

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Theresa Taranto



PLATTING TECHNICIANS
Amy Otto-Buchanan
Matthew Goddard
Chris Curlin

PLATTING ASSISTANT
Kayla Kinneen

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

August 16, 2023

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **LAURIE MEADOWS RSB B1 L5-6**: The request is to create two lots from Lots 5 & 6, Laurie Meadows, Plat No. 2022-1 to be known as **LOT 5A & LOT 6A**, containing 2.26 acres +/- . The property is located south and east of S. Clapp Street, south and west of City of Wasilla, and north of S. Knik Goose-Bay Road (Tax ID #8228B01L005 / L006); within the SW ¼ Section 18, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Sumner Company, Staff: Matthew Goddard, Case # 2023-087)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **August 16, 2023**, in **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

3A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 16, 2023**

ABBREVIATED PLAT: LAURIE MEADOWS RSB BLOCK 1, LOTS 5&6
LEGAL DESCRIPTION: SEC 18, T17N, R01W, SEWARD MERIDIAN AK
PETITIONERS: SUMNER COMPANY
SURVEYOR/ENGINEER: FRONTIER SURVEYS, LLC
ACRES: 2.26 ± **PARCELS:** 2
REVIEWED BY: MATTHEW GODDARD **CASE #:** 2023-087

REQUEST: The request is to create two lots from Lots 5 & 6, Laurie Meadows, Plat No. 2022-1 to be known as **LOT 5A & LOT 6A**, containing 2.26 acres +/- . The property is located south and east of S. Clapp Street, south and west of City of Wasilla, and north of S. Knik Goose-Bay; within the SW ¼ Section 18, Township 17 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 6 pgs
EXHIBIT B – 8 pgs

AGENCY COMMENTS

MSB Department of Public Works
MSB Planning
MSB Development Services
Utilities

EXHIBIT C – 2 pgs
EXHIBIT D – 1 pg
EXHIBIT E – 2 pgs
EXHIBIT F – 3 pgs

DISCUSSION: The proposed subdivision is adjusting the common lot line between Lots 5 and 6, Block 1, Laurie Meadows, Plat #2022-1. Proposed Lot 5A will be approximately 1.25 acres. Proposed Lot 6A will be 1.01 acres. Access will be from S. Laurie Meadows Drive and W. Charles Ridge Drive. Both roads are Borough owned and maintained.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Pierre Stragier, PE notes that the soils investigation consisted of 1 test hole performed on April 11, 2023 by William Klebesadel and a water well log performed by E & D Water Wells. 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, with interspersed layers of SP/ SW sands. No water table was encountered during the investigation nor an impervious layer. Topography is such to allow for

10,000 square feet of usable contiguous septic area and 10,000 square feet of usable building area for each of the propose lots.

Comments:

MSB Department of Public Works (**Exhibit C**) has no comments.

MSB Planning (**Exhibit D**) has no objections.

MSB Development Services (**Exhibit E**) Notes that the existing access is not permitted, the petitioner should apply for a driveway permit for all existing accesses (**Recommendation #3**).

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #1 Meadow Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Emergency Services, Community Development or Assessments; MEA, or MTA.

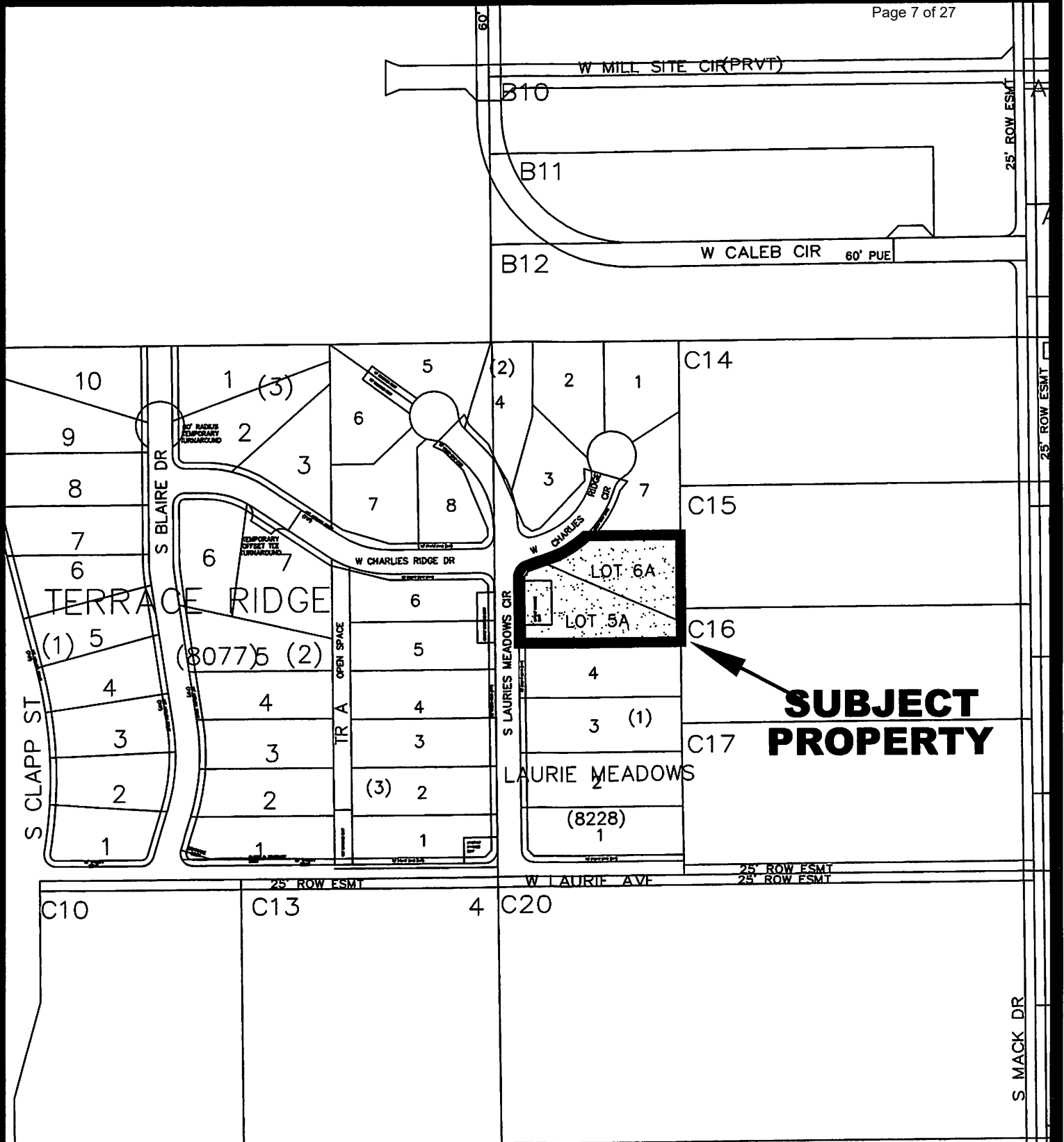
CONCLUSION: The abbreviated plat of Laurie Meadows Lot 5A & 6A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Laurie Meadows Lot 5A & Lot 6A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #1 Meadow Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Emergency Services, Community Development or Assessments; MEA, or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Laurie Meadows Lot 5A & Lot 6A, Section 18, 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. Apply for a driveway permit for all non-permitted accesses. Provide Platting Staff a copy of all driveway permits / driveway permit applications.
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.

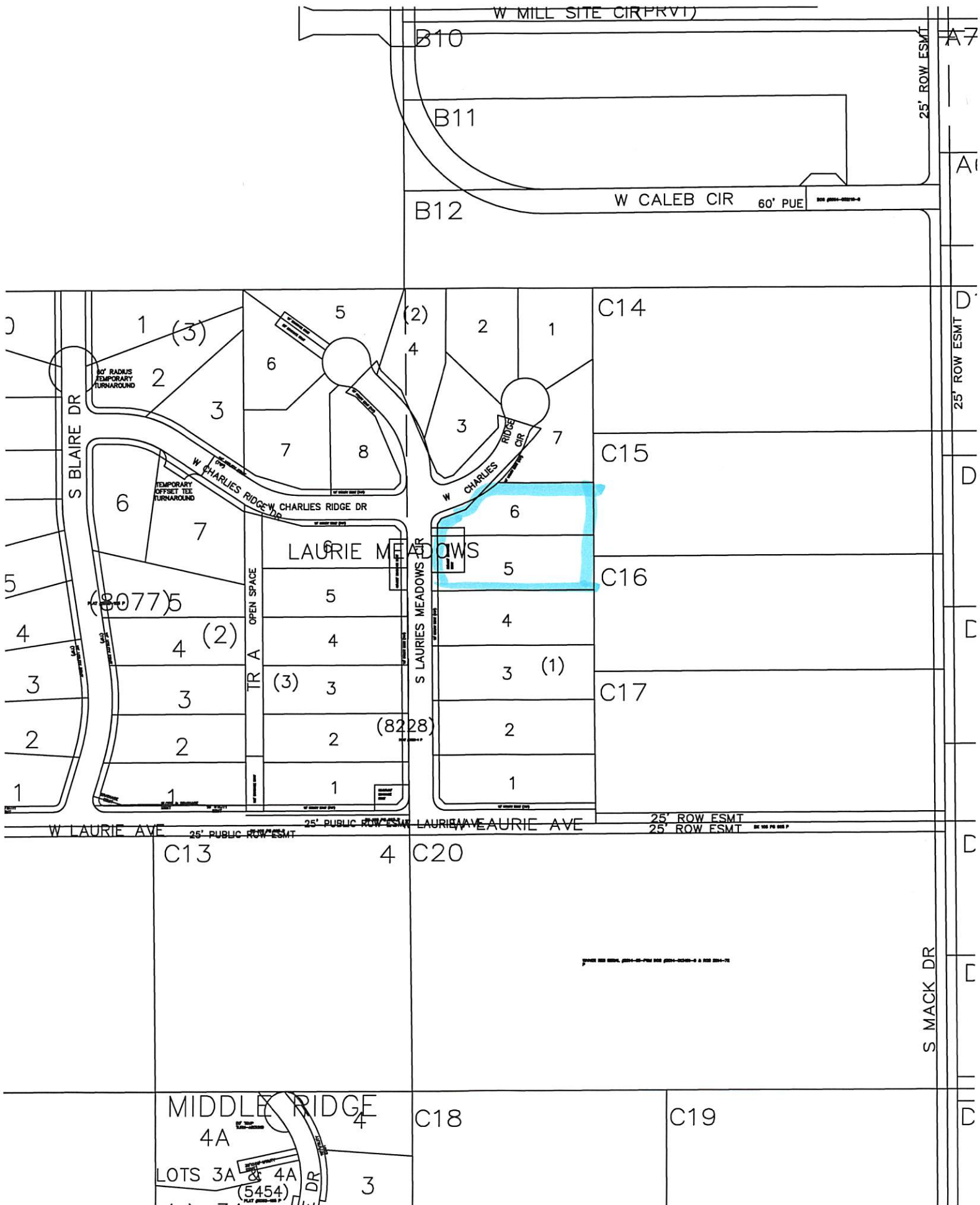


VICINITY MAP

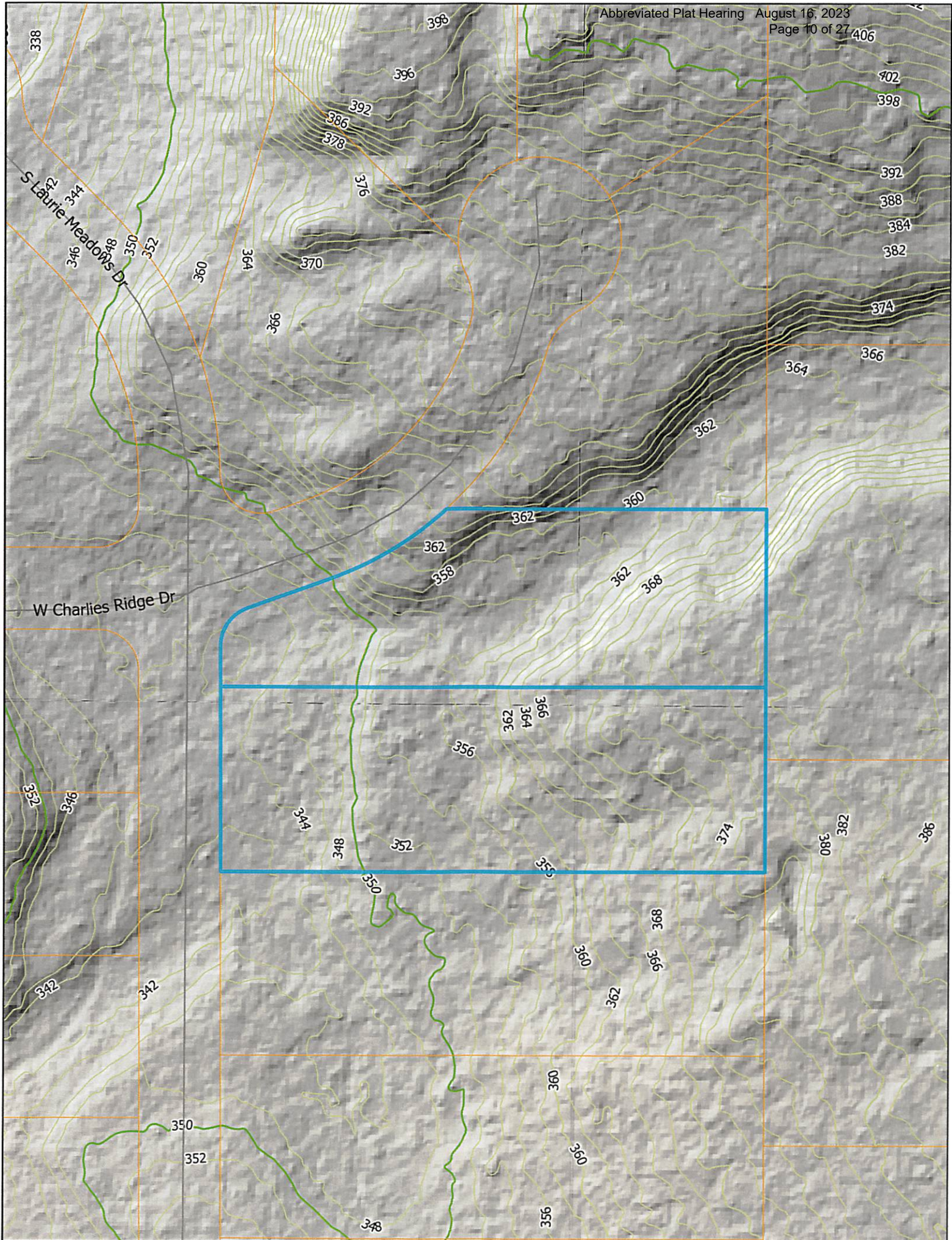
FOR PROPOSED LAURIE MEADOWS RSB BLOCK 1
 LOTS 5 & 6 SUBDIVISION
 LOCATED WITHIN
 SECTION 18, T17N, R01W, SEWARD MERIDIAN
 WA 12 MAP ALASKA

C19

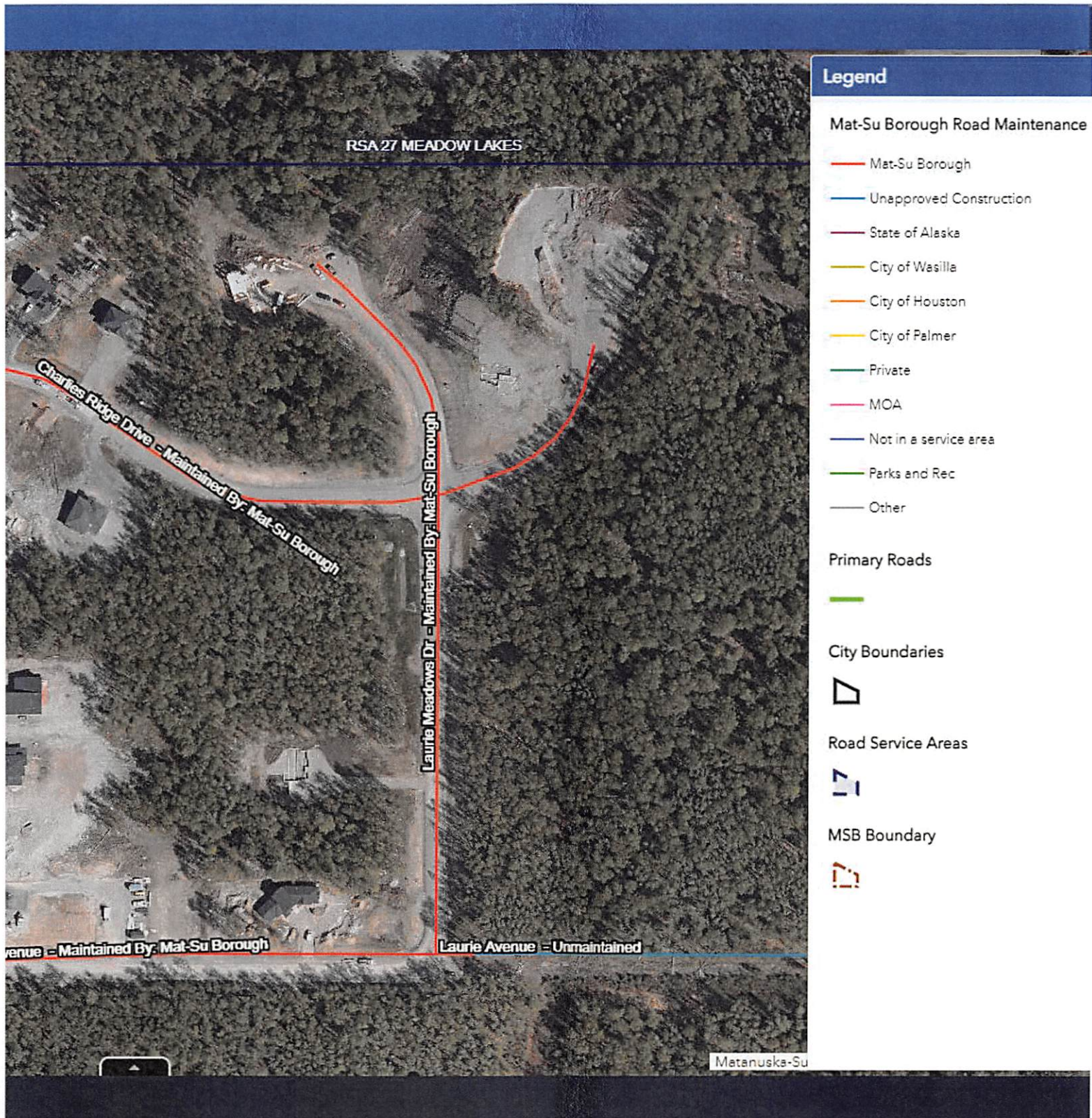
EXHIBIT A











Surveying
Civil Engineering
Construction Management



650 W. 58th, Suite E
Anchorage, Alaska 99518
1-907-460-1686

Soils Investigation – Usable Area Report Lot 5A & Lot 6A Laurie Meadows RSB

Introduction:

A Soils Investigation was requested for Lot 5A & Lot 6A Laurie Meadows RSB 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 2.26 acre parcel is bordered by S. Laurie Meadows Road to the west and N. Charles Ridge Drive to the North. The front half of the lots nearest to the road are mostly flat with 5% slopes to the east slowly getting steeper to a maximum 20% slope before leveling off to a large plateau with slopes ranging 3-5% encompassing the east half of the lots.

The soils investigation & 1 test hole was performed on April 11, 2023 by William Klebesadel CE #9135 with Pioneer Engineering LLC. One test pit / hole was dug to approximately 20' and a percolation test was also performed in the test hole. The one test pit dug had Topsoil (OL) from 0' – 2', Silty Gravel (GM) 2' – 7', Sand & Gravel (SP/GP) from 7' – 20'. No water or impermeable layers were encountered during the excavation of the test hole. Additionally, a percolation test was performed that showed 24 min/inch at 5' – 6'. The test pit was logged by Steve Wilson with Pioneer Engineering LLC and are attached as Exhibit A in this report and the location is shown on the as-built of Lots 5 & 6, Block 1 Laurie Meadows. A water well log was also performed by E & D Water Wells and submitted to DNR Division of Mining, Land & Water that showed similar results and is also included in Exhibit B in this report.

Test Pit 1: Test Pit 1 is located at Lat:61-33-40.613 Long: -149-31-57.098. The surrounding area is sloping to the northwest, with sparse undergrowth brush and sparse mature birch/spruce. The top two feet of the pit was classified as brown silt/loam with organics (OL). The next 5' is classified as silty gravel (GM). The remaining strata to test hole depth of 20' is classified as poorly graded sands and gravels (GP/SP), gray, dry cobbles to 6". 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, with interspersed layers of SP/SW sands, 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.

RECEIVED
JUL 3 6 2023
PLATTING



EXHIBIT A

Date Received	<p align="center">State of Alaska Department of Environmental Conservation Documentation of Construction</p>	ADEC Review Date and Initial
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Part I. General Information

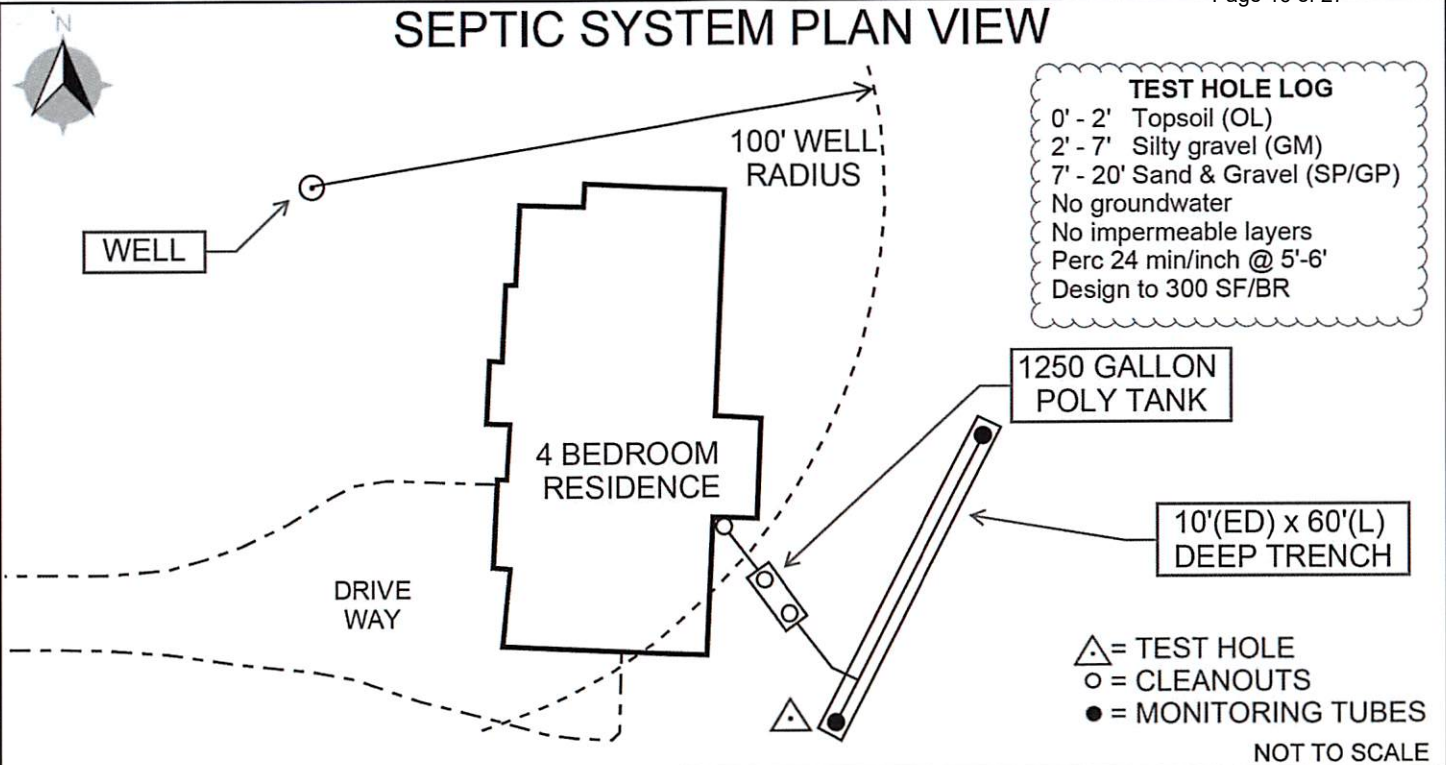
Legal Description	Laurie Meadows, Lot 5 Block 1		
Street Address	1943 S Laurie Meadows Drive	Tax/Parcel ID #	541200
Submitted By	<input checked="" type="checkbox"/> Registered Engineer <input type="checkbox"/> Approved Homeowner <input type="checkbox"/> Certified Installer No. CE 9135		
Installer Name Mailing Address, Email, & Phone	Sumner Company, PO Box 872992, Wasilla, AK 99687 office@sumnercohomes.com 907-232-6797		

Part II. Wastewater Disposal

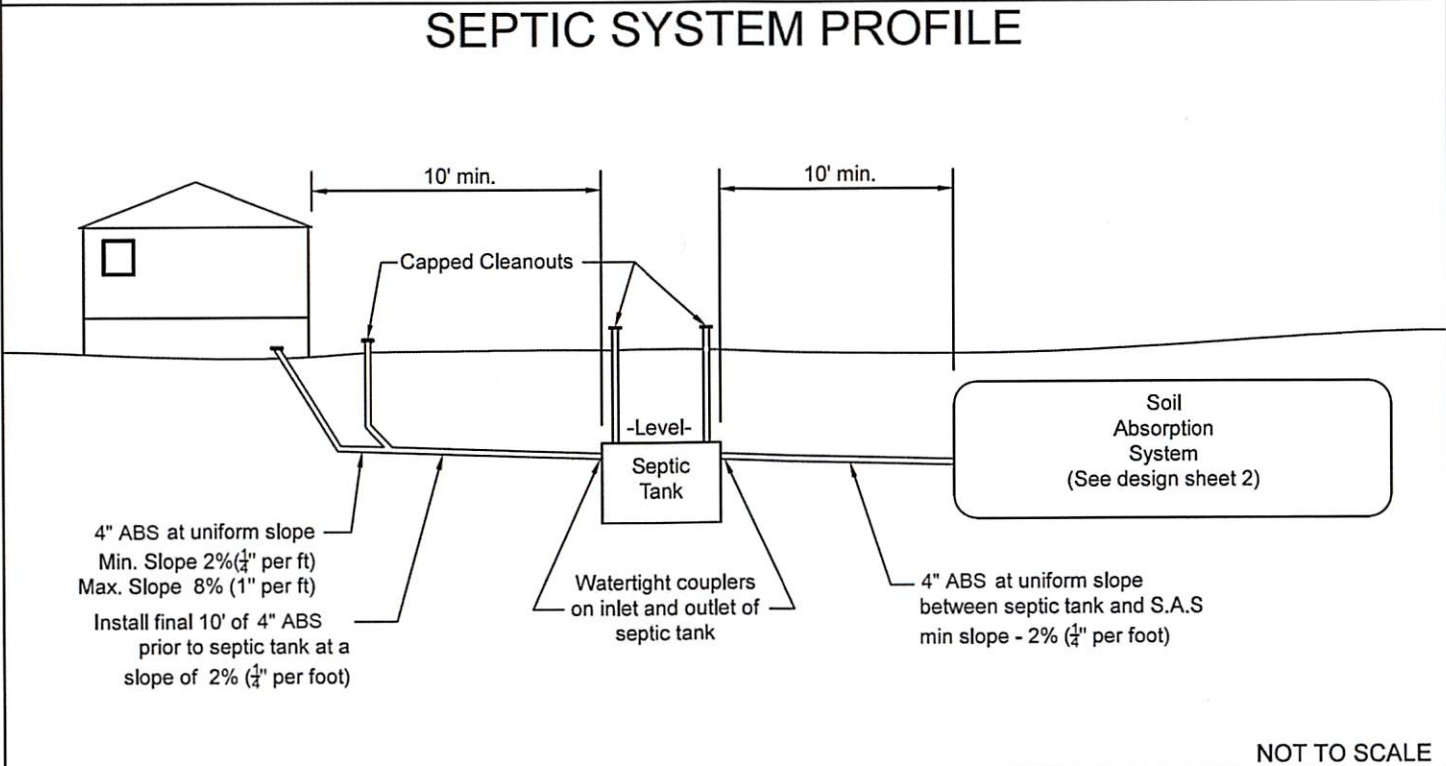
Onsite Wastewater System Serves	<input checked="" type="checkbox"/> Single Family # of bedrooms <u>4</u> <input type="checkbox"/> Duplex Total # of bedrooms _____ <input type="checkbox"/> Small Commercial Facility with Estimated Design Flow of less than 500 gpd. – <u>show calcs below</u>		
<input checked="" type="checkbox"/> New System <input type="checkbox"/> Repair / Replace Existing Components (describe):			
System Installed By:	<input type="checkbox"/> Certified Installer <input type="checkbox"/> Registered Engineer <input checked="" type="checkbox"/> Inspection by a Registered Engineer <input type="checkbox"/> Approved Homeowner (attach approval letter)		Installation Notification Date Date Installed <u>4-11-23</u>
Septic Tank	Size <u>1250</u> # of Compartments <u>2</u> Material <u>Poly</u> Manufacturer <u>Greer</u> Lift Station Manufacturer <u>N/A</u> Alarms <input type="checkbox"/> Yes <input type="checkbox"/> No		
Type of Soil Absorption System	<input checked="" type="checkbox"/> Deep Trench <input type="checkbox"/> Shallow Trench <input type="checkbox"/> Seepage Pit <input type="checkbox"/> Bed <input type="checkbox"/> Mound <input type="checkbox"/> Infiltrators (# of Units _____ Unit Area _____ sq. ft.) <input type="checkbox"/> Other _____		
Soils	Classification <u>GM</u> Rating - sq ft/bedroom <u>300</u>		
Soil Absorption Area	Field Dimensions (Length <u>60</u> ft Width <u>3</u> ft Thickness/Depth of Rock <u>10</u> ft) Effective Absorption Area <u>1200 SF</u> Size of Rock <u>1 1/2" to 3"</u>		
Perc Test Results	Minutes per Inch <u>24</u> Application Rate <u>250</u> sq ft / bedroom Performed By <u>Steve Wilson</u> (Attach results – sealed and signed by a registered engineer)		
Ground Cover Over	Septic Tank <u>>4</u> ft Absorption Area <u>>4</u> ft Sewer Pipes <u>>4</u> ft Insulation Thickness _____ in Insulation Thickness _____ in Insulation Thickness _____ in		
Cleanout Pipes/Caps	# Cleanout(s) <u>1</u> # Septic Tank Vents <u>2</u> # of Leach Field Monitor Tubes <u>2</u>		
Separation Distances from septic tank or absorption area, whichever is closest, to <u>all</u> nearby Public drinking water sources <u>N/A</u> ft. Class <u>N/A</u> Private drinking water sources <u>>100</u> ft Nearest water bodies (see 18 AAC 72.020(b)) <u>N/A</u> ft Lot Line <u>>10</u> ft			
Separation Distances from On Lot Sewer Lines to Drinking Water Sources - Public <u>N/A</u> Private <u>>25'</u>			
Separation Distances from Bottom of Distribution Rock to - Groundwater Table <u>>4'</u> Impermeable Soils <u>>6'</u>			
Separation Distance from Absorption Area to Slope exceeding 25% <u>> 50'</u>			
Comments / Recommendations / Criteria used to size commercial facility:			
I certify that the above information, and that provided in Section III, is correct:			
Signature <u>William Klebesadel</u>		Printed Name <u>William Klebesadel</u>	
Title, Reg/Cert No, Inst No. <u>CE 9135</u>		Date <u>5-19-23</u>	



SEPTIC SYSTEM PLAN VIEW



SEPTIC SYSTEM PROFILE



Conventional Single Family Residential SEPTIC SYSTEM AS-BUILT

LEGAL DESCRIPTION: Laurie Meadows, Lot 5 Block 1

RECORD DRAWING

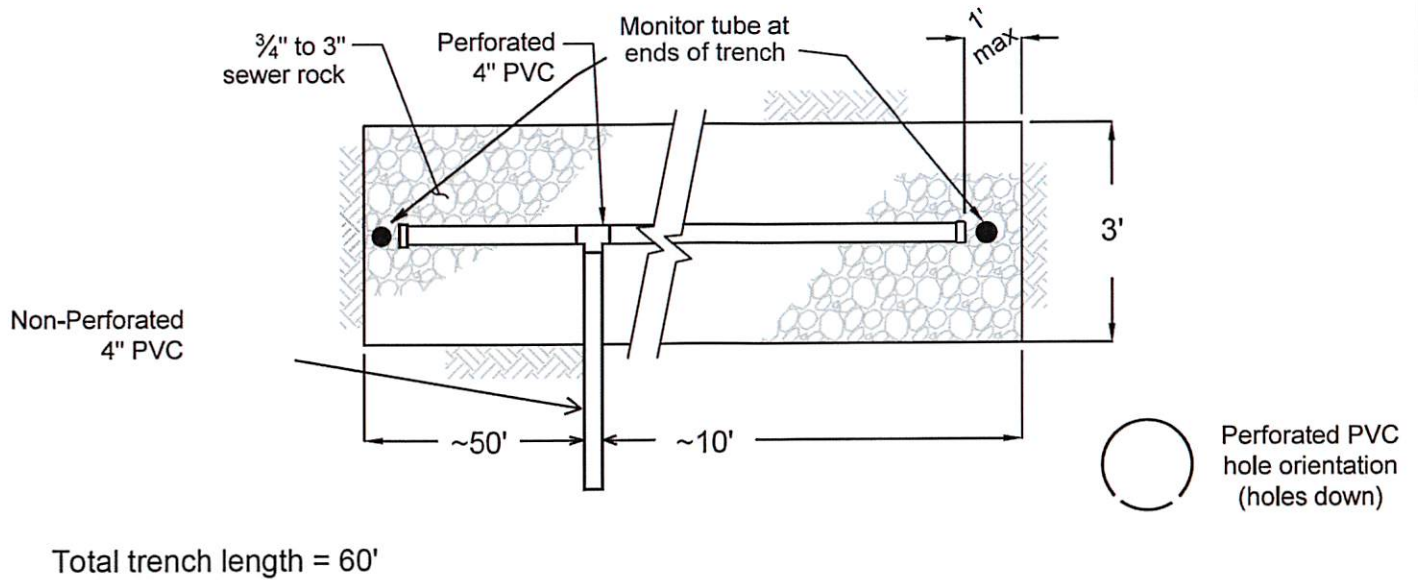
This record drawing represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.

PIONEER ENGINEERING LLC

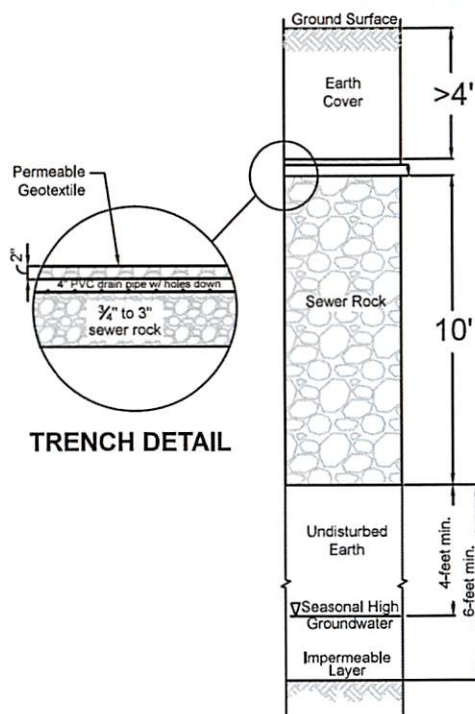
SHEET 1 OF 2

COMPLETED DATE 4-11-23

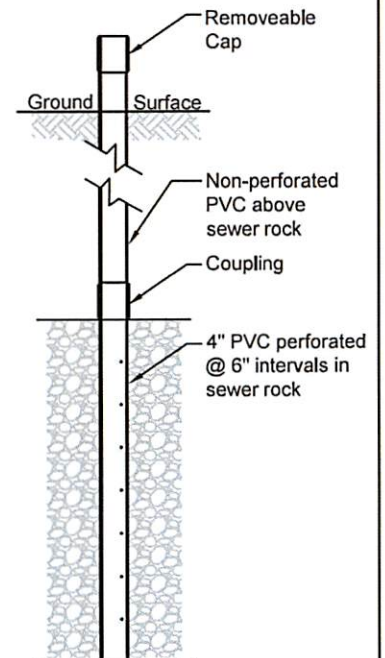
DEEP TRENCH PLAN VIEW



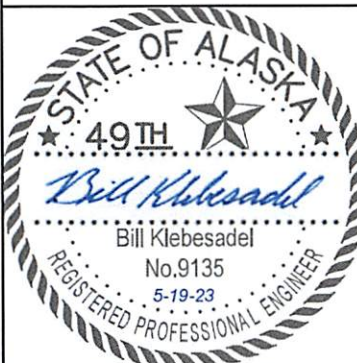
TRENCH SECTION



MONITOR TUBE DETAIL



NOT TO SCALE



Conventional Single Family Residential SEPTIC SYSTEM AS-BUILT

LEGAL DESCRIPTION: Laurie Meadows, Lot 5 Block 1

RECORD DRAWING

This record drawing represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.

PIONEER ENGINEERING LLC

SHEET 2 OF 2

COMPLETED DATE 4-11-23

EXHIBIT B

WATER WELL LOG Revised 08/18/2016

City/Borough	Subdivision	Block	Lot	Property Owner Name & Address
Matanuska-Susitna Borough	Laurie Meadows	1	5	Sumner Company Homes ,

Parcel Identification Number: - -

dnr.water.reports@alaska.gov



E&D Water Wells

3530 West Spence Ln.
Wasilla, AK 99623
(907) 373-1598 Fax: (907) 357-1598



Borough <u>Mat Su</u>	Subdivision <u>LAURIE MEADOWS</u>	Lot <u>5</u>	Block <u>1</u>	Section QTRS.	Section	Township	Range	Meridian <u>SEWARD</u>
Location / Sketch <u>1943 S. LAURIE MEADOWS</u>				Well Owner <u>SUMNER COMPANY</u>				
Depths Measured From: <input checked="" type="checkbox"/> Casing Top <input type="checkbox"/> Ground Surface				Well Depth:		Date Of Completion		
Borehole Data: Material Type & Color				Depth From To		Depth of Hole: <u>120</u> Ft. Depth of Casing: <u>120</u> Ft.		
<u>stick-up</u>				<u>0</u> <u>3</u>		Depth To Static Water Level: <u>83</u> Ft. Below <input checked="" type="checkbox"/> Top of Casing <input type="checkbox"/> Ground Surface Date: <u>5/13/2023</u>		
<u>Gravel silty SAND</u>				<u>3</u> <u>4.5</u>		Method Of Drilling: <input checked="" type="checkbox"/> Air Rotary <input type="checkbox"/> Cable Tool <input type="checkbox"/> Other:		
<u>clay gravel</u>				<u>4.5</u> <u>56</u>		Use Of Well: <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Monitor <input type="checkbox"/> Public Supply <input type="checkbox"/> Other		
<u>silty gravel</u>				<u>56</u> <u>80</u>		Casing Stick-Up: <u>3</u> Ft. Diam: <u>6</u> In. to <u>121</u> Ft. Casing Type: <u>250 steel</u> <u>453B</u> In. to ____ Ft.		
<u>silty SAND</u>				<u>80</u> <u>90</u>		Well Intake Opening Type: <input checked="" type="checkbox"/> Open End <input type="checkbox"/> Screened <input type="checkbox"/> Perforated <input type="checkbox"/> Open Hole		
<u>silt</u>				<u>90</u> <u>109</u>		Depths Of Openings: ____ To: ____ Ft.		
<u>Gravel SAND H₂O</u>				<u>109</u> <u>120</u>		Screen Type: <u>N/A</u> Diameter: ____ In. Slot/Mesh Size: ____ Length: ____ Ft.		
						Gravel Pack Type: <u>N/A</u> Volume Used: ____ Depth to Top: ____		
						Grout Type: <u>N/A</u> Volume: ____ Depth: From ____ Ft. to ____ Ft.		
						Development Method: <u>Air Lift</u> Duration: <u>1 HR</u>		
						Pumping Level & Yield: <u>1087</u> Ft. After ____ Hrs. Pumping <u>25</u> gpm		
						Pump Intake Depth: ____ Ft. Horsepower: ____ Well Disinfected Upon Completion? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

CONTRACTOR INFORMATION:

REMARKS: Job #071050323

E&D Water Wells, LLC.
Registered Business Name

Miko Petner 5-3-2023
Signature of Authorization Representative Date

Matthew Goddard

From: Daniel Dahms
Sent: Wednesday, August 2, 2023 3:17 PM
To: Matthew Goddard
Cc: Jamie Taylor; Brad Sworts; Tammy Simmons
Subject: Re: RFC Laurie Meadows RSB (MG)

Matthew,

PD&E has no comments. Previous email was sent to the wrong case.

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

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Wednesday, August 2, 2023 12:43 PM
To: Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: RFC Laurie Meadows RSB (MG)

This was supposed to be no comment.

From: Daniel Dahms <Daniel.Dahms@matsugov.us>
Sent: Wednesday, August 2, 2023 12:36 PM
To: Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>
Subject: Fw: RFC Laurie Meadows RSB (MG)

What road did we mean with this comment?

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, August 2, 2023 12:07 PM
To: Daniel Dahms <Daniel.Dahms@matsugov.us>
Subject: RE: RFC Laurie Meadows RSB (MG)

Daniel,

Laurie Meadows is on W. Charlies Ridge Circle and S. Lauries Meadows Circle. It does not front on Hobby Horse Lane.

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

From: Daniel Dahms <Daniel.Dahms@matsugov.us>
Sent: Wednesday, August 2, 2023 12:01 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: RFC Laurie Meadows RSB (MG)

Matthew,

Construct or certify Hobby Horse Ln up to at least 60' beyond tract A to a minimum of pioneer standards as outlined in the 2022 SCM.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, July 19, 2023 11:07 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; psfisher@gci.net; Camden Yehle <camdenyehle@gmail.com>; president@mlccak.org; information@mlccak.org; davemtp@mtaonline.net; dglsviatn@aol.com; robundtmsb@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>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; 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>
Subject: RFC Laurie Meadows RSB (MG)

Hello,

The following link is a Request for Comments on the proposed Laurie Meadows re-subdivision. Please ensure all comments have been submitted by August 3, 2023 so they can be incorporated in the staff report that will be presented to the Platting officer.

 [Laurie Meadows RSB Block 1 Lots 5-6](#)

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 1, 2023 12:00 PM
To: Matthew Goddard
Cc: Kim Sollien
Subject: RFC Laurie Meadows RSB (MG)



The Planning Division has no objection to the proposed action.

Thanks,

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: Andy Dean
Sent: Wednesday, July 26, 2023 3:56 PM
To: Matthew Goddard
Subject: RE: RFC Laurie Meadows RSB (MG)

Hello Matthew,

Please have the applicant apply for a driveway permit. It seems we have none on file for the existing driveway access.

Respectfully,



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, July 19, 2023 11:07 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; psfisher@gci.net; Camden Yehle <camdenyehle@gmail.com>; president@mlccak.org; information@mlccak.org; davemtp@mtaonline.net; dglsaviatn@aol.com; 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>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; 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>
Subject: RFC Laurie Meadows RSB (MG)

Hello,

The following link is a Request for Comments on the proposed Laurie Meadows re-subdivision.

Please ensure all comments have been submitted by August 3, 2023 so they can be incorporated in the staff report that will be presented to the Platting officer.

 [Laurie Meadows RSB Block 1 Lots 5-6](#)

Feel free to contact me if you have any questions.

Matthew Goddard

From: Permit Center
Sent: Wednesday, July 19, 2023 11:39 AM
To: Matthew Goddard
Subject: RE: RFC Laurie Meadows RSB (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 19, 2023 11:07 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; psfisher@gci.net; Camden Yehle <camdenyehle@gmail.com>; president@mlccak.org; information@mlccak.org; davemtp@mtaonline.net; dglsaviatn@aol.com; 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>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; 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>
Subject: RFC Laurie Meadows RSB (MG)

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 [Laurie Meadows RSB Block 1 Lots 5-6](#)

Feel free to contact me if you have any questions.

Thank you,
Matthew Goddard



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 20, 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.

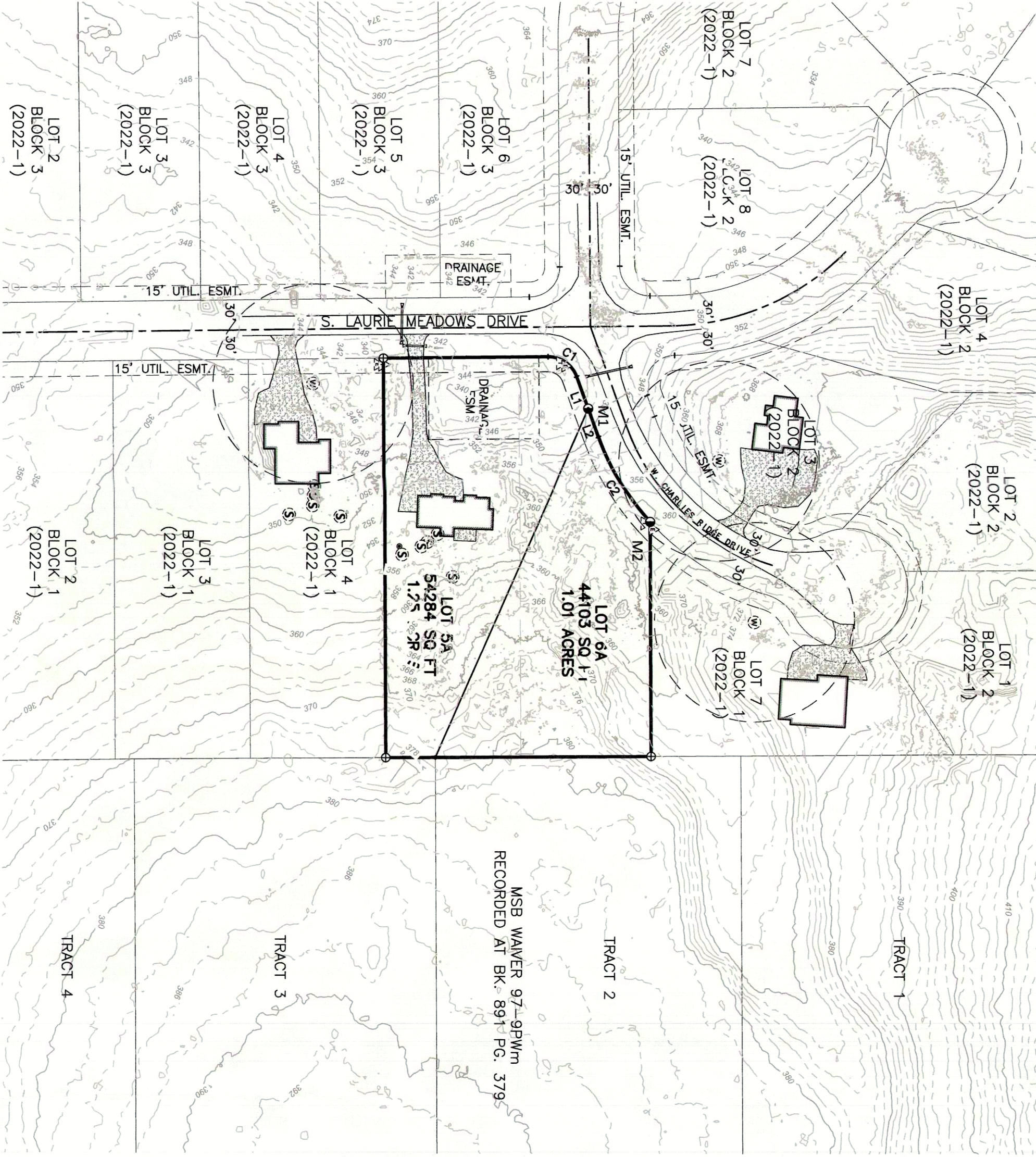
- **LOT 5A & 6A LAURIE MEADOWS RSB Subdivision**

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

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

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



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 INSTALLED OR USED WITHOUT THE APPROVAL OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THESE SYSTEMS.
3. 5/8" X 3/8" 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. RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE UNITED STATES PATENT AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, SAID PATENT WAS RECORDED MAY 12, 1967 IN BOOK 650 AT PAGE 218.
5. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: RECORDED: FEBRUARY 12, 1960
6. RESERVATION OF .50% OF THE MINERAL RIGHTS, AS SET OUT IN INSTRUMENT, RESERVED BY: CLEVERO FRANKS ALDEMAN
7. EASEMENT INCLUDING TERMS AND PROVISIONS THEREOF, FOR THE PURPOSE SET OUT THEREIN, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE, IN FAVOR OF: EXISTAR NATURAL GAS COMPANY, A DIVISION OF SEMCO ENERGY, INC. GAS PERMITS RECORDED: JULY 6, 2021
8. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF: RECORDED: AUGUST 5, 2021
9. NOTES AS SHOWN ON THE PLAT OF LAURE MEADOWS, PLAT NO. 2022-1, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE.

CONTROL NOTES:

THE BASIS OF BEARING IS GEODETIC NORTH AS OBSERVED ON APRIL 8th, 2023 AT CONTROL POINT #400. CONTROL POINT #400 IS A FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED LS #9812 FLUSH WITH GROUND AND HAS A LATITUDE OF N 67° 33' 40.6884717" AND A LONGITUDE OF W 104° 04' 18.72" AS DETERMINED BY THE SURVEYOR. THE SURVEYOR HAS HIGH PRECISION GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE FRAME NAD83(2011). EPOCH 2010.0000 AND NATIONAL GEODETIC SURVEY (NCS) GCDN 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.

CURVE TABLE					
CURVE #	BDMS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	30.00	37.01	70°41'02"	N84° 42' 55"E	34.71
C2	255.01	99.74	122°41'58"	S58° 52' 01"W	99.11

PARCEL LINE TABLE		
CURVE #	LENGTH	DIRECTION
L1	34.24	N70° 04' 18"E
L2	30.21	S70° 04' 18"W

- LEGEND**
- SET ALUMINUM CAP (SEE DETAIL ABOVE FOR SIZE)
 - SET 5/8"x3/8" REBAR WITH YELLOW PLASTIC CAP LS #9812 THIS SURVEY
 - FOUND 5/8" REBAR WITH RED PLASTIC CAP LS 5122
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP LS #9812
 - (R) RECORD DATA PER PLAT #2022-1 PALMER RECORDING DISTRICT
 - (C) CALCULATED VALUE THIS SURVEY
 - (M) MEASURED VALUE THIS SURVEY ON 4/8/23
- ▲ TEL. PEDESTAL
⊙ WATER WELL
Ⓢ SURROUNDING BUILDINGS
— EXISTING 100' WELL RADIUS
▲ ELECTRIC PEDESTAL
● SOILS TEST HOLE LOCATION

CERTIFICATE OF OWNERSHIP

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.

DATE: _____
SUMNER COMPANY
P.O. BOX 872992
WASILLA, ALASKA 99687
JESSE SUMNER
MANAGING MEMBER

NOTARY'S ACKNOWLEDGEMENT

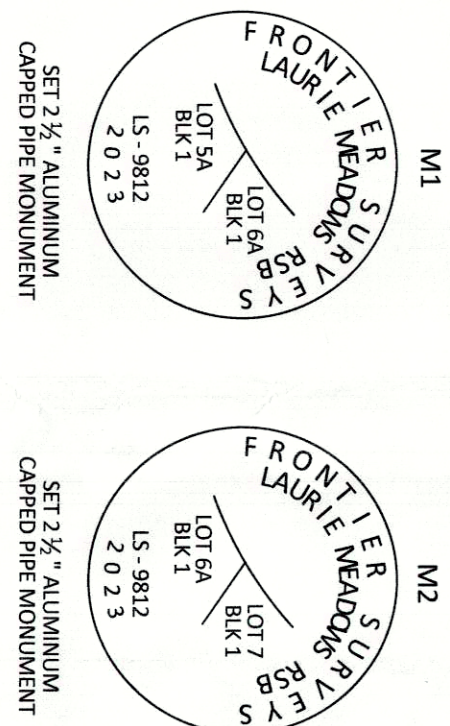
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

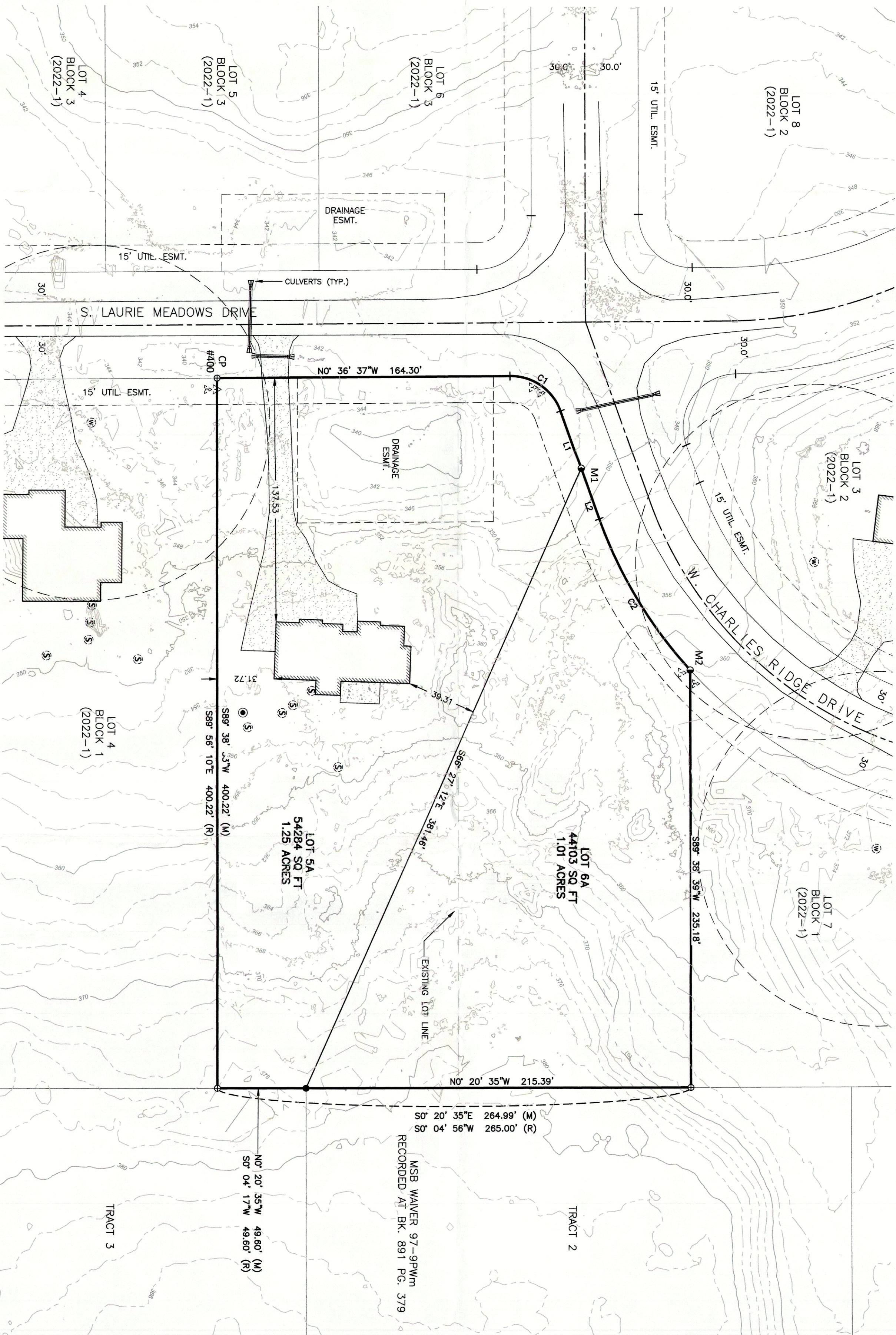
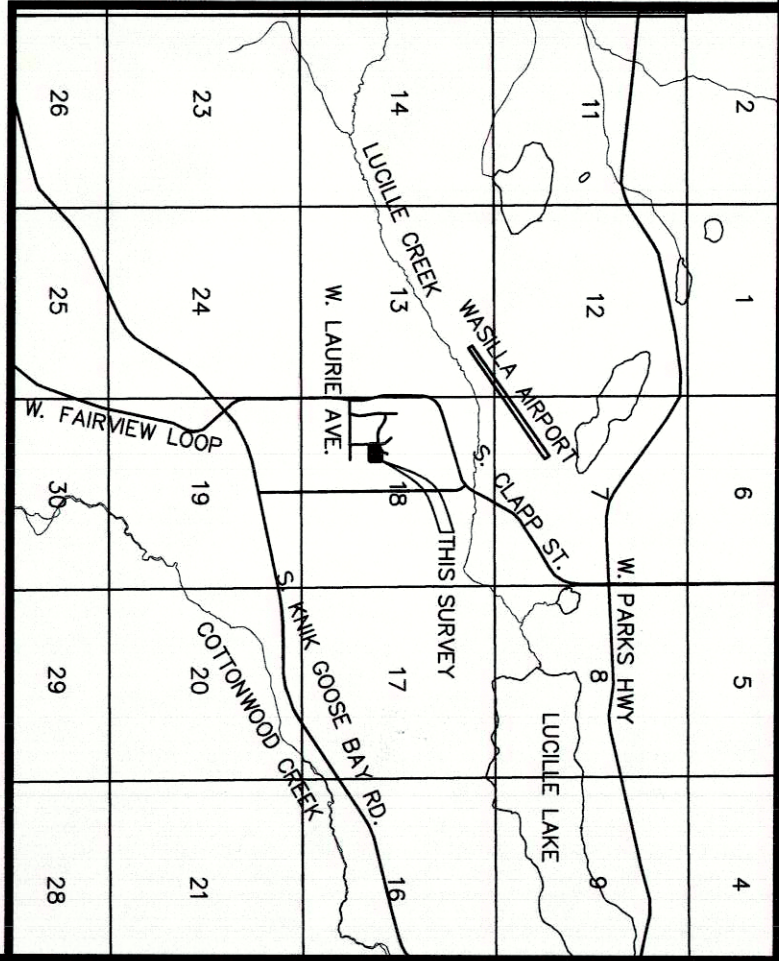
CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL (BOROUGH) _____ 20____
DATE: _____



VICINITY MAP
SCALE: 1" = 1 MILE
TAX MAP WA12



PLANNING DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND THE ZONING ORDINANCE OF THE STATE OF ALASKA AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING 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.

20____

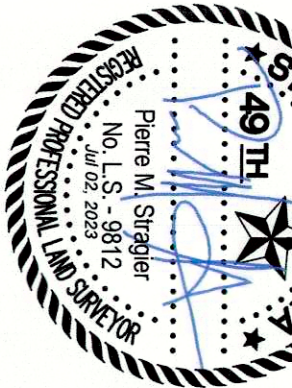
SURVEYOR'S CERTIFICATE

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 _____

PLANNING AND LAND USE DIRECTOR
ATTEST: _____

PLATTING CLERK



Plat of:
Lot 5A & Lot 6A
Laurie Meadows RSB

A Subdivision of
Lot 5 & Lot 6 Laurie Meadows Subdivision Plat #2022-1
Located Within Section 18 T17N R01W S14, Alaska
Palmer Recording District, Third Judicial District State of Alaska
Containing 2.26 Acres More or Less

FRONTIER
SURVEYS
PLATTING

650 W. 8th Avenue Suite E
Palmer, Alaska 99687
Tel: 1-907-460-1688

Tax Map: WA12
Scale: 1"=100' & 1" = 40'
Drawn: SS / Checked: PS
ACU# 1615
Date: 06/20/2023
Revision:
SHEET: 1 of 1