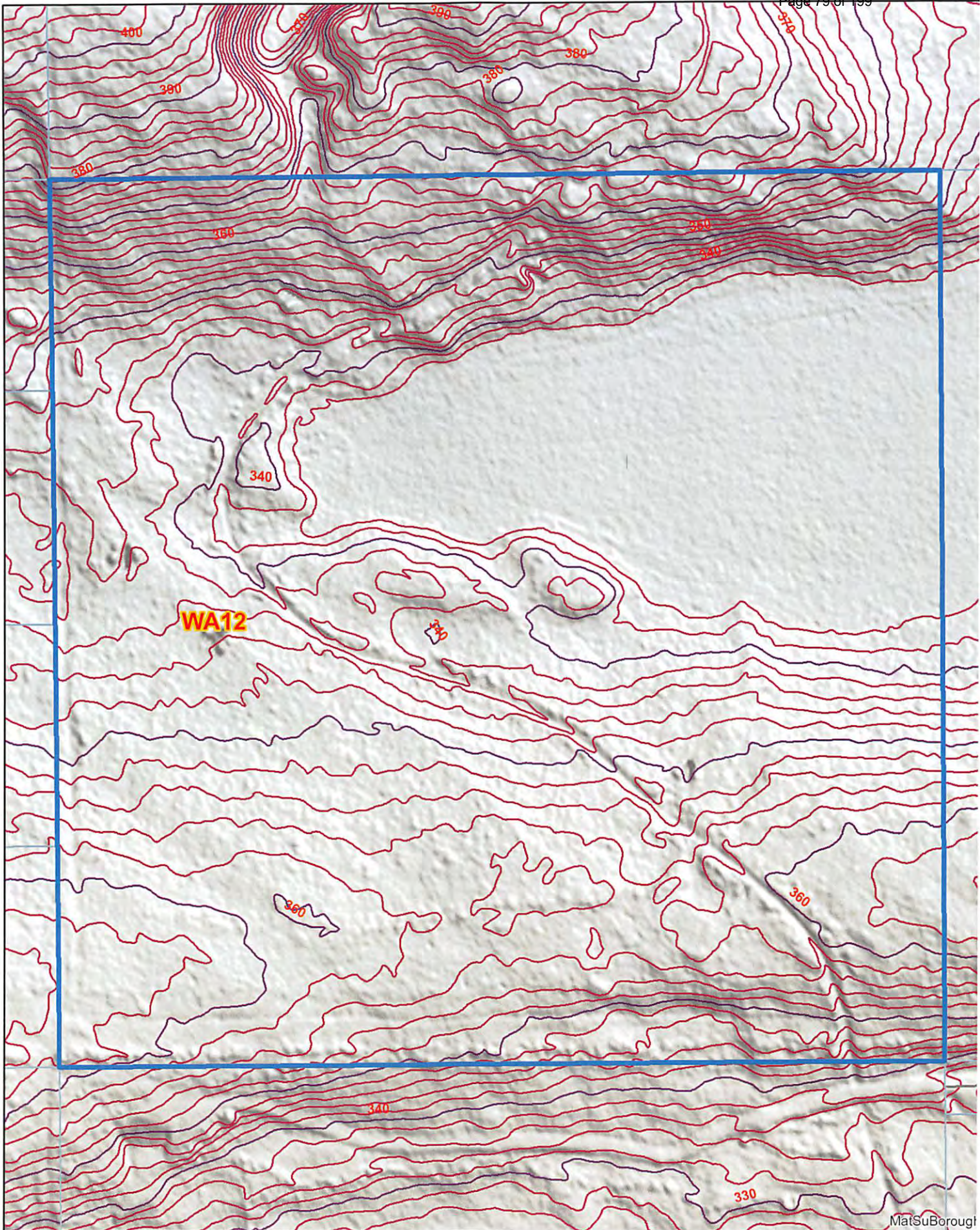




175 87.5 0 175 Feet

EXHIBIT A-3





175 87.5 0 175 Feet

EXHIBIT A-4



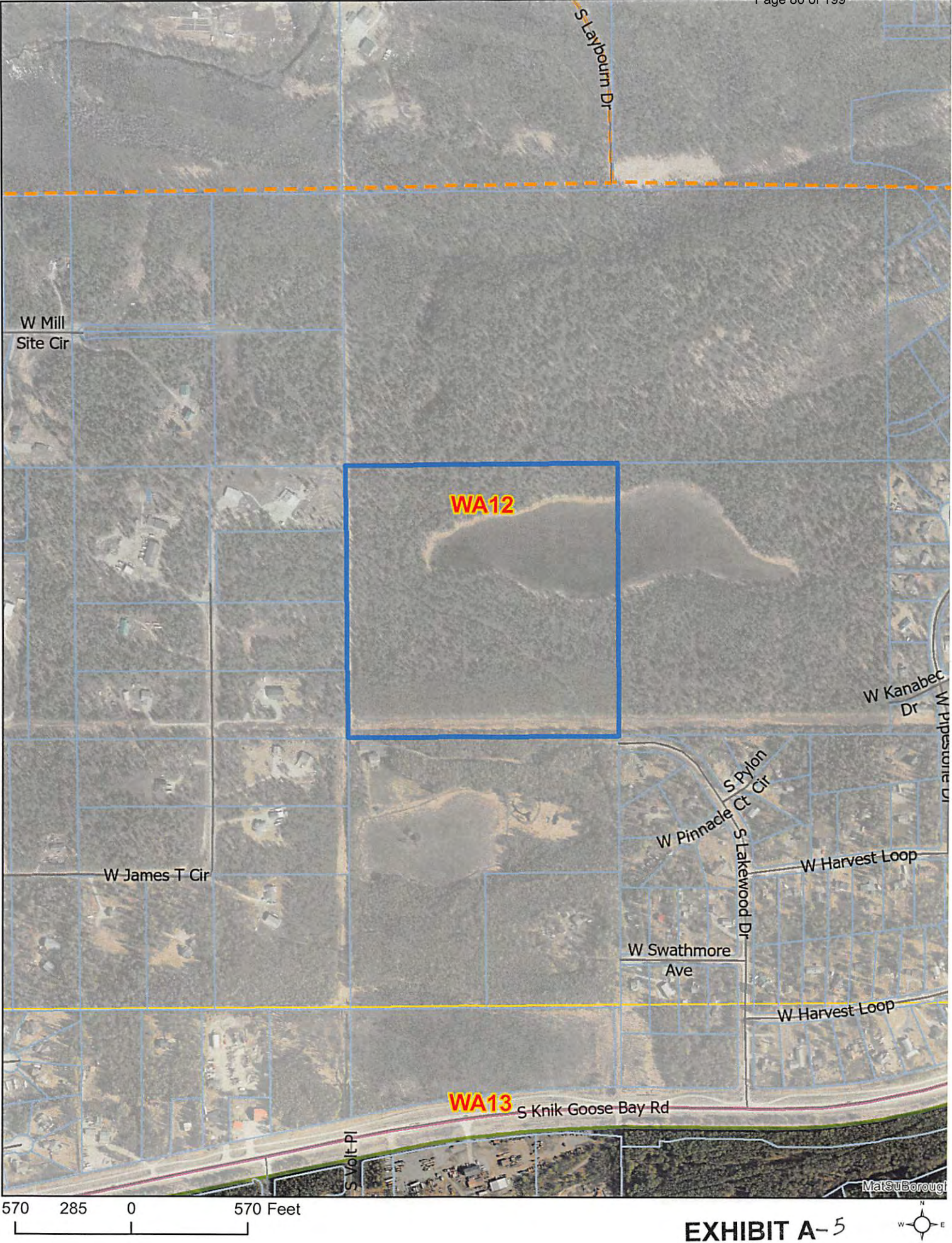


EXHIBIT A-5



EXHIBIT A-6

5900 W. Dewberry Dr
Wasilla, AK 99623

SDCS, LLC

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

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

July 8, 2023

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

RECEIVED
JUL 13 2023
PLATTING

Re: Engineering Report
Alliance Ridge Estates - A Subdivision of Lot B8
Section 17, T17N, R1W, Seward Meridian

Mr. Wagner,

This letter is to serve as the engineering report for the above referenced subdivision and platting action. The platting action is to replat one parcel of approximately 25 acres into 21 lots. The lots range in size from 0.92 acres to 1.58 acres with one lot at 7.65 acres. Access to the proposed subdivision is from Lakewood Drive.

Site Topography

There is a change in elevation across this site of approximately 37'. The site consists of rolling hills and an existing pond that is in the north / northeast portion of this property. The majority of the property drains to this existing pond. Approximately 18% of the property drains to the south. However, even with this change in elevation, the rolling hills on this site do not exceed a 25% grade. With the current topography there are areas over 10,000 square feet on each proposed parcel that are usable building areas.

Drainage Plan

Currently, there are no drainage issues with this site. The platting action of this subdivision will require the construction of approximately 2,400 feet of new road. The majority of the site drains to the exiting pond in the proposed subdivision. The existing pond is approximately 546,000 sq.ft. (12.5 acres). The increase in runoff from the area that drains to the pond will have virtually no impact on the depth of the pond.

To take care of the increase in runoff from the rest of the subdivision, a number of infiltration basins will be constructed along the south side of the property. The overall existing drainage patterns of the existing parcel will not be altered by this new subdivision.

EXHIBIT B-1

Mr. Fred Wagner
Matanuska-Susitna Borough
Engineering Report – Alliance Ridge Estates

Page 2 of 3

A drainage plan is included with this report (Figure 1). This figure shows the proposed location of the infiltration basins and culverts that will be part of the subdivision construction. Once this plat has been reviewed and accepted, a final drainage report will be prepared. This will include the final number and location of drainage improvements associated with this project.

Roadway Construction

As stated, there will be approximately 2,400 feet of new road construction. All roads will be constructed to residential standards. Access to the proposed roads will be from Lakewood Drive.

Average Daily Traffic (ADT)

An ADT drawing has been prepared showing the ADT at all intersections from the Knik-Goose Bay Road to the proposed subdivision. Lakewood Drive meets the requirement for a Residential Subcollector. This road is allowed to have a maximum ADT of 1000. With the proposed subdivision, the ADT for this road was calculated to be 950. See Figure 2.

Soils Investigation / Usable Septic Area

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

10 test holes were excavated to determine existing soil conditions. Each test hole was 16' deep. Figure 3 shows the test hole locations. The soils were very consistent. All holes included sandy silt with gravel and cobbles. Only one test hole (No. 5) encountered groundwater, and it was located at 9'. Percolation test were performed adjacent to each test hole. The percolation rates ranged from 12 to 40 minutes per inch. One percolation test was 4 minutes per inch. This was the result of sand encountered in the percolation hole. Logs of the test holes and percolation test results are included with this report. All the percolation test results are within ADEC requirements for a conventional on-site septic system.

With the exiting pond on this site, septic systems must be at least 100' from the surface water. Figure 3 shows the 100' offset line. The subdivision was configured to account for this offset requirement. This offset requirement did, however, require Lots 2, 4-10 of Block 2 to be configured with a non-typical length to width ration due to the unusable areas.

With the current subdivision layout and the soil conditions, each lot has 10,000 square feet of usable septic area.

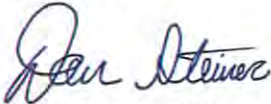
Mr. Fred Wagner
Matanuska-Susitna Borough
Engineering Report – Alliance Ridge Estates

Page 3 of 3

Summary

Based on the soils data and existing topography, there is a minimum of 10,000 square feet of contiguous septic area and a minimum of 10,000 square feet of usable building area within each of the proposed lots as required by the Matanuska-Susitna Borough. The overall drainage pattern of the existing parcel will not be altered by this platting action.

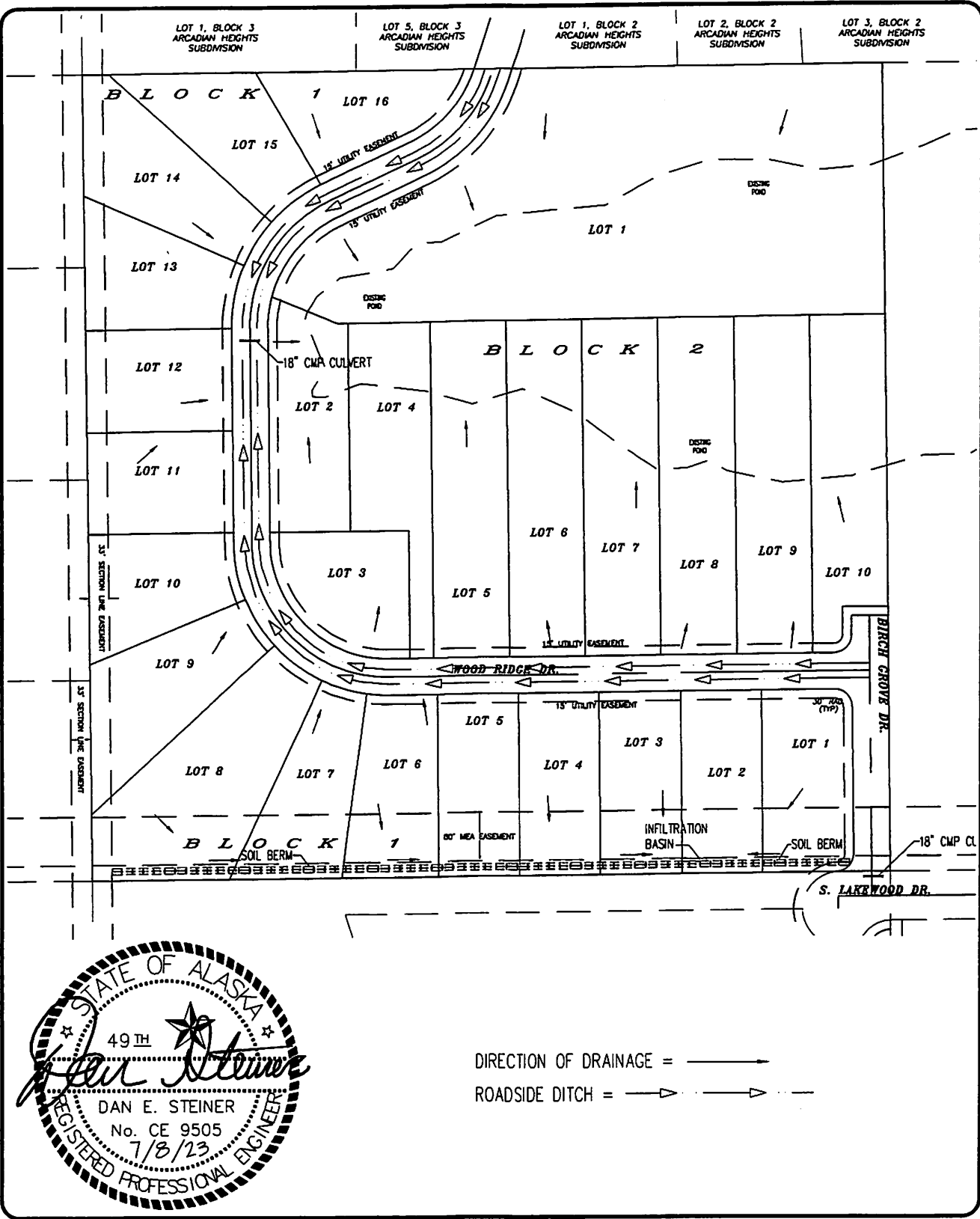
Sincerely,



Dan Steiner, P.E.
Manager

des
encl



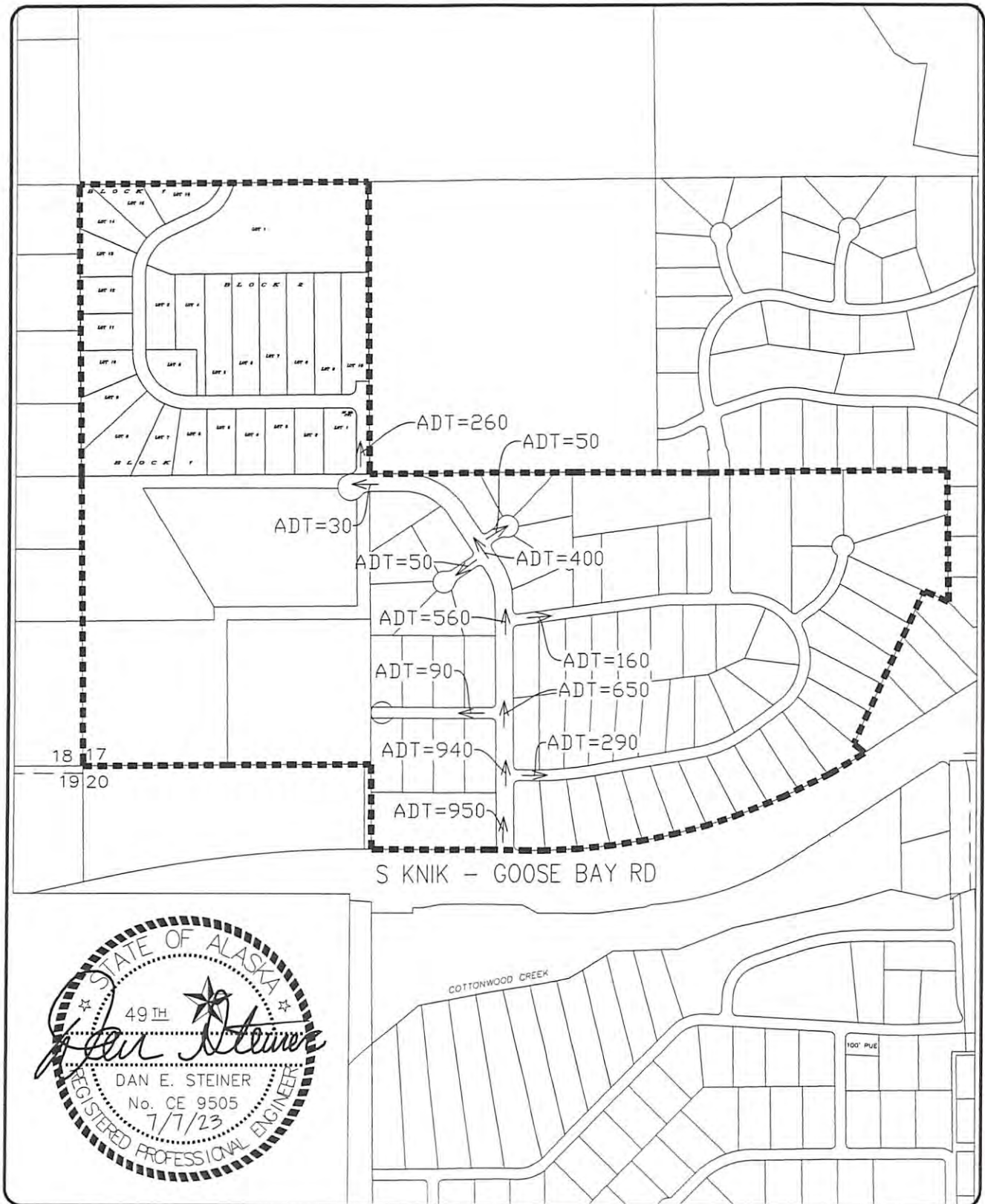


DIRECTION OF DRAINAGE = ———→
ROADSIDE DITCH = ———→

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

ALLIANCE RIDGE ESTATES
DRAINAGE PLAN

FIGURE
1



SDCS, LLC

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

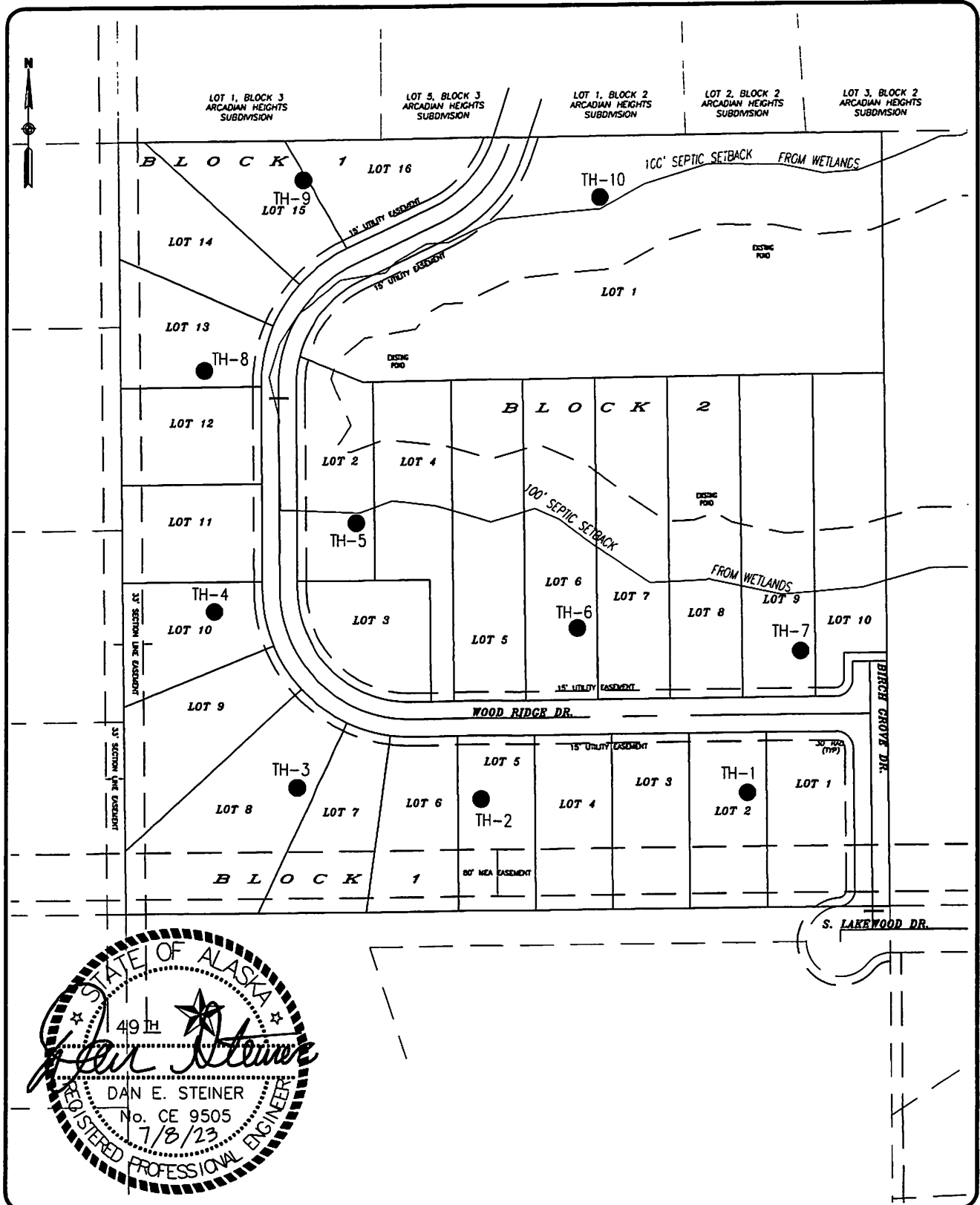
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

MASTRODICASA SUBDIVISION
ALLIANCE RIDGE ESTATES
ADT DRAWING

FIGURE

2

EXHIBIT B-5



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

ALLIANCE RIDGE ESTATES
TEST HOLE LOCATIONS

FIGURE
3

**STEINER DESIGN &
CONSTRUCTION SERVICES, LLC**

5900 W. Dewberry Dr.
Wasilla, AK 99623

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



TEST HOLE / PERCOLATION TEST

TEST HOLE # 1 Date of Test Hole 5/31/2023
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Ridge Estates
LEGAL DESC. _____
PROJECT NO. 23-002

SEAL

DEPTH, FT	SOIL TYPE	SLOPE	SITE PLAN
0-0.5'	Topsoil / roots and organics		
0.5' - 2.5'	Sandy Loam (OL)		
2.5'-16'	Silty Sand w/ Gravel and Cobbles Some +8" Rock (SM)		
16'		GROUNDWATER ENCOUNTERED? <u>No</u>	SLOPE
		AT WHAT DEPTH? <u>n/a</u>	
		DEPTH AFTER MONITORING? <u>n/a</u>	

READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	6/12/23				
1		11: 45		6	
		12: 15	30	4.375	1.63
2		12: 15		6.00	
		12: 45	30	4.5	1.50
3		12: 45		6	
		1: 15	30	4.5	1.50

BOH

PERC. RATE 20 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: _____ g/d/sf

TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS:

PERFORMED BY: P.J. Pinard DATE: 6/12/2023

EXHIBIT B-7

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

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



TEST HOLE / PERCOLATION TEST

TEST HOLE # 2 Date of 5/31/2023 Test Hole
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Ridge Estates
LEGAL DESC. _____
PROJECT NO. 23-002

SEAL

DEPTH, FT	SOIL TYPE	SLOPE	SITE PLAN																																																												
1	0-0.5' Topsoil / roots and organics																																																														
2	0.5' - 2.5' Sandy Loam (OL)																																																														
3																																																															
4																																																															
5																																																															
6																																																															
7																																																															
8	2.5'-16' Silty Sand w/ Gravel and Cobbles																																																														
9	Some +8" Rock (SM)																																																														
10	GROUNDWATER ENCOUNTERED? <u>No</u>																																																														
11	AT WHAT DEPTH? <u>n/a</u>																																																														
12	DEPTH AFTER MONITORING? <u>n/a</u>																																																														
13																																																															
14																																																															
15		<table border="1"><caption>PERCOLATION TEST</caption><thead><tr><th>READING</th><th>DATE</th><th>TIME</th><th>NET TIME</th><th>DEPTH TO WATER</th><th>NET DROP</th></tr></thead><tbody><tr><td></td><td>6/8/23</td><td></td><td></td><td></td><td></td></tr><tr><td>1</td><td></td><td>2: 50</td><td></td><td>6.00</td><td></td></tr><tr><td></td><td></td><td>3: 20</td><td>30</td><td>5.13</td><td>0.88</td></tr><tr><td>2</td><td></td><td>3: 20</td><td></td><td>6.00</td><td></td></tr><tr><td></td><td></td><td>3: 50</td><td>30</td><td>5.25</td><td>0.75</td></tr><tr><td>3</td><td></td><td>3: 50</td><td></td><td>6.00</td><td></td></tr><tr><td></td><td></td><td>4: 20</td><td>30</td><td>5.25</td><td>0.75</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	TIME	NET TIME	DEPTH TO WATER	NET DROP		6/8/23					1		2: 50		6.00				3: 20	30	5.13	0.88	2		3: 20		6.00				3: 50	30	5.25	0.75	3		3: 50		6.00				4: 20	30	5.25	0.75												
READING	DATE			TIME	NET TIME	DEPTH TO WATER	NET DROP																																																								
	6/8/23																																																														
1				2: 50		6.00																																																									
				3: 20	30	5.13	0.88																																																								
2				3: 20		6.00																																																									
				3: 50	30	5.25	0.75																																																								
3				3: 50		6.00																																																									
		4: 20	30	5.25	0.75																																																										
16																																																															
17																																																															
18																																																															
19																																																															
20																																																															
21																																																															
22																																																															

PERC. RATE 40 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: _____ g/d/sf

TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS:

PERFORMED BY: P.J. Pinard DATE: 6/8/2023

EXHIBIT B - 8

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

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



TEST HOLE / PERCOLATION TEST

TEST HOLE # 3 Date of Test Hole 5/31/2023
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Ridge Estates
LEGAL DESC. _____
PROJECT NO. 23-002

SEAL

DEPTH, FT	SOIL TYPE	SLOPE	SITE PLAN
0-0.5'	Topsoil / roots and organics		
0.5' - 2.5'	Sandy Loam (OL)		
2.5' - 16'	Silty Sand w/ Gravel and Cobbles Some +8" Rock (SM)		
16'		GROUNDWATER ENCOUNTERED? <u>No</u>	SLOPE
		AT WHAT DEPTH? <u>n/a</u>	
		DEPTH AFTER MONITORING? <u>n/a</u>	

READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	6/8/23				
1		1: 10		6.00	
		1: 40	30	3.25	2.75
2		1: 40		6.00	
		2: 10	30	3.50	2.50
3		2: 10		6.00	
		2: 40	30	3.50	2.50

PERC. RATE 12 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: _____ g/d/sf
TEST RUN BETWEEN 6 ft & 7 ft
COMMENTS:

PERFORMED BY: P.J. Pinard

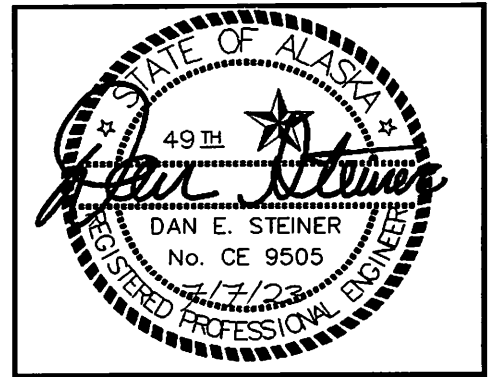
DATE: 6/8/2023

EXHIBIT B-9

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

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



TEST HOLE / PERCOLATION TEST

TEST HOLE # 4 Date of Test Hole 5/31/2023
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Ridge Estates
LEGAL DESC.
PROJECT NO. 23-002

SEAL

DEPTH, FT	SOIL TYPE	SLOPE	SITE PLAN
0-0.5'	Topsoil / roots and organics		
0.5' - 2.5'	Sandy Loam (OL)		
2.5'-16'	Silty Sand w/ Gravel and Cobbles Some +8" Rock (SM)		
		GROUNDWATER ENCOUNTERED? <u>No</u>	SLOPE
		AT WHAT DEPTH? <u>n/a</u>	
		DEPTH AFTER MONITORING? <u>n/a</u>	

READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	6/7/23				
1		5: 10		6.00	
		5: 40	30	4.75	1.25
2		5: 40		6.00	
		6: 10	30	4.88	1.13
3		6: 10		6.00	
		6: 40	30	4.88	1.13

BOH

PERC. RATE 27 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: _____ g/d/sf

TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS:

PERFORMED BY: P.J. Pinard DATE: 6/7/2023

EXHIBIT B-10

**STEINER DESIGN &
CONSTRUCTION SERVICES, LLC**

5900 W. Dewberry Dr.
Wasilla, AK 99623

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



TEST HOLE / PERCOLATION TEST

TEST HOLE # 5 Date of Test Hole 5/31/2023
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Ridge Estates
LEGAL DESC. _____
PROJECT NO. 23-002

SEAL

DEPTH, FT	SOIL TYPE	SLOPE	SITE PLAN
1	0-0.5' Topsoil / roots and organics		
2	0.5' - 2.5' Sandy Loam (OL)		
3			
4			
5			
6			
7			
8	2.5'-16' Silty Sand w/ Gravel and Cobbles		
9	Some +8" Rock (SM)		
10	GROUNDWATER ENCOUNTERED? <u>Yes</u>		
11	AT WHAT DEPTH? <u>9'</u>		
12	DEPTH AFTER MONITORING? <u>n/a</u>		
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			

BOH

READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	6/6/23				
1		6: 30		7.00	
		7: 00	30	6.00	1.00
2		7: 00		7.00	
		7: 30	30	6.25	0.75
3		7: 30		7.00	
		8: 00	30	6.25	0.75

PERC. RATE 40 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: _____ g/d/sf

TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS:

PERFORMED BY: P.J. Pinard DATE: 6/6/2023

EXHIBIT B-11

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

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



TEST HOLE / PERCOLATION TEST

TEST HOLE # 6 Date of Test Hole 5/31/2023
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Ridge Estates
LEGAL DESC. _____
PROJECT NO. 23-002

SEAL

DEPTH, FT	SOIL TYPE	SLOPE	SITE PLAN
0-0.5'	Topsoil / roots and organics		
0.5' - 2.5'	Sandy Loam (OL)		
2.5'-16'	Silty Sand w/ Gravel and Cobbles Some +8" Rock (SM)		
16-17'		GROUNDWATER ENCOUNTERED? <u>No</u>	SLOPE
17-18'		AT WHAT DEPTH? <u>n/a</u>	
18-19'		DEPTH AFTER MONITORING? <u>n/a</u>	

READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	6/10/23				
1		6: 45		6.00	
		7: 06	21	0.00	6.00
2		7: 10		6.00	
		7: 34	24	0.00	6.00
3		7: 35		6.00	
		8: 08	25	0.00	6.00

BOH

PERC. RATE 4 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: _____ g/d/sf

TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS: The soil during the excavation of the test hole was the same as the rest of the test holes. Where the percolation test was performed was sandy which is why the test results are different than the rest of the test holes.

PERFORMED BY: P.J. Pinard DATE: 6/10/2023

EXHIBIT B-12

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

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



TEST HOLE / PERCOLATION TEST

TEST HOLE # 7 Date of Test Hole 5/31/2023
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Ridge Estates
LEGAL DESC. _____
PROJECT NO. 23-002

SEAL

DEPTH, FT	SOIL TYPE	SLOPE	SITE PLAN
0-0.5'	Topsoil / roots and organics		
0.5' - 2.5'	Sandy Loam (OL)		
2.5'-16'	Silty Sand w/ Gravel and Cobbles Some +8" Rock (SM)		
		GROUNDWATER ENCOUNTERED? <u>No</u>	SLOPE
		AT WHAT DEPTH? <u>n/a</u>	
		DEPTH AFTER MONITORING? <u>n/a</u>	

READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	6/12/23				
1		11: 35		6.00	
		12: 05	30	4.75	1.25
2		12: 05		6.00	
		12: 35	30	5.00	1.00
3		12: 05		6.00	
		1: 05	30	5.00	1.00

BOH

PERC. RATE 30 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: _____ g/d/sf

TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS:

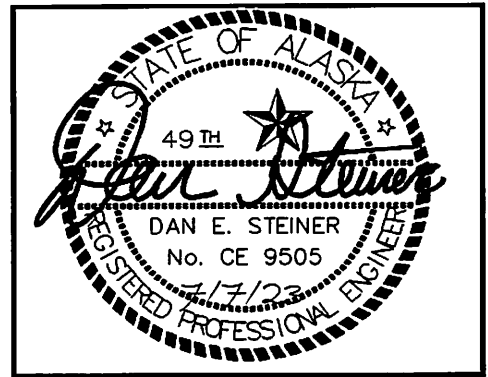
PERFORMED BY: P.J. Pinard DATE: 6/12/2023

EXHIBIT B-17

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

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



TEST HOLE / PERCOLATION TEST

TEST HOLE # 8 Date of 5/31/2023
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Ridge Estates
LEGAL DESC. _____
PROJECT NO. 23-002

SEAL

DEPTH, FT	SOIL TYPE	SLOPE	SITE PLAN
0-0.5'	Topsail / roots and organcis		
0.5' - 2.5'	Sandy Loam (OL)		
2.5'-16'	Silty Sand w/ Gravel and Cobbles Some +8" Rock (SM)		
		GROUNDWATER ENCOUNTERED? <u>No</u>	SLOPE
		AT WHAT DEPTH? <u>n/a</u>	
		DEPTH AFTER MONITORING? <u>n/a</u>	

READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	6/12/23				
1		4: 45		7.00	
		5: 15	30	5.75	1.25
2		5: 15		7.00	
		5: 45	30	5.88	1.13
3		5: 45		7.00	
		6: 15	30	5.88	1.13

BOH

PERC. RATE 27 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: _____ g/d/sf

TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS:

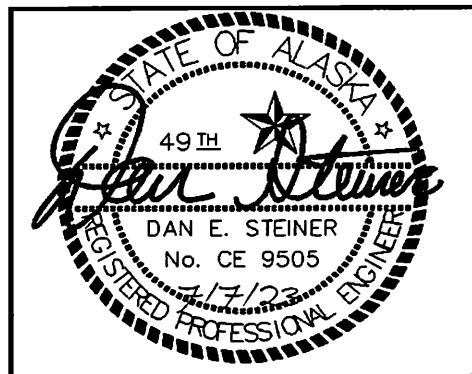
PERFORMED BY: P.J. Pinard DATE: 6/12/2023

EXHIBIT B-14

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

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



TEST HOLE / PERCOLATION TEST

TEST HOLE # 9 Date of Test Hole 5/31/2023
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Ridge Estates
LEGAL DESC. _____
PROJECT NO. 23-002

SEAL

DEPTH, FT SOIL TYPE

0-0.5' Topsoil / roots and organics

0.5' - 2.5' Sandy Loam (OL)

2.5'-16' Silty Sand
w/ Gravel
and Cobbles
Some +8" Rock
(SM)

SLOPE

SITE PLAN

GROUNDWATER
ENCOUNTERED? No

AT WHAT DEPTH? n/a

DEPTH AFTER
MONITORING? n/a

SLOPE

PERCOLATION TEST

READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	6/5/23				
1		4: 40		7.00	
		5: 10	30	6.00	1.00
2		5: 10		7.00	
		5: 40	30	6.13	0.88
3		5: 40		7.00	
		6: 10	30	6.13	0.88

PERC. RATE 34 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: _____ g/d/sf

TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS:

PERFORMED BY: P.J. Pinard

DATE: 6/5/2023

EXHIBIT B -15

**STEINER DESIGN &
CONSTRUCTION SERVICES, LLC**

5900 W. Dewberry Dr.
Wasilla, AK 99623

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



TEST HOLE / PERCOLATION TEST

TEST HOLE # 10 Date of Test Hole 5/31/2023
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Ridge Estates
LEGAL DESC. _____
PROJECT NO. 23-002

SEAL

DEPTH, FT	SOIL TYPE	SLOPE	SITE PLAN
0-0.5'	Topsoil / roots and organics		
0.5' - 2.5'	Sandy Loam (OL)		
2.5' - 16'	Silty Sand w/ Gravel and Cobbles Some +8" Rock (SM)		
16'		GROUNDWATER ENCOUNTERED? <u>No</u>	SLOPE
		AT WHAT DEPTH? <u>n/a</u>	
		DEPTH AFTER MONITORING? <u>n/a</u>	

READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	6/5/23				
1		2: 55		7.00	
		3: 25	30	5.63	1.38
2		3: 25		7.00	
		3: 55	30	5.75	1.25
3		3: 55		7.00	
		4: 25	30	5.75	1.25

BOH

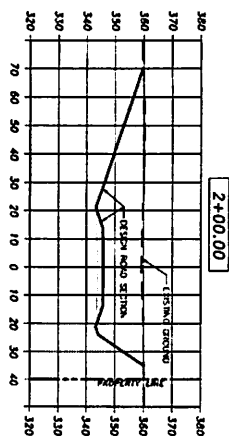
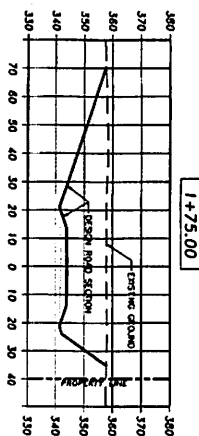
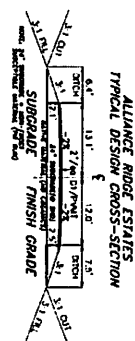
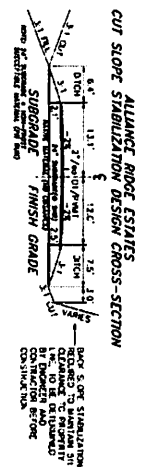
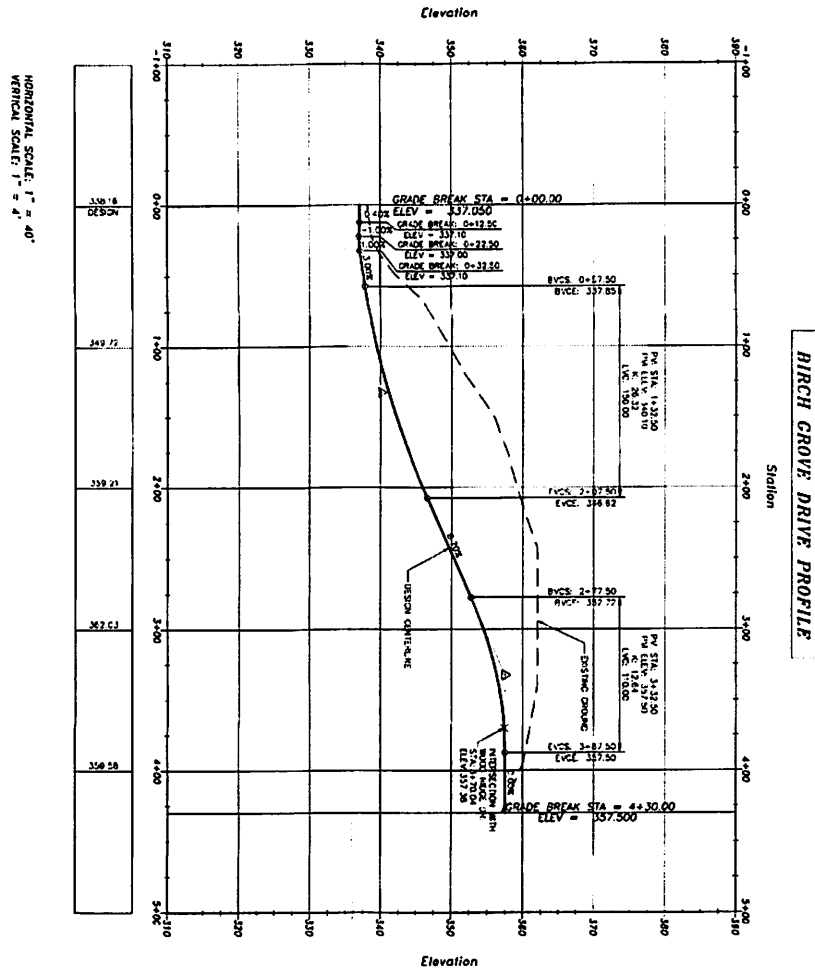
PERC. RATE 24 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: _____ g/d/sf

TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS:

PERFORMED BY: P.J. Pinard DATE: 6/5/2023





PRELIMINARY

PROFILES & SECTIONS FOR ALLIANCE RIDGE ESTATES BOARDS

BIRCH GROVE DRIVE

LOCATED WITHIN:
SECTION 17, T17N R1W
SEWARD MERIDIAN, ALASKA

BULL MOOSE SURVEYING LLC
200 MIDWAY LANE
WASILLA, ALASKA 99654
OFFICE: (907) 357-6955
office@bullmoosesurveying.com

DRUMM 6": ETC	DRUMM SCALE:
DATE: 7/20/2023	1"=40'

CHOCOLATE 6M 1CC/010D	5-RTT 2 OF 2
-----------------------	-----------------

SUPPLEMENTAL CERTIFICATE
 I, FREDERICK CARMY, MAIL 1 AM A
 REGISTERED PHOTOGRAPHER, AND
 I HEREBY CERTIFY THAT THE
 ABOVE PHOTOGRAPH IS A TRUE
 AND FAITHFUL REPRESENTATION OF
 THE PERSON WHOSE NAME IS
 PRINTED HEREON, AND THAT THE
 SAME WAS TAKEN AND COMPOSED BY
 ME AT THE PLACE AND DATE
 INDICATED ON THE PHOTOGRAPH.
 GIVEN UNDER MY HAND AND
 SEAL OF OFFICE, AT
 WASHINGTON, D. C., THIS
 12TH DAY OF JANUARY, 1914.

JOHN J. BROWN, JR., P. S.
 CHIEF OF PHOTOGRAPHIC UNIT, SIGNAL
 CORPS, U. S. ARMY.

17872013
 DATE

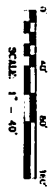
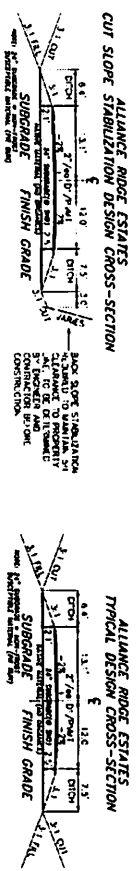
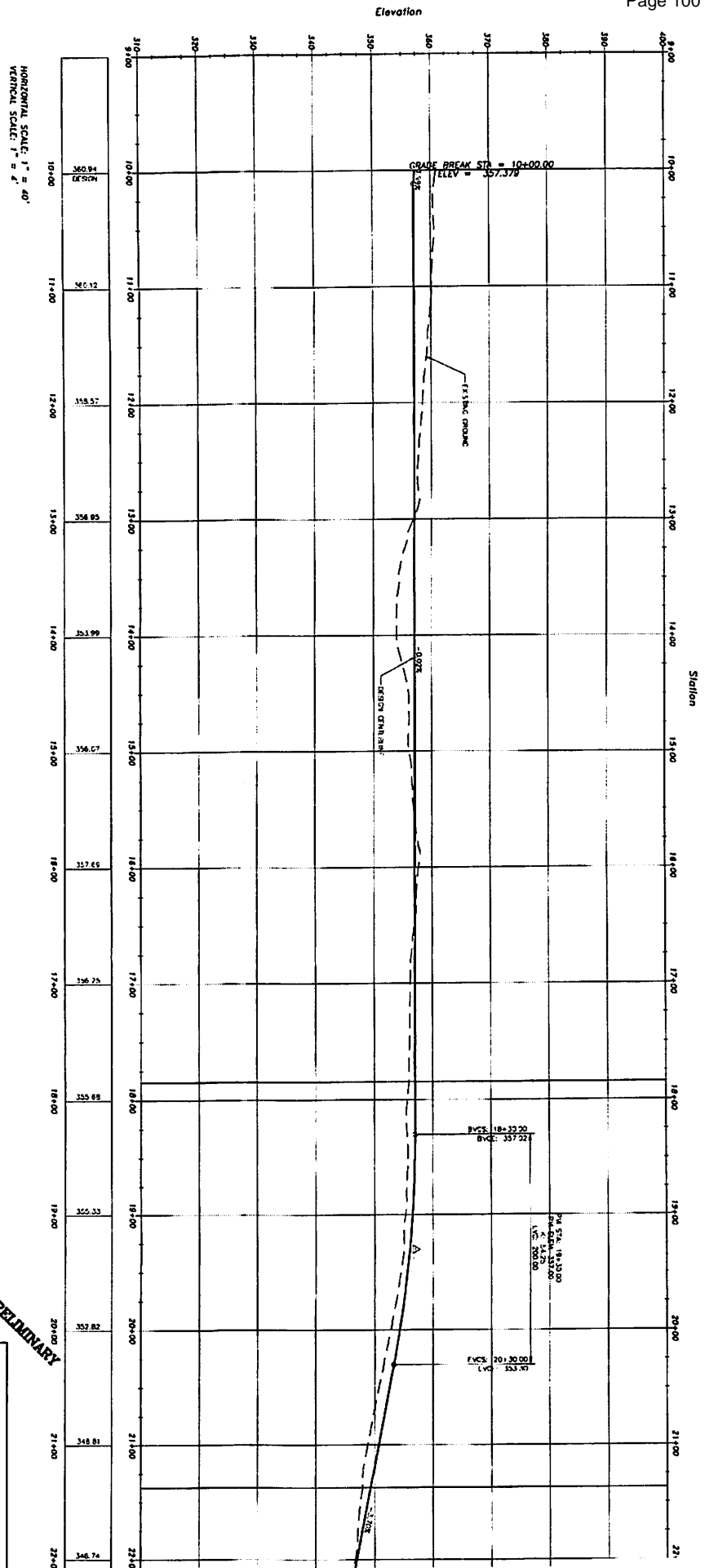
U. S. NATIONAL ARCHIVES
 COLLEGE PARK, MARYLAND
 20740-6001
 TEL: 301-837-0200
 FAX: 301-837-0201
 WWW.NATIONALARCHIVES.GOV

LS-184215 PROFESSOR AND SUPERVISOR DATE 1/20/81

1/28/2010
DATE

EXHIBIT C-2

WOOD RIDGE DRIVE PROFILE



SURVEYOR'S CERTIFICATE
 I, **BILL MOOSE SURVEYING LLC**, a
 corporation organized under the laws of the State of Alaska,
 do hereby certify that the foregoing is a true and correct
 copy of the original survey data as shown to me by the
 engineer in charge of the survey, and that the same has been
 compared with the original survey data and found to be
 correct in all particulars.
 BILL MOOSE SURVEYING LLC
 17/07/2023

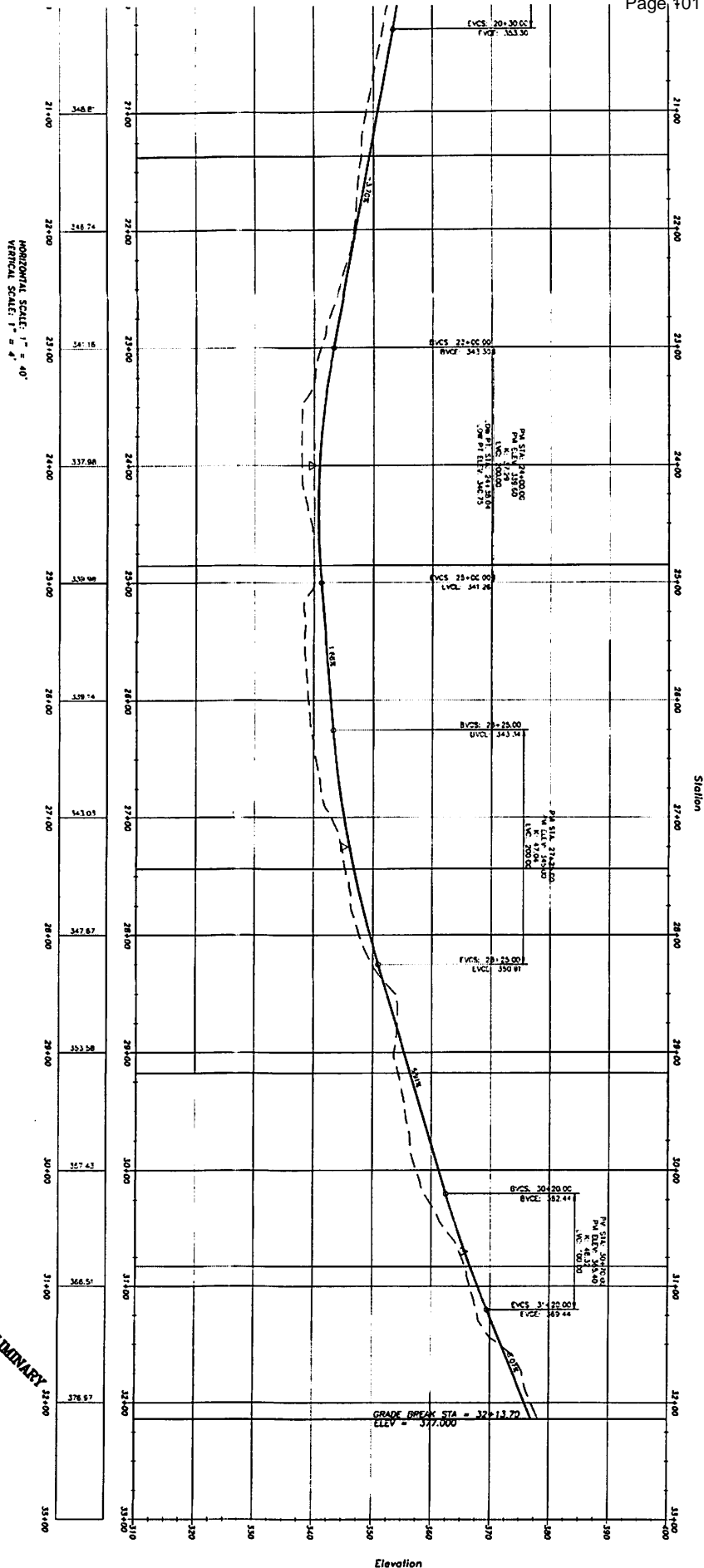
PROFILES & SECTIONS FOR
ALLIANCE RIDGE ESTATES
ROADS
WOOD RIDGE DRIVE

LOCATED WITHIN:
 STEWARD MERIDIAN, ALASKA
 T17N R1W
 1/4 SECTION 17, T17N R1W
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA

BILL MOOSE SURVEYING LLC
 2000 ALASKA AVENUE, SUITE 100
 ANCHORAGE, ALASKA 99503
 PHONE: (907) 562-1111
 FAX: (907) 562-1112
 EMAIL: info@billsurveying.com
 WEBSITE: www.billsurveying.com

DATE: 7/27/2023
 CHECKED BY: TOL/OND
 SCALE: 1"=40'
 SHEET: 3 OF 5

WOOD RIDGE DRIVE PROFILE

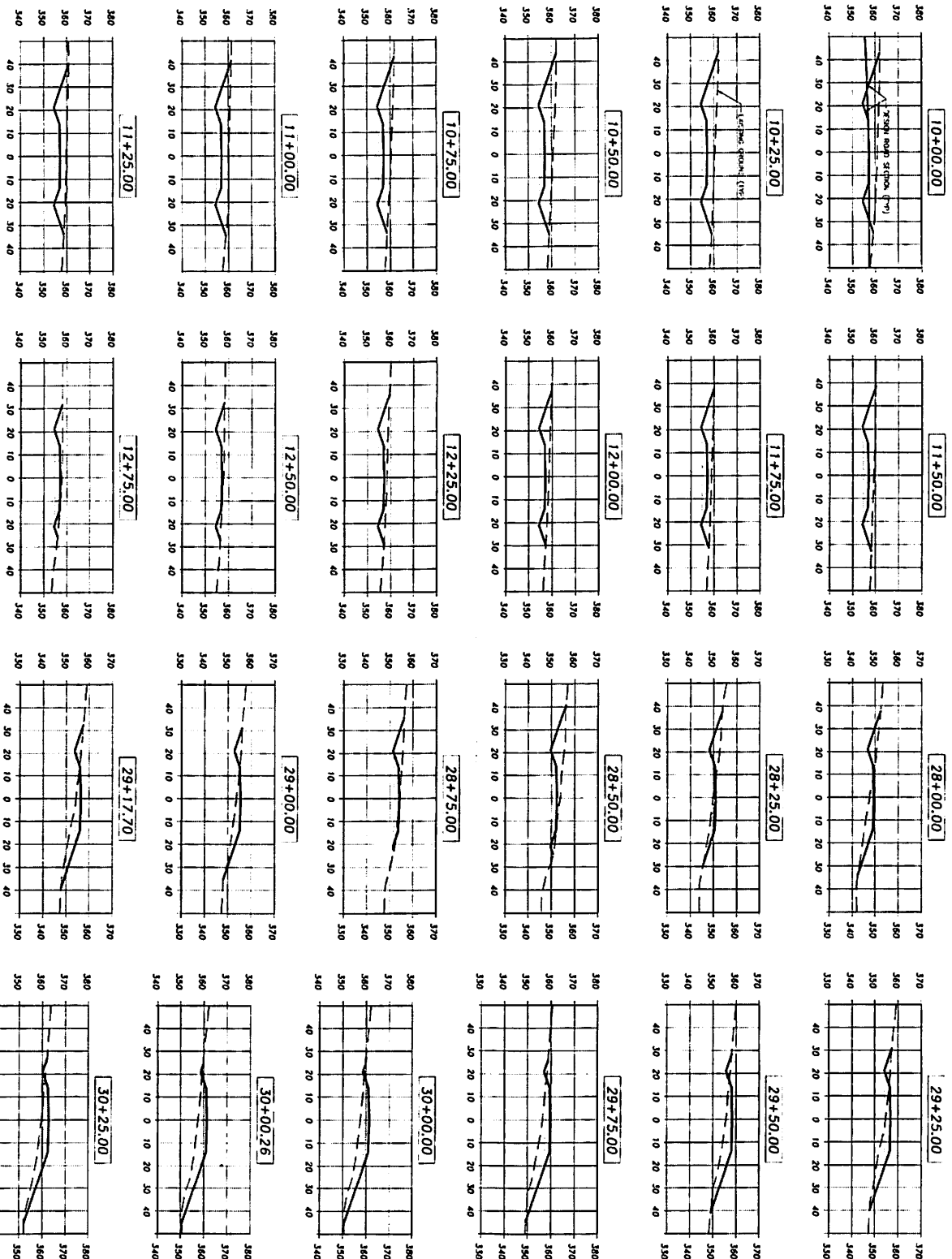


PRELIMINARY

PROJECT & SECTIONS FOR
ALLIANCE RIDGE ESTATES
 ROADS
 WOOD RIDGE DRIVE

SURVEYOR'S CERTIFICATE
 I, **BULL MOOSE SURVEYING, LLC**, a
 corporation organized under the laws of the State of Alaska,
 do hereby certify that the foregoing is a true and correct
 copy of the original survey record as the same appears in
 the records of the State of Alaska, and that the same is
 a true and correct copy of the original survey record as
 the same appears in the records of the State of Alaska.
 DATED: 7/29/2023
 BY: **BULL MOOSE SURVEYING, LLC**
 STATE OF ALASKA
 1579614

LOCATED WITHIN:
 SECTION 17, 117N 17W
 SEWARD MERIDIAN, ALASKA
 THIRD ALASKA DISTRICT
 STATE OF ALASKA
BULL MOOSE SURVEYING, LLC
 1000 W. 11th Ave., Suite 100
 Anchorage, Alaska 99501
 Phone: (907) 551-1111
 Fax: (907) 551-1112
 Email: info@bullmoosesurveying.com
 DATE: 7/29/2023
 DRAWN BY: **AS SHOWN**
 CHECKED BY: **4 OF 5**



PRELIMINARY

NOTES & SECTIONS FOR
ALLIANCE RIDGE ESTATES
ROADS

LOCATED WITHIN:
 SECTION 17, 117th R/W
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA

BULL MOOSE SURVEYING LLC
 200 HIGHLAND LANE
 PALMER, ALASKA 99572
 907.234.1100
 www.bullmoosesurveying.com

DATE: 7/12/2023
 DRAWN BY: EJC
 CHECKED BY: TGL/TW

Scale: 1" = 20'
 3 of 3

RECEIVED
JUL 21 2023
PLATTING

SECTION LINE EASEMENT DETERMINATION

**NW 1/4 SW 1/4 Section 17, T17N, R1W, S.M., Alaska
a.k.a. ALLIANCE RIDGE ESTATES**

To: Fred Wagner, P.L.S., M.S.B. Platting Officer

This subdivision is directly between Lakewood West End Estates (Plat # 2022-83) and the proposed subdivision of Arcadian Heights. All three subdivisions are part of the same patent (#1226177) and as such the section line easement determination made by the other two subdivisions also applies to this subdivision. The section line easement was found to be 33' and we at Bull Moose Surveying concur with them.

Respectfully,



Owen T. Dicks, P.L.S.

Matthew Goddard

From: Daniel Dahms
Sent: Thursday, August 10, 2023 11:06 AM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Alliance Ridge Estates (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: Wednesday, July 26, 2023 4:50 PM
To: 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; robyundtmsb@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; 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>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; msb.hpc@gmail.com
Subject: RFC Alliance Ridge Estates (MG)

Hello,

The following link is a request for comments for the proposed Alliance Ridge Estates.
Please ensure all comments have been submitted by August 15, 2023 so they can be incorporated in the staff report that will be presented to the Platting board.

 [Alliance Ridge Estates](#)

Feel free to contact me if you have any questions.

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

Matthew Goddard

From: Rick Antonio
Sent: Tuesday, August 15, 2023 3:02 PM
To: Matthew Goddard
Cc: Kim Sollien
Subject: Alliance Ridge Estates

 [Alliance Ridge Estates](#)

The Planning Division has no objection to the revised action.

The petitioner should be advised that Alaska DEC regulates discharges of stormwater to wetlands during and after construction, and this project likely requires coverage under the Alaska Construction General Permit (ACGP).

Rick Antonio

Planner II

Planning & Land Use Division

Matanuska-Susitna Borough

rick.antonio@matsugov.us

stormwater@matsugov.us

Office- 907.861.7815

Remote- 907.707.4591

Matthew Goddard

From: Permit Center
Sent: Thursday, July 27, 2023 12:43 PM
To: Matthew Goddard
Subject: RE: RFC Alliance Ridge Estates (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: Wednesday, July 26, 2023 4:50 PM
To: 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; robyundtmsb@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; 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>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; msb.hpc@gmail.com
Subject: RFC Alliance Ridge Estates (MG)

Hello,

The following link is a request for comments for the proposed Alliance Ridge Estates.
Please ensure all comments have been submitted by August 15, 2023 so they can be incorporated in the staff report that will be presented to the Platting board.

 [Alliance Ridge Estates](#)

Feel free to contact me if you have any questions.

Thank you,
Matthew Goddard

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, August 16, 2023 5:00 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Alliance Ridge Estates (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 III, GIS Mapping

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, July 26, 2023 4:50 PM
To: 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; robyundtmsb@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; 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>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; msb.hpc@gmail.com
Subject: RFC Alliance Ridge Estates (MG)

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

Hello,

The following link is a request for comments for the proposed Alliance Ridge Estates.

Please ensure all comments have been submitted by August 15, 2023 so they can be incorporated in the staff report that will be presented to the Platting board.

 [Alliance Ridge Estates](#)

Feel free to contact me if you have any questions.

Thank you,

-EXHIBIT H-2

Matthew Goddard

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Monday, July 31, 2023 1:24 PM
To: Matthew Goddard
Subject: RE: RFC Alliance Ridge Estates (MG)

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

Hi Matthew,

MTA has reviewed Alliance Ridge Estates and 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: Wednesday, July 26, 2023 4:50 PM
To: 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; robyundtmsb@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; 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>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; msb.hpc@gmail.com
Subject: RFC Alliance Ridge Estates (MG)

Hello,

The following link is a request for comments for the proposed Alliance Ridge Estates.

Please ensure all comments have been submitted by August 15, 2023 so they can be incorporated in the staff report that will be presented to the Platting board.

LEGEND

- FOUND MONUMENT AS NOTED
(R) RECORD VALUE PER LAKEWOOD WEST END ESTATES (PLAT #2022-83)
(M) MEASURED VALUE THIS SURVEY
(C) COMPUTED VALUE THIS SURVEY
SET 5/8"x30" REBAR WITH 2 1/2" ALUMINUM CAP AS NOTED
SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 184515)
POWER POLE
GUY ANCHOR
PEDESTAL

CERTIFICATE OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

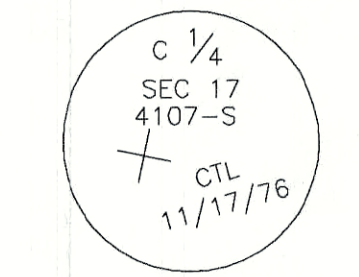
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 18°59'04" W	3.67'
L2	S 18°59'04" W	13.99'
L3	S 18°59'04" W	24.31'

0' 80' 160' 240'

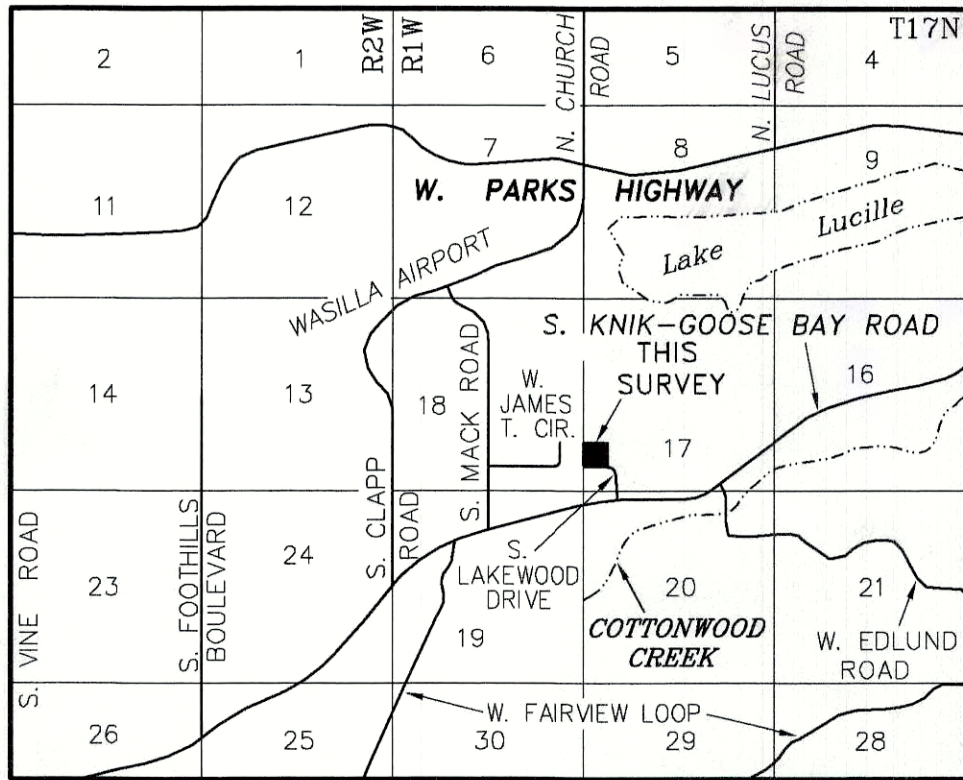
SCALE: 1" = 80'

FOUND 3-1/4" ALUMINUM
CAPPED PIPE MONUMENT



UP 1.0ft. CAP SPINS
FREE, TURNED BACK
NORTH AND SHOT "A"

GEODETIC



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

TIMA BALETSKIY, MEMBER
ALLIANCE CONSTRUCTION, LLC.
P.O. BOX 871793
WASILLA, AK 99687

DATE

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____

FOR TIMA BALETSKIY

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLAT RESOLUTION NO. _____

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK _____

NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON JULY 11, 2023 AT SET MAGNAIL IN PAVEMENT WITH A LATITUDE OF 61°33'34.339"N AND A LONGITUDE OF 149°30'12.457"W. THE CONTROL POINT BEARS S 36°25'06" E AND IS 64.68' FROM THE SOUTHEASTERN CORNER OF THIS SUBDIVISION. THIS SURVEY WAS CONDUCTED USING LEICA VIVA GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- CONTOURS TAKEN FROM M.S.B. 2011 LIDAR PROJECT.
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED FEBRUARY 17, 1960 IN BOOK 29, PAGE 19
- THERE IS AN 80' TRANSMISSION LINE EASEMENT SHOWN ON NORTH COUNTRY ESTATES (PLAT # 79-295) AND AGAIN ON LOT 1, BLOCK 1; LOTS 1&2, BLOCK 2; LOT 3, BLOCK 4 NORTH COUNTRY ESTATES (PLAT # 81-137) AND FINALLY ON LAKEWOOD WEST END ESTATES (PLAT # 2022-83) BUT SAID EASEMENT DOESN'T SHOW UP IN A TITLE SEARCH AND IS COVERED IN THE BLANKET EASEMENT IN NOTE #5, ABOVE. AS SUCH, THE FINITE 80' EASEMENT SHOWN PREVIOUSLY DOESN'T EXIST AND IS NOT SHOWN HERE.
- THERE IS A 50'x50' DRIVEWAY EASEMENT RECORDED JULY 21, 1997 IN BOOK 903, PAGE 591.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	90°13'29"	30.00'	47.24'	30.12'	S 44°54'49" W	42.51'
C2	89°46'31"	30.00'	47.01'	29.88'	S 45°05'11" E	42.34'
C3	90°13'29"	30.00'	47.24'	30.12'	S 44°54'49" W	42.51'
C4	89°47'56"	195.00'	305.62'	194.32'	N 45°04'29" W	275.29'
C5	89°47'56"	225.00'	352.64'	224.21'	N 45°04'29" W	317.64'
C6	89°47'56"	255.00'	399.66'	254.11'	S 45°04'29" E	359.99'
C7	08°56'10"	255.00'	39.77'	19.93'	S 85°30'22" E	39.73'
C8	18°45'40"	255.00'	83.50'	42.13'	S 71°39'27" E	83.13'
C9	22°02'55"	255.00'	98.13'	49.68'	S 51°15'09" E	97.53'
C10	18°22'01"	255.00'	81.74'	41.23'	S 31°02'41" E	81.39'
C11	21°41'10"	255.00'	96.52'	48.84'	S 11°01'06" E	95.94'
C12	65°50'09"	195.00'	224.07'	126.24'	N 32°44'33" E	211.94'
C13	65°50'09"	225.00'	258.54'	145.66'	N 32°44'33" E	244.55'
C14	65°50'09"	255.00'	293.01'	165.08'	S 32°44'33" W	277.15'
C15	24°03'20"	255.00'	107.06'	54.33'	S 11°51'09" W	106.28'
C16	18°50'26"	255.00'	83.85'	42.31'	S 33°18'02" W	83.47'
C17	22°56'23"	255.00'	102.10'	51.74'	S 54°11'26" W	101.41'
C18	46°40'34"	195.00'	158.86'	84.13'	S 42°19'21" W	154.50'
C19	46°40'34"	225.00'	183.30'	97.08'	N 42°19'21" E	178.27'
C20	46°40'34"	255.00'	207.74'	110.02'	N 42°19'21" E	202.04'
C21	50°24'12"	195.00'	171.54'	91.77'	N 40°27'32" E	166.06'
C22	15°25'57"	195.00'	52.52'	26.42'	N 07°32'27" E	52.36'

FOUND 3-1/4" ALUMINUM
CAPPED PIPE MONUMENT



UP 0.6ft.
UNDISTURBED

SURVEYOR'S CERTIFICATE

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

OWEN THOMAS DICKS, P.L.S.
LS-184515 PROFESSIONAL LAND SURVEYOR

7/12/2023
DATE



A PLAT OF
ALLIANCE RIDGE ESTATES

A REPLAT OF:
NW 1/4 SW 1/4
(1996-12-EXM)

LOCATED WITHIN:
SECTION 17, T17N R1W

SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 40.0 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
200 HYGRADE LANE OFFICE: (907) 357-6957
WASILLA, ALASKA 99654 office@bullmoosesurveying.com
VISIT US AT www.bullmoosesurveying.com

DRAWN BY: EEG DRAWING SCALE:

DATE: 7/12/2023

1"=80'

CHECKED BY: TGC/OTD

SHEET

1 OF 1

6D

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 7, 2023**

PRELIMINARY PLAT: E. TANNER ROAD PUBLIC USE EASEMENT (PUE)

LEGAL DESCRIPTION: SEC 05, T24N, R04W, SEWARD MERIDIAN AK

PETITIONERS: RICK SCHREIBER

SURVEYOR: FIXED HEIGHT LLC

ACRES: 3,150 sf **PARCELS:** NA

REVIEWED BY: CHRIS CURLIN

CASE #: 2023-077

REQUEST: The request is to create a 60' X 70' Public Use Easement with a T-turnaround in the northwest corner of Parcel #2, MSB Waiver 2006-154-PWm, recorded at 2007-00026-0 (Tax Parcel B6), containing 3,150 sf (.07 acres +/-). The proposed Public Use Easement is located east of S. Talkeetna Spur and directly south of E. Tanner Road; located within the W ½ W ½ Government Lot 4 Section 5, Township 24 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Public Use Easement Acceptance Application
USACE

EXHIBIT A – 4 pgs
EXHIBIT B – 6 pgs
EXHIBIT C – 7 pgs

AGENCY COMMENTS

Department of Public Works Pre-Design & Engineering
Planning Division
Utilities

EXHIBIT D – 8 pg
EXHIBIT E – 1 pg
EXHIBIT F – 1 pg

DISCUSSION: The proposed Public Use Easement (PUE) is located east of S. Talkeetna Spur and south of E. Tanner Road. Petitioner proposes a 60' by 70' PUE in the northwest corner of Tax Parcel B6 to build a T-Turnaround. Petitioner has submitted the Application for Public Use Easement Acceptance, a legal description and a scaled drawing showing the location of the PUE (**Exhibit B**). A signed and sealed Statement of Constructability has been submitted by the surveyor, pursuant to MSB 43.15.021 Public Use Easement Acceptance Procedure. If approved, the PUE will be accomplished by a Public Use Easement document, pursuant to MSB 43.20.021(H). A U.S. Army Corps of Engineers permit has been applied for by the petitioner as seen at (**Exhibit C**)

Comments: Department of Public Works Pre-Design & Engineering (**Exhibit D**) Had comments concerning the dimensions, details, and image quality of the provided sketch. *Staff notes these issues were resolved with information from the petitioner's engineer. The corrected design can be seen at (**Exhibit D**)*

Planning Division, Floodplain Administration states this parcel has a regulatory floodplain on Answer Creek. If any encroachment of the flood hazard area is proposed it would require a flood hazard development permit prior to doing any work. **(Exhibit E)** *Staff notes the 100 year flood zone is located at the southern boundary of this parcel. The proposed PUE is along the northern boundary.*

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Talkeetna Community Council; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Community Development, or Assessments; MEA, GCI, or ENSTAR

CONCLUSION: The Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedures. There were no objections from any federal or state agencies, Borough departments or utilities. There were no objections from the public in response to the Notice of Public Hearing.

FINDINGS OF FACT

1. The Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedures.
2. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Talkeetna Community Council; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Community Development, or Assessments; MEA, GCI, or ENSTAR
3. There were no objections from any federal or state agencies, Borough Department, or utilities.
4. There were no objections from the public in response to the Notice of Public Hearing.
5. Petitioner has applied for a permit with U.S. Army Corps of Engineers.

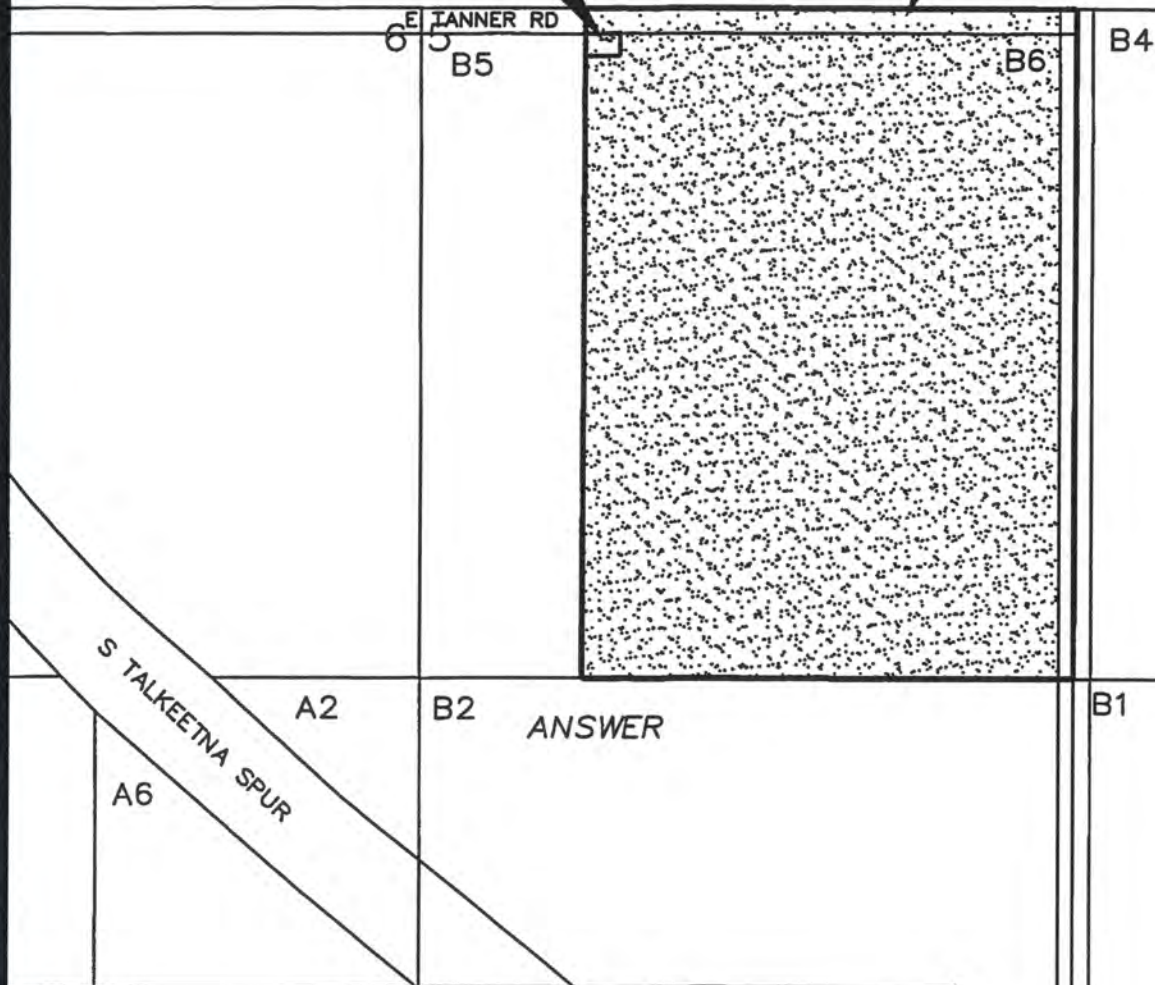
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the Public Use Easement, Section 5, Township 24 North, Range 04W, 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 and submit Beneficiary Affidavit for any holders of a beneficial interest for each phase plat.
3. Pay postage and advertising fees.
4. Submit recording fees, payable to Department of Natural Resources (DNR).
5. Create a Public Use Easement document to be recorded in full compliance with Title 43.

**PROPOSED
P.U.E.**

**SUBJECT
PROPERTY**



VICINITY MAP
FOR PROPOSED P.U.E.

LOCATED WITHIN
SECTION 05, T024N, R04W, SEWARD MERIDIAN
ALASKA

M002 MAP

EXHIBIT A



E Tanner Rd

E Tanner Rd

Answer Creek

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

APPLICATION FOR PUBLIC USE EASEMENT ACCEPTANCE

LOCATED IN THE (aliquot part) E 1/2 and the W 1/2 of Sec 2, gov lot 4 of
Section(s) 5 Township(s) 24N Range(s) 04W Meridian, Alaska

SUPPORTIVE DATA

REQUIRED AT TIME OF SUBMITTAL:

- ☒ LEGAL DESCRIPTION OF PROPOSED EASEMENT
(by Registered Land Surveyor if description is by metes and bounds)
- ☒ SCALED DRAWING OF EASEMENT DEPICTING LOCATION
- ☒ PROOF OF CONSTRUCTIBILITY
- ☒ FEE \$500.00
- ☒ CERTIFICATE TO PLAT (provided by a local title company)

PLATTING

JUN 19 2023

RECEIVED

APPLICANT Name: Rick Schreiber Email: rms@mtaonline.net
OR Mailing Address: Hc 89 Box 8119 Talkeetna AK Zip: 99676
OWNER Contact Person: Rick Schreiber Phone: 907-355-5993
SURVEYOR Name (FIRM): Fixed Height LLC Email: buku@fixedheight.com
Mailing Address: 600 W. 41st Ave, Unit C Anchorage AK Zip: 99503
Contact Person: Buku Saliz Phone: 907-290-8949
ENGINEER Name (FIRM): Holler Engineering Email: holler@mtaonline.net
Mailing Address: 3375 N Sams Dr Wasilla, AK Zip: 99654-4306
Contact Person: Curt Holler Phone: 907-376-0410

Rick Schreiber

APPLICANTS SIGNATURE

DATE June 16, 2023

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 26, 2023

DATE

Chris Curlei

PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: August 17, 2023

Thursday, June 15, 2023 at 22:55:23 Alaska Daylight Time

Subject: Tanner Road improvement plan - CDS/Tee, tangents
Date: Friday, June 2, 2023 at 1:26:07 PM Alaska Daylight Time
From: Holler Engineering
To: Rick Schreiber, Amy Otto-Buchanan, Jamie Taylor, Daniel Dahms
Attachments: Tanner Road plan updated 6-2-23.pdf, Tee vs CDS.pdf

RECEIVED
JUN 19 2023
PLATTING

Hi All-

Tangents – After a close review, the mighty total of one centerline tangent was changed, all are now about 109' minimum. For about 95% of the project, this representation simply demonstrates that the existing road position easily meets the alignment requirements and is mostly a topping/ditching improvement with minimal grade adjustments. The design uses very generous 500' HC radii, clearly any of the tangents could be lengthened and the HC radii correspondingly reduced. In the case of the tangent that was adjusted, the road alignment moved only a few inches laterally and the HC radius went down to 450'. As for the initial tangent of 83', it is well in excess of the minimum 75' clearly given in SCM A09.3. A sealed, revised page 1 for the plan set is attached.

Discussion supporting T turn-around versus a CDS:

1 My recollection: prior to any substantial design effort, this upgrade project and its unique design constraints were discussed in a phone calls with Jamie Taylor and Andy Dean. Non-centered alignment and the use of a tee due to the narrow SL easement were discussed. MSB owns the property to the north, and the quality of access being provided was discussed as well. There was some pondering of placing fill onto MSB property to support a tee, however that would have left a large, steep foreslope (+10') and would have required creation of an easement or other special permission, the process and timeframe for which was somewhat uncertain.

2 Overall width and side slope. See attached sketch. The existing ROW easement is 100' wide, however has a +20' drop in elevation, or just over 20% average side slope. Further, the ground to the south, for which property this work is ultimately providing access, continues to rise at roughly the same rate an additional 12'. The adjacent neighboring property to the west has an existing relatively steep backslope, so the road cannot be lowered against that section. This sets the elevation prior to and at the T or CDS. There is no way to fit the cuts and fills within a 100' easement without substantial retaining walls along MSB property to the north, so a PUE was proposed. While it may be possible to create a much larger PUE and move roughly 5x as much material, a 30' sidehill is simply not a reasonable location for an 85' CDS bulb. Placing the bulb tipped at the maximum 4% would result in the same 8' drop to the MSB side, and a +13' cut along the access property. With cuts and fills, the overall width of the CDS including FS & BS would be about 153', versus about 130' for the T configuration at the tee portion, or only about 75' at the east stub portion.

3 Traffic. There is none to speak of – no development exists on the north/ MSB side, and the owner is the only one using the road on the south side. The neighbor's property is developed, however has alternate access with the cabin located very far from Tanner Road.

Hope this is helpful,

Curt Holler PE
Holler Engineering
3375 N Sams Drive
Wasilla, AK 99654-4306
(907) 376-0410 Fax 376-0610

EXHIBIT B - 2

RECEIVED
JUN 19 2023
PLATTING



RECEIVED

JUN 19 2023

PLATTING

Slope limit - fill
50' SECTION LINE ESMT
DRAFT

DRAFT

Future road R350'
50' SECTION LINE ESMT

Slope limit - cut

Ridge

Driveway - existing

Ridge

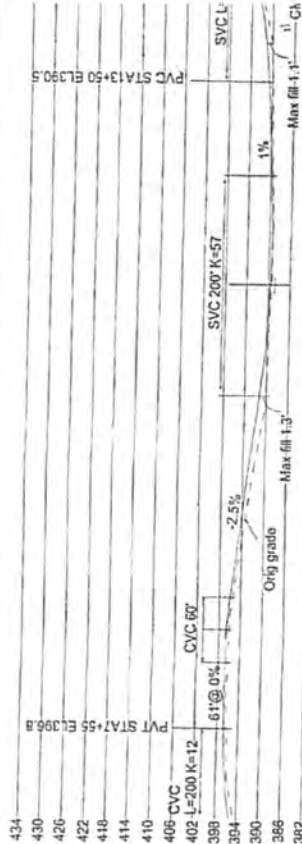
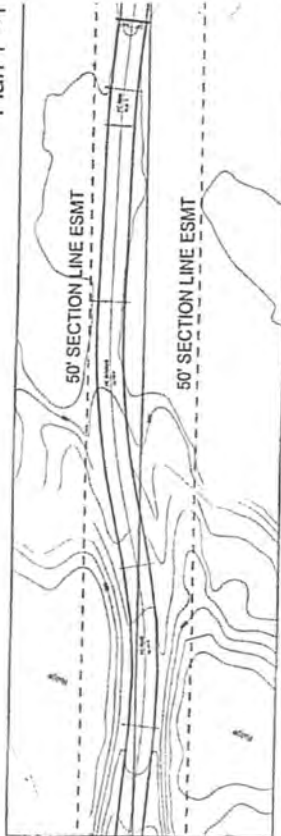
B5 B6

Ridge

HC R500
CL58.6'

1 BS

Plan 1"=1'



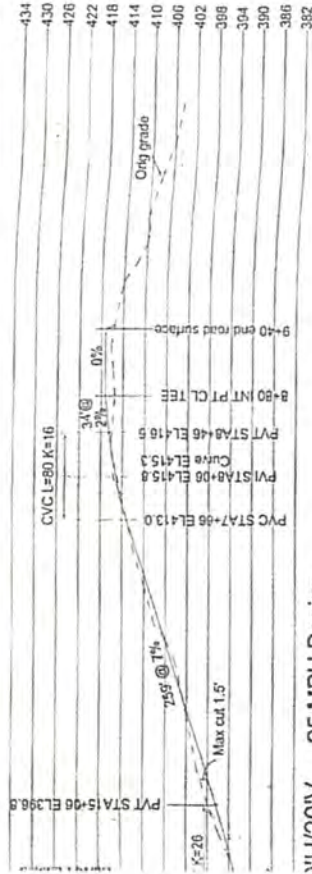
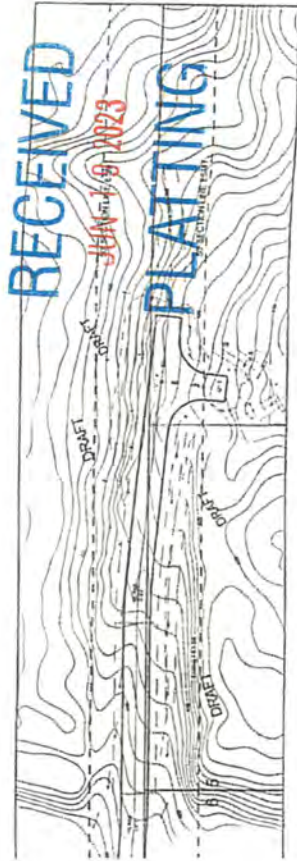
CL Profile 1"=1'

Approx C

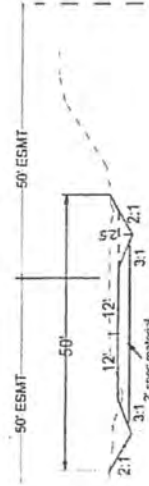
E. Tanner Road
Proposed Road Design - Residential / 25 MPH (P2 of 2)

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

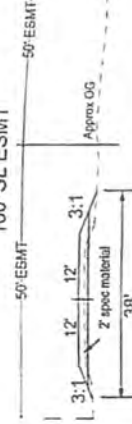
Job # 20009 Scale: varies Date 4-27-2023



25 MPH Design



@1.3' max fill
100' SL ESMT

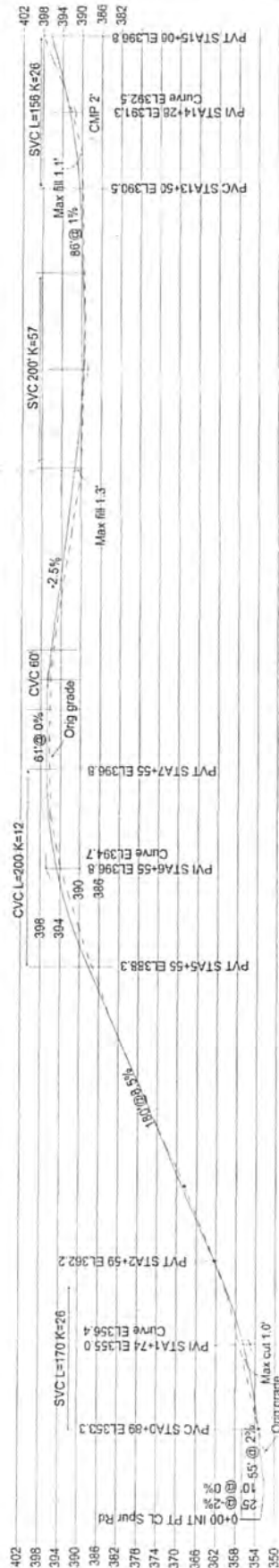
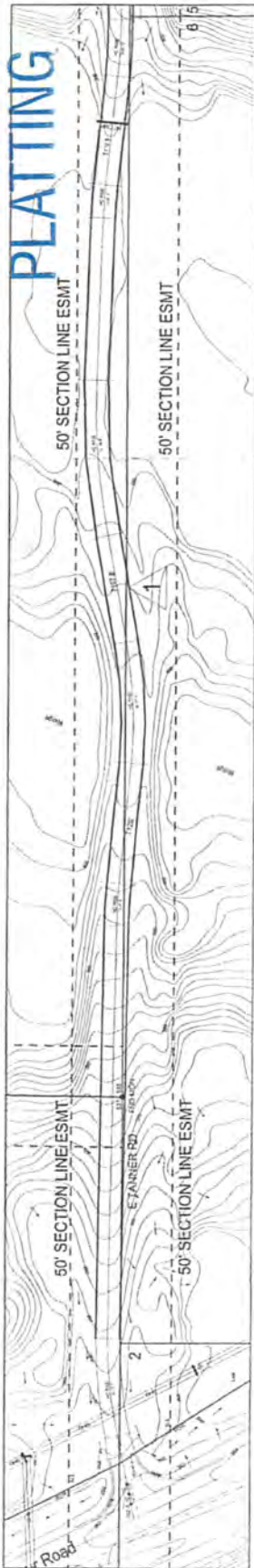


from 1715 LINDA DRIVE, ANCHORAGE

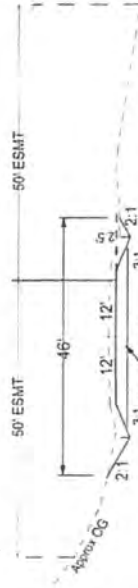
RECEIVED

JUN 19 2023

Plan 1"=100'



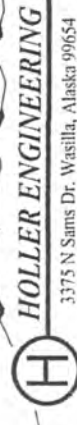
Profile 1"=100'H/20'V 25 MPH Design



@1.0' max cut
100' SL ESMT



E. Tanner Road
Proposed Road Design - Residential / 25 MPH (P 1 of 2)



Revision 1: Min tan 100'
6-02-2023 page 1 only

Job # 20009 Scale: varies Date 6-02-23



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 6898
JBER, AK 99506-0898

August 4, 2023

Regulatory Division
POA-2005-00891

Rick Schreiber
HC 89 Box 8119
Talkeetna, AK 99676

Dear Rick Schreiber:

This letter is in response to your August 4, 2023, Department of the Army (DA) permit application to discharge 1,477 square feet of fill material into 0.30-acre of wetlands to widen the existing road from 22-feet wide to 24-feet wide and to extend the existing 22-foot-long culvert to 24-feet-wide for the purpose of road maintenance along 425-linear feet of Tanner Road. The project site is located within Section 32, T. 25 N., R. 4 W., Seward Meridian; Latitude 62.206077° N., Longitude -150.066106° W.; near Talkeetna, Alaska. It has been assigned file number POA-2005-00891, Lake Two, which should be referred to in all future correspondence with this office.

Based on the review of the enclosed information which you provided, the project described typically qualifies for an NWP 3, Maintenance. Activities authorized by this NWP do not require notification to the U.S. Army Corps of Engineers, Regulatory Division (Corps), provided the project adheres to the terms and conditions of the NWP and the applicable regional and general conditions. This information can be found at the following address: www.poa.usace.army.mil/Missions/Regulatory/Permits/Nationwide-Permits/. It is your responsibility to ensure your project adheres to the terms and conditions of the NWP.

Nothing in this letter excuses you from compliance with other Federal, state, or local statutes, ordinances, or regulations.

-2-

Please contact me via email at Eric.J.White@usace.army.mil, by mail at the address above, by phone at (907) 753-5693, or toll free from within Alaska at (800) 478-2712, if you have questions or to request paper copies of the regional and/or general conditions. For more information about the Regulatory Program, please visit our website at www.poa.usace.army.mil/Missions/Regulatory.

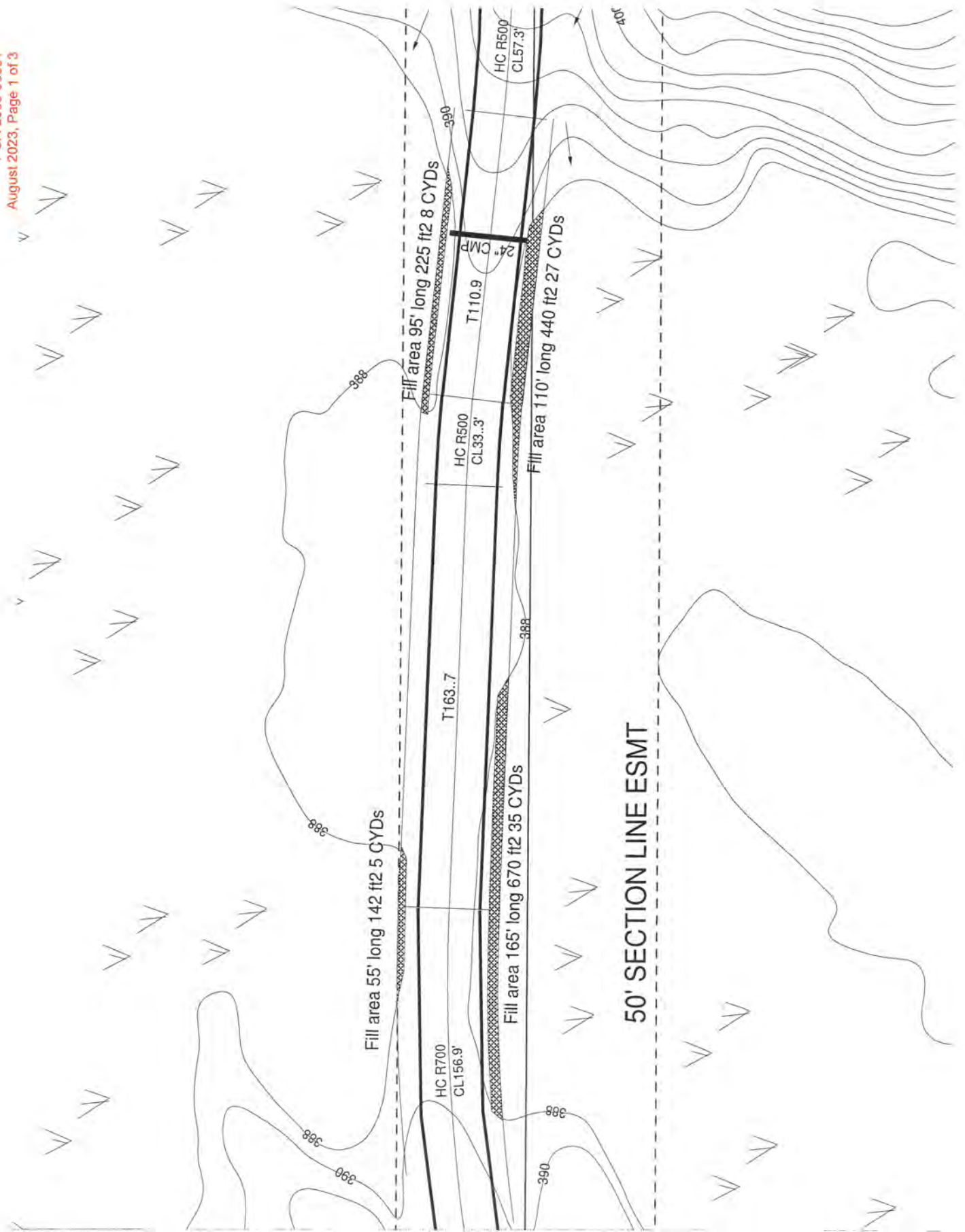
Sincerely,

A handwritten signature in black ink, appearing to read "Eric J. White", with a stylized flourish at the end.

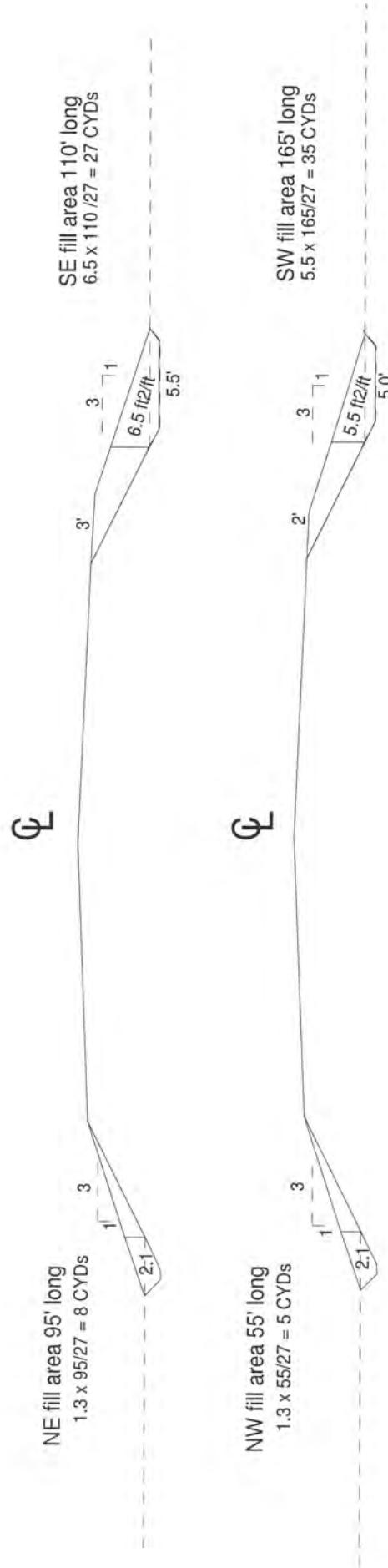
Eric White
Regulatory Specialist

Enclosure

POA-2005-00891
August 2023, Page 1 of 3



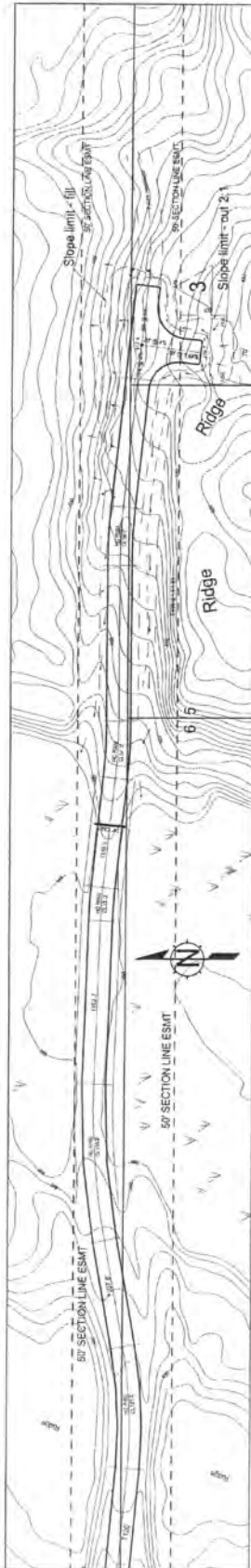
Tanner Road Widening



Total $(5 + 3 + 28 + 35) = 71$ CYDs placed over wet areas

POA-2005-00891
August 2023, Page 3 of 3

Plan 1"=100'



Note: Grades/elevations are relative only, from MSB 2' LIDAR contours, not verified.



E. Tanner Road
Proposed Road Design - Residential / 25 MPH (P2 of 2)



Job # 20009 Scale: varies Date 7-13-2023

Rev. 3: Changed CL grade stub road
7-24-2023 page 2 only

3. Maintenance

- a) The repair, rehabilitation, or replacement of any previously authorized, currently serviceable structure or fill, or of any currently serviceable structure or fill authorized by 33 CFR 330.3, provided that the structure or fill is not to be put to uses differing from those uses specified or contemplated for it in the original permit or the most recently authorized modification. Minor deviations in the structure's configuration or filled area, including those due to changes in materials, construction techniques, requirements of other regulatory agencies, or current construction codes or safety standards that are necessary to make the repair, rehabilitation, or replacement are authorized. This NWP also authorizes the removal of previously authorized structures or fills. Any stream channel modification is limited to the minimum necessary for the repair, rehabilitation, or replacement of the structure or fill; such modifications, including the removal of material from the stream channel, must be immediately adjacent to the project. This NWP also authorizes the removal of accumulated sediment and debris within, and in the immediate vicinity of, the structure or fill. This NWP also authorizes the repair, rehabilitation, or replacement of those structures or fills destroyed or damaged by storms, floods, fire or other discrete events, provided the repair, rehabilitation, or replacement is commenced, or is under contract to commence, within two years of the date of their destruction or damage. In cases of catastrophic events, such as hurricanes or tornadoes, this two-year limit may be waived by the district engineer, provided the permittee can demonstrate funding, contract, or other similar delays.
- b) This NWP also authorizes the removal of accumulated sediments and debris outside the immediate vicinity of existing structures (e.g., bridges, culverted road crossings, water intake structures, etc.). The removal of sediment is limited to the minimum necessary to restore the waterway in the vicinity of the structure to the approximate dimensions that existed when the structure was built, but cannot extend farther than 200 feet in any direction from the structure. This 200 foot limit does not apply to maintenance dredging to remove accumulated sediments blocking or restricting outfall and intake structures or to maintenance dredging to remove accumulated sediments from canals associated with outfall and intake structures. All dredged or excavated materials must be deposited and retained in an area that has no waters of the United States unless otherwise specifically approved by the district engineer under separate authorization.
- c) This NWP also authorizes temporary structures, fills, and work, including the use of temporary mats, necessary to conduct the maintenance activity. Appropriate measures must be taken to maintain normal downstream flows and minimize flooding to the maximum extent practicable, when temporary structures, work, and discharges, including cofferdams, are necessary for construction activities, access fills, or dewatering of construction sites. Temporary fills must consist of materials, and be placed in a manner, that will not be eroded by expected high flows. After conducting the maintenance activity, temporary fills must be removed in their entirety and the affected areas returned to pre- construction elevations. The areas affected by temporary fills must be revegetated, as appropriate.
- d) This NWP does not authorize maintenance dredging for the primary purpose of navigation. This NWP does not authorize beach restoration. This NWP does not authorize new stream channelization or stream relocation projects.

Notification: For activities authorized by paragraph (b) of this NWP, the permittee must submit a pre- construction notification to the district engineer prior to commencing the activity (see general condition 32). The pre-construction notification must include information regarding the original design capacities and configurations of the outfalls, intakes, small impoundments, and canals. (Authorities: Section 10 of the Rivers and Harbors Act of 1899 and section 404 of the Clean Water Act (Sections 10 and 404))

Note: This NWP authorizes the repair, rehabilitation, or replacement of any previously authorized structure or fill that does not qualify for the Clean Water Act section 404(f) exemption for maintenance.

Jesse Curlin

From: Jamie Taylor
Sent: Tuesday, July 25, 2023 11:02 AM
To: Jesse Curlin
Cc: Tammy Simmons; Daniel Dahms; Brad Sworts
Subject: RE: Tanner Road upgrade

Looks good. Thank you!
Jamie

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, July 24, 2023 2:43 PM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>
Subject: FW: Tanner Road upgrade

For your review.

Thank you,

Chris

From: Holler Engineering <holler@mtaonline.net>
Sent: Monday, July 24, 2023 1:26 PM
To: Jesse Curlin <Jesse.Curlin@matsugov.us>
Cc: Rick Schreiber <rms@mtaonline.net>
Subject: Re: Tanner Road upgrade

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

Hello Jesse-

This seems to be a new interpretation based on what we have measured on these types of turn-arounds in the past. While I hardly think it was the re-write committee's intent, the SCM language and figure generally support it, and it is ultimately a really minor change. The SCM actually uses the words "shall not exceed 4 percent", and not 4.0 or 4.00 percent, so it could be argued that a strict engineering interpretation would be less than 4- 1/2%, which is approximately what the original design cross slope would have been.

After modeling the final 18' of the stub road, the centerline grade for that section with a 2% crown slope would need to be 3.44% or less, a difference of 0.56% or 0.1' vertically within the 18' section. As soon as you enter the part of the stub within the curve returns, the crown or cross slope begins to reduce as the distance from the centerline to the edge grows; farther into the curve the crown effect actually becomes a negative slope. Eighteen feet is what is left of the 60' stub minus the 12' lane and 30' curve return, or the "straight" part of the road. It becomes harder to model within the curve return, so to be conservative I ran this back 1.7 times what it needed, to the last 30'. This change made a total difference in elevation at the end of the stub road of only 0.17', or 2", however now the maximum cross slope accounting for the road crown would be less than 4% within the entire turn-around surface as represented by the SCM figure.

The attached sealed drawing update has this update, including adjusting the top of slope line for the backslopes, which moved out 0.35' or less due to the change.

Thanks,

Curt

From: [Jesse Curlin](#)
Sent: Thursday, July 20, 2023 4:38 PM
To: [Holler Engineering](#)
Subject: FW: Tanner Road upgrade

Hi Curt,

I received this from engineering.

Sincerely,

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

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Wednesday, July 19, 2023 3:47 PM
To: Jesse Curlin <Jesse.Curlin@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>
Subject: RE: Tanner Road upgrade

Hi Chris –

This addresses all of my concerns EXCEPT the maximum grade in the turnaround. The 4% grade of the offset T to the south combined with the 2% grade to the east results in a cross slope greater than 4%. The centerline grade of the offset T needs to be less than 4% in order to comply with the standard.

Thank you,

Jamie Taylor, PE (she/her)
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, July 14, 2023 8:01 AM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>
Subject: FW: Tanner Road upgrade

From: Holler Engineering <holler@mtaonline.net>
Sent: Thursday, July 13, 2023 2:45 PM
To: Jesse Curlin <Jesse.Curlin@matsugov.us>
Cc: Rick Schreiber <rms@mtaonline.net>; buku@fixedheight.com; Bruce Friedhoff <Bruce@CivilResourcesLLC.com>
Subject: Tanner Road upgrade

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

Hi Chris-

Updated P&P attached, at higher 400x400 resolution. The only changes were to remove the driveway and comparative CDS option ROW & cut/fill extents at the tee turn-around; I had originally shown that driveway to demonstrate that no slope easements would be required.

Answers to comments raised below in RED.

Thanks,

Curt Holler PE
Holler Engineering
3375 N Sams Drive
Wasilla, AK 99654-4306
(907) 376-0410 Fax 376-0610

"PUE sketch provided shows 45'x70' PUE whereas the zoomed in plan shows 60'x70' PUE. Verify dimensions of PUE. PUE will need to be 60' x 70' or larger.

Plan needs to clearly show catch limits of T-turnaround construction. Provide updated plan showing only T-turnaround linework (no driveway or cul-de-sac). Drawing updated, attached.

In the western half of the T-turnaround, slope appears to exceed 4%. Per SCM A.07.2 (c) slope cannot exceed 4%. This is simply not true; VC and tangent provide 66' with less than 4% grade, as is readily calculable from VC qualities as labeled. The first 34' to the west of IP are a vertical tangent at 2%. For the next 80', the rate of vertical curvature change K is 16'/1%. So at 34' + 16' + 16' = 66', the slope would be 2% + 1% + 1% = 4%.

The image quality of the submitted plan and profile of Tanner Road is too poor to review. Please provide higher quality plan set clearly showing that the horizontal and vertical alignment meet SCM residential standards including 100' tangents between horizontal curves. Attached version scanned at 400x400 DPI, you can zoom in and read anything. There was only 1 tangent on the original version under 100', that was already addressed in an updated plan dated 6-02-2023, and on the attached plans. Note that horizontal curves are nowhere near the limits, generally used 500' and 750' radius.

Entire road prism must be contained within the section line easements, at a minimum no less than 8' from the shoulder to the edge of the section line easement. This is a scaled drawing, provides 8' clearance; the SL ESMT edge will be marked by surveyor during construction and observed, to include moving the road as required. Road will be widened primarily on the south side anywhere it is close to SLE ESMT edge.

Developer will need to get a wetland determination from USACE and any necessary permits. Determination and/or application is underway. Areas and quantities are minimal.

To be eligible for Borough maintenance they will need to follow the process within 2022 SCM Section F to include submittal of a drainage report and pre-construction conference with PD&E." Understood.

Fixed Height, LLC
225 W 23rd Avenue
Anchorage, AK 99503
907.290.8949
www.fixedheight.com

July 17, 2023

Platting Department
350 E. Dahlia Ave.
Palmer, AK 99645

To whom it may concern,

The legal description of a Public Use Easement is as follows:

That portion of the E1/2 & E1/2 W1/2, Government Lot 4, Section 5, Township 24 North, Range 4 West, Seward Meridian, more particularly described as follows:

COMMENCING at a rebar with a yellow plastic cap, being the Northwest corner of E1/2 & E1/2 W1/2, Government Lot 4, Section 5, Township 24 North, Range 4 West, Seward Meridian, being the **POINT OF COMMENCEMENT** of the easement described herein; thence S 00° 04' 33" E, 50.00 feet along the westernmost line of the said parcel, to the **POINT OF BEGINNING**;

thence S 00° 04' 33" E, 60.00 feet along the westernmost line of the said parcel;

thence S 89° 53' 43" E, 70.00 feet;

thence N 00° 04' 33" W, 60.00 feet to the southernmost line of a 50' section line easement;

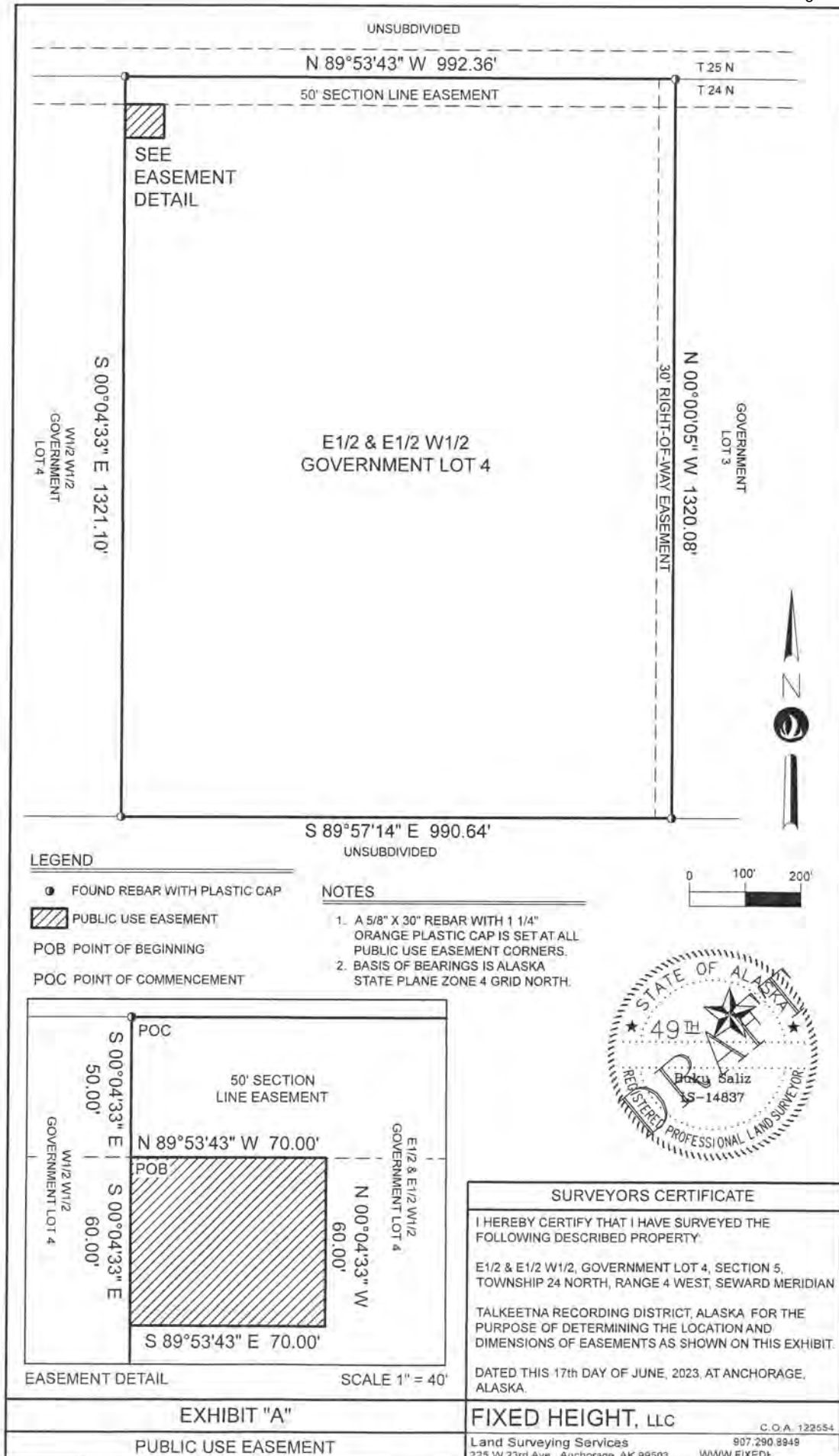
thence N 89° 53' 43" W, 70.00 feet along the southernmost line of a 50' section line easement; to the **POINT OF BEGINNING**.

Said easement contains 4,200 square feet, more or less, and is shown on Exhibit "A", attached hereto and by this reference made a part of this document.

Please let me know if you have any questions.

Have fun

Buku Saliz, PLS, CFedS
Fixed Height, LLC
www.fixedheight.com



Jesse Curlin

From: Daniel Dahms
Sent: Wednesday, July 12, 2023 1:03 PM
To: Jesse Curlin
Cc: Tammy Simmons; Jamie Taylor; Brad Sworts
Subject: RE: RFC MO 02 Schreiber P.U.E.

Chris,

PUE sketch provided shows 45'x70' PUE whereas the zoomed in plan shows 60'x70' PUE. Verify dimensions of PUE. Plan needs to clearly show catch limits of T-turnaround construction. Provide updated plan showing only T-turnaround linework (no driveway or cul-de-sac).

In the western half of the T-turnaround, slope appears to exceed 4%. Per SCM A.07.2 (c) slope cannot exceed 4%.

Since the purpose of this PUE dedication is the consideration of MSB maintenance of Tanner road, the following comments also apply:

The image quality of the submitted plan and profile of Tanner Road is too poor to review. Please provide higher quality plan set clearly showing that the horizontal and vertical alignment meet SCM residential standards including 100' tangents between horizontal curves. Entire road prism must be contained within the section line easements, at a minimum no less than 8' from the shoulder to the edge of the section line easement. Developer will need to get a wetland determination from USACE and any necessary permits. To be eligible for Borough maintenance they will need to follow the process within 2022 SCM Section F to include submittal of a drainage report and pre-construction conference with PD&E.

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, July 3, 2023 9:41 AM
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>; dnr.scro@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; twalter@fmgconsultants.com; chief_28@hotmail.com; jsandrw@matnet.com; Ron Bernier <Ron.Bernier@matsugov.us>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov
Subject: RFC MO 02 Schreiber P.U.E.

The following link contains a Request for Comments for creation of a Public Use Easement on 224N04W05B006. Comments are due by July 14, 2023. Please let me know if you have any questions.

[MO 02 Schreiber PUE](#)

Sincerely,

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

Jesse Curlin

From: Taunnie Boothby
Sent: Friday, July 14, 2023 3:21 PM
To: Karol Riese; Rick Antonio; Jesse Curlin
Subject: RE: RFC MO 02 Schreiber P.U.E. 224N04W05B006 Due: July 14, 2023

This parcel has a regulatory floodplain on the Answer Creek. If any encroachment of the flood hazard area is proposed it would require a flood hazard development permit prior to doing any work.

Thank you,

Taunnie L. Boothby, CFM, Planner II, Floodplain Administrator
Matanuska-Susitna Borough
Planning Department – Northern Office/Willow Library
(907) 861-8526
taunnie.boothby@matsugov.us

-----Original Appointment-----

From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Monday, July 3, 2023 10:41 AM
To: Karol Riese; Rick Antonio; Taunnie Boothby
Subject: RFC MO 02 Schreiber P.U.E. 224N04W05B006 Due: July 14, 2023
When: Wednesday, July 12, 2023 12:00 AM to Thursday, July 13, 2023 12:00 AM (UTC-09:00) Alaska.
Where:

Jesse Curlin

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Friday, July 7, 2023 10:26 AM
To: Jesse Curlin
Subject: RE: RFC MO 02 Schreiber P.U.E.

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

Hi Jesse,

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: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, July 3, 2023 9:41 AM
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>; dnr.scro@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; twalter@fmgconsultants.com; chief_28@hotmail.com; jsandrw@matnet.com; Ron Bernier <Ron.Bernier@matsugov.us>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov
Subject: RFC MO 02 Schreiber P.U.E.

The following link contains a Request for Comments for creation of a Public Use Easement on 224N04W05B006. Comments are due by July 14, 2023. Please let me know if you have any questions.

[MO 02 Schreiber PUE](#)

Sincerely,

6E

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 07, 2023**

PRELIMINARY PLAT: SCULPIN MASTER PLAN

LEGAL DESCRIPTION: SEC 07, T25N, R04W, SEWARD MERIDIAN AK

PETITIONERS: ALL ASPECTS CONSTRUCTION LLC

SURVEYOR/ENGINEER: FRONTIER SURVEYS

ACRES: 31.61 ± PARCELS: 23

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-078

REQUEST: The request is to create 23 lots by a two phase Master Plan, from Lot 1, Durham Subdivision, Plat No. 2014-13, to be known as **SCULPIN MASTER PLAN**, containing 31.61 acres +/- . Parcels are located west of S. Talkeetna Spur and east of the Susitna River. Access is from E. Leila Lane. Petitioner will be replacing the existing 15' wide utility easement adjoining the new right-of-way for the extension of E. Leila Lane; lying within the NW ¼ Section 07, Township 25 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
Preliminary Construction Plans
Petition for Elimination of Utility Easement

EXHIBIT A – 4 pgs
EXHIBIT B – 6 pgs
EXHIBIT C – 4 pgs
EXHIBIT D – 7 pgs

AGENCY COMMENTS

Department of Public Works Pre-Design Division
Development Services
Land & Resource Management Division
Planning Division
Utilities

EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 1 pg
EXHIBIT H – 1 pg
EXHIBIT I – 1 pg

DISCUSSION: A total of 23 lots will be created by a two-phase Master Plan. Phase 1 will create two lots and a remainder tract. There is an existing 15' wide utility easement on the southern boundary of Lot 1; this utility easement will be replaced by a 15' wide utility easement north adjoining the new 60' right-of-way extension of E. Leila Lane. All utility companies have provided letters of non-objection to the relocation of the utility easements (see **Exhibit D**). E. Leila Lane extension will terminate in a t-turnaround in the existing 100' wide Section Line Easement on the west boundary. All streets will be constructed to MSB residential street standard (see **Recommendation #5**).

Soils Report: (**Exhibit B**) A soils report was submitted, pursuant to MSB 43.20.281(A). Pierre Stragier, PE, Frontier Surveys, notes three testholes were excavated to 14' deep on March 23, 2023. A testhole

location map and photographs are attached. Testhole #1 showed the top foot classified as brown silt/loam with organics; the next 13' are classified as poorly graded gravels (GP), gray/brown, dry cobbles to 6". The surrounding area is level, with sparse undergrowth, sparse birch/spruce. Testhole #2 showed the top foot classified as brown silt/loam with organics; the next 13' are classified as well graded gray gravel (GW), dry, occasional cobble to 8". Vegetation is dense undergrowth and sparse birch/spruce. Testhole #3 showed the top 2' classified as brown silt/loam, organics, followed by 12' classified as well graded gray gravel (GW), moist, occasional cobble to 8". Vegetation is medium dense undergrowth and birch/spruce. No water or impervious layers were present in all three testholes. Mr. Stragier concludes there are 10,000 sf contiguous useable septic area and 10,000 sf of useable building are for each of the proposed lots.

Preliminary Construction Plans at **Exhibit C**. Average Daily Traffic (ADT) calculations at **Exhibit C-4**.

Petition for Elimination of Utility Easement: (**Exhibit D**) Pursuant to MSB 43.15.032(A)(1) the Platting Board acts upon petitions requesting elimination of platted utility easements, provided the authority having jurisdiction over the easement consents. All four utility companies have provided their letters of non-objection to the relocation of the utility easement. MTA has no objection to the elimination and relocation contingent on: 1) the owners executing a replacement grant of easement for present and future telecommunications facilities on the subject property, and; 2) the owners accept and pay any cost associated with relocating the existing cable current in use. The new easement may be accomplished through the platting process or dedicated document. The utility easement to be eliminated and the replacement easement to be shown on final plat (see **Recommendation #6**).

Comments: Department of Public Works Pre-Design Division (**Exhibit E**): Remove a portion of the 15' wide utility easement along E. Leila Lane that overlaps with the 50' wide Section Line Easement. *Staff notes this will be addressed on final plat.* According to Average Daily Traffic estimate, it appears that S. Redtail Road from E. Leila Lane to E. Shitake Circle will be constructed as part of Phase II. Please confirm this as the case and to what Subdivision Construction Manual (SCM) classification to which it will be constructed. *Staff notes this can be addressed at the PreConstruction Meeting (see Recommendation #5).* Submit preliminary drainage plan for both phases of the project (see **Recommendation #5a**).

Development Services (**Exhibit F**) has no comments. Land & Resource Management Division (**Exhibit G**) notes MSB owns adjacent property, Tax Parcel D4, to the west. The proposed temporary t-turnaround easement at the corner of E. Leila Lane and S. Redtail Road cannot be granted on Borough property, nor on the other adjacent property. There is a 100' wide section line easement in this location that can be used for the t-turnaround, but the plat is showing a dedication on Borough property. *Staff notes this can be addressed on final plats. The temporary t-turnaround is still required to be constructed; it is a matter of not granting an easement or dedicating right-of-way on parcels not owned by the petitioner.* E. Leila Lane will provide access to the Borough property and LR&M supports the dedication of E. Leila Lane. Planning Division (**Exhibit H**) has no objection. For reference, the Talkeetna Comprehensive Plan guide development in the subject area.

Utilities: (**Exhibit I**) MTA had no comments. GCI, Enstar and MEA did not respond to the Request for Comments; however, they did provide letters of non-objection to the petition to eliminate and replace the utility easement.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Community Council Talkeetna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Emergency Services, Assessments or Planning; MEA, GCI and Enstar.

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

FINDINGS OF FACT

1. The plat of Sculpin Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.28(A). All lots have the required buildable and septic areas.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Community Council Talkeetna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Emergency Services, Assessments or Planning; MEA, GCI and Enstar.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

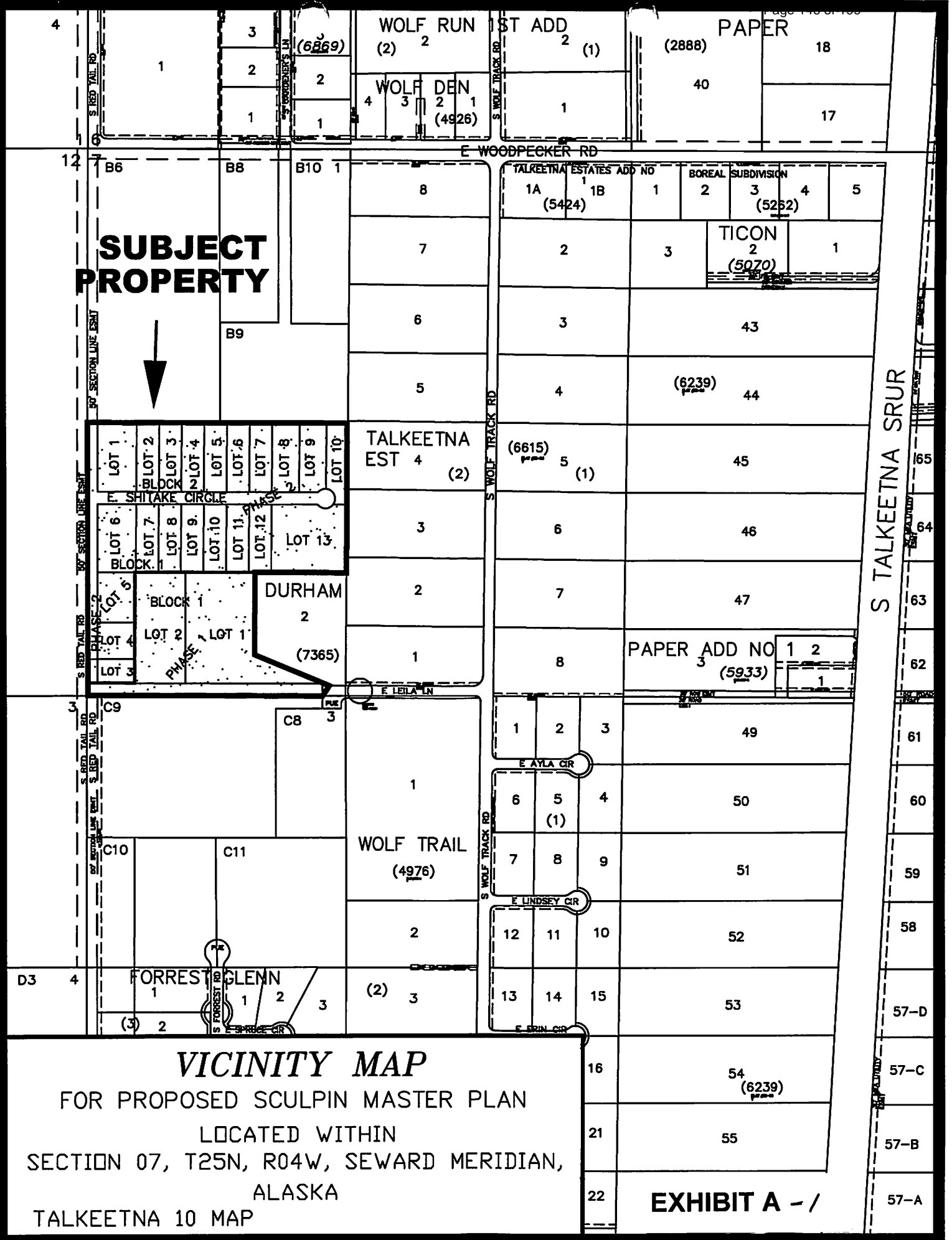
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

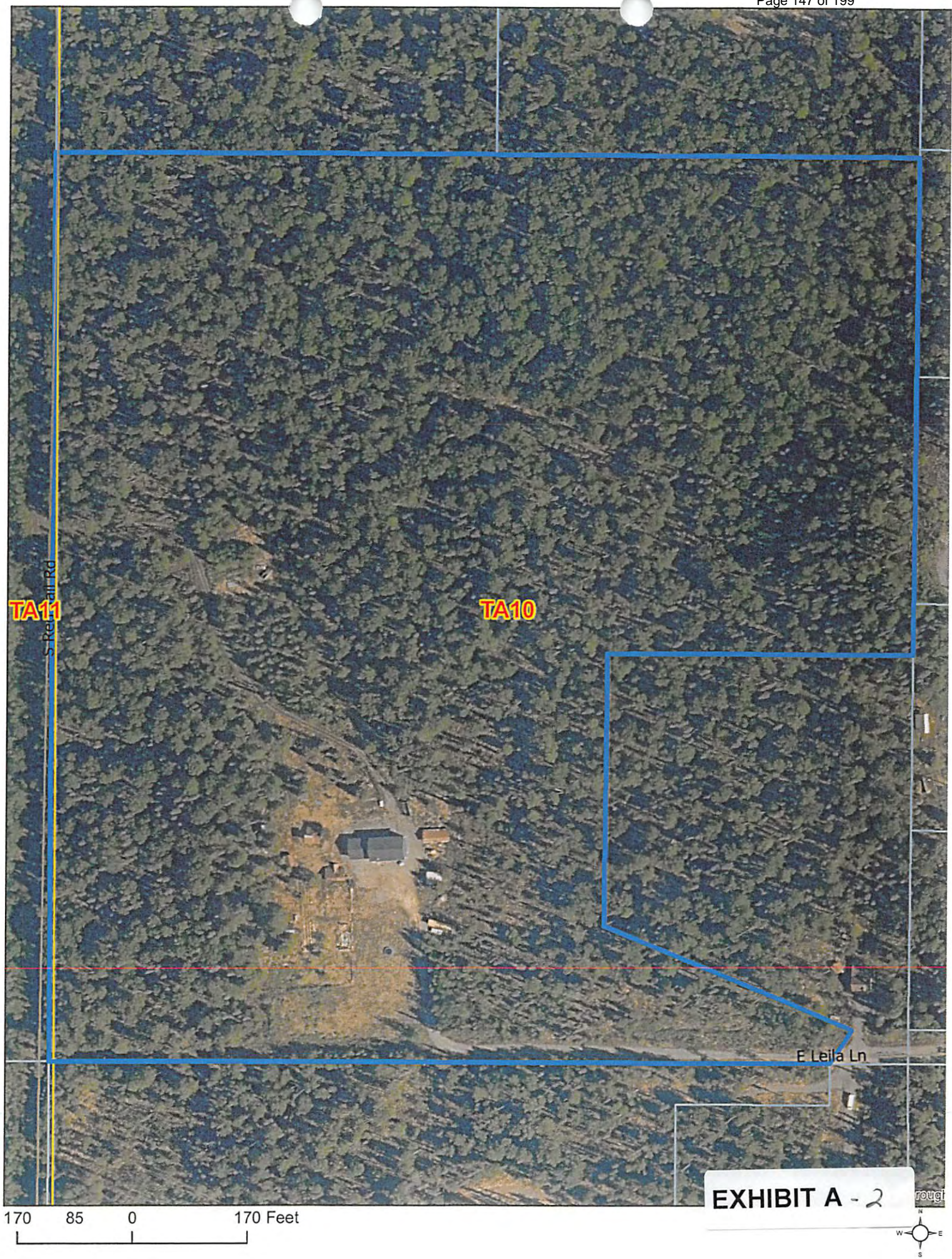
Suggested motion: I move to approve the preliminary plat of Sculpin Master Plan, and the elimination and replacement of the 15' wide utility easement, Section 07, Township 25 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:

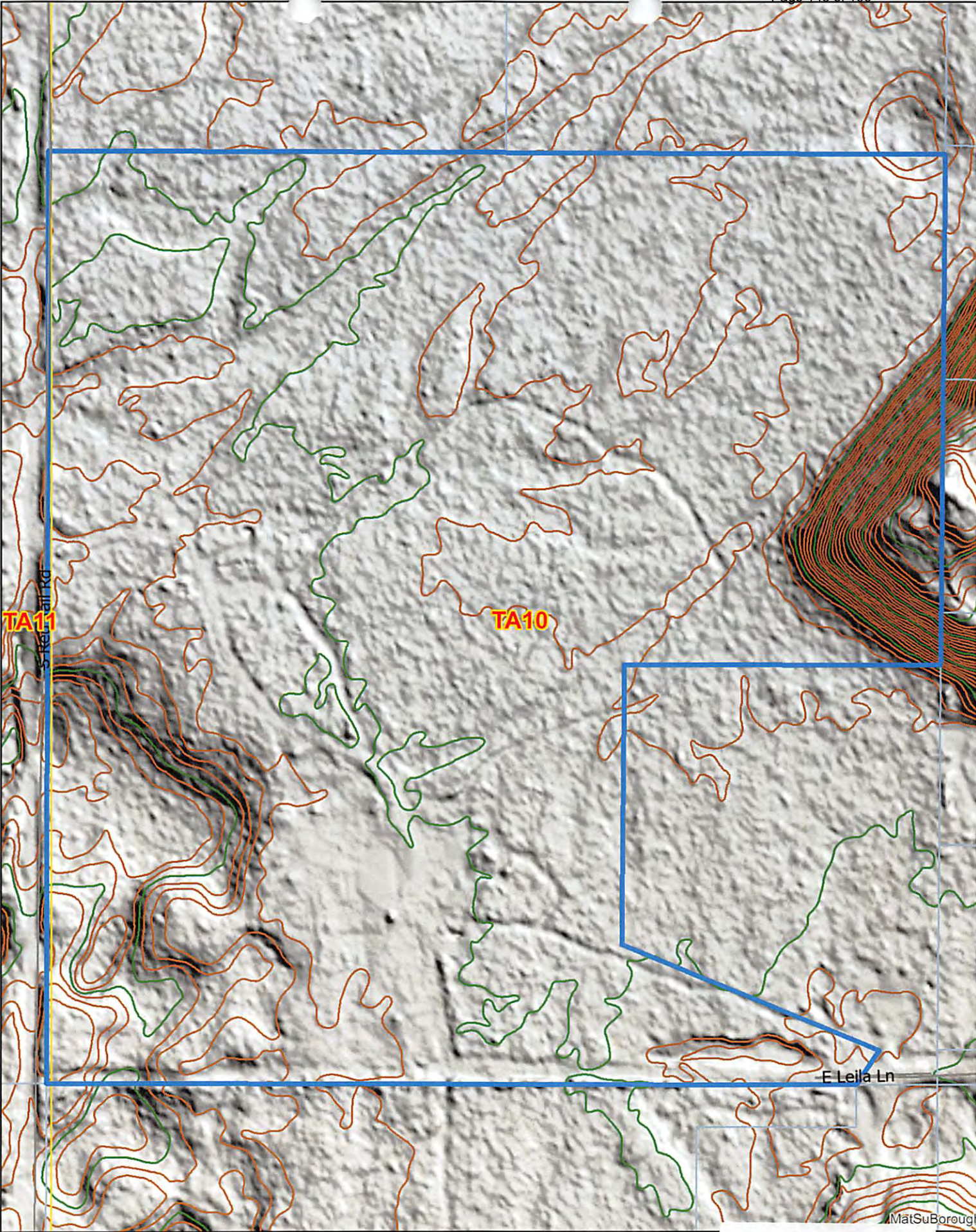
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020, for each phase plat. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest, for each phase plat.
3. Pay postage and advertising fees.
4. Show all easements of record on each phase plat.
5. Construct E. Leila Lane, S. Redtail Road and E. Shitake Circle, the t-turnarounds 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 for each phase plat.
6. Graphically show the utility easement to be eliminated and the replacement utility easement on final plat of Phase 1.
 7. Submit recording fees, payable to Department of Natural Resources (DNR), for each phase plat.
 8. Submit each phase plat in full compliance with Title 43.

**SUBJECT
PROPERTY**







170 85 0 170 Feet

EXHIBIT A -3





975 487.5 0 975 Feet

EXHIBIT A -4





650 W. 58th Ave, Suite E
Anchorage, AK 99518

RECEIVED

MAY 18 2023

Soils Investigation - Usable Area Report
Lot 1 Durham Subdivision

PLATTING

Introduction:

A Soils Investigation was requested for Lot 1 Durham Subdivision to meet the requirements of the Matanuska Susitna Borough (MSB) 43.20.281(A)(1)(f)(i) "Soils in a usable wastewater disposal area must be: clearly shown to be visually classified as GW, GP, SW, or SP under the Unified Soils Classification System.....". The soils in the subject area are defined as "Poorly consolidated surficial deposits of the Pleistocene epoch of the Quaternary Period" (Qts) per the "Geologic Map of Alaska, 2015" (ISSN 2329-1311). The 33 acre parcel is bordered on the east boundary by Talkeetna East Subdivision, the south boundary is the ROW of E. Leila Lane, the west by the ROW of S Red Tail Road, and north adjoining property is unsubdivided. Terrain for the subject parcel is mostly flat with slight 2'-4' undulations. The tip of a 30' ridge lies along the east boundary, and a 5' depression occupies the southeast corner.

The soils investigation was performed on March 23, 2023. Three test pits were dug with a CAT 120 excavator. The three test pits are located as shown on the Test Hole Location Exhibit. All pits had similar strata to depths reaching 14'. All test pits were logged by Pierre Stragier, PE. Research of ADEC files of surrounding septic systems showed similar soils strata.

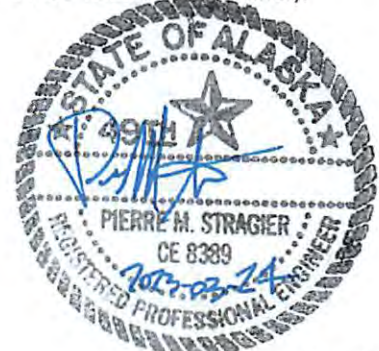
Test Pit 1: Test Pit 1 is located at Lat:62.27140 Long: - 150.09634. The surrounding area is level, with sparse undergrowth, sparse birch/spruce and 4' snow cover. The top foot of the pit was classified as brown silt/loam with organics, frozen. The next 13' is classified as poorly graded gravels (GP), gray/brown, dry, cobbles to 6". No water or impervious layer were present.

Test Pit 2: Test Pit 2 is located at Lat:62.271702 Long: - 150.100499. Vegetation is dense undergrowth and sparse birch/spruce. The top foot of the pit was classified as brown silt/loam with organics, frozen. The next 13' was classified as well graded gray gravel (GW), dry, occasional cobble to 8". No water or impervious layer were present.

Test Pit 3: Test Pit 3 is located at Lat:62.27366, Long: - 150.098298. Vegetation is medium dense undergrowth and birch/spruce. The top 2' of the pit was classified as brown silt/loam, organics with the top 1' frozen. Followed by 12' classified as well graded gray gravel (GW), moist, occasional cobble to 8". No water or impervious layer were present.

Conclusion:

The results of this soils investigation show that the underlying soils are sufficient to construct on-site wastewater systems. The soils were determined to be classified as GW/GP gravels, see the attached soil logs. No water table was encountered during the investigation nor an impervious layer. Topography is such to allow for 10,000sf of usable continuous septic area and 10,000sf usable building area for each of the proposed lots, per MSB 43.20.281. and MSB 43.05.005 respectively.



PS

Photo Log
Lot 1 Durham



Figure 1: Test Hole 1



Figure 2: Test Hole 2

2023-07-24
(PS)



Figure 3: Test Hole 3

2023-03-07
Page 3
23-038SR.docx
(PS)

TEST HOLE EVALUATION & DOCUMENTATION

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

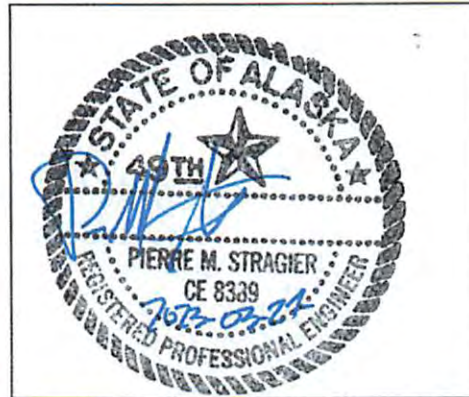
Legal Description:	Lot 1 Durham Sub		
Soil Log Date:	03-23-2023	Evaluated By:	P. Stragier, PE

TEST HOLE NO. 1

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1' Silt/loam, organics, frozen
2	1'-14' Poorly graded gravel (GP), brown, dry, cobbles 6"
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom Excavation, no water/impervious layer
15	
16	
17	
18	
19	
20	
21	
22	

FRONTIER WORK ORDER #: 23-038

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62.27140
Long: -150.09634

COMMENTS:

- CAT 120 Excavator
- 4' snow cover

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system, within 25' of the location of the test hole (noted above). Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

TEST HOLE EVALUATION & DOCUMENTATION

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

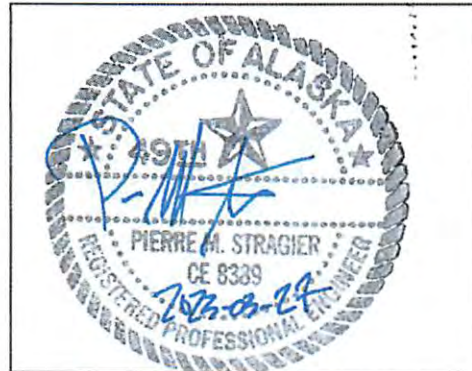
Legal Description:	Lot 1 Durham Sub		
Soil Log Date:	03-23-2023	Evaluated By:	P. Stragier, PE

TEST HOLE NO. 2

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1' Silt/loam, organics, frozen
2	1'-14' Well graded gravel (GW), gray, dry, cobbles 8"
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom Excavation, no water/impervious layer
15	
16	
17	
18	
19	
20	
21	
22	

FRONTIER WORK ORDER #: 23-038

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62.271702
Long: -150.100499

COMMENTS:

- CAT 120 Excavator
- 4' snow cover

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system, within 25' of the location of the test hole (noted above). Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

TEST HOLE EVALUATION & DOCUMENTATION

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

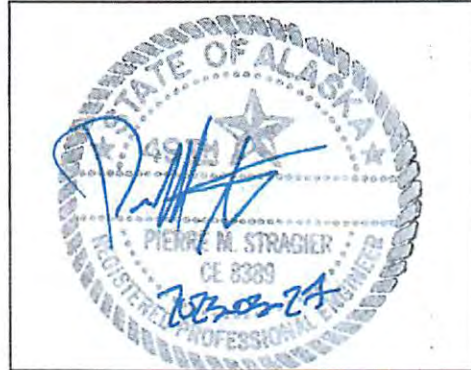
Legal Description:	Lot 1 Durham Sub		
Soil Log Date:	03-23-2023	Evaluated By:	P. Stragier, PE

TEST HOLE NO. 3

FRONTIER WORK ORDER #: 23-038

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1' Silt/loam, organics, frozen
2	2'-14' Well graded gravel (GW), gray, moist, cobbles 8"
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom Excavation, no water/impervious layer
15	
16	
17	
18	
19	
20	
21	
22	

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62.27366

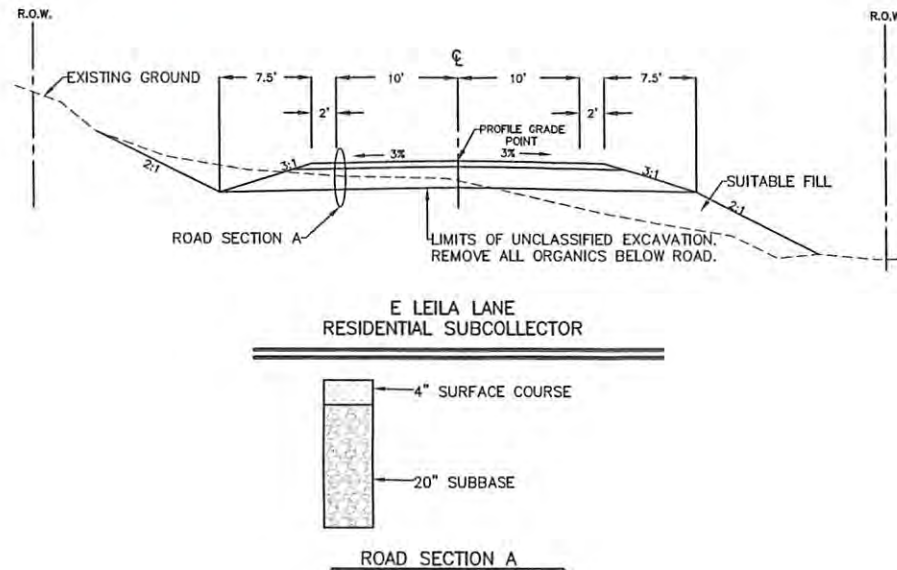
Long: -150.098298

COMMENTS:

- CAT 120 Excavator
- 4' snow cover

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system, within 25' of the location of the test hole (noted above). Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

EXHIBIT C - 1



RECEIVED
MAY 18 2023
PLATTING

PRELIMINARY CONSTRUCTION PLAN NOTES:

1. CLEARING SHALL BE EDGE OF UTILITY EASEMENT TO EDGE OF UTILITY EASEMENT UNLESS OTHERWISE NOTED. GRUBBING SHALL EXTEND 5' BEYOND THE CATCH LIMITS
2. ALL EXCAVATED MATERIAL MEETING THE REQUIREMENTS OF SUBBASE SHALL BE USED TO CONSTRUCT PROJECT FILLS BEFORE IMPORTING BORROW.
3. ORGANIC AND UNCLASSIFIED EXCAVATION SUITABLE FOR TOPSOIL THAT MEETS THE PROJECT SPECIFICATIONS MAY BE STOCKPILED IN LOCATIONS APPROVED BY THE ENGINEER AND USED AS TOPSOIL.
4. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

PRELIMINARY DRAINAGE PLAN:

1. ALL CONSTRUCTION SHALL ADHERE TO SECTION D OF THE 2020 MAT-SU BOROUGH SUBDIVISION CONSTRUCTION MANUAL.
2. ALL DITCHING THAT IS BUILT ADJACENT TO THE PROPOSED ROADWAY WITHIN THE DEDICATED RIGHT-OF-WAY SHALL PROVIDE POSITIVE DRAINAGE.
3. ALL FUTURE DRIVEWAYS SHALL BE BUILT WITH A 12" CULVERT INSTALLED THAT MAINTAINS POSITIVE DRAINAGE WITHIN THE ROADWAY DITCHLINE.
4. ALL DRIVEWAY CULVERTS SHALL BE INSTALLED WITH A MINIMUM OF 12" OF COVER AND END CAPS.
5. ALL DRIVEWAYS SHALL BE SWALED BELOW TRAFFIC WAY SHOULD TO PROVIDE LONGITUDINAL DRAINAGE.

INTERSECTION SITE DISTANCE CALCULATIONS:

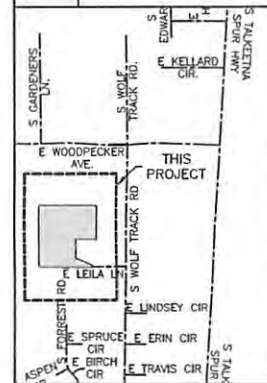
1. THE RECOMMENDED SIGHT DISTANCE LENGTH SHALL BE 390' ALONG E LEILA LANE AND S RED TAIL ROAD AS SHOWN IN TABLE A-2 OF THE MSB 2022 SCM. FURTHERMORE THE SIGHT DISTANCE TRIANGLE SHALL BE CONTAINED WHOLLY WITHIN THE PROPOSED S RED TAIL ROAD R.O.W. AND FREE OF ANY OBSTRUCTIONS.

AVERAGE DAILY TRAFFIC (ADT) CALCULATIONS:

1. ADT = NUMBER OF LOTS X 10 FOR SINGLE-FAMILY RESIDENTIAL USE.
2. ADT = 50 FOR THE INTERSECTION OF E LEILA LANE & S WOLF TRACK ROAD.
3. ADT = 210 FOR THE INTERSECTION OF S WOLF TRACK ROAD & E WOODPECKER AVENUE.
4. ADT = 750 FOR THE INTERSECTION OF E WOODPECKER AVENUE & S TALKEETNA SPUR HIGHWAY.

LOT 1 DURHAM RSB

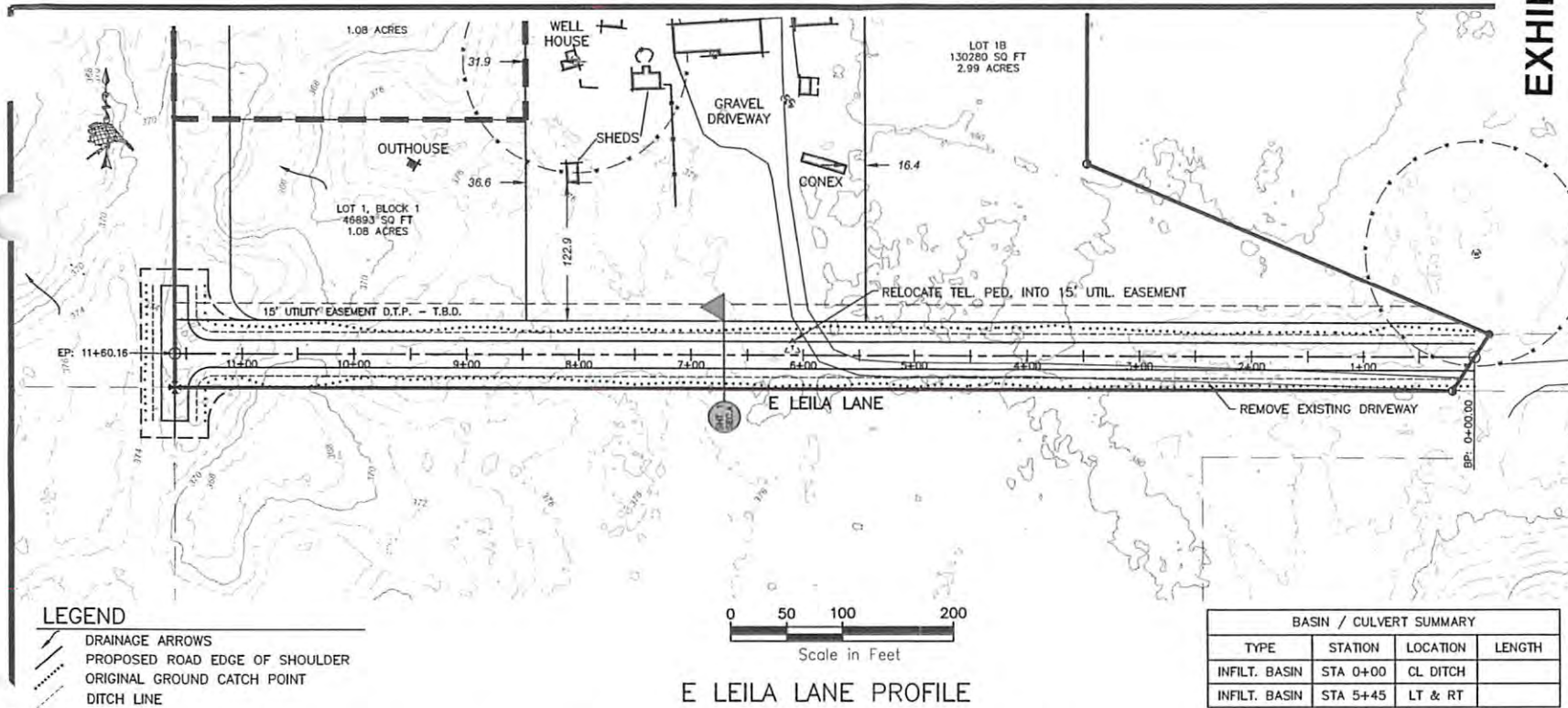
SHEET 1 OF 2	
NO.	REVISION
DATE	
NO.	REVISION
DATE	
NO.	REVISION
DATE	



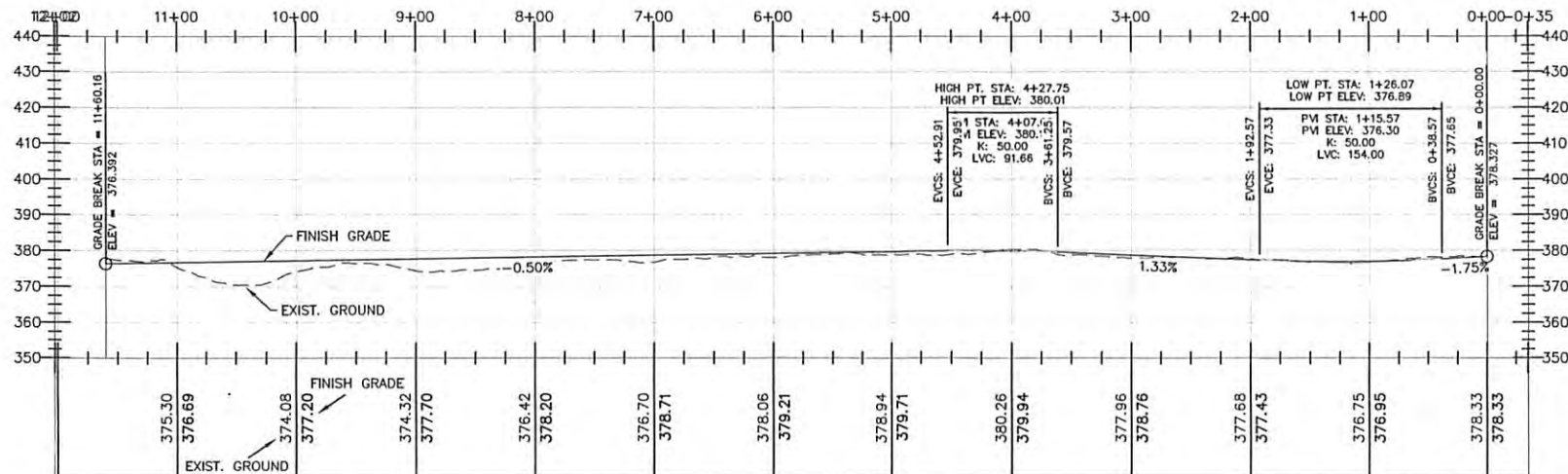
650 W 58th Avenue Suite E
Anchorage, Alaska 99518
Tel: 1-807-460-1686
AECL #1615

E LEILA LANE
PRELIMINARY
CONSTRUCTION PLANS

EXHIBIT C - 2



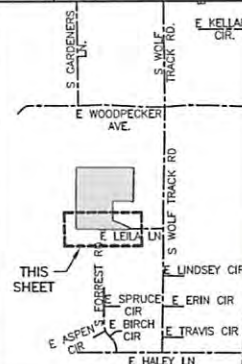
E LEILA LANE PROFILE



BASIN / CULVERT SUMMARY			
TYPE	STATION	LOCATION	LENGTH
INFILT. BASIN	STA 0+00	CL DITCH	
INFILT. BASIN	STA 5+45	LT & RT	

LOT 1 DURHAM RSB

SHEET 2 OF 2	
NO.	REVISION
DATE	
NO.	REVISION
DATE	
NO.	REVISION
DATE	

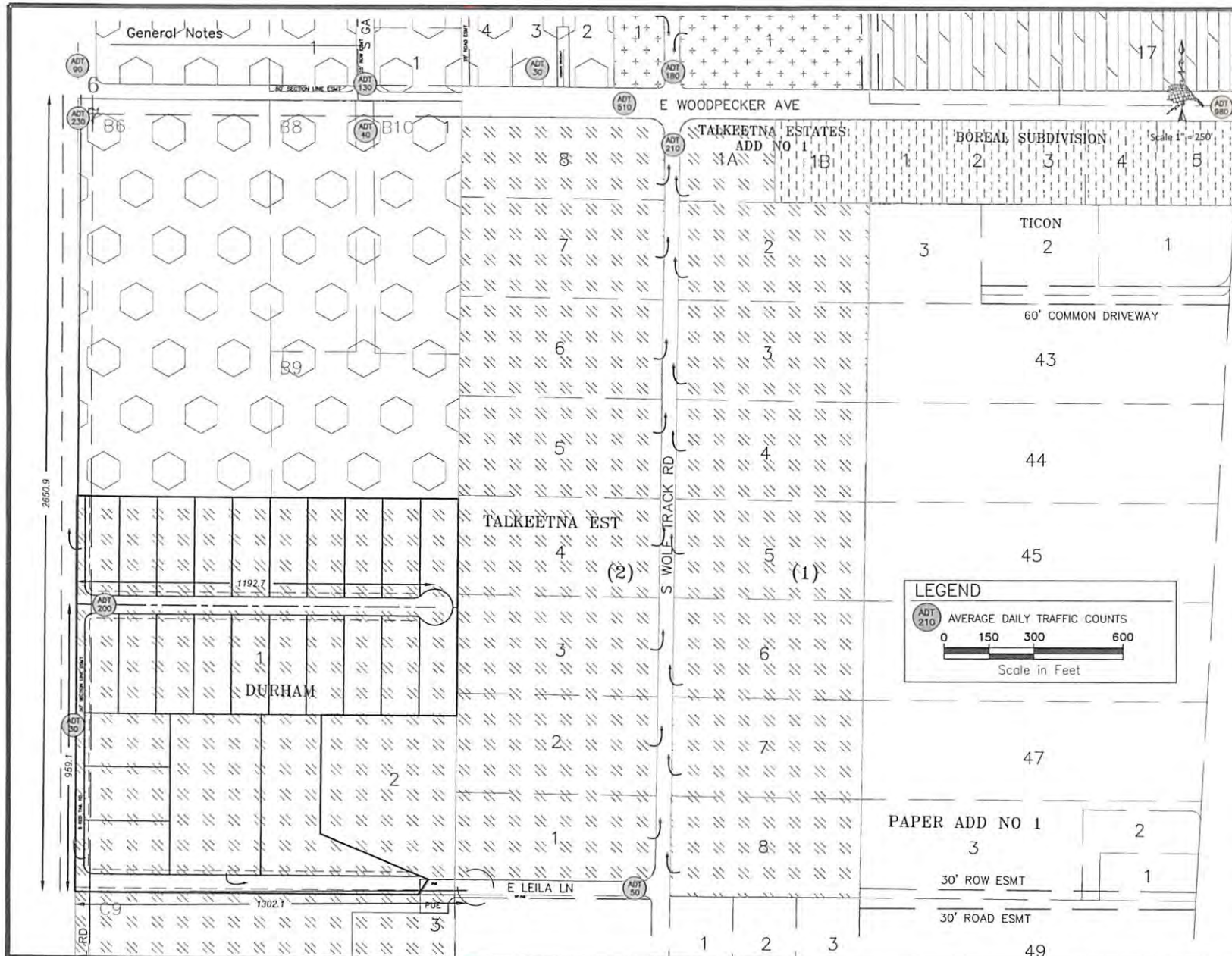


FRONTIER
Surveys

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

E LEILA LANE
PLAN & PROFILE
PRELIMINARY
CONSTRUCTION PLANS





SNOWSHOE WOODS PHASE X SUBDIVISION

SHEET 1 OF 1

NO.	REVISION

THIS SHEET

RECEIVED
MAY 18 2023
PLATTING

FRONTIER
Surveys

650 W 58th Avenue Suite E
Anchorage, Alaska 99518
Tel: 1-907-460-1689
AECL #1615

SNOWSHOE WOODS PH. X
S. RED TAIL ROAD
EXTENSION SCENARIO
AVERAGE DAILY TRAFFIC
COUNTS (ADT)

PETITION FOR ELIMINATION OR MODIFICATION OF UTILITY, SLOPE, SNOW STORAGE, DRAINAGE, SANITATION, BUFFERS AND SCREENING EASEMENTS

Comes now the undersigned, Shane Stragier, 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:
Lot 1 – Durham Subdivision (2014-13)

RECEIVED

MAY 18 2023

Said easement(s) being more fully described as:

15' Telecommunications Easement – Palmer Recording District – Book 818, Page 248 Dated 8-30-95

PLATTING

NOTE: Utility easement eliminations require non-objection letters from the service area utility companies at the time of submittal, 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. \$500.00 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)*

To relocate the existing easement to the indicated position on provided documents in order to dedicate a full 60' R.O.W. along E. Leila Lane

APPLICANT Name: All Aspects Construction Email: bradleyti@yahoo.com

OR Mailing Address: P.O. Box 984, Talkeetna, AK Zip: 99676

OWNER Contact Person: Tim Bradley Phone: 907-841-8054

SURVEYOR Name (FIRM): Frontier Surveys Email: s.stragier@frontiersurveys.com

Mailing Address: 650 W. 58th Ave, Ste. E, Anchorage AK Zip: 99518

Contact Person: Shane Stragier Phone: 907-460-1686

James N. Jones

SCHEDULED FOR PUBLIC HEARING ON: 8/17/23

Amy Otto-Buchanan

From: Kevin Conway <k.conway@frontiersurveys.com>
Sent: Wednesday, June 7, 2023 10:30 AM
To: Amy Otto-Buchanan
Cc: 'Frontier Surveys'
Subject: FW: MTA Easement Relocation - Durham Subdivision
Attachments: 23-038 - Tim Bradley Short Plat - 14403 E Leila Ln - L1 Durham Sub-24x36 Plat & As-Built (1).pdf

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

From: Jessica Burnett <jburnett@mtasolutions.com>
Sent: Wednesday, June 7, 2023 8:19 AM
To: Kevin Conway <k.conway@frontiersurveys.com>
Cc: 's stragier' <s.stragier@frontiersurveys.com>; 'Tim Bradley' <bradleyti@yahoo.com>; Scott Klayum <sklayum@mtasolutions.com>; Right of Way Dept. <row@mtasolutions.com>
Subject: RE: MTA Easement Relocation - Durham Subdivision

Good morning,

Please accept these comments to provide to the Mat-Su Borough for the easement vacation and plat:

MTA is in receipt of a request from Frontier Surveys, LLC, and Tim Bradley, to relocate an existing telecommunication cable placed within the easement granted via Book 818, Page 248 filed in the Talkeetna Recording District. MTA has no objection to the elimination and relocation of said easement contingent upon:

- the Owners executing a replacement Grant of Easement for present and future telecommunications facilities on the subject property, where deemed necessary by MTA and;
- the Owners accept and pay any cost estimate associated with relocating the existing cable currently in use

The new easement may be accomplished through the platting process or dedicated document.

We will get you a cost estimate for relocating that line as soon as possible.

Thank you,

Jessica Burnett, Right of Way Manager
1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2515 | www.mtasolutions.com



Amy Otto-Buchanan

From: Frontier Surveys <s.stragier@frontiersurveys.com>
Sent: Thursday, May 18, 2023 12:46 PM
To: Amy Otto-Buchanan
Subject: Fwd: MTA Easement Relocation - Durham Subdivision

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

Sent from my iPhone

Begin forwarded message:

From: Jessica Burnett <jburnett@mtasolutions.com>
Date: April 25, 2023 at 12:25:47 PM AKDT
To: Kevin Conway <k.conway@frontiersurveys.com>, "Right of Way Dept." <row@mtasolutions.com>
Cc: s stragier <s.stragier@frontiersurveys.com>, j calvin <j.calvin@frontiersurveys.com>, b herd <b.herd@frontiersurveys.com>, m occhipinti <m.occhipinti@frontiersurveys.com>
Subject: RE: MTA Easement Relocation - Durham Subdivision

Hi Kevin,

My apologies for the delay in reply. MTA is willing to work with you and the developer to accommodate this request, but we do have a cable located within the existing easement that needs to be addressed. One of our Outside Plant Engineers has been in contact with Tim Bradley, and they are developing a plan for it. Once those details are all worked out, we can coordinate the release of the existing easement in exchange for a new one.

Thank you,
Jessica

Jessica Burnett, Right of Way Manager
1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2515 | www.mtasolutions.com



From: Kevin Conway <k.conway@frontiersurveys.com>
Sent: Tuesday, April 4, 2023 11:55 AM
To: Right of Way Dept. <row@mtasolutions.com>

Amy Otto-Buchanan

From: Kevin Conway <k.conway@frontiersurveys.com>
Sent: Tuesday, May 23, 2023 1:55 PM
To: 'Shane Stragier'
Cc: Amy Otto-Buchanan
Subject: FW: Enstar Letter of Non - Objection - 14403 E Leila Lane - Durham Subd. - Lot 1

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

From: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Tuesday, May 23, 2023 1:50 PM
To: Kevin Conway <k.conway@frontiersurveys.com>
Subject: RE: Enstar Letter of Non - Objection - 14403 E Leila Lane - Durham Subd. - Lot 1

Good afternoon,

This action will not require an LNO from ENSTAR as this is a Telecommunication easement and not Utility Easement or Natural Gas Easement.

Thank you,
Jimmy Christopher
Right of Way and Compliance Technician
ENSTAR Natural Gas Company, LLC
401 E. International Airport Rd.
P.O. Box 190288, Anchorage Ak 99519-0288
907-334-7944

From: Kevin Conway <k.conway@frontiersurveys.com>
Sent: Monday, May 22, 2023 5:22 PM
To: James Christopher <James.Christopher@enstarnaturalgas.com>
Cc: 's stragier' <s.stragier@frontiersurveys.com>; 'Tim Bradley' <bradleyti@yahoo.com>
Subject: Enstar Letter of Non - Objection - 14403 E Leila Lane - Durham Subd. - Lot 1

CAUTION: This email originated outside of AltaGas. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are not sure, use the "Report Phish" button or contact itservicedesk@altagas.ca

To whom it may concern,

Frontier Surveys, LLC is working with Tim Bradley in Talkeetna at the above mentioned location (see attached Master Plan for info). We are seeking to eliminate the 15' Telecommunications Easement recorded in the Palmer recording district at book 818, page 248, the current easement has a conflict with the proposed E Leila Lane extension. We would like to relocate the easement to the North in order to accommodate a 60' R.O.W. as shown in the attached preliminary plat. As of right now we are only aware of an MTA line in the easement and we are working with MTA to relocate the line to the proposed 15' utility easement during road construction.



RECEIVED
MAY 30 2023
PLATTING

May 25, 2023

Kevin Conway
14411 E Leila Ln
Talkeetna, AK 99676

To whom it may concern,

Subject to your agreement to indemnify the company as set forth below, GCI Communication Corp has no objection to the relocation the existing 15' Telecommunications Easement in the South and to the North located within Section 7, T25N, R4W in Seward Meridian DURHAM LOT 2, also known as 14411 E Leila Ln, GCI WO# 23-0002-16.

This letter of non-objection in no way precludes GCI Communication Corp from full use and enjoyment of any rights it may have within any portion of the utility easement and or the right-of-way, including unlimited access for servicing its facilities. Also, any additional and extraordinary costs incurred during any future required construction, repair, or reconstruction of GCI's facilities to accommodate any or all the encroachments shall be paid by the property owner.

By signing below, you agree to indemnify and hold GCI Communication Corp harmless, now, and forever, for any damage, costs, expense (including reasonable attorney's fees), liabilities and injury to any person or property occurring as a result of the encroachment.

Please indicate your acceptance by signing and returning this letter to me at the address below.

Sincerely,

DocuSigned by:

A handwritten signature in black ink that reads "Alex Slavens".
548A37D16E7E4DA...

ALEX SLAVENS

GCI | OSP Design Data Management Delivery Engineering
907-868-1049

A handwritten signature in black ink that appears to read "Kevin Conway".
Signature
5-25-2023
Date

EXHIBIT D- 6

Amy Otto-Buchanan

From: Kevin Conway <k.conway@frontiersurveys.com>
Sent: Monday, June 26, 2023 8:33 AM
To: Amy Otto-Buchanan
Cc: 'Frontier Surveys'; bradleyti@yahoo.com
Subject: FW: MEA Letter of Non - Objection - Durham Subd. - Lot 1
Attachments: CT 1741215 sign off.pdf

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

From: MEAROW <MEAROW@mea.coop>
Sent: Thursday, June 22, 2023 2:53 PM
To: Kevin Conway <k.conway@frontiersurveys.com>
Cc: 'Frontier Surveys' <s.stragier@frontiersurveys.com>
Subject: RE: MEA Letter of Non - Objection - Durham Subd. - Lot 1

Hello,

MEA has no objection to eliminating and relocating the 15' wide telecommunication easement recorded in Palmer Recording District Book 818 Page 248 to the North of the 60' ROW as shown on the preliminary plat.

Sarah Brandt

Acting Land Manager
Right of Way Supervisor
Office: 907-761-9265
Cell: 907-715-8049
Sarah.Brandt@mea.coop



From: Kevin Conway <k.conway@frontiersurveys.com>
Sent: Thursday, June 8, 2023 10:23 AM
To: MEAROW <MEAROW@mea.coop>
Cc: 'Frontier Surveys' <s.stragier@frontiersurveys.com>
Subject: MEA Letter of Non - Objection - Durham Subd. - Lot 1

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

To whom it may concern,

Frontier Surveys, LLC is working with Tim Bradley in Talkeetna at the above mentioned location (see attached Master Plan for info). We are seeking to eliminate the 15' Telecommunications Easement recorded in the Palmer recording district at book 818, page 248, the current easement has a conflict with the proposed E Leila Lane extension. We would like to relocate the easement to the North in order to accommodate a 60' R.O.W. as shown in the attached preliminary plat. As of right now we are only aware of an MTA line in the easement and we are working with MTA to relocate the line to the proposed 15' utility easement during road construction.

Amy Otto-Buchanan

From: Daniel Dahms
Sent: Wednesday, July 26, 2023 11:12 AM
To: Amy Otto-Buchanan
Cc: Tammy Simmons; Brad Sworts; Jamie Taylor
Subject: RE: RFC Sculpin MSP #23-078

Amy,

Remove portion of 15' utility easement along Leila Lane that overlap with the 50' section line easement. According to ADT estimate, it appears that Redtail from Leila Ln to Woodpecker Ave will be constructed as a part of phase II. Please confirm that this is the case and to what SCM classification it will be constructed to. Submit preliminary drainage plan for both phases of the project.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 30, 2023 12:52 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; TCCI - contact <contact@talkeetnacouncil.org>; John <jsandrw@matnet.com>; chief_28@hotmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; bradleyti@yahoo.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kelsey Anderson <Kelsey.Anderson@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Sculpin MSP #23-078

The following contains a link for an Request for Comments for Sculpin Master Plan, #2023-078, Tax ID# 57365000L001. Comments are due by **July 26, 2023**. Please let me know if you have any questions. Thanks, A.

[Sculpin MSP](#)

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

Amy Otto-Buchanan

From: Permit Center
Sent: Monday, July 3, 2023 1:08 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Sculpin MSP #23-078

No comments.

Thank you,

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 30, 2023 12:52 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; TCCI - contact <contact@talkeetnacouncil.org>; John <jsandrw@matnet.com>; chief_28@hotmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; bradleyti@yahoo.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kelsey Anderson <Kelsey.Anderson@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Sculpin MSP #23-078

The following contains a link for an Request for Comments for Sculpin Master Plan, #2023-078, Tax ID# 57365000L001. Comments are due by **July 26, 2023**. Please let me know if you have any questions. Thanks, A.

[Sculpin MSP](#)

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



MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7869 • Fax (907) 861-8635

RECEIVED
JUL 13 2023
PLATTING

MEMORANDUM

DATE: July 13, 2023
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management
SUBJECT: Preliminary Plat Comments / Case #2023-078

Platting Tech: Amy Otto-Buchanan
Public Hearing: August 17, 2023
Applicant / Petitioner: All Aspects Construction LLC
TRS: 25N04W07
Tax ID: 57365000L001
Subd: Sculpin Master Plan
Tax Map: TA 10

Comments:

- The Matanuska-Susitna Borough owns adjacent property next to proposed master plan (tax account 25N05W12D004).
- The proposed 30' radius temporary hammer head tee turnaround easement at the corner of E. Leila Lane and S. Redtail Road cannot be dedicated on the Borough property. There is a 100' wide section line easement in this location that can be used for the turnaround, but the plat is showing a dedication on Borough property.
- Leila Lane will provide access to the Borough property and the Land Management Division supports the dedication of Leila Lane.

EXHIBIT G

Amy Otto-Buchanan

From: Rick Antonio
Sent: Wednesday, July 26, 2023 10:58 AM
To: Amy Otto-Buchanan
Cc: Kim Sollien
Subject: RFC Sculpin MSP #23-078

The Planning Division has no objection to the referenced action.

For the petitioner's reference, the Talkeetna Comprehensive Plan guides development in the subject area. https://www.matsugov.us/plans?task=download&file=file_upload&id=13937

[Sculpin MSP](#)

Rick Antonio

Planner II

Planning & Land Use Division

Matanuska-Susitna Borough

rick.antonio@matsugov.us

stormwater@matsugov.us

Office- 907.861.7815

Remote- 907.707.4591

Amy Otto-Buchanan

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Friday, July 7, 2023 10:26 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Sculpin MSP #23-078

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

Hi Amy,

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



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 30, 2023 12:52 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; TCCI - contact <contact@talkeetnacouncil.org>; John <jsandrw@matnet.com>; chief_28@hotmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; bradleyti@yahoo.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kelsey Anderson <Kelsey.Anderson@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC Sculpin MSP #23-078

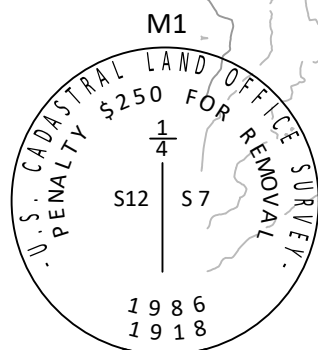
The following contains a link for an Request for Comments for Sculpin Master Plan, #2023-078, Tax ID# 57365000L001. Comments are due by **July 26, 2023**. Please let me know if you have any questions. Thanks, A.

[Sculpin MSP](#)

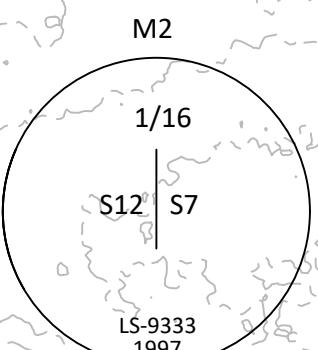
NOTES:

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THESE SYSTEMS.
3. 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. RIGHTS OF THE PUBLIC AND/OR GOVERNMENT ENTITIES IN AND TO BUREAU OF LAND MANAGEMENT SECTION LINE EASEMENT PURSUANT TO 43 U.S.C. 932 AS RATIFIED BY ALASKA STATUTE 19.10.010.
AFFECTS: 50 FEET EITHER SIDE OF SECTION LINES
5. RIGHTS OF THE PUBLIC AND/OR GOVERNMENTAL AGENCIES IN AND TO ANY PORTION OF SAID LAND INCLUDED WITHIN THE BOUNDARIES OF SOUTH RED TAIL ROAD AND/OR EAST LEILA LANE.
6. RIGHT-OF-WAY PERMIT EASEMENT FOR PUBLIC ROAD AND APPURTENANCES THERETO, BY AND BETWEEN THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, DIVISION OF LANDS AND MILTON H. LICHERWALKER, RECORDED APRIL 26, 1967 IN BOOK 35 AT PAGE 312 AND FEBRUARY 22, 2019 AS INSTRUMENT NO. 2019-000278-0.
7. RIGHT-OF-WAY EASEMENT FOR ADL 32991-ELECTRICAL DISTRIBUTION LINE, 20 FEET IN WIDTH AND ADL 27012-ACCESS ROAD, 100 FEET IN WIDTH AND APPURTENANCES THERETO RESERVED WITHIN QUIT CLAIM DEED BY MATANUSKA-SUSITNA BOROUGH, RECORDED MAY 5, 1975 IN BOOK 56 AT PAGE 293.
8. RIGHT-OF-WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA TELEPHONE ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN A TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED AUGUST 30, 1995 IN BOOK 818 AT PAGE 248.
9. RIGHT-OF-WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED SEPTEMBER 6, 2000 IN BOOK 176 AT PAGE 876.
10. PUBLIC USE EASEMENT, 2009-001-PUE FOR PUBLIC RIGHT OF WAY WITH RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN PUBLIC IMPROVEMENTS AND APPURTENANCES THERETO GRANTED TO MATANUSKA-SUSITNA BOROUGH, A MUNICIPAL CORPORATION AS DISCLOSED BY INSTRUMENT RECORDED JANUARY 2, 2009 AS INSTRUMENT NO. 2009-000014-0.

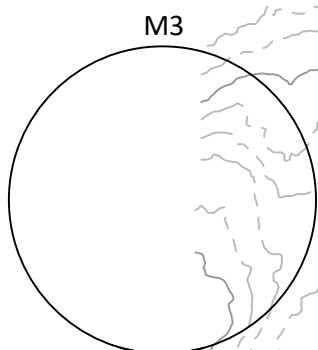
MONUMENT DETAIL



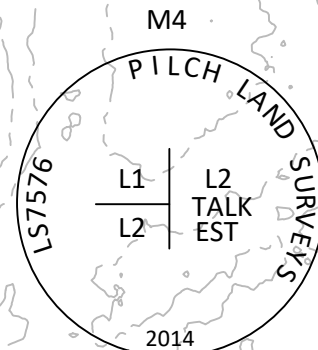
FOUND 2" BRASS CAP ON IRON PIPE, FLUSH WITH GROUND (GOOD CONDITION)



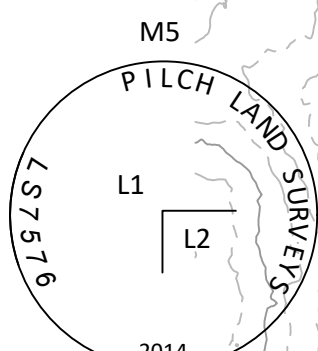
FOUND 2" ALUM. CAP ON REBAR, 0.1" A.G. (GOOD CONDITION)



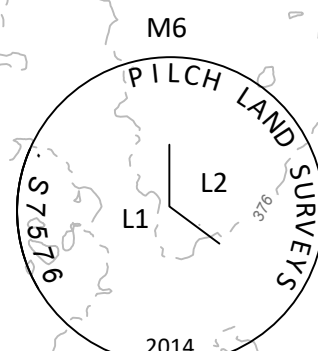
FOUND 3 1/4" ALUM. MON. 0.15" A.G. NO MARKINGS (GOOD CONDITION)



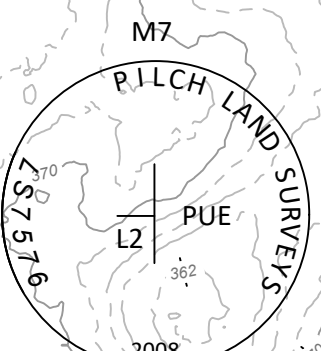
FOUND 2" ALUM. CAP ON REBAR, FLUSH WITH GROUND. (GOOD CONDITION)



FOUND 2" ALUM. CAP ON REBAR, 0.4" A.G. (GOOD CONDITION)



FOUND 2" ALUM. CAP ON REBAR, 0.4" A.G. (GOOD CONDITION)



FOUND 2" ALUM. CAP ON REBAR, 0.4" A.G. (GOOD CONDITION)

CONTROL NOTES:

1. THE "BASIS OF BEARINGS" IS GEODETIC NORTH AS OBSERVED ON FEBRUARY 8th, 2023 AT MONUMENT M1. MONUMENT M1 IS A FOUND 2" BRASS CAP ON IRON PIPE FLUSH WITH GROUND AND HAS A LATITUDE OF N 62° 16' 15.93" AND A LONGITUDE OF W -150° 06' 05.42". THIS SURVEY WAS CONDUCTED USING TOPCON HR HIGH PRECISION GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE FRAME NAD83(2011), EPOCH 2010.000000 NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
ADDITIONALLY MONUMENT M1 NAD83(2011) ALASKA STATE PLANE ZONE 4 COORDINATES ARE N: 3,022,110.947 E:1,623,127.023

LEGEND

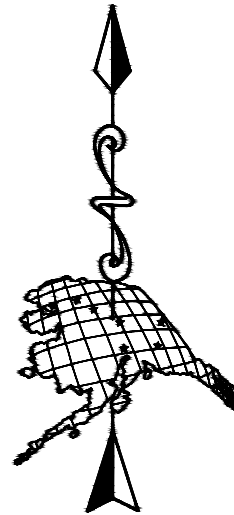
- 3 1/4" ALUMINUM CAP ON ALUMINUM POST RECOVERED
- 2" GLO BRASS CAP MONUMENT RECOVERED
- SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP LS#9812 THIS SURVEY
- RECOVERED 2" ALUMINUM CAP ON REBAR (SEE MONUMENT DETAILS)
- FOUND 5/8" REBAR
- RECORD DATA PER PLAT #2014-13 TALKEETNA RECORDING DISTRICT
- MEASURED VALUE THIS SURVEY
- SEPTIC CLEAN OUT
- SURROUNDING BUILDINGS
- EXISTING 100' WELL RADIUS
- TEL. PEDESTAL
- WATER WELL

WAIVER RESOLUTION
98-66-PWm
RECORDED AT
BOOK 169 PAGE 415

WAIVER RESOLUTION
SERIAL #2001-164-PWm
RECORDED AS
2001-001590-0

WAIVER RESOLUTION
SERIAL #2009-0011-PWm
RECORDED AS
2009-000209-0

WAIVER RESOLUTION
SERIAL #2009-0011-PWm
RECORDED AS
2009-000209-0



0 50 100 200
Scale in Feet

VICINITY MAP

SCALE: 1" = 1 MILE
TAX MAP TA10

CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MAT-SU BOROUGH AND GRANT ALL EASEMENTS AS SHOWN.

DATE: _____

ALL ASPECTS CONSTRUCTION, LLC
TIM BRADLEY
P.O. BOX 984
TALKEETNA, ALASKA 99676

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED 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 OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____ REGISTRATION NUMBER _____

REGISTERED LAND SURVEYOR

CERTIFICATE OF PAYMENT OF TAXES

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

_____, 20____

TAX COLLECTION OFFICIAL (BOROUGH)

PLANNING DIRECTOR'S CERTIFICATE

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

_____, 20____

PLANNING AND LAND USE DIRECTOR

ATTEST:

PLATTING CLERK

Plat of:
Sculpin Subdivision Phase 1

A Subdivision of
Lot 1 Durham Subdivision Plat #2014-13
Located Within

Section 7 T25N R04W S.M. Alaska
Talkeetna Recording District, Third Judicial District State of Alaska
Containing 31.61 Acres More or Less

Tax Map: TA10

Scale: 1"=100'

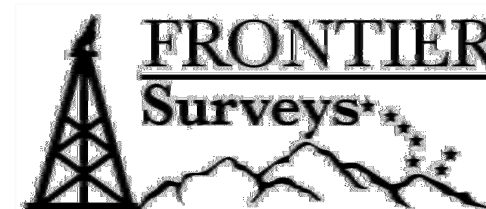
Drawn: SS / Checked: PS

AECL# 1615

Date: 07/11/2023

Revision: R1

SHEET: 1 of 1



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



6F

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 7, 2023

PROJECT NAME: LUITEN PUBLIC USE EASEMENT VACATION

LEGAL DESCRIPTION: SECTIONS 36, T17N, R04W, SEWARD MERIDIAN, AK

PETITIONER: TONY AND JENNIFER LUITEN

SURVEYOR: LAVENDER SURVEY & MAPPING

REVIEWED BY: CHRIS CURLIN **CASE #:** 2023-085

REQUEST: The request is to vacate the 50' Public Use Easement on Tract 1A, South Big Lake Alaska Subdivision, Plat #66-4 (Tax ID#6285000T001A), containing 13,939 sf (.32 acres +/-). The property is located north of S. Big Lake Road and west of S. Dottie Lou Lane; located within the NE ¼ Section 36, Township 17 North, Range 04 West, Seward Meridian, Alaska

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Petition for Vacation of Right of Way	EXHIBIT B – 4 pgs
Posting Affidavit and Photos	EXHIBIT C – 5 pgs

AGENCY COMMENTS

ADF&G	EXHIBIT D – 1 pg
ADNR-DLMW-PAAD	EXHIBIT E – 2 pgs
ADNR-DLMW Survey Section	EXHIBIT F – 1 pg
MSB DPW Pre-design & Engineering	EXHIBIT G – 1 pg
MSB Planning	EXHIBIT H – 1 pg
MSB Land and Resource Management	EXHIBIT I – 1 pg
Utilities	EXHIBIT J – 4 pgs

DISCUSSION: To vacate the proposed vacation of the “To and Along” easement. The easement covers almost the entire area of Tract A.

Pursuant to MSB 43.15.035(B) A dedication to public use of land or interests in land may be vacated if the dedication is no longer necessary for present or future public use. The platting board shall review applications for vacations as follows: (c) the right of way is not being used, a road is impossible or impractical to construct, and alternative access has been provided. The MSB owned Big Lake Boat Launch, accessed by a constructed and maintained road, is less than one mile from the Tract A (**Exhibit A-4**).

Pursuant to MSB 43.15.035(B)(2)(d) No objections to the vacation are made by persons with an interest in land adjacent to or affected by the vacation, or by any government agency or department which has a responsibility to the public which may be affected by the vacation.

SOILS: A soils report was not required, pursuant to MSB 43.15.035.

Comments:

ADF&G (Exhibit D) Has no objection.
ADNR-DLMW-PAAD (Exhibit E) Has no objection.
ADNR-DLMW- Survey Section (Exhibit F) Has no objection.
MSB DPW Pre-Design and Engineering (Exhibit G) Has no comment.
MSB Planning (Exhibit H) Has no objection.
MSB Land and Resource Management (Exhibit I) Has no objection.

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G, Community Council Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Capital Projects, Assessments, Planning, Development Services; or GCI.

CONCLUSION: A dedication to public use of land or interests in land may be vacated if the dedication is no longer necessary for present or future public use. The right of way is not being used and alternative access has been provided. The MSB owned Big Lake Boat Launch, accessed by a constructed and maintained road, is less than one mile from the Tract A. Approval from the Assembly will be required prior to recording.

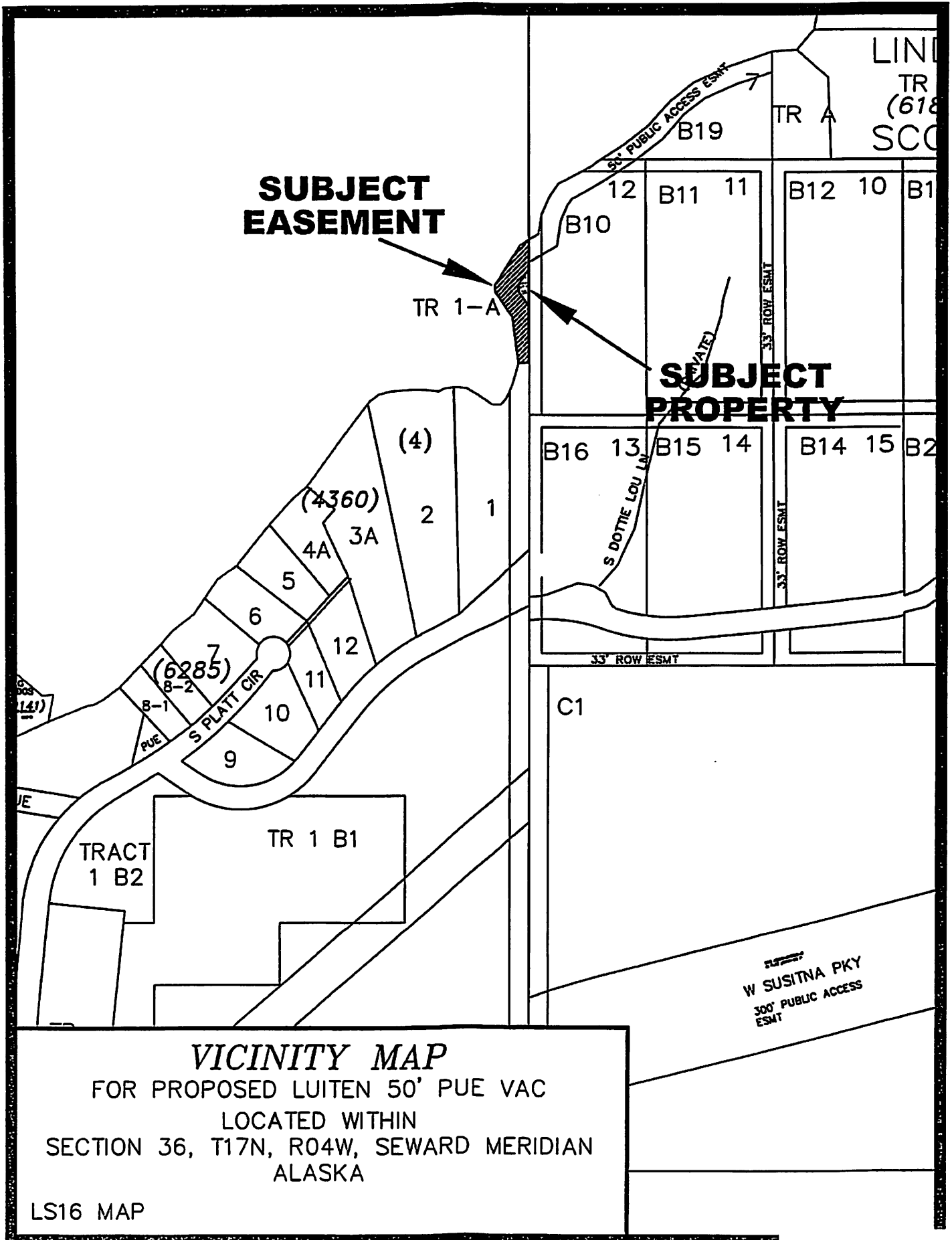
FINDINGS OF FACT for PRELIMINARY PLAT

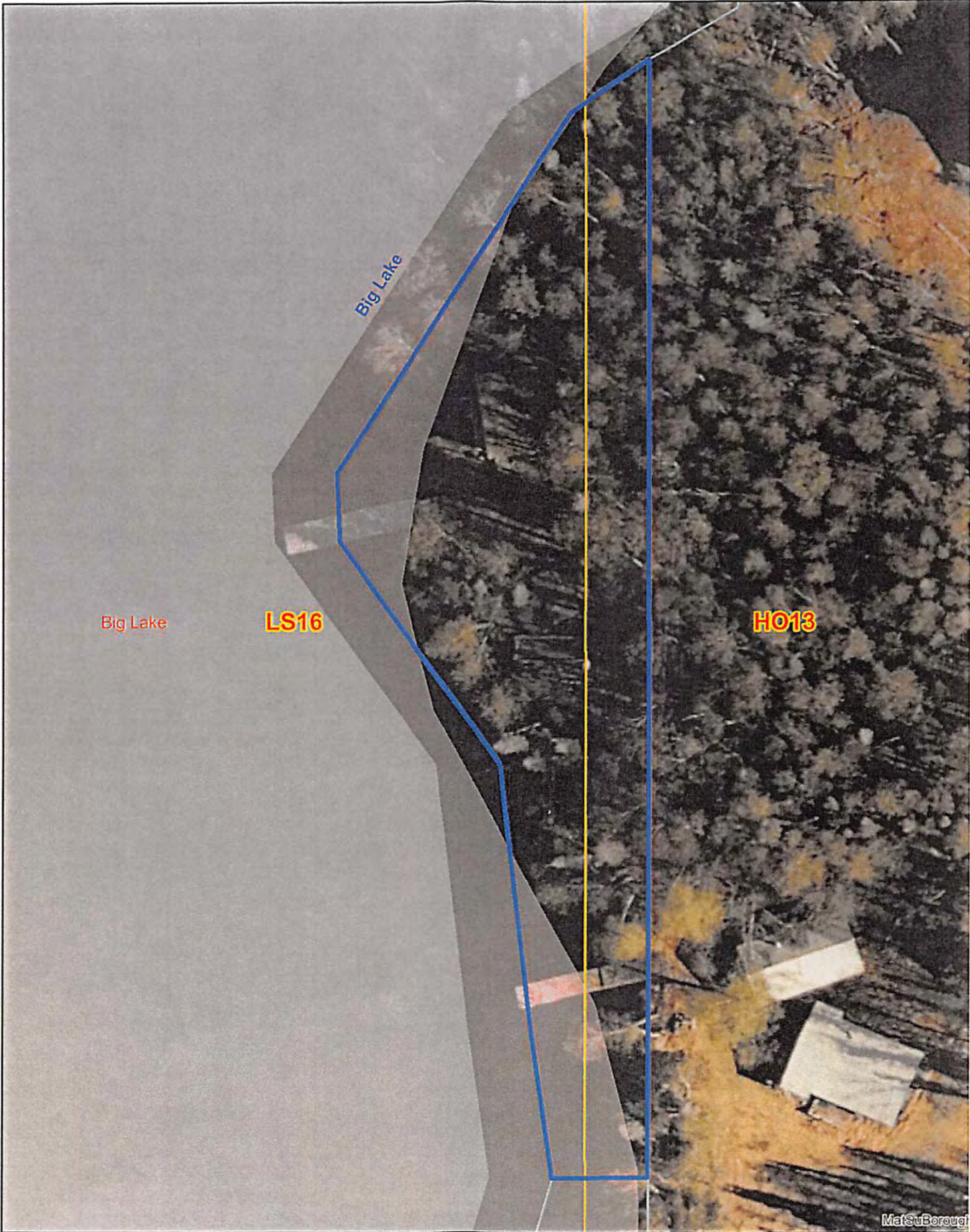
1. The vacation of portions of the Easement is consistent with MSB 43.15.035 Vacations.
2. Pursuant to MSB 43.10.065(G), petitioner has provided an Affidavit of Posting of the Public Notice of Vacation of the Easement.
3. Approval from the Assembly will be required prior to recording, pursuant to MSB 43.15.035(D).
4. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council Big Lake; U.S. Army Corps of Engineers; Fire Service Area #136 West Lakes; Road Service Area # 21 Big Lake; MSB Community Development, Capital Projects, Assessments, Development Services; or MTA or MEA.
5. There were no objections from any federal or state agencies, or Borough departments.
6. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

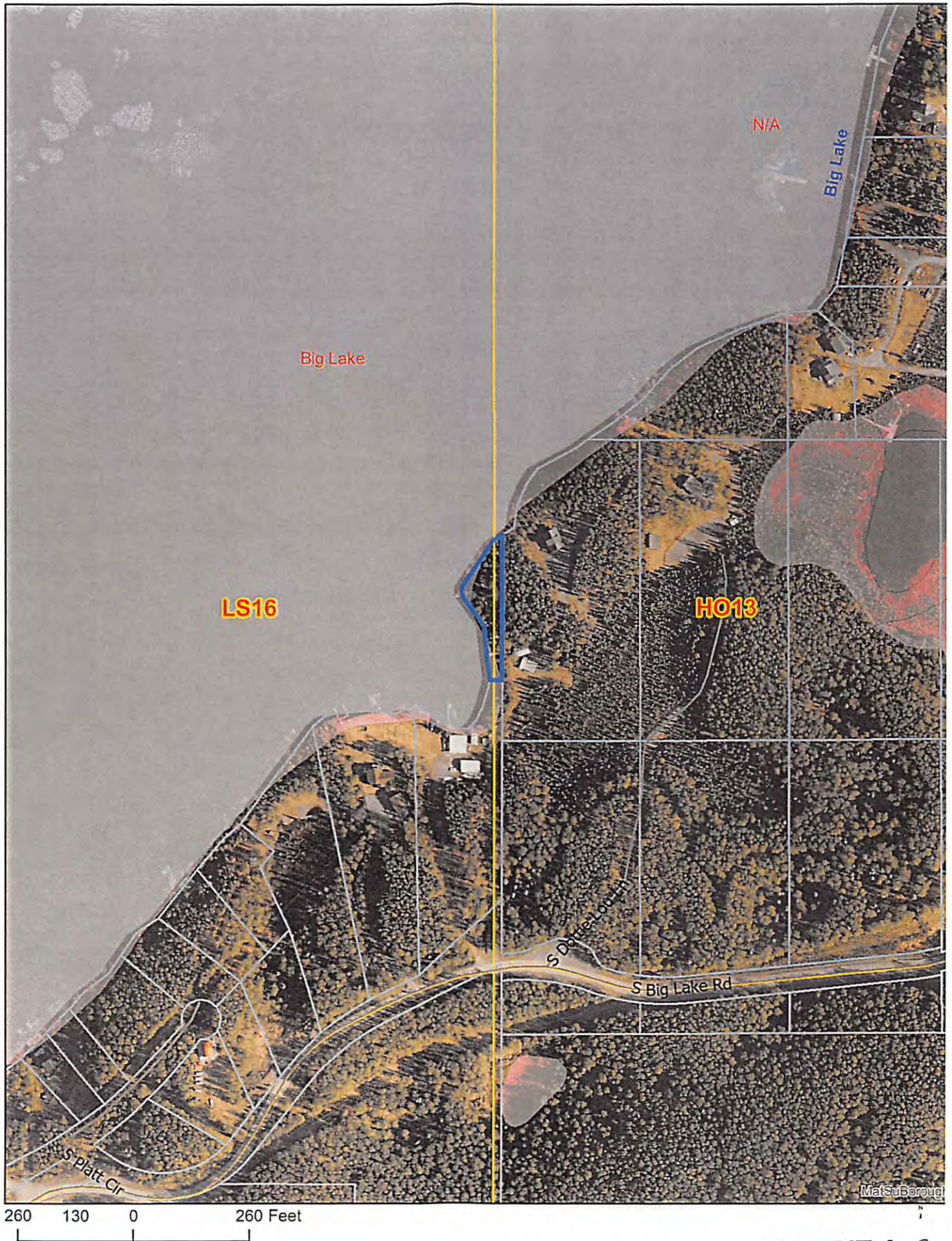
Suggested motion: I move to approve the vacation of the 50' Easements in Section 36, Township 17 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Obtain approval from the Assembly for the elimination of the easement.
2. 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.
3. 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.
4. Pay postage and advertising fees.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43 and State of Alaska requirements.





30 15 0 30 Feet





Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF RIGHT-OF-WAY

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

Tract 1A, South Big Lake Alaska Subdivision, Plat 66-4. 8126 S. Big Lake Road

Said right-of-way being more fully described as: A Fifty foot (50') wide public easement landward from the ordinary high water mark of Big Lake. Located within Tract 1-A

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

RECEIVED
JUL 05 2023
PLATTING

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. \$250.00 Right-of-Way Vacation Fee with Regular Plat; or
4. \$ 500.00 for Stand Alone Vacation.

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

The easement covers nearly the entire property with the MSB setback requirements this parcel is 100% undevelopable. The easement was created after the parcel was developed as a leaseholder.

"The state is not requiring the borough to retain the 50' upland easements of South Big Lake Alaska Subdivision lots. That requirement was waived in 1986. Alaska Statute 38.05.127 (2) (d) gives a municipality the ability to apply to vacate, release, modify, or relocate an easement if the DNR determines the action is consistent with the public interest. The Borough met the state's requirement to provide public access to Big Lake by dedicating a public use easement through Block 5. Furthermore, neither Territorial leases nor State of Alaska, Division of Lands leases reserved any type of uplands access easement along the shoreline within their lease contract, consequently lessee's oftentimes place improvements as close to the shoreline as possible."

This quote comes from a letter Pam Strahan wrote in 2002, please see attached.

Tract 1A was purchased from MSB November 8, 1994. After the requirement for this easement was waived.

The State of Alaska vacated the Section Line Easement on this parcel in 1969, please see attached plat 69-26. No additional ROW was dedicated at that time. In order for a Section Line Easement to be vacated alternative or better access must be available.

Mr. Luiten had been the leaseholder of this property since July 8, 1983. At that time there were no restrictions on the property. The property was developed within this easement prior to its dedication and the dedication of the easement created encroachments and is possibly grounds for Inverse Condemnation.

There are existing alternate right-of-ways surrounding this property. A 50' Section Line Easement to the south, a 30' Patent Reservation to the east and MSB dedicated Public Access to Big Lake in Block 5 of this subdivision, less than a mile away. The property to the west does not have a "To and Along" easement. Vacating this easement will not limit interconnectivity as interconnectivity does not exist consistently along this shoreline. The property to the east has a "To and Along" easement that connects to the 30' Patent Reservation and further south both a 33' Section Line Easement and a 50' Section Line Easement.

A number of ADL leases in South Big Lake Alaska Subdivision have been purchased from MSB without having a "to and along" easement dedicated on them by MSB. The requirement to dedicate these easements was waived prior to the purchase of this lot from MSB in 1994. The easement encumbers 90% of Tract 1A and could be grounds for Inverse Condemnation. Alaska Statute 38.05.127 (2) (d) gives MSB the ability to vacate these easements. Land Management, the department that dedicated this easement, has no objection to its vacation, see memorandum in PreApp Notes.

APPLICANT Name: Tony and Jennifer Luiten Email: jennifer@alaskaminers.org

OR Mailing Address: 11211 Tulin Park Loop Anchorage, AK Zip: 99516

OWNER Contact Person: Jennifer Luiten Phone: 907-491-1166

SURVEYOR Name (FIRM): Lavender Survey & Mapping Email: dayna@lavendersurvey.com

Mailing Address: 750 N Yeti St. Palmer, AK Zip: 99645

Contact Person: Dayna Rumfelt Phone: 907-301-5177

SIGNATURES OF PETITIONER(S):

Jennifer Luiten
Tim Luiten

Dayna Rumfelt

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

THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

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

July 13, 2023
DATE

Chris Cuslin
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: September 7, 2023

January 31, 2002

Ms. Jane Dennis
18615 S Kanaga Loop
Eagle River, AK 99577

RE: Lot 7, Block 1, South Big Lake Alaska Subdivision

Dear Jane:

Enclosed is the copy of your as built where I marked in red the acceptable location moving the privy. I have also included all the pictures that we have taken of the area.

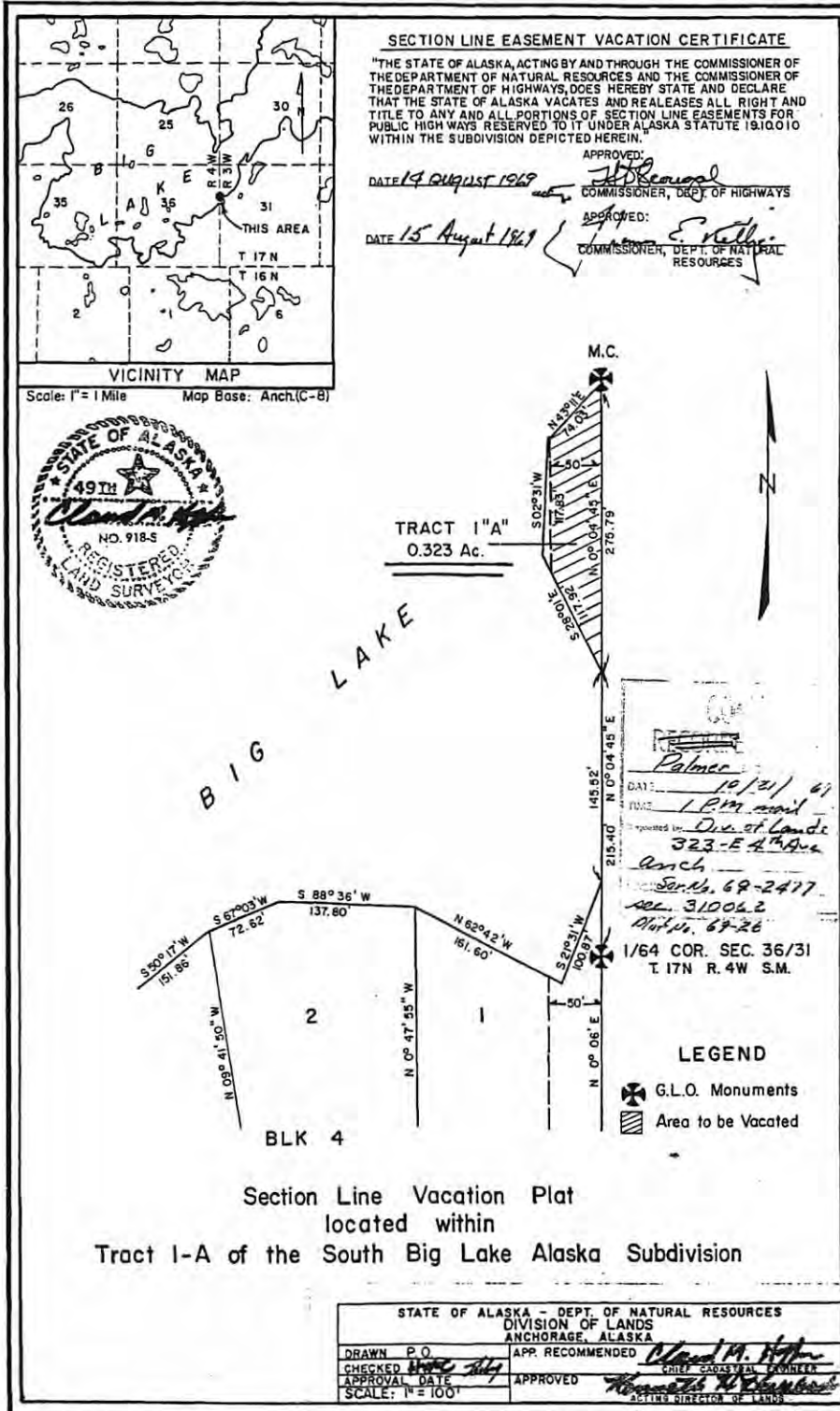
I told you the other day that the state is not requiring the borough to retain the 50' upland easement for South Big Lake Alaska Subdivision lots. That requirement was waived in 1986. Alaska Statute 38.05.127 (2) (d) gives a municipality the ability to apply to vacate, release, modify, or relocate an easement if the Department of Natural Resources (DNR) determines the action is consistent with the public interest. The borough met the states requirement to provide public access to Big Lake by dedicating a public use easement through Block 5. Furthermore, neither Territorial leases nor State of Alaska, Division of Lands leases reserved any type of uplands access easement along the shoreline within their lease contract, consequently lessee's oftentimes placed improvements as close to the shoreline as possible.

If you need Land Management to provide any other information within your case file please give me a call at 745-9866. Thank you.

Sincerely,

Pam Strahan
Land Disposal and Tax Specialist

DRAWING NUMBER
31-101 EV 1-19
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REPRODUCED BY NUMBER OF CAR



MICROFILMED MAR 25 1976 31-101

EXHIBIT B-4

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

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

Date Posted: July 29, 2023

Platting Case #: 2023-085

Tony Luiten

Printed Name

11211 Tulin Park LP.

Mailing Address

Anchorage AK 99516

Tony Luiten

Signature

907-460-7008

Phone Number

NOTARY CERTIFICATION

State of Alaska)
) ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 29th day of July
2023, by Jennifer and Tony Luiten
(name of signers(s))

[Signature]
(signature and seal of notary)
My commission expires: 04-12-2027



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

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

Date Posted: July 29, 2023

Platting Case #: 2023-085

Jennifer Luiten
Printed Name

Jennifer Luiten
Signature

11211 Tulin Park LP
Mailing Address

907-491-1166
Phone Number

Anchorage AK 99516

NOTARY CERTIFICATION

State of Alaska)
Third Judicial District) ss

SUBSCRIBED and SWORN to (or affirmed) before me this 29th day of July
2023, by Jennifer and Tony Luiten
(name of signers(s))

[Signature]
(signature and seal of notary)
My commission expires: 04.12.2027



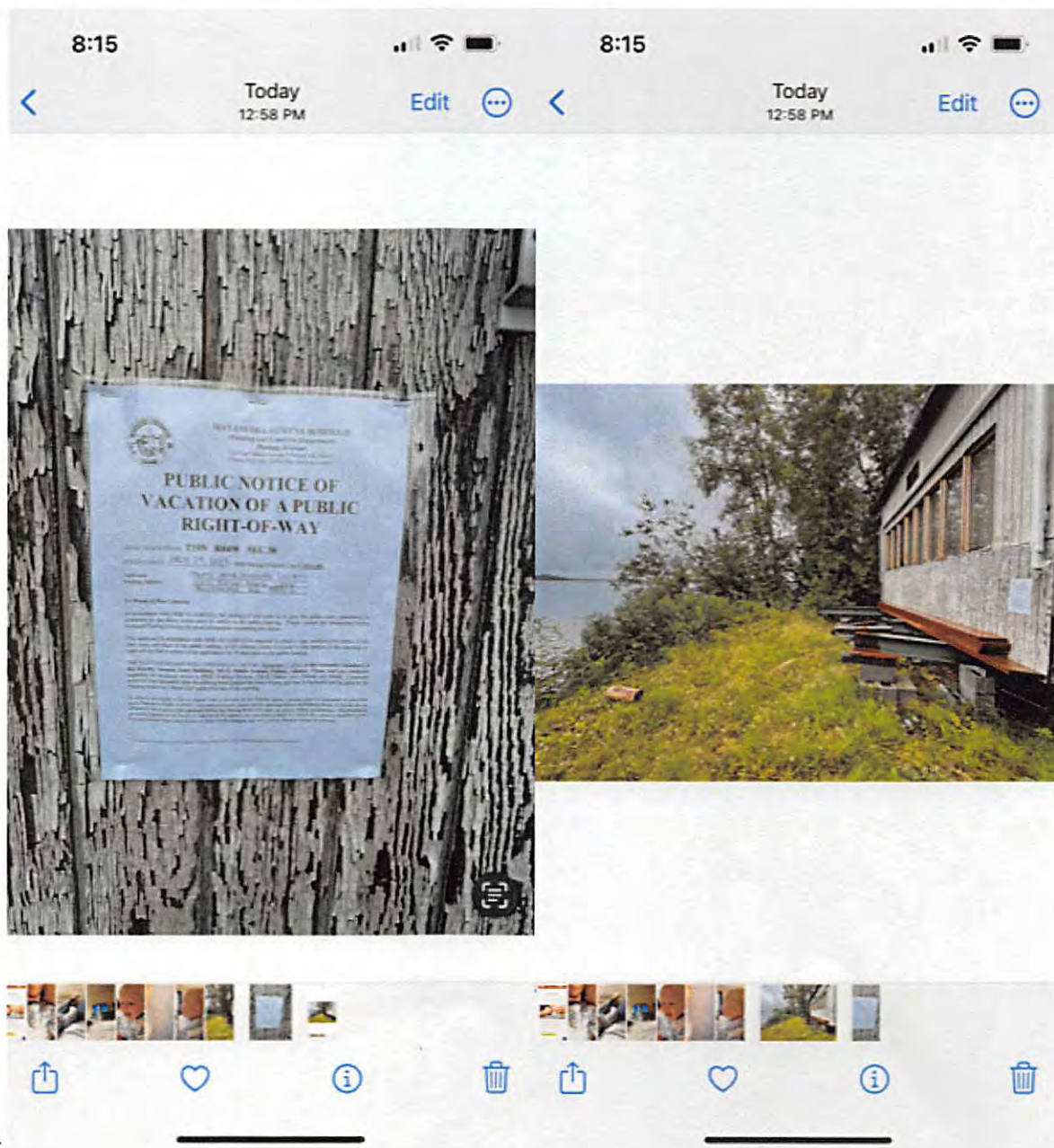
Jesse Curlin

From: Jennifer Luiten <Jennifer@AlaskaMiners.org>
Sent: Saturday, July 29, 2023 8:17 PM
To: Jesse Curlin
Subject: Re: Posting forms

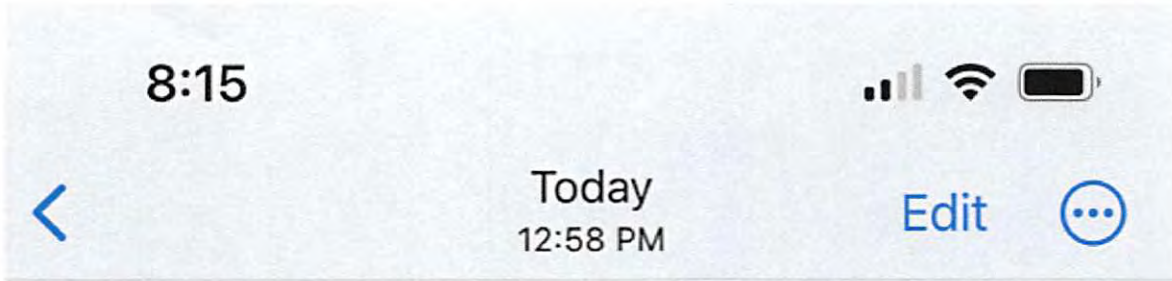
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

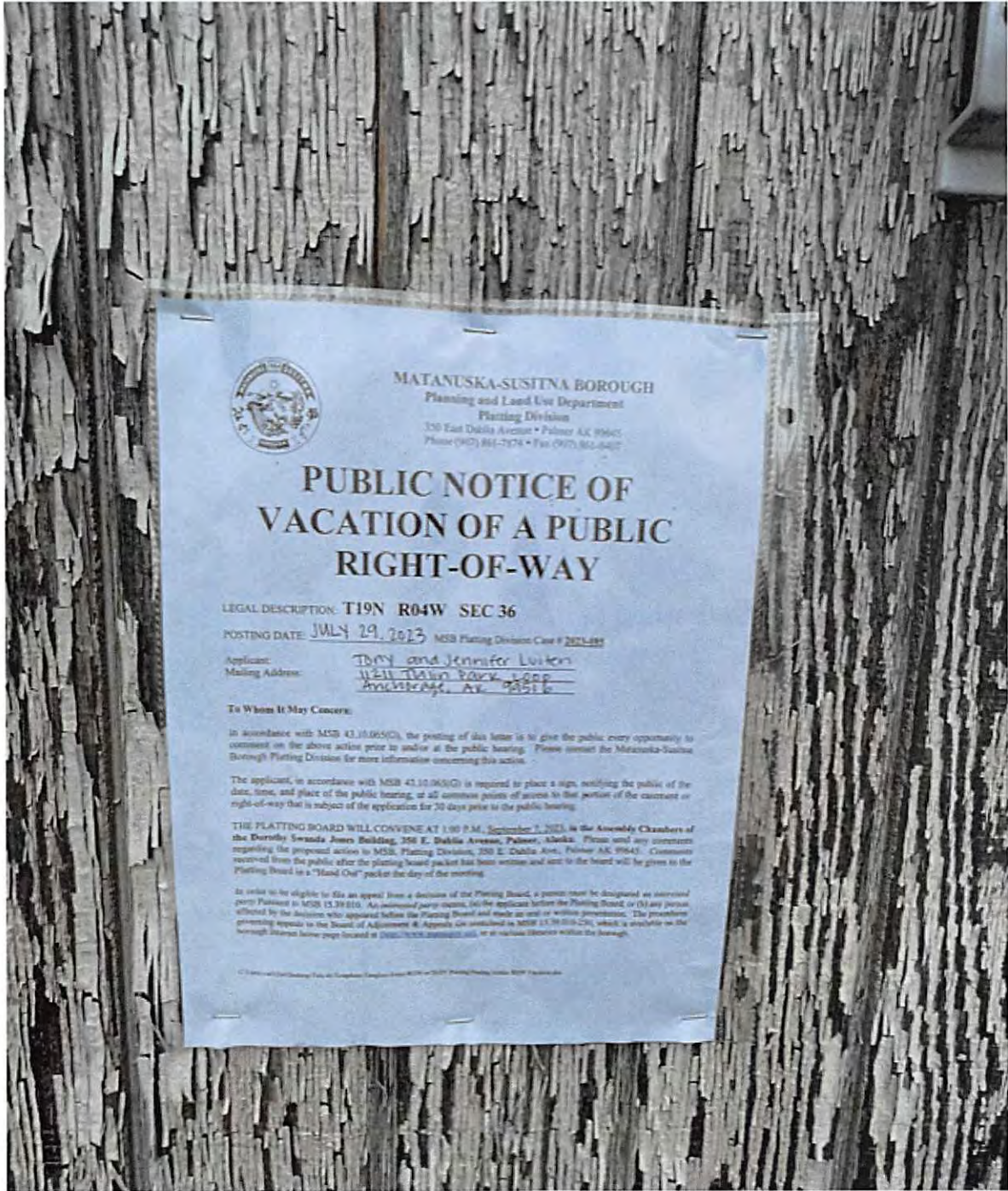
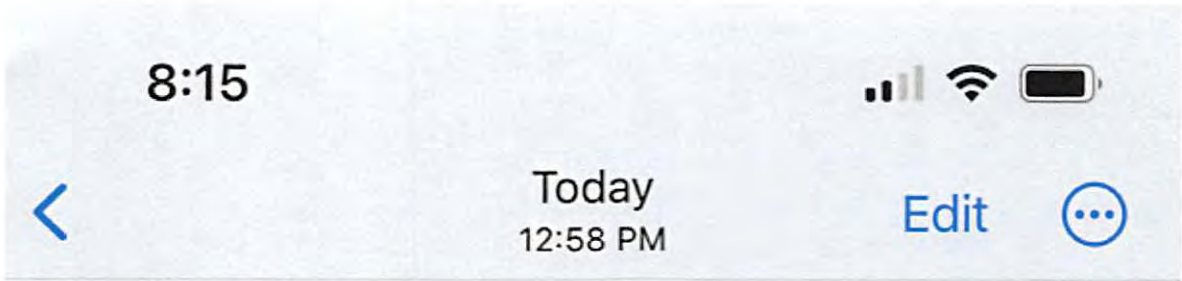
Hi Chris,

We posted the public notice today. Attached are two photos. We had the affidavit notarized this morning and I will mail it to you.



Thank you, Jennifer





Jesse Curlin

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Tuesday, August 1, 2023 11:42 AM
To: Dayna Rumfelt
Cc: Jesse Curlin; Carter, Marla M (DFG); Smith, Tracy A (DFG); Ivey, Samuel S (DFG); Oslund, Samantha A (DFG); Demma, Nick J (DFG); Myers, Sarah E E (DFG)
Subject: FW: RFC Luiten 50' PUE VAC
Attachments: 2002 Letter from MSB.pdf; Plat 69-26 SLEvacation.pdf

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

Hi Dayna,

Thank you for responding to our inquiries concerning the removal of this public access easement on Big Lake. Alaska Department of Fish and Game (ADF&G) has reviewed the proposed platting action to remove a 50-foot public use easement (SM 17N 04W SEC 36) on Tract 1Z, South Big Lake Alaska Subdivision (Plat# 66-04) along the southern shore of Big Lake, containing approximately 0.32 acres.

ADF&G has **no objections** to the vacation of this easement. ADF&G does not support the removal of public access from public lands and waters. However, it is clear from the information provided that this easement was not required by DNR upon conveyance to the MatSu Borough due to the borough providing public access by dedicating a public use easement through Block 5 of this subdivision. Additionally, alternative rights-of-ways and public easements exist surrounding this property. For these reasons, ADF&G **withdraws our objection** sent on July 26th, 2023.

Thank you again for your time and providing clarifying materials. Please do not hesitate to reach out if you have further questions.

Colton Percy

Habitat Biologist

Access Defense Program

Alaska Department of Fish and Game

Division of Wildlife Conservation

333 Raspberry Rd

Anchorage, AK 99518

907-267-2118

Jesse Curlin

From: Steinberger, Wendy S (DNR) <wendy.steinberger@alaska.gov>
Sent: Tuesday, July 25, 2023 11:49 AM
To: Fred Wagner; MSB Platting; Dayna Rumfelt
Cc: Braun, Victoria K (DNR); Moore, Kara E (DNR); Walker, James H (DNR)
Subject: RE: Luiten 50' PUE VAC
Attachments: 2023-07-25_MSB_Platting_Luiten_Letterhead.signed_WD.pdf

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

Please find attached a letter withdrawing the PAAD objection to the vacation of the PUE.

Wendy Steinberger
Natural Resource Specialist III
Navigability, PAAD Section, DMLW,
Alaska Department of Natural Resources,
907-269-6018

Dalai Lama – "...world peace begins with peace within..." on World Peace Day

From: Steinberger, Wendy S (DNR)
Sent: Thursday, July 20, 2023 8:39 AM
To: Fred.Wagner@matsugov.us; platting@matsugov.us
Cc: Braun, Victoria K (DNR) <victoria.braun@alaska.gov>; Moore, Kara E (DNR) <kara.moore@alaska.gov>; Walker, James H (DNR) <james.walker2@alaska.gov>
Subject: Luiten 50' PUE VAC

Wendy Steinberger
Natural Resource Specialist
PAAD Section, DMLW, ADNR
(907)-269-6018
wendy.steinberger@alaska.gov

Dalai Lama – "...world peace begins with peace within..." on World Peace Day



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Natural Resources

DIVISION OF MINING, LAND & WATER
Public Access Assertion & Defense Unit

550 West 7th Avenue, Suite 1050A
Anchorage, Alaska 99501-3579
Main: 907.269.8600
TTY: 711 or 800-770-8973
Fax: 907.269.8904

July 25, 2023

Fred Wagner, Platting Officer MSB
350 E. Dahlia Avenue
Palmer, AK 99645

Dear Mr. Wagner:

The PAAD Section withdraws its objection letter of July 20, 2023. A key piece of the analysis was missed in the initial review. That is the 1992 Release of Non-Development Covenant recorded in Book 692 Page 81, Palmer Recording District with associated development of the public right-of-way and boat launch within Block 5, South Big Lake Alaska Subdivision.

Sincerely Yours,

A handwritten signature in cursive script that reads "Jim Walker".

Jim Walker
Natural Resource Manager 3

Cc: Victoria Braun, NRS2, Survey Section, ADNR, DMLW
Dayna Rumfelt, PLS, Lavender Survey & Mapping

Jesse Curlin

From: Braun, Victoria K (DNR) <victoria.braun@alaska.gov>
Sent: Wednesday, July 26, 2023 9:19 AM
To: Jesse Curlin; fred.wagner@matsu.us
Cc: Brown, Stanley C (DNR); Steinberger, Wendy S (DNR); Wait, Alexander J (DNR)
Subject: Comment - Luiten 50' PUE VAC

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

Good Morning,

Alaska Department of Natural Resources, DMLW, Survey Section has reviewed the 50' PUE vacation in Tract 1A, South Big Lake Alaska Subdivision, Plat 66-4 located within Sec 36, T17N, R4W, S.M., AK. Our office has no objections to this vacation. Thank you for the opportunity to review and comment.

I am kindly requesting that the MSB add me to the distribution list for easement vacation matters within your borough.

Kind Regards,
Victoria Braun
Natural Resource Specialist 2
Department of Natural Resources, DMLW
Attn: Survey Section
550 West 7th Avenue, Suite 650
Anchorage, AK 99501
Phone: 907-375-7733

Jesse Curlin

From: Daniel Dahms
Sent: Wednesday, July 26, 2023 3:13 PM
To: Jesse Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Luiten 50' PUE VAC

Chris,

PD&E has no comments.

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, July 17, 2023 11:21 AM
To: dnr.scro@alaska.gov; james.walker2@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; mokietew@gmail.com; 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>
Subject: RFC Luiten 50' PUE VAC

The following link contains a Request for Comments for Luiten 50' PUE VAC, Case #2023-085, Tax ID#6285000T001A. Comments are due **July 27, 2023**. Please let me know if you have any questions.

[Luiten 50' PUE VAC](#)

Sincerely,

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

Jesse Curlin

From: Rick Antonio
Sent: Thursday, July 27, 2023 9:09 AM
To: Dayna Rumfelt; Jennifer Luiten
Cc: Kim Sollien; Jesse Curlin
Subject: Re: Luiten 50' PUE VAC
Attachments: Voluntary-BMPs-for-Water-Bodies-Development.pdf

Dayna,

Thanks for the background on this. When I reviewed the action, I did not have this information and it is generally our policy to recommend retaining any public use easement.

I will retract the objection to the vacation.

We do recommend that any future development or remediation of the setback encroachment include consideration for best management practices for development around waterbodies. (see attached)

Regards,

Rick Antonio

Planner II

Planning & Land Use Division

Matanuska-Susitna Borough

rick.antonio@matsugov.us

stormwater@matsugov.us

Office- 907.861.7815

Remote- 907.707.4591

From: Dayna Rumfelt <dayna@lavendersurvey.com>
Sent: Wednesday, July 26, 2023 5:12 PM
To: Kim Sollien <Kim.Sollien@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; Jennifer Luiten <Jennifer@alaskaminers.org>
Subject: Luiten 50' PUE VAC

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

We are asking The Planning Division to please reconsider their objection of this vacation due to the following reasons:



MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7869 • Fax (907) 861-8635

MEMORANDUM

DATE: July 26, 2023
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management
SUBJECT: Preliminary Vacation Plat Comments / Case #2023-085

Platting Tech: Chris Curlin
Public Hearing: September 7, 2023
Applicant / Petitioner: Tony and Jennifer Luiten
TRS: 17N04W36
Tax ID: 6285000T001A
Subd: South Big Lake Alaska Subdivision, plat 66-4
Tax Map: LS 16

Comments:

- Land & Resource Management has no objection to vacation of the 50' wide to and along public easement recorded at Book 790 Page 904.

Jesse Curlin

From: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Tuesday, July 18, 2023 10:39 AM
To: Jesse Curlin
Cc: Andrew Fraiser; Sterling Lopez
Subject: RE: RFC Luiten 50' PUE VAC
Attachments: MSB No Comment 2023-085.pdf

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

Hello,

Please see ENSTARS attached letter with no comments.

Thank you,
Jimmy Christopher
Right of Way and Compliance Technician
ENSTAR Natural Gas Company, LLC
401 E. International Airport Rd.
P.O. Box 190288, Anchorage Ak 99519-0288
907-334-7944

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, July 17, 2023 11:21 AM
To: dnr.scro@alaska.gov; james.walker2@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <james.christopher@enstarnaturalgas.com>; ENSTAR ROW Shared Mailbox <row@enstarnaturalgas.com>; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; mokietew@gmail.com; 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>
Subject: RFC Luiten 50' PUE VAC

CAUTION: This email originated outside of ENSTAR/TSU. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are not sure, use the "Report Phish" button or contact enstar.helpdesk@enstarnaturalgas.com

The following link contains a Request for Comments for Luiten 50' PUE VAC, Case #2023-085, Tax ID#6285000T001A. Comments are due **July 27, 2023**. Please let me know if you have any questions.



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

July 18, 2023

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

To whom it may concern:

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

- **EASEMENT VACATION TRACT 1A**
(MSB Case # 2023-085)

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

Jesse Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, July 27, 2023 4:09 PM
To: Jesse Curlin
Cc: OSP Design Group
Subject: RE: RFC Luiten 50' PUE VAC

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Jesse,

GCI has no comments for this plat.

Thank you,

JOSHUA SWANSON

GCI | Engineer II, OSP Design

w: www.gci.com p: 250-1467

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, July 17, 2023 11:21 AM
To: dnr.scro@alaska.gov; james.walker2@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; mokietew@gmail.com; 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>
Subject: RFC Luiten 50' PUE VAC

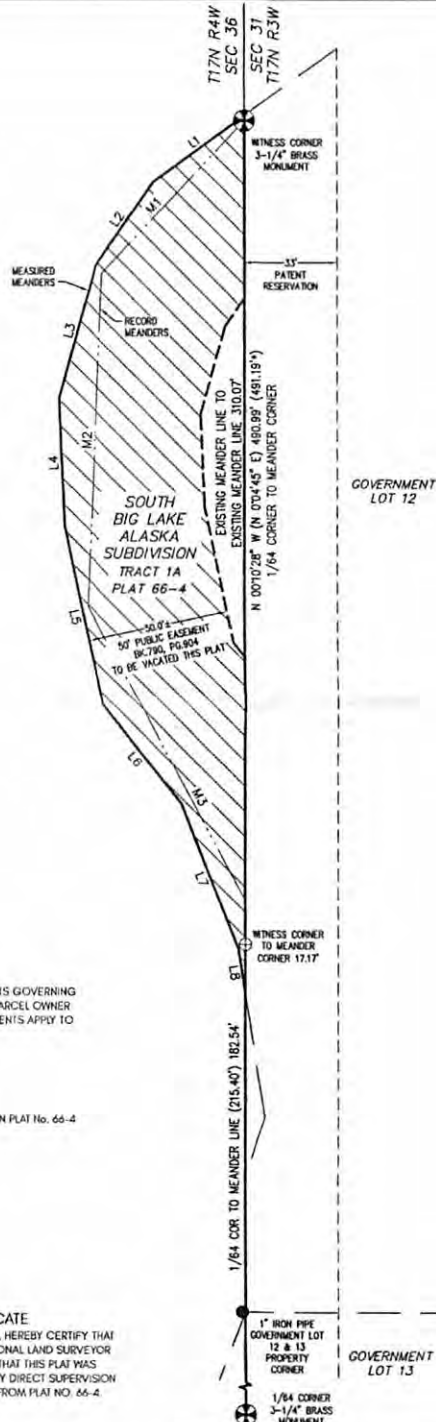
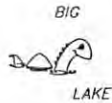
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

The following link contains a Request for Comments for Luiten 50' PUE VAC, Case #2023-085, Tax ID#6285000T001A. Comments are due **July 27, 2023**. Please let me know if you have any questions.

[Luiten 50' PUE VAC](#)

Sincerely,

Jesse C. "Chris" Curlin



NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING IS ALASKA STATE PLANE ZONE 4.
3. FIELD SURVEY WAS CONDUCTED AUGUST 29, 2022.
4. THE 50' SECTION LINE EASEMENT ON TRACT 1A SHOWN ON PLAT No. 66-4 WAS VACATED BY PLAT No. 69-26.



SURVEYOR'S CERTIFICATE
I, DAYNA M. RUMPF, LS 13322, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT No. 66-4.

LEGEND

- FOUND BLM MONUMENT
- FOUND IRON PIPE
- SET 5/8" X 50" REBAR WITH ORANGE PLASTIC CAP
- RECORD PER PLAT 66-4
- COMPUTED PER 66-4
- EASEMENT VACATED THIS PLAT

RECORD MEANDER LINE TABLE

LINE	BEARING	DISTANCE
M1	S 42°55'26" W	74.03'
(M1)	(S 43°11'20" W)	(74.03')
M2	S 02°15'21" W	117.83'
(M2)	(S 02°31'15" W)	(117.83')
M3	S 28°17'39" E	117.92'
(M3)	(S 28°01'45" E)	(117.92')

EXISTING MEANDER LINE TABLE

LINE	BEARING	DISTANCE
L1	S 53°59'36" W	39.75'
L2	N 34°28'22" E	36.29'
L3	N 15°19'36" E	48.51'
L4	S 02°44'11" E	45.04'
L5	N 12°05'12" W	64.64'
L6	N 38°30'53" W	44.87'
L7	N 21°39'44" W	55.01'
L8	S 09°11'46" E	15.82'

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

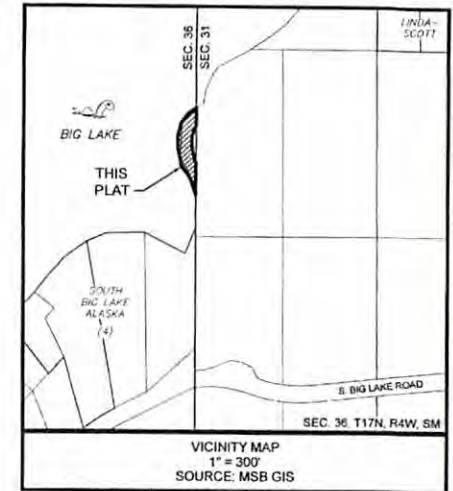
TONY X. LUITEN DATE
11211 TULIN PARK LOOP
ANCHORAGE, AK 99516

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2023
FOR TONY X. LUITEN.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____



CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2023, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE _____ MATANUSKA-SUSTINA BOROUGH TAX COLLECTION OFFICIAL

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____, DATE _____, 2023, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR

ATTEST:
PLATTING CLERK

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

JENIFER M. LUITEN DATE
11211 TULIN PARK LOOP
ANCHORAGE, AK 99516

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2023
FOR JENIFER M. LUITEN.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

RECEIVED
JUL 05 2023
PLATTING

Agenda Copy

EASEMENT VACATION PLAT

TRACT 1A
SOUTH BIG LAKE ALASKA SUBDIVISION,
PLAT No. 66-4, PALMER RECORDING DISTRICT

LOCATED WITHIN
NE 1/4 OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 4 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

CONTAINING 0.325 ACRES, MORE OR LESS.

LAVENDER
SURVEY & MAPPING
750 N. 1ST AVE., ANCHORAGE, AK 99503
(907) 562-0770 FAX (907) 562-0771

DRAWN BY: DJ/SKT SCALE: 1" = 30' DWG: 22-131
CHECKED BY: DMK DATE: 7/5/2023 SHEET 1 OF 1