

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.

September 13, 2023

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **MOOSE WALLOW KAVALOK:** The request is to create three lots from Parcel C2, to be known as **Moose Wallow Kavalok**, containing 40 acres +/- . The property is located south of E. Murphy Road, west of N. Buffalo Mine Moose Creek Road, and directly north of E. Moose Wallow Avenue, (Tax ID# 19N02E28C002); within the SW ¼ Section 28, Township 19 North, Range 02 East, Seward Meridian, Alaska. In the Buffalo Mine / Soapstone Community Council and in Assembly District #1. (*Petitioner/Owner: Hanson Land Solutions, Anton P. Jr. & K.A. Kavalok, Staff: Chris Curlin, Case # 2023-093*)
- B. **BEAR RIDGE PHASE 1 RSB:** The request is to create one lot from Lots 1 & 2, Block 4, Bear Ridge Phase 1, Plat No. 2005-83, to be known as **LOT 1A**, containing 3.831 acres +/- . The parcel is located north of E. Caswell Lakes Road, (Tax ID#s 5717B04L001/L002); within Section 10, Township 22 North, Range 04 West, Seward Meridian, Alaska. In Susitna Community Council and Assembly District #7. (*Petitioner/Owner: Kenneth & Margaret Anderson, Staff: Amy Otto-Buchanan, Case # 2023-097*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **September 13, 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

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 13, 2023

ABBREVIATED PLAT: MOOSE WALLOW KAVALOK

LEGAL DESCRIPTION: SEC 28, T19N, R02E, SEWARD MERIDIAN AK

PETITIONERS: HANSON LAND SOLUTIONS

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 40.00 ± PARCELS: 3

REVIEWED BY: CHRIS CURLIN CASE #: 2023-093

REQUEST: The request is to create three lots from Parcel C2, to be known as **MOOSE WALLOW KAVALOK**, containing 40 acres +/- . The property is located south of E. Murphy Road, west of N. Buffalo Mine Moose Creek Road, and directly north of E. Moose Wallow Avenue, (Tax ID# 19N02E28C002); within the SW ¼ Section 28, Township 19 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Asbuilt and Topo
Soils Report

EXHIBIT A – 4 pgs
EXHIBIT B – 2 pgs
EXHIBIT C – 5 pgs

AGENCY COMMENTS

MSB Department of Public Works
MSB Development Services
Utilities

EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT I – 5 pgs

DISCUSSION: The proposed subdivision is creating three lots. Proposed Lot 1 will be 5 acres +/-, Lot 2 will be 29.92 acres +/-, and Lot 3 will be 5 acres +/- . All proposed lots will take access from E. Moose Wallow Avenue.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, P.E., notes that two test holes were dug to a depth of 12', water was encountered at 9'. A monitor tube was installed in test hole # 2. The soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils classification System as (SW). The report states all lots with an area less than 400,00 sq. ft. are as follows: 1. All contain sufficient overall area. 2. All have at least 10,000 square feet of "Usable Building Area." 3. All have at least 10,000 square feet of "Contiguous Usable Septic Area."

Comments:

MSB Department of Public Works (**Exhibit E**) The petitioner is to add a plat note as required by MSB 43.20.100F(1)(b)(i).

MSB Development Services (**Exhibit F**) The road is shown as public. Please have the applicant apply for a driveway permit, as the MSB seems to not have one on file.

Utilities: (**Exhibit F**) Enstar has no comments. GCI has no comments or objections. 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; Buffalo Mine/Soapstone Community Council; Fire Service Area #132 Greater Palmer Consolidated; or Emergency Services; MEA or MTA.

CONCLUSION: The abbreviated plat of Moose Wallow Kavalok 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 Moose Wallow Kavalok 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; Buffalo Mine/Soapstone Community Council; Fire Service Area #132 Greater Palmer Consolidated; or Emergency Services; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Moose Wallow Kavalok, Section 28, Township 19 North, Range 02 East, 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. Add a Plat Note stating that if any of the lots or parcels are further subdivided which would create more than the original lots created, a road must be constructed to minimum pioneer standards to provide physical access to the lots being further subdivided.
4. Apply for a driveway permit for the existing E. Moose Wallow Avenue access. Provide a copy of the application to Platting Staff.
5. Pay postage and advertising fees.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

TR 3

**SUBJECT
PROPERTY**

C2:

LOT 2

LÖT 1:

LOT 3

MOOSE

N BUFFALO MINE MOOSE CRK RD

50' SECTION LINE ESMT

E MOOSE WALLOW AVE

50' SECTION LINE EAST NORDEN TERRASSE AVE

50' SECTION LINE ESMT

ST NORDEN TERRASSE AVE

B14

B11

B9

B5

1

2

3

4

5.

4

5

9

8

7

YET

115

7

6

3

14

1

—

VICINITY MAP

FOR PROPOSED MOOSE WALLOW KAVALOK
SUBDIVISION

LOCATED WITHIN

SECTION 28, T19N, R02E, SEWARD MERIDIAN

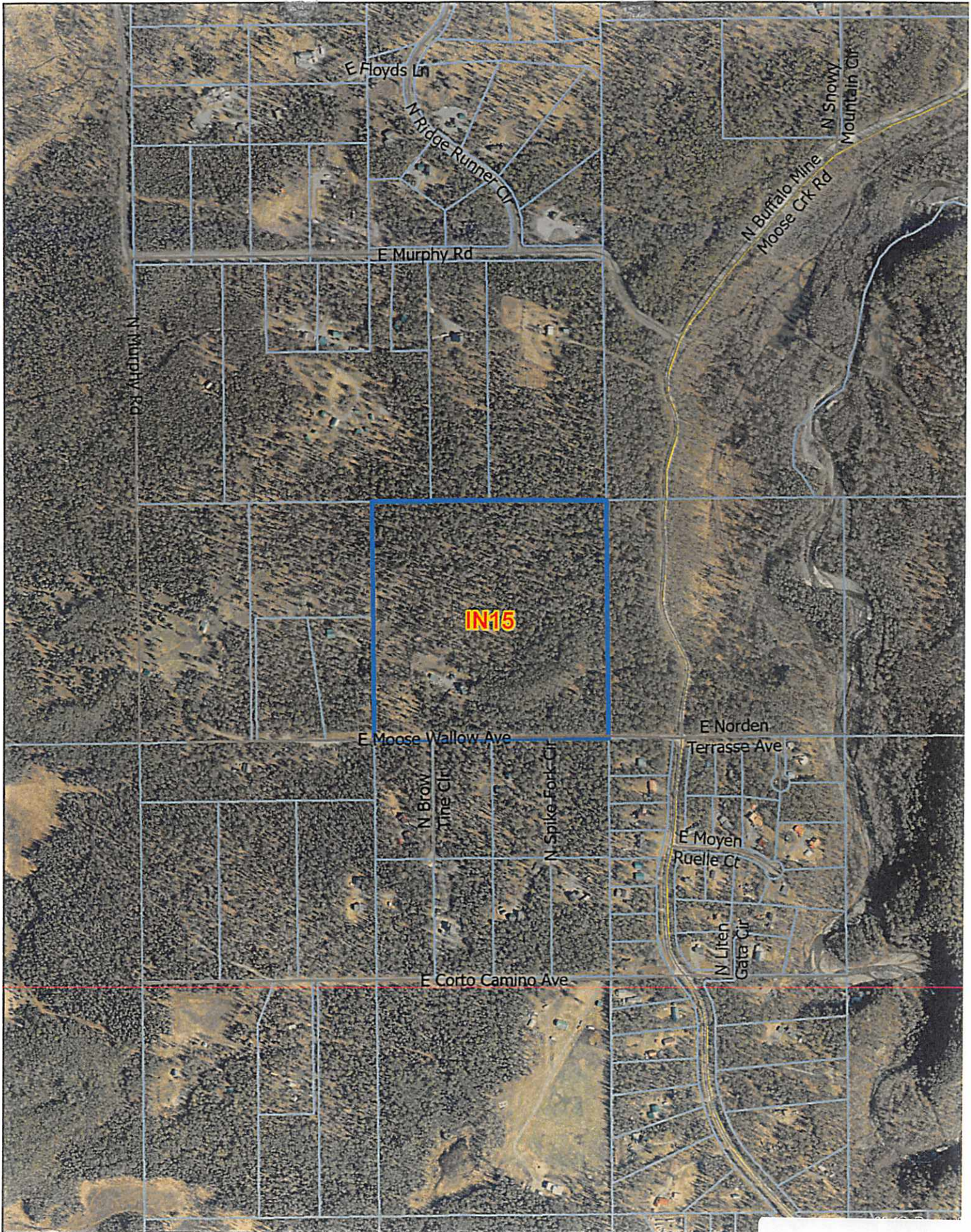
ALASKA

IN 15 MAP

**COMMON
OPEN
SPACE**

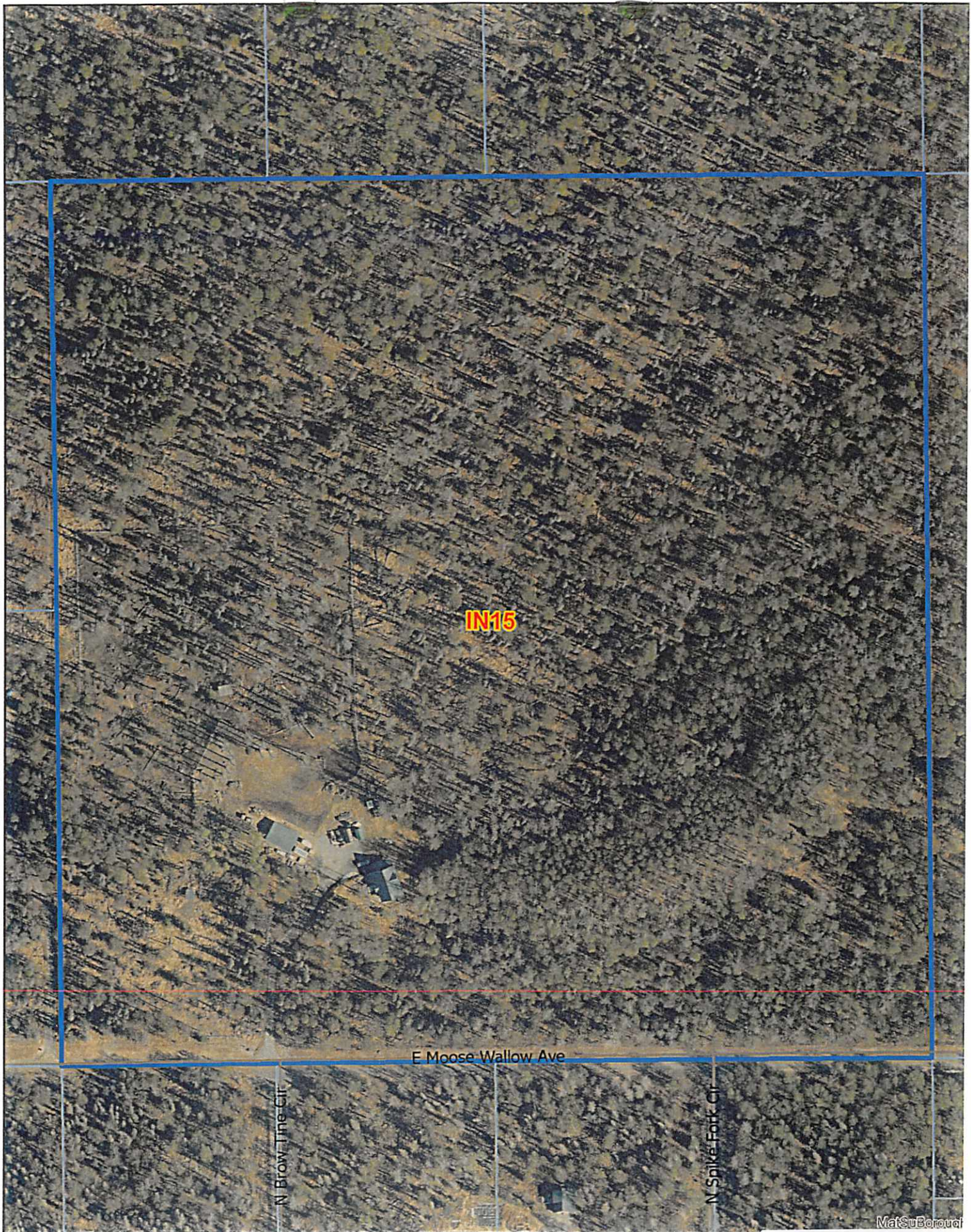
1

EXHIBIT A-1



670 335 0 670 Feet

EXHIBIT A-2



180 90 0 180 Feet

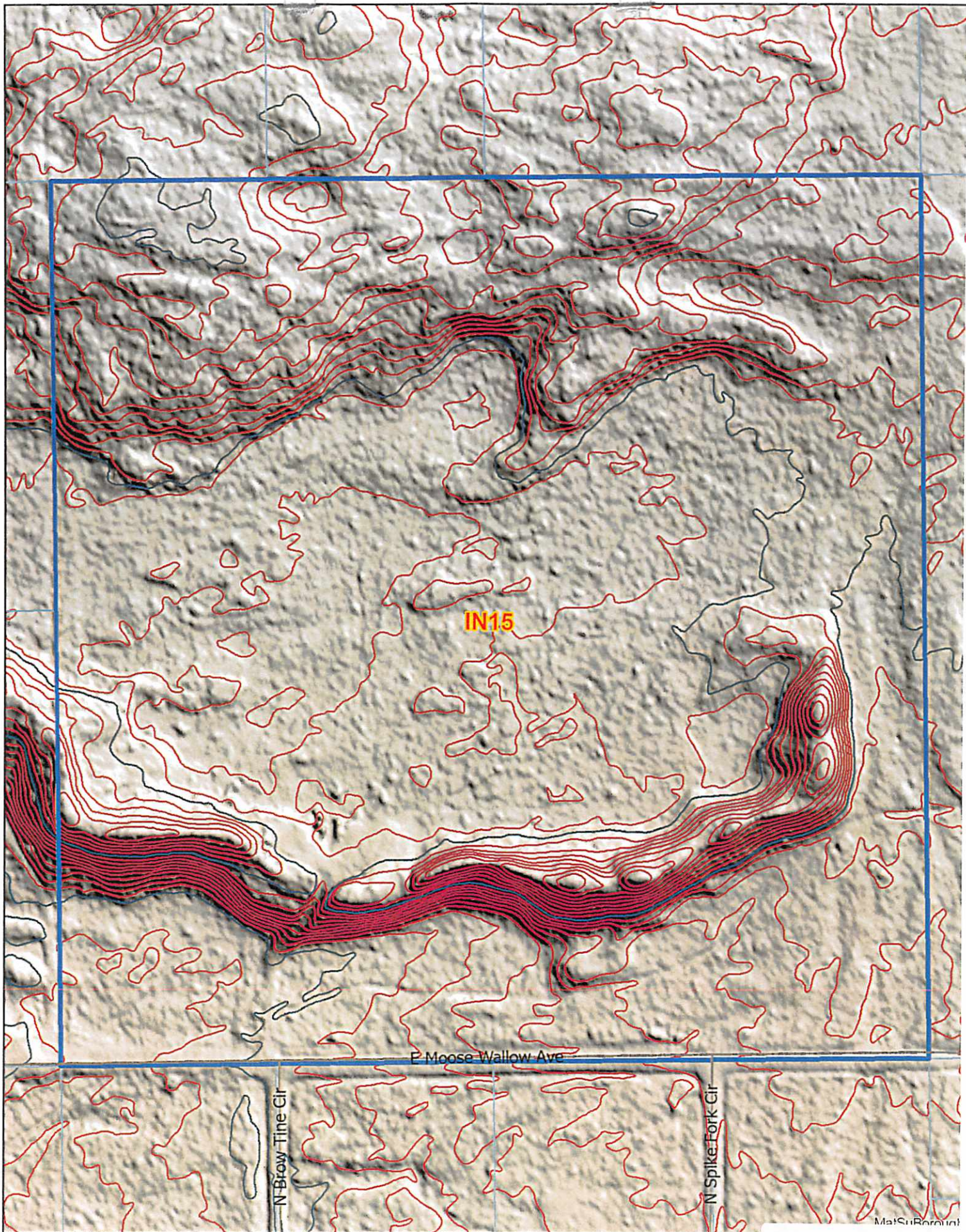


EXHIBIT A-4



NOTES:
1. THE 1" CONTAINS SHOWN HEREIN WERE DERIVED FROM PUBLISHED DATA OF THE ALASKA SURVEYING DEPARTMENT.
2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2000.0).
3. THE VERTICAL DATUM IS ANGLER (1929/00).

PALMER, ALASKA
MOOSE WALLOW KAVALOK
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG #: 23-185C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
1"=171'
22.5"=1"=80'
REVISION DATE:
07-19-23

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3

RECEIVED
AUG 07 2023
PLATTING



RD. MOOSE CREEK
RD. BUFFALO

UNSUBDIVIDED

UNSUBDIVIDED

TSDAHA
TIERRA
PORCIONES
(78-72)

PARCEL 1
MSB WAIVER
2002-136-PWm
(2002-017660-0)

PARCEL 1
MSB WAIVER
2003-149-PWm
(2003-024267-0)

PARCEL 1
MSB WAIVER
2004-056-PWm
(2004-008794-0)

PARCEL 4
MSB WAIVER
2004-056-PWm
(2004-008794-0)

1
DJANGO
WOODS
(2014-106)

PARCEL 3

MSB WAIVER
RES. 98-25-PWm
(BK.953 P.768)

PARCEL 2

ROACH
SUBDIVISION
(2006-153) TRACT 3

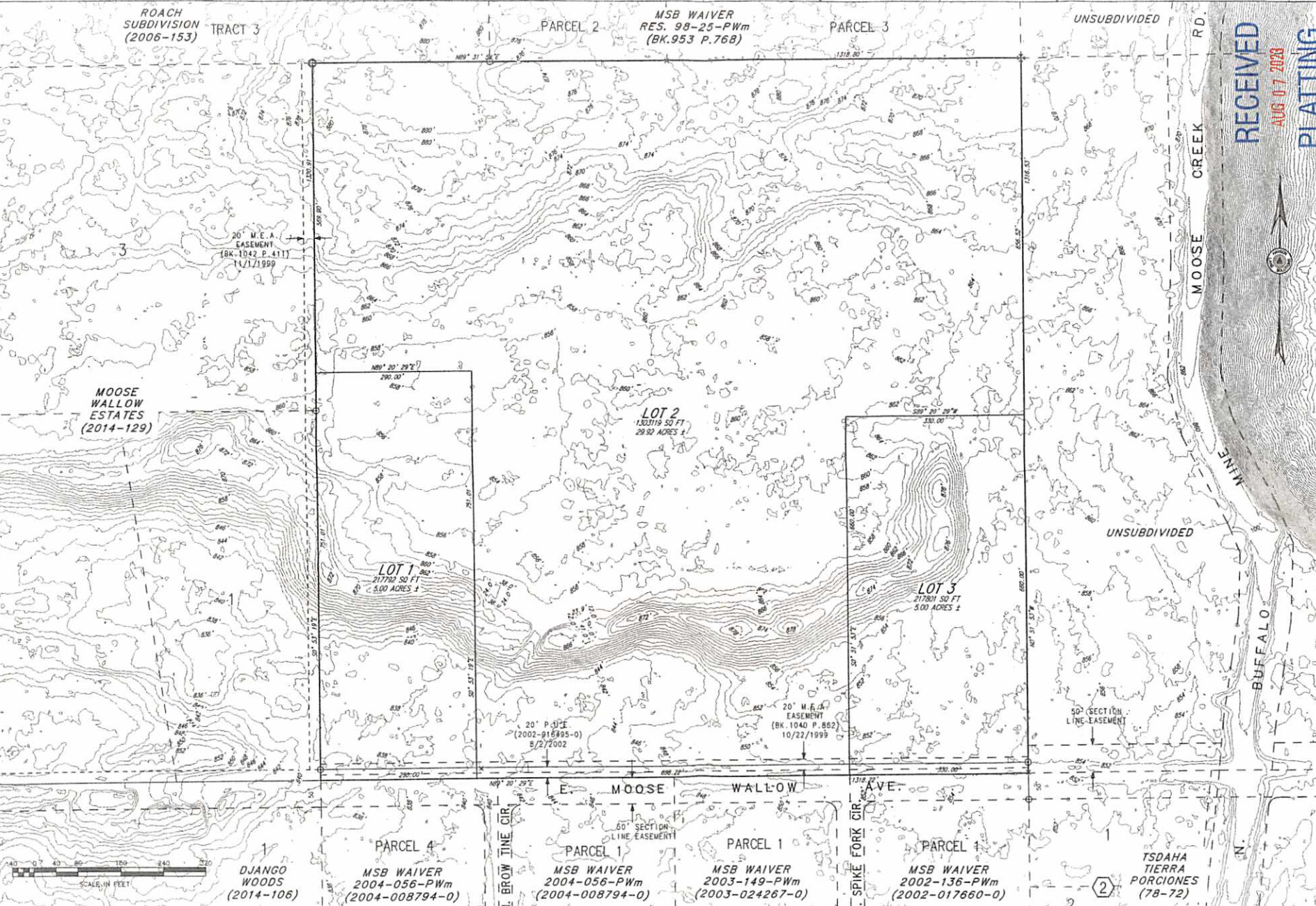
LOT 3
217801 SQ FT
5.00 ACRES ±

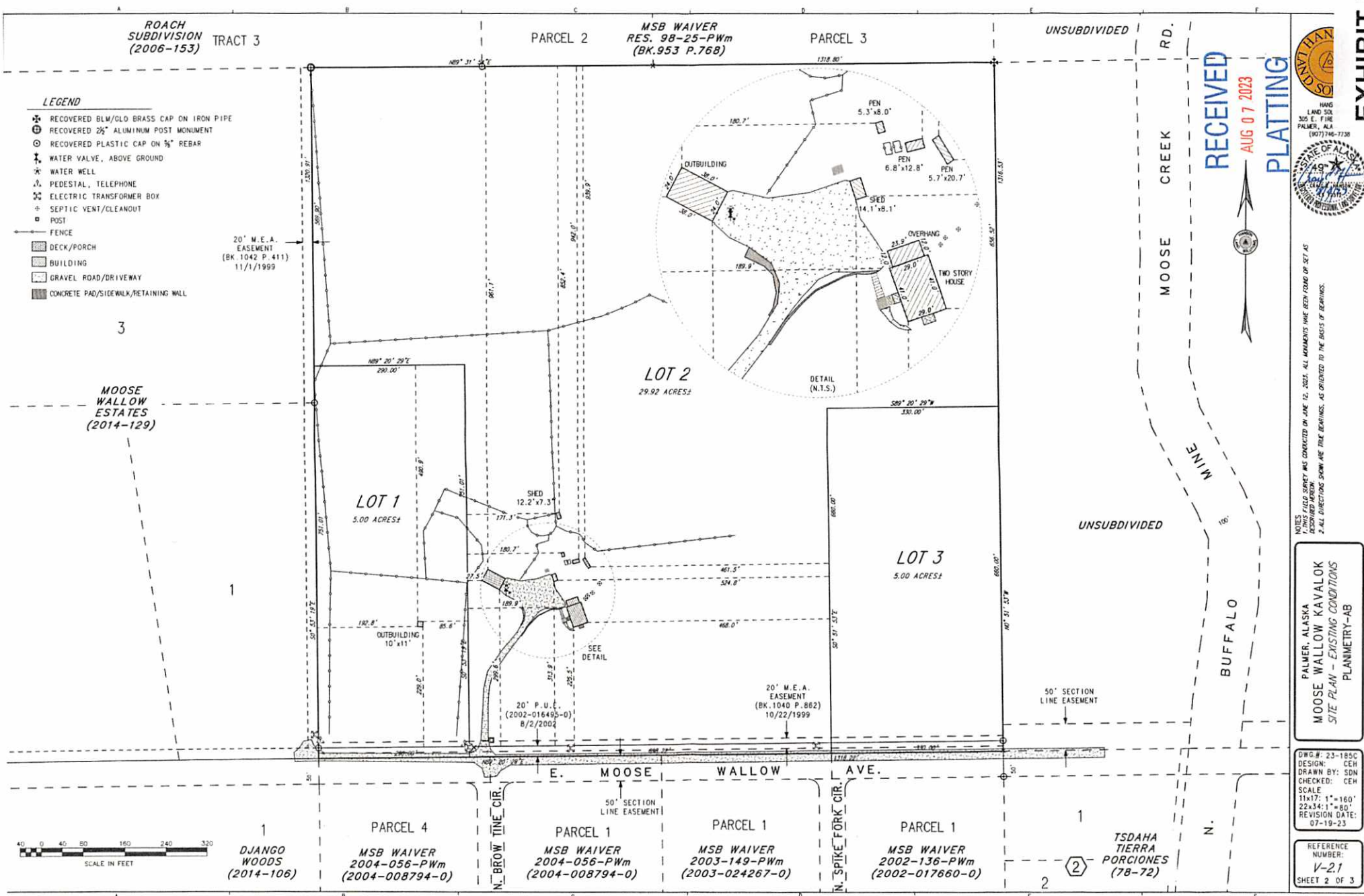
LOT 2
1303119 SQ FT
29.92 ACRES ±

LOT 1
217792 SQ FT
5.00 ACRES ±

20' M.E.A.
EASEMENT
(BK.1042 P.411)
11/1/1999

MOOSE
WALLOW
ESTATES
(2014-129)







RECEIVED
AUG 07 2023
PLATTING

USEABLE AREA CERTIFICATION

MOOSE WALLOW KAVALOK

A SUBDIVISION OF

SE1/4 SW1/4 SEC. 28 T.19N. R. 2E. S.M. AK

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

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

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

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

SOILS INVESTIGATION

EXCAVATIONS

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

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

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES:

(SW) TEST HOLES: TH-1 and TH-2

(GP) TEST HOLES:

(SP) TEST HOLES:

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

(GM) TEST HOLES:

(SM) TEST HOLES:

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

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

TEST HOLES:

TH-1

GROUND WATER INVESTIGATION

- ☐ No groundwater was encountered in any of the Test Holes
- ☒ Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

☒ Monitoring Test Holes May through October:

TEST HOLES: TH-1

☐ Soil Mottling or Staining Analysis:

TEST HOLES:

- ☐ Depth to seasonal high water is a min. of 8'

TEST HOLES: TH-2

- ☐ Depth to seasonal high water is less than 8'

☐ Fill will be required

☐ A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

- ☐ Additional Fill required to ensure 8' of coverage above water table

Lots:

- ☐ The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

- ☐ Re-Grading will be required to eliminate slopes in excess of 25%

Lots:

- ☒ No further action required to establish sufficient usable area.

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

Bill Klebesadel
WILLIAM KLEBESADEL P.E.

7-20-23

Date


Professional Engineer



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG


Parcel:	MOOSE WALLOW KAVALOK	TEST HOLE NO.	Date:	5-30-23
Insp. By:	PIONEER	2	Job #	23-185

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			3					
9ft			4					
10ft			5					
11ft			6					
12ft			7					
13ft			8					
14ft			9					
15ft			10					
16ft	11							
17ft	12							
			Perc. Hole Diam. (in.): _____ Test Run Between: _____ <div style="display: flex; justify-content: space-between; width: 100%;"> ft and ft Deep </div>					
								
			COMMENTS:					
18ft								
19ft								
20ft								
Depth			WATER LEVEL MONITORING					
12ft	Total Depth of Test Hole		Date	WATER LEVEL				
None	Depths where Seeps encountered		5-31-23	9.00 FT				
None	Depths where Ground Water encountered							
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered							
No	Monitor Tube Installed?							

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	MOOSE WALLOW KAVALOK	TEST HOLE NO.	Date:	5-30-23
Insp. By:	PIONEER	1	Job #	23-185

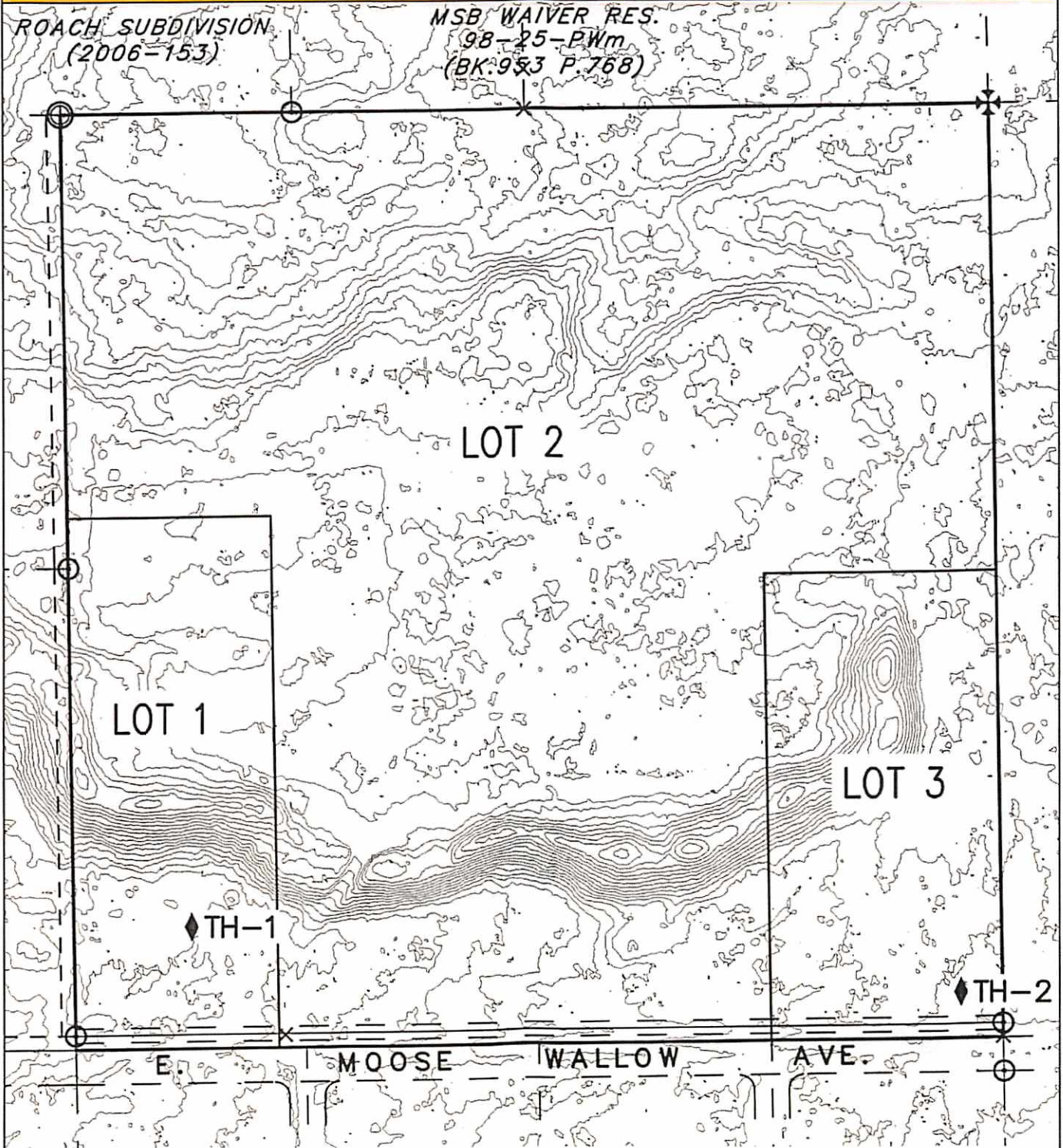
TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES						
4ft								
5ft			PERCOLATION TEST					
			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
			2					
7ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	3					
			4					
8ft			5					
			6					
9ft			7					
			8					
10ft			9					
			10					
11ft	CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	11					
			12					
12ft								
13ft								
14ft								
15ft								
16ft								
17ft								
18ft								
19ft								
20ft								
<div style="display: flex; justify-content: space-between;"> <div> Depth 12ft Total Depth of Test Hole None Depths where Seeps encountered 9ft Depths where Ground Water encountered 9ft Depths where Impermeable Soil (Silt / Clay / Bedrock encountered YES Monitor Tube Installed? </div> <div style="border: 1px solid black; padding: 5px; width: 150px;"> WATER LEVEL MONITORING Date 5-31-23 WATER LEVEL 9.00 FT </div> </div>			<div style="display: flex; justify-content: space-between;"> <div> Perc. Hole Diam. (in.): Test Run Between: ft and ft Deep </div> <div style="text-align: center;">  </div> </div>					
			COMMENTS:					

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SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

MOOSE WALLOW KAVALOK

FILE: 23-185

DRAWN: SDN

07/20/23

EXHIBIT A

Page 1 of 1

Jesse Curlin

From: Daniel Dahms
Sent: Wednesday, August 23, 2023 11:16 AM
To: Jesse Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: Re: RFC Moose Wallow Kavalok

Chris,

Add plat note as required in 43.20.100 F(1)(b)(i)

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, August 15, 2023 5:04 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; Melchert, Pamela J - Anchorage, AK <pamela.j.melchert@usps.gov>; mothers@mtaonline.net <mothers@mtaonline.net>; 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 <mearow@mea.coop>; Right of Way Dept. <row@mtasolutions.com>; timhaledistrict1@gmail.com <timhaledistrict1@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 Moose Wallow Kavalok

Hello,

The following link is a request for comments on the proposed Moose Wallow Kavalok subdivision. (Tax ID #19N02E28C002)

Please ensure all comments have been submitted by August 25, 2023 so they can be incorporated in the Staff Report that will be presented to the Platting Officer.

 [Moose Wallow Kavalok](#)

Jesse Curlin

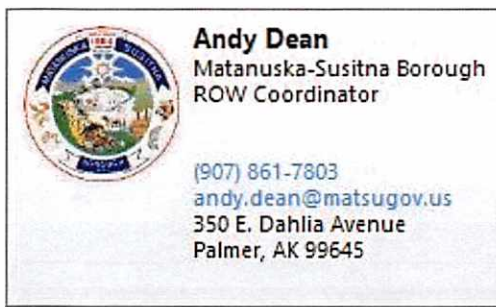
From: Andy Dean
Sent: Friday, August 18, 2023 4:56 PM
To: Jesse Curlin
Subject: RE: RFC Moose Wallow Kavalok

Follow Up Flag: Follow up
Flag Status: Completed

Hello Jesse,

The road is shown as public. Please have your applicant apply for a driveway permit, as the MSB seems not to have one on file.

Sincerely,



From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, August 15, 2023 5:05 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Melchert, Pamela J - Anchorage, AK <pamela.j.melchert@usps.gov>; mothers@mtaonline.net; 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>; timhaledistrict1@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>
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Hello,

The following link is a request for comments on the proposed Moose Wallow Kavalok subdivision. (Tax ID #19N02E28C002)

Please ensure all comments have been submitted by August 25, 2023 so they can be incorporated in the Staff Report that will be presented to the Platting Officer.

Jesse Curlin

From: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Wednesday, August 16, 2023 8:29 AM
To: Jesse Curlin
Cc: Andrew Fraiser; Sterling Lopez
Subject: RE: RFC Moose Wallow Kavalok
Attachments: MSB No Comment 2023-93.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: Tuesday, August 15, 2023 5:05 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Melchert, Pamela J - Anchorage, AK <pamela.j.melchert@usps.gov>; mothers@mtaonline.net; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <james.christopher@enstarnaturalgas.com>; ENSTAR ROW Shared Mailbox <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; timhaledistrict1@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 Moose Wallow Kavalok

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

Hello,



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

August 16, 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.

- **MOOSE WALLOW KAVALOK**
(MSB Case # 2023-093)

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

Sincerely,

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

Jesse Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, August 21, 2023 10:43 AM
To: Jesse Curlin
Cc: OSP Design Group
Subject: RE: RFC Moose Wallow Kavalok
Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Jesse,

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

Thanks,

MIREYA ARMESTO

GCI | Technician III, GIS Mapping

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, August 15, 2023 5:05 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Melchert, Pamela J - Anchorage, AK <pamela.j.melchert@usps.gov>; mothers@mtaonline.net; 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>; timhaledistrict1@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 Moose Wallow Kavalok

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Hello,

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Please ensure all comments have been submitted by August 25, 2023 so they can be incorporated in the Staff Report that will be presented to the Platting Officer.

 [Moose Wallow Kavalok](#)

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

CERTIFICATE OF 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.

ANTON P. KAVALOK, JR. DATE
P.O. BOX 2464
PALMER, AK 99645-2464

KATHLEEN A. KAVALOK DATE
P.O. BOX 2464
PALMER, AK 99645-2464

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

DAY OF 20
FOR
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 20, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH)

DATE

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

PLANNING AND LAND USE DIRECTOR

DATE

ATTEST:

(PLATTING CLERK)

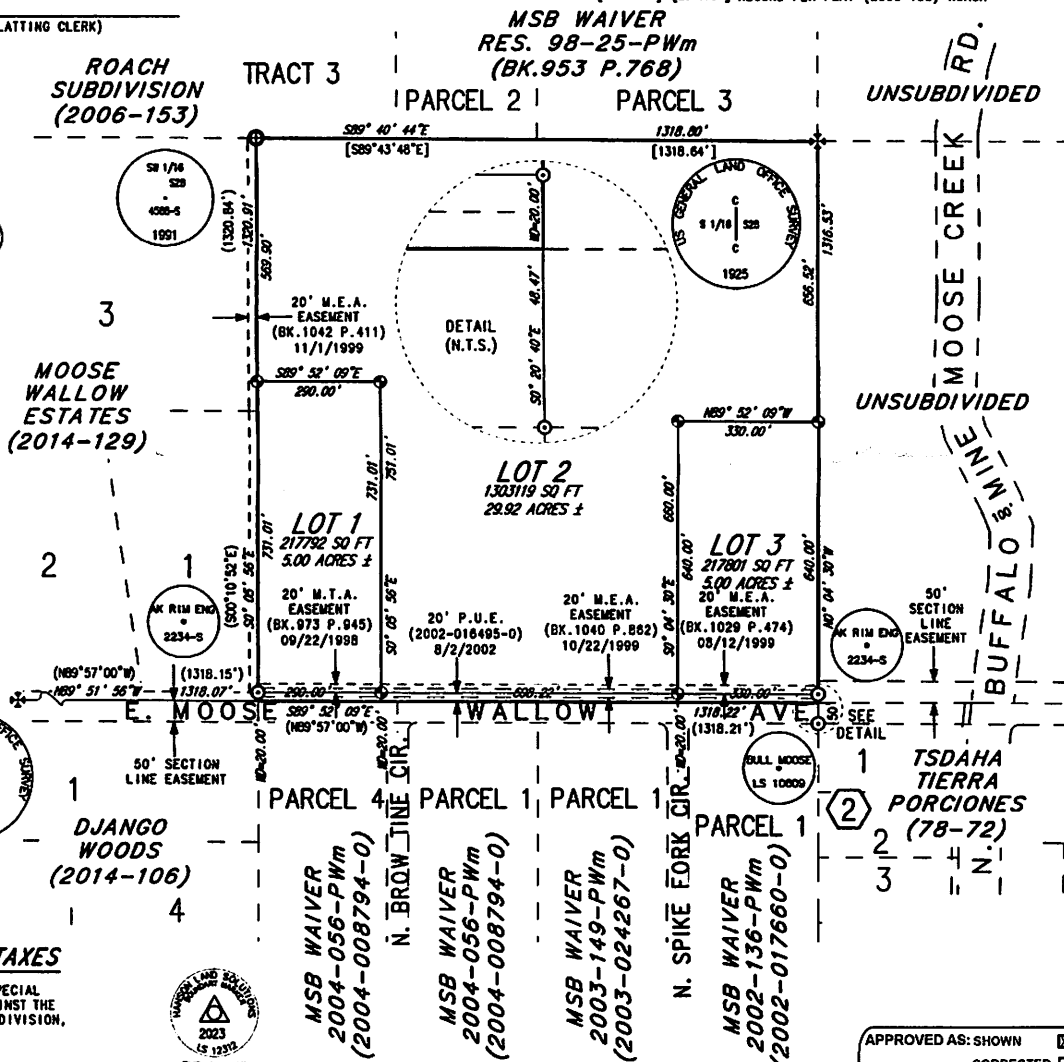
LEGEND

- RECOVERED GLO BRASS CAP ON IRON PIPE
- RECOVERED 2" ALUMINUM POST MONUMENT
- RECOVERED PLASTIC CAP ON 1/2" REBAR
- SET PLASTIC CAP ON 1/2"x30" REBAR
- COMPUTED DATA

N74°58'11"W 253.65' MEASURED DATA

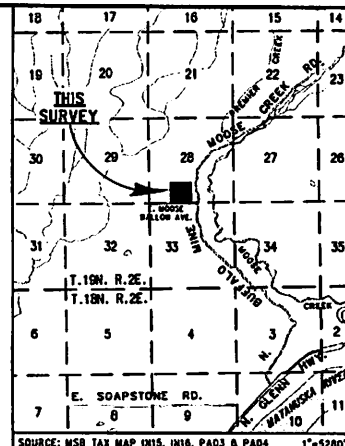
(N74°45'W) (254.70') RECORD PER PLAT (2014-129) MOOSE WALLOW EST.

(N74°45'W) (254.70') RECORD PER PLAT (2008-153) ROACH



US SURVEY FEET

APPROVED AS: SHOWN ☒ CORRECTED ☐
SIGN Mireya Armaso DATE 08/17/2023
GCI ENGINEERING & DESIGN



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 2. A RECOVERED BRASS CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61°42'14.73"N 149°06'12.22"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.

RECEIVED
AUG 07 2023
PLATTING

A PLAT OF
MOOSE WALLOW KAVALOK
A SUBDIVISION OF
SE 1/4 SW 1/4 SECTION 28, TOWNSHIP 19N, RANGE 2E,
SEWARD MERIDIAN, AK
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW 1/4 SEC. 28, T.19N. R.2E. SW, AK
CONTAINING 40.00 ACRES MORE OR LESS

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

FILE: FB23-185 OK: CCH SCALE: 1"=200' 08/03/23 1 OF 1

3B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 13, 2023**

PRELIMINARY PLAT: **BEAR RIDGE PHASE 1 RSB BLOCK 4, LOTS 1 & 2**

LEGAL DESCRIPTION: **SEC 10, T22N, R04W S.M., AK**

PETITIONER: **KENNETH & MARGARET ANDERSON**

SURVEYOR: **FARPOINT LAND SERVICES, LLC**

ACRES: 3.831 +/- PARCELS: 1

REVIEWED BY: AMY OTTO-BUCHANAN

CASE: 2023-097

REQUEST:

The request is to create one lot from Lots 1 & 2, Block 4, Bear Ridge Phase 1, Plat No. 2005-83, to be known as **LOT 1A**, containing 3.831 acres +/- . The parcel is located north of E. Caswell Lakes Road; within Section 10, Township 22 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity & Aerial Maps

Exhibit A

DISCUSSION: The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

CONCLUSION

The plat of **BEAR RIDGE PHASE 1 RSB BLOCK 4, LOTS 1 & 2** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from outside agencies at the time of this staff report. There were no objections received in response to the Notice of Public Hearing.

FINDINGS of FACT:

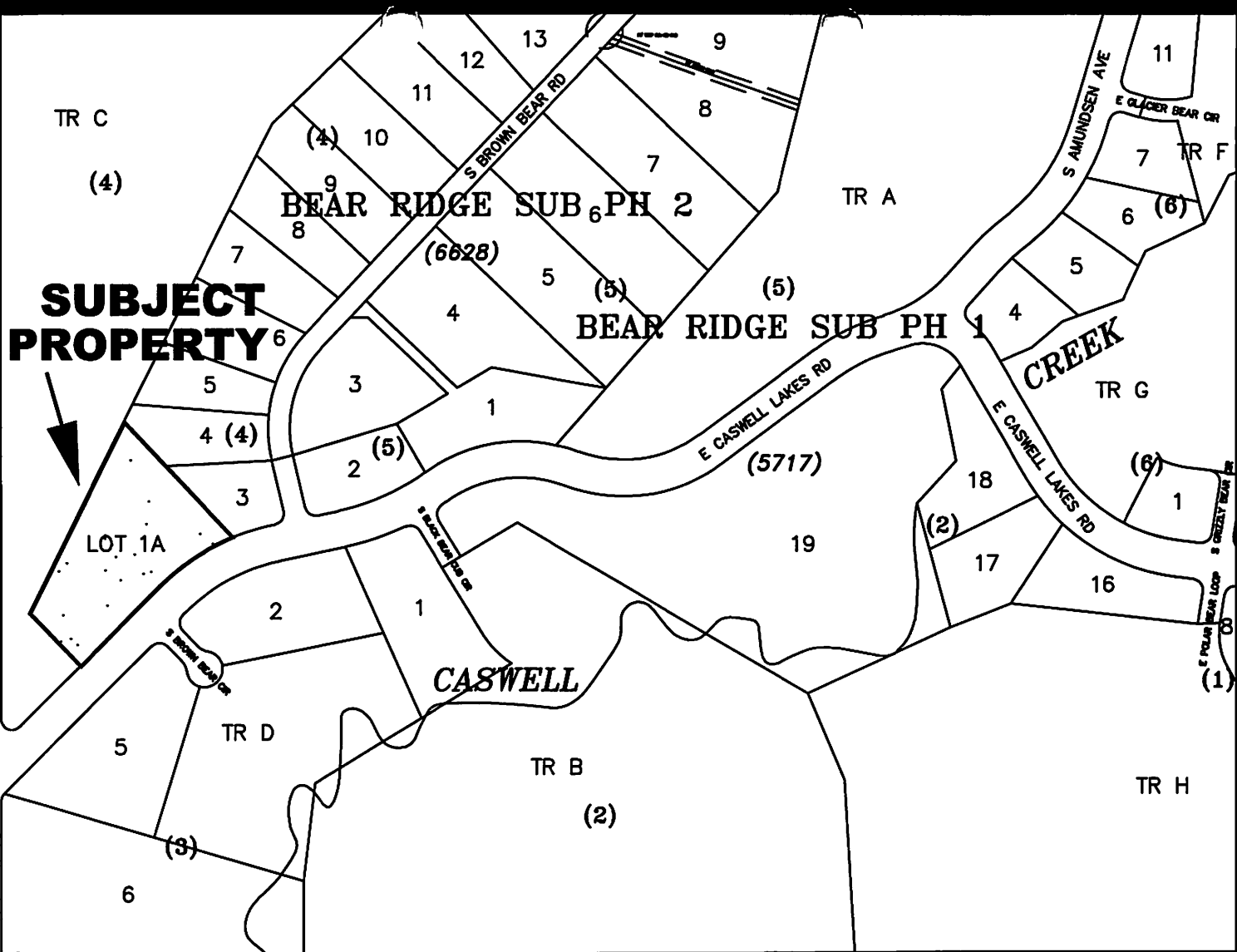
1. The abbreviated plat of Bear Ridge Phase 1 RSB Block 4, Lots 1 & 2 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Bear Ridge Phase 1, Plat No. 2005-83, lessening the lot density in the area.
3. There were no objections from outside agencies.
4. There were no objections received in response to the Notice of Public Hearing; one non-objection was received.
5. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.

6. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Bear Ridge Phase 1, Plat No. 2005-83, and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **Bear Ridge Phase 1 RSB Block 4 Lots 1 & 2**, contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within seven (7) days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.



VICINITY MAP

BEAR RIDGE PH 1 RSB BLOCK 4, LOTS 1 & 2
LOCATED WITHIN
SECTION 10, T22N, R04W, SEWARD MERIDIAN,
ALASKA

CASWELL 01 MAP

EXHIBIT A



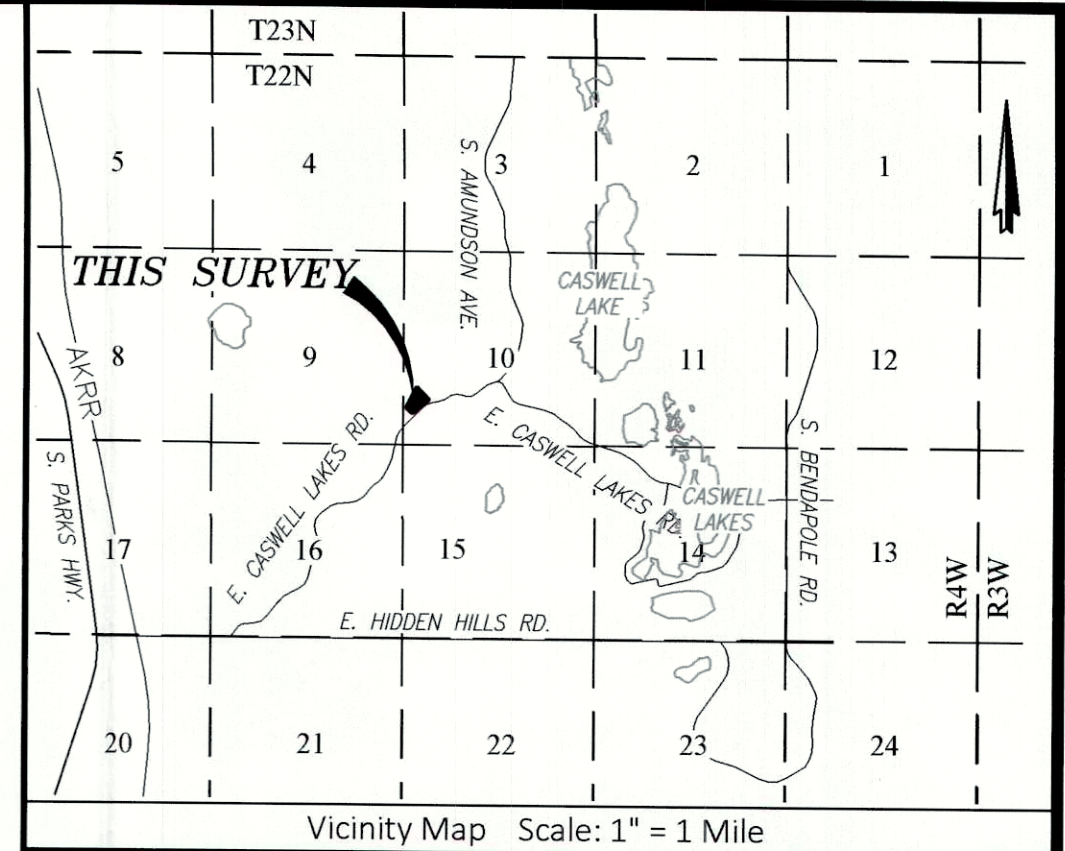
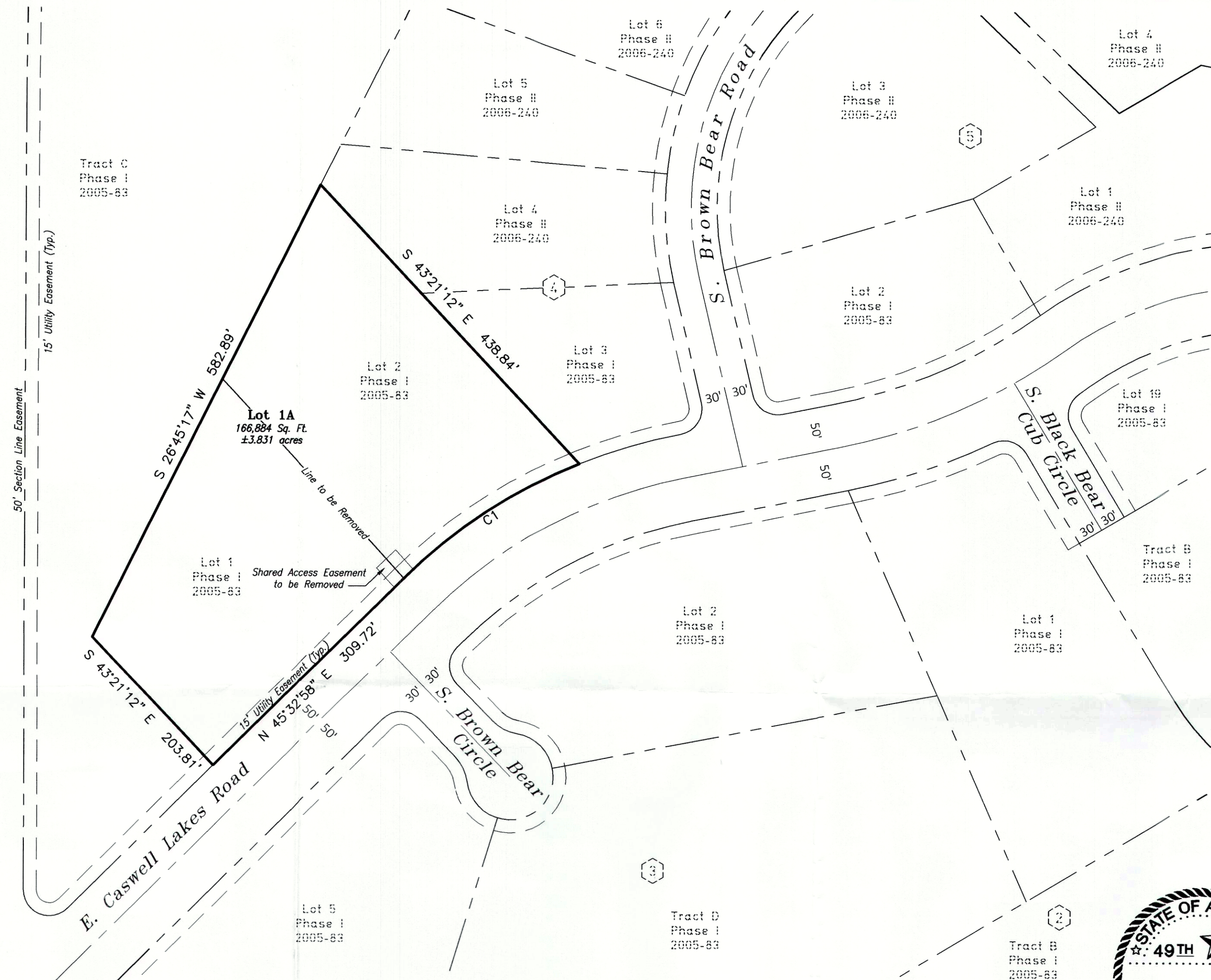
CA02

CA01

S Brown Bear Rd

E Caswell Lakes Rd

S Brown Bear Cir



CERTIFICATE OF OWNERSHIP

We certify that we are the owners of the property shown and described on this plat and that we adopt this plan of subdivision by our free consent.

Kenneth S. Anderson
3430 N. Pierce Circle
Wasilla, Ak 99654

Date

Margaret S. Anderson
3430 N. Pierce Circle
Wasilla, Ak 99654

Date

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this ____ Day of _____, 2023

By: _____ for, _____

personally appearing before me.

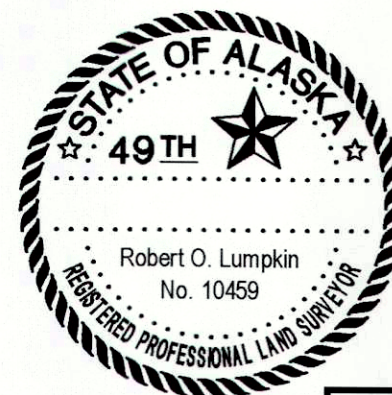
RECEIVED
AUG 02 2023
PLATTING

Notary Public for the State of Alaska

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Robert O Lumpkin, Professional Land Surveyor, do hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this drawing represents a survey made by me or under my direct supervision, and that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct to the extent shown hereon.



CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	621.60'	243.79'	22°28'17"	242.23'	S 56°47'06" W

NOTES

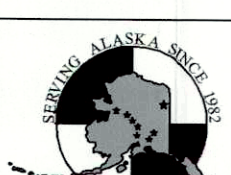
- The error of closure of this survey does not exceed 1:5000.
- All bearings and distances shown hereon are record as per Plat No. 2005-83, Palmer Recording District, Third Judicial District, State of Alaska.
- No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State of Alaska, Department of Environmental Conservation which govern 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.

TAX CERTIFICATION

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.

_____, 2023

Tax Collection Official
Matanuska Susitna Borough

Preliminary Plat of Bear Ridge Subdivision Lot 1A			
A subdivision of Lots 1 & 2, Block 4 Bear Ridge Subdivision According to Plat No. 2005-83			
Palmer Recording District, Located within Sec. 10, T22N, R4W, Seward Meridian, Alaska containing 3.831 acres more or less			
 Farpoint Land Services, LLC SURVEYING, MAPPING, LAND PLANNING, GIS 1131 E. 76th Ave., Suite 1010 Anchorage, Alaska 99518 FarpointAK.com • (907) 522-7770 • survey@farpointak.com			
Work Order: 23020	Date: July 31, 2023	Scale: 1"=100'	PA No: 2023-xxxx
Drawn: JLA	Checked: ROL	Grid: CA01	Fb/Pg: N/A
Sheet: 1 of 1			