

# 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 27, 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](mailto: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. **HOMESITE TRACT 100 RSB L2A & L3A:** The request is to create two lots from Lots 2A & 3A, Homesite Tract No. 100, Plat No. 2019-29, to be known as **LOT 2A1 and LOT 3A1**, containing 10.56 acres +/- . Parcels are located east of N. Glenn Highway and north of W. Bogard Road and W. Recon Circle (Tax ID# 7864000L002A/L003A), lying within the S ½ N ½ SE ¼ NE ¼ Section 32, Township 18 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2. (*Petitioner/Owner: Roland Properties, LLC, Staff: Matthew Goddard, Case #2023-100*)
- B. **WINDY MOUNTAIN ACRES:** The request is to create two lots from Parcels A6 and B4, Waiver Resolution # 96-3, recorded as 1996-003118-0, to be known as **Windy Mountain Acres**, containing 51 acres +/- . The property is located directly east of the Matanuska River, directly north of E. Pippel Circle, and directly west of N. Clark-Wolverine Road; (Tax ID # 18N02E27A006 & 18N02E27B004), within the SE ¼ Section 22, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. (*Petitioner/Owner: Hanson Land Solution, Stephanie Gaiser, Staff: Chris Curlin, Case #2023-103*)
- C. **SIMMONS:** The request is to create three lots from Parcel #2, Waiver Resolution # 83-130-PWm, recorded as 1983-030091, to be known as **Simmons**, containing 5 acres +/- . The property is located directly east of N. Anning Drive, directly north of W. Delroy Road, and west of N. Saige Boulevard;(Tax ID# 18N03W35C006), within the SW ¼ Section 35, Township 18 North,

Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7. (Petitioner/Owner: Keith & Victoria Simmons, Staff: Chris Curlin, Case #2023-105)

- D. **ROWDY BOY ACRES:** The request is to create four lots Tax Parcel C3 (S ½ E ½ E ½ SW ¼ Section 24), to be known as **Rowdy Boy Acres**, containing 20.04 acres +/- . Parcel is located north of W. Roberts Drive and Crystal Lake, west of Long Lake, east of N. Florence Drive and directly west of N. Michigan Street (Tax ID# 19N05W24C003); lying within the S ½ E ½ E ½ SW ¼ Section 24, Township 19 North, Range 05 West, Seward Meridian, Alaska. In Community Council Willow Area and Assembly District #7. (Petitioner/Owner: Kiel & Jolynn Hansen, Staff: Amy Otto-Buchanan, Case # 2023-102)
- E. **CONNER HEIGHTS RSB B1/L5:** The request is to create two lots from Lot 5, Conner Heights (Plat 2014-37), to be known as **Conner Heights 5A & 5B, Block 1**, containing 3.92 acres +/- . The property is located south of W. Willow-Fishhook Road, and directly west of W. Bading Lane; (Tax ID#7286B01L005) within the SE ¼ Section 33, Township 20 North, Range 03 West, Seward Meridian, Alaska. In the Willow Community Council and Assembly District 7. (Petitioner/Owner: Michael and Dala Conner, Staff: Chris Curlin, Case # 2023-101)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **September 27, 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  
SEPTEMBER 27, 2023**

ABBREVIATED PLAT: HOMESITE TRACT NO 100 RSB LOTS 2A & 3A  
LEGAL DESCRIPTION: SEC 32, T18N, R02E, SEWARD MERIDIAN AK  
PETITIONERS: ROLAND PROPERTIES LLC  
SURVEYOR/ENGINEER: RECON  
ACRES: 10.56 ± PARCELS: 2  
REVIEWED BY: MATTHEW GODDARD CASE #: 2023-100

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**REQUEST:** The request is to create two lots from Lots 2A & 3A, Homesite Tract No. 100, Plat No. 2019-29, to be known as **LOT 2A1 and LOT 3A1**, containing 10.56 acres +/- . Parcels are located east of N. Glenn Highway and north of W. Bogard Road and W. Recon Circle; lying within the S ½ N ½ SE ¼ NE ¼ Section 32, Township 18 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Soils Report

**EXHIBIT A** – 5 pgs  
**EXHIBIT B** – 17 pgs

**AGENCY COMMENTS**

ADOT&PF  
City of Palmer  
MSB Department of Public Works  
MSB Development Services  
Utilities

**EXHIBIT C** – 2 pgs  
**EXHIBIT D** – 2 pgs  
**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 1 pg  
**EXHIBIT G** – 5 pgs

**DISCUSSION:** The proposed subdivision is creating two lots. Lot 2A1 will be 1.14 acres +/- . Lot 3A1 will be 7.76 acres +/- . Access for both lots will be from W. Recon Circle, a City of Palmer owned and maintained road.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Steve Rowland, Professional Engineer, notes that based on the soils investigation completed for the creation of Homesite Tract No. 100 Subdivision, Plat 96-42 and the acceptance letter from ADEC that each of the proposed lots has the required minimum 10,000 square feet of useable building area and the required 10,000 square feet of contiguous useable septic area as defined in MSB Title 43. Steve Roland further notes that these lots are served by City of Palmer Sewer.



**Comments:**

ADOT&PF (**Exhibit C**) notes that no direct access shall be permitted to the Glenn Highway (**Recommendation #4**). Subsequent development of these lots will continue to require access off local roads and will not be permitted access to the Glen Highway.

City of Palmer (**Exhibit D**) notes that the parcels are located within the designated Airport Influence Area; it is recommended that a plat note be added reflecting this information.

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

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

**Utilities:** (**Exhibit G**) Enstar requests a 15' easement be granted on the eastern boundary along the N. Glenn Highway of proposed Lot 3A1 (**Recommendation #5**). 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; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments or Planning Division; MEA or MTA.

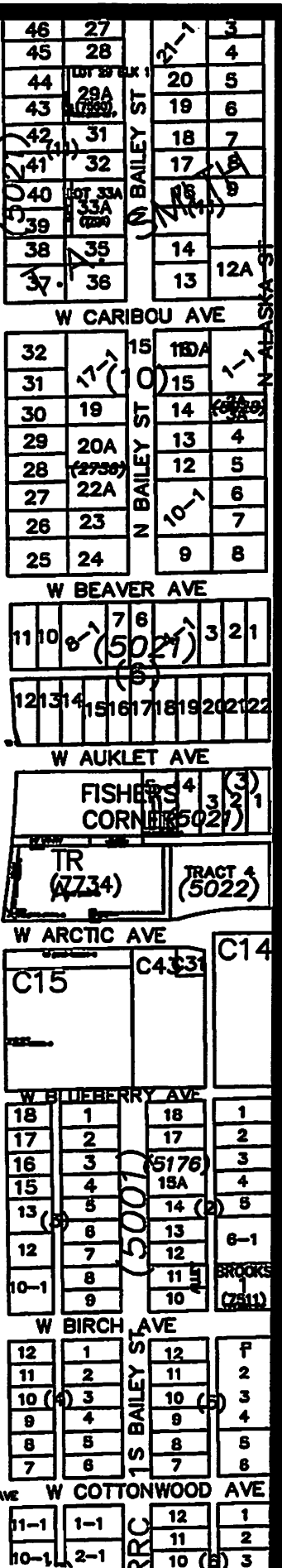
**CONCLUSION:** The abbreviated plat of Homesite Tract No 100 RSB Lots 2A & 3A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat 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**

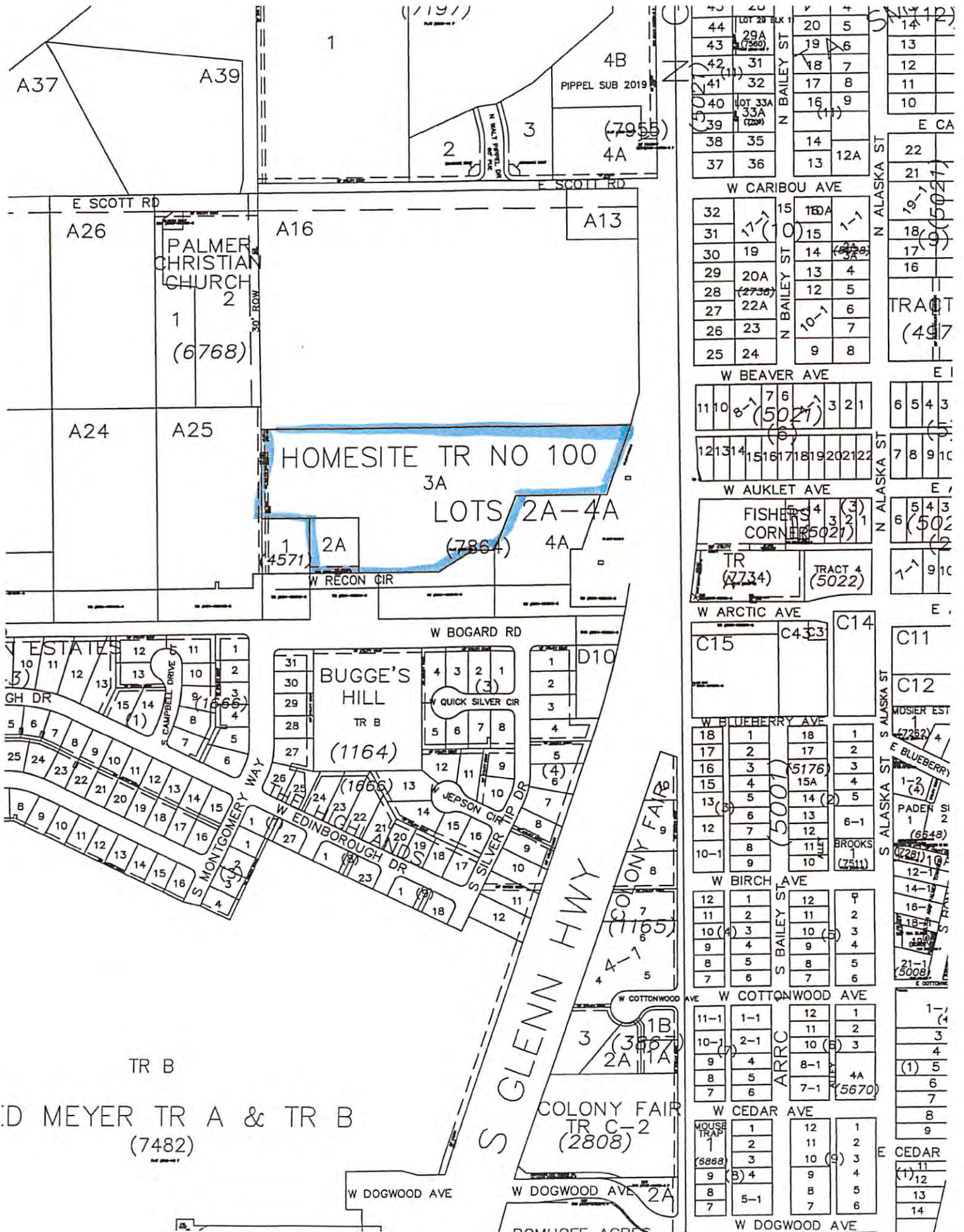
1. The plat of Homesite Tract No 100 RSB Lots 2A & 3A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 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; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments or Planning Division; 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.
8. City of palmer recommends a plat note be added stating that the parcels are located within the designated Airport Influence Area.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Homesite Tract No 100 RSB Lots 2A & 3A, Section 32, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:**

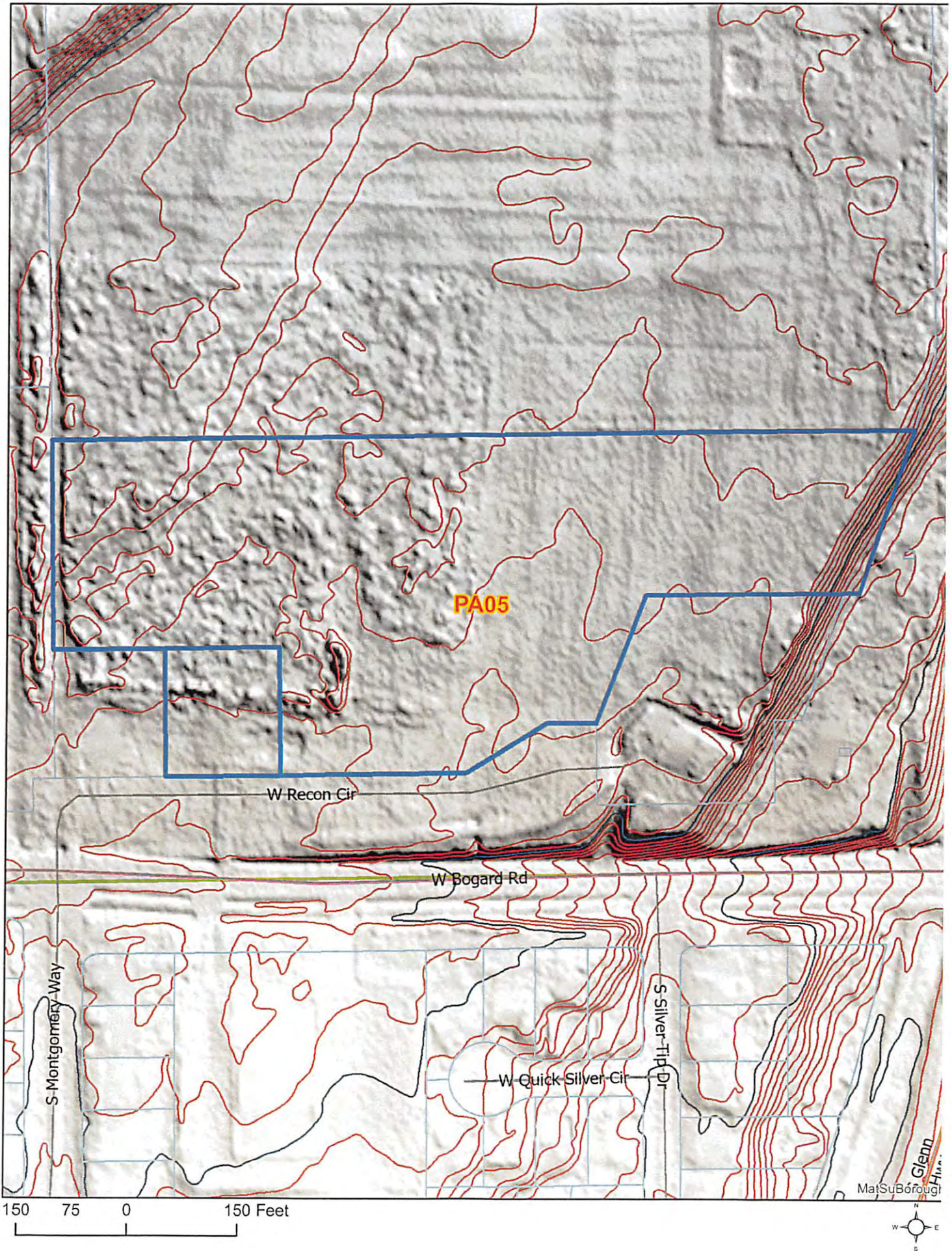
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Add a Plat Note stating that no direct access to the N. Glenn Highway shall be allowed unless otherwise permitted by the permitting authority.
5. Record a 15' wide utility easement on that portion of the eastern boundary of proposed Lot 3A1 that runs adjacent to the N. Glenn Highway and show the recorded easement on the final plat.
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.



# EXHIBIT A



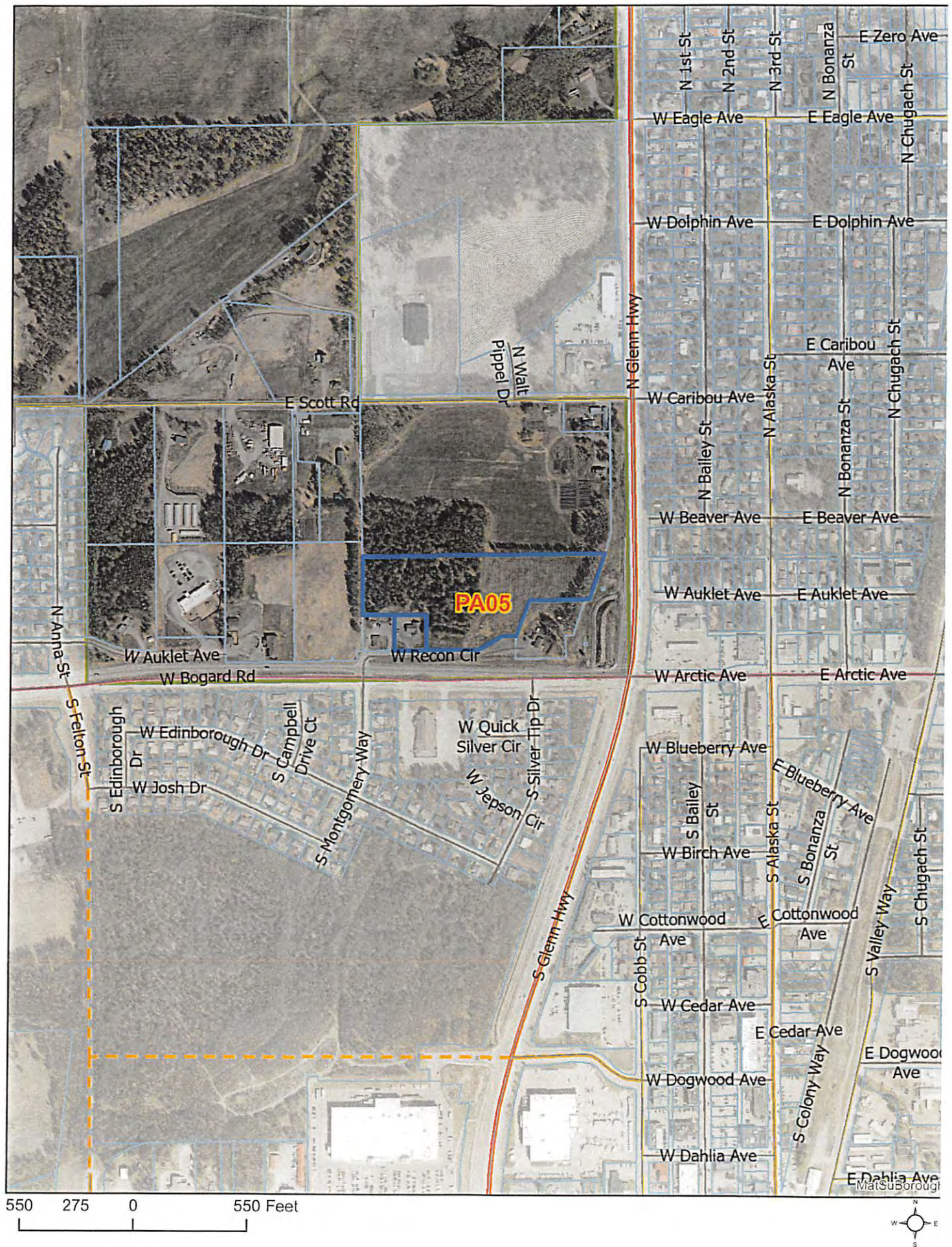
















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PLATTING

*Rowland Engineering Consultants*  
565 West Recon Circle, Palmer, Alaska 99645  
907.746.3630 · [steve@reconllc.net](mailto:steve@reconllc.net)

June 26, 2023

Matanuska-Susitna Borough  
Platting Division  
350 East Dahlia St.  
Palmer, Alaska 99645

Re: Soils Investigation Report for the Resubdivision of Lots 2A & 3A, Homesite Tract No. 100 Subd., Within SE1/4NE1/4 Section 32, T18N, R2E, Seward Meridian, Alaska

Attn: Platting Officer

The proposed resubdivision of Lots 2A & 3A Homesite Tract 100 is limited to a simple lot line adjustment that will increase the area of Lot 2 from 0.6 acres to 1.1 acres and reduce the area of Lot 3A from 8.3 acres to approximately 7.8 acres. For the original creation of Homesite Tract No. 100 Subdivision (Plat 96-42, Palmer Recording District), a Subsurface Soils Investigation Report was complete by Steven R. Rowland, P.E., and submitted to the Alaska Department of Environmental Conservation (ADEC), as required by the Matanuska-Susitna Borough (MSB). RECON requests that this 1996 report and the acceptance letter from ADEC be considered as fulfilling the requirement of MSB code 43.15.016 (A) (6). Both the report and approval letter are attached for reference. The Abbreviated Plat submittal for Homesite 100 contains two lots, with lot line changes, creating no additional lots.

Each of the three proposed lots has the required minimum 10,000 square feet of "useable building area" as defined in MSB Title 43.20.281. Lots 2A and 3A have the required 10,000 square feet of "contiguous useable septic area" as defined in MSB Title 43, although it is not necessary as these lots are served by City of Palmer sewer. There are no excessive slopes of significant extent that occur within the property, and there is no significant occurrence of surface water that impacts the proposed subdivision plan.

Sincerely,

Steven R. Rowland, PE



Attachments:

Attachment A: Subsurface Soils Investigation For Subdivision of Parcels No. 1 & 2, Waiver No. 77-64W, Located Within SE 1/4 NE 1/4, Sec. 32, T18N, R2E, S.M., AK; Dated May 13, 1996, 10 pages

Attachment B: RE: Homesite Tract No. 100, a subdivision of Parcels No. 1 & 2, Waiver No. 77-64W; Subdivision Plan Review; Dated May 30, 1996, 2 pages

Attachment C: Test Hole Locations for Homesite Tract No. 100 Lots 2A & 3A.

**EXHIBIT B**

## **Attachment A**

**Subsurface Soils Investigation For Subdivision of Parcels No. 1 & 2, Waiver No. 77-64W,  
Located Within SE 1/4 NE 1/4, Sec. 32, T18N, R2E, S.M., AK; Dated May 13, 1996, 10 pages**

**STEVE R. ROWLAND, P.E.**

**GEOLOGICAL and CIVIL ENGINEERING**

259 S. ALASKA ST. PALMER, ALASKA 99645

(907) 746-3830 FAX (907) 746-1775

May 13, 1996

State of Alaska  
Alaska Dept. Of Environmental Conservation  
P.O. Box 871084  
Wasilla, Ak 99687

Attn: Paul Pinard, P.E.

Re: "Homesite Tract No. 100" a subdivision of Parcels No. 1 & 2, Waiver No. 77-64W  
Submittal for Subdivision Plan Review  
SRRPE Proj. No. 9601

Dear Mr. Pinard:

Please consider this letter a request for subdivision plan review. The two parent parcels comprising 14.43 Acres, will be divided into a total of 4 lots varying in size from 1.09 acres to 7.54 acres. Reference is made to the attached "Subdivision Soils Investigation" and MSB approved preliminary plat.

All lots include the required minimum of 20,000 square feet of useable area as defined in 18 AAC 72. Lots 1, 2 & 4 each include an existing single family residence with on-site water supply and wastewater disposal systems. The subject residences have been in existence for 18 to 30 years. Given the soil conditions of the subject property, I am confident the proposed lots are suitable for current and future use.

Thank you for your consideration on this project.

Sincerely,



Steve R. Rowland, P.E.

attachment

srr 9601soil



**SUBSURFACE SOILS INVESTIGATION  
For  
SUBDIVISION OF PARCELS NO. 1 & 2, WAIVER NO. 77-84W  
LOCATED WITHIN SE 1/4 NE 1/4, SEC. 32, T18N, R2E, S.M., AK**

**To Be Known As  
HOMESITE TRACT NO. 100**

**By:**

**Steven R. Rowland, P.E.  
259 S. Alaska St.  
Palmer, Alaska 99845**

**Project No. 9801**

**May 2, 1996**

## **INTRODUCTION**

At the request of the Estate of Lillian Eckert and Interact Ministries, we have completed a subsurface soils investigation sufficient to prepare this report. The purpose of the report is to present the results of the investigation for subsequent submittal to the Alaska Department of Environmental Conservation (ADEC) as required for Subdivision Plan Review per 18 AAC 72.335.

Attached and a part of this report are the following;

1. Test Hole Logs (4 parts)
2. Subdivision Data Sheet
3. Subdivision Owners Statement
4. Subdivision Plat with topography and test hole locations

## **PROJECT DESCRIPTION**

The Estate of Lillian Eckert, as owner of Parcel No. 2, and Interact Ministries, as the owner of Parcel No. 1, desire to subdivide approximately 14.43 acres of land into 4 lots. The intent is to extract approximately 1 acre from the original Parcel No. 1 which contains 5 acres, and to extract 1.88 acres from Parcel No. 2 which contains 9.42 acres.

Proposed Lots 1, 2 & 4 each contain a single family residence served by individual on-site wells and wastewater disposal systems. Each lot contains the required 20,000 square feet of useable area as required for placement of soil absorption systems. Except for the bluff located along the east property line and the area included in the road easement, the entire property is defined as "useable". The subject property is located on the north side of West Arctic Ave. near the intersection of West Arctic Ave. and the Glenn highway. The south property line is common to Palmer City Limits.

## **TOPOGRAPHY AND GEOMORPHOLOGY**

Regionally the subject property is located on a glacial outwash terrace consisting of layered and interbedded well to poorly graded sand and gravel deposits overlain by a thick blanket of wind deposited silt (loess) and fine sand. Nearly the entire subdivision area is located on an essentially level terrace which is elevated above the lower terrace occupied by the City of Palmer core area. As shown on the attached topographic map, the property is separated from the lower terrace by 25 foot high steep bluff which runs along the east property line. Total topographic relief for the subdivision area is about 30 feet. The majority of the property has a very gentle slope to the south and east.

Most of the property is cleared and utilized as hayfields or lawn. The northwest corner of the property is forested with mature spruce and birch. Three residences are located on the property and have been in existence for 18 to 30 years. West Arctic Ave. fronts the south

boundary of the property. Land to the west and north of the property is primarily agricultural. A single family residence is located on the lot bordering the property to the east.

The surficial soils which cover the entire property are classified the USDA Soil Conservation Service as "Bodenburg very fine sandy silt loam". The substratum soils encountered during excavation of the test holes are complex accumulations of soils typically associated with stream alluvium and/or glacial outwash deposits. Glacial outwash mainly consists of well to poorly sorted gravel and sand with little or no fines and marked variations in content of cobbles and boulders. Glacial outwash commonly forms low terraces adjacent to major existing or ancient stream beds, as is the case with the subject property. Underlying the outwash material is the base unit of glacial till.

### **FIELD INVESTIGATION**

The field investigation was performed on April 13, 1996. Four test holes were excavated to depths of 12 to 13 feet using a wheel mounted backhoe. The test holes were logged by the author.

The soils encountered were visually classified according to the "Unified Soil Classification System". Geologic logs of the test holes are attached to this report. Also attached is a topographic map of the subject property showing locations of the test holes. These locations were selected by the author to provide a reasonable representation of subsurface conditions to be expected on each of the proposed lots.

### **SOIL AND GROUNDWATER CONDITIONS**

As indicated by the attached Geologic Logs the typical soil profile consists on a thin surface layer of organic rich silt underlain by wind deposited silt with fine sand (loess). Beneath the 5 to 7 foot thick silt unit is the sand and gravel outwash material which was found to vary from very coarse boulder gravel to coarse gravelly sand. In test hole numbers 1 & 3 the outwash unit was underlain by a silty gravel soil (till).

The surface silt unit is fairly loose and relatively free draining. Measured permeability rates in the silt unit, at depths from 4 to 6 feet, vary from 2 to 6 min./in. The outwash unit is free draining and essentially free of fines. The permeability of this material is less than 1 min./in.

Groundwater was encountered in T.H. No. 2 at a depth of 11.0 ft. Subsequent monitoring of the groundwater level has shown it to be stable since the time of test hole excavation. Based on the author's experience in this area and on findings of this investigation, it is apparent that the groundwater is an isolated occurrence and would be considered a perched water table resulting from a depression in the till unit which underlies the outwash material. The three wells located on the property all encountered groundwater at depths of 80 to over 100 feet. The wells on lots 1 & 2 are over 100 feet in depth and produce a very limited volume of water.

## **CONCLUSIONS AND RECOMMENDATIONS**

The purpose of this investigation was to determine the useable areas within the proposed subdivision boundaries. Land areas considered suitable for the placement of on-site wastewater disposal systems are delineated on the attached topographic map. This map shows the unusable areas with respect to topography and property boundaries.

The criteria used for preparation of this report and definition of useable areas are based on ADEC guidelines as follows:

- \* Soil percolation rates less than 60 minutes per inch
- \* Groundwater table greater than 9 feet below ground surface
- \* Minimum 100 foot setback from water bodies
- \* Ground surface slopes less than 25 percent
- \* Bedrock and/or impermeable surface greater than 11 feet below the ground surface

It is important to recognize that the map is generalized, i.e., the map does not attempt to show exact or site specific locations of various subsurface features. The intent is to indicate general areas where certain subsurface or surface conditions may be encountered. Local variations may occur and should be expected, especially near zone boundaries. There may be inclusions of soils of significantly different characteristics within the mapping zones that cannot be included or indicated due to map scale or intensity of the investigations.

In consideration of the varying nature of soils and groundwater tables found in glaciated areas, it is advisable that the subsurface conditions be verified on individual lots prior to construction or development.

## **CLOSURE**

This soils investigation was performed in accordance with the criteria given in the Alaska Department of Environmental Conservation Wastewater Disposal Regulations 18 AAC 72. Specifically this investigation and the recommendations herein followed the procedures in section 335, "Soils Analysis and Report".

If you have any questions on the subject matter or require additional services, please do not hesitate to call.

Sincerely,



Steven R. Rowland, P.E.

attachments

wpwin\reports\9601soil

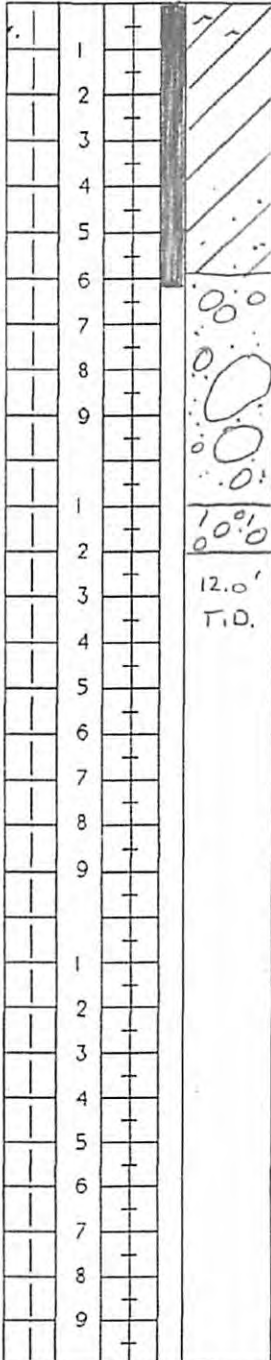


# GEOLOGIC LOG

TH # 1

Sample Method	Sample Number	Depth in Feet	Blows/Foot	Sample Interval	Frozen	Graphic Log	Ground Elev: <u>297 ±</u>	Vegetation: <u>LAWN</u>	Location
							Total Depth: <u>12'</u>		135' N & 120' E OF
							Bottom Elev: <u>285</u>	Remarks:	CE 1/6 S32 IN
							Collar Elev: <u>NA</u>		PROPOSED LOT 1
							Reference: <u>TOPO</u>		

## DESCRIPTION:



0.0-6.0' ORGANIC SILT GRADING TO SILT & SILT WITH FINE SAND, BROWN TO TAN. FROZEN (LOESS) (ML, ML-SP)

6.0-11.0' SANDY GRAVEL w/ NUMEROUS COBBLES & BOWLDERS TO 24" Ø. BROWN, DENSE DRY. (GP) PERCOLATION RATE IS < 1 min/in.

11.0-12.0' SILTY GRAVEL WITH COBBLES & BOWLDERS, TAN, DENSE, DRY (GP-GM)

NO GROUNDWATER ENCOUNTERED

SET 4" Ø MONITOR TUBE TO 12' DEPTH.

\* CHECKED M.T. ON MAY 6<sup>th</sup> 1996 NO GROUNDWATER

Steve R. Rowland, P.E.  
800 W Evergreen, Ste. 203  
Palmer, Alaska 99645

Ph.: 746-3630

Project Number: 9601 Sheet 1 of 1 Log No. 1  
Project Name: HOMESITE TRACT NO. 100  
Location: W/IN SEC 32, T18N, R02E, S.M., AK.  
Method Used: RACHNE Rig Type & No.: SEOF  
Engineer: S. ROWLAND Driller: KEN LOYER  
Date Begun: 4-13-96 Date Completed: 4-13-96

geologpr

# GEOLOGIC LOG TH #2

Sample Method Sample Number	Depth in Feet	Blows/Foot	Sample Interval	Frozen	Graphic Log	Ground Elev: <u>301.2</u>	Vegetation: <u>BIRCH &amp; SPRUCE w/ BRUSH</u>	Location
						Total Depth: <u>12.5'</u>	Remarks:	180' S. & 40' W. OF
						Bottom Elev: <u>288.5</u>	LOW AREA	THE NE CORNER OF
						Collar Elev: <u>NA</u>		PROPOSED LOT 2 & ON
						Reference: <u>TOPO</u>		LOT 2.

## DESCRIPTION:

1	
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8	
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9	
1	
2	
3	
4	
5	
6	
7	
8	
9	

0.0-1.0' ORGANIC SILT, DARK BROWN, FROZEN

1.0-7.0' SILT GRADING TO FINE SANDY SILT, BROWN TO TAN, SOFT TO FIRM, DRY, (LOESS)

PERCOLATION RATE IS 2-5 min./in. @ 4-6' DEPTH.

(ML, ML-SP)

7.0-12.0' SANDY GRAVEL WITH FEW CORRIES, OLIVE DENSE, DRY TO SATURATED BELOW 11.0'

(GP)

GROUNDWATER ENCOUNTERED @ 11.0' AT TIME OF EXCAVATION.

SET 4" Ø MONITOR TUBE TO 12' DEPTH.

\* CHECKED M.T. ON MAY 6 & 13, 1996 GROUNDWATER @ 11.0' BELOW GROUND SURFACE

Steve R. Rowland, P.E.  
800 W Evergreen, Ste. 203  
Palmer, Alaska 99645

Ph.: 746-3630

Project Number: 9601 Sheet 1 of 1 Log No. 2  
Project Name: HOMESITE TRACT NO. 100  
Location: W/IN SEC 32 T12N R02E S.M. AK.  
Method Used: BACKHOE Rig Type & No.: 580 E  
Engineer: S. ROWLAND Driller: KEN LOYER  
Date Begun: 4-13-96 Date Completed: 4-13-96

geoloqpr

# GEOLOGIC LOG

TH #3

Sample Method	Sample Number	Depth in Foot	Blows/Foot	Sample Interval	Frozen	Graphic Log	Ground Elev: <u>303 ±</u>	Vegetation: <u>BIRCH</u>	Location
							Total Depth: <u>13</u>	Remarks:	60' S. AND 240' E OF
							Bottom Elev: <u>290</u>	AT EDGE OF	N.W. CORNER OF PROPOSED
							Collar Elev: <u>NA</u>		LOT 3 & LOCATED ON
							Reference: <u>TOPO</u>		LOT 3.

## DESCRIPTION:

1							0.0 - 1.0' ORGANIC MATERIAL & SILT, DRK. BROWN, FROZEN.
2							1.0 - 7.0' SILT GRADING TO FINE SANDY SILT, TAN - BROWN,
3							SOFT - FIRM, DRY (ML)
4							
5							PERCOLATION RATE IS 2-5 min/in
6							
7							
8							7.0 - 11.0' SANDY GRAVEL w/ NUMEROUS CORRIES OLIVE,
9							DENSE, DRY
1							PERCOLATION RATE IS < 1 min/in. (GP)
2							
3							11.0 - 13.0' SILTY SANDY GRAVEL w/ NUMEROUS CORRIES,
4							TAN, DENSE, DRY.
5							
6							
7							
8							NO GROUNDWATER ENCOUNTERED
9							SET 4" Ø MONITOR TUBE.
1							
2							* CHECKED M.T. ON MAY 6 <sup>th</sup> 13, 1996.
3							NO GROUNDWATER
4							
5							
6							
7							
8							
9							

Steve R. Rowland, P.E.  
800 W Evergreen, Ste. 203  
Palmer, Alaska 99645

Ph.: 746-3630

Project Number: 9601 Sheet 1 of 1 Log No. 3  
Project Name: HOMESITE TRACT NO. 100  
Location: W/IN SEC. 32, T18, R02E, S.14, AK.  
Method Used: BACKHOE Rig Type & No.: 540 E  
Engineer: S. ROWLAND Driller: KEN LOYER  
Date Begun: 4-13-96 Date Completed: 4-13-96

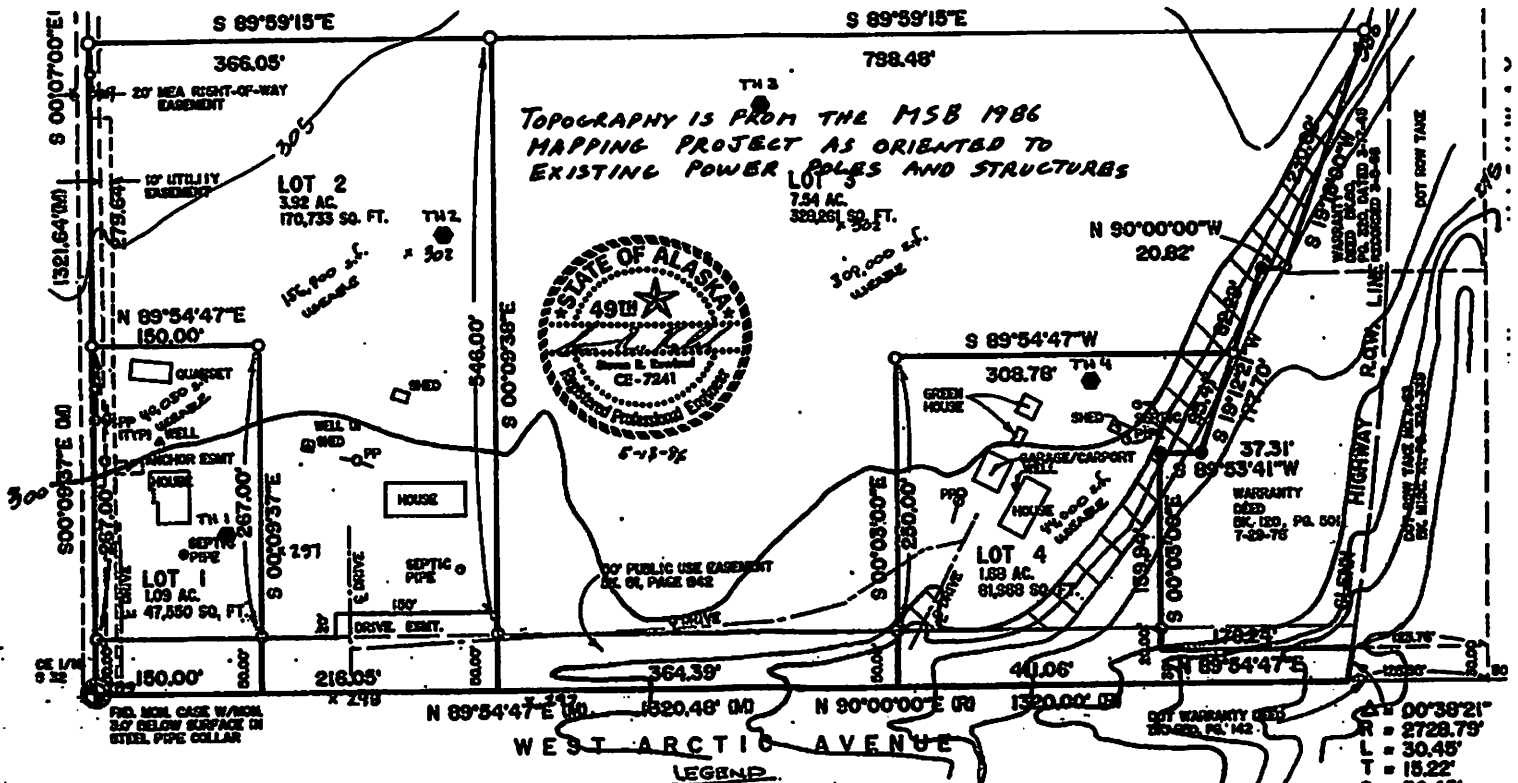
geologpr

# GEOLOGIC LOG TH # 4

Sample Method	Sample Number	Depth in Feet	Blows/Foot	Sample Interval	Frozen	Graphic Log	Ground Elev: <u>300 ±</u>	Vegetation: <u>GRASS &amp; BRUSH</u>	Location
							Total Depth: <u>13</u>		25' S. & 130' W. OF THE
							Bottom Elev: <u>287</u>	Remarks:	N.E. COR. OF PROPOSED
							Collar Elev: <u>NA</u>	NEAR EXISTING	LOT 4.
							Reference: <u>TOPO</u>	SOIL ABSORPTION SYSTEM	

## DESCRIPTION:

1							0.0-1.0' GRAVELLY SILT (FILL), BROWN, FROZEN
2							1.0-5.0' SILT GRADING TO FINE SANDY SILT, BROWN TO TAN, FROZEN
3							
4							
5							



## **Attachment B**

**Homesite Tract No. 100, a subdivision of Parcels No. 1 & 2, Waiver No. 77-64W; Subdivision  
Plan Review; Dated May 30, 1996, 2 pages**



**STATE OF ALASKA**  
**DEPT. OF ENVIRONMENTAL CONSERVATION**

**TONY KNOWLES, GOVERNOR**

MAT SU PUBLIC SERVICE OFFICE  
P.O. Box 871064  
Wasilla, Alaska 99687  
(907) 376-5038  
(907) 376-2382 Fax

May 30, 1996

Steve R. Rowland, P.E.  
Geological & Civil Engineering  
259 South Alaska Street  
Palmer, Alaska 99645

RE: Homesite Tract No. 100, a subdivision of Parcels No. 1 & 2, Waiver No. 77 W; Subdivision  
Plan Review

Dear Mr. Rowland:

This is in response to your letter of May 13, 1996, received in this office on May 17, 1996, which submitted a copy of a preliminary plat and other information on the referenced, proposed subdivision for review and approval by the Department, in accordance with provisions of 18 AAC 72, State Wastewater Disposal Regulations. This submittal was supplemented by the receipt of the completed "Owner's Statement" for the other owner on May 21, 1996.

A review of your letter and the preliminary plat, reveals that the proposed action would create four (4) lots by the resubdivision of two existing lots, totaling 14.43 acres. As shown, the proposed lots would range from 1.09 acres to 7.54 acres in size. At these sizes, each lot would meet the minimum lot size requirements for development with on-lot water supply and wastewater disposal systems.

Topographic mapping was included in your submittal and was further supported by statements in your letter. Based on this information, the property is fairly flat with a steep 25 foot high bluff, running along the eastern portion of the property. This bluff has a minimal effect on the "usable" areas in the proposed subdivision.

Soil and watertable conditions were evaluated on the basis of four (4) testholes dug on this property, one on each of the four (4) proposed lots. The testholes were dug on April 13, 1996, and monitored for water on May 6, & 13, 1996. The testholes indicated generally suitable subsurface soil conditions, though a watertable was encountered at a depth of eleven (11) feet on Lot 2. Your soils report stated that this was an isolated occurrence and would be considered a perched watertable. After reviewing the soil logs, I tend to agree with your assumption. Lot 2 is a relatively large lot (3.92 acres) and there is an existing system on that lot near testhole No. 1. While the watertable conditions near testhole No. 2 do not preclude the use of conventional on-lot soil absorption systems, the moderate depth of the watertable will preclude the use of a deep trench or pit type of system in the vicinity of testhole 2. It is noted from your letter, that you have professionally verified that each of the four (4) lots provide the minimum of 20,000 ft.<sup>2</sup> of contiguous "usable" area for the installation of on-lot wastewater disposal systems.



Steve R. Rowland, P.E.

Page 2

May 30, 1996

Therefore, based on the information provided, your verification of adequate "usable" area for each lot, and finding the general plat notes to be satisfactory, the Department approves this subdivision for its concerns. It should be noted that this approval does not grant or imply approval for any existing water supply or wastewater disposal systems on this property.

This approval does not imply the granting of any additional authorizations nor obligate any state, federal or local regulatory body to grant required authorizations.

Sincerely,

Paul E. Pinard, P.E.  
Area Supervisor



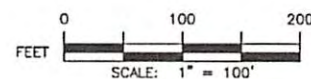
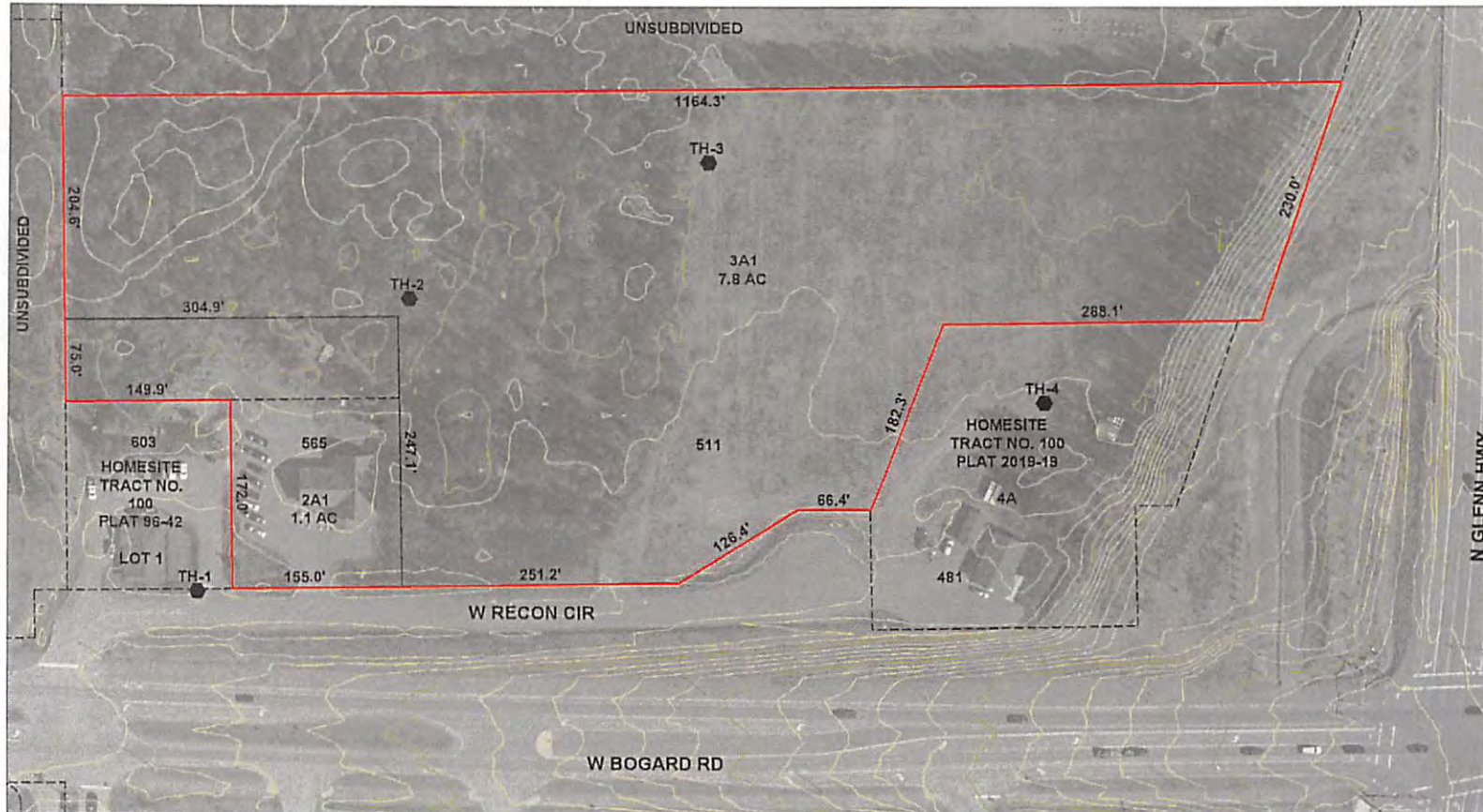
By: Bruce E. Erickson  
Env. Engineering Associate

PEP:BEE:gp

cc: Rick Brown, MSB  
Gayle A. Roland  
Clarence Bakk

## **Attachment C**

### **Test Hole Locations for Homesite Tract No. 100 Lots 2A & 3A**



TEST HOLE  
LOCATIONS FOR  
**HOMESITE  
TRACT  
NO. 100**  
LOTS 2A1 & 3A1

CONTAINING APPROXIMATELY  
8.9 ACRES



LEGEND

- TH ● TEST HOLE LOCATION
- PLAT BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- MAJOR CONTOUR (10 FT)
- MINOR CONTOUR (2 FT)

PREPARED BY:



Rowland Engineering Consultants  
481 West Recon Circle, Palmer, AK 99645  
907-746-3630

PREPARED FOR:  
ROWLAND PROPERTIES, LLC  
1100 N TRANQUILITY DR.  
PALMER, AK 99645

DRAWN BY: DVD	DATE: 6/26/2023
CHECKED BY: SRR	SHEET: 1 OF 1





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

September 11, 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:

- **WA 07 Hall, Bogard Road**
  - No objection to the proposed lot consolidation.
  - No objection to the proposed vacation of Bear Cub Court.
  - No direct access to Bogard Road will be permitted. Access must continue to be taken from Bear St. Subsequent development and subdivision of this lot will continue to require access from Bear St.
- **Plat No. 2019-29, Roland Properties LLC, Glenn Highway**
  - No objection to the proposed lot division.
  - No direct access to the Glenn Highway will be permitted.
  - DOT&PF requires both lots take access from Recon Circle.
  - Subsequent development of these lots will continue to require access off local roads and will not be permitted access to the Glenn Highway.
- **Waiver Resolution #200-80PWm, Settlers Bay South Subdivision, Knik-Goose Bay Road**
  - No objection to the proposed plat.
  - No direct access will be given from Tract A to Knik-Goose Bay Road. Tract A must take access from Donna Marie Lane.
  - No objection to the vacation of the section line easement.
  - DOT&PF requests that the Mat-Su Borough review existing TIA on Settlers Bay Drive, refresh traffic count numbers, and report back to DOT&PF.

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT C**

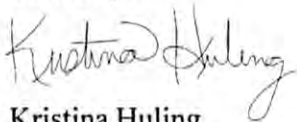
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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](mailto: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

## Matthew Goddard

---

**From:** Kimberly McClure <kmclure@palmerak.org>  
**Sent:** Thursday, September 7, 2023 3:44 PM  
**To:** MSB Platting; Fred Wagner  
**Subject:** Homesite Tract No. 100; Case 2023-100  
**Attachments:** Memo to Borough for Review.pdf

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

Good afternoon,

Attached are the comments regarding the above referenced proposed platting action. The proposed platting action is scheduled to be reviewed at the September 14 Planning and Zoning meeting; any additional comments will be forwarded after that time.

Thank you,

Kimberly McClure  
Community Development Specialist  
City of Palmer – Community Development  
645 E. Cope Industrial Way  
Palmer, AK 99645-6748  
Phone (907) 761-1306  
<mailto:kmclure@palmerak.org>





DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson  
Director

Beth Skow  
Library Director

Bret Chisholm  
Acting Parks & Facilities Manager

Dusten Voehl  
Building Inspector

Mail: 231 W. Evergreen Ave.  
Location: 645 E. Cope Industrial Way  
Palmer, AK 99645-6748  
Phone: 907-745-3709  
www.palmerak.org

# MEMORANDUM

TO: Fred Wagner, Chief of Platting  
FROM: Kimberly McClure, Community Development  
DATE: ~~September 7, 2023~~ September 15, 2023  
LOCATION: Lots 2A & 3A, Homesite Tract 100  
SUBJECT: Abbreviated Plat RFC  
TAX ACCT#: 57864000L002A & L003A

☐ Inside City Limits

☒ Outside City Limits

We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary.
2. Building Inspector: None.
3. Community Development: The parcels are located within the designated Airport Influence Area; it is recommended that a plat note be added to the new plat reflecting this information. If the proposed lots were located inside Palmer city limits and zoned CG, General Commercial, the minimum required lot width would be 60 feet and the minimum required lot area would be 7,200 square feet. The proposed lots have access from W. Recon Circle.
4. Fire Chief: No changes necessary.
5. Public Works: No changes necessary.
6. Planning and Zoning Commission: ~~The proposed platting action is scheduled to be reviewed at the September 14, 2023, Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.~~ The proposed plat was reviewed at last night's Planning and Zoning meeting; the Commission had no comments.



## Matthew Goddard

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**From:** Amy Otto-Buchanan  
**Sent:** Wednesday, September 6, 2023 12:21 PM  
**To:** Matthew Goddard  
**Subject:** FW: RFC Homesite Tr 100 RSB L2A&3A

---

**From:** Daniel Dahms <Daniel.Dahms@matsugov.us>  
**Sent:** Wednesday, September 6, 2023 12:11 PM  
**To:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Cc:** Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>  
**Subject:** RE: RFC Homesite Tr 100 RSB L2A&3A

Amy,

No comments from PD&E.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Thursday, August 24, 2023 1:30 PM  
**To:** [sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov); Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov); [mothers@mtaonline.net](mailto:mothers@mtaonline.net); Chad Cameron Contact <[ccameron@palmerak.org](mailto:ccameron@palmerak.org)>; Brian Davis <[Brian.Davis@matsugov.us](mailto:Brian.Davis@matsugov.us)>; [stark@mtaonline.net](mailto:stark@mtaonline.net); Kimberly McClure <[kmcclure@palmerak.org](mailto:kmcclure@palmerak.org)>; Brad Hanson <[bahanson@palmerak.org](mailto:bahanson@palmerak.org)>; Fire Code <[Fire.Code@matsugov.us](mailto:Fire.Code@matsugov.us)>; Margie Cobb <[Margie.Cobb@matsugov.us](mailto:Margie.Cobb@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Elaine Flagg <[Elaine.Flagg@matsugov.us](mailto:Elaine.Flagg@matsugov.us)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Debbie Bakic <[Debbie.Bakic@matsugov.us](mailto:Debbie.Bakic@matsugov.us)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; Rick Antonio <[Richard.Antonio@matsugov.us](mailto:Richard.Antonio@matsugov.us)>; [msb.hpc@gmail.com](mailto:msb.hpc@gmail.com); Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Andy Dean <[Andy.Dean@matsugov.us](mailto:Andy.Dean@matsugov.us)>; [andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com); James Christopher <[James.Christopher@enstarnaturalgas.com](mailto:James.Christopher@enstarnaturalgas.com)>; [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; MEA <[mearow@matanuska.com](mailto:mearow@matanuska.com)>; [row@mtasolutions.com](mailto:row@mtasolutions.com)  
**Subject:** RFC Homesite Tr 100 RSB L2A&3A

The following link contains a Request for Comments for Homesite Tract No. 100 RSB Lots 2A & 3A, to subdivide 57864000L002A/L003A. Matthew is the Platting Tech for this case; please address your comments to him at [matthew.goddard@matsugov.us](mailto:matthew.goddard@matsugov.us). Comments are due by September 13, 2023. Thank-you.

 [Homesite Tr 100 RSB](#)

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Friday, August 25, 2023 1:38 PM  
**To:** Matthew Goddard  
**Subject:** FW: RFC Homesite Tr 100 RSB L2A&3A

No comments.

Thank you,

Jennifer Monnin, CFM  
Permit Technician  
350 E Dahlia Ave  
Palmer, AK 99645  
[Jennifer.monnin@matsugov.us](mailto:Jennifer.monnin@matsugov.us)  
907-861-7822

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Thursday, August 24, 2023 1:30 PM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; mothers@mtaonline.net; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; stark@mtaonline.net; Kimberly McClure <kmclure@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; msb.hpc@gmail.com; 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>; MEA <mearow@matanuska.com>; row@mtasolutions.com  
**Subject:** RFC Homesite Tr 100 RSB L2A&3A

The following link contains a Request for Comments for Homesite Tract No. 100 RSB Lots 2A & 3A, to subdivide 57864000L002A/L003A. Matthew is the Platting Tech for this case; please address your comments to him at [matthew.goddard@matsugov.us](mailto:matthew.goddard@matsugov.us). Comments are due by **September 13, 2023**. Thank-you.

☐ [Homesite Tr 100 RSB](#)

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
907-861-7872





**ENSTAR Natural Gas Company, LLC**  
Engineering Department, Right of Way Section  
401 E. International Airport Road  
P. O. Box 190288  
Anchorage, Alaska 99519-0288  
(907) 277-5551  
FAX (907) 334-7798

August 30, 2023

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the plat **HOMESITE TRACT NO. 100 (MSB Case #2023-100)** and requests a 15ft natural gas easement be dedicated adjacent to the N Glenn Hwy right of way. See plat for reference.

If you have any questions, please feel free to contact me at (907) 714-7510 or by email at [andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com).

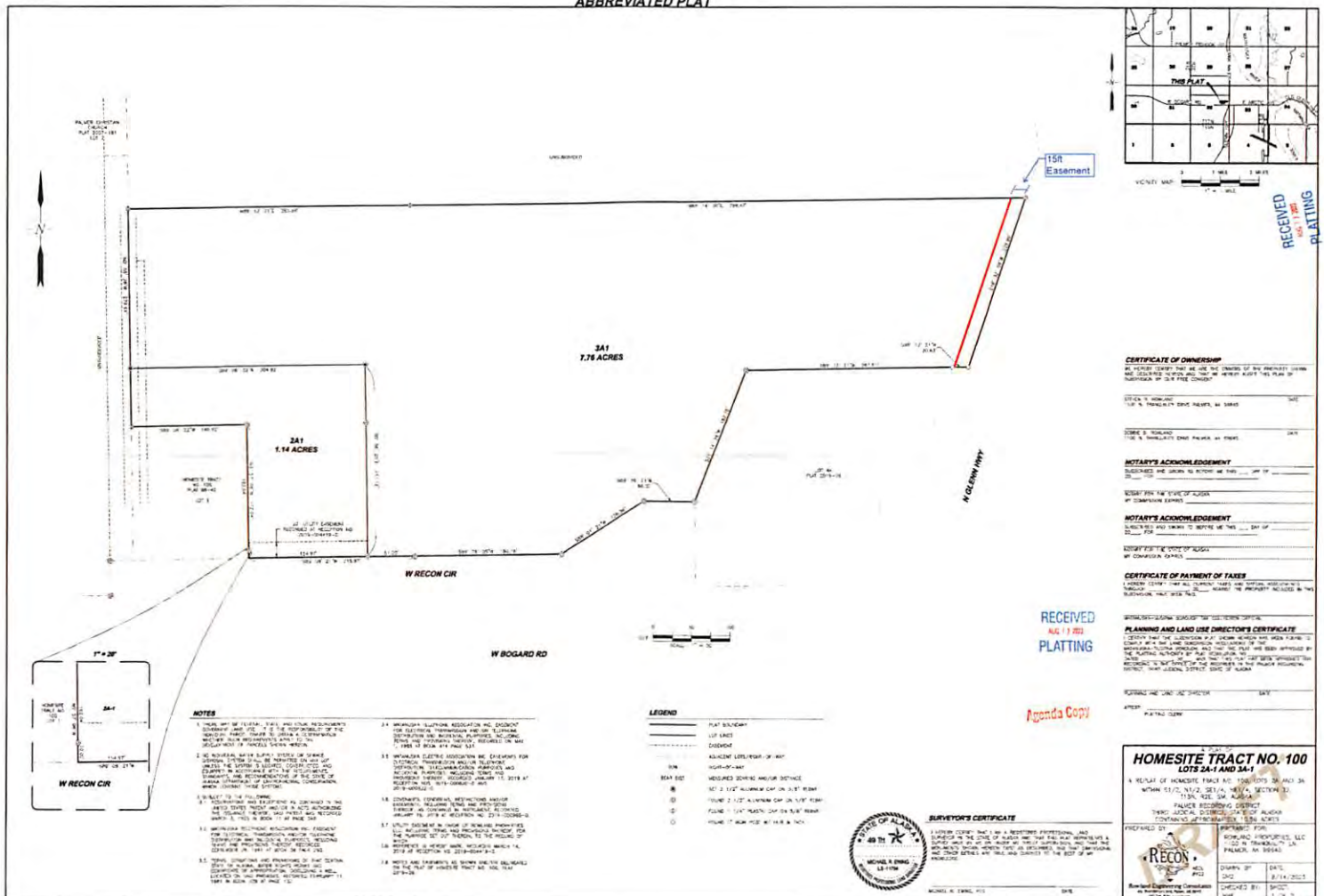
Sincerely,

A handwritten signature in black ink that reads "Andrew Fraiser". The signature is written in a cursive style with a large, stylized "A" and "F".

Andrew Fraiser, SR/WA  
Southern Division Operations Manager  
ENSTAR Natural Gas Company  
36225 Kenai Spur Hwy  
Soldotna, AK 99669

**EXHIBIT G**

ABBREVIATED PLAT



## Matthew Goddard

---

**From:** Amy Otto-Buchanan  
**Sent:** Monday, September 11, 2023 8:49 AM  
**To:** Matthew Goddard  
**Subject:** FW: RFC Homesite Tr 100 RSB L2A&3A  
**Attachments:** Agenda Plat Pg 2.pdf; Agenda Plat Pg 1.pdf; RFC.pdf

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Friday, September 8, 2023 7:42 PM  
**To:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Cc:** OSP Design Group <ospdesign@gci.com>  
**Subject:** RE: RFC Homesite Tr 100 RSB L2A&3A

[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](http://www.gci.com)

---

**From:** Amy Otto-Buchanan <[Amy.Otto-Buchanan@matsugov.us](mailto:Amy.Otto-Buchanan@matsugov.us)>  
**Sent:** Thursday, August 24, 2023 1:30 PM  
**To:** [sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov); Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov); [mothers@mtaonline.net](mailto:mothers@mtaonline.net); Chad Cameron Contact <[ccameron@palmerak.org](mailto:ccameron@palmerak.org)>; Brian Davis <[Brian.Davis@matsugov.us](mailto:Brian.Davis@matsugov.us)>; [stark@mtaonline.net](mailto:stark@mtaonline.net); Kimberly McClure <[kmcclure@palmerak.org](mailto:kmcclure@palmerak.org)>; Brad Hanson <[bahanson@palmerak.org](mailto:bahanson@palmerak.org)>; Fire Code <[Fire.Code@matsugov.us](mailto:Fire.Code@matsugov.us)>; Margie Cobb <[Margie.Cobb@matsugov.us](mailto:Margie.Cobb@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Elaine Flagg <[Elaine.Flagg@matsugov.us](mailto:Elaine.Flagg@matsugov.us)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Debbie Bakic <[Debbie.Bakic@matsugov.us](mailto:Debbie.Bakic@matsugov.us)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; Rick Antonio <[Richard.Antonio@matsugov.us](mailto:Richard.Antonio@matsugov.us)>; [msb.hpc@gmail.com](mailto:msb.hpc@gmail.com); Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Andy Dean <[Andy.Dean@matsugov.us](mailto:Andy.Dean@matsugov.us)>; [andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com); James Christopher <[James.Christopher@enstarnaturalgas.com](mailto:James.Christopher@enstarnaturalgas.com)>; [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; MEA <[mearow@matanuska.com](mailto:mearow@matanuska.com)>; [row@mtasolutions.com](mailto:row@mtasolutions.com)  
**Subject:** RFC Homesite Tr 100 RSB L2A&3A

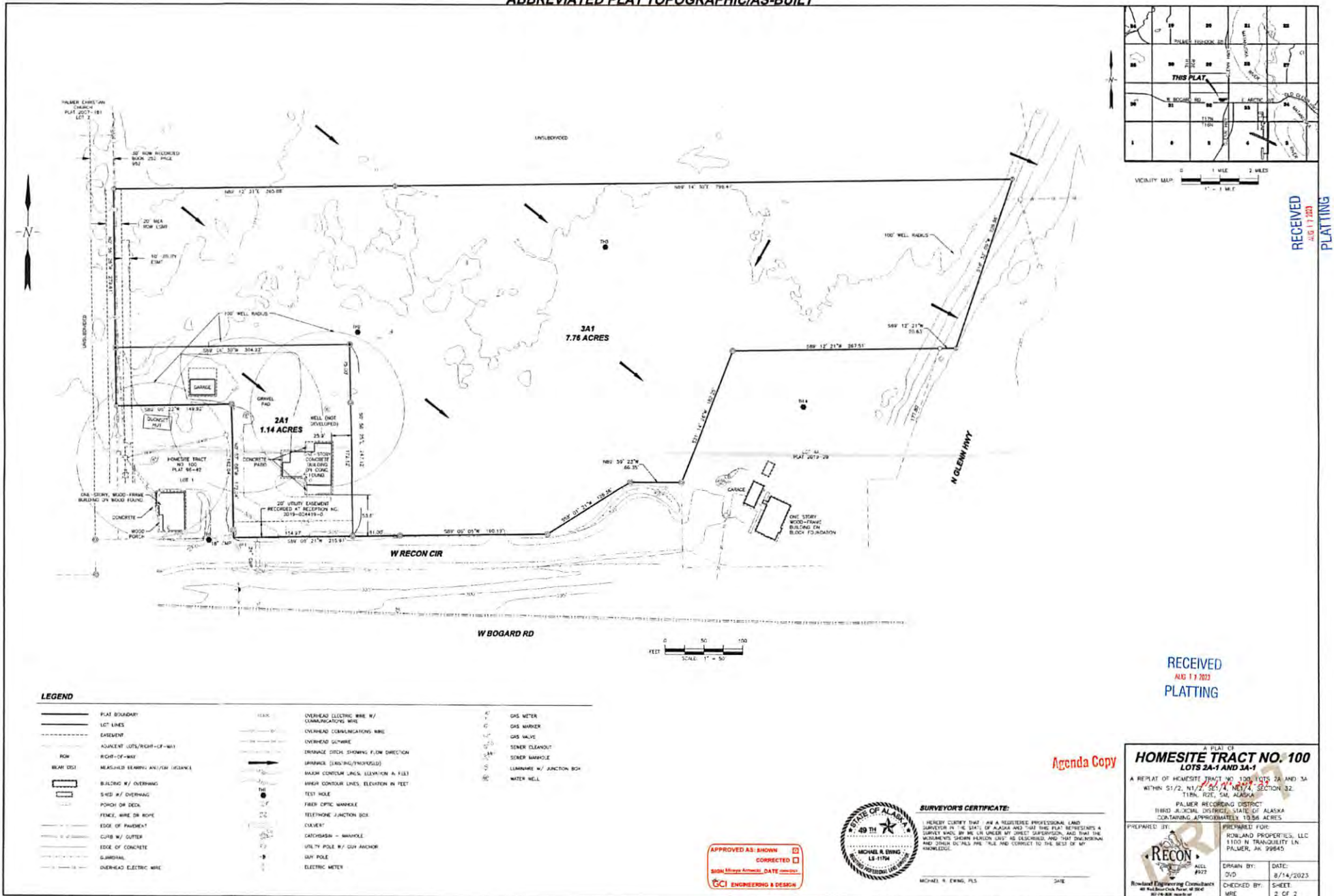
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

The following link contains a Request for Comments for Homesite Tract No. 100 RSB Lots 2A & 3A, to subdivide 57864000L002A/L003A. Matthew is the Platting Tech for this case; please address your comments to him at [matthew.goddard@matsugov.us](mailto:matthew.goddard@matsugov.us). Comments are due by **September 13, 2023**. Thank-you.

☐ [Homesite Tr 100 RSB](#)

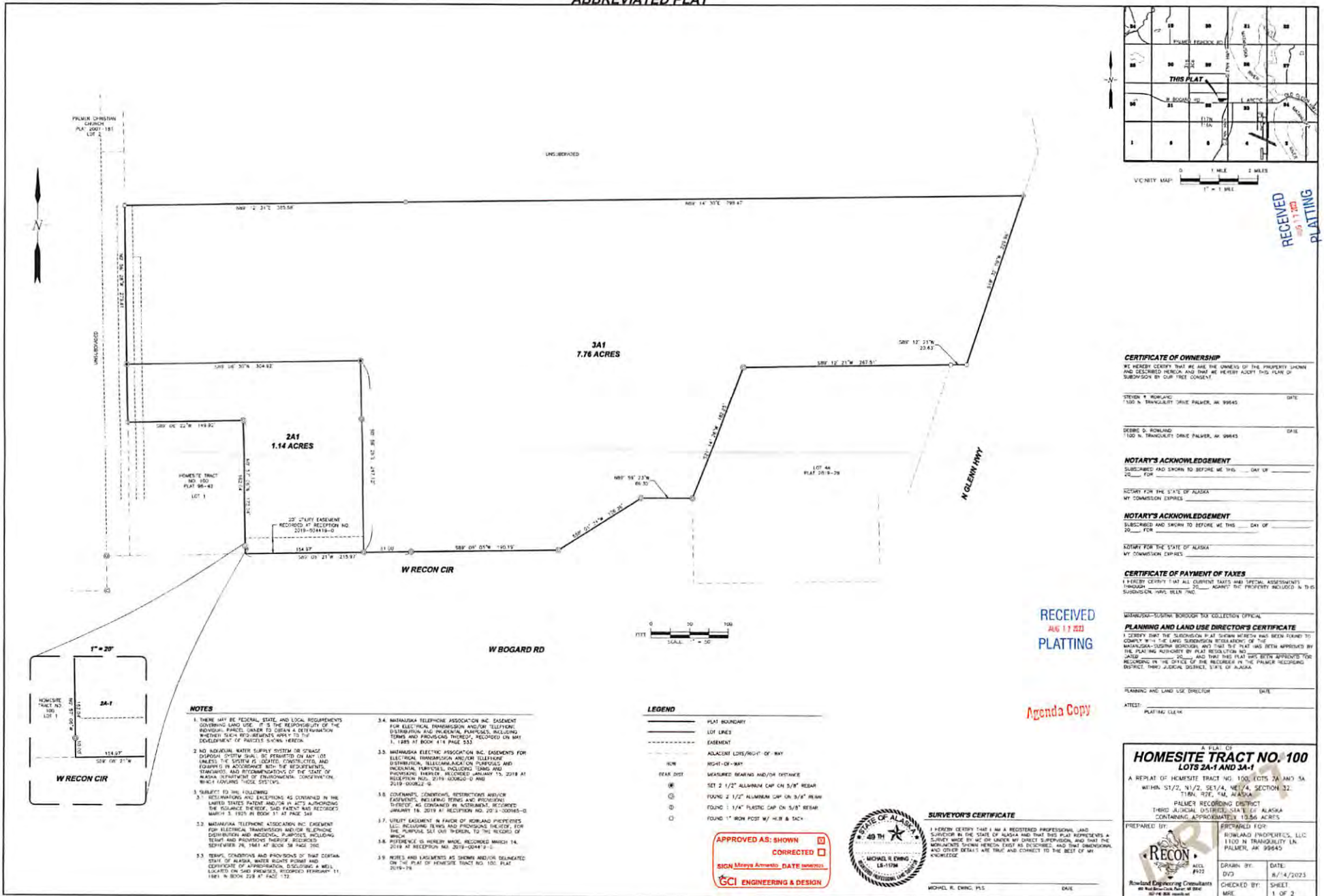


**ABBREVIATED PLAT TOPOGRAPHIC/AS-BUILT**





# ABBREVIATED PLAT



## CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADVERTISE THIS PLAT OF SUBDIVISION BY OUR FREE CONSENT.

STEVEN M. ROWLAND, DATE: \_\_\_\_\_  
1100 N. TRANQUILITY DRIVE PALMER, AK 99645

DEBBIE D. ROWLAND, DATE: \_\_\_\_\_  
1100 N. TRANQUILITY DRIVE PALMER, AK 99645

## NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SIGNED TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA, MY COMMISSION EXPIRES: \_\_\_\_\_

## NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SIGNED 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 UNPAID AS OF \_\_\_\_\_, 20\_\_\_\_ AGAINST THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID.

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

## PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE SUBDIVISION IS AT TOWN SECTION AND LOT CORNER. I HAVE REVIEWED THE SUBDIVISION RECORDS OF THE MATANUSKA-SUTCLAIR BOROUGH AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING AND LAND USE DIRECTOR OF THE MATANUSKA-SUTCLAIR BOROUGH. I HAVE ALSO REVIEWED THE PLAT AND FIND IT TO BE IN ACCORDANCE WITH THE ALASKA PLAT ACT AND THE MATANUSKA-SUTCLAIR BOROUGH ORDINANCES. I HAVE ALSO REVIEWED THE PLAT AND FIND IT TO BE IN ACCORDANCE WITH THE ALASKA PLAT ACT AND THE MATANUSKA-SUTCLAIR BOROUGH ORDINANCES.

PLANNING AND LAND USE DIRECTOR, DATE: \_\_\_\_\_

ATTEST: PLATTING CLERK, DATE: \_\_\_\_\_

## HOMESITE TRACT NO. 100 LOTS 2A-1 AND 3A-1

A REPEAT OF HOMESITE TRACT NO. 100, LOTS 2A AND 3A WITHIN 51/2, 91/2, 51/4, 91/4, NE1/4, SECTION 32, T18N, R10E, 14E, ALASKA. PALMER RECORDING DISTRICT THIRD ALASKA DISTRICT, STATE OF ALASKA. CONTAINING APPROXIMATELY 13.86 ACRES.

PREPARED BY: ROWLAND PROPERTIES, LLC, 1100 N. TRANQUILITY LN, PALMER, AK 99645

DATE: 8/14/2023

CHECKED BY: SHEET 1 OF 2

## NOTES

1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE BORROWER, LENDER, AND/OR OTHERS TO DETERMINE WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THIS PLAT.
2. NO ADDITIONAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS DESIGNED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNED THOSE SYSTEMS.
3. SUBJECT TO THE FOLLOWING:
  - 3.1. REVISIONS AND EXEMPTIONS AS CONTAINED IN THE LIMITED STATES PATENT AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, AND PATENT AND RECORDS MAPS 1, 1928, IN BOOK 17, AT PAGE 348.
  - 3.2. MATANUSKA TELEPHONE ASSOCIATION INC. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION, TELECOMMUNICATIONS, AND/OR CABLE, INCLUDING REPAIRS AND RECONSTRUCTION, RECORDED SEPTEMBER 28, 1961 AT BOOK 38 PAGE 292.
  - 3.3. TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN STATE OF ALASKA WATER RIGHTS PIONEER AND CERTIFICATE OF APPROPRIATION, DISCOVERING A WELL LOCATED ON CASH BROWNS, RECORDED FEBRUARY 11, 1981 IN BOOK 228 AT PAGE 112.
4. MATANUSKA TELEPHONE ASSOCIATION INC. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION, TELECOMMUNICATIONS, AND/OR CABLE, INCLUDING REPAIRS AND RECONSTRUCTION, RECORDED JANUARY 15, 2018 AT BOOK 414 PAGE 313.
5. MATANUSKA ELECTRIC ASSOCIATION INC. EASEMENTS FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION, TELECOMMUNICATIONS, AND/OR CABLE, INCLUDING REPAIRS AND RECONSTRUCTION, RECORDED JANUARY 15, 2018 AT BOOK 414 PAGE 313.
6. EASEMENTS, CONDITIONS, RESTRICTIONS AND/OR EXEMPTIONS, INCLUDING TERMS AND PROVISIONS, AS CONTAINED IN INSTRUMENT, RECORDED JANUARY 15, 2018 AT RECEPTION NO. 20-3-00085-0.
7. UTILITY EASEMENT IN FAVOR OF ROWLAND PROPERTIES LLC, INCLUDING TERMS AND PROVISIONS, RECORDED JANUARY 15, 2018 AT RECEPTION NO. 20-3-00085-0.
8. REFERENCE IS HEREBY MADE, RECORDED MARCH 14, 2018 AT RECEPTION NO. 20-3-00085-0.
9. NOTES AND EASEMENTS AS SHOWN AND/OR DELINEATED ON THE PLAT OF HOMESITE TRACT NO. 100, PLAT 2019-78.

## LEGEND

- PLAT BOUNDARY
- LOT LINES
- EASEMENT
- ADJACENT LOT/RIGHT OF WAY
- RIGHT-OF-WAY
- MEASURED REPAIRS AND/OR EXEMPTIONS
- SET 2 1/2" ALUMINUM CAP ON 5/8" REBAR
- FOUND 1 1/2" ALUMINUM CAP ON 5/8" REBAR
- FOUND 1 1/4" PLASTIC CAP ON 5/8" REBAR
- FOUND 1" IRON POST W/ HUB & SACK

APPROVED AS SHOWN  
CORRECTED  
SIGN: *Miguel Armando*, DATE: *8/14/2023*  
GCI ENGINEERING & DESIGN



## SURVEYOR'S CERTIFICATE

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

MICHAEL R. ERWIG, PLS. DATE: \_\_\_\_\_

Agenda Copy

RECEIVED  
AUG 17 2023  
PLATTING

RECEIVED  
AUG 17 2023  
PLATTING

3B

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 27, 2023

ABBREVIATED PLAT: WINDY MOUNTAIN ACRES  
LEGAL DESCRIPTION: SEC 27, T18N, R02E S.M., AK  
PETITIONERS: STEPHANIE GAISER  
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS  
ACRES: 51 +/- PARCELS: 2  
REVIEWED BY: CHRIS CURLIN CASE #: 2023-103

---

**REQUEST:**

The request is to create two lots from Parcel A6 and B4, Waiver Resolution # 96-3, recorded as 1996-003118-0, to be known as **Windy Mountain Acres**, containing 51.00 acres +/- . The property is located directly east of the Matanuska River, directly north of E. Pippel Circle, and directly west of N. Clark-Wolverine Road, within the SE ¼ Section 22, Township 18 North, Range 03 West, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Map and Aerial Photos

**Exhibit A – 4 pgs**

Soils Report

**Exhibit B – 5 pgs**

**COMMENTS:**

ADOT&PF

**Exhibit C – 1 pg**

MSB Pre-design and Engineering

**Exhibit D – 1 pg**

Utilities

**Exhibit E – 4 pgs**

**DISCUSSION:** The proposed subdivision is creating two lots. Lot 1 will be 7.46 acres and Lot 2 will be 46.32 acres. Both proposed lots will take access from N. Clark-Wolverine Road, an ADOT&PF owned and maintained road.

**Soils Report:** (Exhibit B) A soils report was submitted, pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, Pioneer Engineering LLC, notes one new testhole was dug as shown on the attached testhole location map. The testhole showed 1' of topsoils overlaying silty sands and sand-silt mixtures for the next two feet. Silty sands, sand-silt mixtures/silty gravels, gravel sand-silt mixtures extended to the bottom of the 12' deep testhole. No presence of groundwater. A sieve test was performed and the results are attached. The testhole log is 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.

**COMMENTS:**

ADOT&PF (**Exhibit C**) One driveway per lot will be permitted. Please apply for driveway permits through DOT&PF's Right of Way section, web address found on (**Exhibit C**). DOT&PF requests a ROW dedication that is half the width of Clark Wolverine Road into the centerline. DOT&PF requests consolidated utility services in one common alignment. *Staff notes ROW dedications can not be performed with the abbreviated plat process.*

DPW Pre-design and Engineering (**Exhibit D**) notes applicant should work with platting to ensure a P.U.E. is dedicated for Clark-Wolverine Road as it pertains to their property.

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

There were no objections received from Borough departments, US Army Corp of Engineers; ADF&G; Community Council Lazy Mountain; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area# 19 Lazy Mountain; or the public at the time of this staff report.

**CONCLUSION**

The plat of Windy Mountain Acres is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A soils report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

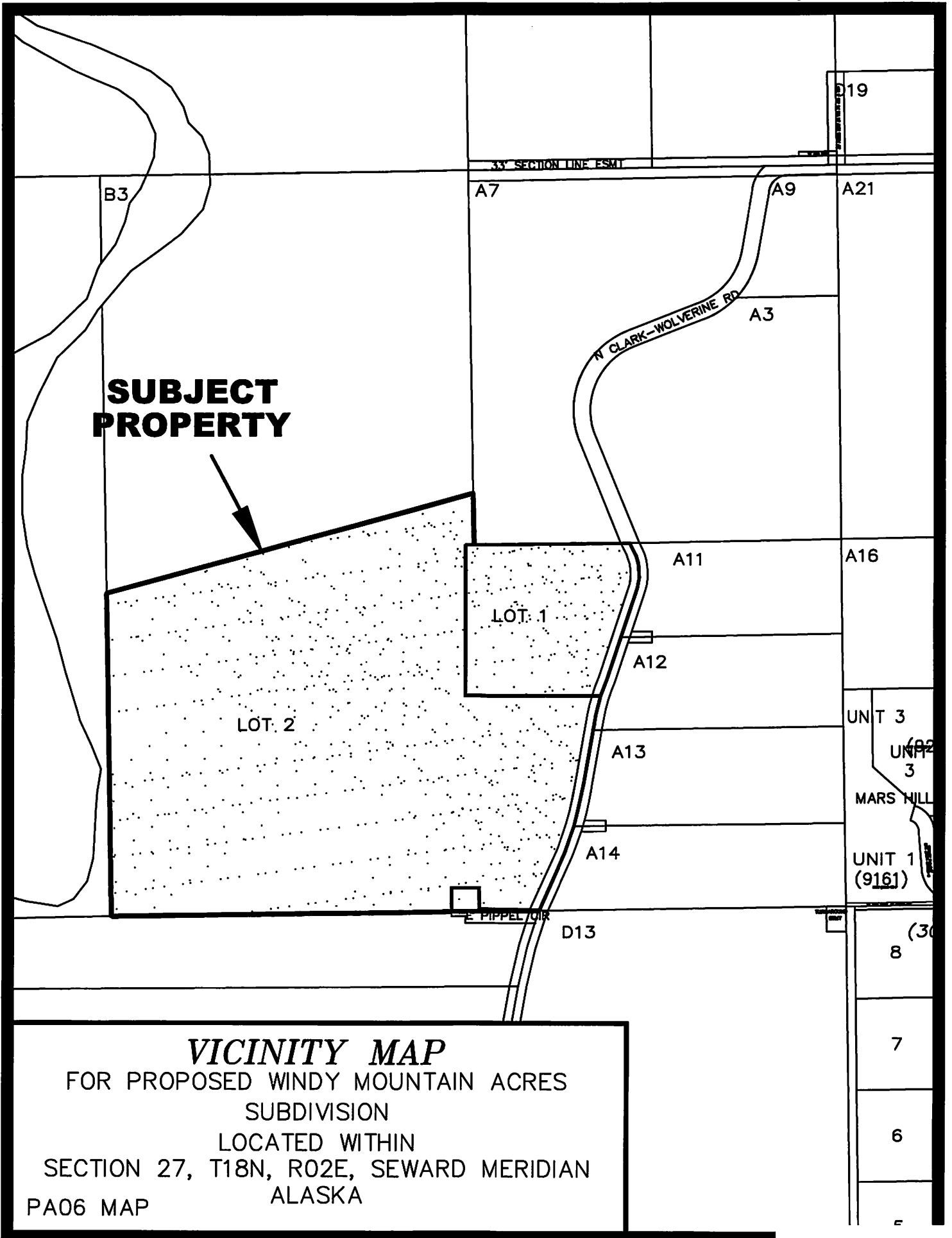
**FINDINGS of FACT:**

1. The abbreviated plat of Windy Mountain Acres 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). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corp of Engineers; ADF&G; Community Council Lazy Mountain; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area# 19 Lazy Mountain; or the public at the time of this staff report.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of Eckert Subdivision No. 2 Lots 2A and 2B, contingent on the following recommendations:

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





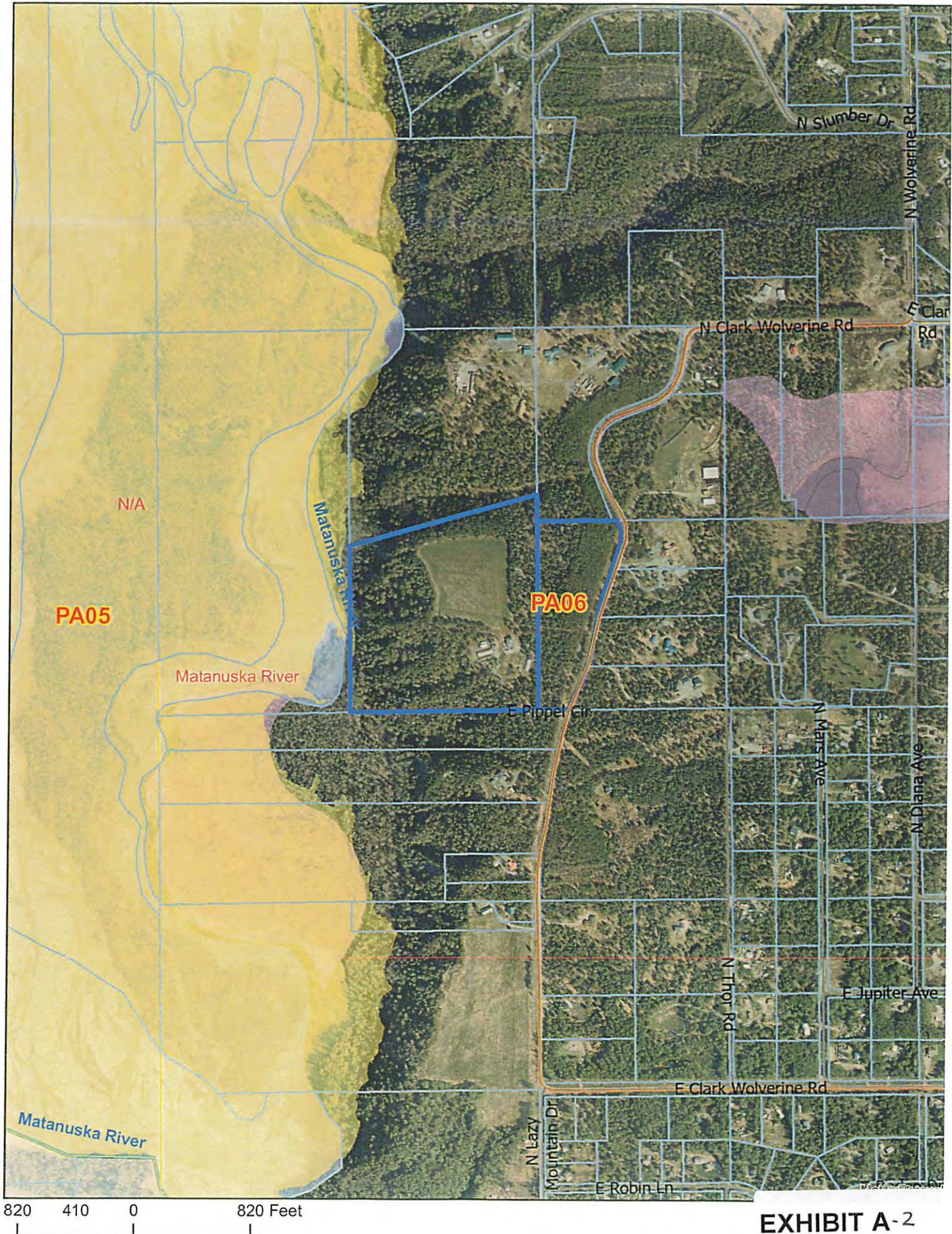
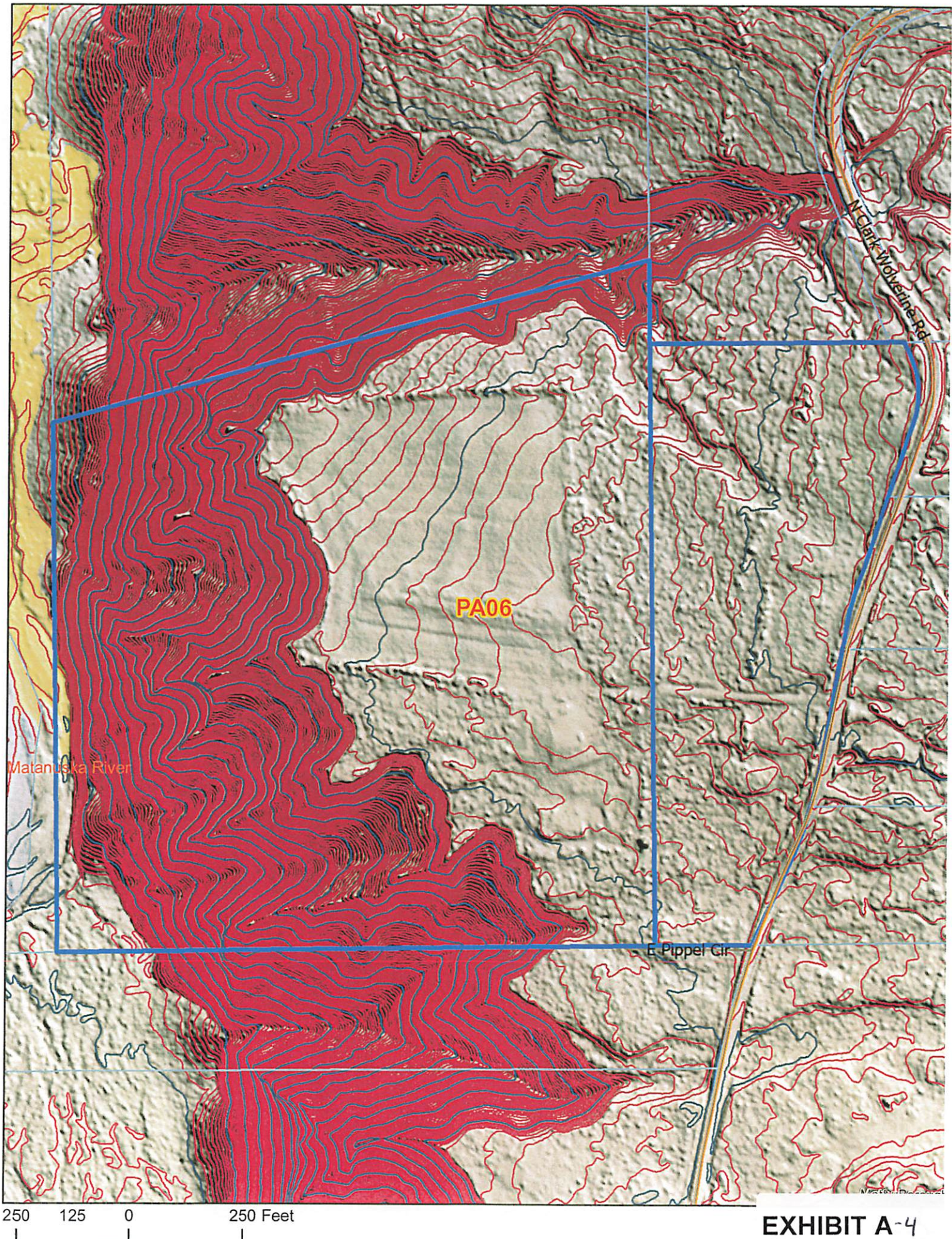


EXHIBIT A-2











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



**RECEIVED**  
**AUG 16 2023**  
**PLATTING**

**USEABLE AREA CERTIFICATION**

**WINDY MOUNTAIN ACRES**

*A SUBDIVISION OF*

*PARCEL 2, 40-ACRE EXEMPTION (BK.839 P.861) AND SW1/4 NE1/4 SEC.27 T. 18N. R.2E. WEST OF CLARK-WOLVERINE RD.*

**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: MINIMUM SIZES**

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

EXCEPTIONS:

**USABLE BUILDING AREAS**

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

**USABLE SEPTIC AREAS**

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

**SOILS INVESTIGATION**

EXCAVATIONS

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

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

SOIL CLASSIFICATIONS

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

**GROUND WATER INVESTIGATION**

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

**SUMMARY OF REQUIRED FURTHER ACTION**

- ☐ Additional Fill required to ensure 8' of coverage above water table 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" or will once the specified Fill, Re-Grading and Standard Septic Designs have been provided.*

*William S. Klebesadel*  
WILLIAM KLEBESADEL P.E.  
Professional Engineer

7-20-23  
Date





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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel:	WINDY MOUNTAIN ACRES	TEST HOLE NO.	Date:	6-20-23
Insp. By:	PIONEER	1	Job #	23-128

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																					
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<div style="display: flex; justify-content: space-between;"> <div> <b>Depth</b>  12ft Total Depth of Test Hole  None Depths where Seeps encountered  None Depths where Ground Water encountered  None Depths where Impermeable Soil (Silt / Clay / Bedrock encountered  No Monitor Tube Installed? </div> <div style="width: 40%;"> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <b>WATER LEVEL MONITORING</b> </div> <div> Date WATER LEVEL </div> </div> </div>																																																																																								



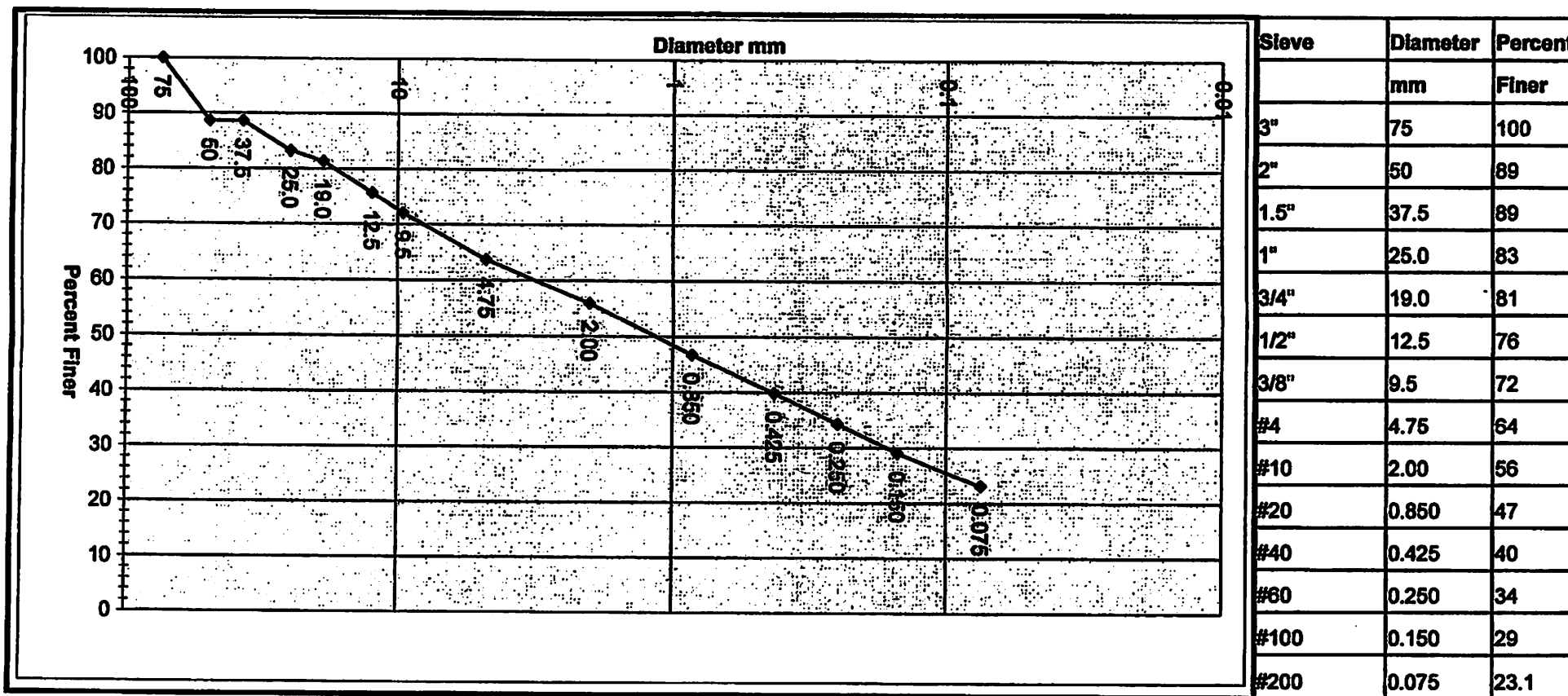
COMMENTS:





# HANSEN ENGINEERING, INC.

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



Client: **Hanson Land Solutions**

Project: **Windy Mountain**

Sample Location: **Test Hole 1**

Soil Description: **Silty Sand with Gravel**

Unified Classification: **SM**

Date: **6/27/2023**

Sample Date: **6/20/2023**

Proj. no: **23040**

EXHIBIT B-4

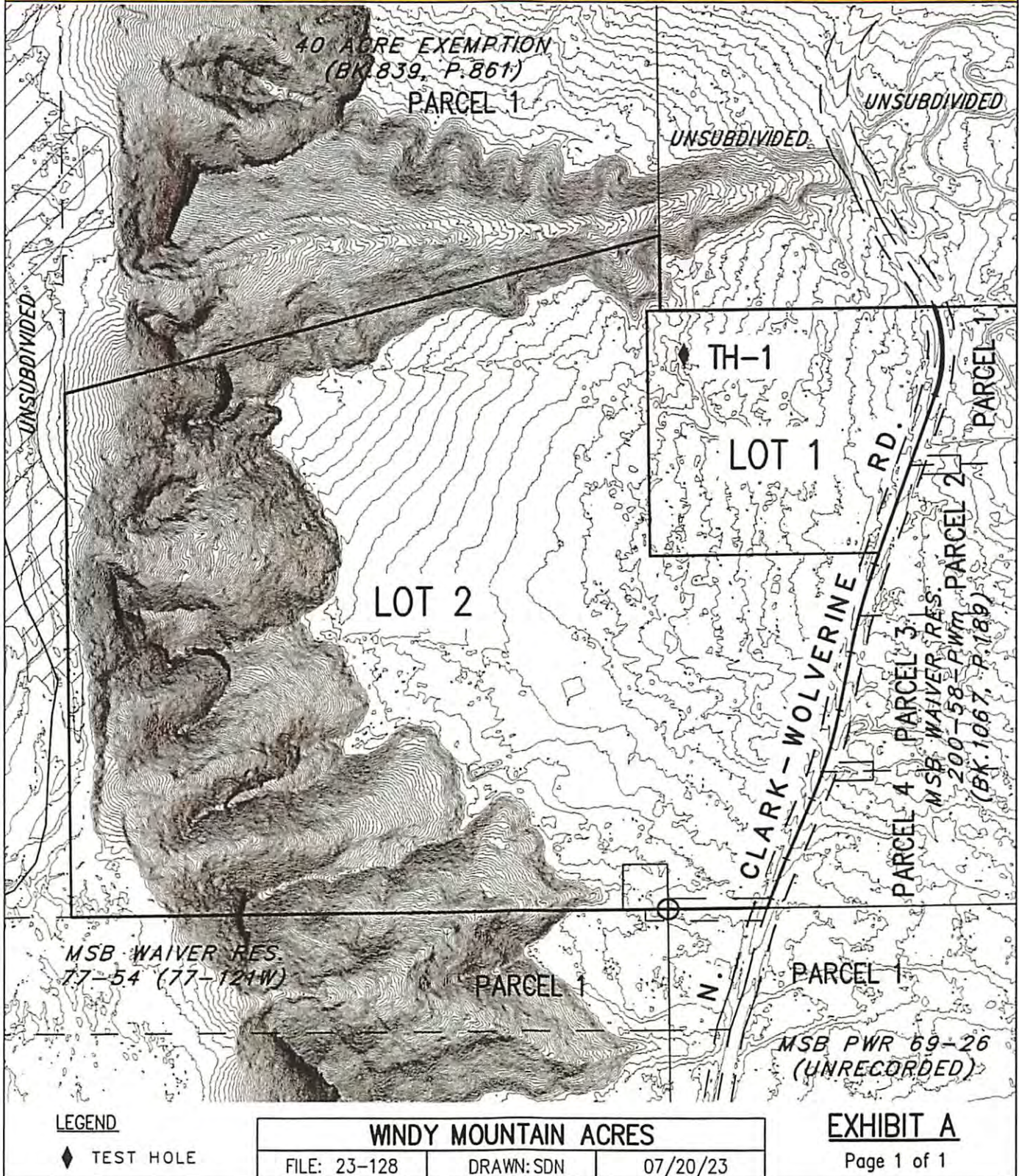


## HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

### TEST HOLE LOCATION EXHIBIT MAP







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](http://dot.alaska.gov)

March 24, 2023

Fred Wagner, Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, Alaska 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 plat pre applications and have the following comments:

- **PA 06, Clark Wolverine Road**
  - One driveway per lot will be permitted. Please apply for driveway permits through DOT&PF's Right of Way section. Driveway permits can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
  - DOT&PF requests a ROW dedication that is half the width of Clark Wolverine Road into the centerline.
  - DOT&PF requests consolidated utility services in one common alignment.
- **WA 10, Fireweed Road**
  - No objection to proposed subdivision and construction of internal road.
  - Please be advised that this area is within the region of the Parks Highway Alternative Corridor study and is affected by all proposed alignments. More details about the study can be found on the study website at <https://www.parkshighwayalternative.com/>. Advised to develop lots as normal, but that property could be affected by future highway development.
- **GB 10 Block, Knik-Goose Bay Road**
  - No objection to proposed subdivision.

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT C**



## Jesse Curlin

---

**From:** Daniel Dahms  
**Sent:** Wednesday, September 6, 2023 12:00 PM  
**To:** Jesse Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC - Windy Mountain Acres

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Chris,

PD&E recommends applicant work with platting to ensure a PUE is dedicated for Clark-Wolverine Road as it pertains to their property.

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

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Tuesday, August 29, 2023 12:10 PM  
**Subject:** RFC - Windy Mountain Acres

The following link contains a Request for Comments for Windy Mountain Acres, Case #2023-103, to create 2 lots from 18N02E27A006 and 18N02E27B004. Comments are due **September 8, 2023**. Please let me know if you have any questions.

 [Windy Mnt Ac](#)

Sincerely,

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



**ENSTAR Natural Gas Company, LLC**  
Engineering Department, Right of Way Section  
401 E. International Airport Road  
P. O. Box 190288  
Anchorage, Alaska 99519-0288  
(907) 277-5551  
FAX (907) 334-7798

August 29, 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 abbreviated plat and has no comments or recommendations.

- **WINDY MOUNTAIN ACRES**  
**(MSB Case # 2023-103)**

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

## US SURVEY FEET



## Jesse Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Friday, September 8, 2023 2:35 PM  
**To:** Jesse Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC - Windy Mountain Acres  
**Attachments:** Agenda Plat.pdf; RFC.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](http://www.gci.com)

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Tuesday, August 29, 2023 12:10 PM  
**Subject:** RFC - Windy Mountain Acres

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

The following link contains a Request for Comments for Windy Mountain Acres, Case #2023-103, to create 2 lots from 18N02E27A006 and 18N02E27B004. Comments are due **September 8, 2023**. Please let me know if you have any questions.

 [Windy Mnt Ac](#)

Sincerely,

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

30

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 27, 2023

ABBREVIATED PLAT: SIMMONS  
LEGAL DESCRIPTION: SEC 35, T18N, R03W S.M., AK  
PETITIONERS: KEITH & VICTORIA SIMMONS  
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING  
HOLLER ENGINEERING  
ACRES: 5 +/- PARCELS: 3  
REVIEWED BY: CHRIS CURLIN CASE #: 2023-105

---

**REQUEST:**

The request is to create three lots from Parcel #2, Waiver Resolution # 83-130-PWm, recorded as 1983-030091, to be known as **SIMMONS**, containing 5 acres +/- . The property is located directly east of N. Anning Drive, directly north of W. Delroy Road, and west of N. Saige Boulevard; within the SW ¼ Section 35, Township 18 North, Range 03 West, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Map and Aerial Photos

**Exhibit A – 4 pgs**

Soils Report

**Exhibit B – 7 pgs**

**COMMENTS:**

USACE

**Exhibit C – 1 pg**

Utilities

**Exhibit D – 4 pgs**

**DISCUSSION:** The proposed subdivision is creating three lots. Lot 1 will be 1.30 acres and Lot 2 will be 1.11 acres, and Lot 3 will have 2.62 acres. All proposed lots have access to W. Delroy Road, a City of Houston owned and maintained road.

**Soils Report:** (**Exhibit B**) A soils report was submitted, pursuant to MSB 43.20.281(A). Curt Holler, PE, Holler Engineering, notes soils evaluation included logging two new testholes, review of adjacent existing soils information, review of topography information, review of aerial imagery and other observations on site. Testhole location map, drainage map and testhole log are attached. The majority of the parent parcel has very gently rolling terrain with an overall slope preference generally directed to its center and southward. Several areas with steep slopes over 25% were noted and delineated on the attached map. Total elevation differential is approximately 34'. There is a moderately level and high elevation region to the northeast serving an existing residence with the remaining regions remaining in a native or near native state. Existing vegetation consists of mature growth cottonwood or birch trees. Two new testholes were dug on the parent parcel on 5/19/23 to evaluate existing soil and groundwater conditions. Near surface soils encountered included a thin organic mat over a thick layer of silty loess topsoils which extended down as deep as 4'. Receiving soils under the topsoils were found to be consistently silty sands and gravels. Sieve tests were performed for both testholes, with results returned



as GM with silt contents of 27 and 32%. Both sample soil strata were assessed in the field as exhibiting low plasticity qualities, including minimal smearing. Soils encountered were typical for the area, based on existing neighboring soils information and from our prior experiences in the local region. A copy of the testhole logs, sieve reports, and the location/topography map is attached. **(EXHIBIT B)** Groundwater was encountered in both testholes, at depths of 8.8' and 7.6'. Each proposed lot had an area with over 8' to groundwater. Based on available soils and water table information, topography, MSB Title 43 Code definitions and our observations at the site, each of the proposed lots will contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. No road construction is planned. General existing drainage patterns have been shown on the attached map.

**COMMENTS:**

U.S.A.C.E. **(Exhibit C)** Has no comments and provides information regarding permitting, dredging, fill, and other work in or around wetlands and water.

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

There were no objections received from Borough departments, outside agencies, the City of Houston, or the public at the time of this staff report.

**CONCLUSION**

The plat of Simmons is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A soils report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, City of Houston, utilities, or the public at the time of this staff report.

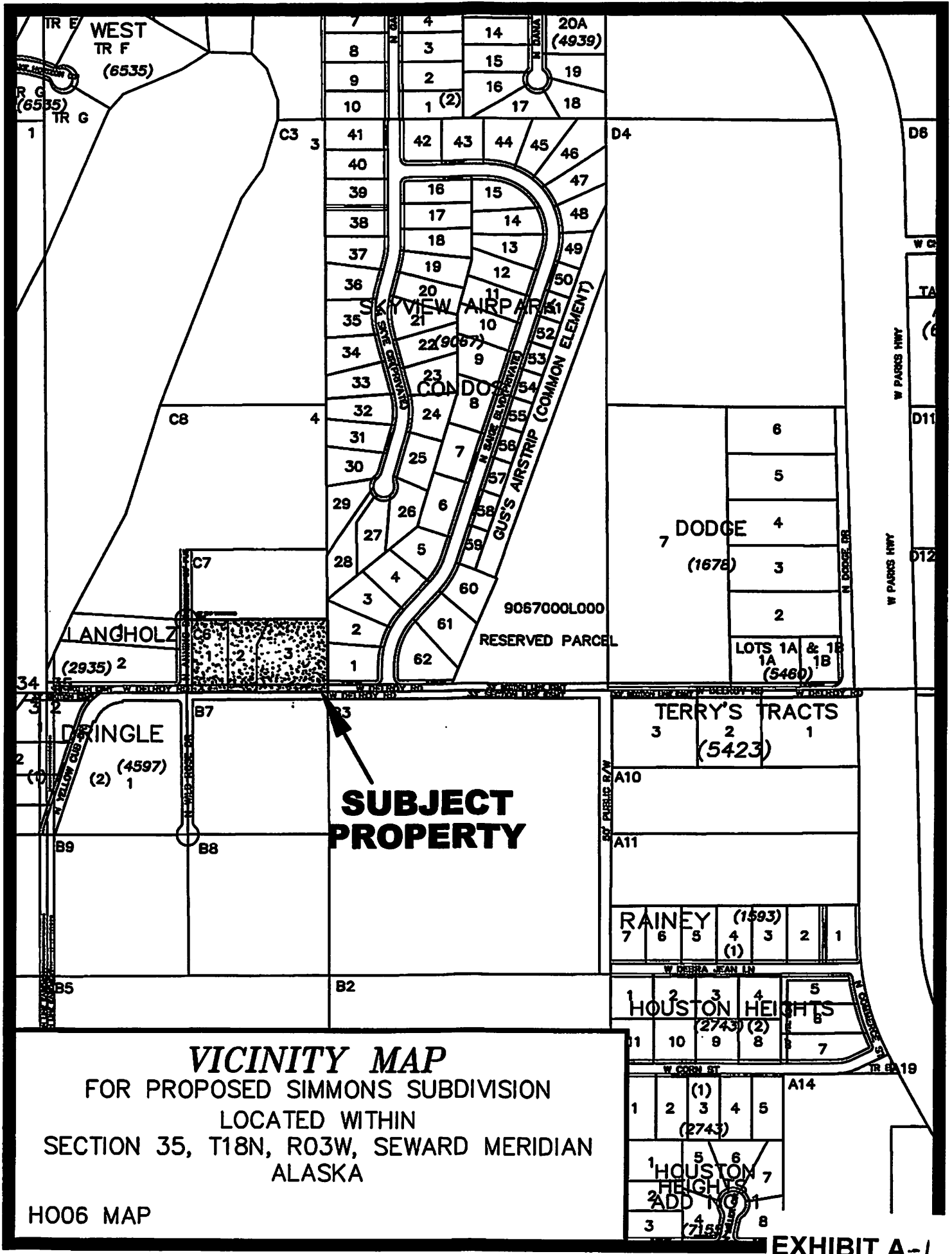
**FINDINGS of FACT:**

1. The abbreviated plat of Simmons 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). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. 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, Community Development, or Assessments; MTA or MEA.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of Simmons, contingent on the following recommendations:

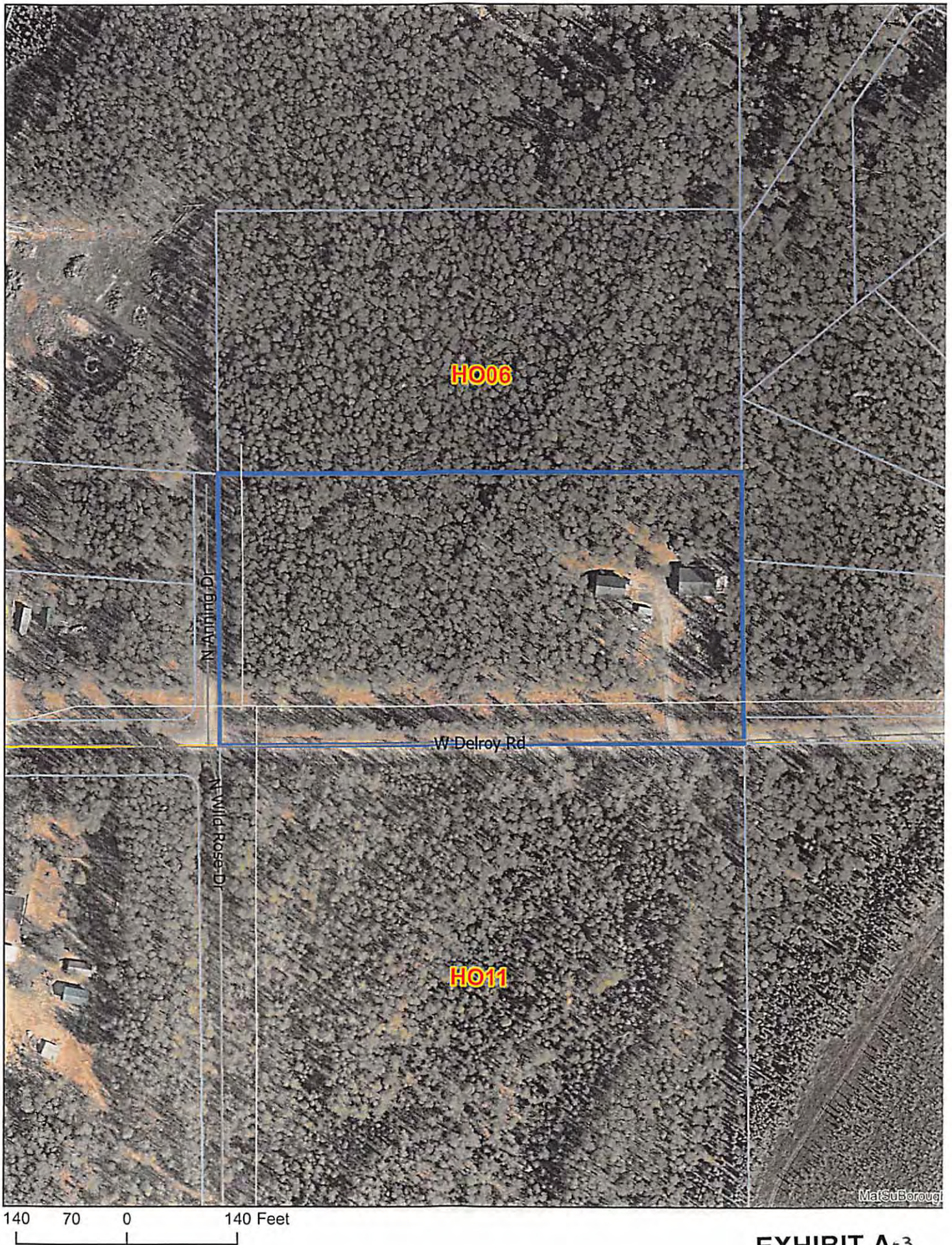
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary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



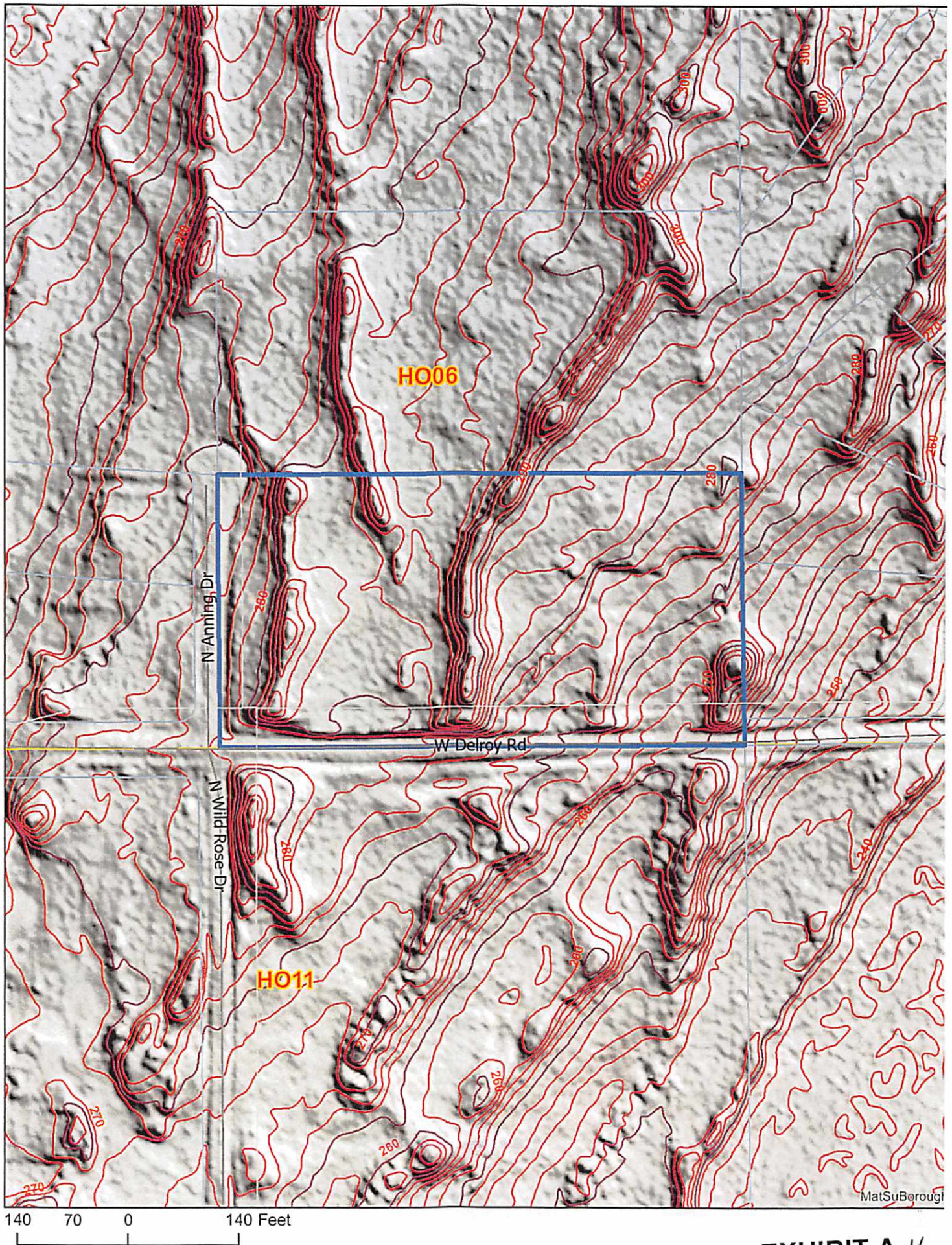
















August 22, 2023

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

RECEIVED  
AUG 23 2023  
PLATTING

Re: *Simmons Subdivision*; Useable Areas, Roads and Drainage  
HE #23015

Dear Mr. Wagner:

At the request of the project owner, Keith Simmons, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 3 new lots from one existing parent parcel totaling 5.0 acres. Our soils evaluation included logging 2 new testholes on the parent parcel, review of adjacent existing soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a wide rectangular shape north of W. Delroy Road and east of N. Anning Drive. The majority of the parent parcel has very gently rolling terrain, with a minimal slope generally directed to its center and southward. Several areas with steep slopes over 25% were noted and are delineated on the attached map. The total elevation differential indicated from the provided topographical map is approximately 34'.

Soils & Vegetation. The parent parcel contains a residence with related outbuildings and clearings to the southeast with the remaining parent parcel remaining in an apparent native or near native state. Existing vegetation in the wooded portion primarily consists of mature growth cottonwood or birch trees. Two new testholes were dug on the parent parcel on 5/19/23 to evaluate existing soil and groundwater conditions. Near surface soils encountered included a thin organic mat over a layer of silty loess topsoils which extend down as deep as 4'. Receiving soils under the topsoils were found to be consistently silty sands and gravels. Sieve tests were performed for both testholes, with results returned as GM with silt contents of 27 and 32%. Both sampled soil strata were assessed in the field as exhibiting low plasticity qualities, including minimal smearing. Soils encountered were typical for the area, based on existing neighboring soils information and from our prior experiences in the local region. A copy of the testhole logs, sieve reports and the location/topography map is attached.

Groundwater. Groundwater was encountered in both of the testholes, at depths of 8.8' and 7.6'. Each proposed lot had adequate area with over 8' to groundwater.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to neighboring/existing water wells, and lot lines. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, *each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.*

Roads and Drainage. The proposed new lots will be accessed W. Delroy Road, or N. Anning Drive where appropriate, via individual driveways, and as such no road construction is planned. As no road construction is planned, no formal drainage plan is required, however, general existing drainage patterns are shown on the attached map.

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

Sincerely,

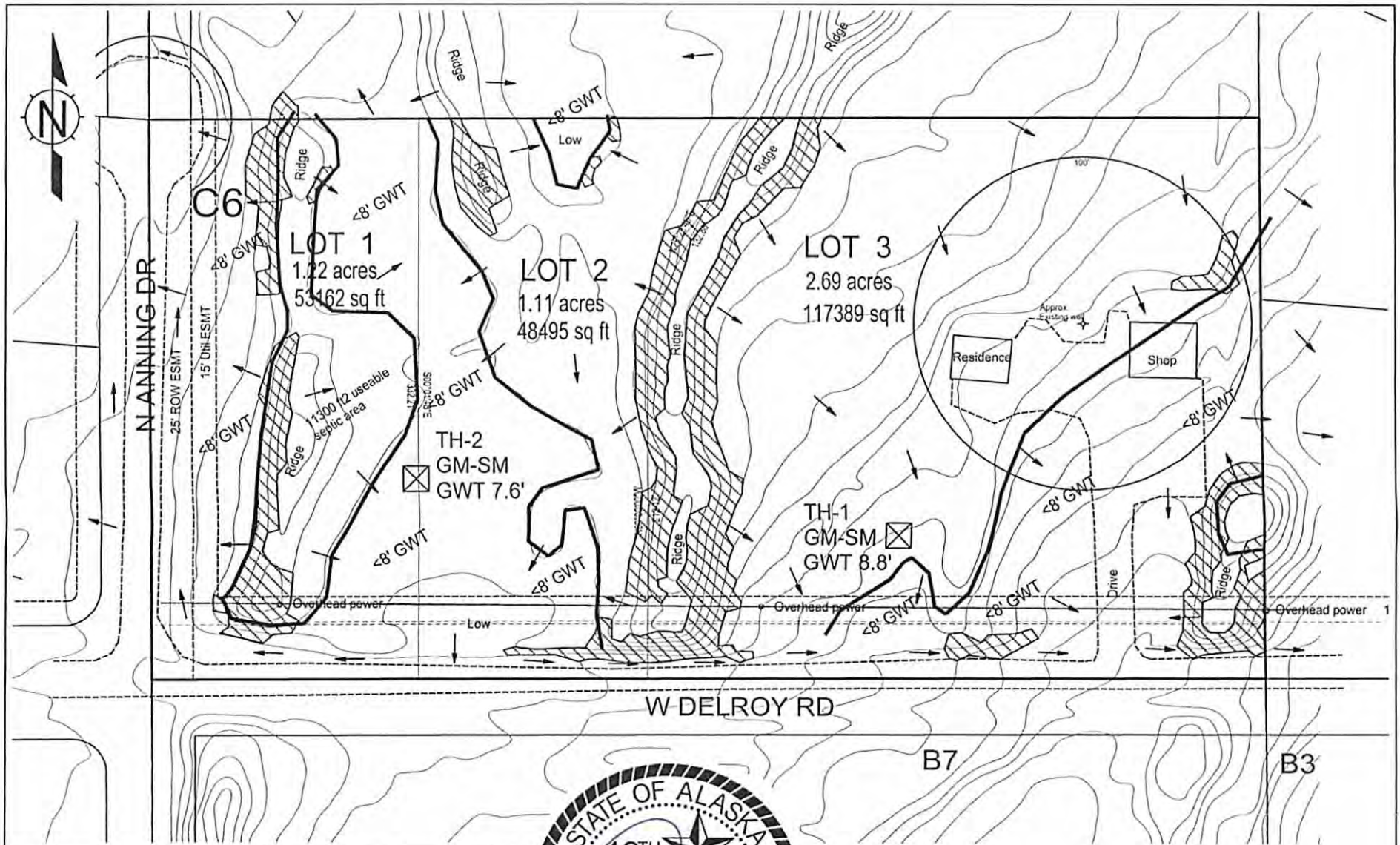


Curtis Holler, PE

c: K. Simmons, w/attachments







LC6 S35 T18N R3W Simmons Subdivision  
Testhole, Useable Area, Drainage, & Topography



Job # 23015      Scale: 1" = 80'      8/22/23



## Notes

1. Base drawing provided by surveyor.
2. 2' topography contours from surveyor.
3. Arrows denote apparent drainage patterns.
4. Testhole locations approximate.
5. Location of improvements approximate.



**HOLLER ENGINEERING**

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

**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 1 of 2

Performed For: Keith Simmons

Legal Description: LC6 S35 T18N R3W Subdivision



Depth, feet	Soil Type	Slope
1	OL, Turf	
2	SM-MI, sloughs	
3		
4		
5	SM-GM, rock to 3", few 5"+, dense, stands well	
6		
7		
8		
9	Heavy seeps Groundwater	
10		
11		
12		
13	No Impermeables	
14		
15		
16		
17		
18		
19		
20		
21		
22		

Site Plan

See attached testhole & topo map

↑ N

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

5.8' (seeps) 9.5' (GWT)

DEPTH AFTER MONITORING?

**PERCOLATION TEST**

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN ✓ FT AND \_\_\_\_\_ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
Sample taken at 5.5'

- PERFORMED BY: J. Wilkins

DATE: 5-19-23





**HOLLER ENGINEERING**

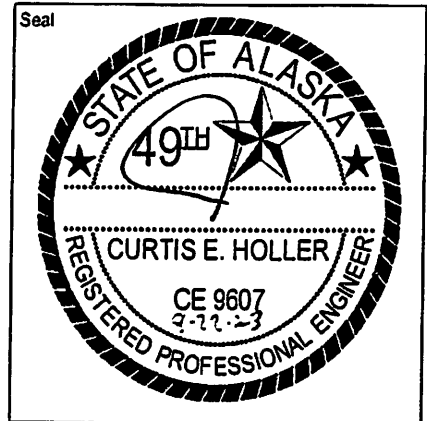
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 2 of 2

Performed For: Keith Simmons

Legal Description: LC6 S35 T18N R3W Subdivision



Depth, feet

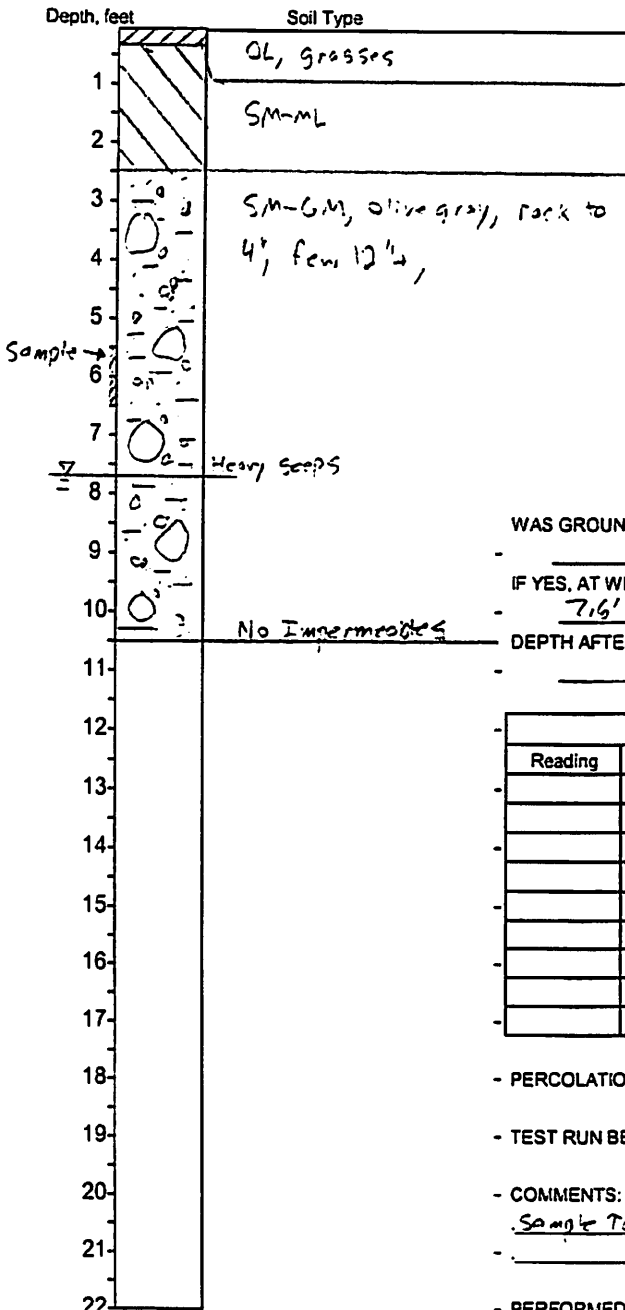
Soil Type

Slope

Site Plan

N  
↑

See attached testhole & topo map



WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

716' (Heavy Seeps)

DEPTH AFTER MONITORING?

Slope

**PERCOLATION TEST**

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN ✓ FT AND \_\_\_\_\_ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
Sample Taken at 6'

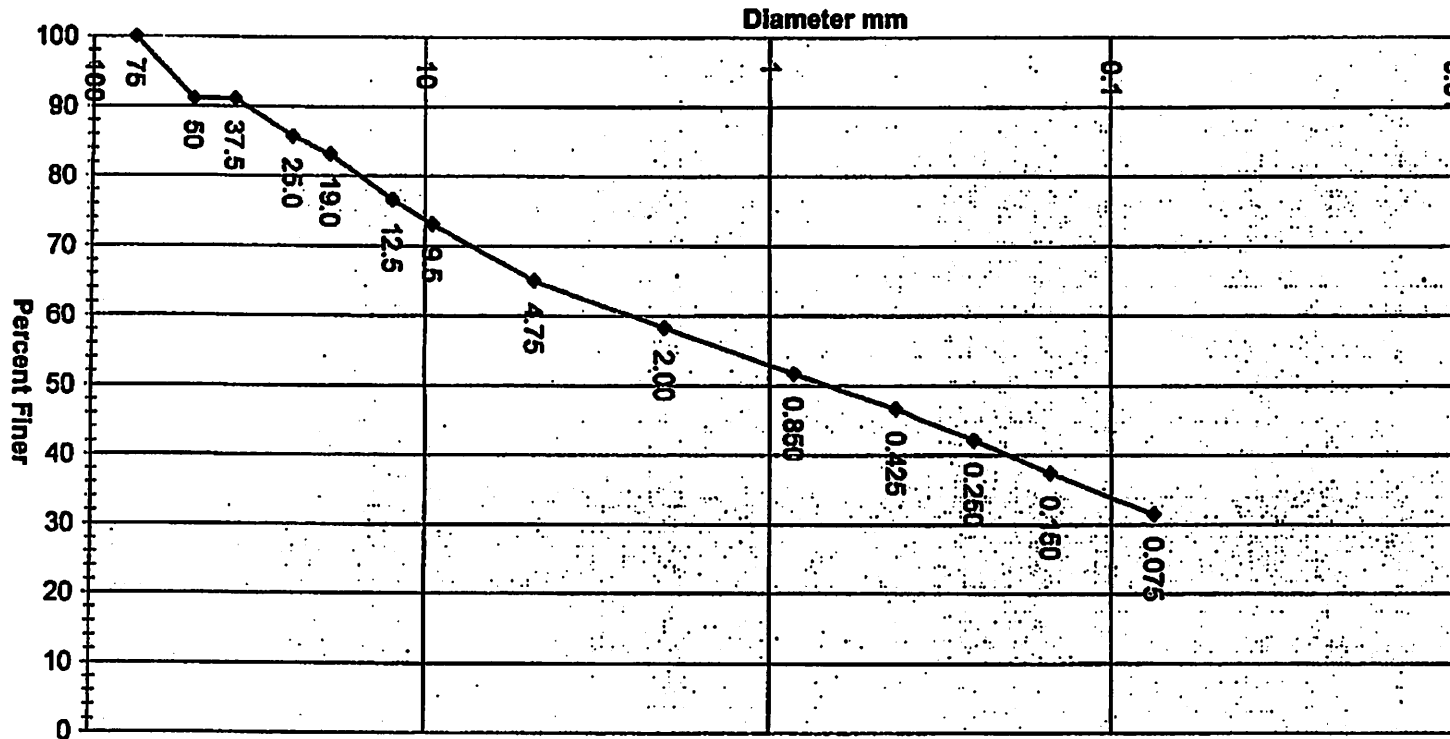
- PERFORMED BY: J. Wilkins

DATE: 5-19-23



# HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY  
2805 N. Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	91
1.5"	37.5	91
1"	25.0	86
3/4"	19.0	83
1/2"	12.5	77
3/8"	9.5	73
#4	4.75	65
#10	2.00	58
#20	0.850	52
#40	0.425	47
#60	0.250	42
#100	0.150	37
#200	0.075	31.5

Client: Kleith Simmons / Holler Eng  
Project: 12981 W Delroy Rd  
Sample Location: TH # 2 @ 6'

Soil Description: Silty Gravel with Sand  
Unified Classification: GM

Date: 8/21/2023  
Sample Date: 5/19/2023  
Proj. no: 23064

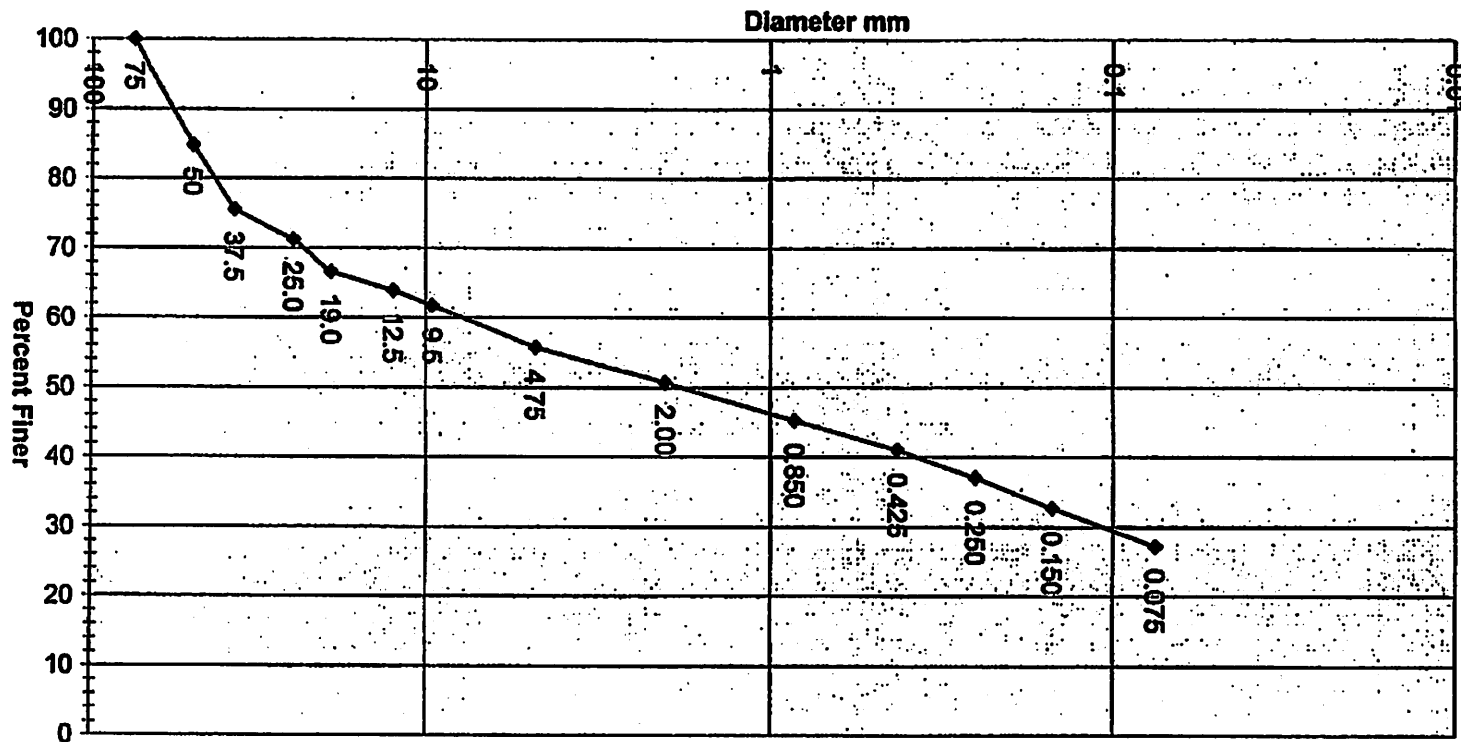
EXHIBIT B-6





# HANSEN ENGINEERING, INC.

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	85
1.5"	37.5	76
1"	25.0	71
3/4"	19.0	67
1/2"	12.5	64
3/8"	9.5	62
#4	4.75	56
#10	2.00	51
#20	0.850	45
#40	0.425	41
#60	0.250	37
#100	0.150	33
#200	0.075	27.3

Client: **Kleith Simmons / Holler Eng**  
Project: **12981 W Delroy Rd**  
Sample Location: **TH # 1 @ 5.5'**

Soil Description: **Silty Gravel with Sand**  
Unified Classification: **GM**

Date: **8/21/2023**  
Sample Date: **5/19/2023**  
Proj. no: **23064**

EXHIBIT B-7

## Jesse Curlin

---

**From:** Vullo, Emily N CTR (US) <Emily.N.Vullo@usace.army.mil>  
**Sent:** Tuesday, September 12, 2023 7:54 AM  
**To:** Jesse Curlin  
**Subject:** RE: RFC Simmons MSB # 2023-105-USACE Comment

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

Good morning Chris,

The Corps of Engineers (Corps) does not have any comments regarding subdividing 18N03W35C006. I was not able to access the link the you provided and therefore could not see the location of the property.

However, please note, Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).  
Sample drawings can also be found on our website at  
[www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

Please feel free to contact our main line if you or the future owner have any questions or concerns at 907-753-2712.

Sincerely,  
Emily

Emily Vullo  
Project Manager  
U.S. Army Corps of Engineers  
Regulatory Division, CEPOA-RD  
P.O. Box 6898  
JBER, AK 99506-0898  
Phone: 907-753-2704  
<https://regulatory.ops.usace.army.mil/customer-service-survey/>

-----Original Message-----

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





**ENSTAR Natural Gas Company, LLC**  
Engineering Department, Right of Way Section  
401 E. International Airport Road  
P. O. Box 190288  
Anchorage, Alaska 99519-0288  
(907) 277-5551  
FAX (907) 334-7798

September 13, 2023

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

To whom it may concern:

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

**SIMMONS**  
**(MSB Case #2023-105)**

If you have any questions, please feel free to contact me at (907) 714-7510 or by email at [andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com).

Sincerely,

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

Andrew Fraiser, SR/WA  
Southern Division Operations Manager  
ENSTAR Natural Gas Company  
36225 Kenai Spur Hwy  
Soldotna, AK 99669

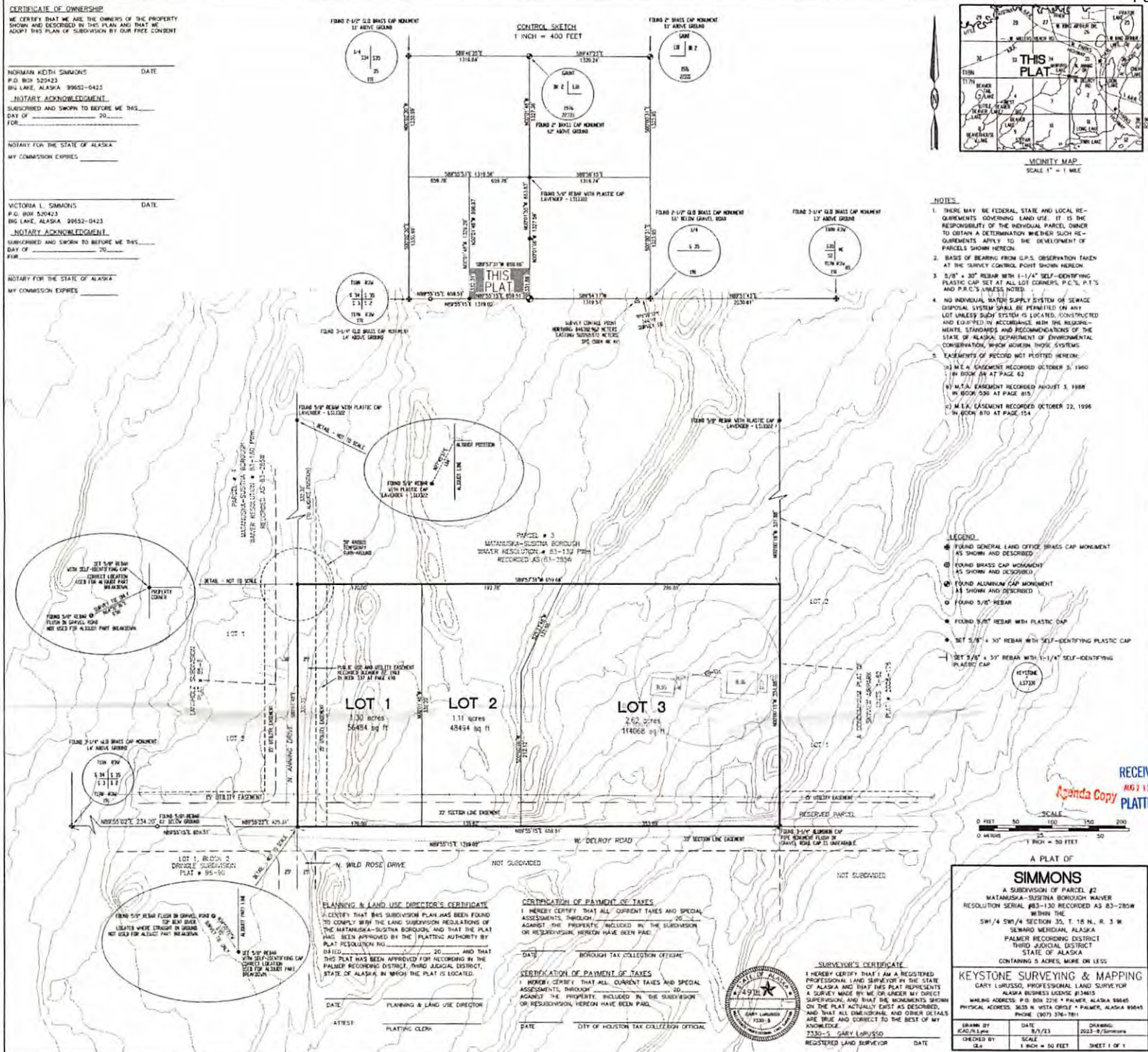


EXHIBIT D-2

RECEIVED  
AGENDA COPY  
PLATTING



## Jesse Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, September 14, 2023 7:54 AM  
**To:** Jesse Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC SIMMONS MSB 2023-105  
**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](http://www.gci.com)

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Tuesday, September 5, 2023 10:59 AM  
**To:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Subject:** RFC SIMMONS MSB 2023-105

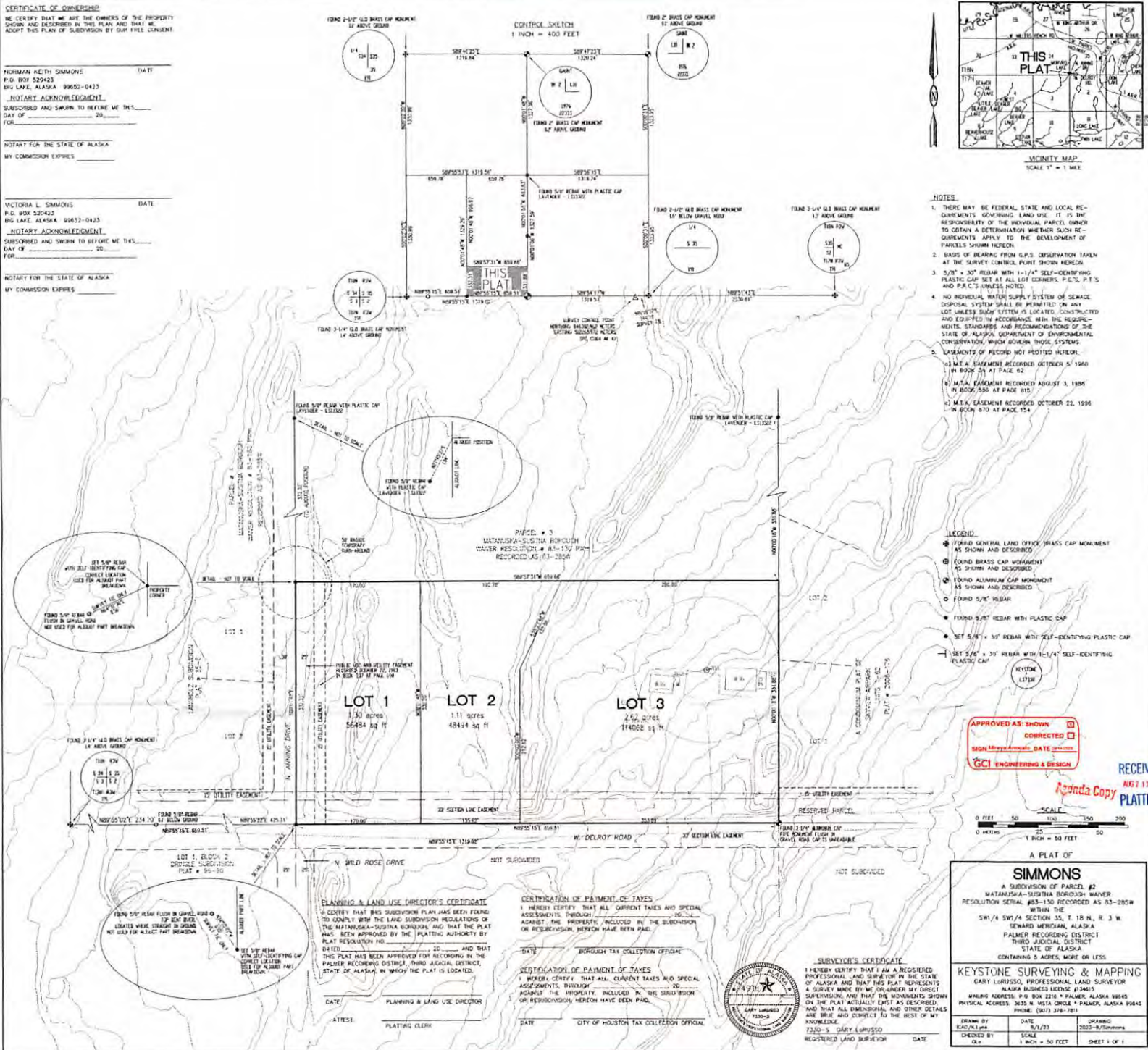
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

The following link contains a Request for Comments to subdivide 18N03W35C006. Comments are due by **September 15, 2023**. Thank-you.

 [Simmons](#)

Sincerely,

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





3D

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 27, 2023**

**ABBREVIATED PLAT:** ROWDY BOY ACRES

**LEGAL DESCRIPTION:** SEC 24, T19N, R05W, SEWARD MERIDIAN AK

**PETITIONERS:** KIEL & JOLYNN HANSEN

**SURVEYOR/ENGINEER:** R & K SURVEYING LLC/HOLLER ENGINEERING

**ACRES:** 20.04± **PARCELS:** 4

**REVIEWED BY:** AMY OTTO-BUCHANAN **CASE #:** 2023-102

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**REQUEST:** The request is to create four lots from Tax Parcel C3 (S ½ E ½ E ½ SW ¼ Section 24), to be known as **ROWDY BOY ACRES**, containing 20.04 acres +/- . Parcel is located north of W. Roberts Drive and Crystal Lake, west of Long Lake, east of N. Florence Drive and directly west of N. Michigan Street; lying within the S ½ E ½ E ½ SW ¼ Section 24, Township 19 North, Range 05 West, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Soils Report  
Driveway Spacing Diagram

**EXHIBIT A** – 4 pgs  
**EXHIBIT B** – 5 pgs  
**EXHIBIT C** – 1 pg

**AGENCY COMMENTS**

Department of Public Works Pre-Design Division  
Department of Emergency Services  
Utilities

**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 2 pgs

**DISCUSSION:** This platting action is creating four lots from Tax Parcel C3. All four lots have frontage on N. Michigan Street; a 60' wide right-of-way owned and maintained by MSB, classified as a Minor Collector.

**Soils Report:** (Exhibit B) A soils report was submitted, pursuant to MSB 43.20.281(A). Curt Holler, PE, Holler Engineering, notes soils evaluation included logging two new testholes, review of adjacent existing soils information, review of topography, aerial imagery and other observations on site. Testhole location map and testhole logs are attached. The parcel forms a rectangle shape north and west of the intersection of W. Roberts Drive and N. Michigan Street. It contains gently rolling terrain forming a gentle plateau, with lower ground to the east and south, with one minor low area in the northeast corner. A few minor areas contain steep slopes exceeding 25% and are delineated on the map; there are minor steep backslopes along portions of both roads. Total elevation differential is approximately 18'. Parent parcel contains a large forested area that remains in a native or near-native state. Existing vegetation is primarily young to mature growth birch and spruce, with tall grasses and minor shrubs scattered in between. Two new testholes



were dug on May 27, 2023 along the proposed common lot lines. Near surface soils included a thin organic mat over a thick layer of silty loess topsoils which extended to 1.6'. Receiving soils were consistently clean sands and gravels. Soils were typical for the area. Groundwater was not encountered. Based on available soils and water table information, topography, MSB Code and observations on site, each of the proposed lots will contains over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. No new roads are proposed; existing drainage patterns are indicated on the map.

**Comments:** Department of Public Works Pre-Design Division (**Exhibit D**) notes that N. Michigan Street is classified as a minor collector. Pursuant to Subdivision Construction Manual (SCM) A04.3(b), average access point spacing calculation required and proposed access points to be shown on preliminary plat. *Surveyor provided a proposed driveway spacing diagram (see Exhibit C).* If access is to be shared, a common access easement should be dedicated. *The diagram provided by the surveyor shows proposed driveway spacing meets SCM A04.3(b) and common access easements are not required.* Verify whether or not the 33' wide Section Line Easement (SLE) on the south boundary exists (see **Recommendation #5**). Department of Emergency Services (**Exhibit E**) notes Willow Fire Service Area has no issues.

**Utilities:** (**Exhibit F**) Enstar has no comments or recommendations. 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 US Army Corps of Engineers; ADF&G; Community Council Willow Area; Road Service Area #20 Greater Willow; MSB Community Development, Assessments, Development Services or Planning; MTA or MEA.

**CONCLUSION:** The preliminary plat of **ROWDY BOY ACRES** 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).

### **FINDINGS OF FACT**

1. The plat of Rowdy Boy Acres 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 43.20.28(A). All lots have the required buildable and septic areas.
3. All lots 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 Willow Area; Road Service Area #20 Greater Willow; MSB Community Development, Assessments, Development Services or Planning; MTA or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.
7. Driveway spacing diagram was provided by the surveyor; common access easements are not required.
8. Surveyor to provide Section Line Easement verification.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Rowdy Boy Acres, Section 24, Township 19 North, Range 05 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. Provide Section Line Easement verification.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



**CRYSTAL**

**CRYSTAL LAKE**

**LAKE**

(3341)<sup>2</sup>

3

(6911)

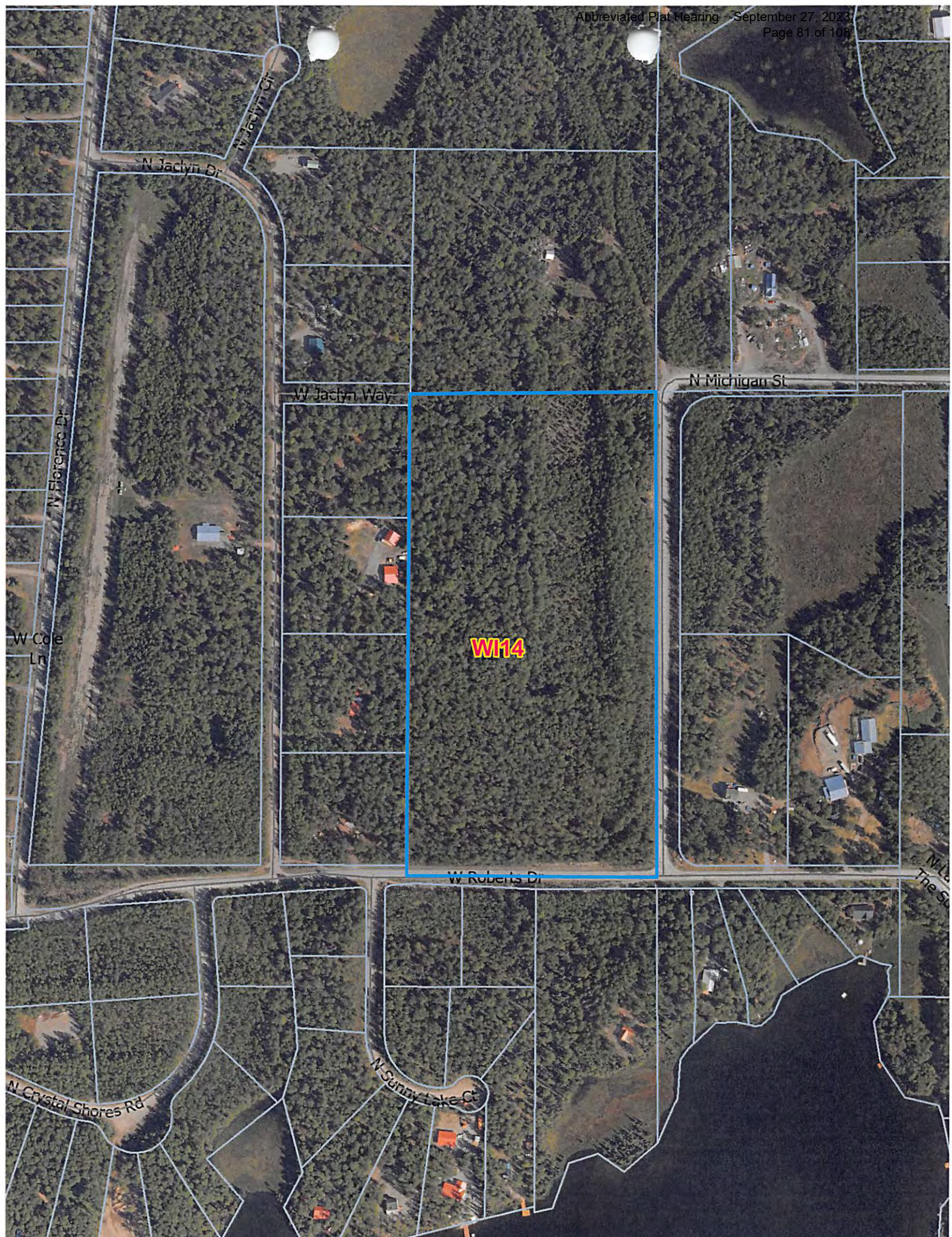
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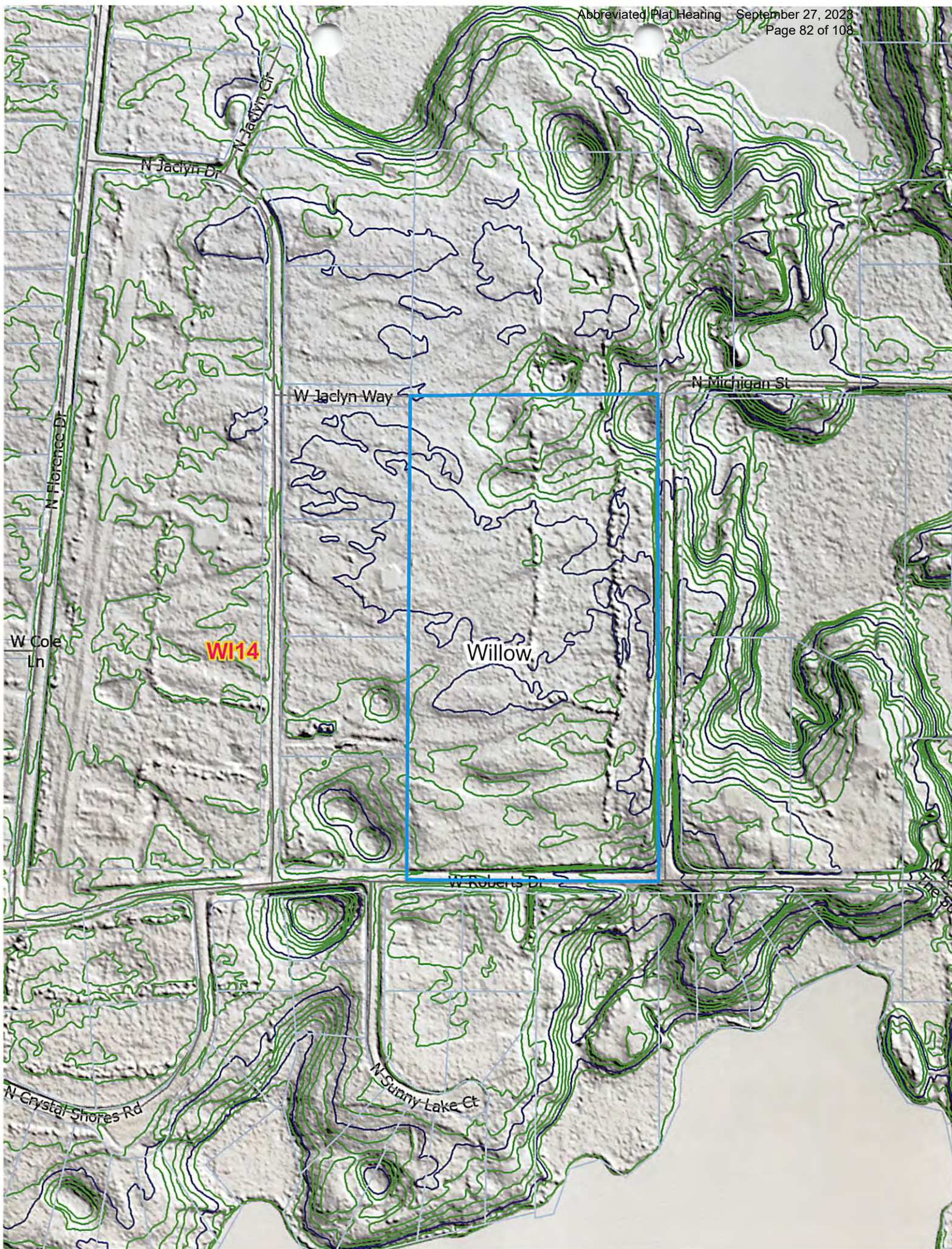
SOUTH SIDE OF THE SUITE

**EXHIBIT A**

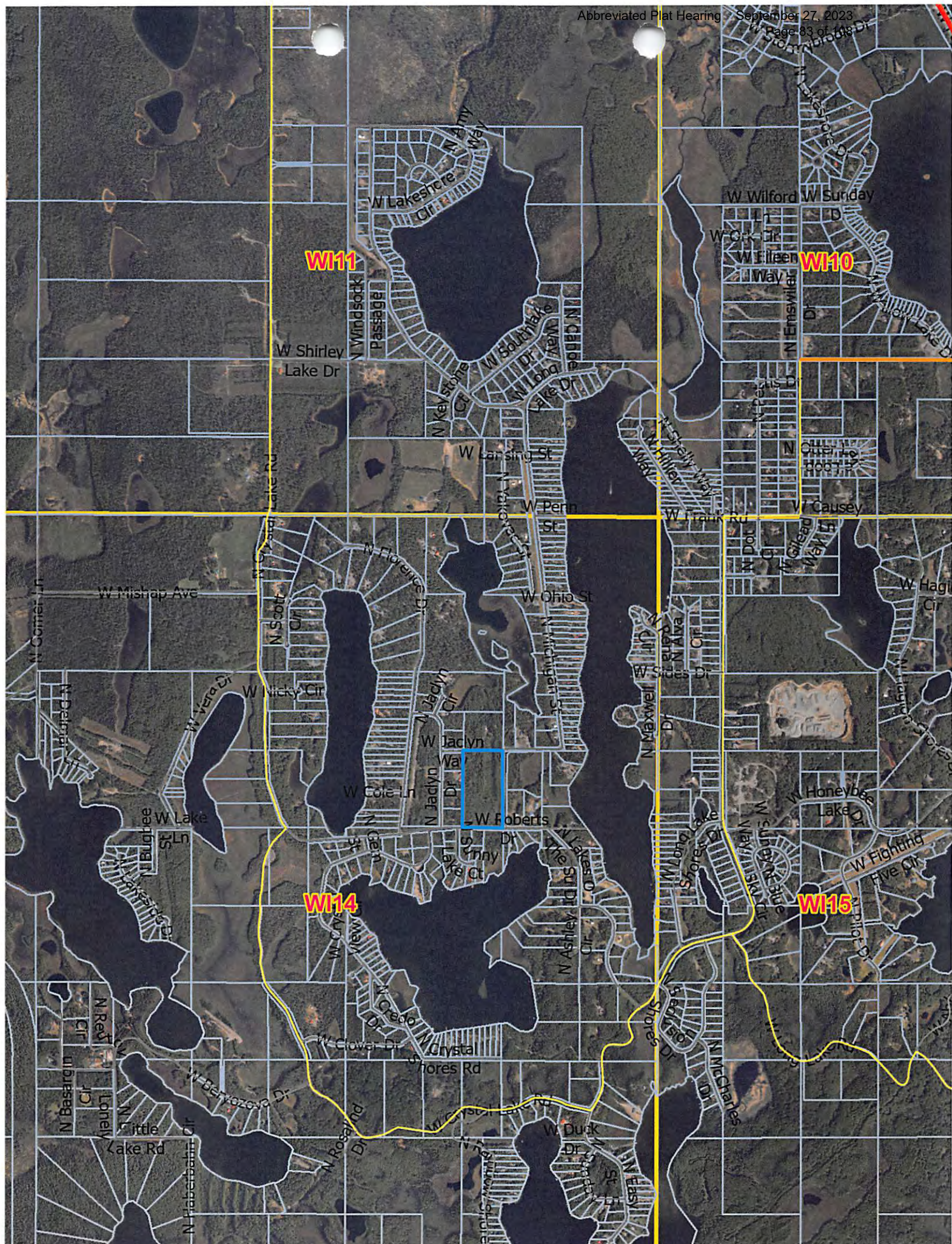
















# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

June 20, 2023

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

RECEIVED  
AUG 24 2023  
PLATTING

Re: *Rowdy Boy Subdivision*; Useable Areas, soils, and Drainage  
HE #23004

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 4 new lots from one existing parent parcel totaling 20 acres. Our soils evaluation included logging 2 new testholes on the parent parcel, review of adjacent existing soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rectangle shape north and west of the intersection of W. Roberts Drive and N. Michigan Street. The parent parcel contains gently rolling terrain forming a gentle plateau, with lower ground lying to the east and south, with one minor low area near the northeast corner. A few very minor areas containing steep slopes exceeding 25% were noted and are delineated on the attached map; there are also minor steep backslopes along portions of both roads. The total elevation differential indicated by the provided topographical map is approximately 18'.

Soils & Vegetation. The parent parcel contains a large forested area that appears to remain in a native or near native state. The existing vegetation on the parent parcel appears to primarily consist of young to mature growth birch trees and spruce trees, with tall grasses and minor shrub scattered in between. Two new testholes were dug on 5/27/23 along proposed common lot lines in order to evaluate existing soil conditions. Near surface soils encountered in the testholes typically included a thin organic mat over a thick layer of silty loess topsoils which extended down as deep as 1.7'. Receiving soils under the topsoils were found to be consistently clean sands and gravels. Soils encountered were typical for the area, based on existing neighboring soils information and from our prior experiences in the local region. A copy of the testhole logs and a location/topography map is attached.

Groundwater. Groundwater was not encountered in either of the testholes which were logged on May 27, 2023 to a depth of 12'. Groundwater is not expected to be a limiting factor for useable area for any of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to neighboring water wells, lot lines and steep areas. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography MSB Title 43 Code definitions, and our observations at the site, ***each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Roads and Drainage. The proposed new lots will be accessed by new driveways onto an existing road, and as such will not require the creation of any new roads. As no new roads are proposed, no full drainage plan is required; however, existing drainage patterns have been indicated on the attached map.

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

Sincerely,



Curtis Holler, PE

c: K. Hansen, w/attachments







**HOLLER ENGINEERING**  
3375 N Sams Dr. Wasilla, Alaska 99654

6/20/23

1. Lot dimensions provided by surveyor.
2. 2' contours are MSB LiDAR, not verified.
3. Arrows denote apparent drainage patterns.
4. Testhole locations provided by surveyor.
5. Locations of improvements approximate.
6. Hatced areas are +25% grade.



**HOLLER ENGINEERING**

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

**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 1 of 2

Performed For: Kiel Hansen

Legal Description: LC3 S24 T19N R5W Subdivision



Depth, feet	Soil Type	Slope
1	OL	
2	ML	
3	SP-GP, olive, rock to 4"	
4		
5		
6		
7	SP-SW, olive	
8		
9		
10	SP with gravel, medium coarse sands	
11		
12	No Groundwater No Impermeables	
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Site Plan

See attached testhole & topo map.

Slope

**PERCOLATION TEST**

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

- PERCOLATION RATE                      (min/inch) PERC HOLE DIAMETER                     

- TEST RUN BETWEEN                      FT AND                      FT DEPTH

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

- PERFORMED BY: C. Holler

DATE: 5/27/23



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

Seal

STATE OF ALASKA

49<sup>TH</sup>

CURTIS E. HOLLER

CE 9607

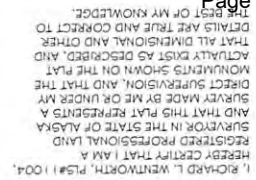
6523

REGISTERED PROFESSIONAL ENGINEER

Slope

↑  
N  
|

THLOGsubdnew-h2o-no.xlsx 5/31/2023



## AS-BUILT LEGEND

- AS BUILT LEGEND

S

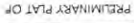
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DRAWN BY:  
CHECKED BY:

JOB NUMBER: 20  
FIELD BK- PKLS  
PKLS

A SUBORDINATE  
WITH  
C

## PRELIMINARY PLAT OF



WILLOW, ALABAMA

## VICINITY MAP



PLAST

## Borough Tax Collection Official

RESUBDIVISION, HAVE BEEN PAID.

**CERTIFICATE**

WAGILLA, ALASKA 99629

**CERTIFICATE OF OWNERSHIP**

WAGILA, ALASKA 99629

## CERTIFICATE OF OWNERSHIP



## Amy Otto-Buchanan

---

**From:** Daniel Dahms  
**Sent:** Wednesday, September 13, 2023 3:45 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Brad Sworts; Tammy Simmons; Jamie Taylor  
**Subject:** RE: RFC Rowdy Boy Ac #2023-102

Amy,

Since Michigan Street is classified as a minor collector, per SCM A04.3 (b), applicant needs to calculate average access point spacing and (d) show the proposed access points on the preliminary plat. If access is to be shared, a common access easement should be dedicated.

Verify whether 33' section line easement to the south exist. If the 33' section line easement is determined to not exist. Upon determination, please contact PD&E for further comments.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Monday, August 28, 2023 9:35 AM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; waco\_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; rgfnorth@mtaonline.net; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@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 Rowdy Boy Ac #2023-102

The following link contains a Request for Comments for Rowdy Boy Acres, MSB Case #2023-102, to subdivide 219N05W24C003 into four lots. Comments are due by **September 20, 2023**. Please let me know if you have any questions. Thanks, A.

 [Rowdy Boy Ac](#)

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
907-861-7872

## Amy Otto-Buchanan

---

**From:** Richard Boothby  
**Sent:** Wednesday, August 30, 2023 10:41 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Rowdy Boy Ac #2023-102

Good morning Amy,

I have looked at this plate and I am familiar with this property. Willow FSA has no issues with plat of the four lots. N Michigan St. gives each lot access.

Thanks

Rich

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Monday, August 28, 2023 9:35 AM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; waco\_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; rgfnorth@mtaonline.net; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@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 Rowdy Boy Ac #2023-102

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 [Rowdy Boy Ac](#)

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
907-861-7872





**ENSTAR Natural Gas Company, LLC**  
Engineering Department, Right of Way Section  
401 E. International Airport Road  
P. O. Box 190288  
Anchorage, Alaska 99519-0288  
(907) 277-5551  
FAX (907) 334-7798

August 30, 2023

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

To whom it may concern:

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

**ROWDY BOY ACRES  
(MSB Case #2023-102)**

If you have any questions, please feel free to contact me at (907) 714-7510 or by email at [andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com).

Sincerely,

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

Andrew Fraiser, SR/WA  
Southern Division Operations Manager  
**ENSTAR Natural Gas Company**  
36225 Kenai Spur Hwy  
Soldotna, AK 99669

**EXHIBIT F**

## Amy Otto-Buchanan

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, August 28, 2023 9:41 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Rowdy Boy Ac #2023-102

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

GCI has no comment on this replat.

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Monday, August 28, 2023 9:35 AM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; waco\_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; rgfnorth@mtaonline.net; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@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 Rowdy Boy Ac #2023-102

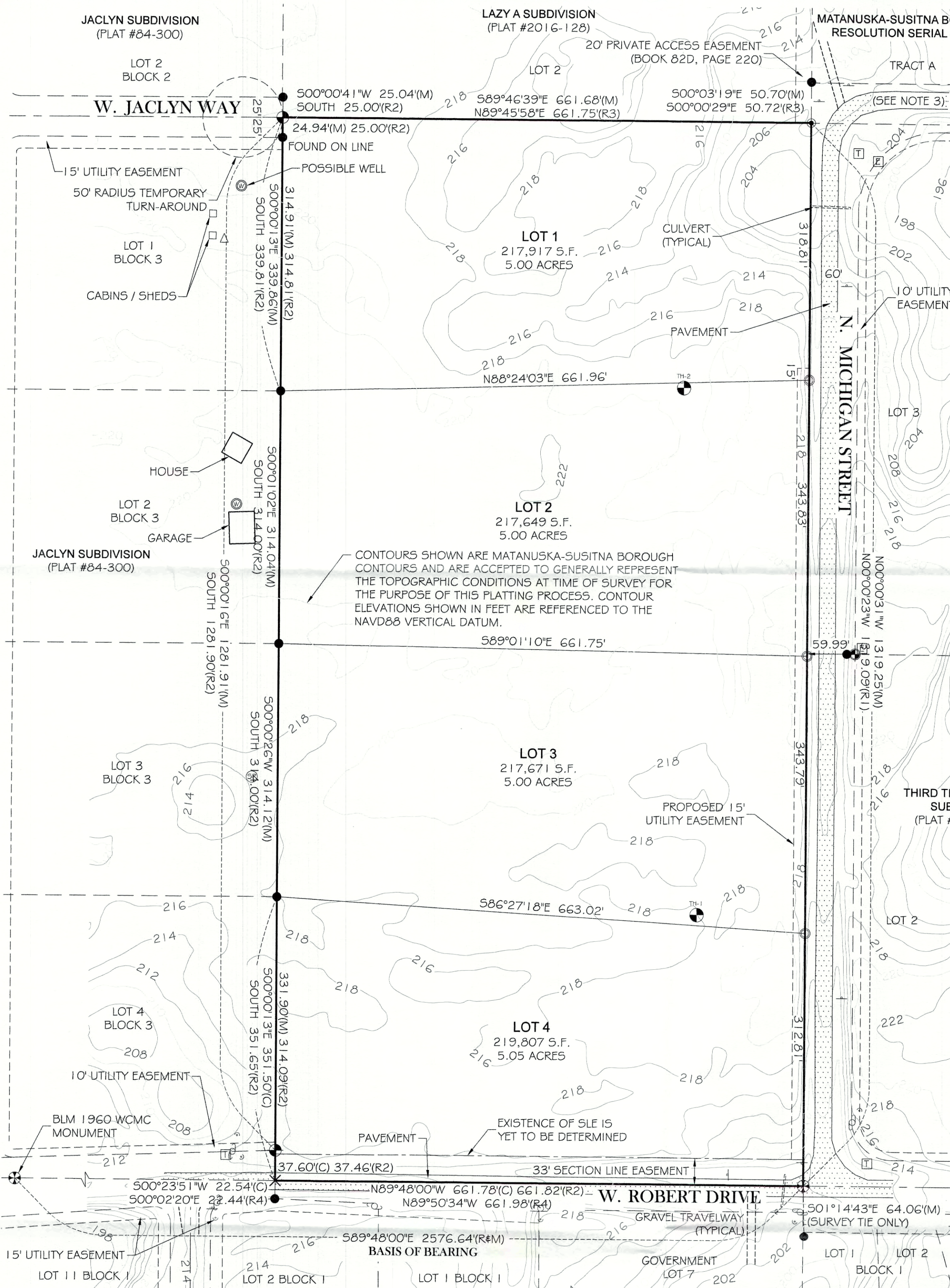
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

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 [Rowdy Boy Ac](#)

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
907-861-7872





### CERTIFICATE OF OWNERSHIP

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THE PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

SEE AFFIDAVIT  
KIEL M. HANSEN  
PO BOX 299148  
WASILLA, ALASKA 99629

### CERTIFICATE OF OWNERSHIP

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THE PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

SEE AFFIDAVIT  
JOLYNN R. HANSEN  
PO BOX 299148  
WASILLA, ALASKA 99629

### PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

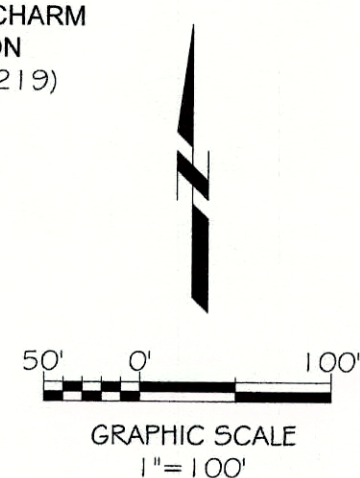
PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
PLATTING CLERK

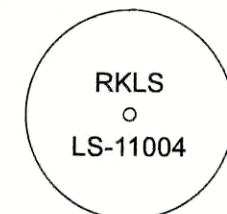
### CERTIFICATION OF PAYMENT OF TAXES

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

BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_

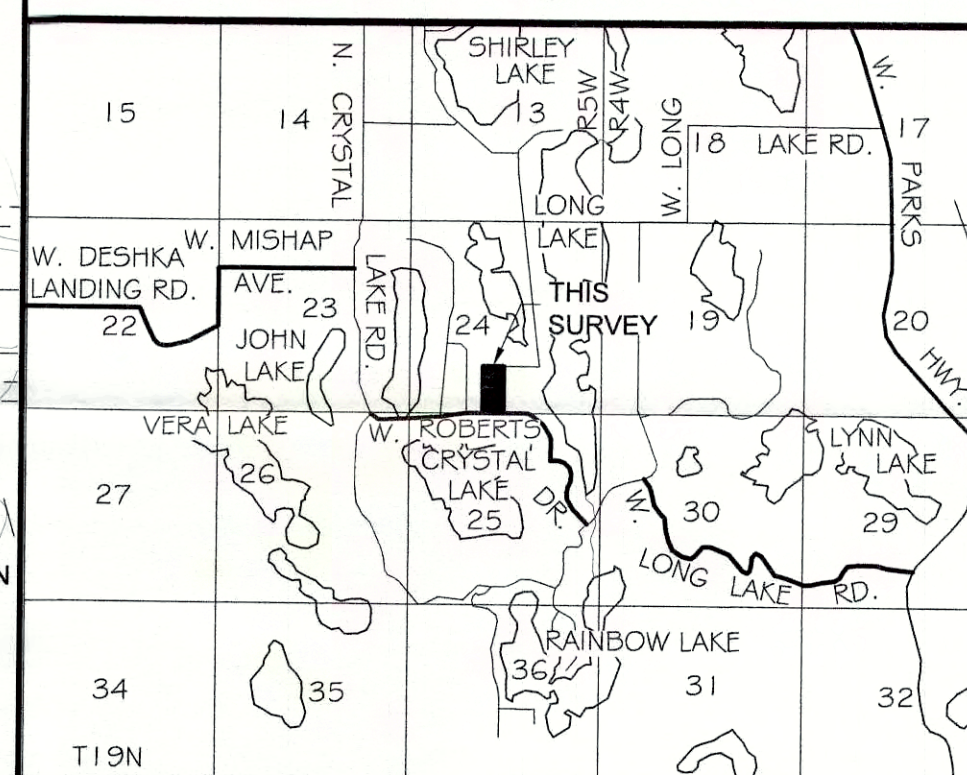


### TYPICAL RED PLASTIC CAP SET



### VICINITY MAP

1" = 1 MILE



**R#K LAND SURVEYING, LLC**  
27250 WEST LONG LAKE ROAD  
PO BOX 606  
WILLOW, ALASKA 99688  
(907) 495-0047  
#156327

PRELIMINARY PLAT OF

### ROWDY BOY ACRES

A SUBDIVISION OF THE S 1/2 E 1/2 E 1/2 SW 1/4, LOCATED WITHIN SECTION 24, T19N, R5W, S.M., ALASKA CONTAINING APPROXIMATELY 20.04 ACRES

PALMER RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT,  
STATE OF ALASKA

JOB NUMBER: 2023-011	CASE NUMBER: N/A	MSB TAX MAP: W114
FIELD BK: RKLS 2023-02 RKLS 2023-XX	DATE: 08-11-2023	REVISION: XXXX
DRAWN BY: RLW CHECKED BY: KEW	SCALE: 1" = 100'	SHEET: 1 OF 1

### LEGEND

- FOUND 3-1/4" BRASS CAP ON POST (BLM 1960)
- FOUND 2-1/2" ALUMINUM CAP ON POST (DOWL 6135)
- FOUND 5/8" REBAR
- FOUND 2" ALUMINUM CAP ON 5/8" REBAR (LS7576)
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR (S-7576)
- TO BE SET 5/8" X 30" REBAR WITH RED PLASTIC CAP (LS11004)
- COMPUTED POSITION
- (R) RECORD BLM PLAT DATED OCTOBER 12, 1962
- (R1) RECORD PLAT #2005-219
- (R2) RECORD PLAT #84-300
- (R3) RECORD PLAT #2016-128
- (R4) RECORD PLAT #83-299
- (M) MEASURED
- (C) CALCULATED

### SURVEYOR'S CERTIFICATE

I, RICHARD L. WENTWORTH, PL#11004, 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.

RICHARD L. WENTWORTH, PL#11004

### NOTES:

- 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 OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEM.
- 50' PUBLIC RIGHT-OF-WAY EASEMENT RECORDED IN BOOK 245 ON PAGE 368 ON OCTOBER 2, 1981 IN THE PALMER RECORDING DISTRICT.
- COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON MARCH 13, 2023 AS INSTRUMENT NO. 2023-004086-0 IN THE PALMER RECORDING DISTRICT.
- RESERVATION FOR THE RIGHT TO PASS AND REPASS OVER DRIVEWAY LOCATED ON THE EASTERLY 25 FEET AS IT EXISTED ON SEPTEMBER 1, 1970 AS WRITTEN IN WARRANTY DEED RECORDED IN BOOK 84D ON PAGE 51 IN THE PALMER RECORDING DISTRICT.

### AS-BUILT LEGEND

- TEST HOLE LOCATION
- SIGN
- UTILITY POLE
- GUY WIRE
- WELL
- ELECTRIC TRANSFORMER / PEDESTAL
- TELEPHONE PEDESTAL
- REMOTE ELECTRIC METER
- SEPTIC PIPE

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3E



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 27, 2023

ABBREVIATED PLAT: CONNER HEIGHTS LOTS 5A & 5B, Block 1  
LEGAL DESCRIPTION: SEC 33, T20N, R03W S.M., AK  
PETITIONERS: MICHAEL AND DALA CONNER  
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING  
ACRES: 3.92 +/- PARCELS: 2  
REVIEWED BY: CHRIS CURLIN CASE #: 2023-101

---

**REQUEST:**

The request is to create two lots from Lot 5, Block 1, Conner Heights (Plat 2014-37), to be known as **CONNER HEIGHTS LOTS 5A & 5B**, containing 3.92 acres +/- . The property is located south of W. Willow-Fishhook Road, and directly west of W. Bading Lane; within the SE ¼ Section 33, Township 20 North, Range 03 West, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Map and Aerial Photos

**Exhibit A – 4 pgs**

Soils Report

**Exhibit B – 7 pgs**

**COMMENTS:**

MSB Pre-design and Engineering

**Exhibit C – 1 pg**

Utilities

**Exhibit D – 3 pgs**

**DISCUSSION:** The proposed subdivision is creating two lots. Lot 5A will be 2.12 acres and Lot 5B will be 1.80 acres. Proposed lots will take access from N. Bading Road, a Borough owned and maintained road.

**Soils Report:** A soils report was provided from Pioneer Engineering, Bill Klebesadel, P.E., who stated the evaluation included one new test hole was excavated on 7/9/2018 (**Exhibit B**). No groundwater or seeps were noted in the test hole. He certified each lot will have at least 10,000 sq ft of usable building area and at least 10,000 sq ft of usable septic area as required by MSB 43.20.281.

**Topography & As-Built:** The surveyor's as-built and topographic information is shown on the preliminary plat.

**COMMENTS:**

DPW Pre-design and Engineering (**Exhibit C**) notes covenants recorded at 2015-006409-0 state lots cannot be re-subdivided. *Staff notes DPW has been informed the borough does not interpret or enforce covenants.*

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

There were no objections received from Borough departments, outside agencies or the public at the time of this staff report.

### **CONCLUSION**

The plat of Conner Heights Lots 5A and 5B, is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A soils report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

### **FINDINGS of FACT:**

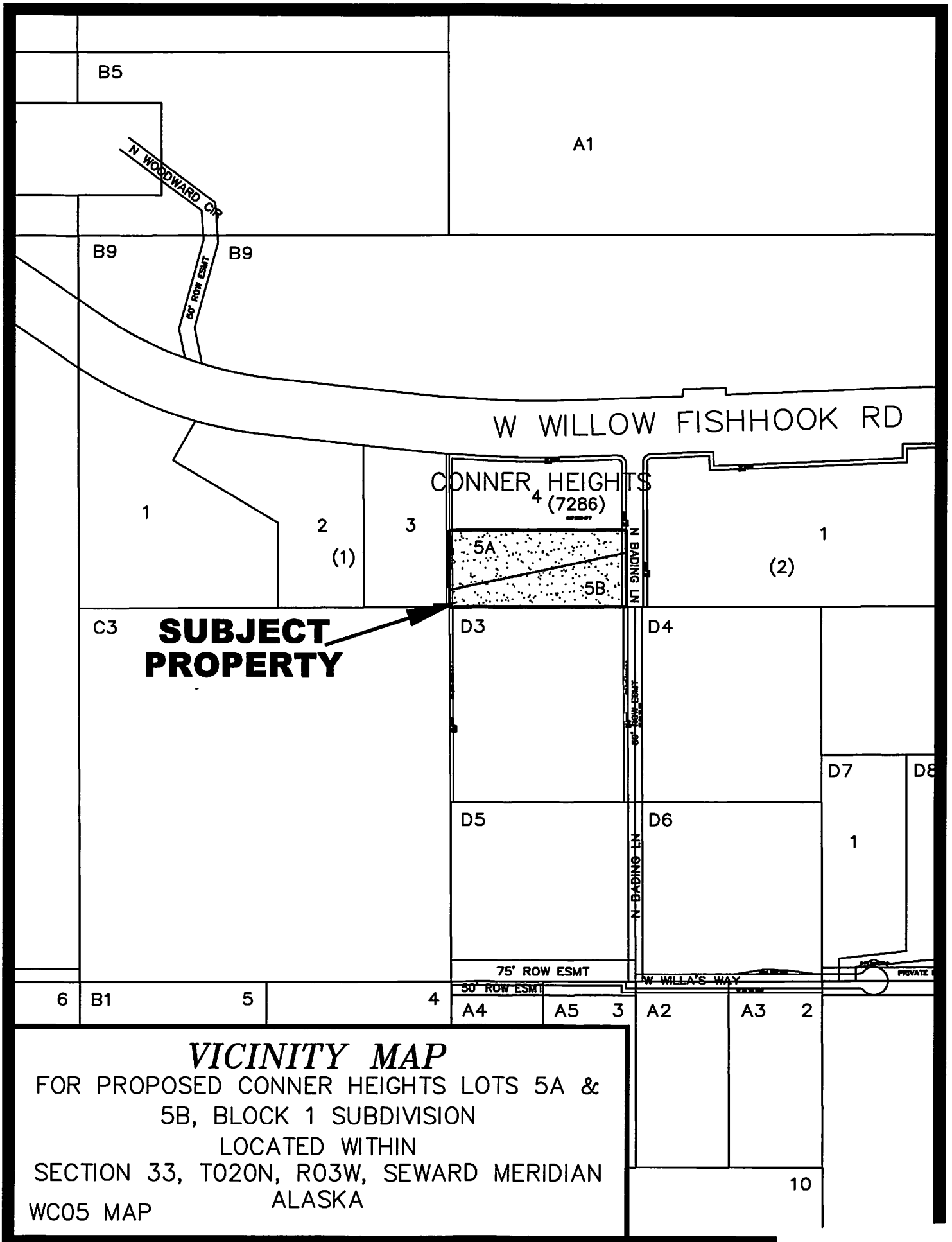
1. The abbreviated plat of Conner Heights Lots 5A and 5B, is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Willow; Fire Service Area #35 Willow; Road Service Area #20 Greater Willow; Community Development, or Assessments; MTA or MEA. There were no objections from the public in response to the notice of public hearing.

### **RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of Conner Heights Lots 5A and 5B, contingent on the following recommendations:

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









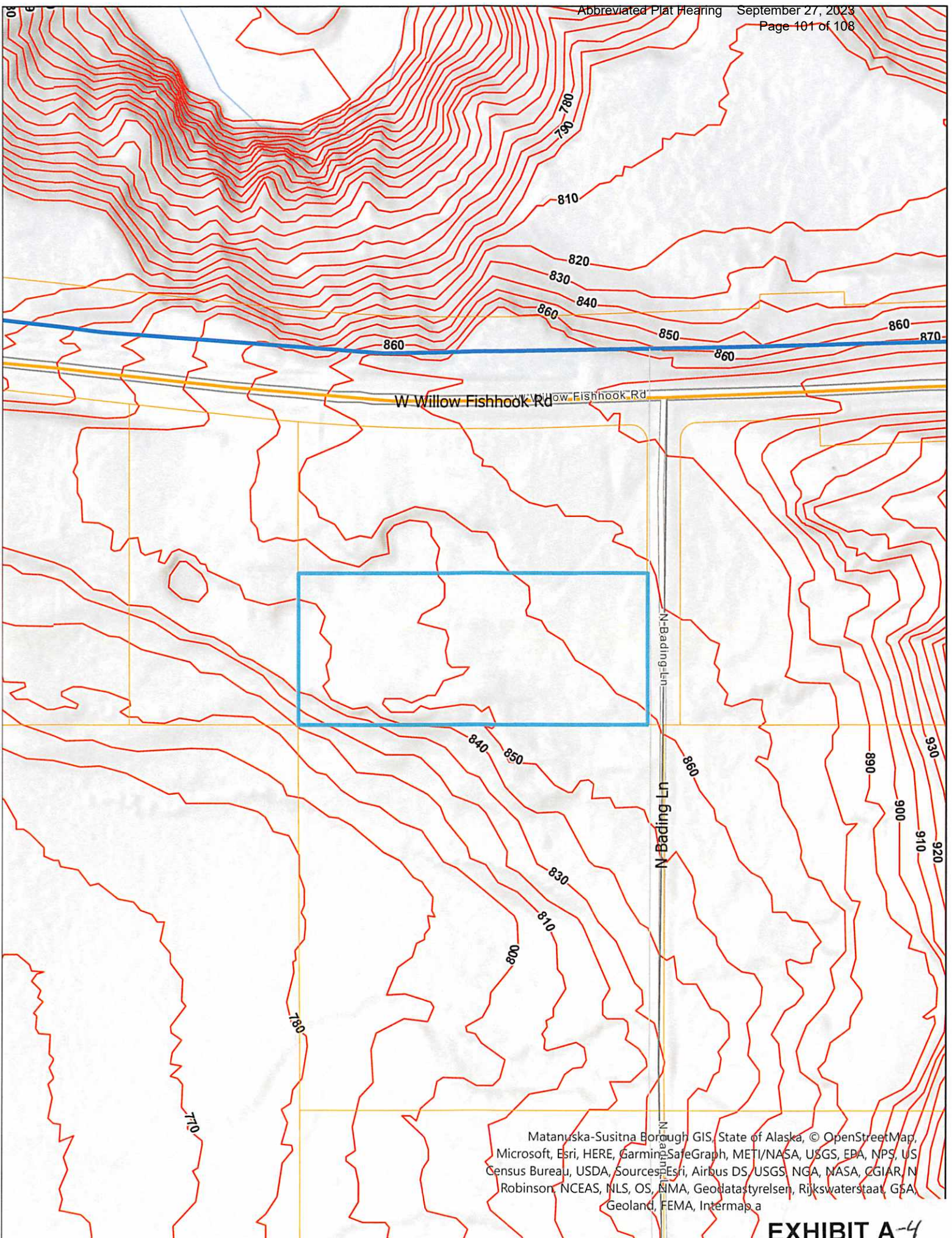


W Willow Fishhook Rd

W Willow Fishhook Rd

N 5th St









Pioneer Engineering LLC  
Professional, Reliable, Local

August 4, 2023

RE: Usable Area Report  
Subdivision of Conner Heights, Lot 5 Block 1

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

Dear Mr. Wagner,

**Description:** Working on behalf of the owners and in coordination with Bull Moose Surveying, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide Lot 5 Block 1 into lots 5A (2.12 acres) and 6A (1.80 acres).

**Test Hole:**

One test hole was excavated on 7-9-18. The topsoil layer was approximately 2.5 feet thick. It was underlain by a transitional layer of silty sand (SM) approximately 2 feet thick that was in turn followed by gravelly sand (SW) that continued to the bottom of the test hole at 12 feet. No percolation tests were warranted since the SM layer was so thin and shallow, and a septic absorption system would be installed in the SW layer anyway. A copy of the soils log and a location/topography map are attached. No groundwater or seeps were noted in the test hole.

**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.

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



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EXHIBIT B-1

## SOIL LOG

Job Number: 2023-SW-151

Project Location: Conner Heights, Lot 5 Block 1

Logged By: Bill Klebesadel Date: 7-9-18

### TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Silty Sand (SM)
5	
6	
7	Gravelly sand (SW)
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

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.





# Matanuska-Susitna Borough



## Legend

- Alaska Railroad
- Roads**
  - Highway
  - Major
  - Medium
  - Minor
  - Primitive
  - Private
- Mat-Su Borough Boundary
- Incorporated Cities
- Parcels
- Lakes and Rivers
- Flood Zone

1:4,250



0.1 0 0.07 0.13 Miles

THIS MAP IS NOT TO BE USED FOR NAVIGATION

AD\_1983\_StatePlane\_Alaska\_4\_FIPS\_5004\_Feet  
Matanuska-Susitna Borough

Reported on 07/12/2018 02:00 PM

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

## Notes

This map was automatically generated using Geocortex Essentials.

## Jesse Curlin

---

**From:** Jesse Curlin  
**Sent:** Wednesday, August 30, 2023 2:32 PM  
**To:** Tammy Simmons  
**Cc:** Fred Wagner  
**Subject:** RE: RFC Conner Heights RSB Lots 5A & 5B, Block 1

Hi Tammy,

The borough does not interpret or enforce covenants.

Sincerely,

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

---

**From:** Tammy Simmons <Tammy.Simmons@matsugov.us>  
**Sent:** Wednesday, August 30, 2023 1:05 PM  
**To:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Cc:** Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>  
**Subject:** RE: RFC Conner Heights RSB Lots 5A & 5B, Block 1

Hello,

PD&E comments; have the covenants been revised? Covenants recorded at 2015-006409-0 state lots cannot be resubdivided.

Tammy

Tammy Simmons, SR/WA  
Right-of-Way Acquisition Officer  
Pre-Design and Engineering Division  
Public Works Department  
Matanuska-Susitna Borough  
[tammy.simmons@matsugov.us](mailto:tammy.simmons@matsugov.us)  
907.861.7718 Direct  
907.861.7735 Fax





**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 30, 2023

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

To whom it may concern:

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

**CONNER HEIGHTS LOTS 5A & 5B, BLOCK 1  
(MSB Case #2023-101)**

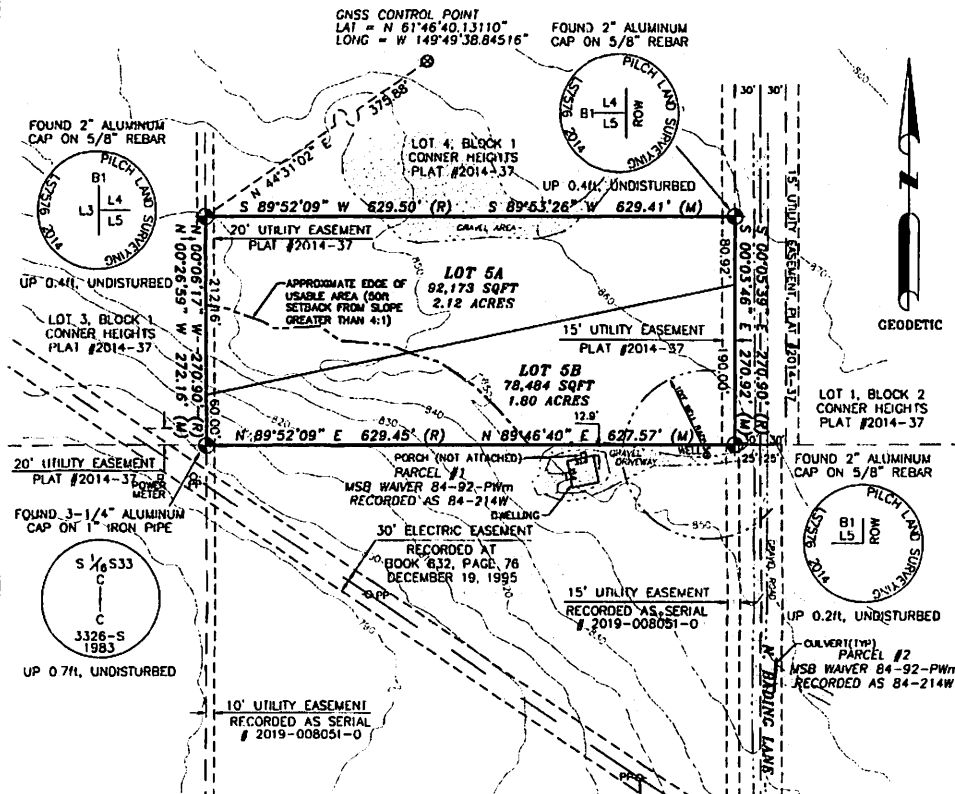
If you have any questions, please feel free to contact me at (907) 714-7510 or by email at [andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com).

Sincerely,

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

Andrew Fraiser, SR/WA  
Southern Division Operations Manager  
ENSTAR Natural Gas Company  
36225 Kenai Spur Hwy  
Soldotna, AK 99669

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



## NOTES

1. THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MAY 24, 2018 AT CONTROL POINT SHOWN. 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).
2. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS COVERING 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.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
4. BLANKET TELECOMMUNICATIONS & ELECTRICAL EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. (PARCEL 1, MSB WAIVER 84-92-PWM) UNRECORDED - SEE EXCEPTION #9 ON CERTIFICATE TO PLAT (PARCEL 1, MSB WAIVER 84-92-PWM) RECORDED DECEMBER 19, 1995 AT BOOK 832, PAGE 76 (LOT 5, BLOCK 1 CONNER HEIGHTS) RECORDED MARCH 7, 1963 AT BOOK 45, PAGE 185
5. COVENANTS, CONDITIONS AND RESTRICTIONS FOR LOT 5, BLOCK 1 CONNER HEIGHTS: RECORDED APRIL 6, 2015 AS SERIAL NUMBER 2015-006409-0

## LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR
- (R) RECORD VALUE PER CONNER HEIGHTS (PLAT #2014-37)
- (M) MEASURED VALUE THIS SURVEY
- SET 5/8"x30"(OR LONGER) REBAR WITH 1" PLASTIC CAP (BULL MOOSE LS 184515)

## OWNERSHIP CERTIFICATE

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.

MICHAEL L. CONNER  
400 W. SPRUCE AVE.  
WASILLA, AK 99654

DATE

DALA L. CONNER  
400 W. SPRUCE AVE.  
WASILLA, AK 99654

DATE

## NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

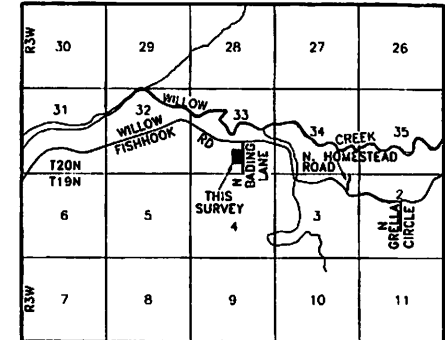
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

FOR MICHAEL L. CONNER

DALA L. CONNER

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_



VICINITY MAP: 1" = 1 MILE

## PLANNING &amp; 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 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

PRELIMINARY

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A PLAT OF

CONNER HEIGHTS  
LOTS 5A & 5B, BLOCK 1

A REPLAT OF:  
LOT 5, BLOCK 1  
CONNER HEIGHTS, PLAT #2014-37

LOCATED WITHIN:  
SECTION 33, T20N R3W  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA

CONTAINING 3.92 ACRES MORE OR LESS

BULL MOOSE SURVEYING

200 HYGRADE LANE OFFICE: (907) 357-6957  
WASILLA, ALASKA 99654 office@bulmoosesurveying.com  
VISIT US AT: www.bulmoosesurveying.com

DRAWN BY: EEG

DRAWING SCALE:

DATE: 8/7/2023

1"=100'

CHECKED BY: TGC/OTD

SHEET

1 OF 1

## 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.

BOROUGH TAX COLLECTION OFFICIAL

DATE

## 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

8/7/2023

DATE



EXHIBIT D-2



## Jesse Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, August 28, 2023 9:17 AM  
**To:** Jesse Curlin  
**Subject:** RE: RFC Conner Heights RSB Lots 5A & 5B, Block 1

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

GCI has no comment on this one.

Thank you

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Friday, August 25, 2023 4:48 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Andrew Fraiser <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>; 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>; Ron Bernier <Ron.Bernier@matsugov.us>; waco\_chair@waco-ak.org; admin@waco-ak.org; rgfnorth@mtaonline.net; thp@mtaonline.net  
**Subject:** RFC Conner Heights RSB Lots 5A & 5B, Block 1

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

The following link contains a Request for Comments for Conner Heights RSB Lots 5A & 5B, Block 1, Case #2023-101 to create 2 lots from 7286B01L005. Comments are due **September 5, 2023**. Please let me know if you have any questions.

 [Conner Heights RSB L5A and 5B](#)

Sincerely,

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