

# AGENDA

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING CLERK  
Theresa Taranto

PLATTING TECHNICIANS  
Amy Otto-Buchanan  
Matthew Goddard  
Chris Curlin



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

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

**PLATTING BOARD MEETING** **1:00 P.M.** **October 5, 2023**

Ways you can participate in Platting Board meetings:

### **IN PERSON**

**IN WRITING:** 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

### **TELEPHONIC TESTIMONY:** (Audio only)

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

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

### **1. CALL TO ORDER**

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

### **2. APPROVAL OF MINUTES**

- A. September 7, 2023

### **3. AUDIENCE PARTICIPATION & PRESENTATIONS**

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

#### 4. UNFINISHED BUSINESS

(None)

#### 5. RECONSIDERATIONS/APPEALS

(None)

#### 6. PUBLIC HEARINGS

- A. **KNIK RIVER PLACE:** The request is to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as **Knik River Place**, containing 11.31 acres +/- (Tax ID# 7275000T00A). A Public Use Easement recorded on September 28, 2017, at Reception No. 2017-040154-0 and the adjoining 15' wide utility easement will be vacated to allow for the creation of a new access street. Access is from S. Nystrom Way, lying within the NW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1. *(Petitioner/Owner: Chia Hsi Chiavetta, Staff: Amy Otto-Buchanan, Case # 2023-096)*
- B. **SOUTH SHORE WATERFRONT:** The request is to create 38 lots from Tax Parcels C9 (a portion of Government Lot 37), by a four-phase Master Plan to be known as **South Shore Waterfront**, containing 34 acres +/- . Proposed Lots 25 & 26 and Lots 33-35 are side-by-side flag lots with 30' wide poles; a Common Access Easement will be granted over the pole portions. Lots 1-23 (Phase 3 and Phase 4) will be served by a community well and are less than 40,000 sf. Parcels are located south of Big Lake and north of W. Susitna Parkway. Access will be from dedicated interior streets from W. Susitna Parkway and S. Corkey Boulevard (Tax ID# 17N04W35C009), lying within the SW ¼ Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. *(Petitioner/Owner: Seth Kroenke, Staff: Amy Otto-Buchanan, Case # 2023-098)*
- C. **SCULPIN MASTER PLAN:** The request is to create 23 lots by a two-phase Master Plan, from Lot 1, Durham Subdivision, Plat No. 2014-13, to be known as **Sculpin Master Plan**, containing 31.61 acres +/- . Parcels are located west of S. Talkeetna Spur and east of the Susitna River (Tax ID# 7365000L001). Access is from E. Leila Lane. Petitioner will be replacing the existing 15' wide utility easement adjoining the new right-of-way for the extension of E. Leila Lane, lying within the NW ¼ Section 07, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. *(Petitioner/Owner: All Aspects Construction LLC, Staff: Amy Otto-Buchanan, Case # 2023-078)*
- D. **KELTON'S CIRCLE:** The request is to create seven lots from Tax Parcel C7 (Parcel #3, MSB Waiver 76-4, recorded 79-245w) and create a 60' X 60' Public Use Easement on Tract 6, Kelton's Knob Hill, Plat No. 2006-98, to be known as **Kelton's Circle**, containing 15.82 acres +/- . Petitioner is applying for a variance from MSB 43.20.120(A)(1) Legal Access and MSB 43.20.140(A)(1) Physical Access. Parcels are located east and south of N. Wasilla-Fishhook Road. Access is from N. Kelton Knob Circle, which is currently unconstructed (Tax ID#s 18N01W35C007/1384000T006); lying within the SW ¼ Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. *(Petitioner/Owner: Precision Homes LLC & Bennett J. & Rhonda A. Durgeloh, Staff: Amy Otto-Buchanan, Case # 2023-061)*
- E. **HOUSTON WYE:** The request is to create four tracts from S1/2 NW1/4 & W1/2 SW1/4 Section 27; N ½ SE ¼, SW ¼ SE ¼, SE ¼ SE ¼ , & NE ¼ Section 28, to be known as **Houston Wye** containing 261.1 acres +/- . The property is located directly north of W. Miller's Reach Road, West

of W. Railside Drive and south of the Alaska Railroad (Tax ID # 18N03W28D002, D003, & D004); within the E ½ Section 28, and SE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and Assembly District # 7. (*Petitioner/Owner: MSB Department of Public Works, Staff: Chris Curlin, Case # 2023-088*)

- F. **ALLIANCE RIDGE ESTATES:** The request is to create 26 lots from Tax Parcel B8 (NW ¼, SW ¼, 40 Acre Exemption #1996-12-EXM) and create internal roads for access, to be known as **Alliance Ridge Estates**, containing 40.00 acres +/- . The property is located north of S. Knik Goose Bay Road, south and east of S. Clapp Street, and southwest of Lucille Lake (Tax ID # 17N01W17B008); within the SW ¼ Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (*Petitioner/Owner: Alliance Construction, Staff: Matthew Goddard, Case # 2023-089*)
- G. **LUITEN - VACATION OF PUBLIC USE EASEMENT:** The request is to vacate the 50' Public Use Easement on **Tract 1A, South Big Lake Alaska Subdivision**, Plat #66-4 (Tax ID#6285000T001A), containing 13,939 sf (.32 acres +/-). The property is located north of S. Big Lake Road and west of S. Dottie Lou Lane; located within the NW ¼ Section 36, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Tony & Jennifer Luiten, Staff: Chris Curlin, Case #2023-085*)

## 7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

## 8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

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

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

- October 19, 2023, Platting Board Meeting; We have two cases on the agenda.
  - Angus Acres
  - Old Business – Riddleburg Station
- MSB Presentation on Borough Wide Comprehensive Plan – Kelsey Anderson, Planner

## 9. BOARD COMMENTS

## 10. ADJOURNMENT

# MINUTES

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
SEPTEMBER 7, 2023**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on SEPTEMBER 7, 2023, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Leonard called the Meeting to order at 1:02 p.m.

**1. CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

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

Platting Board members absent and excused were:

Mr. Emmett Leffel, District Seat #2  
Mr. Dan Bush, District Seat #4  
Ms. Michelle Traxler, District #5  
Ms. Amanda Salmon, Alternate A

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Theresa Taranto, Platting Clerk  
Ms. Amy Otto-Buchanan, Platting Technician  
Mr. Matthew Goddard, Platting Technician  
Mr. Chris Curlin, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

Platting Officer, Fred Wagner led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- August 3, 2023, Minutes were approved unanimously.

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

**4. UNFINISHED BUSINESS**  
*(None)*

**5. RECONSIDERATIONS/APPEALS**  
*(No Reconsiderations/Appeals)*

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
SEPTEMBER 7, 2023**

**6. PUBLIC HEARINGS**

- A. **KELTON'S CIRCLE:** : The request is to create seven lots from Tax Parcel C7 (Parcel #3, MSB Waiver 76-4, recorded 79-245w) and create a 60' X 60' Public Use Easement on Tract 6, Kelton's Knob Hill, Plat No. 2006-98, to be known as **Kelton's Circle**, containing 15.82 acres +/- . Petitioner is applying for a variance from MSB 43.20.120(A)(1) Legal Access and MSB 43.20.140(A)(1) Physical Access. Parcels are located east and south of N. Wasilla-Fishhook Road. Access is from N. Kelton Knob Circle, which is currently unconstructed (Tax ID#'s 18N01W35C007/1384000T006); lying within the SW ¼ Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. (*Petitioner/Owner: Precision Homes LLC & Bennett J. & Rhonda A. Durgeloh, Staff: Amy Otto-Buchanan, Case # 2023-061*)

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

Theresa Taranto provided the mailing report:

- Stating that 252 public hearing notices were mailed out on August 16, 2023.

Staff gave an overview of the case:

- Staff recommends continuance due to error in the program used to notify surrounding property owners.
- Staff recommends continuance to October 5, 2023, to allow for proper notification to be accomplished per 43.10.065.

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

Petitioner's representative/petitioner was not present.

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard left the public hearing open.

MOTION:                   Platting Member Johnson made a motion to continue Kelton's Circle to October 5, 2023. Platting Member Koan seconded the motion.

VOTE:                     The motion passed without objection.

- B. **HOUSTON WYE:** The request is to create four tracts from S1/2 NW1/4 & W1/2 SW1/4 Section 27; N ½ SE ¼, SW ¼ SE ¼ SE ¼ SE ¼ & NE ¼ Section 28, to be known as **Houston Wye**, containing 261.1 acres +/- . The property is located directly north of W. Miller's Reach Road, West of W. Railside Drive and south of the Alaska Railroad (Tax ID # 18N03W28D002, D003, & D004); within the E ½ Section 28, and SE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and Assembly District # 7. (*Petitioner/Owner: MSB Department of Public Works, Staff: Chris Curlin, Case # 2023-088*)

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
SEPTEMBER 7, 2023**

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

Theresa Taranto provided the mailing report:

- Stating that 7 public hearing notices were mailed out on August 16, 2023.

Staff gave an overview of the case:

- Staff recommends continuance due to error in the program used to notify surrounding property owners.
- Staff recommends continuance to October 5, 2023, to allow for proper notification to be accomplished per MSB 43.10.065.

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

Petitioner's representative/petitioner chose not to speak at this time.

Chair Leonard opened the public hearing for public testimony.

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

The petitioner's representative chose not to give a brief overview of the case.

**MOTION:** Platting Member Koan made a motion to continue Houston Wye to October 5, 2023. Platting Member Hallford seconded the motion.

**VOTE:** The motion passed without objection.

- C. **ALLIANCE RIDGE ESTATES:** The request is to create 26 lots from Tax Parcel B8 (NW ¼, SW ¼, 40 Acre Exemption #1996-12-EXM) and create internal roads for access, to be known as **Alliance Ridge Estates**, containing 40.00 acres +/- . The property is located north of S. Knik Goose Bay Road, south and east of S. Clapp Street, and southwest of Lucille Lake (Tax ID # 17N01W17B008); within the SW ¼ Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (*Petitioner/Owner: Alliance Construction, Staff: Matthew Goddard, Case # 2023-089*)

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

Theresa Taranto provided the mailing report:

- Stating that 11 public hearing notices were mailed out on August 16, 2023.

Staff gave an overview of the case:

- Staff recommends continuance due to error in the program used to notify surrounding property owners.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
SEPTEMBER 7, 2023**

- Staff recommends continuance to October 5, 2023, to allow for proper notification to be accomplished per MSB 43.10.065.

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

Petitioner's representative/petitioner was not present.

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

Petitioner's representative/petitioner was not present.

**MOTION:** Platting Member Kreger made a motion to continue Alliance Ridge Estates to October 5, 2023. Platting Member Hallford seconded the motion.

**VOTE:** The motion passed without objection.

- D. SCHREIBER- PUBLIC USE EASEMENT:** The request is to create a 60' X 70' Public Use Easement with a T-turnaround in the northwest corner of Parcel #2, MSB Waiver 2006-154-PWm, recorded at 2007-00026-0 (Tax ID#24N04W05B006), containing 3,150 sf (.07 acres +/-). The proposed Public Use Easement is located east of S. Talkeetna Spur and directly south of E. Tanner Road; located within the NW ¼ NW ¼ Section 5, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. (*Petitioner/Owner: Rick Schreiber, Staff: Chris Curlin, Case # 2023-077*)

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

Theresa Taranto provided the mailing report:

- Stating that 12 public hearing notices were mailed out on August 16, 2023.

Staff gave an overview of the case:

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

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

The petitioner, Rick Schreiber gave a brief overview of the case.

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

The petitioner, Mr. Schreiber, had questions for the board. Chair Leonard directed him to Public Works to answer his question.

**MOTION:** Platting Member Johnson made a motion to approve with 5 findings of fact and 5 conditions. Platting Member Koan seconded the motion.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
SEPTEMBER 7, 2023**

**VOTE:** The motion passed without objection.

- E. **SCULPIN MASTER PLAN:** The request is to create 23 lots by a two phase Master Plan, from Lot 1, Durham Subdivision, Plat No. 2014-13, to be known as **SCULPIN MASTER PLAN**, containing 31.61 acres +/- . Parcels are located west of S. Talkeetna Spur and east of the Susitna River (Tax ID# 7365000L001). Access is from E. Leila Lane. Petitioner will be replacing the existing 15' wide utility easement adjoining the new right-of-way for the extension of E. Leila Lane, lying within the NW ¼ Section 07, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7.

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

Theresa Taranto provided the mailing report:

- Stating that 29 public hearing notices were mailed out on August 16, 2023.

Staff gave an overview of the case:

- Staff recommends continuance due to error in the program used to notify surrounding property owners.
- Staff recommends continuance to October 5, 2023, to allow for proper notification to be accomplished per MSB 43.10.065.

Platting member, Mr. Hallford, had a question for staff.

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

Petitioner's representative/petitioner was not present.

Chair Leonard opened the public hearing for public testimony.

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

Petitioner's representative/petitioner was not present.

**MOTION:** Platting Member Kreger made a motion to continue Sculpin Master Plan to October 5, 2023. Platting Member Koan seconded the motion.

**VOTE:** The motion passed without objection.

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

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
SEPTEMBER 7, 2023**

Community Council and in Assembly District #5. (*Petitioner/Owner: Tony & Jennifer Luiten, Staff: Chris Curlin, Case # 2023-085*)

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

Theresa Taranto provided the mailing report:

- Stating that 13 public hearing notices were mailed out on August 16, 2023.

Staff gave an overview of the case:

- Staff recommends continuance due to error in the program used to notify surrounding property owners.
- Staff recommends continuance to October 5, 2023, to allow for proper notification to be accomplished per MSB 43.10.065.

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

Petitioner's representative/petitioner was not present.

Chair Leonard opened the public hearing for public testimony.

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

Petitioner's representative/petitioner was not present.

**MOTION:** Platting Member Johnson made a motion to continue Luiten Vacation of Public Use Easement to October 5, 2023. Platting Member Koan seconded the motion.

Discussion ensued.

**VOTE:** The motion passed without objection.

**7. ITEMS OF BUSINESS & MISCELLANEOUS**  
(None)

**8. PLATTING STAFF & OFFICER COMMENTS**

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

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

- Next meeting October 5, 2023. We now have eight cases on the agenda, we had three, but due to the continuance of today's five cases, which gives us eight cases next meeting.
  - Settler's Bay South (SLEV)
  - Knik River Place
  - South Shore Waterfront MSP

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
SEPTEMBER 7, 2023**

- Kelton's Circle
- Houston Wye
- Alliance Ridge
- Sculpin MSP
- Luiten VAC – PUE
- We had to choose October 5 for the continued cases because of the proper time for notification.
- This was an error, and we are making steps to ensure this does not happen again.

**BOARD COMMENTS**

- Platting member Hallford - None
- Platting member Koan – I would like to congratulate Fred on his first time leading the Pledge of Allegiance.
- Platting member Kreger - None
- Platting member Johnson – Is Fred buying lunch for the next meeting?
- Chair Leonard – Great job staff. We are subject to mistakes.

**9. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at 1:34 pm.

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ALAN LEONARD  
Platting Board Chair

ATTEST:

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THERESA TARANTO  
Platting Board Clerk

6A

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 5, 2023

PRELIMINARY PLAT: KNIK RIVER PLACE  
LEGAL DESCRIPTION: SEC 30, T16N, R04E, SEWARD MERIDIAN AK  
PETITIONERS: CHIA HSI CHIAVETTA  
SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING  
ACRES: 11.31 ± PARCELS: 9  
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-096

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**REQUEST:** The request is to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as **KNIK RIVER PLACE**, containing 11.31 acres +/- . A Public Use Easement recorded on September 28, 2017 at Reception No. 2017-040154-0 and the adjoining 15' wide utility easement will be vacated to allow for the creation of a new access street. Access is from S. Nystrom Way; lying within the NW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A</b> – 4 pgs
Soils Report	<b>EXHIBIT B</b> – 10 pgs
Petition for Vacation of Right-of-Way	<b>EXHIBIT C</b> – 2 pgs
Petition for Vacation of Utility Easement	<b>EXHIBIT D</b> – 5 pgs

**AGENCY COMMENTS**

Department of Public Works Pre-Design Division	<b>EXHIBIT E</b> – 1 pg
Utilities	<b>EXHIBIT F</b> – 3 pgs

**DISCUSSION:** Nine lots will be created from Tract A, The Cedars, Plat No. 2014-7. Petitioner will be dedicating and constructing a 60' wide right-of-way, S. Glory Circle, for access to the nine lots. In order to dedicate the right-of-way, the cul-de-sac Public Use Easement, granted December 28, 2017, at Reception #2017-040154-0 and the 15' wide utility easement adjoining the cul-de-sac will need to be vacated and eliminated, respectively. S. Glory Circle will be constructed to Borough residential street standards (see *Recommendation #5*).

**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 four new testholes, review of topography information, review of aerial imagery and other observations on site. Testhole location map and testhole logs are attached. The majority of the parent parcel contains gently rolling terrain, with a minimal slope directed to the west. Minor areas with steep slopes over 25% were noted and delineated on the map. Total elevation differential is approximately 20'. There is an existing residence with related outbuildings and a number of cleared areas on proposed Lot 5. There is a temporary long driveway accessing the exiting house, which will be moved. The remainder is in an apparent native or near-native state. Existing

vegetation consists of mature growth cottonwood and birch and some young spruce trees, tall grasses and shrubs. Four testholes were dug on May 23, 2023. Near surface soils encountered included a thin organic mat over a thick layer of silty loess topsoils which extend down as deep as 2.5'. Receiving soils were found to be typically clean sands. Groundwater was not encountered. Based on available soils & water table information, topography, MSB Code and observations on site, the proposed lots labeled Lots 1-9 will each contain over 10,000 sf of contiguous usable septic area and an additional 10,00 sf of usable building area.

**Roads and Drainage:** Approximately 700' of new road will be required. Road base can be constructed from existing onsite gravel materials. Road topping will either need to be screened and processed on site or imported. A preliminary drainage plan is attached showing expected drainage structures and flow patterns. A drainage report will be prepared by others prior to construction. Average Daily Traffic (ADT) analysis is at **Exhibit B-10**.

**Petition for Vacation of Right-of-Way: (Exhibit C)**

Pursuant to MSB 43.15.035(B), a public use easement or right-of-way may be vacated if equal or better access exists to all areas affected, (B)(1)(a), or; the surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed, (B)(1)(b) or; the right-of-way is not being used, a road is impossible or impractical to construct and alternative access is provided (B)(1)(c).

The proposed vacation of the Public Use Easement (PUE) recorded at 2017-040154-0 will remove an easement that will no longer be needed with the creation of S. Glory Circle. With this new subdivision, the street will continue in a southeasterly direction, negating the need for the cul-de-sac.

Pursuant to MSB 43.10.065(G), a sign notifying the public of the vacation request and the date, time and location of public hearing, shall be posted and maintained by the applicant at the site for 30 days prior to the public hearing. Petitioner has submitted an affidavit to Platting staff, verifying the posting has been made. Posting Affidavit at **Exhibit C-2**.

**Petition for Elimination of Utility Easement: (Exhibit D)** Pursuant to MSB 43.15.032(A)(1) the Platting Board acts upon petitions requesting elimination of platted utility easements, provided the authority having jurisdiction over the easement consents. All four utility companies have provided their letters of non-objection to the elimination of the utility easement. The utility easement to be eliminated to be shown on final plat (see **Recommendation #6**).

**Comments:** Department of Public Works Pre-Design Division (**Exhibit E**) has no comments.

**Utilities: (Exhibit F)** MTA has no comments. GCI has no comments. Enstar has no comments or recommendations. MEA did not respond to the Request for Comments; however, they did supply their letter of non-objection to the relocation of the utility easement.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Community Council South Knik; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Emergency Services, Community Development, Assessments, or Planning.

**CONCLUSION:** The preliminary plat of **KNIK RIVER PLACE** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The vacation of the Public Use Easement has been submitted pursuant to MSB 43.15.035(D). The elimination of the utility easement has been submitted pursuant to MSB 43.15.032(A). 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:**

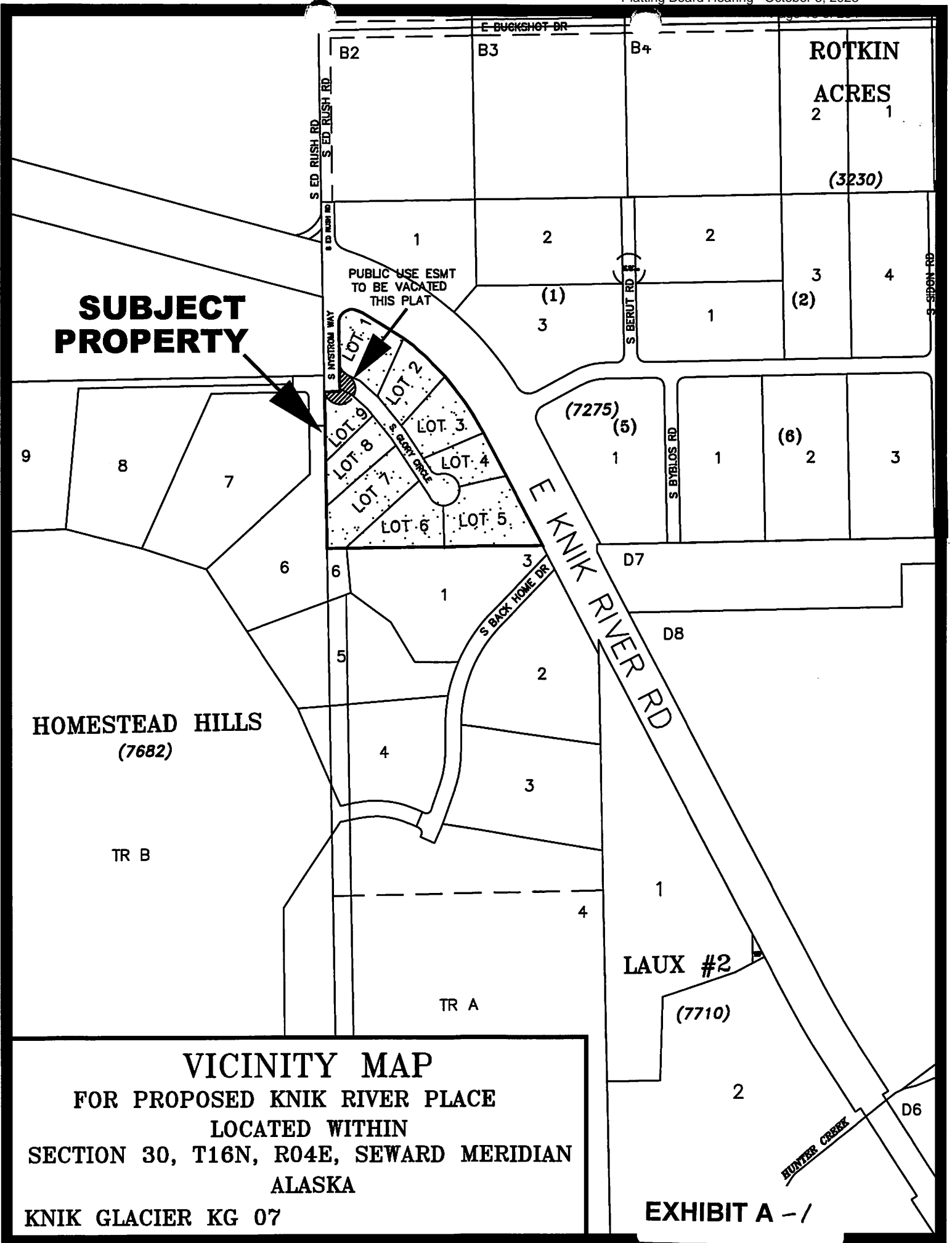
1. The plat of Knik River Place is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The vacation of the Public Use Easement was submitted in accordance with MSB 43.15.035(D).
3. The elimination of the utility easement was submitted in accordance with MSB 43.15.032(A).
4. A soils report was submitted, pursuant to MSB 43.20.28(A). All lots have the required buildable and septic areas.
5. All lots will have the required frontage pursuant to MSB 43.20.320.
6. 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 South Knik; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Emergency Services, Community Development, Assessments, or Planning.
7. There were no objections from any federal or state agencies, Borough departments, or utilities.
8. There were no objections from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL:**

**Suggested motion: I move to approve the preliminary plat of Knik River Place , Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Obtain Assembly approval for the vacation of the Public Use Easement.
2. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
3. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
4. Pay postage and advertising fees.
5. Construct S. Glory Circle to Residential Street standard according to the 2022 Subdivision Construction Manual (SCM):
  - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
  - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
  - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
  - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
  - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.

- f) Obtain approval of street name from Platting Assistant.
- 6. Show the eliminated utility easement and the vacated Public Use Easement on final plat.
- 7. Show all easements of record on final plat.
- 8. Submit recording fees, payable to Department of Natural Resources (DNR).
- 9. Submit final plat in full compliance with Title 43.



**SUBJECT  
PROPERTY**

**ROTKIN  
ACRES**  
2 1  
(3230)

PUBLIC USE ESMT  
TO BE VACATED  
THIS PLAT

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

**HOMESTEAD HILLS**  
(7682)

TR B

TR A

**LAUX #2**  
(7710)

**VICINITY MAP**

**FOR PROPOSED KNIK RIVER PLACE  
LOCATED WITHIN**

**SECTION 30, T16N, R04E, SEWARD MERIDIAN  
ALASKA**

**KNIK GLACIER KG 07**

**EXHIBIT A - /**

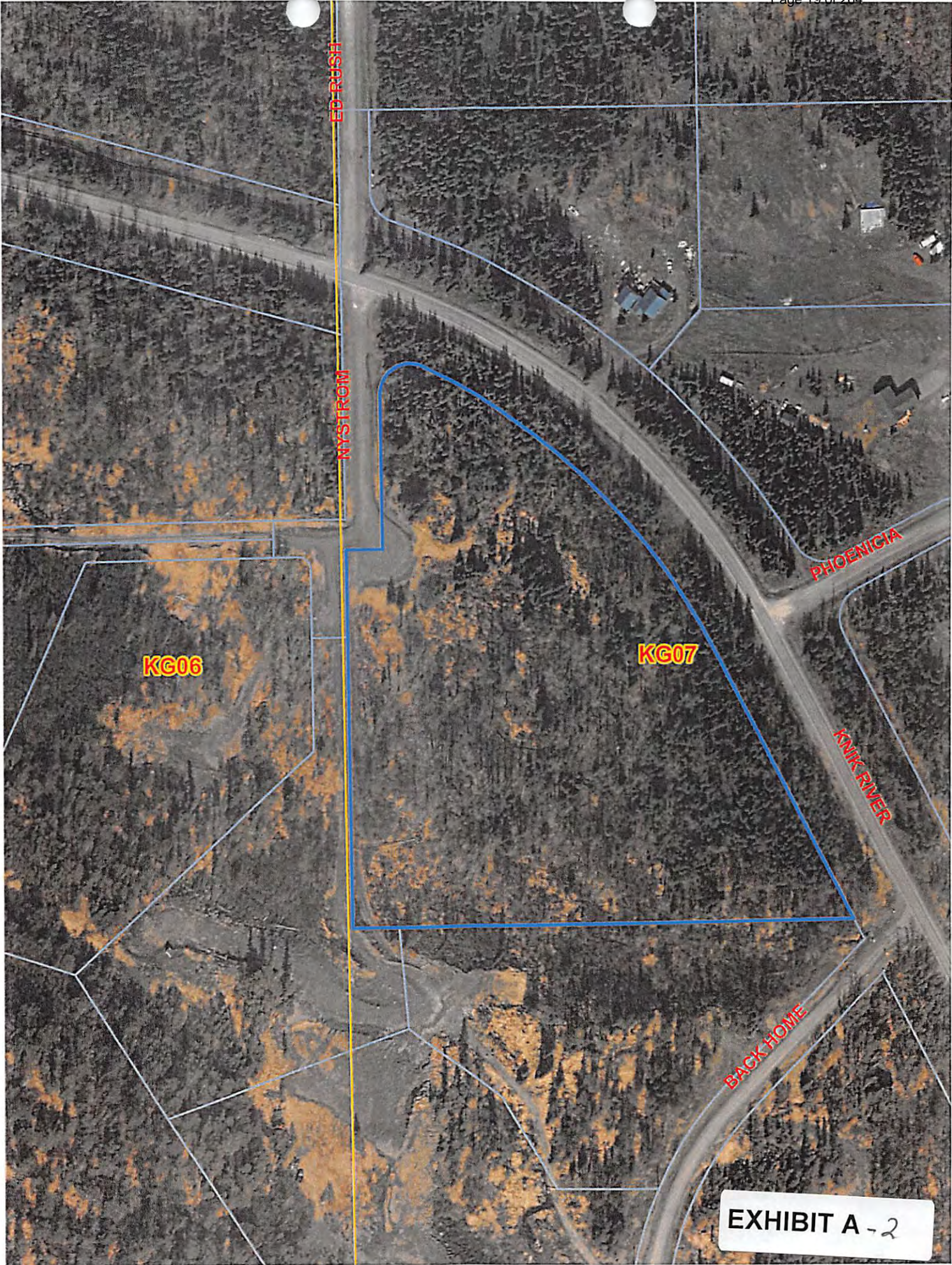


EXHIBIT A - 2

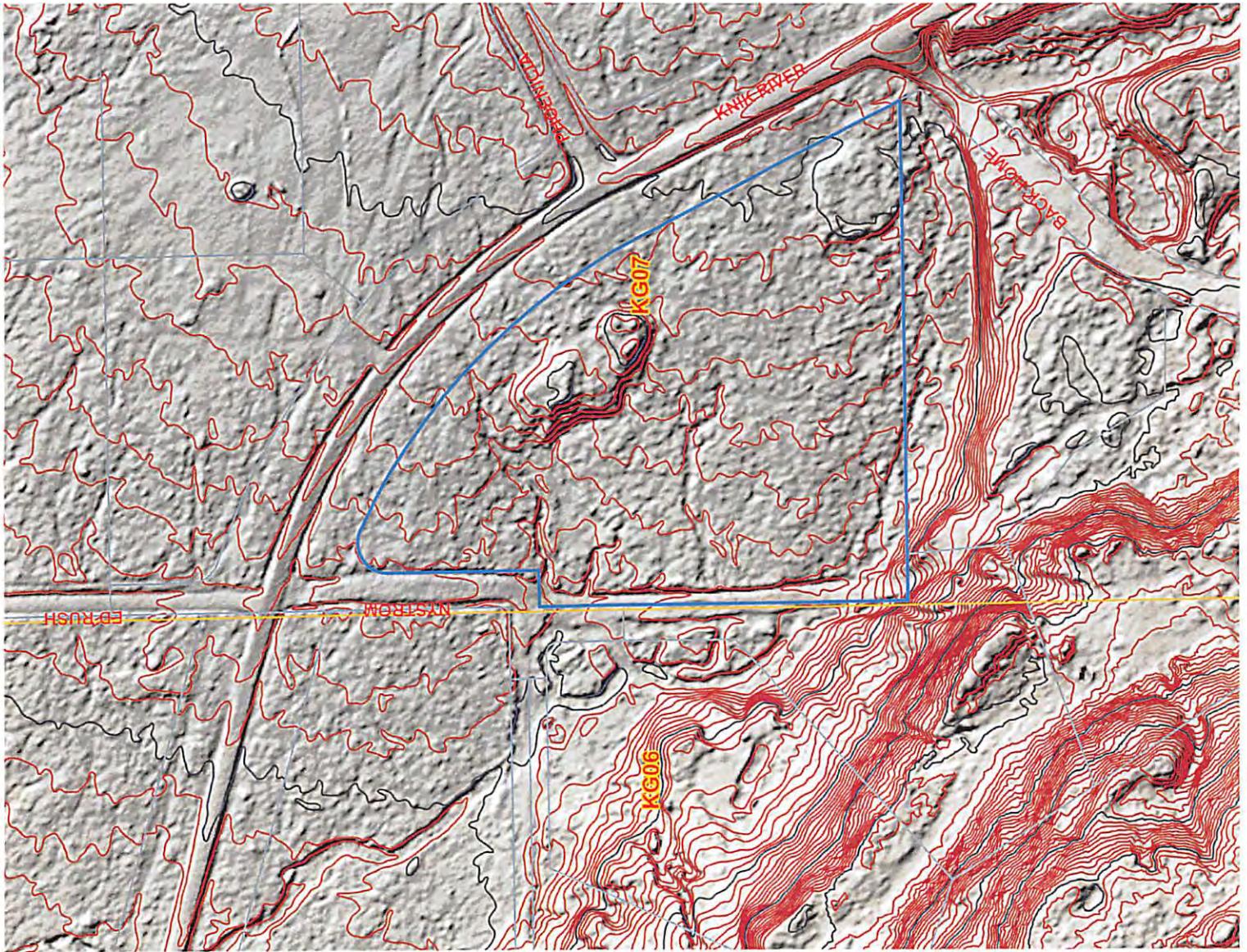




EXHIBIT A - 4



# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

RECEIVED  
JUL 18 2023  
PLATTING

July 12, 2023

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

Re: *Knik River Place Subdivision*; Useable Areas, Roads and Drainage  
HE #20072

Dear Mr. Wagner:

At the request of project owner Chris Chiavetta, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 9 new lots from one existing parent parcel totaling 11.3 acres. Our soils evaluation included logging 3 new testholes on the parent parcel, review of one existing testhole, 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 an incomplete rectangular shape south of E. Knik River Road and east of S. Nystrom Way. The majority of the parent parcel contains gently rolling terrain, with a minimal slope generally directed to the west. Minor 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 20'.

Soils & Vegetation. The parent parcel contains an existing residence with related outbuildings and some number of cleared areas on proposed lot 5. There is also a temporary long driveway accessing the existing house, which will be moved. The rest of the parent parcel remains in an apparent native or near-native state. Existing vegetation within the wooded portion primarily consists of mature growth cottonwood and birch trees, and some younger spruce trees. Unwooded portions of the project typically contain tall grasses and shrubs. Four new testholes were dug on the parent parcel on 5/23/23 to evaluate existing soil conditions. Near surface soils encountered in the testholes included a thin organic mat over a thick layer of silty loess topsoils which extend down as deep as 2.5'. Receiving soils under the topsoils were found to be typically clean sands. A copy of the relevant testhole logs and a location/topography map is attached.

Groundwater. Groundwater was not encountered in any of the logged testholes or on the parent project, 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/existing water wells, setbacks to existing buildings, 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, ***the proposed lots as labeled lots 1-9 will each 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 require construction of approximately 700' of new road to provide access for the new lots. The road base can be constructed from existing onsite gravel materials. Road topping will either need to be screened and processed at the site or imported. A preliminary drainage plan is attached showing expected drainage structures and flow patterns. In addition, general existing drainage patterns are shown on the attached map. A drainage report will be prepared by others prior to construction.

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

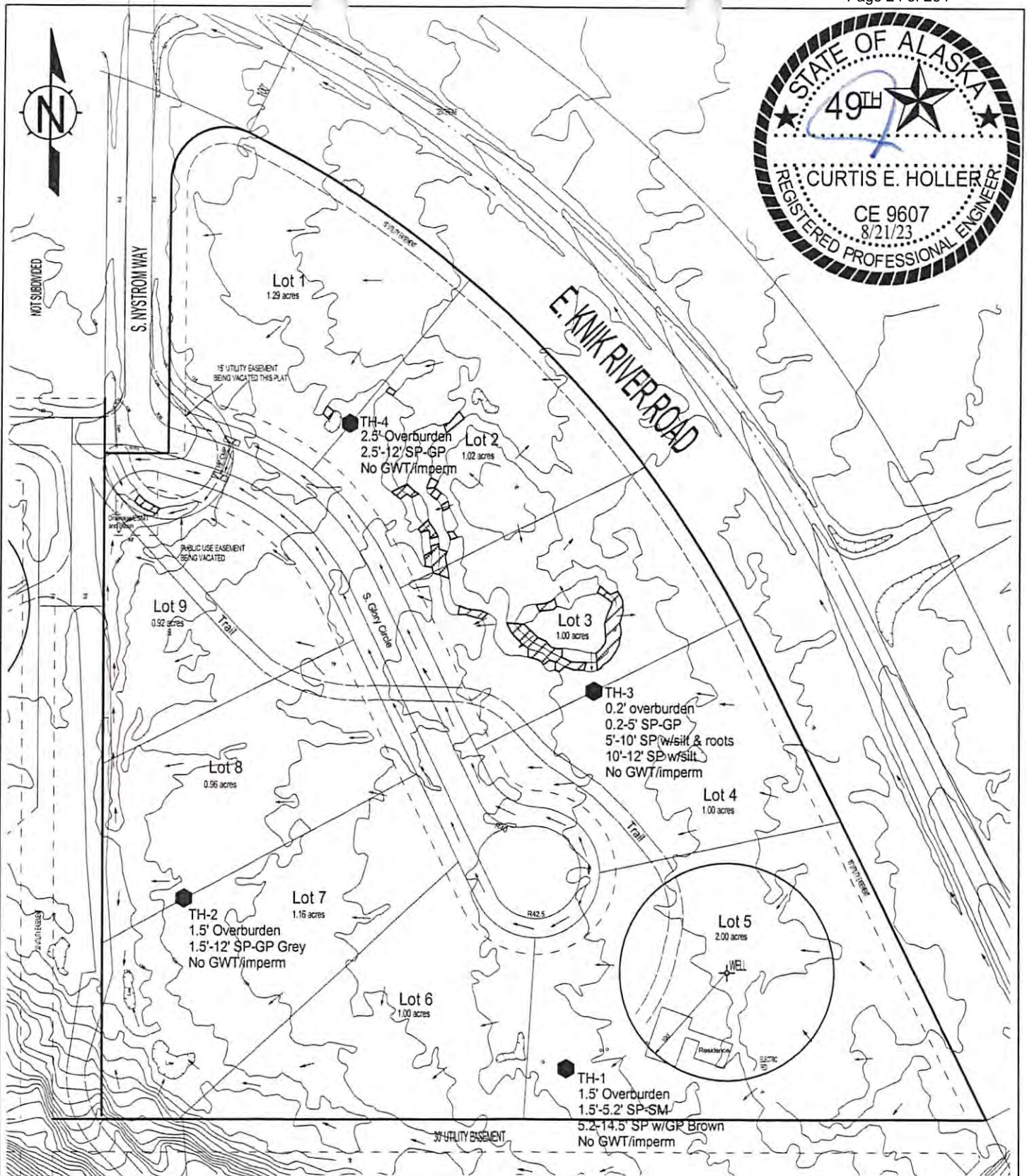
Sincerely,



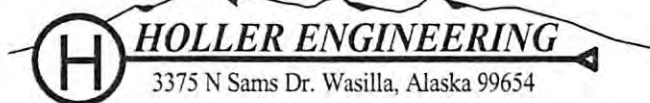
Curtis Holler, PE

c: C. Chiavetta, w/attachments





Knik River Place  
Testhole, Drainage, Roads, & Topography Drawing



Job # 20072 | Scale: 1"=125' | 8/21/23

## Notes

1. Base drawing & 2' contours provided by others.
2. Locations of improvements approximate.
3. Testholes GPS located
4. Arrows denote apparent drainage patterns.
5. = 5 x 5 x 15' rock infiltration trench.

## Amy Otto-Buchanan

---

**From:** Holler Engineering <holler@mtaonline.net>  
**Sent:** Monday, August 21, 2023 1:34 PM  
**To:** Amy Otto-Buchanan  
**Subject:** Knik River Place - updated drawing  
**Attachments:** Knik River Place Drawing updated 8-21-23.pdf

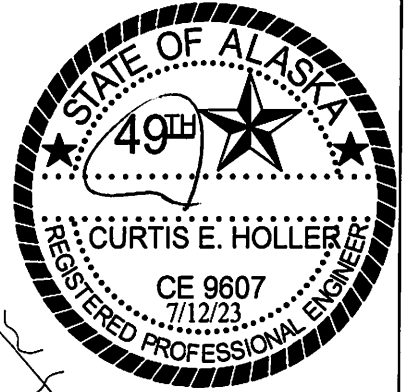
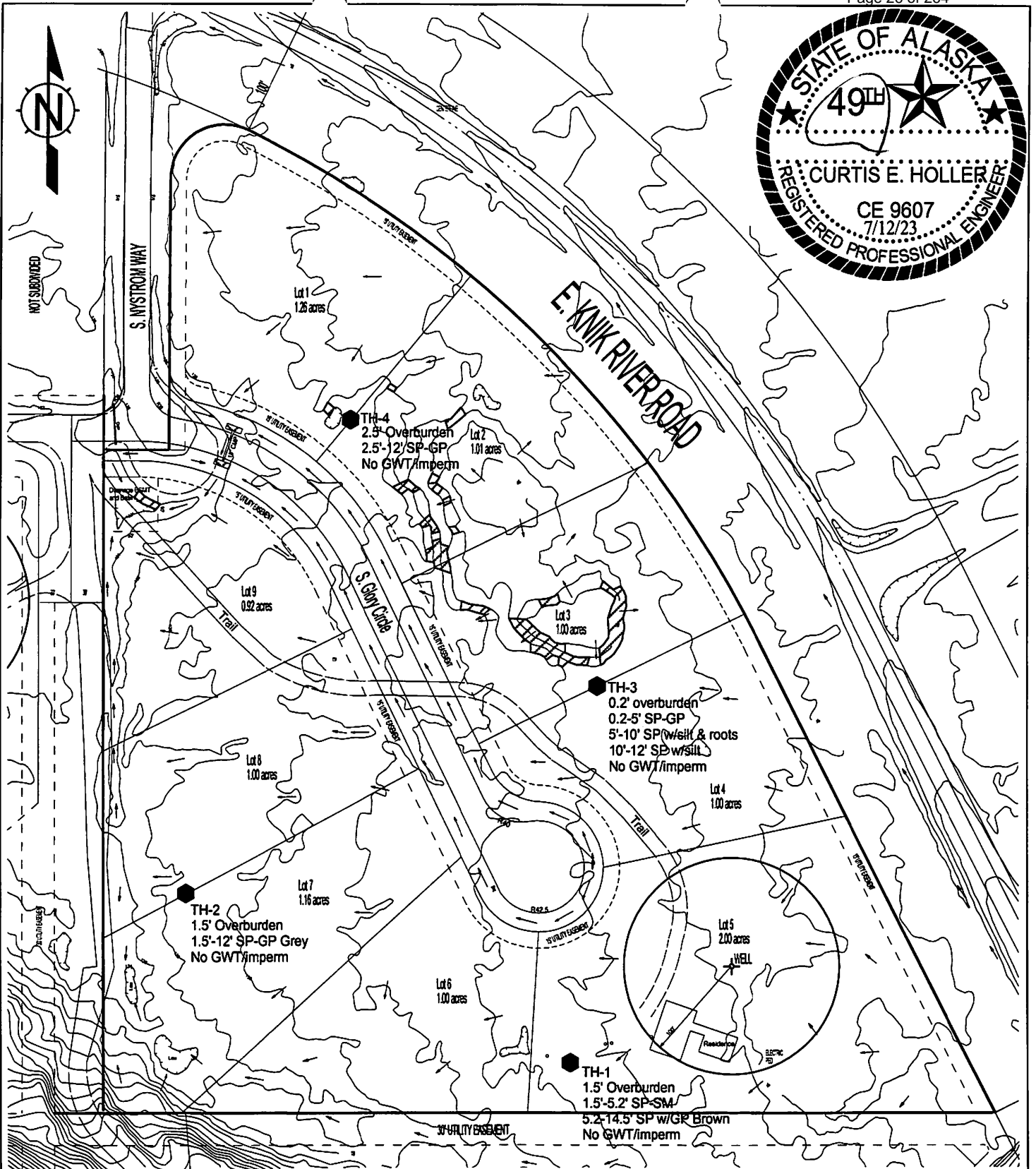
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Amy-

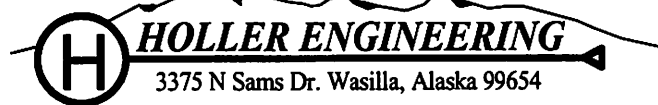
The attached drawing includes some rather minor lotline changes received after our initial submittal. The changes do not substantially affect useable areas or drainage, and all of our earlier review comments still apply.

Thanks,

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



**Knik River Place**  
**Testhole, Drainage, Roads, & Topography Drawing**



**Job # 20072** | **Scale: 1"=125'** | **7/12/23**

## Notes

1. Base drawing & 2' contours provided by others.
2. Locations of improvements approximate.
3. Testholes GPS located
4. Arrows denote apparent drainage patterns.
5. = 5 x 5 x 15' rock infiltration trench.

**EXHIBIT B -5**

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

The seal is circular with a double-lined border. The outer ring contains the text "STATE OF ALASKA" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle features a large five-pointed star on the right and a stylized outline of the state of Alaska on the left. Inside the Alaska outline is the text "49TH". Below the star and outline, the name "CURTIS E. HOLLER" is written. At the bottom of the inner circle, the license number "CE 9607" and the expiration date "11-19-21" are displayed.

Legal Description: TRACT A THE CEDARS/KNICK RIVER PLACE

↑  
N  
I

(Score  $\neq$  Topic)

No

N/A

Slope

[illegible]

- PERFORMED BY: C. Holler DATE: 6-1-2020

EXHIBIT B - 4



**HOLLER ENGINEERING**

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

**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 2 of 4

Performed For: Chris Chiavetta

Legal Description: Knik River Place



Depth, feet

Soil Type

Slope

Site Plan

N  
↑

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

- No

IF YES, AT WHAT DEPTH?

- N/A

DEPTH AFTER MONITORING?

- N/A

Slope

**PERCOLATION TEST**

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

- 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: J. Wilkins

DATE: 5-23-23

**EXHIBIT B - 7**



**HOLLER ENGINEERING**

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

**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 3 of 4

Performed For: Chris Chiavetta

Legal Description: Knik River Place



Depth, feet

Soil Type

Slope

Site Plan

N  
↑

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

**PERCOLATION TEST**

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

- 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: J. Wilkins

DATE: 5-23-23

**EXHIBIT B - 8**

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

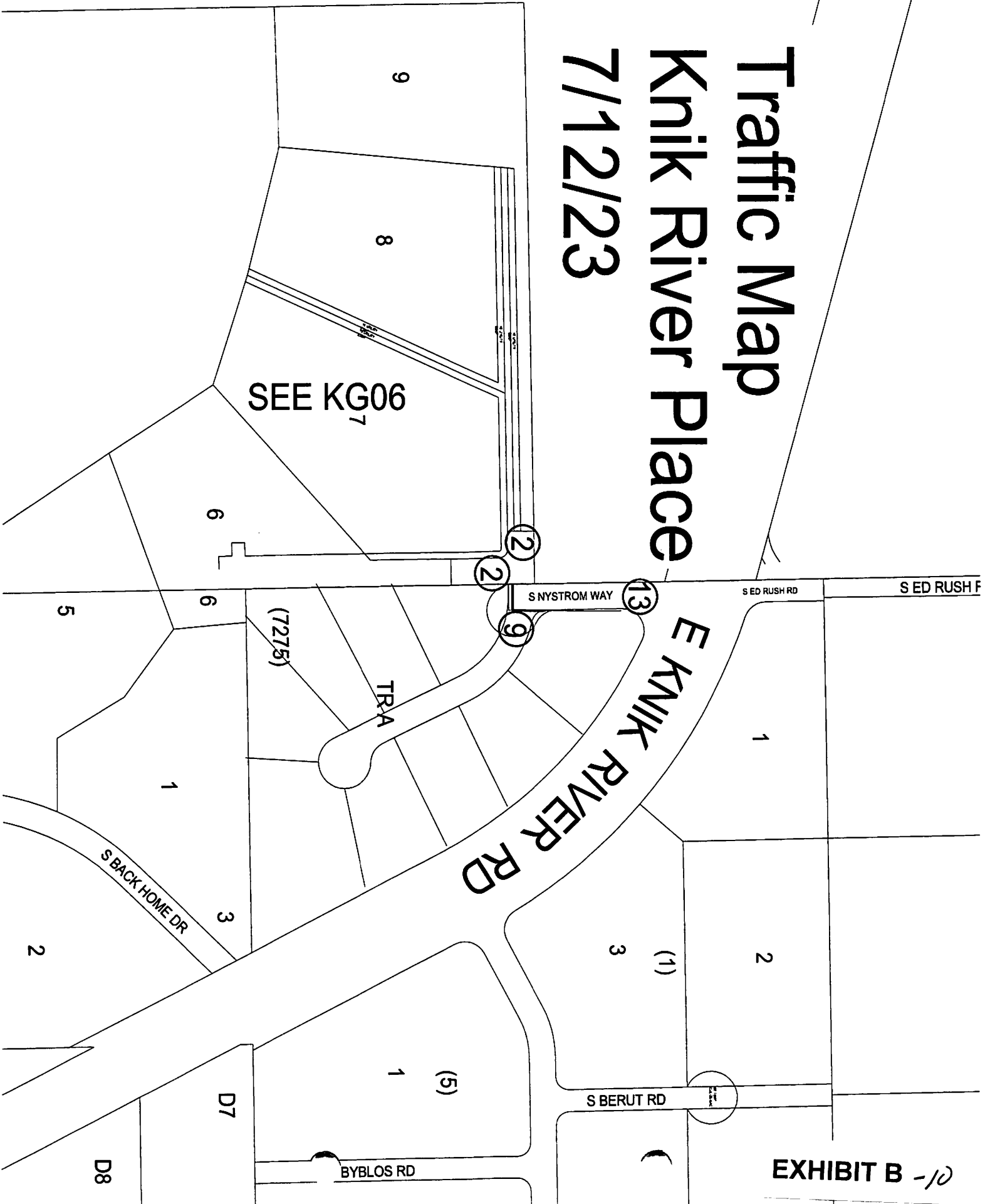
Seal of the State of Alaska Professional Engineer. The seal is circular with a black outer border. Inside the border, the words "STATE OF ALASKA" are written in a semi-circle at the top, and "REGISTERED PROFESSIONAL ENGINEER" is written in a semi-circle at the bottom. In the center, there is a five-pointed star. To the left of the star, the number "49TH" is written in a stylized font. Below the star, the name "CURTIS E. HOLLER" is written, followed by "CE 9607" and "7-12-23". A blue ink signature is written across the center of the seal, overlapping the star and the text.

EXHIBIT B -9

# Traffic Map

## Knik River Place

7/12/23



Matanuska-Susitna Borough  
Telephone (907) 745-9874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

## PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, CHIA HSI CHIAVETTA, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

Said right-of-way being more fully described as: PUE RECORDED SEPTEMBER 28, 2017 AT RECEPTION SERIAL # 2017-040154-0

Submitted herewith are the following:

A copy of the plat showing the right-of-way to be vacated; or

1. A recorded public easement creating the public right-of-way; and
2. **\$200.00** Right-of-Way Vacation Fee with Regular Plat; or
3. **\$500.00** for Stand Alone Vacation.

RECEIVED  
AUG 21 2023  
PLATTING

The action sought by this petition is for the following reason(s): EXTENDING ROAD

**APPLICANT** Name: CHIA HSI CHIAVETTA Email: chris.chiavetta@gmail.com

**OR** Mailing Address: 12245 S. NYSTROM WAY, PALMER, AK Zip: 99645

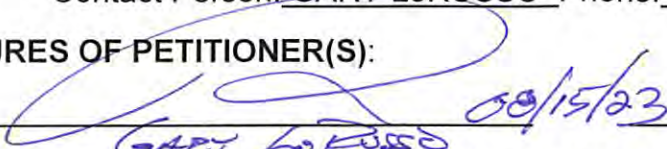
**OWNER** Contact Person: CHRIS CHIAVETTA Phone: 907 726-7285

**SURVEYOR** Name (FIRM): KEYSTONE SURVEYING & MAPPING

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

Contact Person: GARY LoRUSSO Phone: 376-7811

**SIGNATURES OF PETITIONER(S):**

  
GARY LoRUSSO 08/15/23

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

\*\*\*\*\*

**THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH**

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

8/21/23  
DATE

  
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 10/5/23

RECEIVED  
AUG 29 2023  
PLATTING

RIGHT-OF-WAY VACATION POSTING AFFIDAVIT

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

Date Posted: 8/23/23 Platting Case #: 2023-096

Public Hearing date: 10/5/2023

Christian Chivetta  
Printed Name

[Signature]  
Signature

11245 S Nystrom way  
Mailing Address

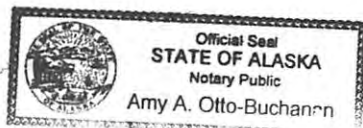
907-726-7585  
Phone Number

Palmer AK Zip: 99661

NOTARY CERTIFICATION

State of Alaska )  
 )ss  
Third Judicial District )

SUBSCRIBED and SWORN to (or affirmed) before me this 27<sup>th</sup> day of August  
2023, by Christian Chivetta  
(name of signers(s))



[Signature]  
(signature and seal of notary)  
My commission expires: 4/13/27

**This form must be signed, notarized and submitted to the Platting Division  
prior to the public hearing.**

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

## PETITION FOR VACATION OF UTILITY EASEMENT

Comes now the undersigned, CHIA HSI CHIAVETTA, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

Said right-of-way being more fully described as: TRACT A, THE CEDARS

RECEIVED

JUL 18 2023

PLATTING


Submitted herewith are the following:

1. A copy of the plat showing the UTILITY EASEMENT to be vacated; or
2. **\$250.00** Right-of-Way Vacation Fee with Regular Plat; or
3. **\$500.00** for Stand Alone Vacation.

The action sought by this petition is for the following reason(s): *(ATTACH PAGES, IF NEEDED)*  
SUBDIVIDING – PLACING DEDICATED ROAD WHERE EASEMENT EXISTS

**APPLICANT** Name: CHIA HSI CHIAVETTA Email: chris.chiavetta@gmail.com  
**OR** Mailing Address: 12245 S. NYSTROM WAY, PALMER, AK Zip: 99645  
**OWNER** Contact Person: CHRIS CHIAVETTA Phone: 907 726-7285

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

**SIGNATURES OF PETITIONER(S):**  
 Gary LoRusso 07/18/23

\*\*\*\*\*  
**THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH**

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

8/17/23  
DATE

  
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 10/5/23

## Gary LoRusso

---

**From:** Jessica Burnett <jburnett@mtasolutions.com>  
**Sent:** Tuesday, July 18, 2023 10:59 AM  
**To:** Gary LoRusso  
**Cc:** Amy Smith; Right of Way Dept.  
**Subject:** RE: letter of non-objection needed  
**Attachments:** doc20230717135213.pdf

Hello,

MTA has no objection to the vacation of the easement within Tract A of The Cedars, as shown on the attached.

Thank you,

**Jessica Burnett, Right of Way Manager**

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2515 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

**From:** Gary LoRusso <garyl@keystonesurveyak.com>  
**Sent:** Monday, July 17, 2023 2:19 PM  
**To:** 'mearow@mea.coop' <mearow@mea.coop>; Right of Way Dept. <row@mtasolutions.com>; 'GCI:' <ospdesign@gci.net>; 'Andrew.Fraiser@enstarnaturalgas.com' <Andrew.Fraiser@enstarnaturalgas.com>; 'james.chhistopher@enstarnaturalgas.com' <james.chhistopher@enstarnaturalgas.com>; 'row@enstarnaturalgas.com' <row@enstarnaturalgas.com>  
**Cc:** 'Amy Otto-Buchanan (Amy.Otto-Buchanan@matsugov.us)' <Amy.Otto-Buchanan@matsugov.us>  
**Subject:** letter of non-objection needed

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

**Be wary of unsolicited attachments, even from people you know** - If something seems suspicious you may want to check with the person who supposedly sent the message to make sure it's legitimate before opening any attachments.

All,



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

July 18, 2023

Chiavetta Chia  
11245 S Nystrom Way  
Anchorage, AK 99645

Subject: Letter of Non-Objection – 15ft Utility Easement Vacation  
Tract A- THE CEDARS SUBDIVISION

**RECEIVED**  
**JUL 18 2023**  
**PLATTING**

To whom it may concern:

ENSTAR Natural Gas Company (ENSTAR) has no objection to the vacation of a of a 15 foot (15FT) wide utility easement, located within Tract A, Plat No. 2019-17, THE CEDARS SUBDIVISION, filed in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

Acceptance and use of this letter of non-objection by yourself, your heirs, your assigns, or your successors, will constitute agreement to the following stipulations:

- Landowner/Contractor working near ENSTAR gas facilities shall contact the Alaska Digline, Inc., (907) 278-3121 or 811 for line locating two (2) business days prior to any related excavation. This service is free of charge.
- ENSTAR will be held harmless, now and forever for any damages or injury to any person or property as a result of this encroachment.
- Any ENSTAR facility damaged or destroyed, as a result of this encroachment will be repaired at no cost to ENSTAR.
- Any costs incurred by ENSTAR for special construction necessitated by this encroachment will be borne by the land owner.
- This letter of non-objection will in no way preclude ENSTAR from full use and enjoyment of its rights within any portion of its right-of-way.

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,

*James Christopher*

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

## Amy Otto-Buchanan

---

**From:** Gary LoRusso <garyl@keystonesurveyak.com>  
**Sent:** Wednesday, July 26, 2023 11:02 AM  
**To:** Amy Otto-Buchanan  
**Subject:** FW: letter of non-objection  
**Attachments:** doc20230717135213.pdf

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

Thanks Manny

---

**From:** Manny M. Lopez <Manny.Lopez@mea.coop>  
**Sent:** Wednesday, July 26, 2023 10:15 AM  
**To:** Gary LoRusso <garyl@keystonesurveyak.com>  
**Cc:** Sarah A. Brandt <Sarah.Brandt@mea.coop>  
**Subject:** RE: letter of non-objection

Greetings Mr. LoRusso,

Subject to your request, MEA has no objection to recreating the subject temporary culdesac easement, or portions thereof, on said property subject to a future MEA proposed plat review of The Cedars Subdivision or Knik River Place Subdivision.

Sincerely,

**Manny Lopez**  
Land Services Manager  
Matanuska Electric Association  
PO Box 2929  
Palmer, Alaska 99645  
907-761-9311  
[manny.lopez@mea.coop](mailto:manny.lopez@mea.coop)

---

**From:** Gary LoRusso <[garyl@keystonesurveyak.com](mailto:garyl@keystonesurveyak.com)>  
**Sent:** Wednesday, July 26, 2023 9:50 AM  
**To:** Manny M. Lopez <[Manny.Lopez@mea.coop](mailto:Manny.Lopez@mea.coop)>  
**Subject:** FW: letter of non-objection needed

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

Good morning Manny,

I know that asking ahead of Platting's request for comments is a double request but until we can change code to address this redundancy we are stuck with having to provide an email from the utility companies stating that they have no objection to re-doing this easement to match the proposed subdivision. The MSB wont even



August 15, 2023

Gary LoRusso  
11245 S Nystrom Way  
PALMER, AK 99645

To whom it may concern,

Subject to your agreement to indemnify the company as set forth below, GCI Communication Corp has no objection to the vacation of the existing 15' Utility Easement adjacent to S. Nystrom Way cul-de-sac located within Section 30, T16N, R4E in Seward Meridian THE CEDARS TRACT A, also known as 11245 S Nystrom Way, GCI WO# 23-0002-27.

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

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

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

Sincerely,

DocuSigned by:

*Alex Slavens*

648A37D16E7E4DA...

ALEX SLAVENS

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

EXHIBIT D - 5

## Amy Otto-Buchanan

---

**From:** Daniel Dahms  
**Sent:** Wednesday, September 20, 2023 11:05 AM  
**To:** Amy Otto-Buchanan  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** Re: RFC Knik Rvr PI #23-096

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:** Tuesday, August 22, 2023 9:13 AM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; pamela.j.melchert@usps.gov <pamela.j.melchert@usps.gov>; skrcc.sec@gmail.com <skrcc.sec@gmail.com>; Mike and Elaine Shields <meshie@mtaonline.net>; snowshark1@hotmail.com <snowshark1@hotmail.com>; timhaledistrict1@gmail.com <timhaledistrict1@gmail.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Michael Shipton <Michael.Shipton@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>; 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>; msb.hpc@gmail.com <msb.hpc@gmail.com>; andrew.fraiser@enstarnaturalgas.com <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>; row@mtasolutions.com <row@mtasolutions.com>  
**Subject:** RFC Knik Rvr PI #23-096

The following link contains a Request for Comments for Knik River Place, #2023-096 to subdivide 57278000T00A. Comments are due by September 22, 2023. Please let me know if you have any questions. Thanks, A.

 [Knik Rvr PI](#)

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

## Amy Otto-Buchanan

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, September 14, 2023 8:40 AM  
**To:** Amy Otto-Buchanan  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Knik Rvr PI #23-096  
**Attachments:** RFC.pdf; Agenda Plat.pdf

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

Amy,

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

Thanks,

**MIREYA ARMESTO**

**GCI** | Technician III, GIS Mapping  
m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, August 22, 2023 9:14 AM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; skrcsec@gmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; snowshark1@hotmail.com; timhaledistrict1@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Michael Shipton <Michael.Shipton@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>; 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>; msb.hpc@gmail.com; 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 Knik Rvr PI #23-096

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

The following link contains a Request for Comments for Knik River Place, #2023-096 to subdivide 57278000T00A. Comments are due by September 22, 2023. Please let me know if you have any questions. Thanks, A.

 [Knik Rvr PI](#)

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 22, 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.

**KNIK RIVER PLACE**  
**(MSB Case #2023-096)**

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

Sincerely,

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

Gavin Cullings  
GIS/ROW TEMP  
ENSTAR Natural Gas Company, LLC

## Amy Otto-Buchanan

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Monday, August 28, 2023 8:34 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Knik Rvr PI #23-096

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

Morning Amy,

MTA has reviewed Knik River PI and has no comments to add.

Thank you,

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

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**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, August 22, 2023 9:14 AM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; skrcc.sec@gmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; snowshark1@hotmail.com; timhaledistrict1@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Michael Shipton <Michael.Shipton@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>; 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>; msb.hpc@gmail.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>; Right of Way Dept. <row@mtasolutions.com>  
**Subject:** RFC Knik Rvr PI #23-096

The following link contains a Request for Comments for Knik River Place, #2023-096 to subdivide 57278000T00A. Comments are due by September 22, 2023. Please let me know if you have any questions. Thanks, A.

[Knik Rvr PI](#)

CERTIFICATE OF OWNERSHIP & DEDICATION

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

CHIA HSI CHIAVETTA DATE

11245 S. NYSTROM WAY  
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

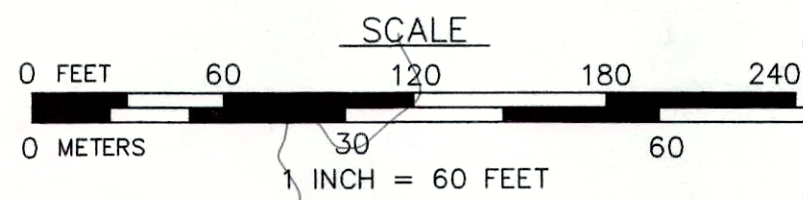
CERTIFICATION OF PAYMENT OF TAXES

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

DATE BOROUGH TAX COLLECTION OFFICIAL

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
  - a) MEA EASEMENT RECORDED MAY 22, 1978 IN BOOK 298, PAGE 750
  - b) MTA EASEMENT RECORDED NOVEMBER 27, 2007 AT RECEPTION SERIAL #2007-073832-0
  - c) MEA EASEMENT RECORDED APRIL 3, 2008 AT RECEPTION SERIAL #2008-007551-0 IN THE PALMER RECORDING DISTRICT AND RE-RECORDED IN THE ANCHORAGE RECORDING DISTRICT JUNE 17, 2008 AT RECEPTION SERIAL #2008-035845-0



LEGEND

- FOUND 3-1/4" BLM BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 2" ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP
- SET 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING PLASTIC CAP

KEYSTONE  
LS7330

LINE TABLE

LINE	LENGTH	BEARING
L1	11.23'	N00°06'10"E
L2	31.25'	N73°30'00"W
L3	53.72'	N00°06'10"E
L4	44.57'	S73°30'00"E
L5	30.95'	S73°30'00"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	74.33'	40.00'	53.53'	106°27'55"	64.09'	S53°16'03"W
C2	67.14'	60.00'	37.57'	64°06'38"	63.69'	S58°03'19"E
C3	94.11'	60.00'	59.86'	89°51'58"	84.75'	N44°57'23"E
C4	93.19'	60.00'	58.95'	88°59'15"	84.10'	N44°28'14"W
C5	54.95'	50.00'	30.62'	62°57'52"	52.22'	S57°28'56"E
C6	186.53'	225.00'	99.00'	47°30'00"	181.24'	N49°45'00"W
C7	118.38'	255.00'	60.28'	26°35'54"	117.32'	N39°17'57"W
C8	93.02'	255.00'	47.04'	20°54'06"	92.51'	N63°02'57"W
C9	38.54'	30.00'	22.44'	73°36'10"	35.94'	S36°41'55"E
C10	101.15'	50.00'	79.88'	115°54'37"	84.76'	S58°02'48"W
C11	248.01'	1045.92'	124.59'	13°35'09"	247.43'	N57°10'15"W
C12	238.39'	1045.92'	119.71'	13°03'32"	237.87'	N43°50'54"W
C13	165.33'	1045.92'	82.84'	09°03'25"	165.16'	N32°47'26"W
C14	28.53'	1045.92'	14.27'	01°33'46"	28.53'	N27°28'51"W
C15	680.26'	1045.92'	352.65'	37°15'52"	668.33'	N45°19'54"W
C16	161.66'	195.00'	85.80'	47°30'00"	157.07'	N49°45'00"W

Agenda Copy

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.

7330-S GARY LoRUSSO  
REGISTERED LAND SURVEYOR DATE

A PLAT OF  
**KNIK RIVER PLACE**

A SUBDIVISION OF TRACT A, THE CEDARS, PLAT #2014-7  
WITHIN THE NW1/4 SECTION 30, T. 16 N., R. 4 E.  
SEWARD MERIDIAN, ALASKA  
ANCHORAGE RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 11.31 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #134615  
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645  
PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 8/1/23	DRAWING: 2023-6/KnikRiverPlace
CHECKED BY GLO	SCALE 1 INCH = 60 FEET	SHEET 1 OF 1

RECEIVED  
AUG 15 2023  
PLATTING

6B

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 5, 2023**

PRELIMINARY PLAT: SOUTH SHORE WATERFRONT MSP

LEGAL DESCRIPTION: SEC 35, T17N, R04W, SEWARD MERIDIAN AK

PETITIONERS: SETH KROENKE

SURVEYOR: HANSON LAND SOLUTIONS

ACRES: 34 ± PARCELS: 38

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-098

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**REQUEST:** The request is to create 38 lots from Tax Parcels C9 (a portion of Government Lot 37), by a four-phase Master Plan to be known as **SOUTH SHORE WATERFRONT**, containing 34 acres +/- . Proposed Lots 25 & 26 and Lots 33-35 are side-by-side flag lots with 30' wide poles; a Common Access Easement will be granted over the pole portions. Lots 1-23 (Phase 1 and Phase 2) will be served by a community well and are less than 40,000 sf. Parcels are located south of Big Lake and north of W. Susitna Parkway. Access will be from dedicated interior streets from W. Susitna Parkway and S. Corkey Boulevard; lying within the SW ¼ Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Geotechnical Report  
Topographic Mapping & As-Built  
Useable Area Grading Plan and & Drainage, Pre & Post Grading  
Plan & Profile  
Average Daily Traffic (ADT) Calculations  
Community Water System Diagram

**EXHIBIT A** – 4 pgs  
**EXHIBIT B** – 24 pgs  
**EXHIBIT C** – 3 pgs  
**EXHIBIT D** – 4 pgs  
**EXHIBIT E** – 9 pgs  
**EXHIBIT F** – 2 pgs  
**EXHIBIT G** – 1 pg

**AGENCY COMMENTS**

Department of Public Works Pre-Design Division  
Utilities  
Public

**EXHIBIT H** – 1 pg  
**EXHIBIT I** – 3 pgs  
**EXHIBIT J** – 2 pgs

**DISCUSSION:** Thirty-eight lots will be created by a four-phase Master Plan. Access will be from an extension of S. Corkey Boulevard for Lots 1-23. Access for 24-38 will be from a new dedicated right-of-way with cul-de-sacs on each end. Lots 25 and 26 are side-by side 30' wide flat poles; the pole portion will be overlaid with a Common Access Easement; Lots 33-35 are also 30' wide side-by-side flag lots; those pole portions will also be overlaid with a Common Access Easement. All streets to be constructed to Borough residential street standards (see **Recommendation #5**). Plan and Profile of proposed streets is at **Exhibit E**. Average Daily Traffic (ADT) Calculations are at **Exhibit F**.

Lots 1-23 will be served by a community water system. Community Water System Diagram is at **Exhibit G**. Community water system is required to be constructed and approved by ADEC. Proposed Lot 10 will house the community well. Pursuant to MSB 43.15.049(I) "Prior to final plat recordation, State of Alaska Department of Environmental Conservation (ADEC) review and approval are required for community or municipal water supply systems (certificate to operate, if required by ADEC). As-builts or record drawings for any community water systems installed are required. Wells used for community shall be shown with their protective well radius. Protective well radii extending more than 125' on adjoining property are prohibited unless an easement is obtained; or that portion of the adjoining property that is inside the well radius and beyond 125' is deemed unusable for septic area" (see **Recommendation #6**).

**Soils Report: (Exhibit B)** A soils report was submitted, pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, Hanson Land Solutions, notes that Lots 24-38 have at least 10,000 sf of useable building area. Lots 1-23 will be served by a community water system and per MSB 43.20.281(A)(2)(a) are exempt from the useable building area. All 38 lots have at least 10,000 sf of contiguous useable septic area or will have once the specified fill and regrading have been provided. Regrading plan is at **Exhibit D**. An updated soils report will be required after the regrading or recontouring of the affected lots has been done (see **Recommendation #7**). Testholes 5, 10, E, F, G, H, J, Y & Z all contained either SM or GM soils, which require sieve analysis. Copies of the sieve analysis are attached to the report. Testhole logs and testhole location map is also attached. Monitoring testhole pipes must be installed and monitored prior to placement of fill for Lots 9 & 11.

**Comments:** Department of Public Works Pre-Design Division (**Exhibit H**) recommends infiltration basins be placed outside of right-of-way in drainage easements.

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

**Public: (Exhibit J)** Curt Fesler, owner of Lot 18, Kukowski Subdivision, to the east, with access to S. Corkey Boulevard, has a concern. "Corkey Blvd will need substantial work to accommodate a subdivision with this many lots." Madonna Chaika, owner of Lot 7, Lot 28 Resubdivision on Crocker Island, dated 1958, to the north, objects: "The reason for objection is for the protection of the wildlife and the protection of the shoreline. Destablizing the shoreline with additional watercraft and numerous other uses will damage the precious ecosystem from loon habitation, fish population and current property owners' safety and security. Please do not allow Southshore Waterfront project to continue for safety and security of the current community both for people and wildlife"

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 Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, Assessments or Planning; or MEA.

**CONCLUSION:** The preliminary plat of **South Shore Waterfront Master Plan** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There was one objection to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140

Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E). A soils report was submitted, pursuant to MSB 43.20.281(A).

### **FINDINGS OF FACT**

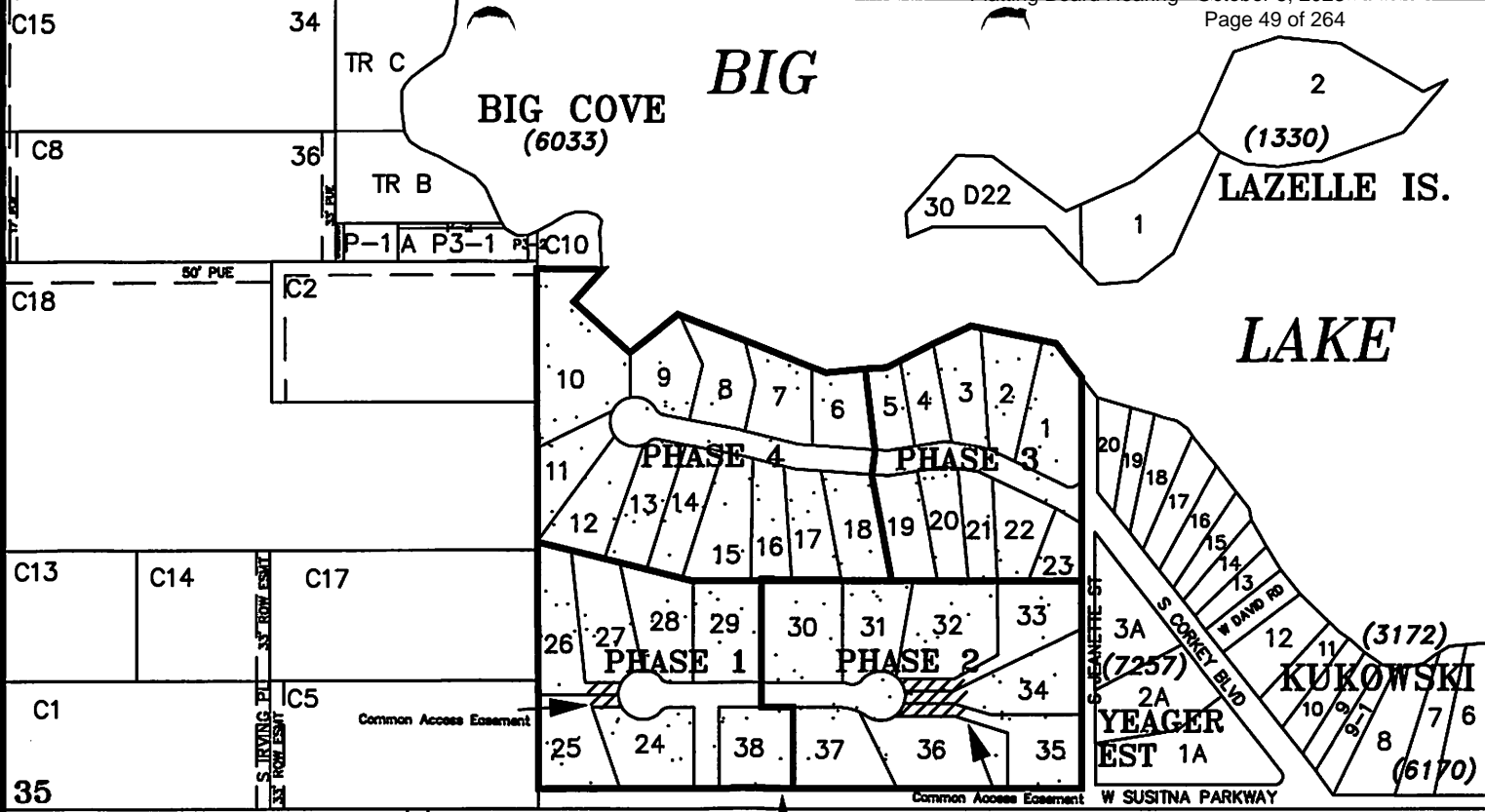
1. The plat of South Shore Waterfront Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.28(A). Recontouring of the lots will be required to provide 10,000 sf of contiguous useable septic area and an updated geotechnical report will be required.
3. All lots will have the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
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 Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, Assessments or Planning; or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There was one objection from the public in response to the Notice of Public Hearing; one concern was received.
7. Lots in Phase 1 and Phase 2 will be served by a community water system.

### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of South Shore Waterfront Master Plan, Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. For each phase plat, Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest for each phase plat.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Construct S. Corkey Boulevard, S. Rise Street and W. Run Circle and cul-de-sacs to Residential Street standard according to the 2022 Subdivision Construction Manual (SCM):
  - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
  - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
  - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
  - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
  - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
  - f) Obtain approval of street names from Platting Assistant.
6. Prior to recordation of Phase 1 and Phase 2, provide approval from ADEC for the community water system. Provide as-built or record drawing for the community water system. Provide proof that the well radii does not extend more than 125' into neighboring parcel or obtain and provide a copy of an easement or provide proof that the well radius beyond 125' is deemed unusable for septic area.

7. Provide updated soils report once regrading has been accomplished for each affected phase plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase plat.
9. Submit final phase plat in full compliance with Title 43.



**SUBJECT  
PROPERTY**

## VICINITY MAP

SOUTH SHORE WATERFRONT MASTER PLAN  
LOCATED WITHIN  
SECTION 35, T17N, R04W, SEWARD MERIDIAN,  
ALASKA  
LITTLE SUSITNA 16 MAP

**EXHIBIT A - /**

C5

PUE

LS16

GB03

LS16

Point MacKenzie

GB03

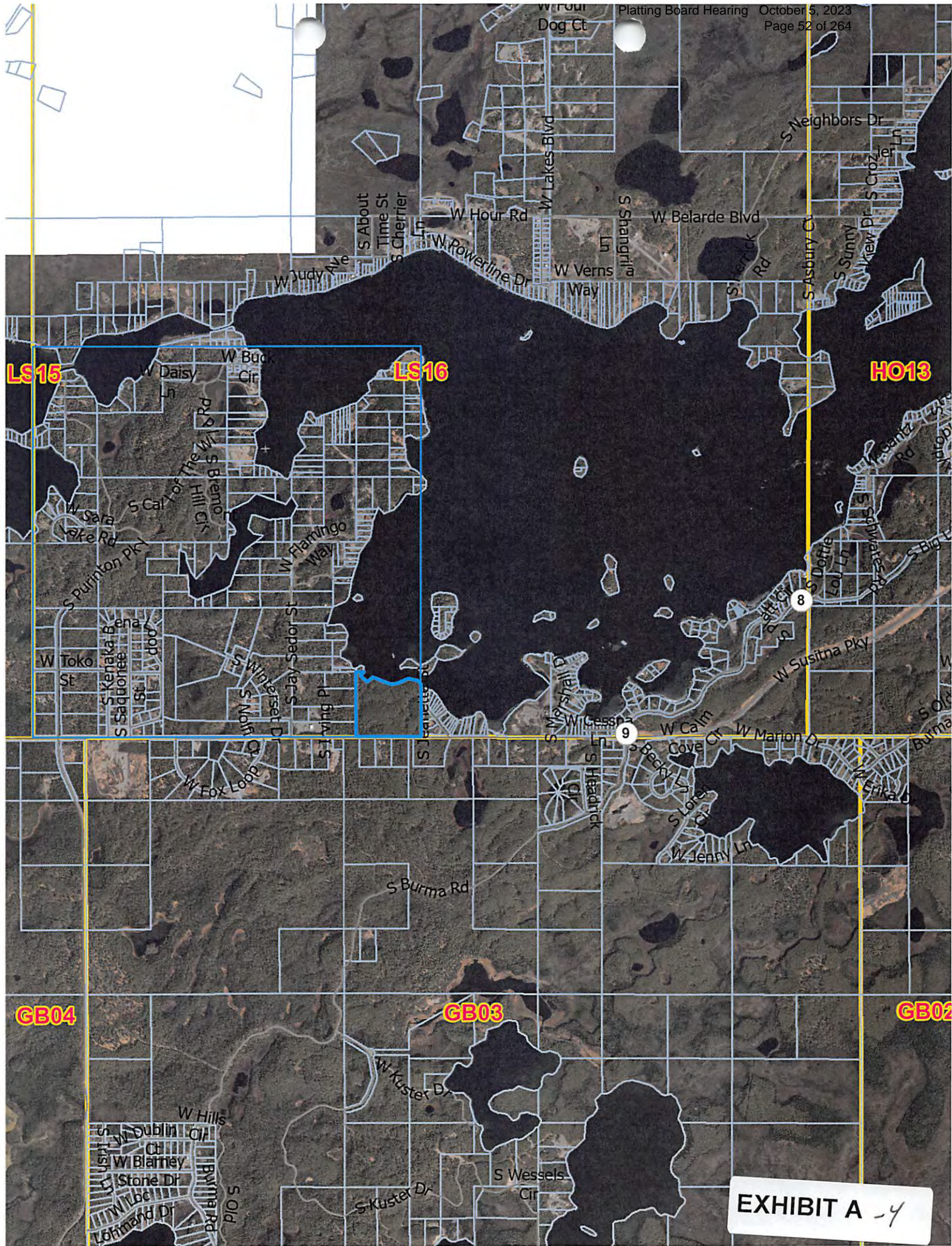


EXHIBIT A -4

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



**USEABLE AREA CERTIFICATION**

SOUTH SHORE WATERFRONT

A SUBDIVISION OF

GOV. LOT 37, SEC. 35, T.17N. R.4W. S.M., AK

RECEIVED

AUG 18 2023

**INTRODUCTION TO INVESTIGATION**

PLATTING

*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: 

Lots 1-23 are less than 40,000 sq. ft. but more than 20,000 sq ft. and will be served by a community water system
---

**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 (test holes with permafrost or impermeable layer): 

- ☐ \* Exceptions: 


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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: | K, L | (SP) TEST HOLES: | M |
- ☐ 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: | 3, 5, H, Z | (SM) TEST HOLES: | 10, E, F, G, J, Y |
|------------------|------------|------------------|-------------------|
- ☐ 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:
- |   |             |        |
|---|-------------|--------|
| <input checked="" type="checkbox"/> Monitoring Test Hole pipes must be installed and monitored prior to placement of fill | LOTS:       | 9 & 11 |
| <input type="checkbox"/> 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: 6,9,11,24,35,38  
Monitoring tubes must be installed on each lot prior to fill placement for certifying fill coverages
- ☐ 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: 1,3,6,7,8,10,12,14,15,17,18,19, 21,22, 23, 26,27,28,29,33,34,36

*I have assessed the land of the proposed subdivision in light of MSB Title 43.20.281. The foregoing parameters have directed my investigation. My conclusions are as follows:*

- 1. Lots 24-38 have at least 10,000 square feet of "Useable Building Area"*
- 2. Lots 1-23 will be served by a Community Water System and per MSB 43.20.281(A)(2)(a) are therefore exempt from the "Useable Building Area" requirement*
- 3. All 38 lots have at least 10,000 square feet of "Contiguous Useable Septic Area" or will have once the specified Fill and Re-Grading have been provided.*

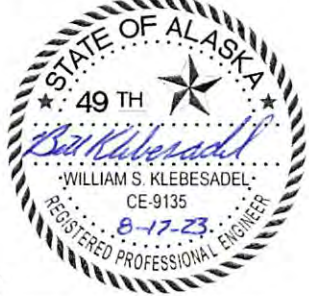
*William Klebesadel*  
WILLIAM KLEBESADEL P.E.  
Professional Engineer



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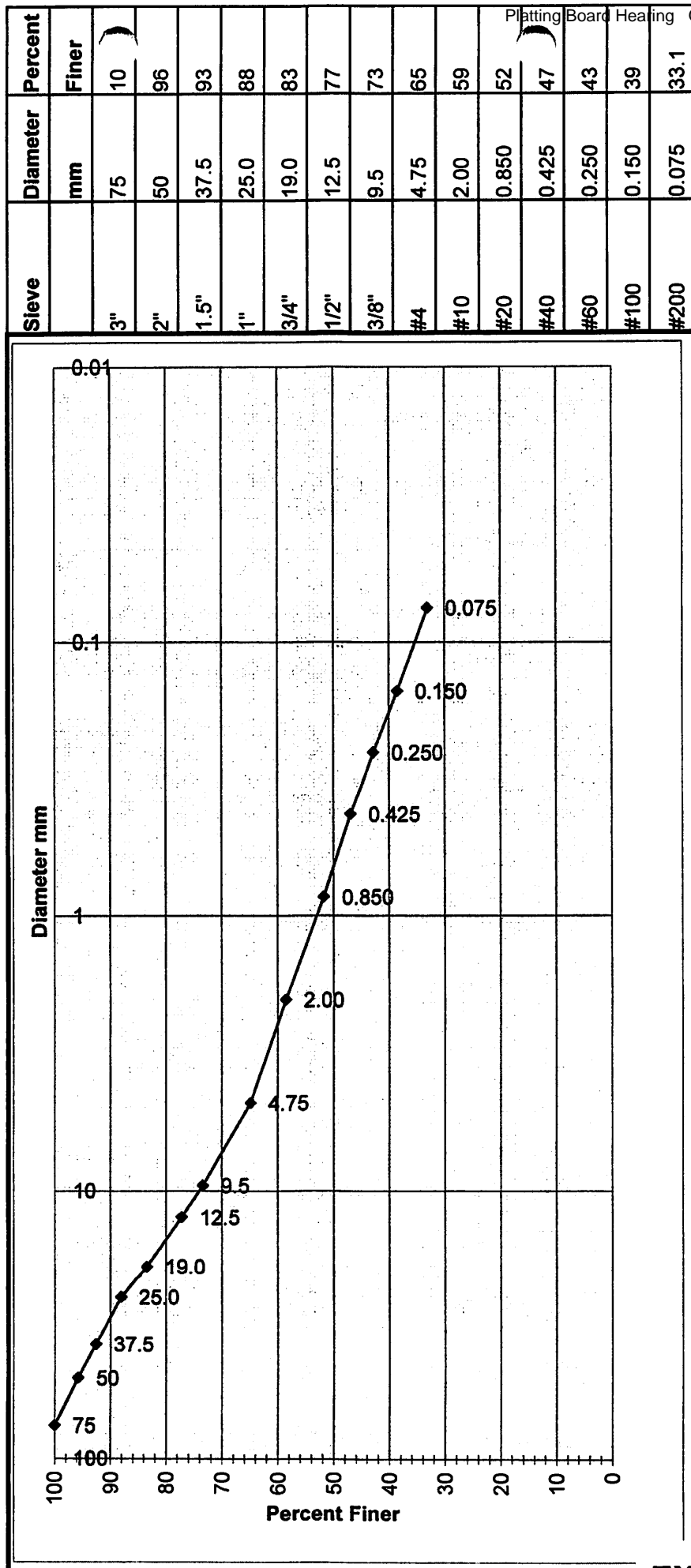
**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel:	SOUTH SHORE WATERFRONT	TEST HOLE NO.	Date:	6/14/23; 08/03/23
Insp. By:	PIONEER	5	Job #	23-133

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# HANSEN ENGINEERING, INC.

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



October 5, 2023  
Page 56 of 264

**Date**                      **6/21/2023**  
**Sample Date:** **6/16/2023**  
**Proj. no:**                **23040**

**Soil Description:** Silty Gravel with Sand

**Unified Classification:** GM


Client: **Hanson Land Solutions**  
 Project: **South Shore Waterfront**  
 Sample Location: **Test Hole 5**

**EXHIBIT B - 4**

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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

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Proj. no: 23040

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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel:	SOUTH SHORE WATERFRONT	TEST HOLE NO.	Date:	06/14/23
Insp. By:	PIONEER	F	Job #	23-133

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP	
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached	
2ft				
3ft				
4ft				
5ft				
6ft				
7ft	SP-SM	POORLY-GRADED SANDS, GRAVELLY SANDS, MODERATE FINES, SILTY SANDS, SAND-SILT MIXTURES		
8ft				
9ft				
10ft				
11ft				
12ft				
13ft				
14ft				
15ft				
16ft				
17ft				
18ft				
19ft				
20ft				

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):  
Test Run Between: \_\_\_\_\_ ft and \_\_\_\_\_ ft Deep



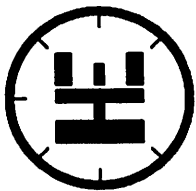
COMMENTS:

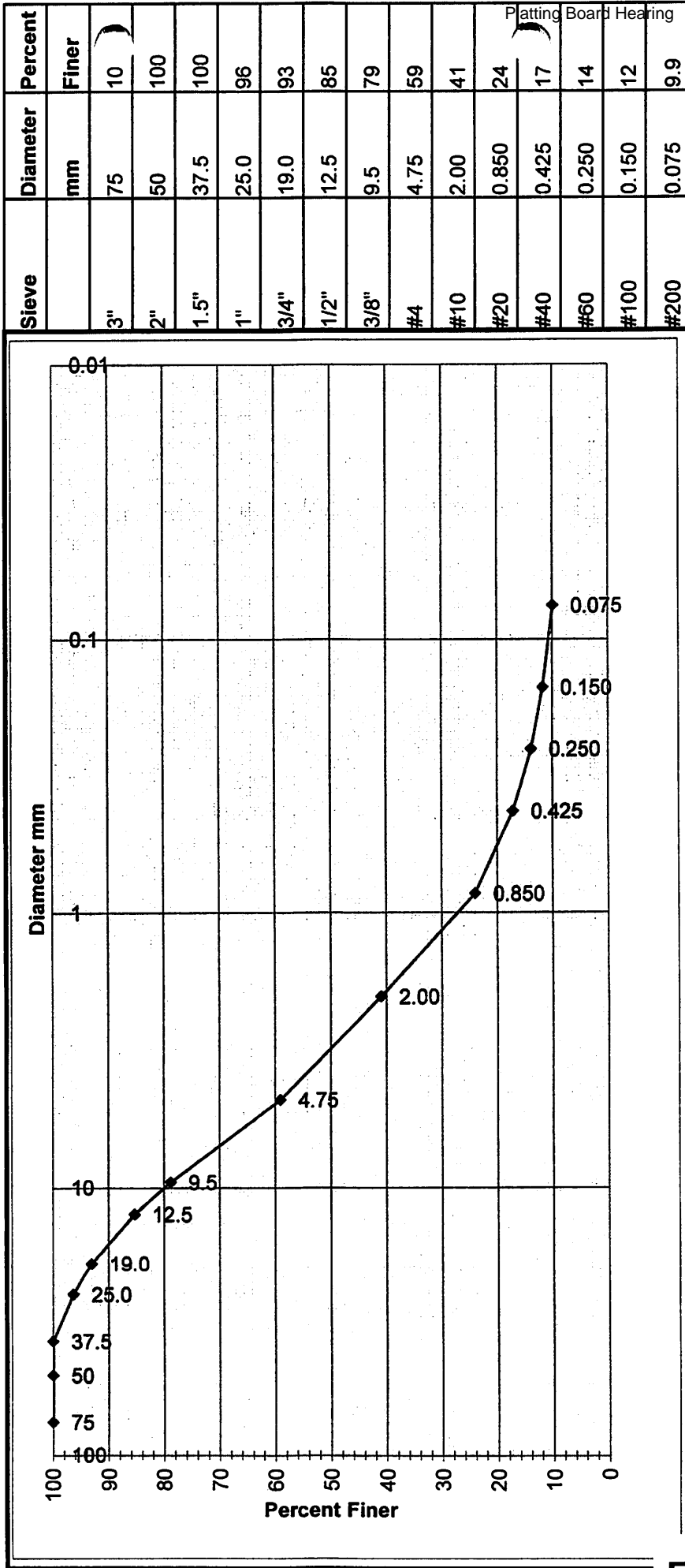
WATER LEVEL MONITORING	
Date	WATER LEVEL

Depth	
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?



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



**EXHIBIT B** 10

October 5, 2023  
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Soil Description: Poorly Graded Sand with Silt and Gravel

Date: 6/21/2023  
Sample Date: 6/16/2023  
Proj. no: 23040  
C<sub>u</sub>= 64  
C<sub>c</sub>= 3.5

Hanson Land Solutions

South Shore Waterfront

Sample Location: Test Hole F

Unified Classification: SP-SM

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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel:	SOUTH SHORE WATERFRONT	TEST HOLE NO.	Date:	06/14/23
Insp. By:	PIONEER	G	Job #	23-133

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft	SP-SM	POORLY-GRADED SANDS, GRAVELLY SANDS, MODERATE FINES, SILTY SANDS, SAND-SILT MIXTURES						
4ft								
5ft								
6ft								
7ft								
8ft	SM	SILTY SANDS, SAND-SILT MIXTURES						
9ft								
10ft								
11ft								
12ft								
13ft								
14ft								
15ft								
16ft								
17ft								
18ft								
19ft								
20ft								

**PERCOLATION TEST**

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):  
Test Run Between:      ft      and      ft Deep

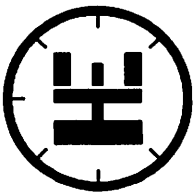


COMMENTS:

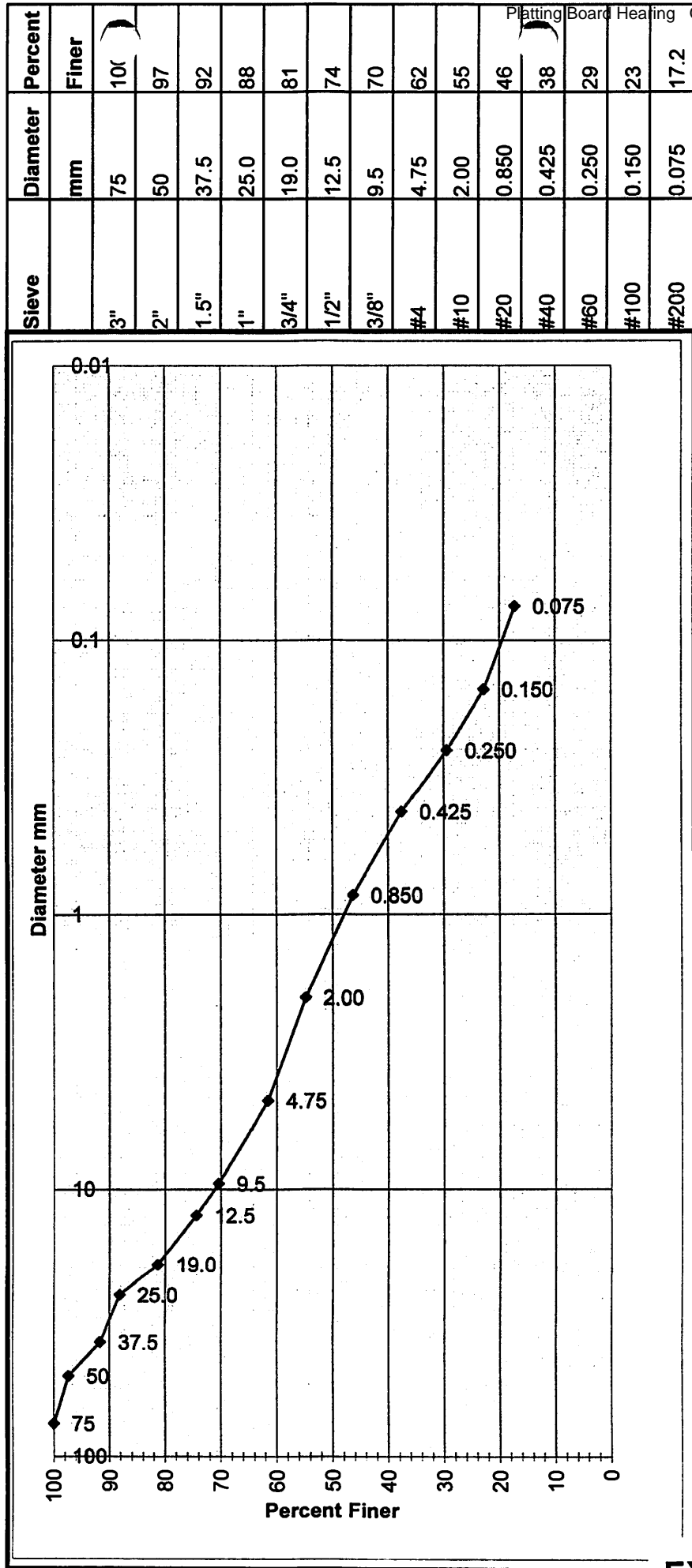
Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

**WATER LEVEL MONITORING**

Date	WATER LEVEL



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



Date: 6/21/2023  
Sample Date: 6/16/2023  
Proj. no: 23040

Soil Description: Silty Sand with Gravel  
Unified Classification: SM

Client: Hanson Land Solutions  
Project: South Shore Waterfront  
Sample Location: Test Hole G

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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel:	SOUTH SHORE WATERFRONT	TEST HOLE NO.	Date:	06/14/23
Insp. By:	PIONEER	H	Job #	23-133

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft	SW-GW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES - WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.						
5ft								
6ft								
7ft								
8ft								
9ft	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES						
10ft								
11ft								
12ft								
13ft								
14ft								
15ft								
16ft								
17ft								
18ft								
19ft								
20ft								
Depth								
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?						

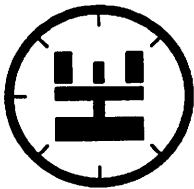
PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.): \_\_\_\_\_  
 Test Run Between: \_\_\_\_\_ ft and \_\_\_\_\_ ft Deep

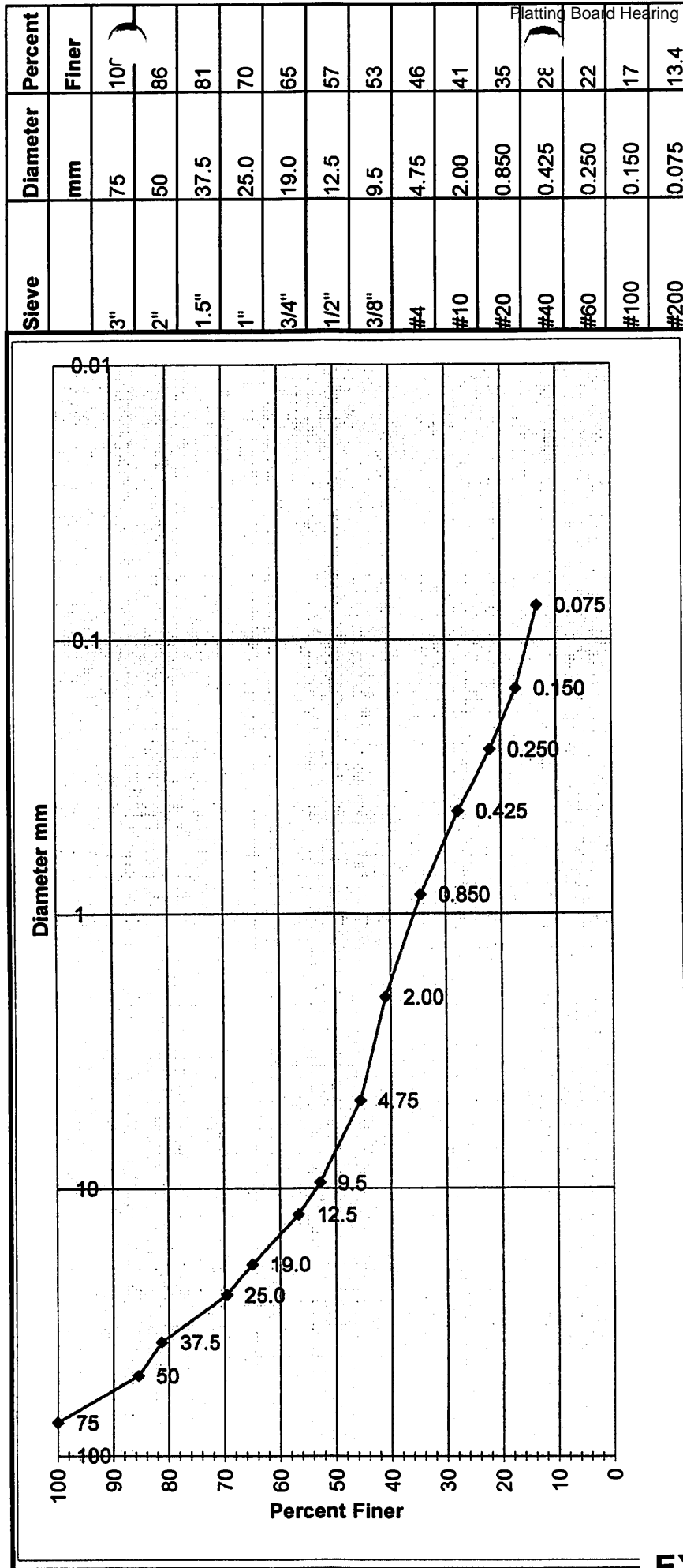


COMMENTS: \_\_\_\_\_

WATER LEVEL MONITORING	
Date	WATER LEVEL



**HANSEN ENGINEERING, INC.**  
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e-mail: mhpe@mtaonline.net



October 5, 2023  
Page 66 of 264

Date: 6/21/2023  
Sample Date: 6/16/2023  
Proj. no: 23040

Soil Description: Silty Gravel with Sand  
Unified Classification: GM

Sample Location: Test Hole H

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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel:	SOUTH SHORE WATERFRONT	TEST HOLE NO.	Date:	06/15/23
Insp. By:	PIONEER	J	Job #	23-133

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft								
5ft	SM	SILTY SANDS, SAND-SILT MIXTURES						
6ft								
7ft								
8ft								
9ft	SM	SILTY SANDS, SAND-SILT MIXTURES						
10ft								
11ft								
12ft								
13ft								
14ft								
15ft								
16ft								
17ft								
18ft								
19ft								
20ft								

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep

STATE OF ALASKA

49 TH

Bill Klebesadel

WILLIAM S. KLEBESADEL

CE-9135

8-1-23

REGISTERED PROFESSIONAL ENGINEER

COMMENTS:

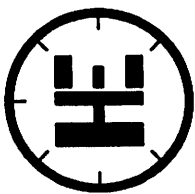
Perc. Hole Diam. (in.):  
Test Run Between:  
ft and ft Deep



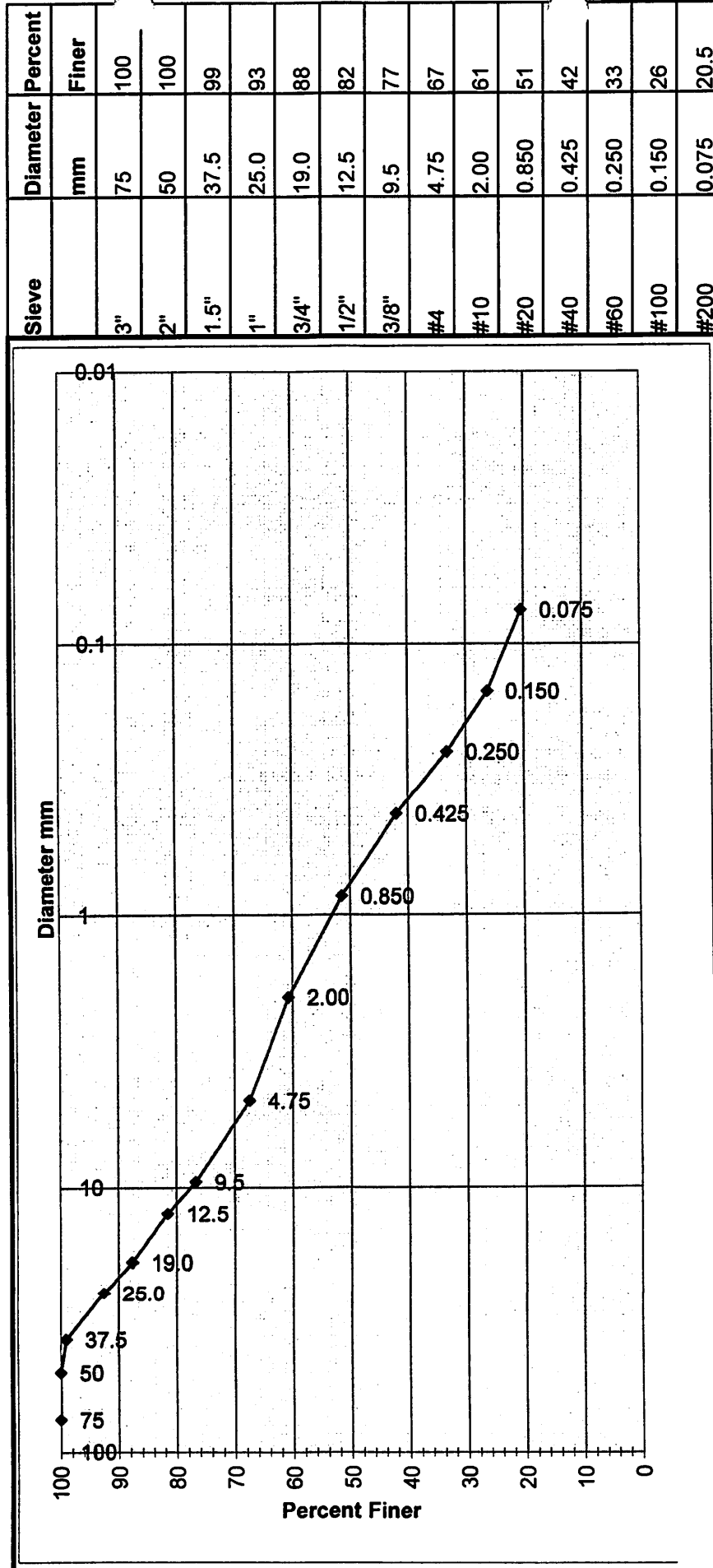
COMMENTS:

Depth	
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?

WATER LEVEL MONITORING	
Date	WATER LEVEL



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



Client: Hanson Land Solutions  
Project: South Shore Waterfront  
Sample Location: Test Hole J  
Soil Description: Silty Sand with Gravel  
Unified Classification: SM

Date: 6/21/2023  
Sample Date: 6/16/2023  
Proj. no: 23040

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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**


Parcel:	SOUTH SHORE WATERFRONT	TEST HOLE NO.	Date:	06/15/23
Insp. By:	PIONEER	K	Job #	23-133

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP	
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached	
2ft				
3ft				
4ft				
5ft				
6ft				
7ft	SW-GW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES - WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.		
8ft				
9ft				
10ft				
11ft				
12ft				
13ft				
14ft				
15ft				
16ft				
17ft				
18ft				
19ft				
20ft				

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.): \_\_\_\_\_  
Test Run Between: \_\_\_\_\_ ft and \_\_\_\_\_ ft Deep



COMMENTS: \_\_\_\_\_

WATER LEVEL MONITORING	
Date	WATER LEVEL

Depth	
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?

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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**


Parcel:	SOUTH SHORE WATERFRONT	TEST HOLE NO.	Date:	06/15/23
Insp. By:	PIONEER	L	Job #	23-133

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																					
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305 E. Fireweed Ave. Palmer, AK 99645

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel:	SOUTH SHORE WATERFRONT	TEST HOLE NO.	Date:	06/15/23
Insp. By:	PIONEER	M	Job #	23-133

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft								
5ft								
6ft	SP-GP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES - POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	PERCOLATION TEST					
7ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
8ft			1					
9ft			2					
10ft			3					
11ft			4					
12ft			5					
			6					
			7					
			8					
			9					
			10					
	11							
	12							
13ft			Perc. Hole Diam. (in.):					
14ft			Test Run Between:					
15ft			ft and ft Deep					
16ft								
17ft			COMMENTS:					
18ft								
19ft								
20ft								

Depth	
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?

WATER LEVEL MONITORING	
Date	WATER LEVEL

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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel:	SOUTH SHORE WATERFRONT	TEST HOLE NO.	Date:	06/14/23
Insp. By:	PIONEER	Y	Job #	23-133

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP	
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached	
2ft				
3ft				
4ft				
5ft				
6ft				
7ft	SM	SILTY SANDS, SAND-SILT MIXTURES		
8ft				
9ft				
10ft				
11ft				
12ft				
13ft				
14ft				
15ft				
16ft				
17ft				
18ft				
19ft				
20ft				

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
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12					

Perc. Hole Diam. (in.): \_\_\_\_\_  
 Test Run Between: \_\_\_\_\_  
 ft and \_\_\_\_\_ ft Deep



COMMENTS: \_\_\_\_\_

WATER LEVEL MONITORING	
Date	WATER LEVEL

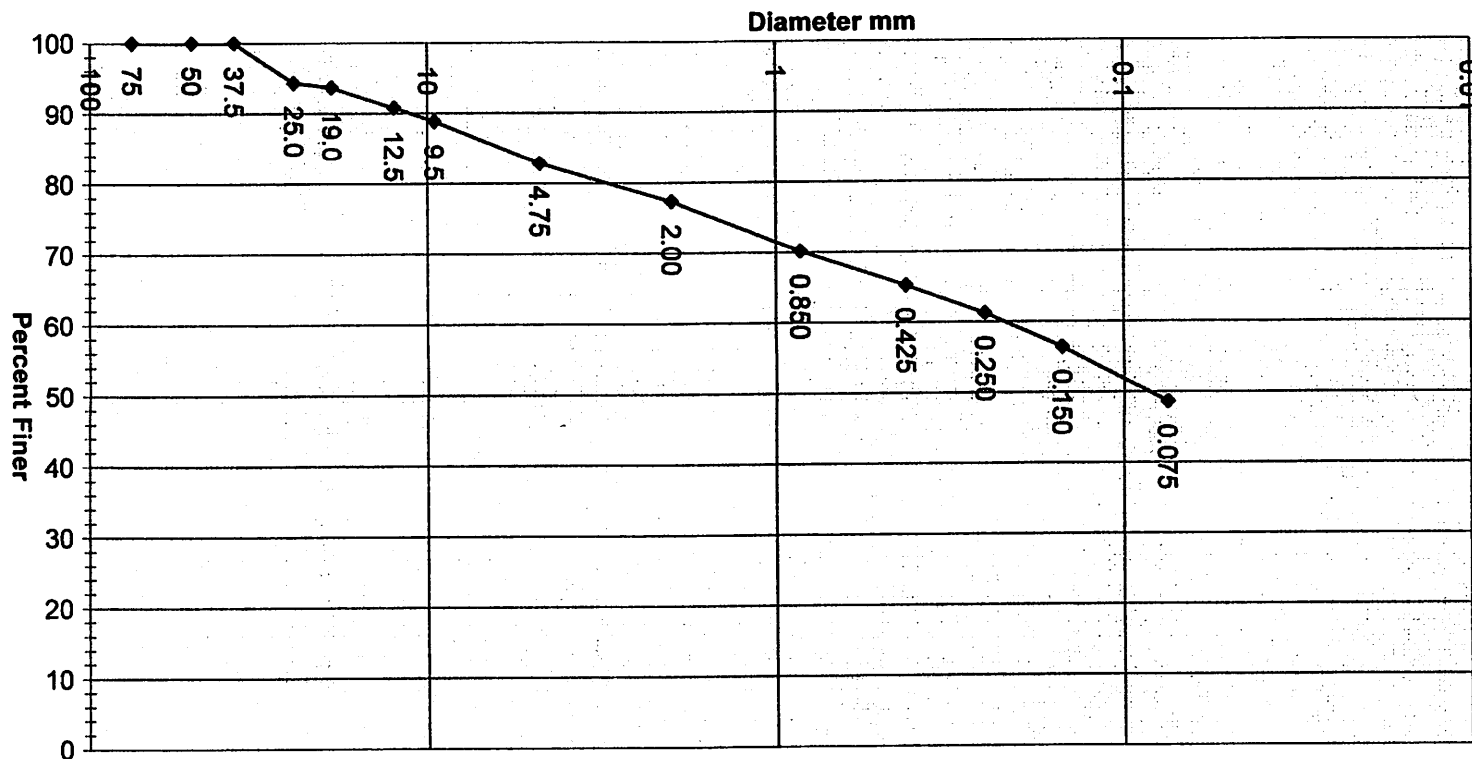
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# HANSEN ENGINEERING, INC.

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

Platting Board Hearing October 5, 2023  
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Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	94
3/4"	19.0	94
1/2"	12.5	91
3/8"	9.5	89
#4	4.75	83
#10	2.00	77
#20	0.850	70
#40	0.425	65
#60	0.250	61
#100	0.150	56
#200	0.075	48.6

Client: Hanson Land Solutions  
Project: South Shore Waterfront  
Sample Location: Test Hole Y

Soil Description: Silty Sand with Gravel  
Unified Classification: SM

Date: 6/21/2023  
Sample Date: 6/16/2023  
Proj. no: 23040

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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel:	SOUTH SHORE WATERFRONT	TEST HOLE NO.	Date:	06/14/23
Insp. By:	PIONEER	Z	Job #	23-133

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP	
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached	
2ft				
3ft				
4ft				
5ft				
6ft				
7ft	GP-GM	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, MODERATE FINES, SILTY SANDS, SAND-SILT MIXTURES		
8ft				
9ft				
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17ft				
18ft				
19ft				
20ft				


  

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
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10					
11					
12					

Perc. Hole Diam. (in.):  
Test Run Between: \_\_\_\_\_ ft and \_\_\_\_\_ ft Deep



COMMENTS:

WATER LEVEL MONITORING	
Date	WATER LEVEL

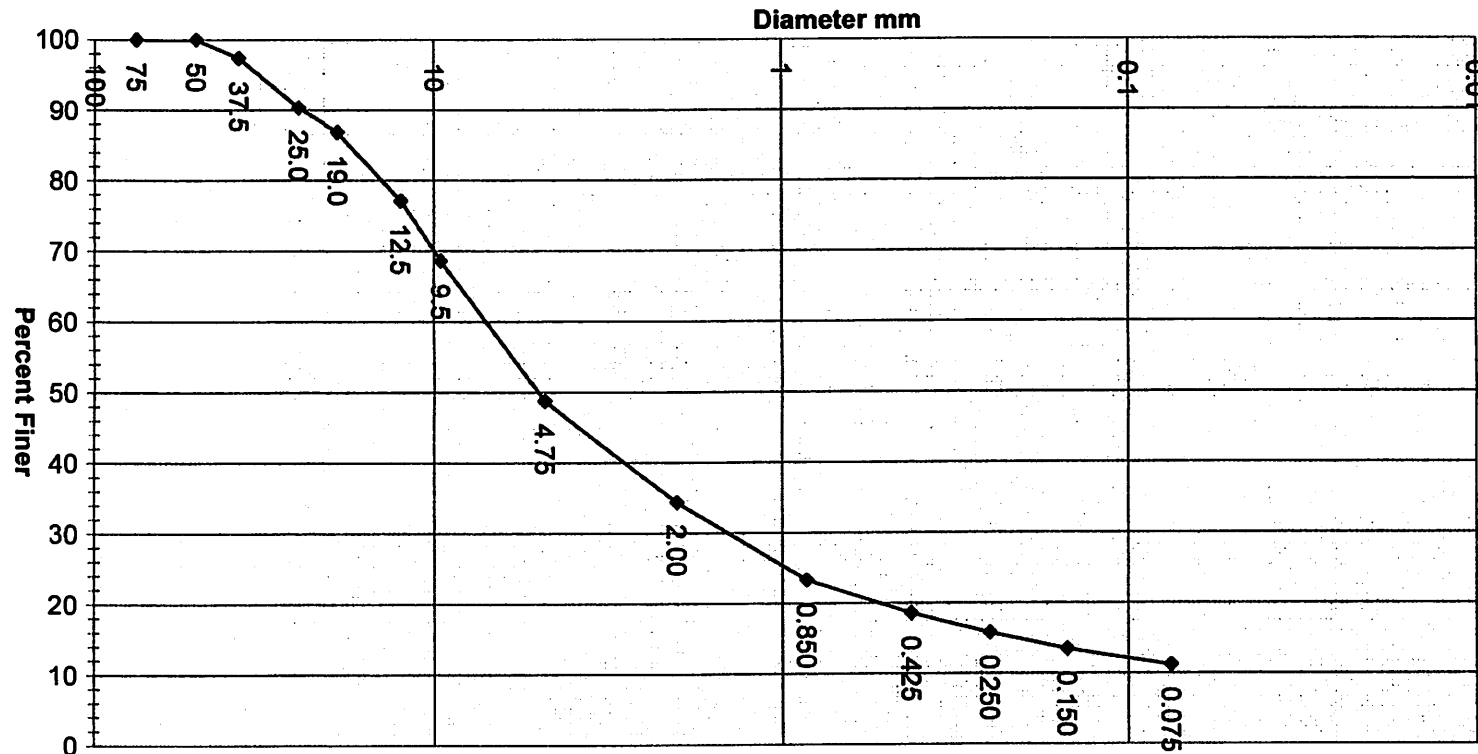
Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
No	Monitor Tube Installed?



# HANSEN ENGINEERING, INC.

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

Platting Board Hearing October 5, 2023  
Page 75 of 264



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	97
1"	25.0	90
3/4"	19.0	87
1/2"	12.5	77
3/8"	9.5	69
#4	4.75	49
#10	2.00	34
#20	0.850	23
#40	0.425	19
#60	0.250	16
#100	0.150	13
#200	0.075	11.2

Client: Hanson Land Solutions

Soil Description: Poorly Graded Gravel with Silt and Sand

Location: South Shore Waterfront

Unified Classification: GP-GM

Test Location: Test Hole Z

Date: 6/21/2023

$C_u = 134$  Sample Date: 6/16/2023

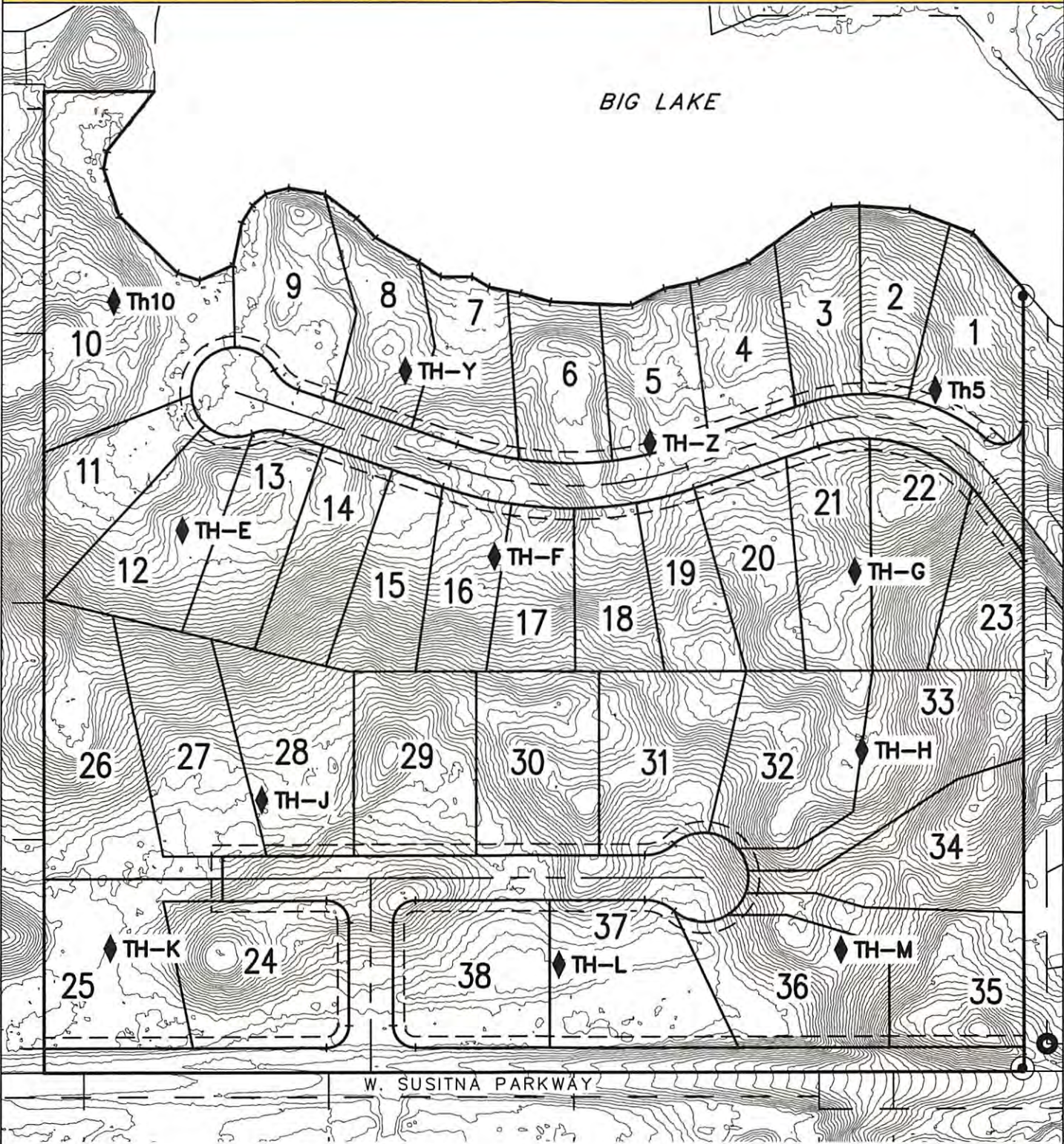
$C_c = 5.5$  Proj. no: 23040

**HANSON LAND SOLUTIONS**

*SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES*

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

**TEST HOLE LOCATION EXHIBIT MAP**



**LEGEND**

◆ TEST HOLE

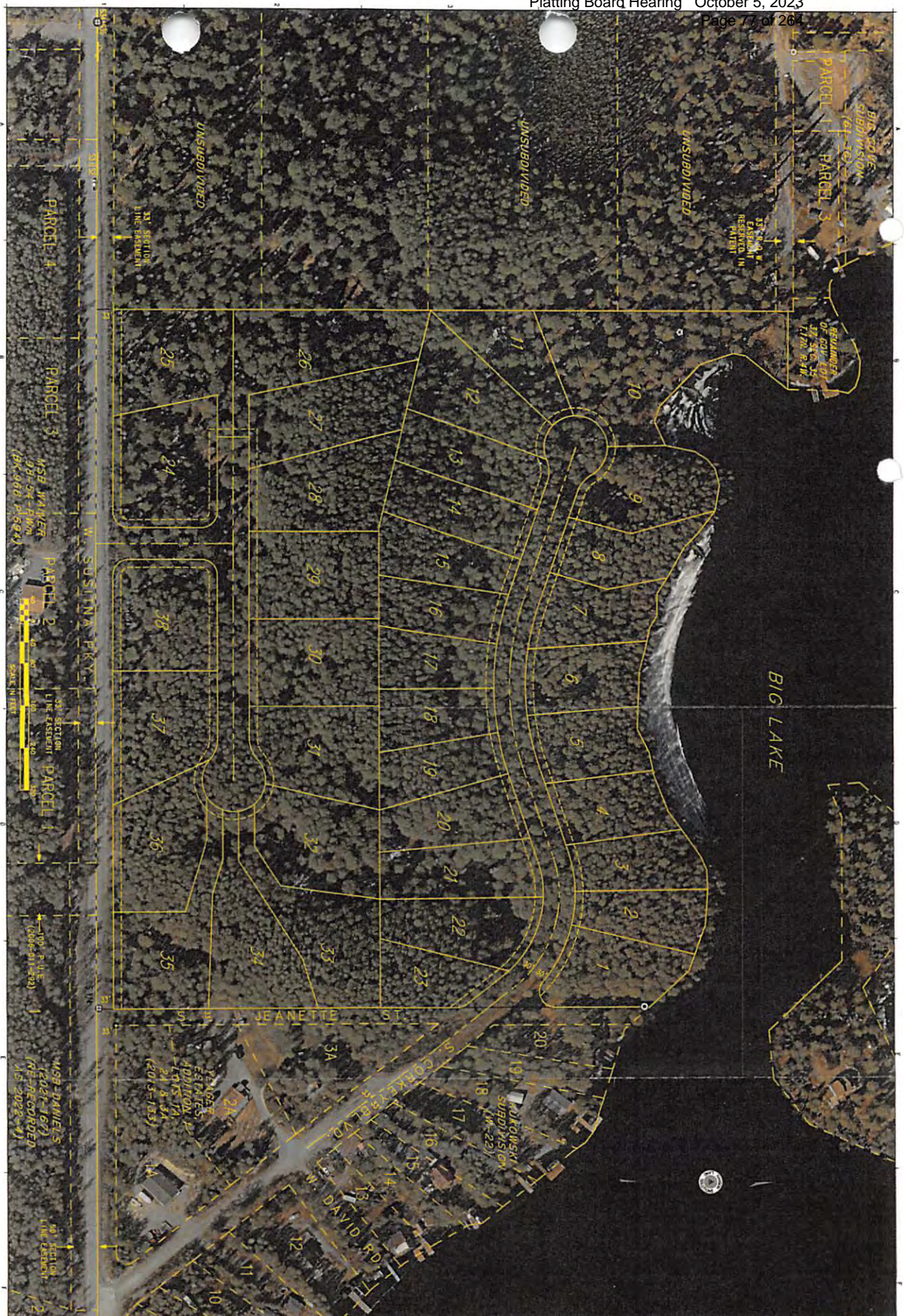
**SOUTH SHORE WATERFRONT**

FILE: 23-133    DRAWN: SDN    08/04/23

**EXHIBIT A**

Page 1 of 1

**EXHIBIT B** -24



SHEET 1 OF 3  
 REFERENCE  
 NUMBER  
 1-20  
 DATE  
 08-22-23  
 DESIGN  
 DRAWN BY: SON  
 CHECKED: CEH  
 REVISION DATE:  
 08-22-23

BIG LAKE, ALASKA  
 SOUTH SHORE WATERFRONT  
 SITE PLAN - EXISTING CONDITIONS  
 PROJECT OVERVIEW

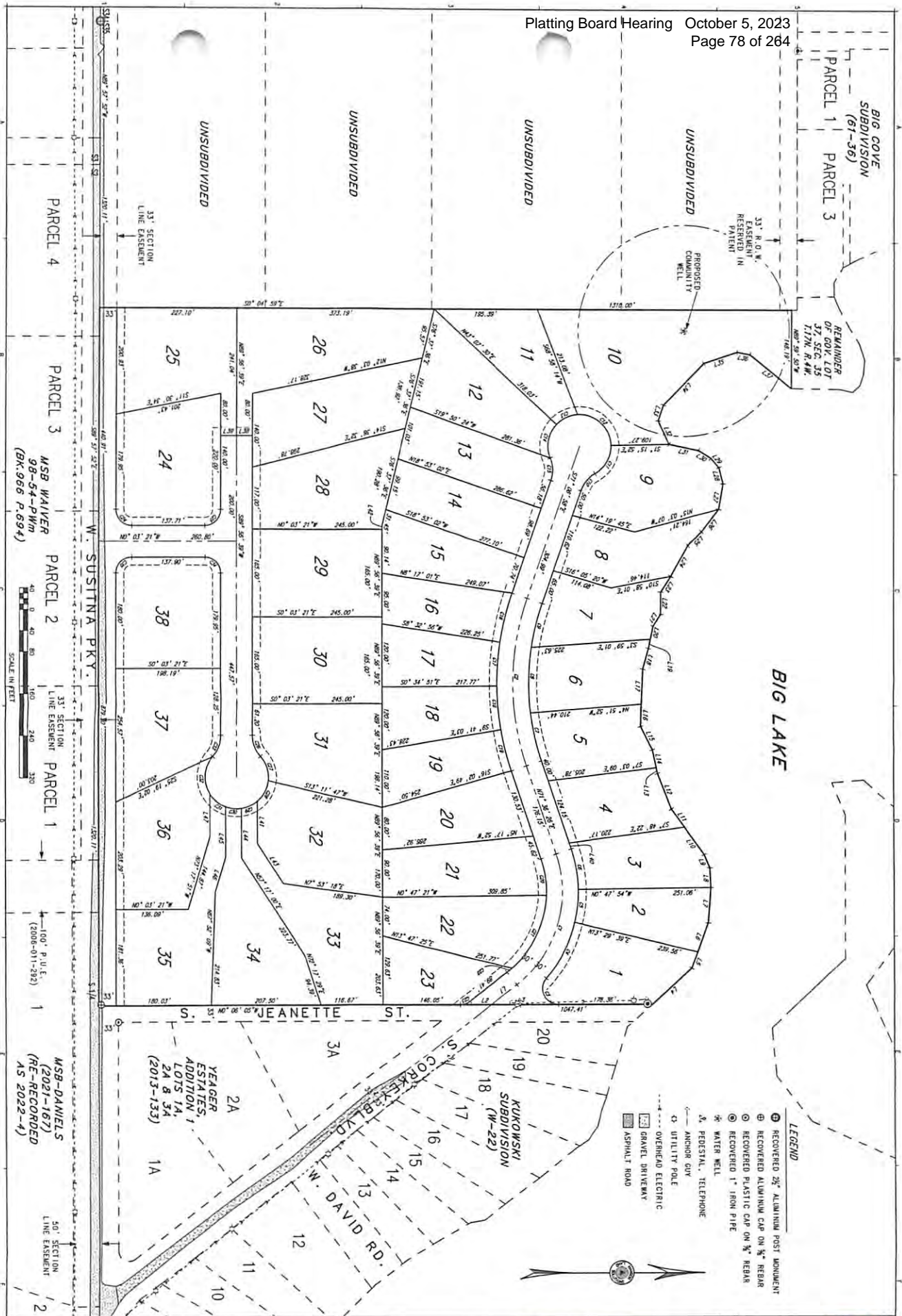
NOTES  
 1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA, OF THE MATANOKA SUSTAINABLE BROOKHILL IMAGERY, PROJECT OF 2022.  
 2. THE HORIZONTAL DATUM IS NAD83 (GEOID 1985) DATUM.

RECEIVED  
 AUG 08 2023



PLATTING

EXHIBIT C



PARCEL 4

PARCEL 3

MSB-WAIVER  
98-54-P.W.M.  
(BK.966 P.694)

PARCEL 2

33' SECTION  
L.I.N.E. EASEMENT

PARCEL 1

100' P.U.E.  
(2008-011-232)

MSB-DANIELS  
(2021-187)  
(RE-RECORDED  
AS 2022-4)

50' SECTION  
L.I.N.E. EASEMENT

2

REFERENCE  
NUMBER:  
V-2/1

2

2

BIG LAKE, ALASKA  
SOUTH SHORE WATERFRONT  
SITE PLAN - EXISTING CONDITIONS  
PLANIMETRY-AB

NOTES  
1. THIS FIELD SURVEY WAS CONDUCTED ON AUGUST 1, 2021. ALL MONUMENTS HAVE BEEN FOUND IN SET AS DESCRIBED HEREIN.  
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE EAST BY BEARINGS.

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AUG 08 2023  
PLATTING



EXHIBIT C





BIG LAKE, ALASKA  
SOUTH SHORE WATERFRONT  
SITE PLAN - EXISTING CONDITIONS  
TOPOGRAPHY



**LEGEND**  
 PROPOSED FILL AREA FOR SEPTIC USABLE AREA  
 PROPOSED REGRADE AREA FOR SEPTIC USABLE AREA

**RECEIVED**  
 AUG 18 2023  
**PLATTING**



- NOTES**
1. THE 2" CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSTINA BOARDSHAW LANDMANAGEMENT PROJECT OF 2010.
  2. THE HORIZONTAL DATUM IS NAD83 (CONFORMS TO 2011).
  3. THE VERTICAL DATUM IS NAVD83 (CONFORMS TO 2011).

**BIG LAKE, ALASKA**  
**SOUTH SHORE WATERFRONT**  
**SITE PLAN - EXISTING CONDITIONS**  
**USABLE AREA GRADING PLAN**

DESIGNER: CEN  
 DRAWN BY: SEN  
 CHECKED: CEN  
 SCALE: 1"=120'  
 REVISION DATE: 08-17-23  
 SHEET 2 OF 4

**EXHIBIT D - 2**



NOTES:  
1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 2' INTERVAL AND PRESENT THE DECIMATED TOP OF THE DRAINAGE (20' HFS) AND THE DITCH BACKSLOPES.  
2. THE 2' BACKSLOPES, ORIGINAL DRAINAGE, CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE NATIONAL SOIL SURVEY ENGINEERING LABORATORY, PRODUCT OF 2017/2012.  
3. THE VERTICAL DATUM IS MGS84/2011.  
4. THE HORIZONTAL DATUM IS NAD83/2011.

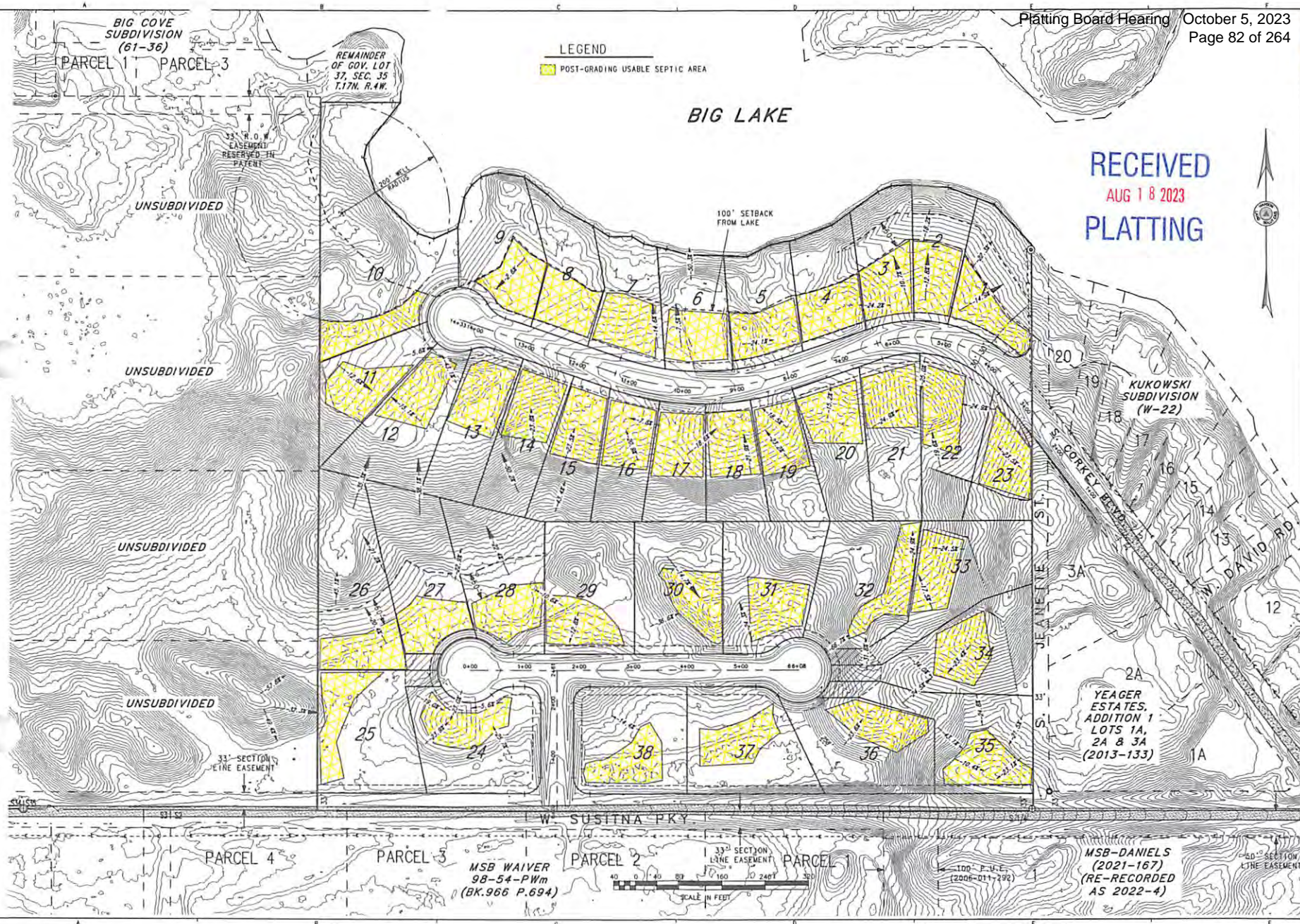
EXHIBIT D - 3

LEGEND

POST-GRADING USABLE SEPTIC AREA

BIG LAKE

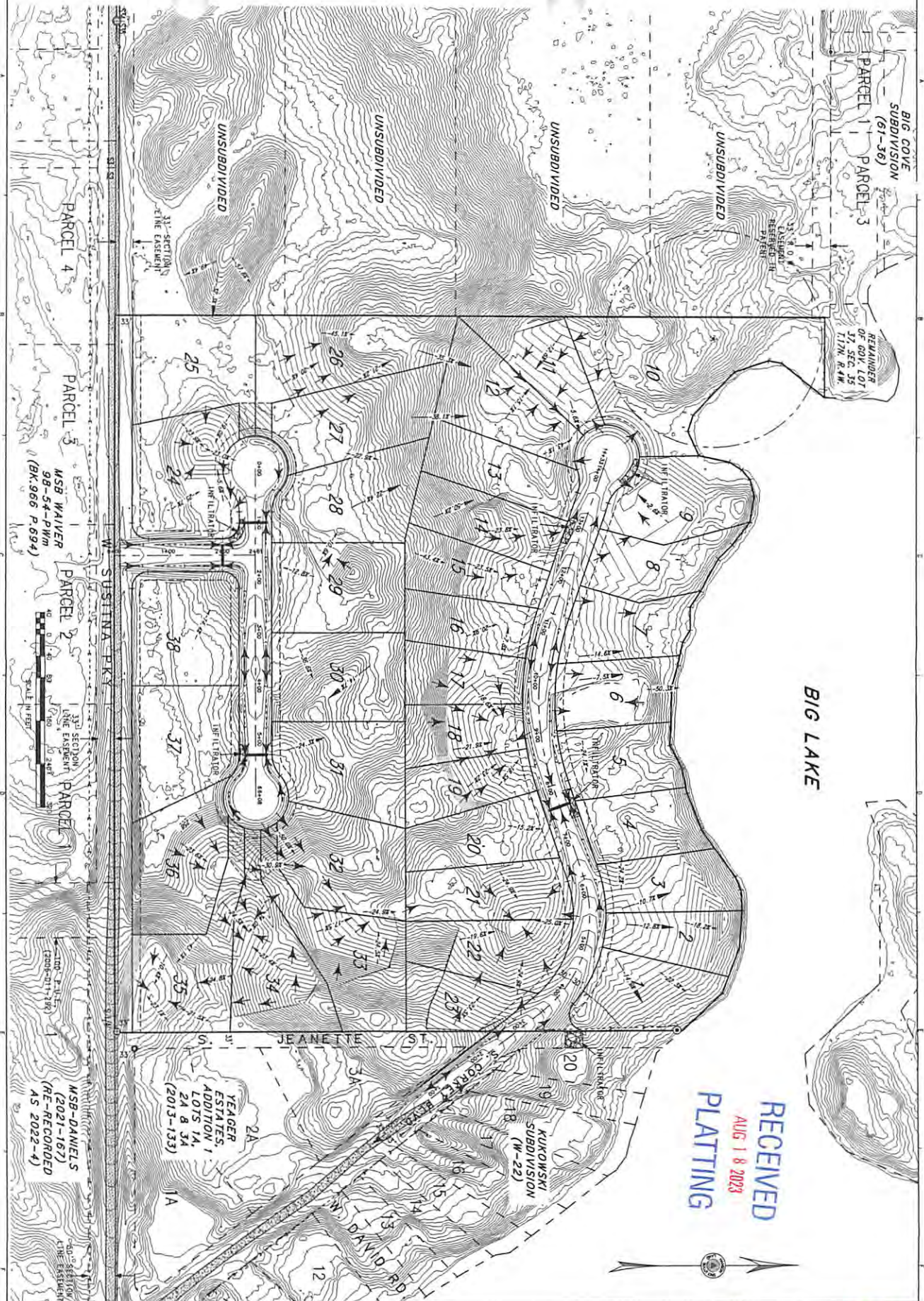
RECEIVED  
AUG 18 2023  
PLATTING



BIG LAKE, ALASKA  
SOUTH SHORE WATERFRONT  
SITE PLAN - DESIGN  
POST-GRADING USABLE AREAS

DWG #: 23-133C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE:  
1"=160'  
22x34: 1"=80'  
REVISION DATE:  
08/17/23

REFERENCE  
NUMBER:  
D-1.0  
SHEET 3 OF 4



REFERENCE  
NUMBER:  
D-10  
SHEET 4 OF 4

BIG LAKE, ALASKA  
SOUTH SHORE WATERFRONT  
SITE PLAN - DESIGN  
POST-GRADING DRAINAGE PLAN

NOTES:  
1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 2' INTERVAL AND PRESENT THE DESIGNED TOP OF THE SUBBASE (20" NFS) AND THE DITCH BACKSLOPES.  
2. THE 2' BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREIN WERE DERIVED FROM PUBLISHED DATA OF THE MATANOKA SLOTTING BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.  
3. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POINTS CONstrained WITH AN GPS SOLUTION OF A GPS STATIC OCCUPATION.  
4. THE HORIZONTAL DATUM IS NAD83(EP09 2010)

RECEIVED  
AUG 18 2023  
PLATTING

ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES  
LAND SURVEYING  
300 E. FINE  
ANCHORAGE, ALASKA 99501-1400

EXHIBIT D-4

## PLAN SET

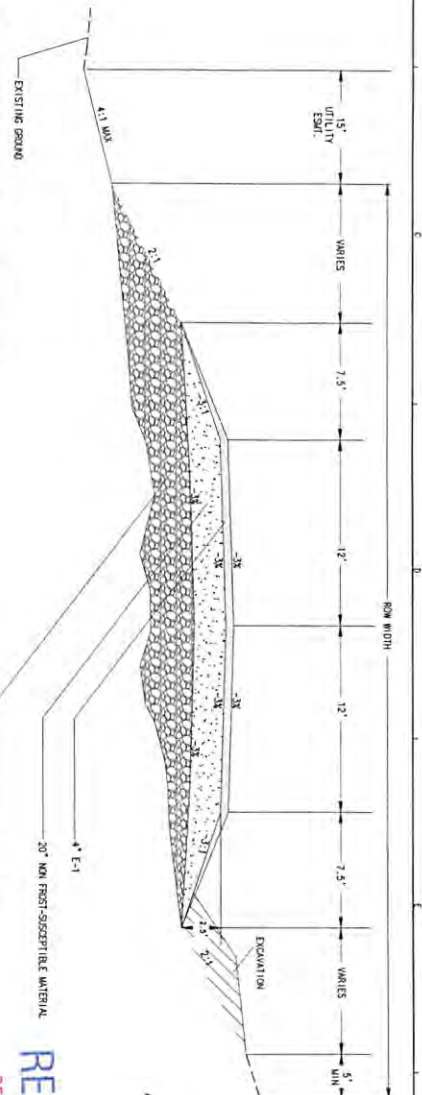
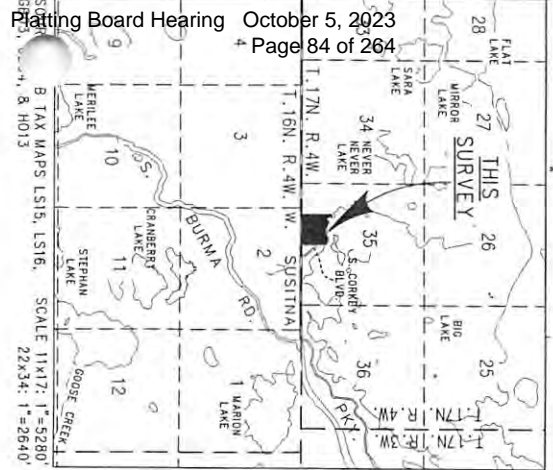
## SUBDIVISION NAME

## SHEETS

1. C-1.0 COVER SHEET
2. D-1.0 SITE PLAN DESIGN - DRAINAGE PLAN

## LEGEND

- RECOVERED MATHS MARKS CAP ON 1600 P/16  
RECOVERED PCT ALUMINIUM POST MOUNTING  
RECOVERED ALUMINIUM CAP ON N° 1645  
RECOVERED IRON PIPE  
RECOVERED PLASTIC CAP ON N° 1624  
RECOVERED N° 1614  
WASHERS PAIR  
N° 255.65\*  
N° 17 CROWN  
N° 1615 WELL  
N° 1616 BUSH  
PROJECTAL. TILTING  
N° 1617  
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N°



**BIG LAKE**

RECEIVED  
SEP 19 2023  
PLATTING

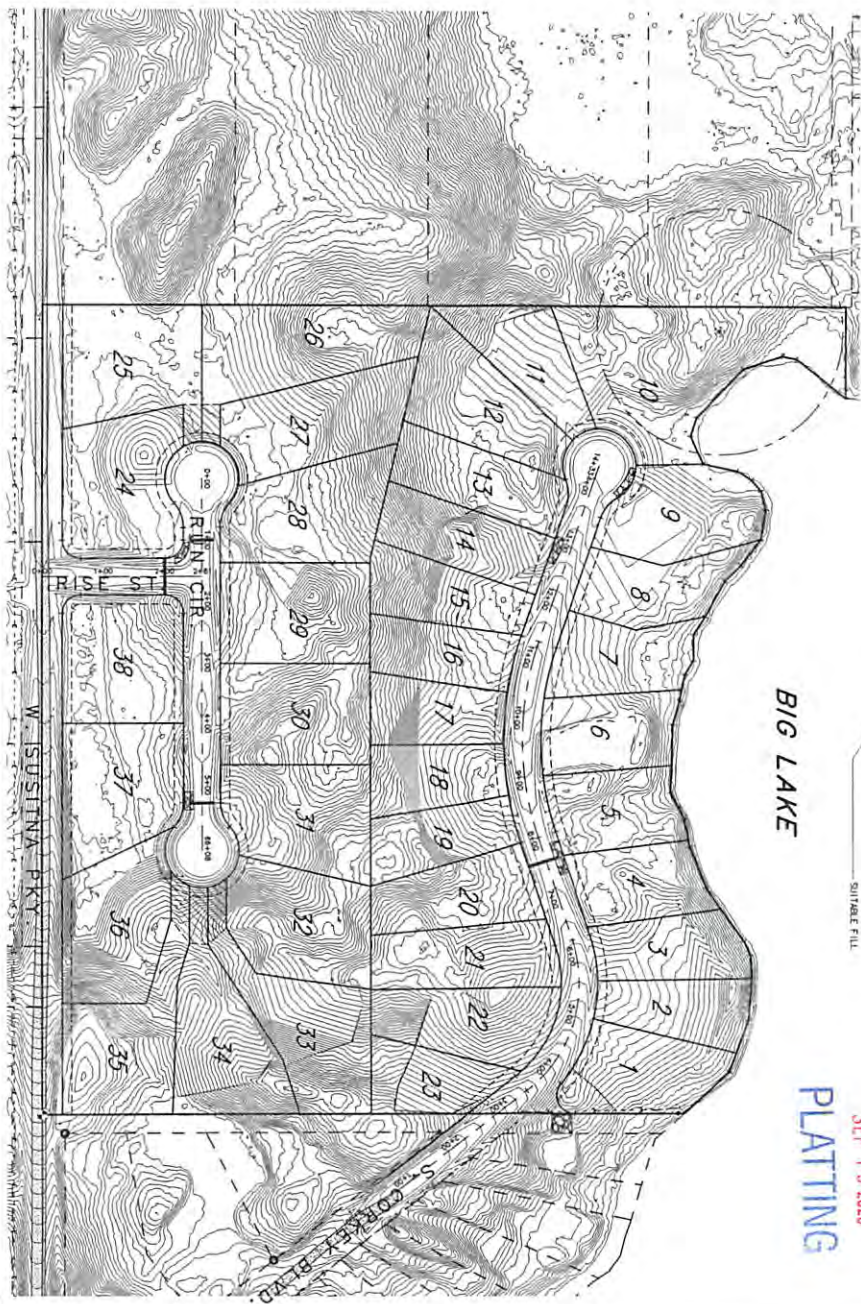


EXHIBIT E

## NOTES

1. ROAD CONSTRUCTION TO FOLLOW MSB  
SUBDIVISION CONSTRUCTION MANUAL RESIDENTIAL  
STANDARDS.

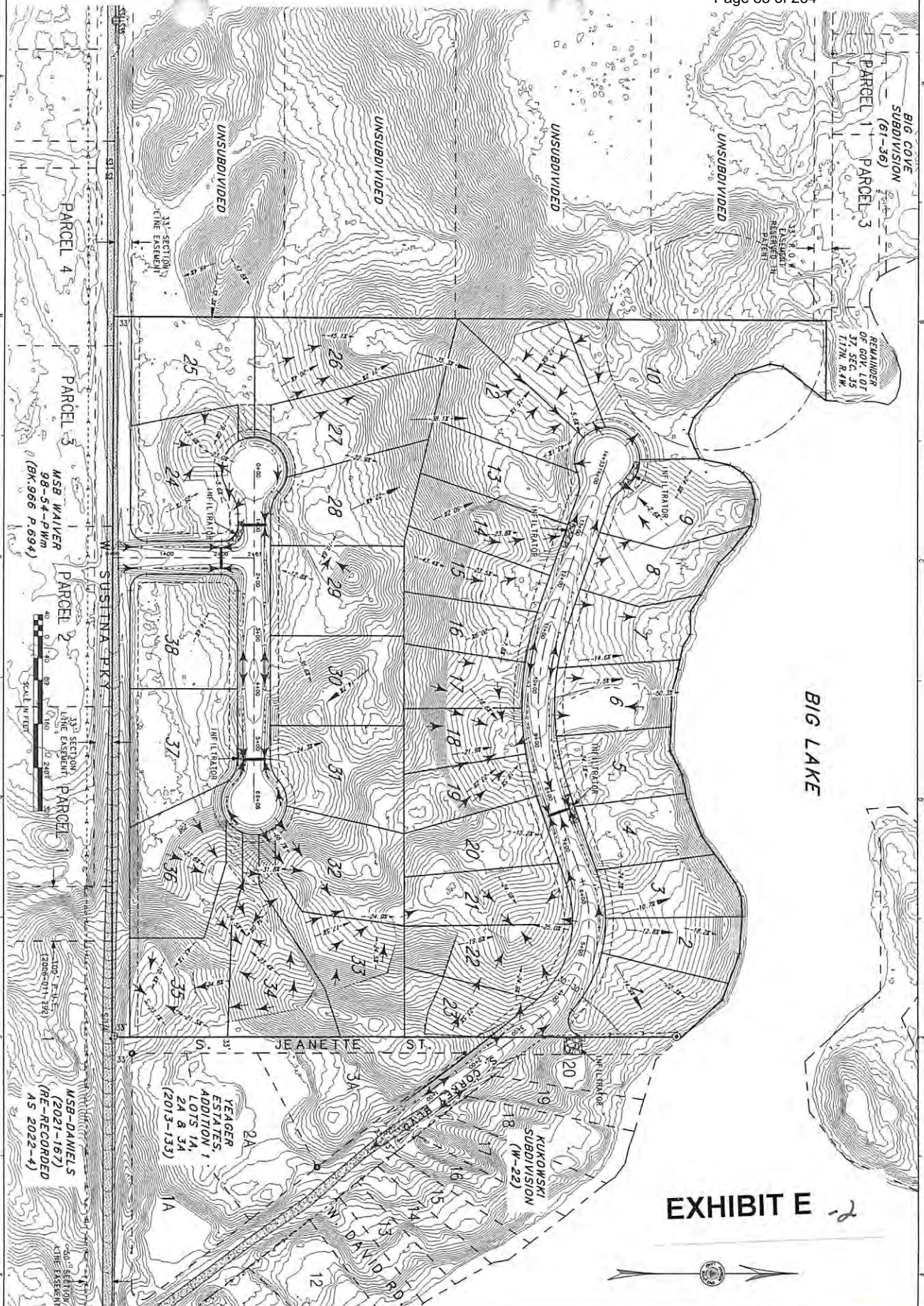
BIG LAKE, ALASKA  
SOUTH SHORE WATERFRONT  
TYPICAL SECTION/  
PROJECT OVERVIEW

DWG.#: 23-133C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=XXX"  
22x34: 1"=XXX"  
REVISION DATE:

REFERENCE  
NUMBER:  
*C-1.0*

SHEET 1 OF 9





DWG # 24-135C  
DATE: 1-16-20  
SCALE: 1"=160'  
DESIGN BY: SEM  
CHECKED: CEH  
REVISION: 306  
09/19/23

**BIG LAKE, ALASKA**  
**SOUTH SHORE WATERFRONT**  
**SITE PLAN - DESIGN**  
**POST-GRADING DRAINAGE PLAN**

**NOTES**  
1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 2' INTERVAL AND PRESENT THE DESIGN TOP OF THE SURFACE (20" MSL) AND THE DITCH BACKSLOPES.  
2. THE 2' BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREIN WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSTINA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.  
3. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POSITIONING CONSTRAINED WITH AN OPUS SOLUTION OF A GPS STATIC OCCUPATION.  
4. THE HORIZONTAL DATUM IS NAD83 (EPOCH 2010)



REFERENCE  
NUMBER:  
**D-10**  
SHEET 2 OF 9

NOB WAIVER  
88-34-PWm  
(88-966 P.594)

PARCEL 3

PARCEL 2

W. SUSITNA PKY.

RISE STREET

RUN CIRCLE

LOT 24

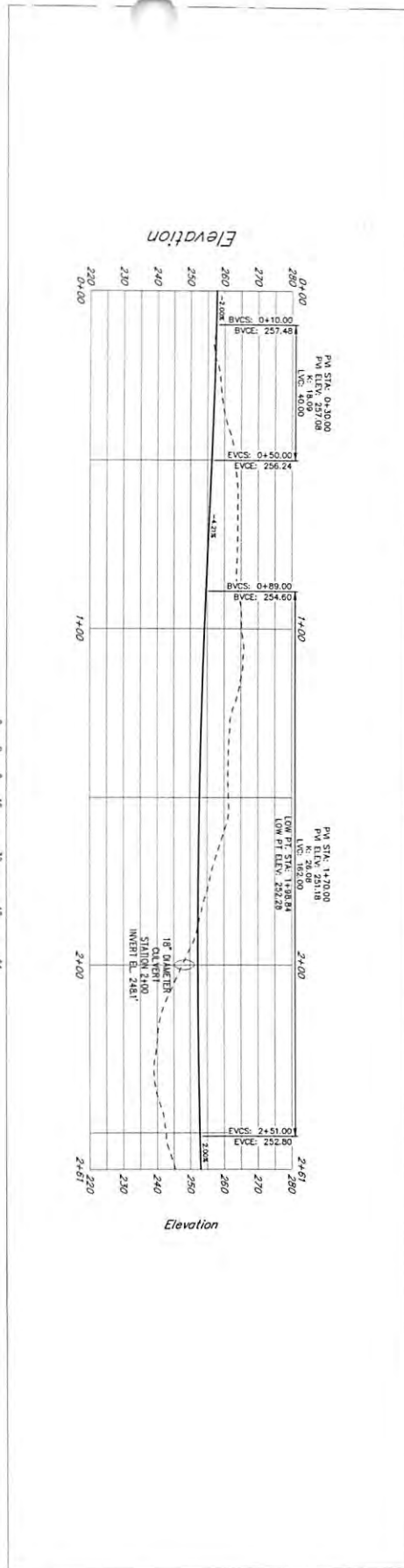
LOT 38

LOT 29

LOT 28

INFILTRATOR

EXHIBIT E -3



- NOTES
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA, EDROUGH, LIDAR/IMAGERY PROJECT OF 2011/2012.
  2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.



BIG LAKE, ALASKA  
SOUTH SHORE WATERFRONT  
PLAN AND PROFILE - DESIGN  
RISE STREET

DATE: 2-23-13  
DESIGN: CEH  
DRAWN BY: SDH  
CHECKED: CEH  
SCALE: 1"=32'  
2235-1"=16'  
REVISION DATE:  
09-19-23

REFERENCE  
NUMBER:  
C-21  
SHEET 3 OF 9

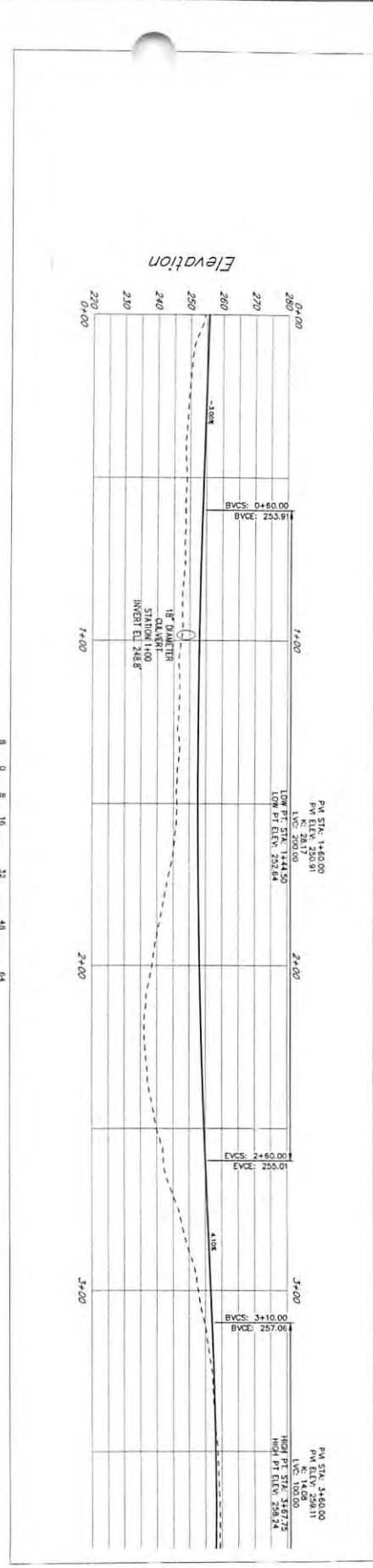
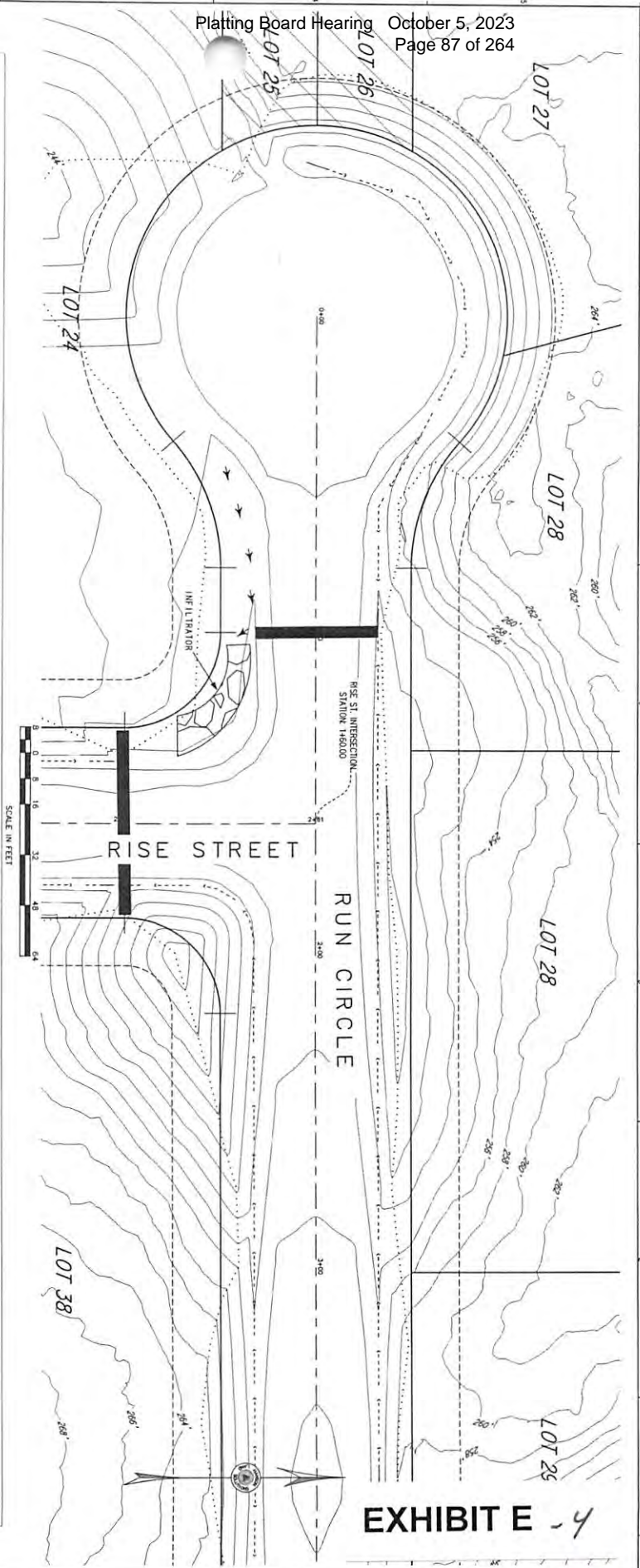


EXHIBIT E - 4

REFERENCE  
NUMBER:  
C-22  
SHEET 4 OF 9

BIG LAKE, ALASKA  
SOUTH SHORE WATERFRONT  
PLAN AND PROFILE - DESIGN  
RUN CIRCLE

NOTES  
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM  
PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY  
PROJECT OF 2011/2012.  
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2'  
CONTOUR INTERVAL



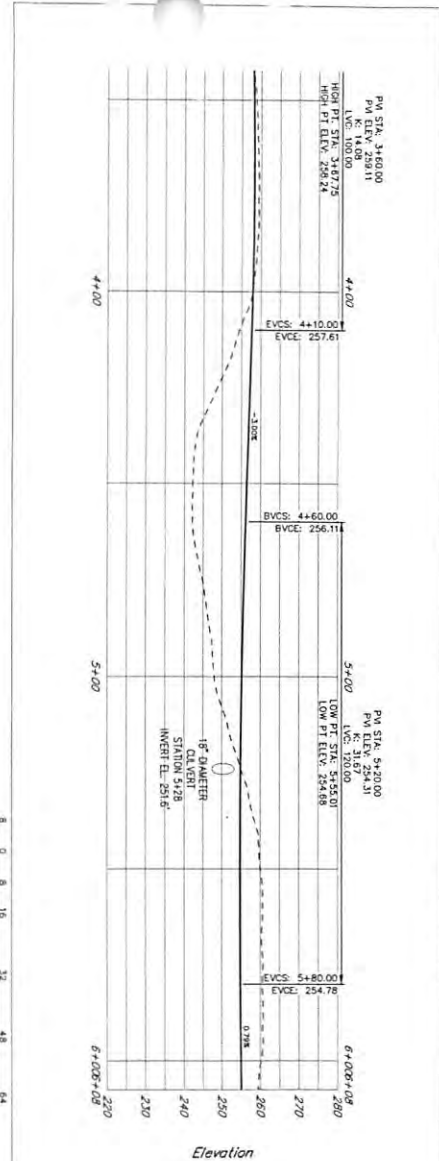
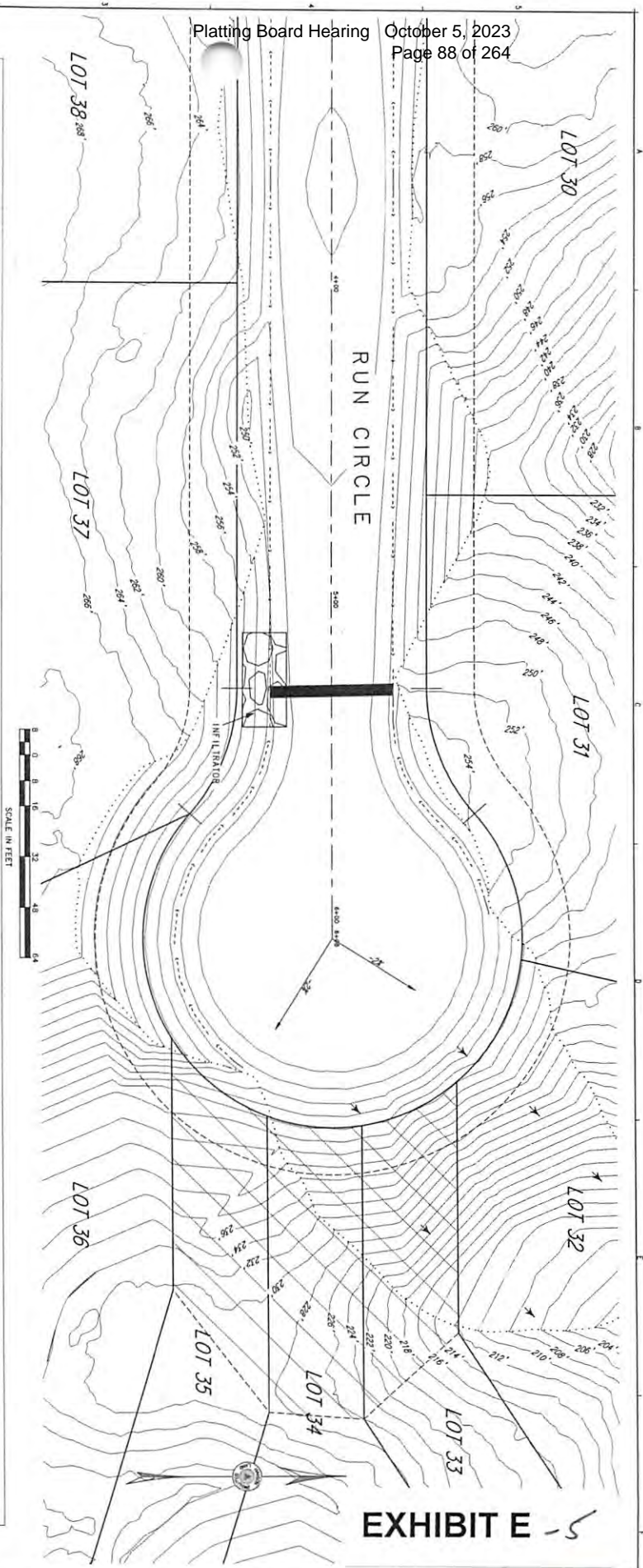


EXHIBIT E - 5

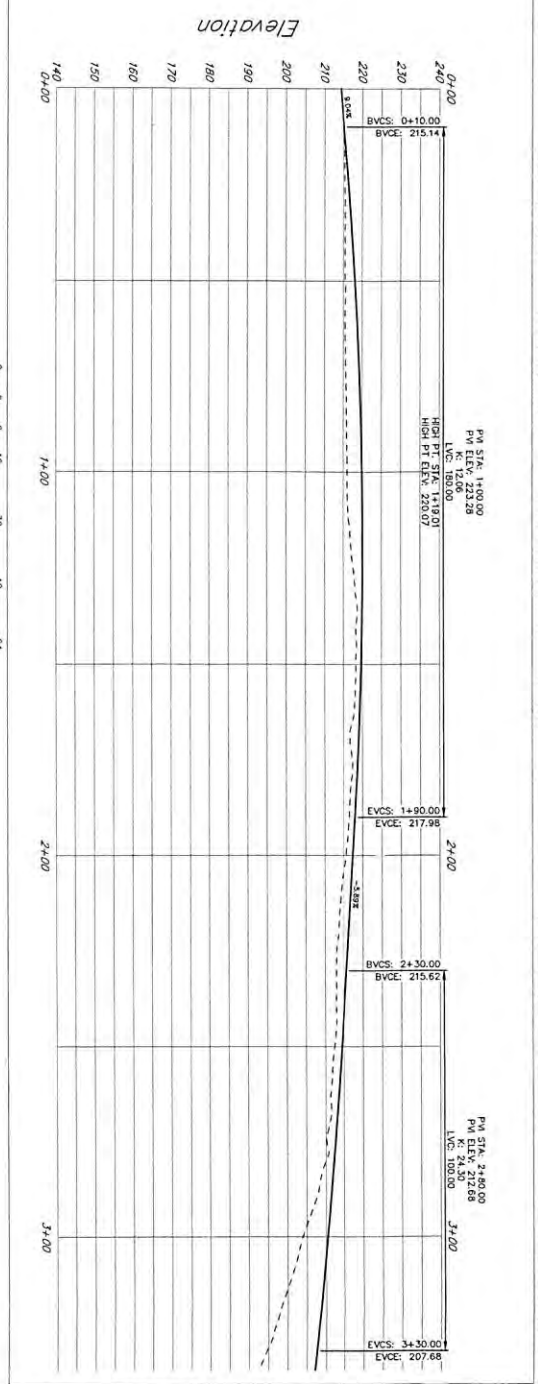
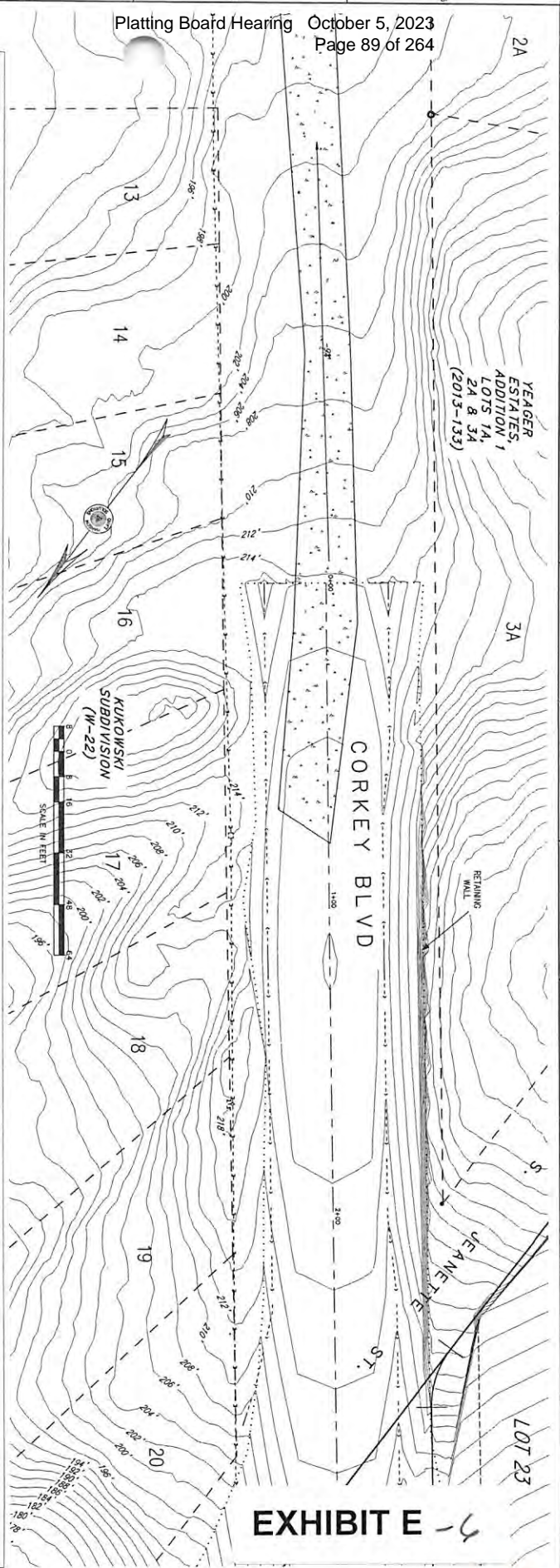
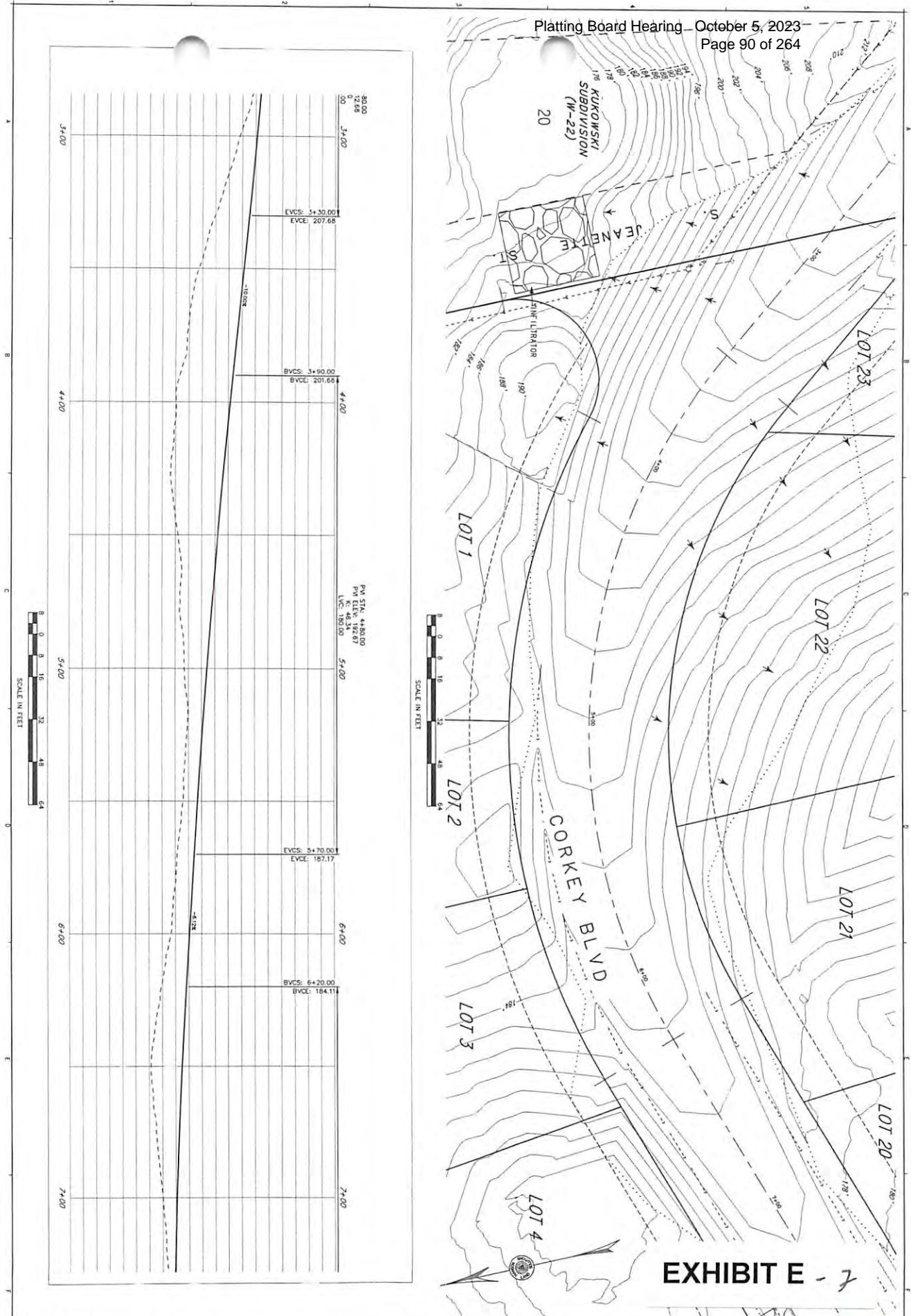


EXHIBIT E - 3



**EXHIBIT E - 7**

REFERENCE  
 NUMBER:  
 6-25  
 SHEET 7 OF 9

DESIGN:  
 23-133  
 DESIGN BY: SON  
 CHECKED: CEN  
 SCALE: 1"=30'  
 22x34, 1"=16'  
 REVISION DATE:  
 09-19-23

**BIG LAKE, ALASKA**  
**SOUTH SHORE WATERFRONT**  
 PLAN AND PROFILE - DESIGN  
 CORKEY BLVD.

NOTES  
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.  
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL



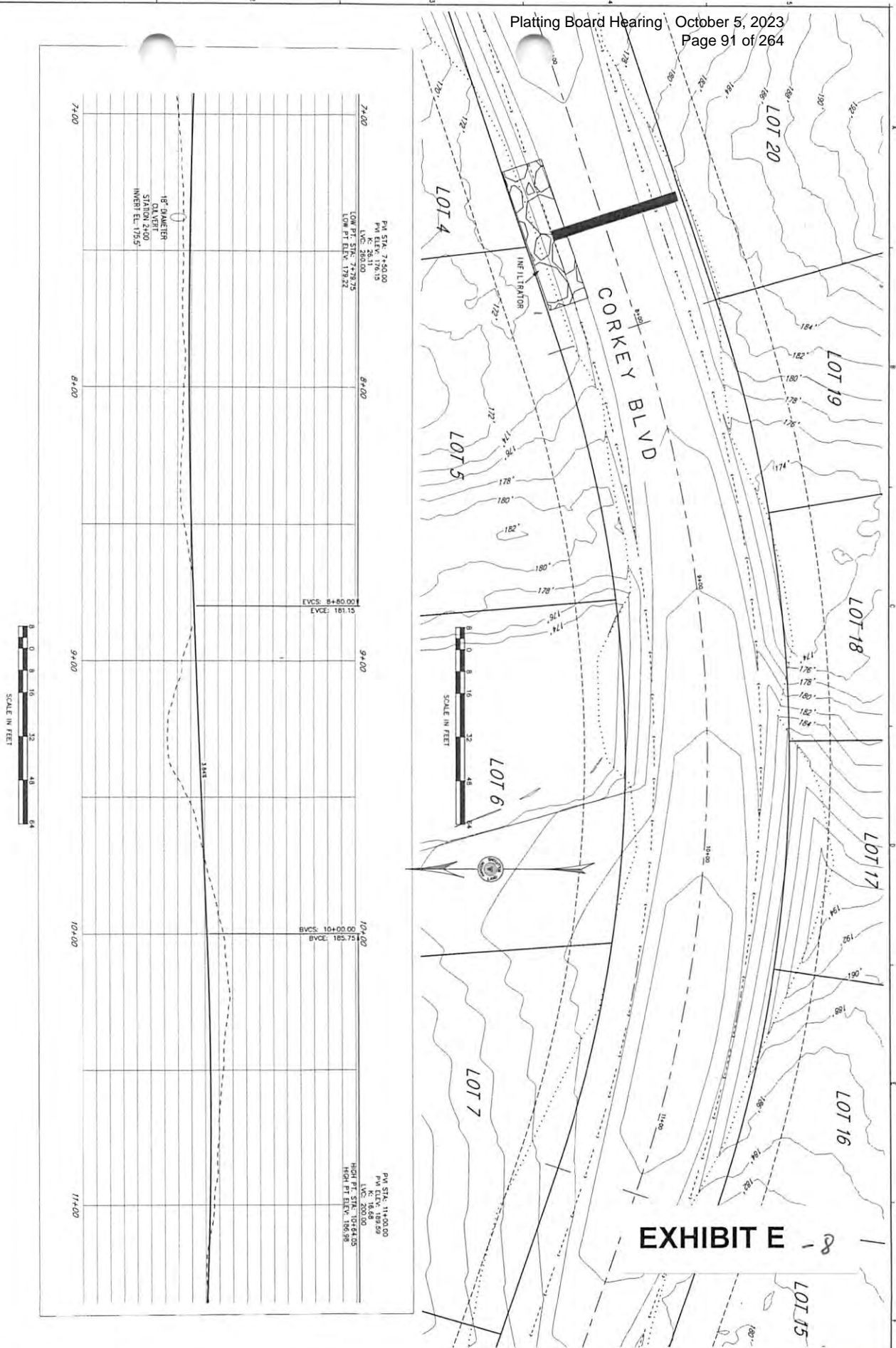


EXHIBIT E - 8

REFERENCE  
SHEET C-26  
SHEET 8 OF 9

DESIGNER: CEH  
DRAWN BY: SON  
CHECKED: CEH  
DATE: 09-19-23

BIG LAKE, ALASKA  
SOUTH SHORE WATERFRONT  
PLAN AND PROFILE - DESIGN  
CORKEY BLVD.

NOTES  
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.  
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.



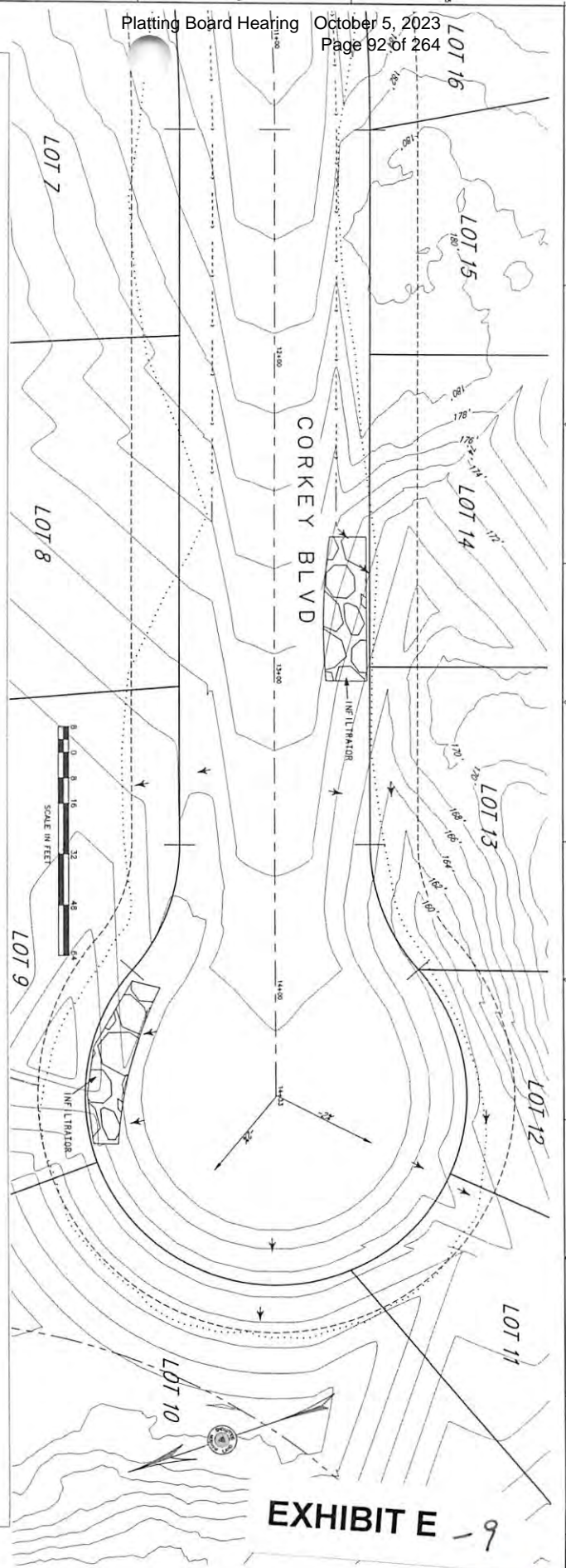
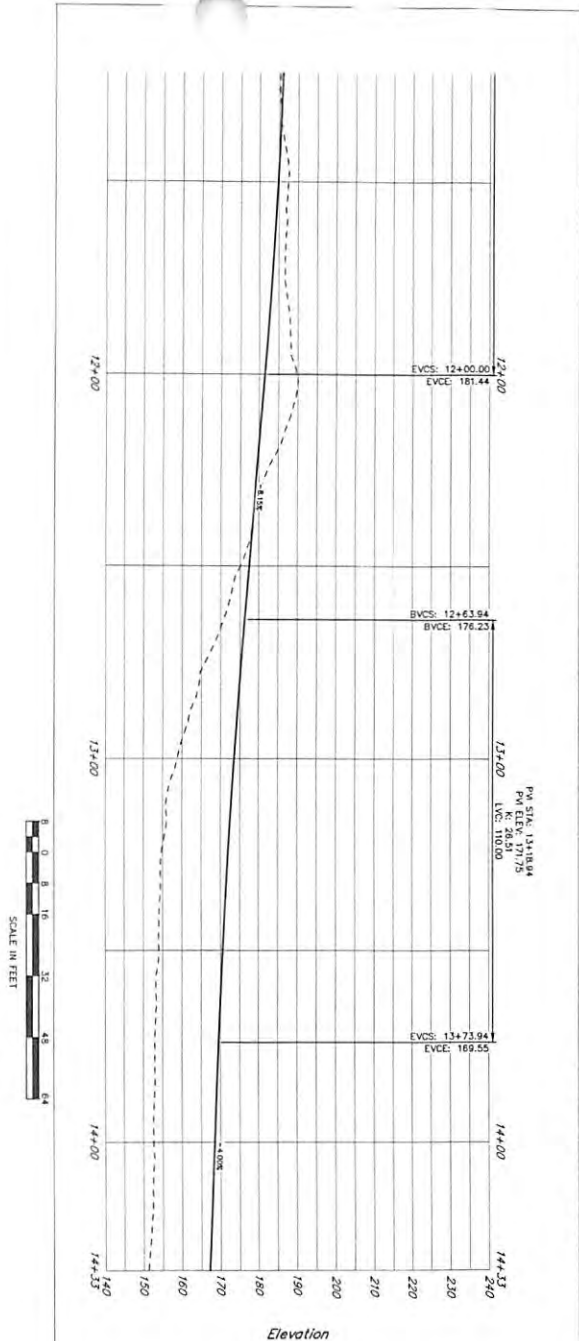


EXHIBIT E - 9

3-1 P3-2C10

C9

36

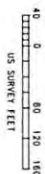
B5

B4

B3

6

B7



CURRENT AVERAGE DAILY TRAFFIC  
VOLUME ONTO MINOR COLLECTOR  
"W. SUSITNA PARKWAY"



RECEIVED  
AUG 18 2023  
PLATTING

EXHIBIT F

NOTES

1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
2. SUMMARY: EXISTING AVERAGE DAILY TRAFFIC ON THE INTERSECTION OF S. CORKEY BLVD, EXIT ONTO W. SUSITNA PARKWAY IS 170.

BIG LAKE, ALASKA  
SOUTH SHORE WATERFRONT  
EXISTING AVERAGE  
DAILY TRAFFIC

REFERENCE  
NUMBER:  
C-20  
SHEET 1 OF 2

DESIGN: CEH  
DRAWN BY: SEN  
CHECKED: CEH  
SCALE: 1"=160'  
23.3x34.1  
REVISION DATE:  
08-14-23



LAND SOLUTIONS  
200 E. FRANKLIN AVE.  
FAIRBANKS, ALASKA 99701  
(907) 456-7728



3-1 P3-2C10

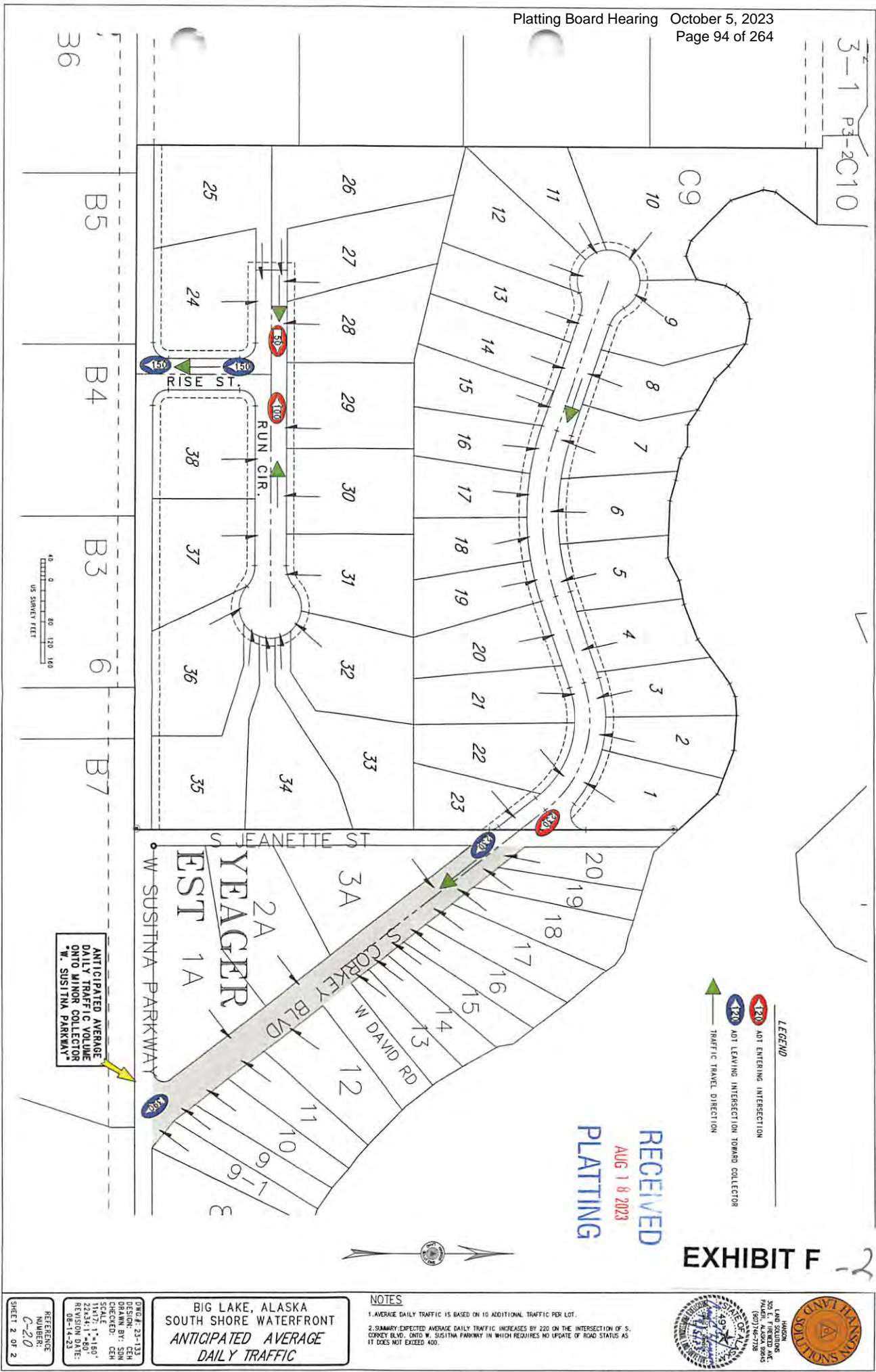


EXHIBIT F

RECEIVED  
AUG 18 2023  
PLATTING

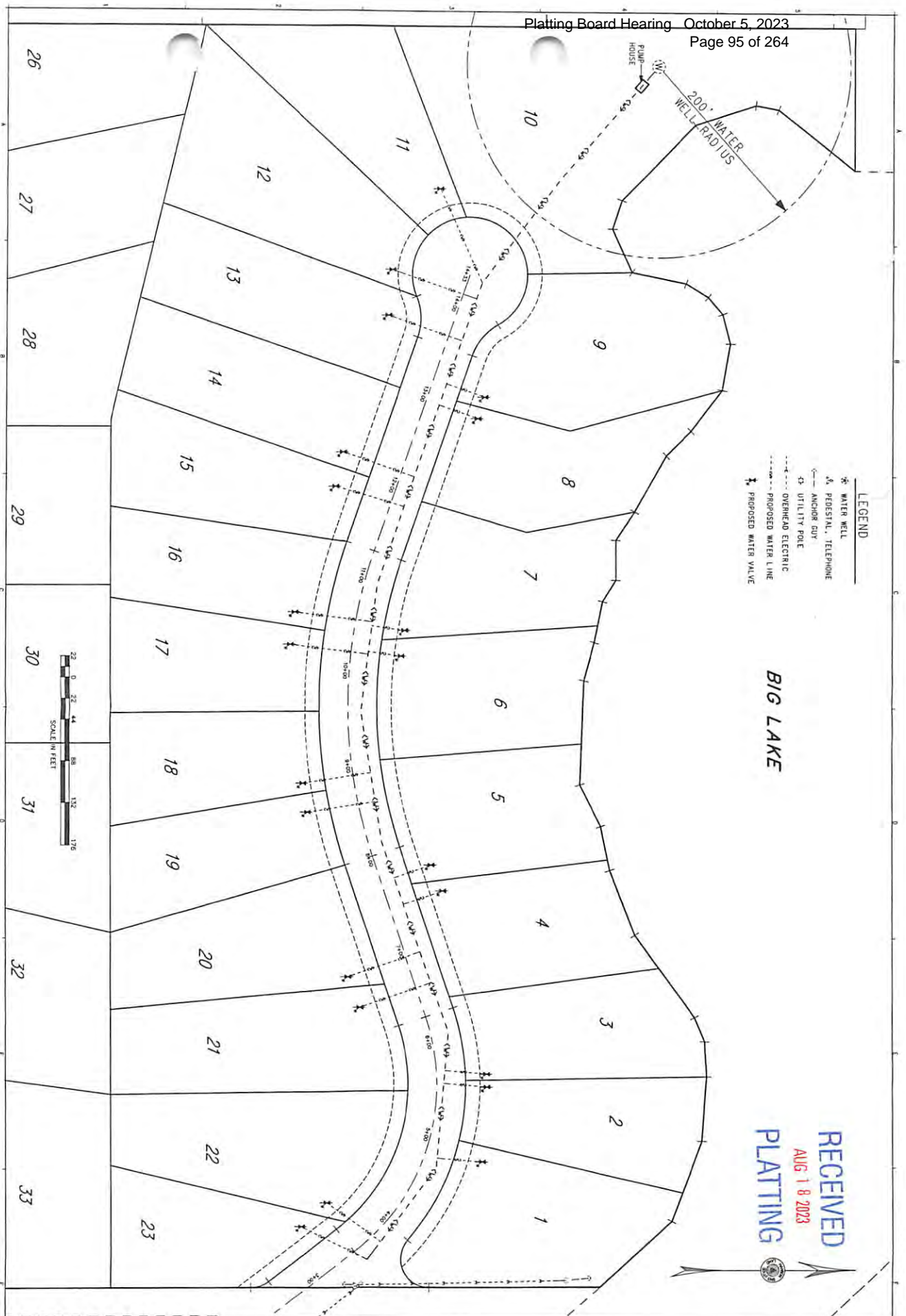
- NOTES**
1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
  2. SUMMARY EXPECTED AVERAGE DAILY TRAFFIC INCREASES BY 220 ON THE INTERSECTION OF S. CORKEY BLVD. ONTO W. SUSITNA PARKWAY IN WHICH REQUIRES NO UPDATE OF ROAD STATUS AS IT DOES NOT EXCEED 400.

BIG LAKE, ALASKA  
SOUTH SHORE WATERFRONT  
ANTICIPATED AVERAGE  
DAILY TRAFFIC

ANTICIPATED AVERAGE  
DAILY TRAFFIC VOLUME  
ONTO MINOR COLLECTOR  
"W. SUSITNA PARKWAY"

DESIGN: CEH  
DRAWN BY: SM  
CHECKED: CEH  
SCALE: 1"=160'  
22x34-1"=160'  
REVISION DATE:  
08-14-23





- LEGEND**
- ✱ WATER WELL
  - △ PEDESTAL, TELEPHONE
  - ANCHOR GUY
  - ⊕ UTILITY POLE
  - OVERHEAD ELECTRIC
  - PROPOSED WATER LINE
  - ✱ PROPOSED WATER VALVE

**BIG LAKE**

**RECEIVED**  
 AUG 18 2023  
**PLATTING**



**EXHIBIT G**

BIG LAKE, ALASKA  
 SOUTH SHORE WATERFRONT  
 SITE PLAN - CONCEPTUAL  
 COMMUNITY WATER SYSTEM

DATE: 08-23-23  
 DESIGN: CEN  
 DRAWN BY: SEN  
 CHECKED: CEH  
 SCALE: 1" = 40'  
 REVISION DATE: 08-15-23  
 REFERENCE: C-22  
 SHEET 1 OF 1

## Amy Otto-Buchanan

---

**From:** Daniel Dahms  
**Sent:** Wednesday, September 20, 2023 10:51 AM  
**To:** Amy Otto-Buchanan  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** Re: RFC South Shore Waterfront MSP #23-098

Amy,

PD&E recommends infiltration basins be placed outside of ROW in drainage easements.

Daniel Dahms

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

---

**From:** Daniel Dahms  
**Sent:** Wednesday, September 13, 2023 4:20 PM  
**To:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Subject:** RE: RFC South Shore Waterfront MSP #23-098

Amy,

Update and resubmit plan and profile sheets. Sheet C2.7 is missing. Please provide. Update C2.1 to show current design. Update D1.0 and C1.0 to show west cul-de-sac of run circle.

Some sheets show drainage improvements within proposed utility easements. Provide letters of non-objection from utility companies or redesign.

New proposed location of Rise Street is acceptable to PD&E.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, August 22, 2023 5:12 PM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; pamelaj.melchert@usps.gov; akchief@mtaonline.net; hsfirewise@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; greg quinton <clinchnot@yahoo.com>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic

## Amy Otto-Buchanan

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Thursday, August 24, 2023 1:34 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC South Shore Waterfront MSP #23-098

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

Hello Amy,

Thank you!

MTA has reviewed South Shore Waterfront and have no comments to add.

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, August 22, 2023 5:12 PM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; pamela.j.melchert@usps.gov; akchief@mtaonline.net; hsfirewise@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; greg quinton <clinchnot@yahoo.com>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@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>; Right of Way Dept. <row@mtasolutions.com>  
**Subject:** RFC South Shore Waterfront MSP #23-098

The following link contains a Request for Comments for South Shore Waterfront MSP Case #2023-098 to create 38 lots from 217N04W35C009. Comments are due **September 21, 2023**. Please let me know if you have any questions. Thanks, A.

 [South Sh Waterfront MSP](#)



**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 23, 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.

**SOUTH SHORE WATERFRONT  
(MSB Case #2023-098)**

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

Sincerely,

Gavin Cullings  
GIS/ROW TEMP  
ENSTAR Natural Gas Company, LLC

## Amy Otto-Buchanan

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, September 14, 2023 10:10 AM  
**To:** Amy Otto-Buchanan  
**Cc:** OSP Design Group  
**Subject:** RE: RFC South Shore Waterfront MSP #23-098  
**Attachments:** RFC.pdf; Agenda Plat.pdf

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

Amy,

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

Thanks,

**MIREYA ARMESTO**

**GCI** | Technician III, GIS Mapping  
m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, August 22, 2023 5:12 PM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokitew@gmail.com; pamelaj.melchert@usps.gov; akchief@mtaonline.net; hsfirewise@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; greg quinton <clinchnot@yahoo.com>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@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 South Shore Waterfront MSP #23-098

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

The following link contains a Request for Comments for South Shore Waterfront MSP Case #2023-098 to create 38 lots from 217N04W35C009. Comments are due **September 21, 2023**. Please let me know if you have any questions. Thanks, A.

 [South Sh Waterfront MSP](#)

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

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

RECEIVED  
SEP 18 2023  
PLATTING

6170000L018 26  
FESLER CURTIS W & A S  
6645 MCGILL WAY  
ANCHORAGE AK 99502-1954

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER: SETH KROENKE**

**REQUEST:** The request is to create 38 lots from Tax Parcels C9 (a portion of Government Lot 37), by a four-phase Master Plan to be known as **SOUTH SHORE WATERFRONT**, containing 34 acres +/- . Proposed Lots 25 & 26 and Lots 33-35 are side-by-side flag lots with 30' wide poles; a Common Access Easement will be granted over the pole portions. Lots 1-23 (Phase 3 and Phase 4) will be served by a community well and are less than 40,000 sf. Parcels are located south of Big Lake and north of W. Susitna Parkway. Access will be from dedicated interior streets from W. Susitna Parkway and S. Corkey Boulevard (Tax ID# 17N04W35C009); lying within the SW ¼ Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska, on the proposed **Subdivision**. The public hearing is scheduled for **October 05, 2023**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m** To request additional information please contact the Platting Technician, Amy Otto-Buchanan at (907) 861-7872.

To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

[ ] No Objection [X] Objection [X] Concern

Name: Curt Fesler Address: 5825 CORKEY Blvd

Comments: Corkey Blvd. will need substantial work to accomodate a subdivision with this many Lots.

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

**RECEIVED**  
**SEP 19 2023**  
**PLATTING**

2817000L007 25  
CHAIKA MADONNA  
14740 MAXWELL PL  
ANCHORAGE AK 99516-4089

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER: SETH KROENKE**

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To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting)

**EXHIBIT J - 2**

[ ] No Objection [X] Objection [ ] Concern

Name: Madonna ChaiKa Address: 14740 Maxwell Place A/A 99516

Comments: My reason for objection is for the protection of the wildlife and the protection of the shoreline. Destabilizing the shoreline with additional watercraft and numerous other uses will damage the precious eco system from loon habitation,

Case # 2023-098 AOB

Note: Vicinity Map Located on Reverse Side

fish population and current property owners safety and security. Please do not allow South Shore Waterfront project to continue for safety and security of the current community both for people and wildlife.

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	276.32	225.00	70°21'54"	158.62	259.28	S73° 10' 44"E
C2	325.30	500.00	37°16'36"	168.64	319.59	S89° 43' 23"E
C3	68.33	30.00	130°30'04"	65.08	54.49	S65° 10' 50"W
C4	119.75	255.00	26°54'21"	61.00	118.65	N63° 01' 18"W
C5	63.61	255.00	14°17'33"	31.97	63.44	S83° 37' 14"E
C6	78.31	255.00	17°35'40"	39.46	78.00	N80° 26' 09"E
C7	93.79	470.00	11°26'02"	47.05	93.64	S77° 21' 20"W
C8	126.40	470.00	15°24'30"	63.58	126.02	S89° 13' 24"E
C9	85.59	470.00	10°26'04"	42.92	85.48	N76° 18' 07"W
C10	43.36	60.00	41°24'35"	22.68	42.43	S50° 22' 48"E
C11	64.46	60.00	61°33'28"	35.74	61.41	S60° 27' 15"E
C12	96.95	60.00	92°34'35"	62.76	86.74	S42° 28' 44"W
C13	45.00	60.00	42°58'20"	23.62	43.95	N25° 17' 43"W
C14	68.81	60.00	65°42'47"	38.75	65.10	N79° 38' 17"W
C15	43.36	60.00	41°24'35"	22.68	42.43	S88° 12' 37"W
C16	95.60	530.00	10°20'06"	47.93	95.47	S76° 15' 08"E
C17	84.45	530.00	9°07'47"	42.32	84.36	N85° 59' 05"W
C18	84.21	530.00	9°06'12"	42.19	84.12	S84° 53' 56"W
C19	80.56	530.00	8°42'31"	40.36	80.48	S75° 59' 34"W
C20	70.00	195.00	20°34'07"	35.38	69.63	N81° 55' 22"E
C21	157.11	195.00	46°09'50"	83.10	152.90	S64° 42' 39"E
C22	12.36	195.00	3°37'57"	6.18	12.36	S39° 48' 45"E
C23	19.85	29.96	37°57'12"	10.30	19.48	S19° 01' 11"E
C24	47.17	30.00	90°05'28"	30.05	42.46	N45° 01' 16"E
C25	47.12	30.00	90°00'00"	30.00	42.43	N45° 01' 28"W
C26	43.36	60.01	41°24'24"	22.68	42.43	S69° 16' 13"W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C27	106.19	60.00	101°24'31"	73.32	92.87	N80° 43' 43"W
C28	31.42	60.00	30°00'02"	16.08	31.06	S15° 01' 27"E
C29	31.42	60.00	29°59'58"	16.08	31.06	N14° 58' 33"E
C30	75.10	60.00	71°43'02"	43.37	70.29	S65° 50' 03"W
C31	31.09	60.00	29°41'32"	15.90	30.75	S63° 27' 39"E
C32	43.36	60.00	41°24'35"	22.68	42.43	S69° 19' 10"E
C33	43.36	60.00	41°24'35"	22.68	42.43	S69° 16' 15"W
C34	50.22	60.00	47°57'36"	26.69	48.77	S72° 32' 46"W
C35	45.00	60.00	42°58'19"	23.62	43.95	S61° 59' 17"E
C36	33.41	60.00	31°54'00"	17.15	32.98	S24° 33' 08"E
C37	30.49	60.00	29°07'01"	15.58	30.16	S5° 57' 23"W
C38	39.55	60.00	37°45'53"	20.52	38.84	S39° 23' 50"W
C39	76.56	60.00	73°06'20"	44.48	71.47	N85° 10' 03"W
C40	43.36	60.00	41°24'35"	22.68	42.43	N69° 19' 10"W
C41	47.12	30.00	90°00'00"	30.00	42.43	N44° 58' 32"E
C42	47.08	30.00	89°54'32"	29.95	42.39	N44° 58' 44"W

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S37° 59' 47"E	61.20
L2	S0° 04' 12"E	59.12
L3	S0° 04' 12"E	126.69
L4	S42° 41' 24"E	100.89
L5	S69° 35' 58"E	32.58
L6	N69° 35' 58"W	58.07
L7	N85° 51' 38"W	68.19
L8	S87° 27' 37"W	37.71

LINE TABLE		
LINE #	BEARING	LENGTH
L9	S66° 59' 06"W	27.25
L10	S54° 20' 15"W	63.97
L11	N54° 20' 15"E	42.48
L12	N69° 00' 42"E	72.45
L13	N78° 12' 06"E	11.27
L14	N78° 12' 06"E	35.24
L15	N63° 19' 19"E	49.15
L16	S87° 50' 38"E	43.52

LINE TABLE		
LINE #	BEARING	LENGTH
L17	N87° 50' 38"W	66.30
L18	N74° 36' 39"W	41.46
L19	N78° 24' 56"W	17.96
L20	S78° 24' 56"E	25.36
L21	S58° 14' 36"E	26.36
L22	S89° 57' 27"E	42.31
L23	S56° 54' 46"E	35.16
L24	S60° 44' 30"E	67.12
L25	S45° 05' 36"E	36.48
L26	S52° 42' 37"E	53.36
L27	N80° 20' 25"W	49.15
L28	S75° 44' 30"W	32.15
L29	S49° 44' 50"W	23.41
L30	S31° 57' 24"W	27.26
L31	S11° 38' 36"W	57.47
L32	N65° 35' 56"E	49.43

LINE TABLE		
LINE #	BEARING	LENGTH
L33	S71° 53' 46"E	31.56
L34	S46° 01' 08"E	109.84
L35	S18° 31' 55"E	66.29
L36	S10° 39' 02"W	24.37
L37	N38° 35' 40"W	101.33
L38	S89° 58' 32"W	20.63
L39	N76° 35' 44"W	31.45
L40	S89° 58' 32"W	7.00
L41	N71° 38' 19"E	12.00
L42	N89° 58' 32"E	80.00
L43	N57° 18' 53"E	90.00
L44	N89° 58' 32"E	93.63
L45	S89° 58' 32"W	94.44
L46	N73° 15' 58"W	69.09
L47	S89° 58' 32"W	80.00

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

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

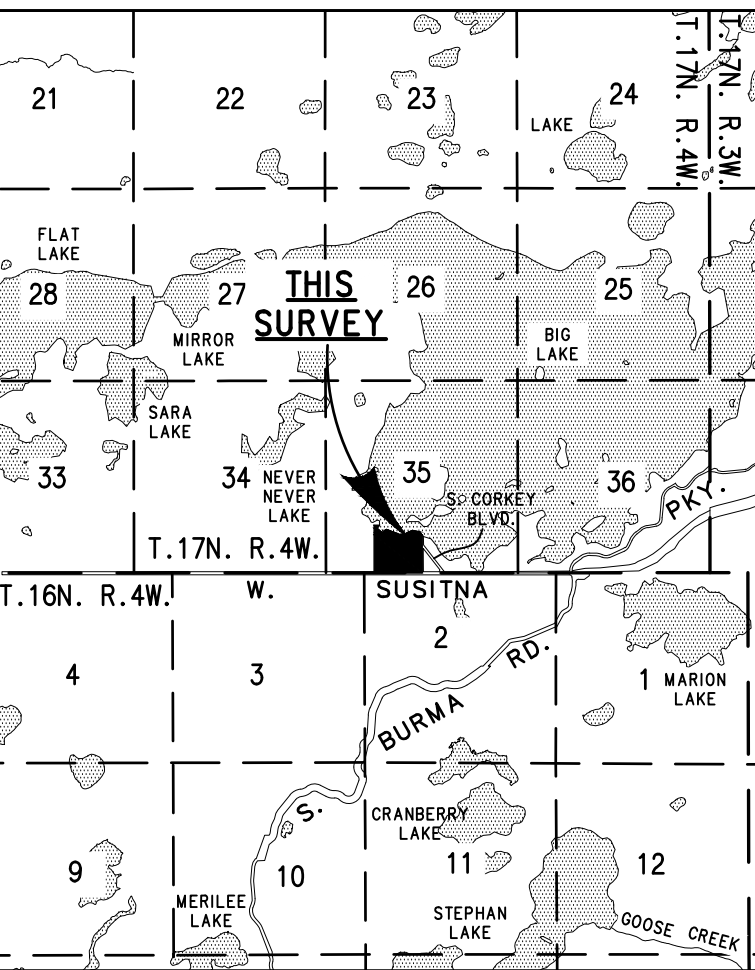
PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
(PLATTING CLERK)

**CERTIFICATE OF PAYMENT OF TAXES**

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

TAX COLLECTION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
(MATANUSKA-SUSITNA BOROUGH)



SOURCE: MSB TAX MAPS LS15, LS16, GB03, GB04, & H013  
1"=5280'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

\_\_\_\_\_  
DATE \_\_\_\_\_  
600 N. MOUNT PILOT CIR.  
PALMER AK, 99645

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR \_\_\_\_\_

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

**SURVEYOR'S CERTIFICATE**



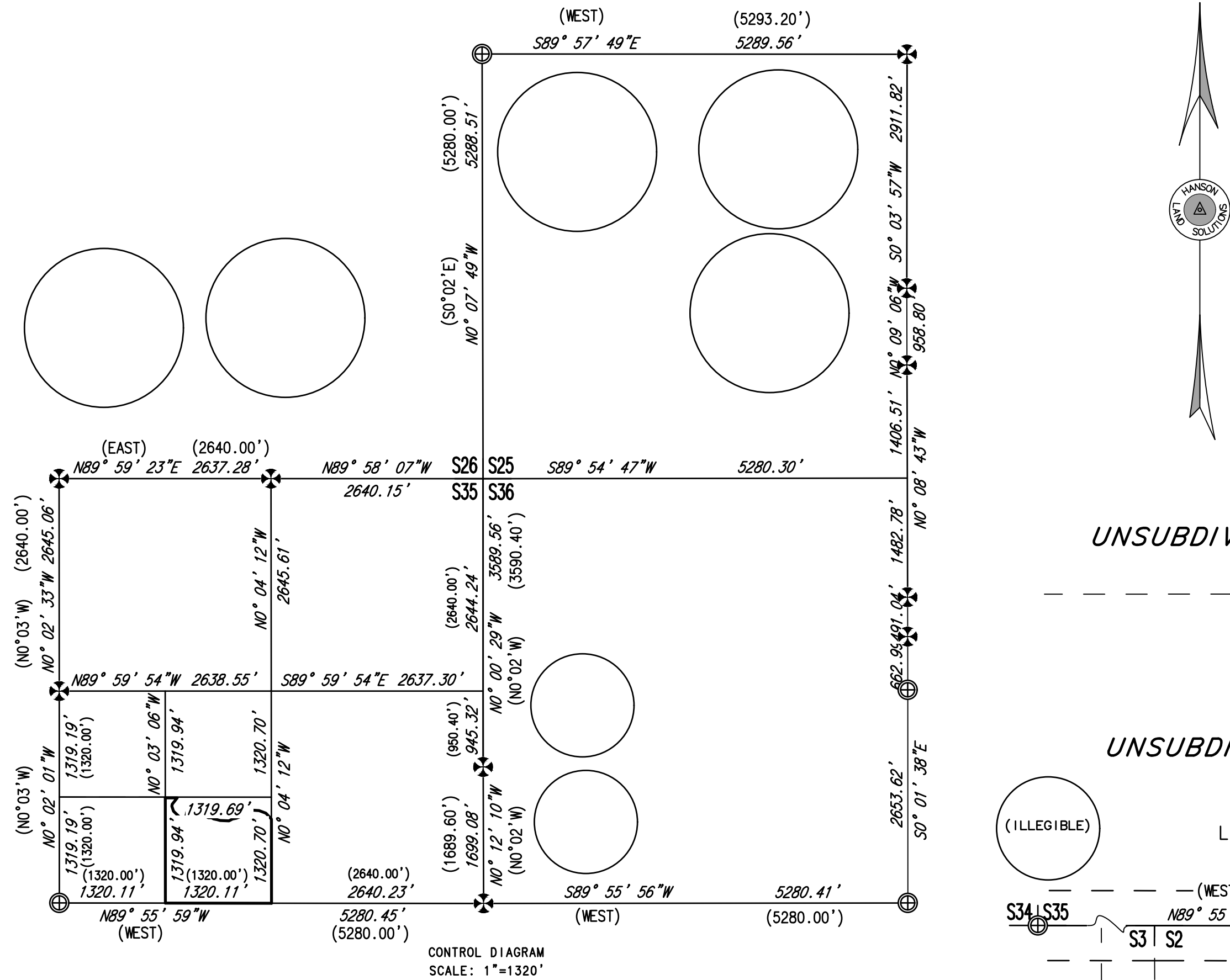
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT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

REGISTERED LAND SURVEYOR

A MASTER PLAN OF  
**SOUTH SHORE WATERFRONT**  
A SUBDIVISION OF  
A PORTION OF GOVERNMENT LOT 37,  
SECTION 35, T. 17N. R. 4W. S.M., AK  
AS DESCRIBED BY WARRANTY DEED  
(2022-009403-0)  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
SW¼ SEC. 35, T.17N. R.4W. SM, AK  
CONTAINING 34.00 ACRES MORE OR LESS

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

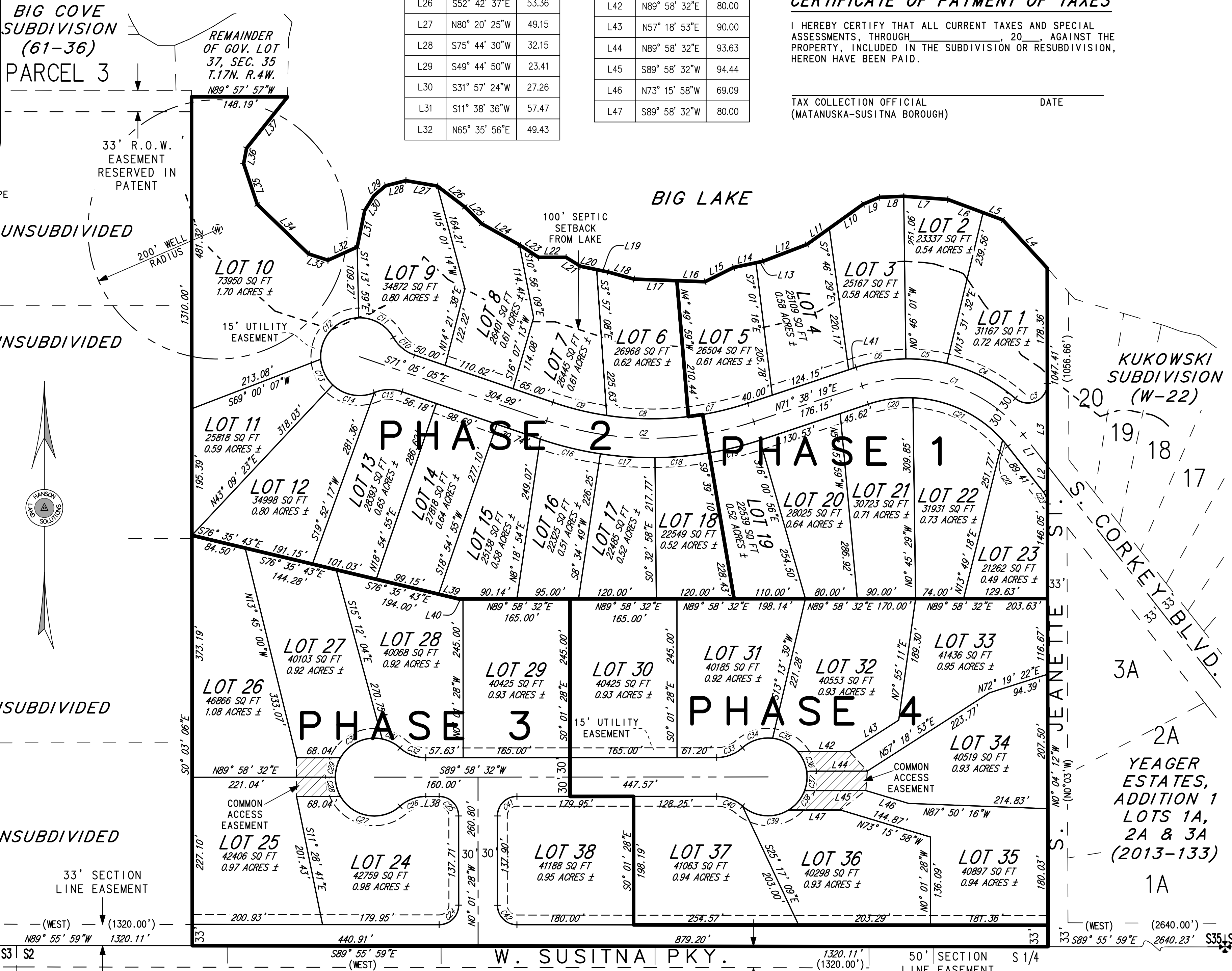
FILE: FB23-133 CK: CEH SCALE:1"=100' 09/22/23 1 OF 1



**NOTES**

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SECTION CORNER OF COMMON TO SECTIONS 34 & 35, AN ALUMINUM MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 61°30'45.86"N 149°57'51.50"W
- LOTS 1 THRU 23 ARE SERVED BY A COMMUNITY WELL LOCATED ON LOT 10.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- ALL LOTS WITH AN AREA LESS THAN 40,000 SQUARE FEET CONTAIN AT LEAST 10,000 SQUARE FEET OF USABLE SEPTIC AREA.

SDN



PARCEL 4

PARCEL 3

PARCEL 2

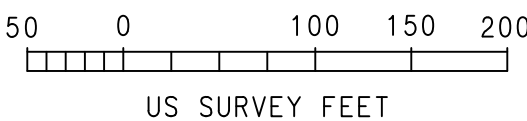
PARCEL 1

MSB WAIVER  
98-54-PWm  
(BK.966 P.694)

MSB-DANIELS  
(2021-167)  
(RE-RECORDED  
AS 2022-4)

1

2



6C

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 5, 2023**

PRELIMINARY PLAT: SCULPIN MASTER PLAN

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

PETITIONERS: ALL ASPECTS CONSTRUCTION LLC

SURVEYOR/ENGINEER: FRONTIER SURVEYS

ACRES: 31.61 ± PARCELS: 23

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

---

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

**EXHIBITS**

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

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

**AGENCY COMMENTS**

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

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

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

**Soils Report: (Exhibit B)** A soils report was submitted, pursuant to MSB 43.20.281(A). Pierre Stragier, PE, Frontier Surveys, notes three testholes were excavated to 14' deep on March 23, 2023. A testhole location map and photographs are attached. Testhole #1 showed the top foot classified as brown silt/loam with organics; the next 13' are classified as poorly graded gravels (GP), gray/brown, dry cobbles to 6". The surrounding area is level, with sparse undergrowth, sparse birch/spruce. Testhole #2 showed the top foot classified as brown silt/loam with organics; the next 13' are classified as well graded gray gravel (GW), dry, occasional cobble to 8". Vegetation is dense undergrowth and sparse birch/spruce. Testhole #3 showed the top 2' classified as brown silt/loam, organics, followed by 12' classified as well graded gray gravel (GW), moist, occasional cobble to 8". Vegetation is medium dense undergrowth and birch/spruce. No water or impervious layers were present in all three testholes. Mr. Stragier concludes there are 10,000 sf contiguous useable septic area and 10,000 sf of useable building are for each of the proposed lots.

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

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

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

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

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

**Public:** (Exhibit J) Joe & Dawn Rineheart, owners of Lot 12, Block 1, Wolf Trail, to the south, object: "The additional 23 lots with building will create extreme dust on Wolf Track Road which goes into the homes here. Black top Wolf Track and it will be less dust going into homes, especially with asthma and children here affecting people with breathing problems."

Michael Koy and Gillian Kirby, owners of Tax Parcel C9, directly to the south, objects, "due specifically to the inclusion of a new right-of-way that allows E. Leila Lane to be extended west to connect with S. Red Tail Road. The extension would be adjacent to our property for the full length." Mr. Koy feels a better alternative would be a connection from S. Red Tail Road. See **Exhibit J-2** and **J-3** for complete comments.

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

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

#### **FINDINGS OF FACT**

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

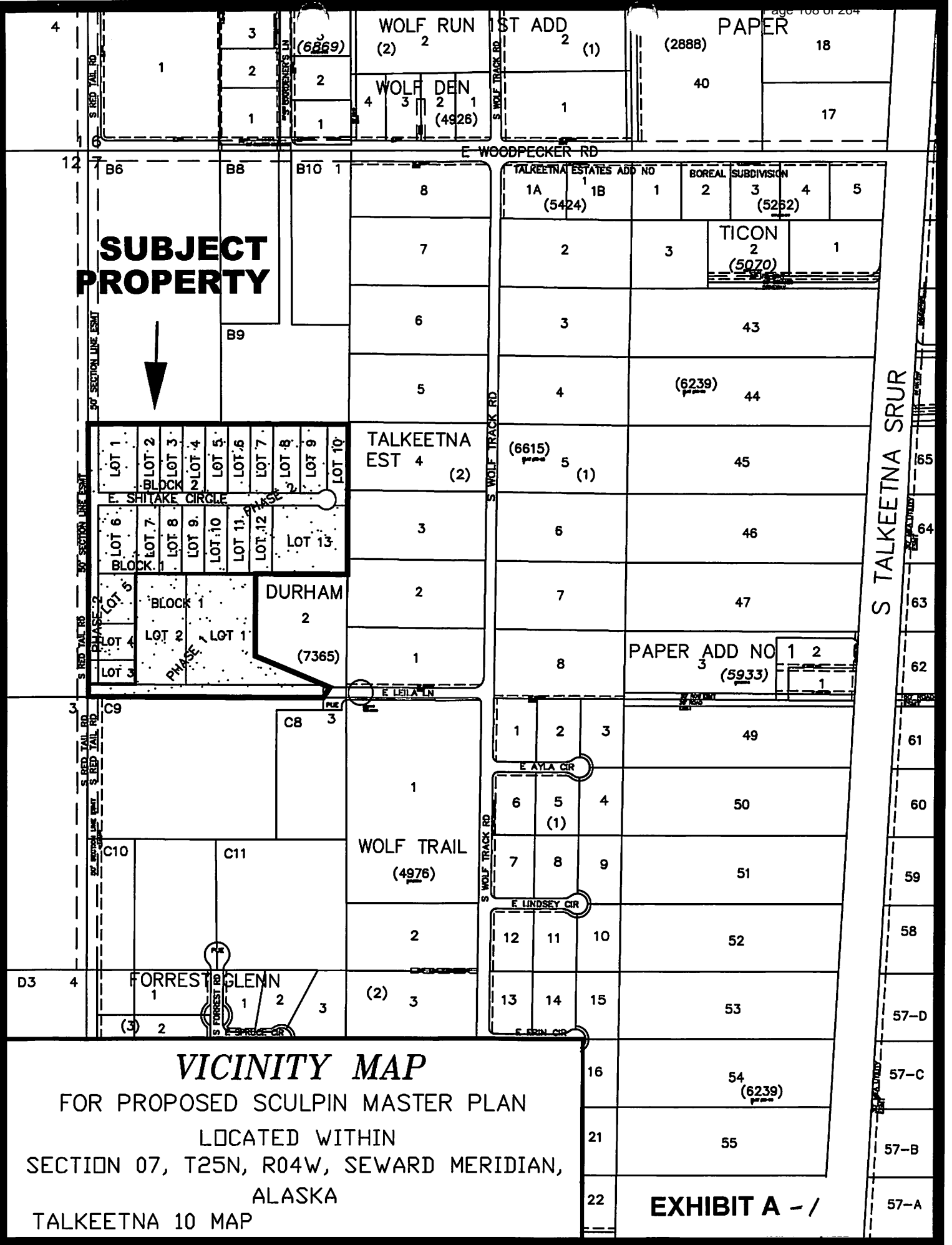
#### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

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

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020, for each phase plat. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest, for each phase plat.
3. Pay postage and advertising fees of \$68.69.

4. Show all easements of record on each phase plat.
5. Construct E. Leila Lane, S. Redtail Road and E. Shitake Circle, the t-turnarounds and cul-de-sac to Borough street standards, according to the 2022 Subdivision Construction Manual (SCM):
  - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
  - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
  - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
  - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
  - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
  - f) Obtain approval of street names from Platting Assistant for each phase plat.
6. Graphically show the utility easement to be eliminated and the replacement utility easement on final plat of Phase 1.
7. Submit recording fees, payable to Department of Natural Resources (DNR), for each phase plat.
8. Submit each phase plat in full compliance with Title 43.

**SUBJECT  
PROPERTY**



## VICINITY MAP

FOR PROPOSED SCULPIN MASTER PLAN

LOCATED WITHIN

SECTION 07, T25N, R04W, SEWARD MERIDIAN,  
ALASKA

TALKEETNA 10 MAP

**EXHIBIT A - /**

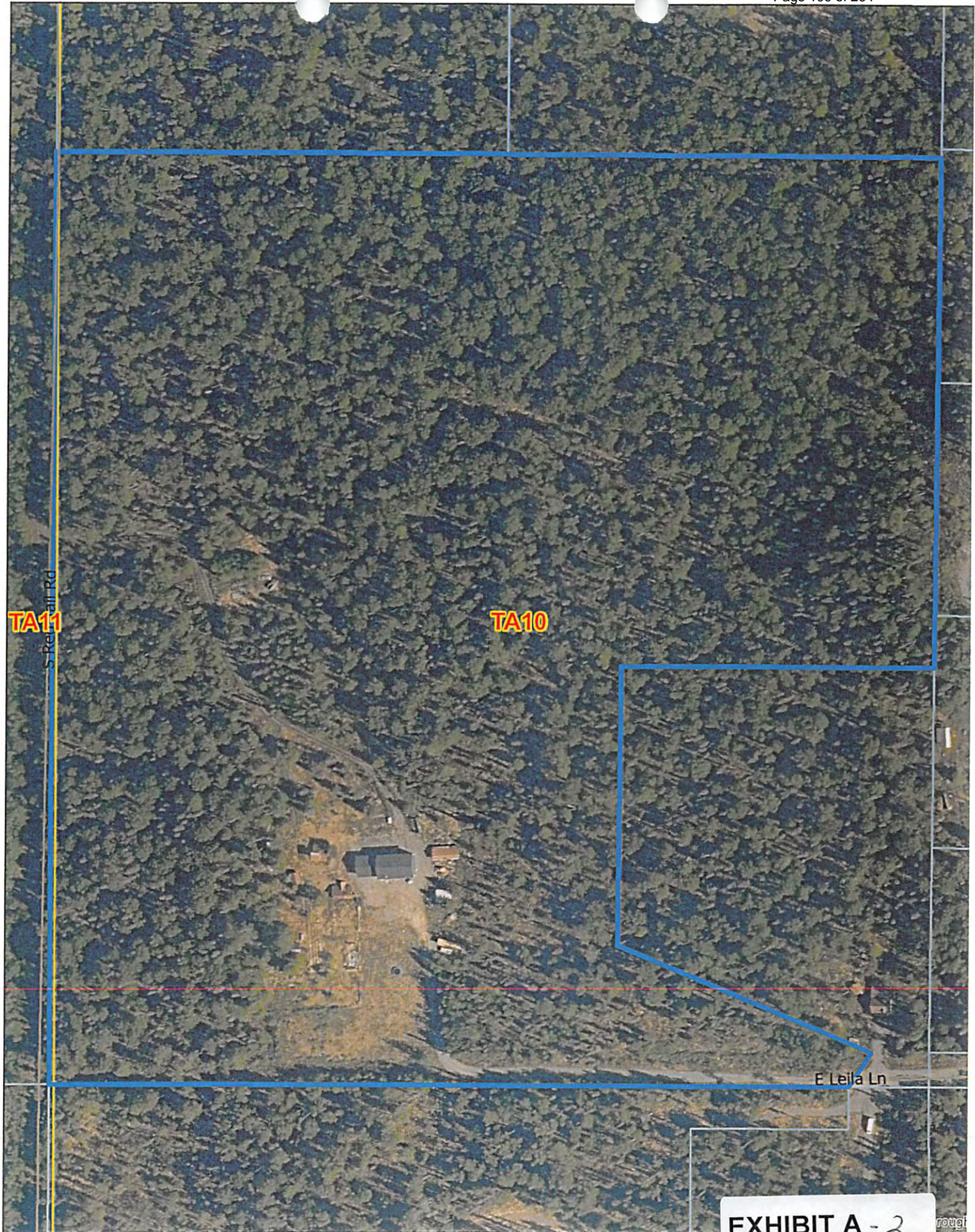


EXHIBIT A - 2





170    85    0    170 Feet





975    487.5    0    975 Feet

EXHIBIT A -4





650 W. 58<sup>th</sup> Ave, Suite E  
Anchorage, AK 99518

RECEIVED

MAY 18 2023

**Soils Investigation - Usable Area Report  
Lot 1 Durham Subdivision**

PLATTING

**Introduction:**

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

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

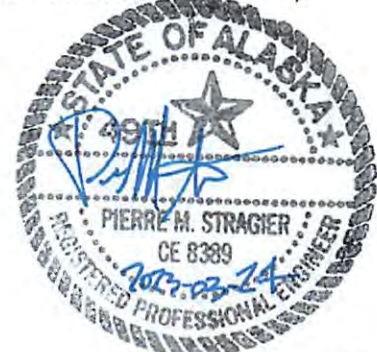
**Test Pit 1:** Test Pit 1 is located at Lat:62.27140 Long: - 150.09634. The surrounding area is level, with sparse undergrowth, sparse birch/spruce and 4' snow cover. The top foot of the pit was classified as brown silt/loam with organics, frozen. The next 13' is classified as poorly graded gravels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

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

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

**Conclusion:**

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



(P)

Photo Log  
Lot 1 Durham



Figure 1: Test Hole 1



Figure 2: Test Hole 2

2023-02-24  
(P)



Figure 3: Test Hole 3

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

## TEST HOLE EVALUATION & DOCUMENTATION

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

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

### TEST HOLE NO. 1

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

FRONTIER WORK ORDER #: 23-038

PROFESSIONAL ENGINEER'S SEAL



#### TEST HOLE LOCATION:

Lat: 62.27140

Long: -150.09634

#### COMMENTS:

- CAT 120 Excavator
- 4' snow cover

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

## TEST HOLE EVALUATION & DOCUMENTATION

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

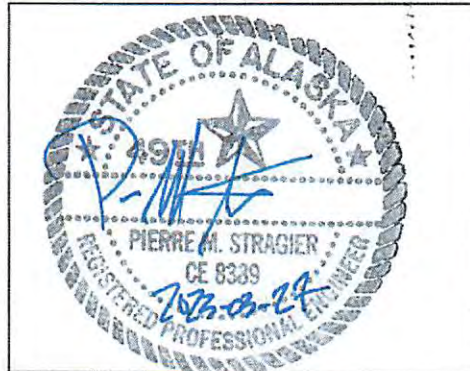
Legal Description:	Lot 1 Durham Sub		
Soil Log Date:	03-23-2023	Evaluated By:	P. Stragier, PE

### TEST HOLE NO. 2

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

FRONTIER WORK ORDER #: 23-038

#### PROFESSIONAL ENGINEER'S SEAL



#### TEST HOLE LOCATION:

Lat: 62.271702  
Long: -150.100499

#### COMMENTS:

- CAT 120 Excavator
- 4' snow cover

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

## TEST HOLE EVALUATION & DOCUMENTATION

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

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

### TEST HOLE NO. 3

FRONTIER WORK ORDER #: 23-038

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

#### PROFESSIONAL ENGINEER'S SEAL



#### TEST HOLE LOCATION:

Lat: 62.27366

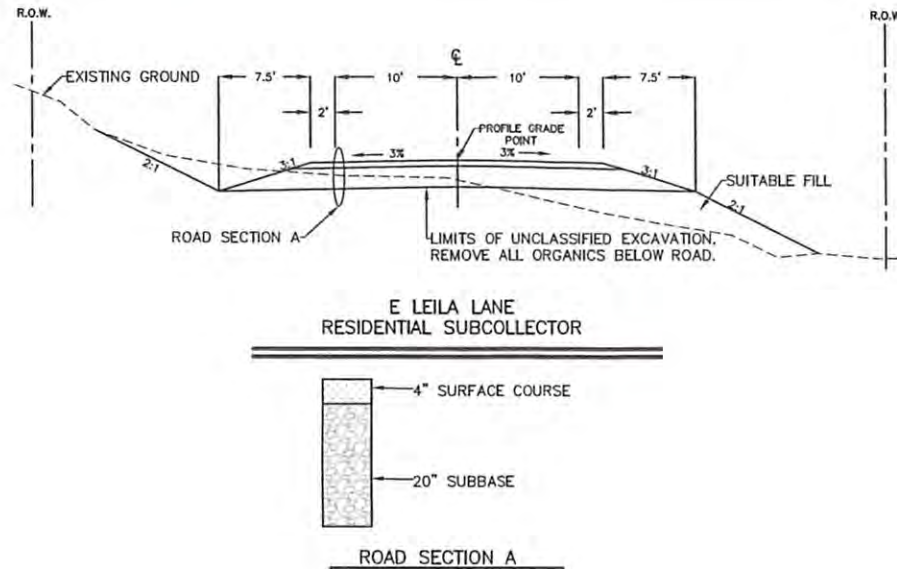
Long: -150.098298

#### COMMENTS:

- CAT 120 Excavator
- 4' snow cover

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

EXHIBIT C - 1



RECEIVED  
MAY 18 2023  
PLATTING

**PRELIMINARY CONSTRUCTION PLAN NOTES:**

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

**PRELIMINARY DRAINAGE PLAN:**

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

**INTERSECTION SITE DISTANCE CALCULATIONS:**

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

**AVERAGE DAILY TRAFFIC (ADT) CALCULATIONS:**

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

LOT 1 DURHAM RSB

SHEET 1 OF 2

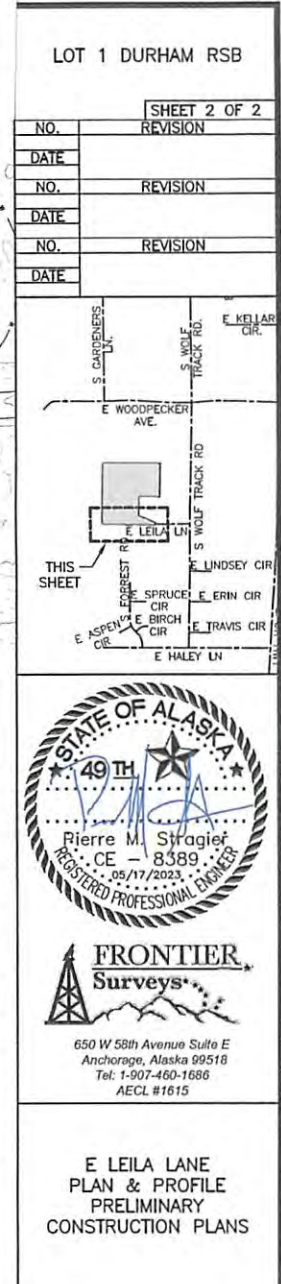
NO.	REVISION

STATE OF ALASKA  
49TH  
Pierre M. Stragier  
CE - 8389  
05/17/2023  
REGISTERED PROFESSIONAL ENGINEER

FRONTIER  
Surveys

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

E LEILA LANE  
PRELIMINARY  
CONSTRUCTION PLANS







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

Comes now the undersigned, Shane Stragier, and petitions the Matanuska-Susitna Borough to eliminate or modify the *utility, slope, snow storage, drainage, sanitation, buffers, or screening easement(s)* lying within the following described property, to-wit:  
Lot 1 – Durham Subdivision (2014-13)

RECEIVED

MAY 18 2023

Said easement(s) being more fully described as:

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

PLATTING

*NOTE: Utility easement eliminations require non-objection letters from the service area utility companies at the time of submittal, see MSB 43.15.032.*

Submitted herewith are the following:

1. A copy of the as-built showing the *easement(s)* to be vacated/modified (if due to encroachment)
2. \$500.00 Public Hearing Fee (no fee if submitted with Regular Plat)

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

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

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

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

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

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

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

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

James N. Jones

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***THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH***

6/30/03  
DATE

  
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PUBLIC HEARING ON: 8/17/23

## Amy Otto-Buchanan

---

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

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

---

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

Good morning,

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

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

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

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

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

Thank you,

**Jessica Burnett, Right of Way Manager**

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2515 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

## Amy Otto-Buchanan

---

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

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

Sent from my iPhone

Begin forwarded message:

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

Hi Kevin,

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

Thank you,  
Jessica

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



---

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

## Amy Otto-Buchanan

---

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

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

---

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

Good afternoon,

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

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

---

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

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

To whom it may concern,

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



RECEIVED  
MAY 30 2023  
PLATTING

May 25, 2023

Kevin Conway  
14411 E Leila Ln  
Talkeetna, AK 99676

To whom it may concern,

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

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

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

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

Sincerely,

DocuSigned by:

*Alex Slavens*

648A37D16E7E4DA...

ALEX SLAVENS

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

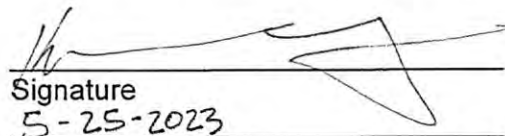
  
Signature  
5-25-2023  
Date

EXHIBIT D-6

## Amy Otto-Buchanan

---

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

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

---

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

Hello,

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

### Sarah Brandt

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



---

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

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

To whom it may concern,

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

## Amy Otto-Buchanan

---

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

Amy,

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

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, June 30, 2023 12:52 PM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; TCCI - contact <contact@talkeetnacouncil.org>; John <jsandrw@matnet.com>; chief\_28@hotmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; bradleyti@yahoo.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kelsey Anderson <Kelsey.Anderson@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com  
**Subject:** RFC Sculpin MSP #23-078

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

### [Sculpin MSP](#)

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

## Amy Otto-Buchanan

---

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

No comments.

Thank you,

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, June 30, 2023 12:52 PM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; TCCI - contact <contact@talkeetnacouncil.org>; John <jsandrw@matnet.com>; chief\_28@hotmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; bradleyti@yahoo.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kelsey Anderson <Kelsey.Anderson@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com  
**Subject:** RFC Sculpin MSP #23-078

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

### [Sculpin MSP](#)

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



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

**RECEIVED**  
**JUL 13 2023**  
**PLATTING**

**MEMORANDUM**

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

---

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

Comments:

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

**EXHIBIT G**

## Amy Otto-Buchanan

---

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

The Planning Division has no objection to the referenced action.

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

[Sculpin MSP](#)

Rick Antonio

*Planner II*

*Planning & Land Use Division*

Matanuska-Susitna Borough

[rick.antonio@matsugov.us](mailto:rick.antonio@matsugov.us)

[stormwater@matsugov.us](mailto:stormwater@matsugov.us)

Office- 907.861.7815

Remote- 907.707.4591

## Amy Otto-Buchanan

---

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

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

Hi Amy,

MTA has no comments to add.

Thank you,

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | [www.mtasolutions.com](http://www.mtasolutions.com)



---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, June 30, 2023 12:52 PM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; TCCI - contact <contact@talkeetnacouncil.org>; John <jsandrw@matnet.com>; chief\_28@hotmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; bradleyti@yahoo.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kelsey Anderson <Kelsey.Anderson@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>  
**Subject:** RFC Sculpin MSP #23-078

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

[Sculpin MSP](#)

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

**RECEIVED**  
**SEP 05 2023**  
**PLATTING**

4976B01L012 14  
RINEHART JOE & DAWN  
HC 89 BOX 8078  
TALKEETNA AK 99676

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER: ALL ASPECTS CONSTRUCTION LLC**

**REQUEST:** The request is to create 23 lots by a two phase Master Plan, from Lot 1, Durham Subdivision, Plat No. 2014-13, to be known as **SCULPIN MASTER PLAN**, containing 31.61 acres +/- . Parcels are located west of S. Talkeetna Spur and east of the Susitna River (Tax ID# 7365000L001). Access is from E. Leila Lane. Petitioner will be replacing the existing 15' wide utility easement adjoining the new right-of-way for the extension of E. Leila Lane; lying within the NW ¼ Section 07, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska, on the proposed **Subdivision**. The public hearing is scheduled for **September 07, 2023**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

[ ] No Objection [ \* ] Objection [ ☒ ] Concern

Name: Joe & Dawn Rinehart Address: HC 89 Box 8078  
14574 EAST Lindsey Circle

Comments: The additional 23 lots with building will create Xtreme  
dust on Wolf track Rd which goes into the homes here. Black top  
Wolf Track and it will be less dust going into homes especially with  
asthma and children here affecting people with breathing problems

Case # 2023-078 AOB

Note: Vicinity Map Located on Reverse Side

**EXHIBIT J -1**

## Amy Otto-Buchanan

---

**From:** KirbyKoy <kirbykoy@gmail.com>  
**Sent:** Wednesday, September 6, 2023 9:54 AM  
**To:** Amy Otto-Buchanan  
**Subject:** Re: Comments on Case#2023-078 Sculpin Subdivision Talkeetna  
**Attachments:** image001.jpg

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

Hi Amy,

I added a reply in red. If it is possible to include this as our formal comments to the board it would be greatly appreciated.

Best Regards,

Mike

### Case#2023-078 - Comments Against the Petitioner's Request to Approve the Proposed Sculpin Master Plan.

My name is Michael Koy. My wife, Gillian Kirby, and I own the property immediately to the south of the proposed Sculpin Master Plan. Our property at 13950 E. Leila Lane abuts the entire southern boundary of the proposed plan making us the most impacted property owner by this development. We strongly object, and are against, the proposed Sculpin Master Plan as currently defined.

Our objection is due specifically to the inclusion in the proposed master plan of a new right of way that would allow E. Leila Lane to be extended west from its current terminus to connect with S. Red Tail Road. The right of way extension proposed for E. Leila Lane would be adjacent to our property for the full length of its extension.

We are against creating a new right of way to extend E. Leila Lane for the following reasons:

- Creating and approving a new right of way where one doesn't currently exist, which allows a road to be constructed where one doesn't currently exist, forever changes the setting, tranquility and enjoyment of our property without providing any benefits now or in the future to us or our property.
- Creating and approving a new right of way is not required for the Petitioner to enjoy their property, now or in the future, and not creating a new right of way would not impact the Petitioner's proposed master plan by limiting access to any of the proposed subdivided lots within the Master Plan.
- An existing, approved, right of way already exists for S. Red Tail Rd which is immediately adjacent to the Petitioner's property along the entirety of its western border. This already approved right of way is cleared of trees and available for the Petitioner to use now or in the future at their leisure to access all portions of their property and their proposed subdivision.

- Creating and approving a new right of way to extend E. Leila Lane when an approved right of way already exists for S. Red Tail Rd is wasteful and does not better meet the public need while it does cause irreparable harm to the setting, tranquility and enjoyment of our property.
- Accessing the Petitioner's property from an existing, approved, right of way which is S. Red Tail Rd does not cause harm or damage, now or in the future, to the enjoyment of landowners whose property is adjacent to S. Red Tail Rd because the right of way already exists, and was known to exist, prior to individuals whose property is adjacent to S. Red Tail Rd acquiring their property.
- Accessing the Petitioner's property solely from S. Red Tail Rd does not cause undue harm to the Petitioner with respect to their enjoyment, now or in the future, or their proposed master plan.
- Accessing the Petitioner's property from the existing, approved, S. Red Tail Rd right of way requires less road to be constructed than accessing the Petitioner's property through the creation of a new right of way to extend E. Leila Lane.

In order to create legal and physical access using E. Woodpecker Road and S. Red Tail Road, the petitioner would be required to construct Borough residential sub-collector or residential standard streets from the intersection of E. Woodpecker Road and S. Wolf Tract Road west, then construct S. Red Tail Road south to access his parcel. This would impact surrounding parcels in much the same way the extension of E. Leila Lane impacts your parcel. It is up to the Borough to accept the granting of a Public Use Easement or dedication of a new right-of-way (MSB 43.15.021). The extension of E. Leila Lane will provide interconnectivity for the proposed subdivision and for other surrounding properties in the future (MSB 43.20.060(C) & (D)). **Using S. Red Tail Rd to access the Petitioner's land does not impact any surrounding parcels along this route much in the same way the extension of E. Leila Lane impacts our parcel. Right of way already exists on Woodpecker Road and S. Red Tail Road. A road already exists on Woodpecker Road all the way to S. Red Tail Rd and the landowners along this road are aware the right of way, and road, exist. There already is a right of way for S. Red Tail Rd and this right of way has already been cleared. The existing road on Woodpecker Road and the existing right of way on S. Red Tail Rd already provide interconnectivity for the proposed subdivision and for the surrounding properties in the future alleviating the need for creating a new right of way.**

To reiterate, we are against approving the proposed Sculpin Master Plan as proposed and submitted, but would not be opposed to the proposed master plan if it were amended to exclude a new right of way to extend E. Leila Lane and instead relied on the existing right of way for S. Red Tail Rd to access the Petitioner's property.

Finally, we were not made aware of a public notice by the Petitioner for their proposed master plan and suggesting that there were no comments to the negative from a public notice are misleading and disingenuous. **Pursuant to our code, MSB 43.10.065(B)(2), public notices are mailed 21 days prior to the scheduled hearing date. I believe you did receive public notice. It is not up to the petitioner to provide the public notice. At the time the staff report was written, there were no objections from the public in response to the public hearing notices. However, any comments that are received after the staff report is written, are provided to the Platting Board in the form of a hand-out at the hearing. We have not received at any time a notice.**

Yours respectfully,

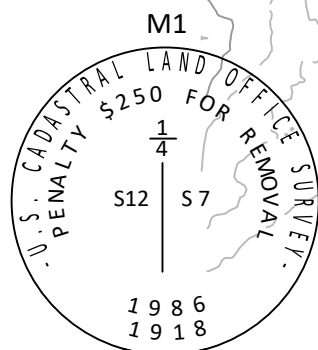
Mike Koy & Gillian Kirby

**EXHIBIT J 3**

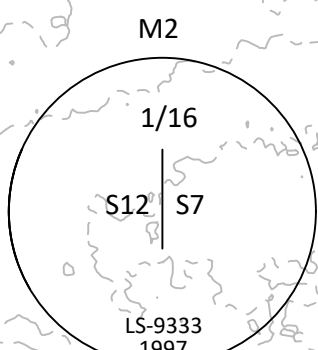
NOTES:

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

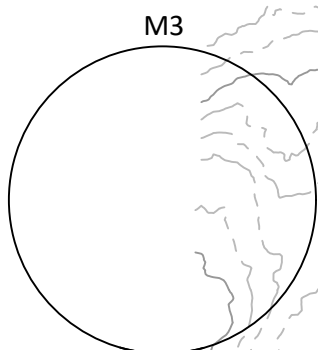
MONUMENT DETAIL



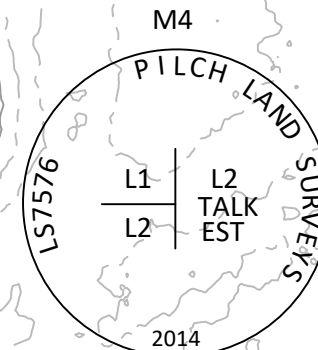
FOUND 2" BRASS CAP ON IRON PIPE, FLUSH WITH GROUND (GOOD CONDITION)



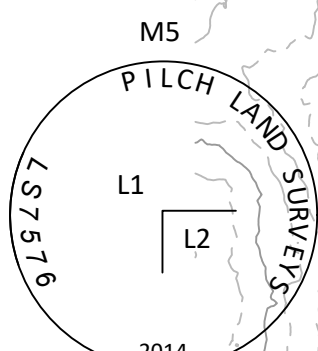
FOUND 2" ALUM. CAP ON REBAR, 0.1" A.G. (GOOD CONDITION)



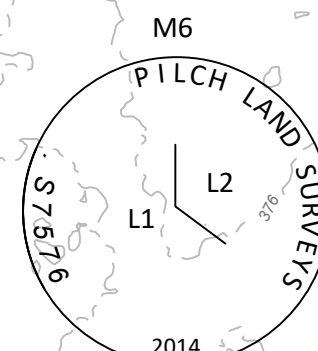
FOUND 3 1/4" ALUM. MON. 0.15" A.G. NO MARKINGS (GOOD CONDITION)



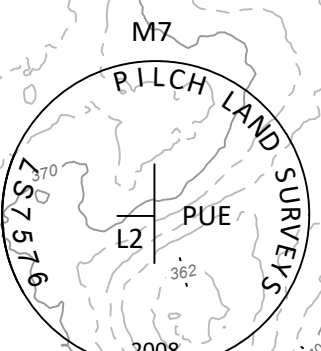
FOUND 2" ALUM. CAP ON REBAR, FLUSH WITH GROUND. (GOOD CONDITION)



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



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



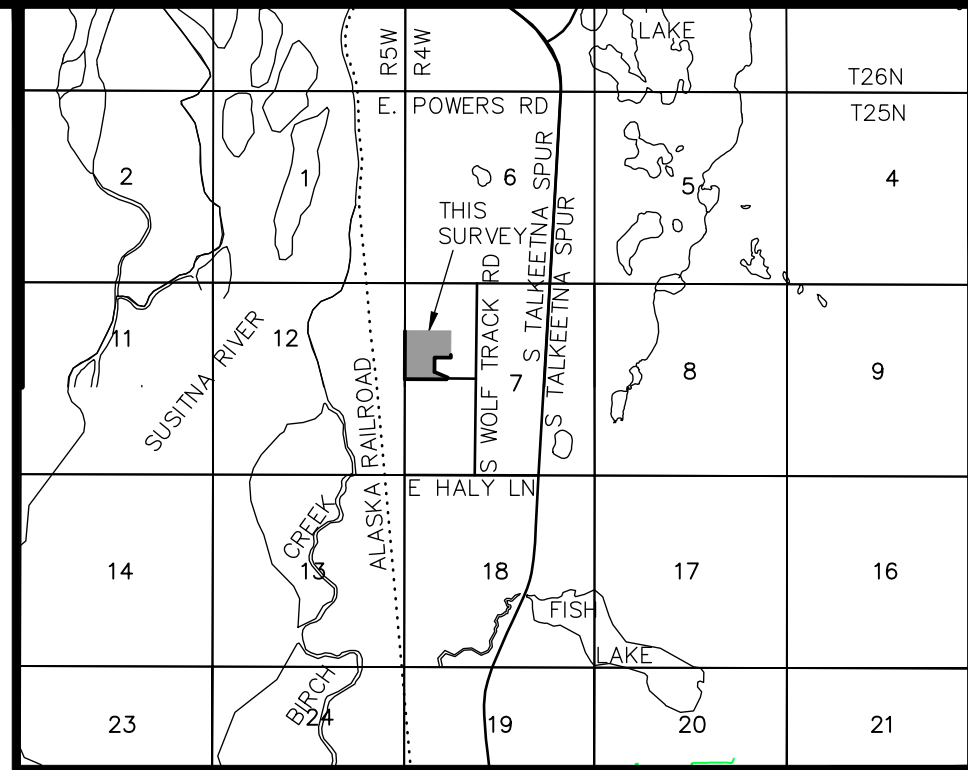
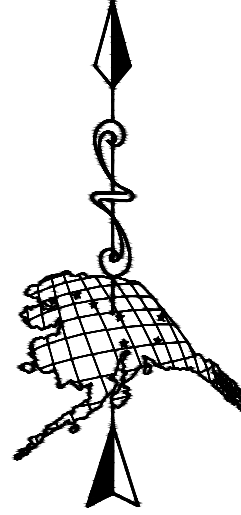
FOUND 2" ALUM. CAP ON REBAR, 0.4" A.G. (GOOD CONDITION)

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

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

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

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



0 50 100 200  
Scale in Feet

VICINITY MAP

SCALE: 1" = 1 MILE  
TAX MAP TA10

CERTIFICATE OF OWNERSHIP & DEDICATION

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

DATE: \_\_\_\_\_

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

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA

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

SURVEYOR'S CERTIFICATE

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

DATE \_\_\_\_\_ REGISTRATION NUMBER \_\_\_\_\_

REGISTERED LAND SURVEYOR

CERTIFICATE OF PAYMENT OF TAXES

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

\_\_\_\_\_, 20\_\_\_\_

TAX COLLECTION OFFICIAL (BOROUGH)

PLANNING DIRECTOR'S CERTIFICATE

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

\_\_\_\_\_, 20\_\_\_\_

PLANNING AND LAND USE DIRECTOR

ATTEST:

PLATTING CLERK

Plat of:  
**Sculpin Subdivision Phase 1**

A Subdivision of  
Lot 1 Durham Subdivision Plat #2014-13  
Located Within  
Section 7 T25N R04W S.M. Alaska  
Talkeetna Recording District, Third Judicial District State of Alaska  
Containing 31.61 Acres More or Less

Tax Map: TA10

Scale: 1"=100'

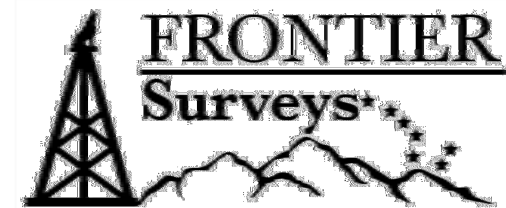
Drawn: SS / Checked: PS

AECL# 1615

Date: 07/11/2023

Revision: R1

SHEET: 1 of 1



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



CONTROL NOTES:

1. THE "BASIS OF BEARINGS" IS GEODETIC NORTH AS OBSERVED ON FEBRUARY 8th, 2023 AT MONUMENT M1. MONUMENT M1 IS A FOUND 2" BRASS CAP ON IRON PIPE FLUSH WITH GROUND AND HAS A LATITUDE OF N 62° 16' 15.93" AND A LONGITUDE OF W -150° 06' 05.42". THIS SURVEY WAS CONDUCTED USING TOPCON HR HIGH PRECISION GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE FRAME NAD83(2011), EPOCH 2010.0000AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION. ADDITIONALLY MONUMENT M1 NAD83(2011) ALASKA STATE PLANE ZONE 4 COORDINATES ARE N: 3,022,110.947 E:1,623,127.023

LEGEND

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

6D

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 5, 2023**

PRELIMINARY PLAT: KELTON'S CIRCLE

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

PETITIONERS: PRECISION HOMES LLC/BENNETT & RHONDA DURGELOH

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS/PIONEER ENGINEERING LLC

ACRES: 15.82 ± PARCELS: 8

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

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

**EXHIBITS**

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

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

**AGENCY COMMENTS**

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

**EXHIBIT E** – 5 pgs  
**EXHIBIT F** – 2 pgs  
**EXHIBIT G** – 1 pg  
**EXHIBIT H** – 3 pgs  
**EXHIBIT I** – 2 pgs  
**EXHIBIT J** – 4 pgs

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

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

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

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

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

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare or injurious to adjacent property. *Occupying the right-of-way with both a road and utilities does not present a safety concern for people or property, as evidenced by the numerous examples of such occupation throughout the Borough. One such circumstance is that in the new construction of subdivision, though we provide 15' wide utility easements along the edge of the new rights-of-way, the standard practice is for Enstar to place their line 3'-5' inside the right-of-way and this has not created a problem for road construction.*
- B. The variance request is based upon conditions of the property that are atypical to other properties: *Through numerous examples of utility/road co-occupation exist, by sheer numbers, we aren't typically encumbered with this being the only alternative for getting utilities to a site. The newer developments address this and newer developments constitute the bulk of construction.*
- C. Because of unusual physical surroundings, shape or topographical conditions of the property for which the variance is sought, or because of the taking of part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property: *Undue substantial hardship will be brought upon the owner of this property, as without the variance, he will be unable to develop his land. The right-of-way easement is the only possibility there is for getting utilities to this land whether it is for development of one or multiple residences. The access right-of-way was in existence prior to the granting of the utility easement and it is reasonable for a landowner to assume he can use these access rights.*

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

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

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

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

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

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

**Public: (Exhibit J)** Daniel Kingsley, owner of Lot 2, Kelton's Knob Hill Addition 1, objects: "I purchased Lot 2 or 675 N. Kelton's Knob Circle in 2022. I subsequently built a private driveway (50K) to my "under construction" duplex. I adamantly oppose utilizing my private driveway to access the proposed "Kelton's Circle Subdivision." I purposely purchased this property to provide warranted privacy and provide safe residencies for two families with small children. The traffic safety issues alone curl my blood." *Staff notes there is a 50' wide Public Use Easement along the southern boundary of Lot 2, recorded in 1976.*

Anthony Lacau, owner of Lot 9, Block 2, Tierra Grande Addition #1, to the northeast, objects: "I cannot see the public using the "public access" easement for anything. Only Durgeloh stands to benefit to access his over-stuffed junk yard. Will the seven lots be for homes, apartments or junk yard overflow? This area does not need another subdivision."

Fritz Caulkins, owner of Lot 10, Block 2, Bridle Path Estates, to the southeast, objects: "Septic system concerns. The lots are too small. Should require a community septic system."

Frank & Linda Dias, owners of Lot 3, Block 5, Edgewood Estates, to the west, have no objection.

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

**CONCLUSION:** The preliminary plat of **KELTON'S CIRCLE** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The variance from MSB 43.20.120(A)(1) Legal Access has been submitted in accordance with MSB 43.15.075 Variance; Standards of Approval. There were no objections from any federal or state agencies, Borough departments, or utilities. There were three objections to the plat from the public in response to the Notice of Public Hearing; one non-objection was received. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A).

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

1. Variance Application has been submitted in accordance with MSB 43.15.075 Variance; Standards of Approval.
2. Petitioner has responded to the criteria A-C as follows:
  - A. The granting of the variance shall not be detrimental to the public health, safety or welfare or injurious to adjacent property. *Occupying the right-of-way with both a road and utilities does not present a safety concern for people or property, as evidenced by the numerous examples of such occupation throughout the Borough. One such circumstance is that in the new construction of subdivision, though we provide 15' wide utility easements along the edge of the new rights-of-way, the standard practice is for Enstar to place their line 3'-5' inside the right-of-way and this has not created a problem for road construction.*
  - B. The variance request is based upon conditions of the property that are atypical to other properties: *Through numerous examples of utility/road co-occupation exist, by sheer numbers, we aren't*

*typically encumbered with this being the only alternative for getting utilities to a site. The newer developments address this and newer developments constitute the bulk of construction.*

- C. Because of unusual physical surroundings, shape or topographical conditions of the property for which the variance is sought, or because of the taking of part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property: *Undue substantial hardship will be brought upon the owner of this property, as without the variance, he will be unable to develop his land. The right-of-way easement is the only possibility there is for getting utilities to this land whether it is for development of one or multiple residences. The access right-of-way was in existence prior to the granting of the utility easement and it is reasonable for a landowner to assume he can use these access rights.*

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

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

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

**FINDINGS OF FACT:**

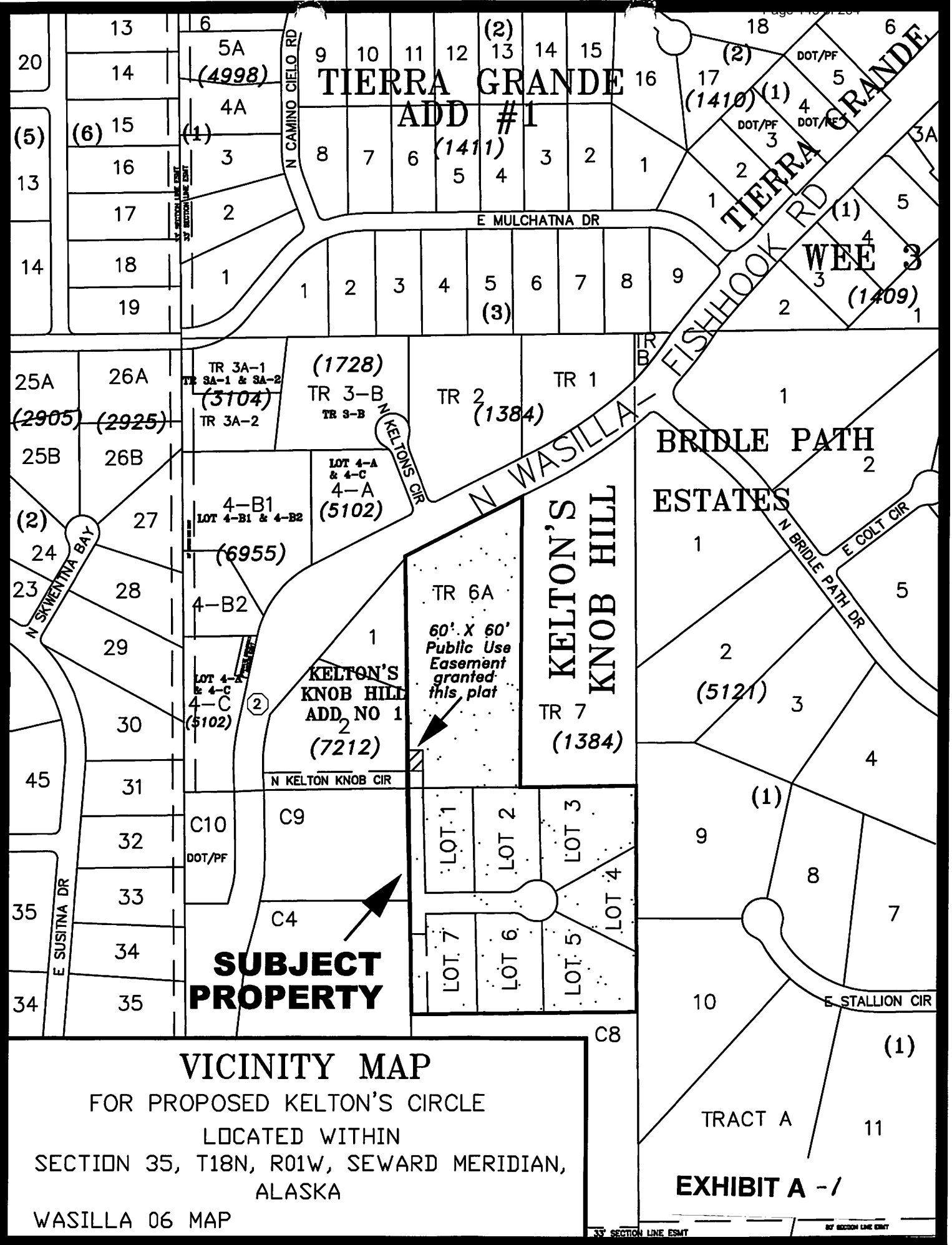
1. The plat of Kelton's Circle is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The variance request was submitted in accordance with MSB 43.15.075 Variance; Standards of Approval.
3. A soils report was submitted, pursuant to MSB 43.20.28(A). All lots have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

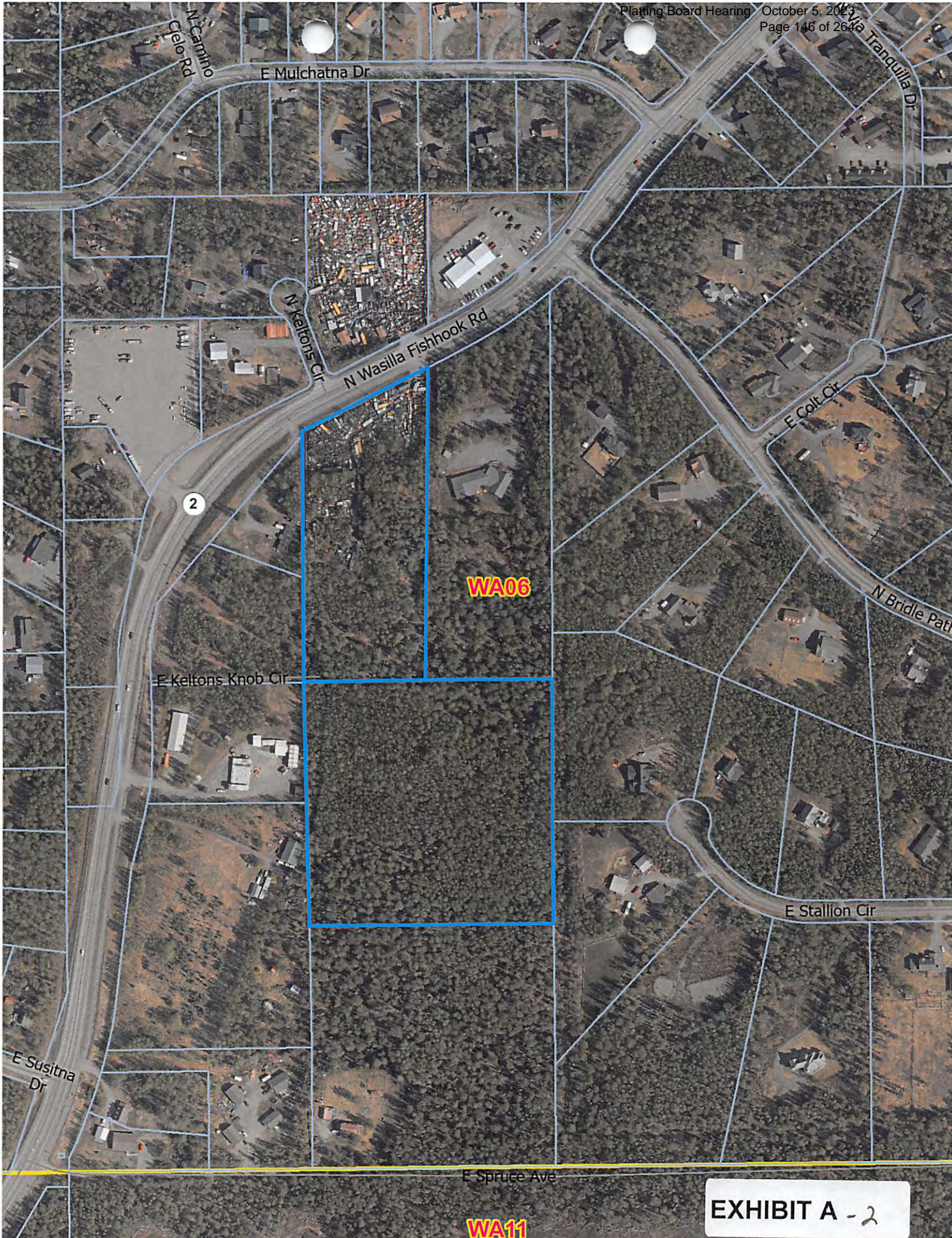
**RECOMMENDATIONS OF CONDITIONS OF APPROVAL:**

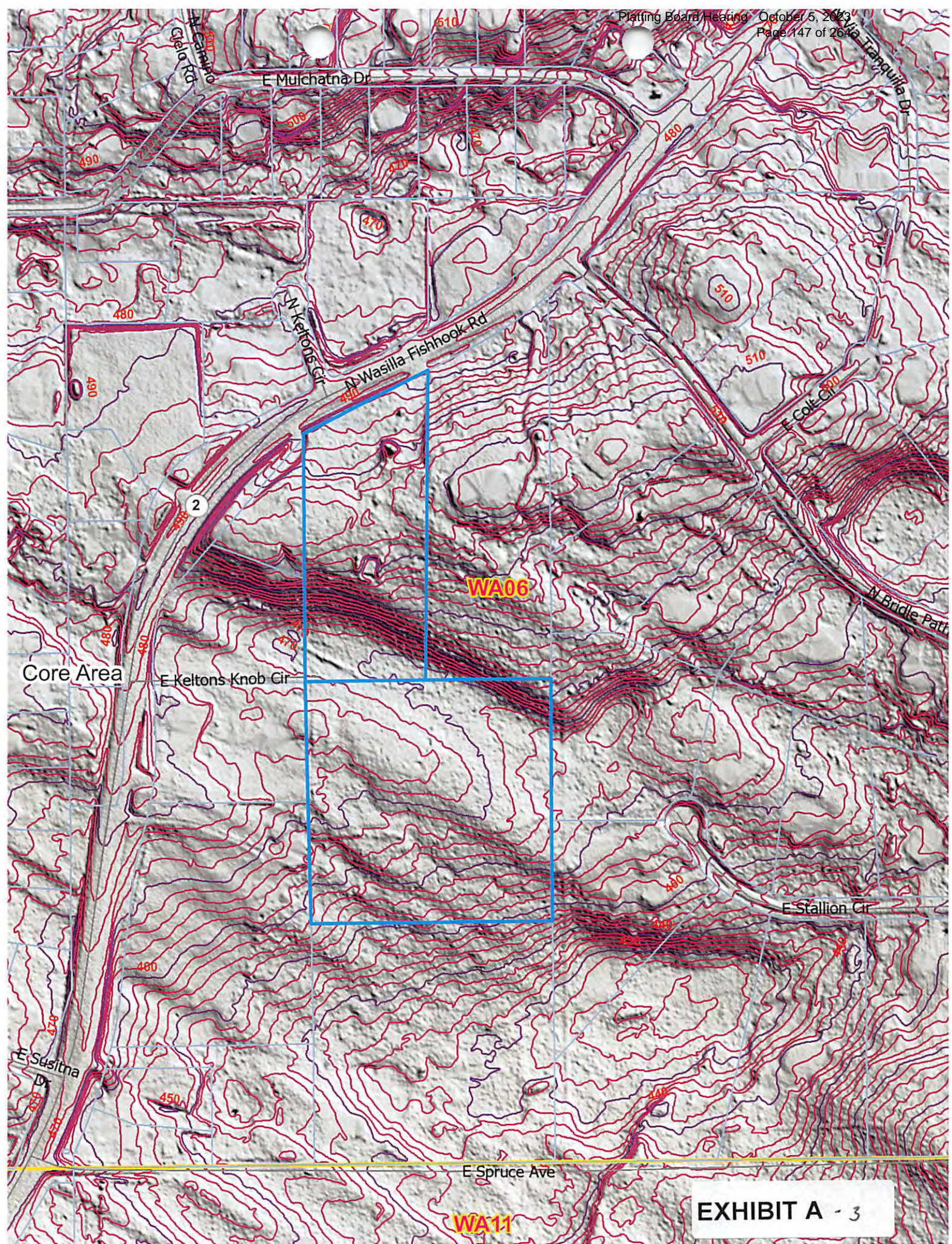
**Suggested motion: I move to approve the preliminary plat of Kelton's Circle, Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.

2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Construct N. Kelton Knob Circle, the Public Use Easement, S. Precision Avenue and E. Precision Circle to Residential Street standard according to the 2022 Subdivision Construction Manual (SCM):
  - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
  - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
  - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
  - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
  - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
  - f) Obtain approval of street names from Platting Assistant.
  - g) Provide a completed and approved Approval to Construct from ADOT&PF.
  - h) Grant an additional 10' wide Public Use Easement or dedicate an additional 10' wide right-of-way for S. Precision Avenue to the south boundary, with adjoining 15' wide utility easement.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.







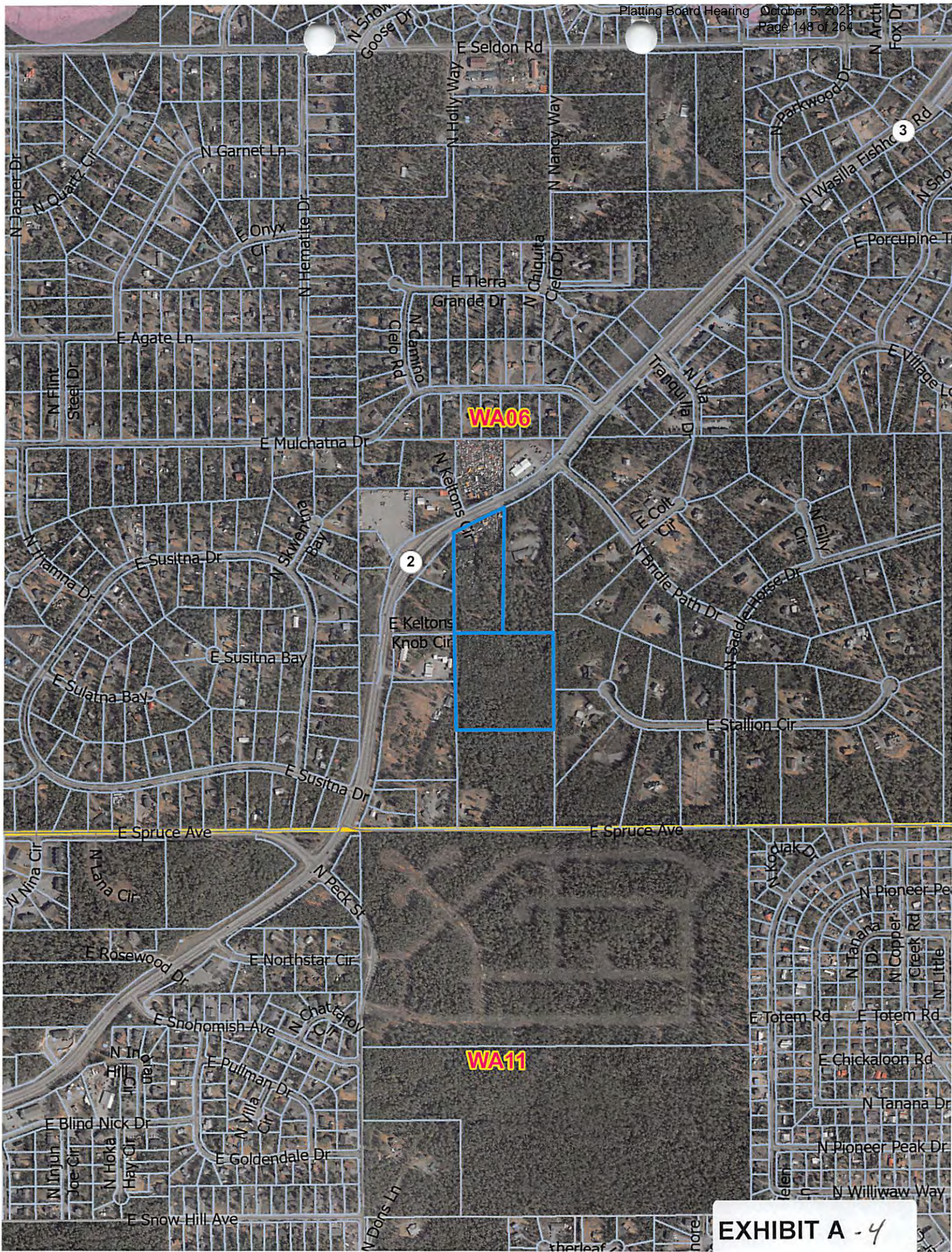


EXHIBIT A - 4



**Pioneer Engineering LLC**  
Professional, Reliable, Local

---

January 10, 2023

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

**RECEIVED**  
**MAY 15 2023**  
**PLATTING**

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

Dear Mr. Wagner,

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

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

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

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

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

Sincerely,

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



**EXHIBIT B - /**



## SOIL LOG

Job Number: 2023-SW-002

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

Logged By: Steve Wilson

Date: 12-27-22

### TEST HOLE NO. 1

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



#### TEST HOLE LOCATION:

**61.60292° N**

**-149.41594° W**

#### COMMENTS:

**Soils can support a conventional onsite wastewater system.**

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

## SOIL LOG

Job Number: 2023-SW-002

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

Logged By: Steve Wilson

Date: 12-27-22

### TEST HOLE NO. 2

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



#### TEST HOLE LOCATION:

**61.60177° N**

**-149.41575° W**

#### COMMENTS:

**Soils can support a conventional onsite wastewater system.**

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

## SOIL LOG

Job Number: 2023-SW-002

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

Logged By: Steve Wilson

Date: 12-27-22

### TEST HOLE NO. 3

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



#### TEST HOLE LOCATION:

61.60161° N

-149.41385° W

#### COMMENTS:

Soils can support a conventional onsite wastewater system.

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

# SOIL LOG

Job Number: 2023-SW-002

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

Logged By: Steve Wilson

Date: 12-27-22

## TEST HOLE NO. 4

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



### TEST HOLE LOCATION:

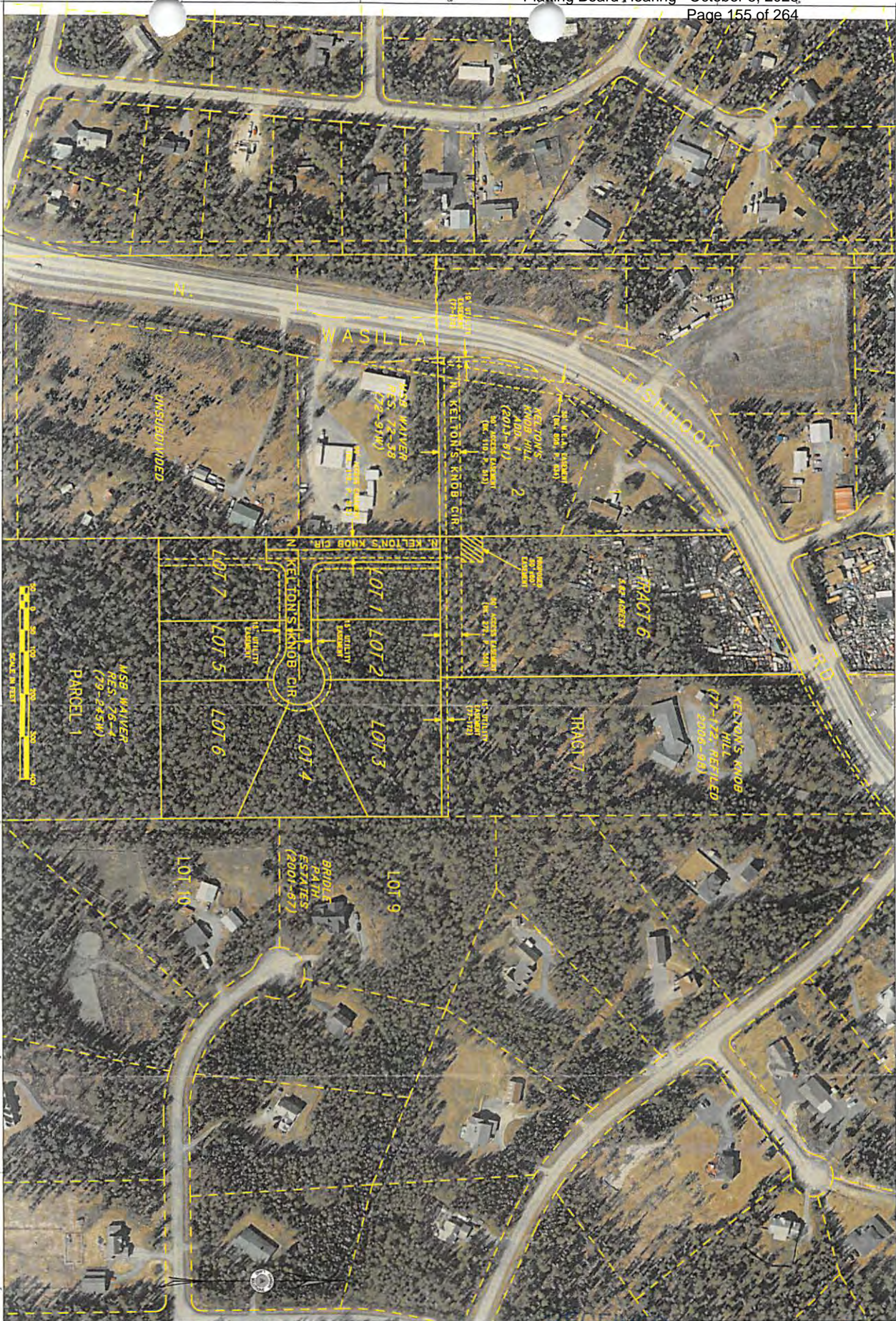
61.60268° N

-149.41327° W

### COMMENTS:

Soils can support a conventional onsite wastewater system.

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



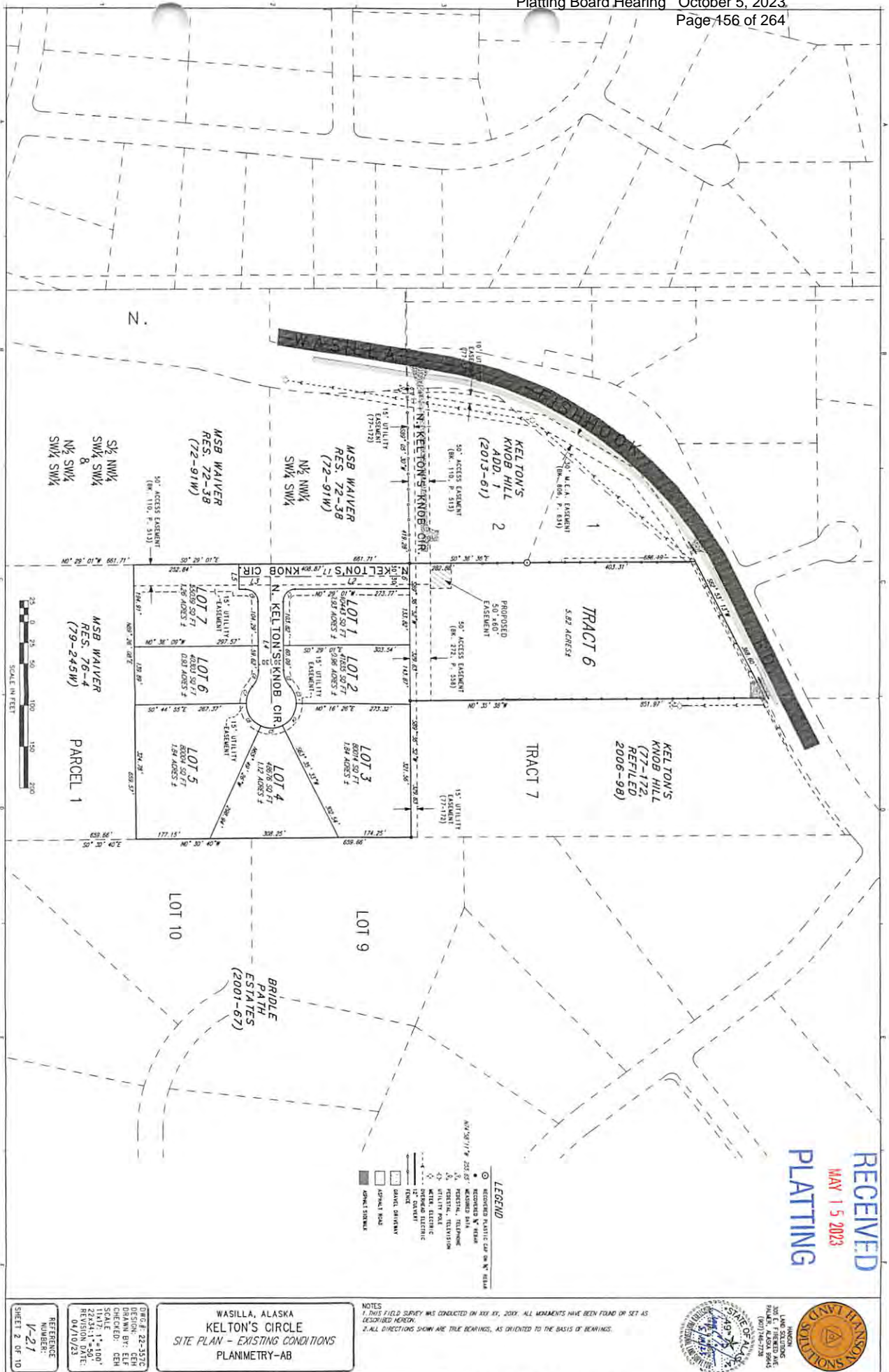
DATE: 2-22-2023  
DESIGN: CEH  
DRAWN BY: ELF  
SCALE: 1"=200'  
11/17/21  
02/22/23

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

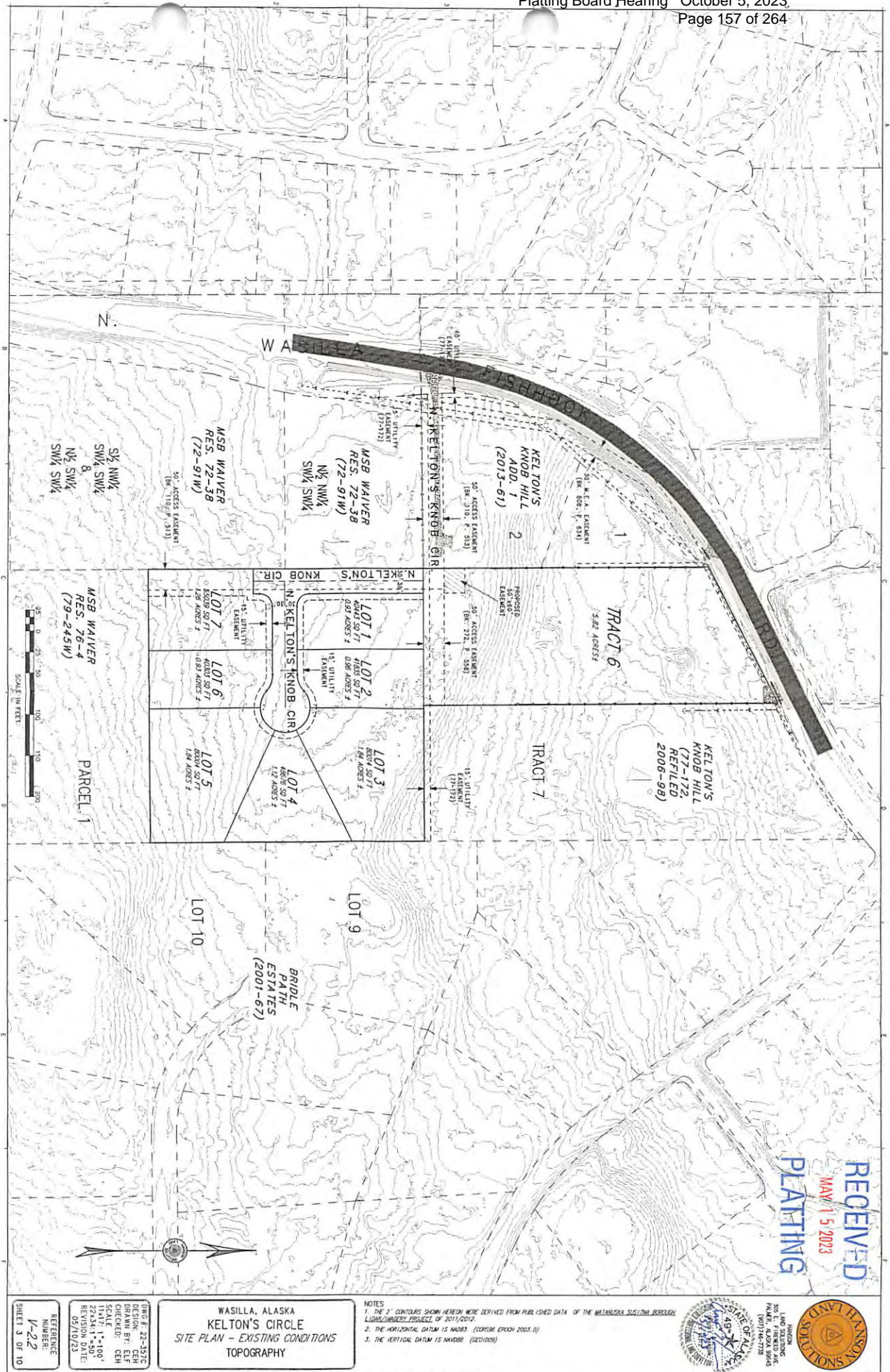
NOTES  
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE METROPOLITAN REGIONAL INFORMATION SYSTEM  
2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2011.0)

RECEIVED  
MAY 15 2023  
PLATTING





**EXHIBIT C** -2



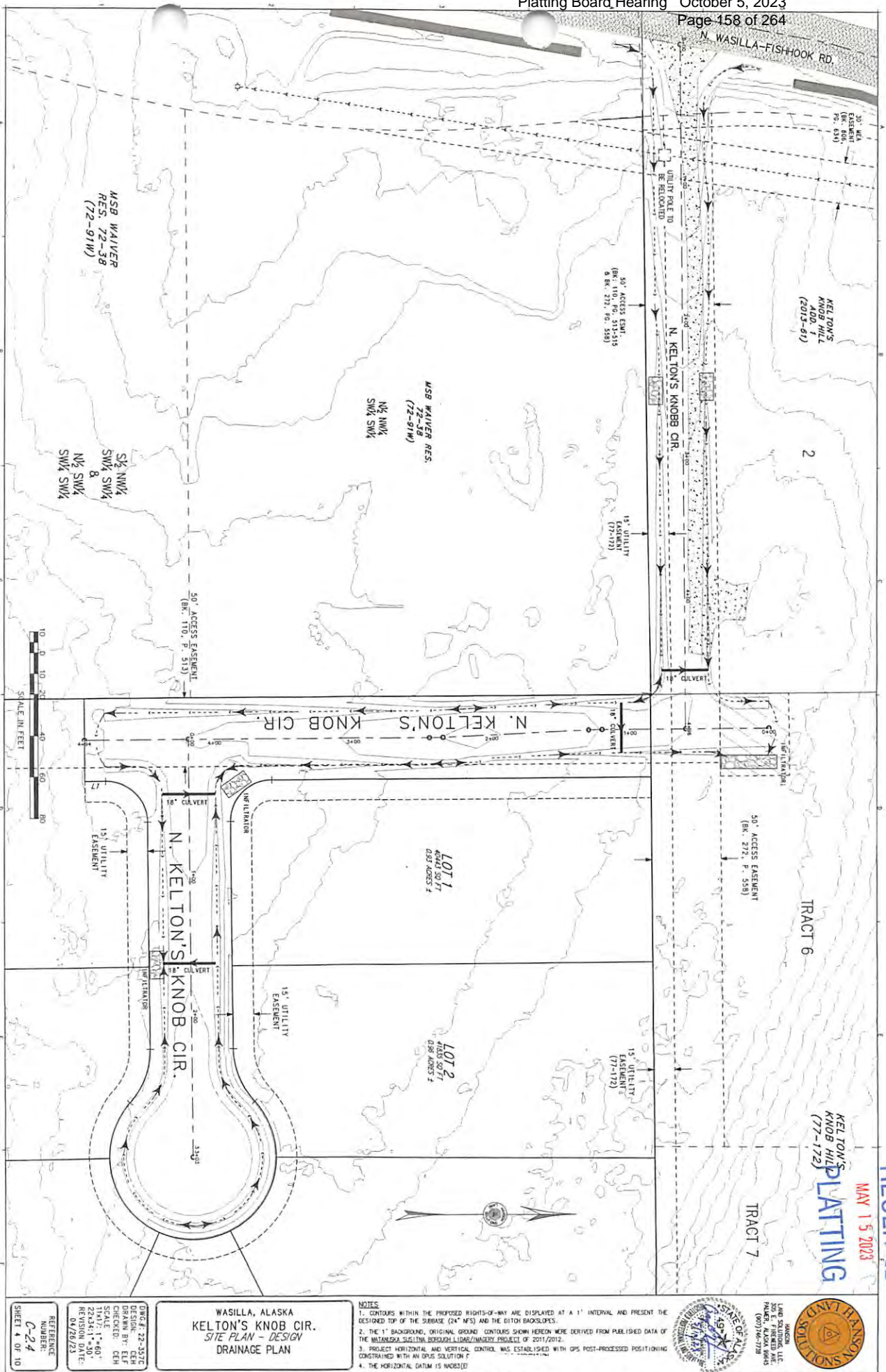
RECEIVED  
MAY 15 2023  
PLATTING



NOTES  
1. THE 5' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SITKINE BOROUGH  
LAND/IMPROVEMENT PROJECT OF 2011/2012.  
2. THE HORIZONTAL DATUM IS NAD83 (GCS98 EPOCH 2003.0)  
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)

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

DWG. 22-2323  
DESIGN: BLS  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE: 1"=100'  
REVISION DATE: 07/19/23  
REFERENCE  
M-22  
V-22  
SHEET 3 OF 10



RECEIVED  
MAY 15 2023

KELTON'S  
KNOB HILL  
PLATTING  
(77-172)

TRACT 6  
TRACT 7



LAND SOLUTIONS, LLC  
305 E. FRANKLIN AVE.  
ANCHORAGE, ALASKA 99501  
(907) 746-7728



NOTES:  
1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 1' INTERVAL AND PRESENT THE DESIGNED TOP OF THE SURFACE (24" NFS) AND THE DITCH BACKSLOPES.  
2. THE 1" BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE WATKINS SURVEY THROUGH A LEAD/HARDY PROJECT OF 2011/2012.  
3. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POSITIONING CONSTRAINED WITH AN ADJ. SOLUTION.  
4. THE HORIZONTAL DATUM IS NAD83(02)

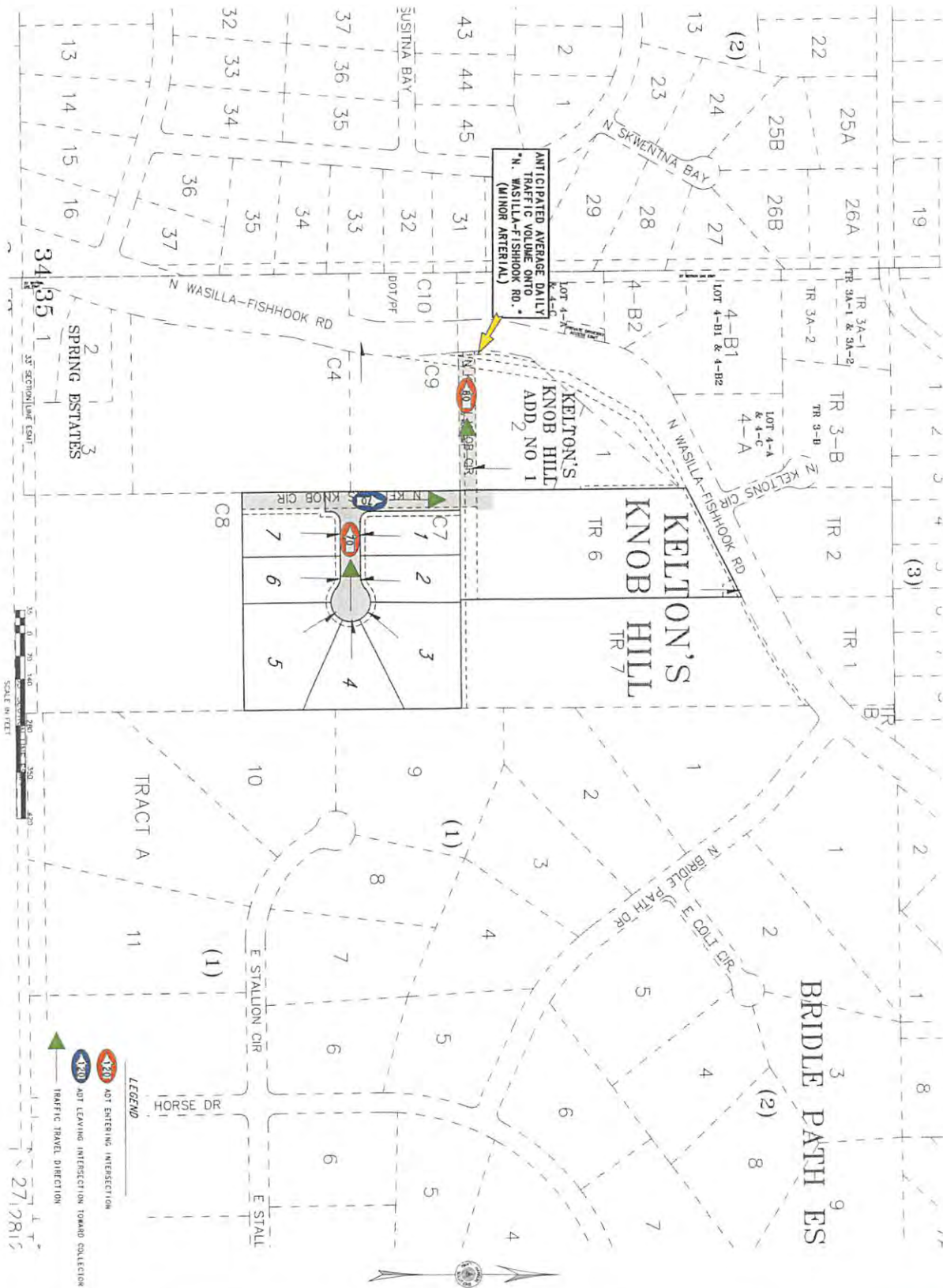
WASILLA, ALASKA  
KELTON'S KNOB CIR.  
SITE PLAN - DESIGN  
DRAINAGE PLAN

DWG. 22-357C  
DESIGNED BY: ECF  
DRAWN BY: ECF  
CHECKED: CEH  
SCALE: 1"=40'  
22X34-1  
REVISION DATE:  
04/26/23  
REFERENCE:  
NUMBER:  
C-24  
SHEET 4 OF 10

EXHIBIT C - 4



C19



DATE: 22-23-23  
DESIGN: J. J. J. J.  
DRAWN BY: J. J. J. J.  
CHECKED: J. J. J. J.  
SCALE: 1"=200'  
REVISION DATE: 09/23/23

PALMER, ALASKA  
KELTON'S KNOB  
ANTICIPATED AVERAGE  
DAILY TRAFFIC

NOTES

1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.

2. SUMMARY EXPECTED AVERAGE DAILY TRAFFIC INCREASES BY 60 ON THE INTERSECTION OF E. KELTON'S KNOB CIR. ONTO N. WASILLA-FISHHOOK RD. IN WHICH REQUIRES NO UPGRADE OF ROAD STATUS AS IT DOES NOT EXCEED 400.



EXHIBIT C - 6

## VARIANCE APPLICATION

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

RECEIVED  
JUL 13 2023  
PLATTING

**Legal description of property:** PARCEL 3, MSB WAIVER RES. 76-4  
(RECORDED AS 79-245W, PALMER RECORDING DISTRICT)

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

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

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

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

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

**APPLICANT OR OWNER** Name: HANSON LAND SOLUTIONS Email: platting@hlsalaska.com  
Mailing Address: 305 E. Fireweed Ave. Palmer, AK Zip: 99645  
Signature: \_\_\_\_\_ Phone: 907-746-7738

**SURVEYOR** Name (FIRM): HANSON LAND SOLUTIONS Email: platting@hlsalaska.com  
Mailing Address: 305 E. Fireweed Ave. Palmer, AK Zip: 99645  
Contact Person: Craig Hanson Phone: 907-746-7738

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

**VARIANCE APPLICATION**

VARIANCE REQUEST IS FROM:

43.20.120 (A)(1) WHICH STATES:

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

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

Variance Application Item 3 questions:

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

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

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

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

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

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

## Amy Otto-Buchanan

---

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

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

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

---

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

FYI

---

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

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

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

--

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

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

See Jamie's comments below. Thanks, A.

---

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

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

Jamie

---

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

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

---

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

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

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

Respectfully, ELF

Platting

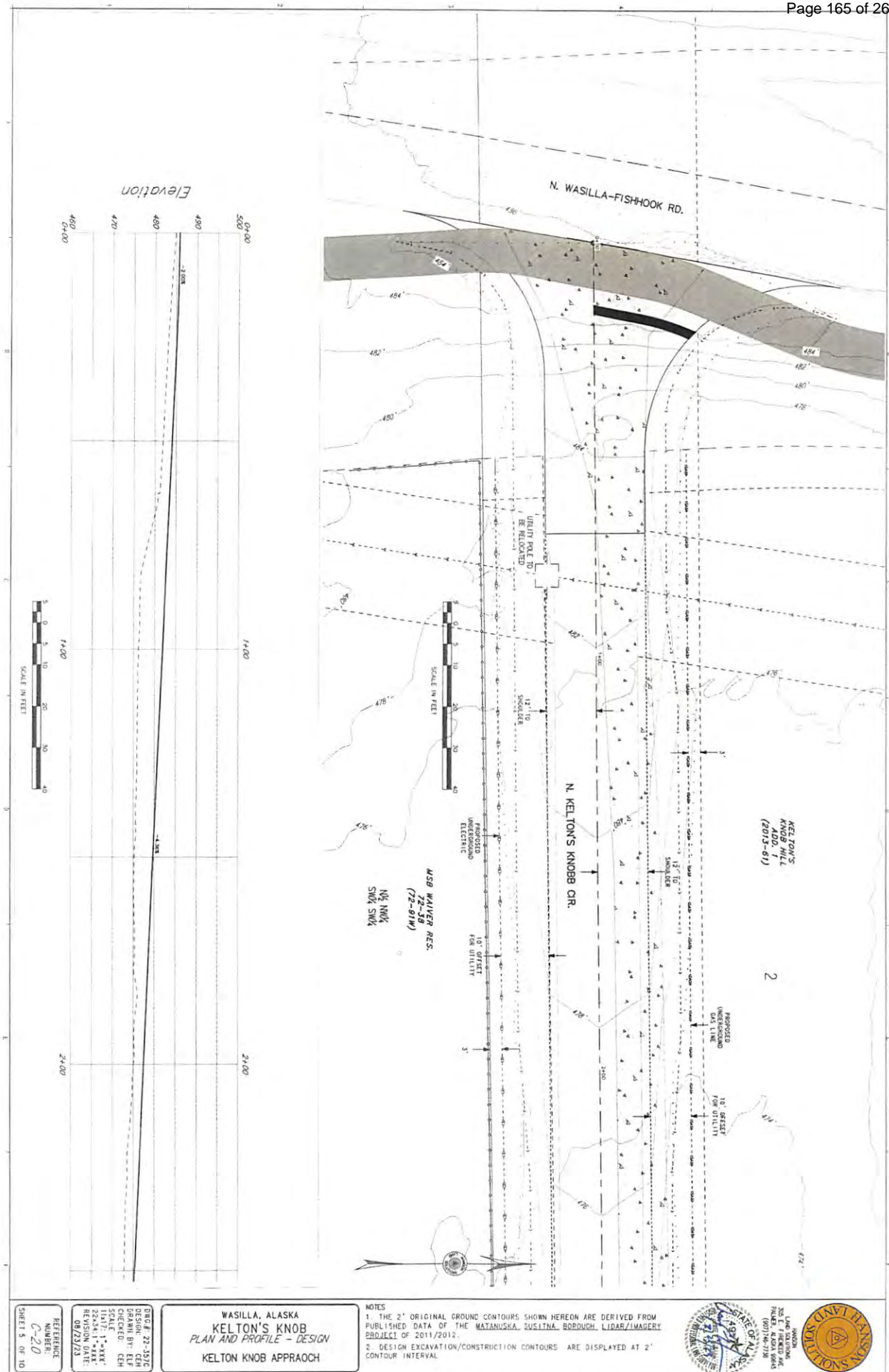


EXHIBIT E - 3

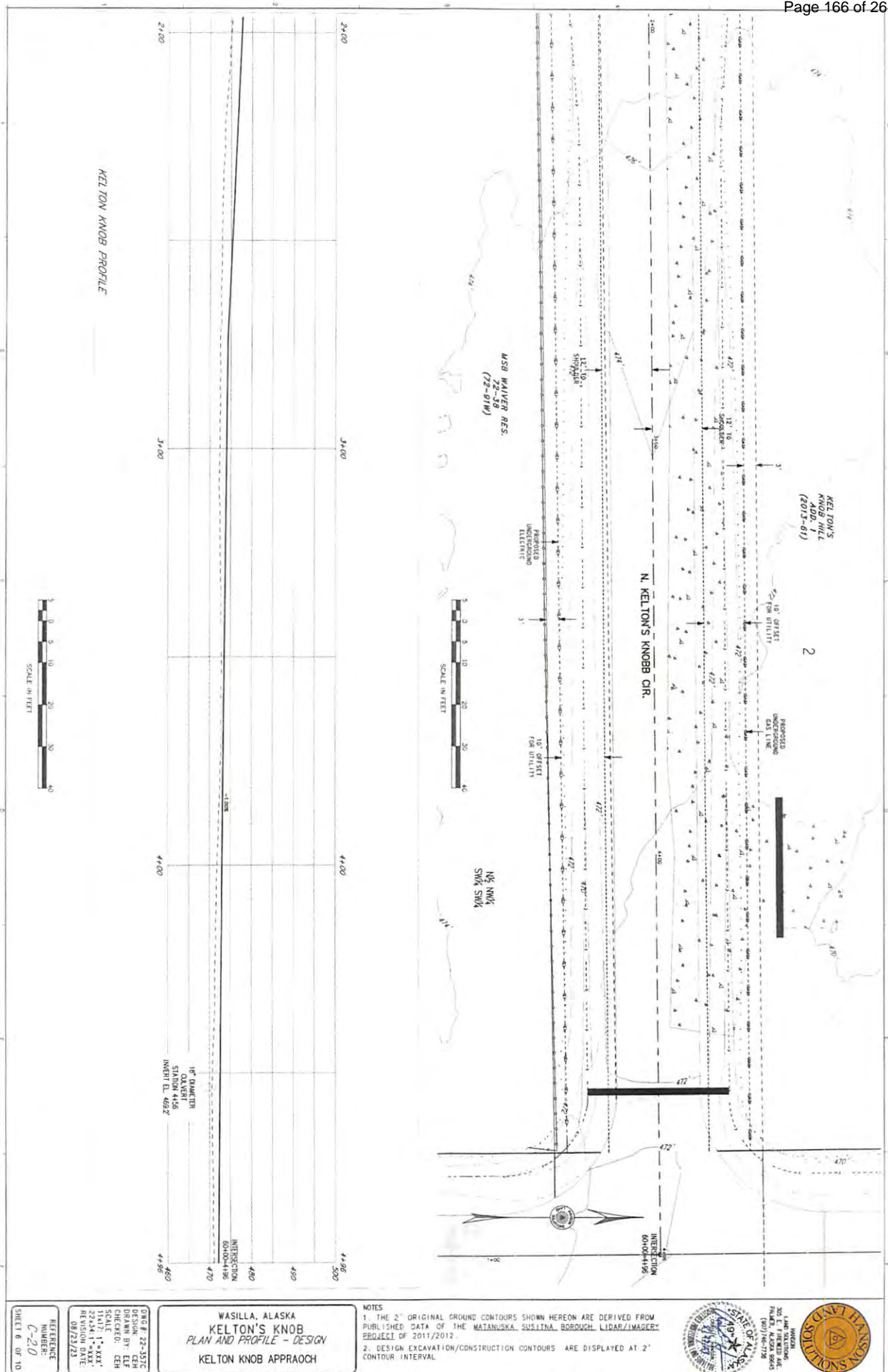


EXHIBIT E - 4

## Amy Otto-Buchanan

---

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

Amy,

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

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

---

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

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

[Kelton's Circle](#)

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

## Amy Otto-Buchanan

---

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

No comments.

Thank you,

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

---

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

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

Comments:

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

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

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

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

Andy  
Dean

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

## Amy Otto-Buchanan

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

Platting,

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

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



[Kelton's Circle](#)

Thanks,

Rick Antonio  
Planner II  
907-861-7815

Rick Antonio

*Planner II*

*Planning & Land Use Division*

Matanuska-Susitna Borough

[rick.antonio@matsugov.us](mailto:rick.antonio@matsugov.us)

[stormwater@matsugov.us](mailto:stormwater@matsugov.us)

Office- 907.861.7815

Remote- 907.707.4591

## Amy Otto-Buchanan

---

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

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

Hi Amy,

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

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

---

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

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[Kelton's Circle](#)

Amy Otto-Buchanan



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

July 17, 2023

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

To whom it may concern:

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

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

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

Sincerely,

*James Christopher*

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

## Amy Otto-Buchanan

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

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

Amy,

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

Thanks,

**MIREYA ARMESTO**

**GCI** | Technician III, GIS Mapping  
m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

---

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

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[Kelton's Circle](#)

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



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

## Department of Transportation and Public Facilities

Program Development and Statewide Planning  
Anchorage Field Office

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

July 20, 2023

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

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

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

**EXHIBIT I - /**

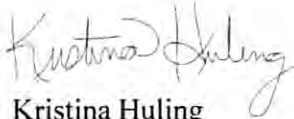
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

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

7212000L002 50  
KINGSLEY WILBUR  
PO BOX 872393  
WASILLA AK 99687

### NOTIFICATION OF PUBLIC HEARING

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

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

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

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska, on the proposed **Subdivision**. The public hearing is scheduled for **July 6, 2023**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

[ ] No Objection [X] Objection [ ] Concern

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

Comments:

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

EXHIBIT J - 1

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

**RECEIVED**  
**AUG 23 2023**  
**PLATTING**

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

### NOTIFICATION OF PUBLIC HEARING

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

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The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska, on the proposed **Subdivision**. The public hearing is scheduled for **September 7, 2023**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

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[ ] No Objection [X] Objection [ ] Concern

Name: ANTHONY LACAU Address: 2561 CAMINO CIELO

Comments: I CANNOT SEE THE PUBLIC USING THE "PUBLIC ACCESS" EASEMENT FOR ANYTHING. ONLY DURGELOH STANDS TO BENEFIT TO ACCESS HIS OVER-STUFFED JUNK YARD. WILL THE 7 LOTS BE FOR HOMES, APARTMENTS, OR JUNK YARD OVERFLOW? THIS AREA DOES NOT NEED ANOTHER SUBDIVISION.

Case # 2023-061 AOB

Note: Vicinity Map Located on Reverse Side

**EXHIBIT J - 2**

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

RECEIVED  
AUG 29 2023  
PLATTING

5121B02L010 101  
CAULKINS FRITZ PATRICK CAULKINS JOANNE HARTLEY  
2295 N FILLY CIR  
WASILLA AK 99654-3572

### NOTIFICATION OF PUBLIC HEARING

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

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

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[ ] No Objection ☒ Objection [ ] Concern

Name: Fritz Caulkins Address: 2295 N. Filly Cir. Wasilla AK. 99654

Comments: Septic system concerns. The lots are too small.  
Should require a community septic system.

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

**RECEIVED**  
**AUG 31 2023**  
**PLATTING**

1168B05L003 141  
DIAS FRANK A JR & LINDA T  
824 E AGATE LN  
WASILLA AK 99654

### **NOTIFICATION OF PUBLIC HEARING**

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

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

**REQUEST:** The request is to create seven lots from Tax Parcel C7 (Parcel #3, MSB Waiver 76-4, recorded 79-245w) and create a 60' X 60' Public Use Easement on Tract 6, Kelton's Knob Hill, Plat No. 2006-98, to be known as **KELTON'S CIRCLE**, containing 15.82 acres +/- . Petitioner is applying for a variance from MSB 43.20.120(A)(1) Legal Access and MSB 43.20.140(A)(1) Physical Access. Parcels are located east and south of N. Wasilla-Fishhook Road. Access is from N. Kelton Knob Circle, which is currently unconstructed (Tax ID#s 18N01W35C007/1384000T006); lying within the SW ¼ Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska, on the proposed **Subdivision**. The public hearing is scheduled for **September 7, 2023**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

☒ No Objection    ☐ Objection    ☐ Concern

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_

DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
(PLATTING CLERK)

#### LEGEND

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



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

#### CURVE TABLE

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

#### NOTES

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

### CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL  
(MATANUSKA-SUSITNA BOROUGH)

DATE \_\_\_\_\_

### CERTIFICATE OF OWNERSHIP

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

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

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

### NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR \_\_\_\_\_

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

### CERTIFICATE OF OWNERSHIP

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

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

### NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR \_\_\_\_\_

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

### SURVEYOR'S CERTIFICATE



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

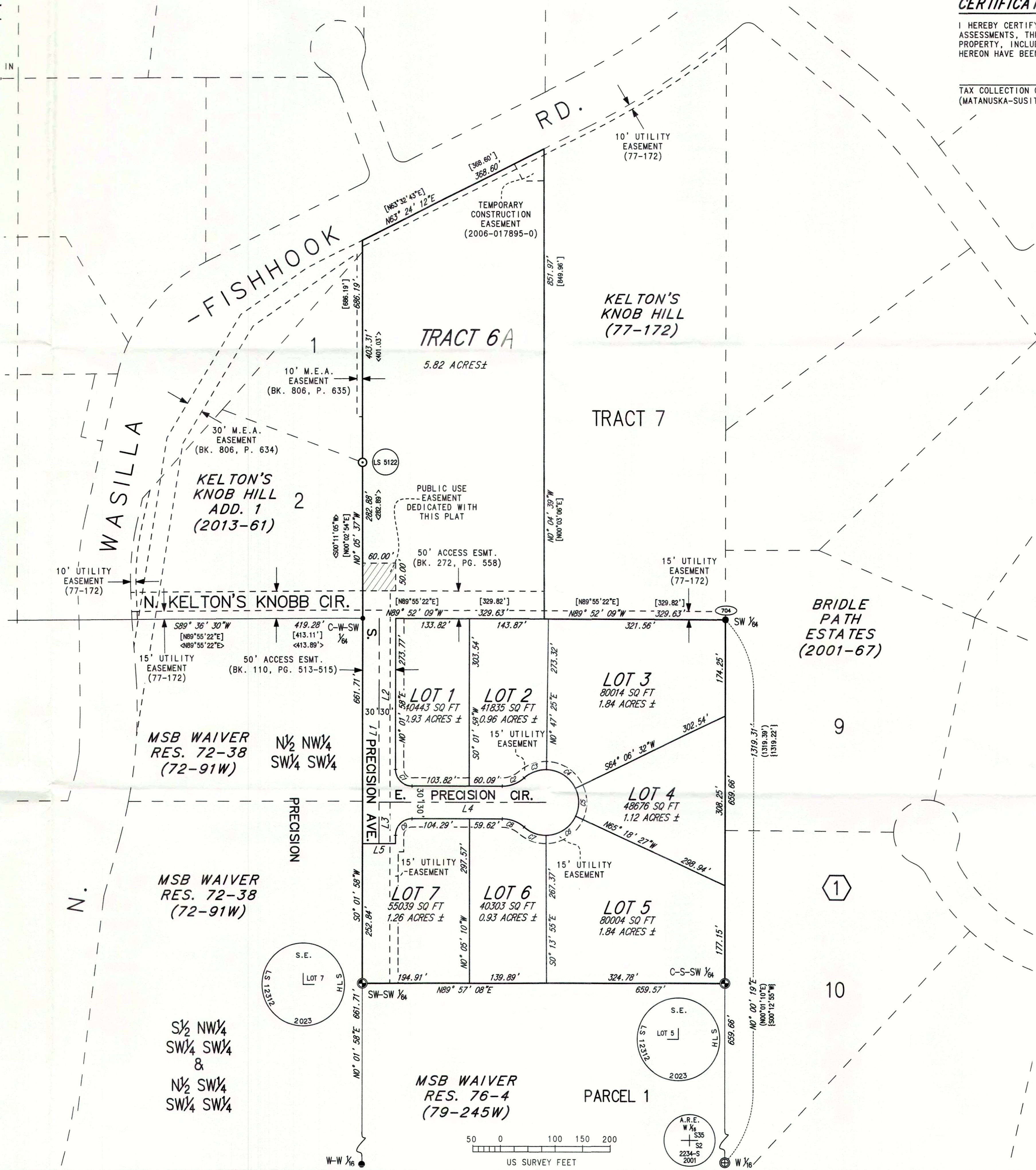
REGISTERED LAND SURVEYOR

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

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

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

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



RECEIVED  
MAY 24 2023  
PLATTING

Agenda Copy

6E

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 5, 2023**

ABBREVIATED PLAT: HOUSTON WYE

LEGAL DESCRIPTION: SEC 27 & 28, T18N, R03W, SEWARD MERIDIAN AK

PETITIONERS: MATANUSKA-SUSITNA BOROUGH

SURVEYOR/ENGINEER: SURVBASE

ACRES: 261.1 ± PARCELS: 4

REVIEWED BY: CHRIS CURLIN CASE #: 2023-088

---

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

**EXHIBITS**

Vicinity Map and Aerial Photos  
Soils Report  
Variance Application

**EXHIBIT A** – 3 pgs  
**EXHIBIT B** – 1 pg  
**EXHIBIT C** – 2 pgs

**AGENCY COMMENTS**

ADF&G  
Utilities

**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 7 pgs

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

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

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

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

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

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

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

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

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

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

**Comments:**

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

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

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

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

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

### **FINDINGS OF FACT**

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

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

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

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

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

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

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

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

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

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

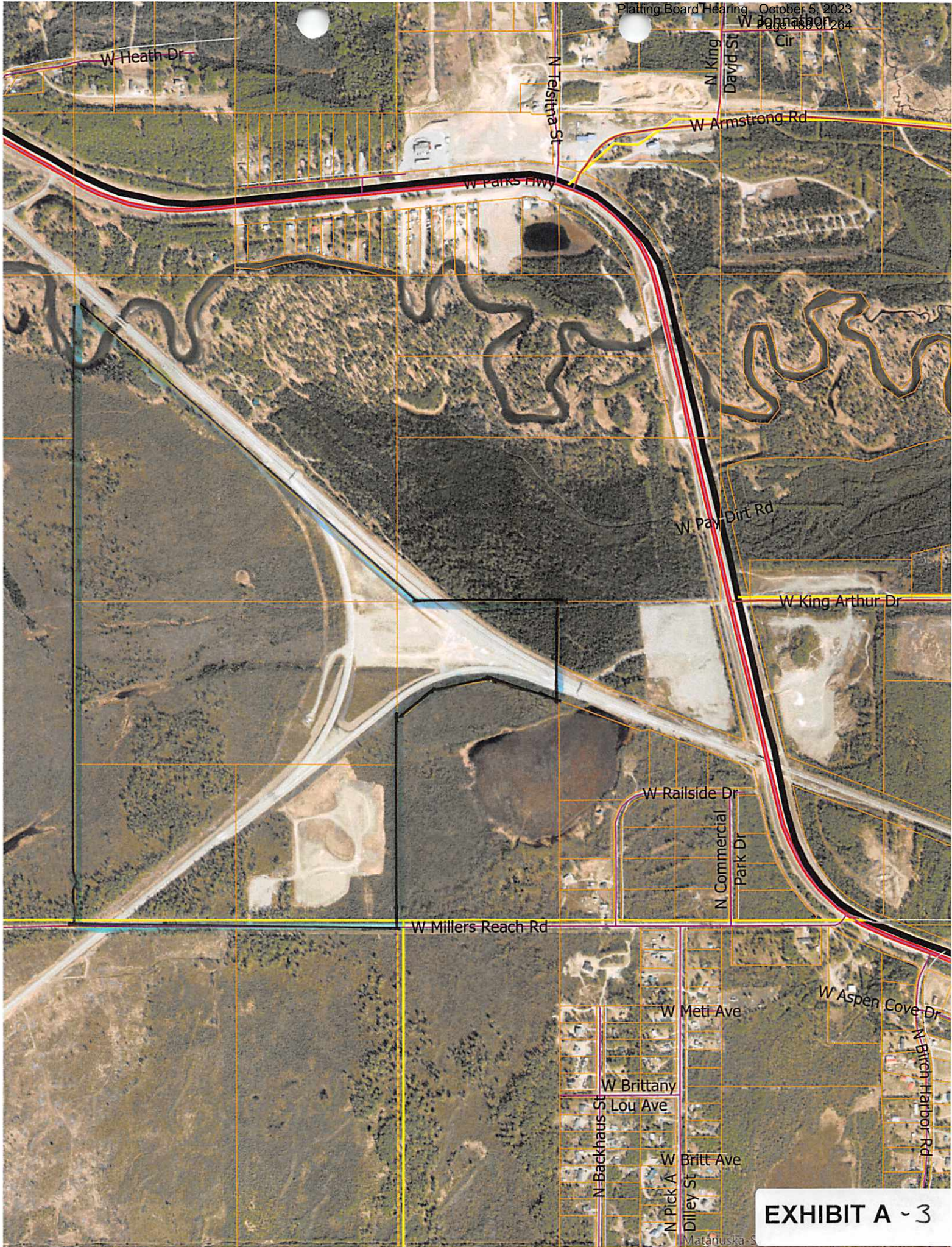
**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Houston Wye, Section 27 & 28, Township 18 North, Range 03 West, Seward Meridian, Alaska, contingent on staff recommendations:**

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







AUG 24 2023



# Houston Wye Subdivision Preliminary Plat

## Topographic Narrative.

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

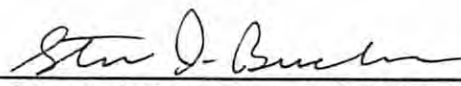
The land is typical Matanuska Susitna Valley mixed lowlands consisting of willows, shrubs, grasses, bog, ponds, and lakes, as well as mixed spruce and birch treed uplands.

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

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

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

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

  
Steven J. Buchanan, AK PLS 10159-L

8/23/2023  
Date

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

## VARIANCE APPLICATION

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

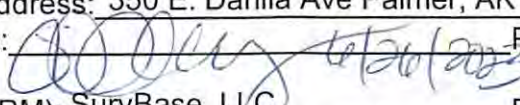
**Legal description of property:** Proposed Tract C, Houston Wye Subdivision; located within the SW 1/4 of 18N03W27, SM.

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

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

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

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

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

***Explain the special circumstances for the variance on separate pages, addressing Criteria A, B, & C as required by MSB 43.15.075.***

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

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

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

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

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

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

## Jesse Curlin

---

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

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

Good Morning Chris,

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

Thank you for the opportunity to comment.

Sincerely,

*Crystal Moenaert*

Habitat Biologist 2  
ADF&G Habitat Section  
1801 S Margaret Drive, Suite 6  
Palmer AK 99645  
Ph: 907-861-3204  
[ADF&G Habitat Section Permits Link](#)



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**From:** Jesse Curlin <[Jesse.Curlin@matsugov.us](mailto:Jesse.Curlin@matsugov.us)>  
**Sent:** Monday, July 24, 2023 5:05 PM  
**To:** Carter Cole (<[mayor@houston-ak.gov](mailto:mayor@houston-ak.gov)> <[mayor@houston-ak.gov](mailto:mayor@houston-ak.gov)>); Debra Meister <[dmeister@houston-ak.gov](mailto:dmeister@houston-ak.gov)>; George Thompson <[gthompson@houston-ak.gov](mailto:gthompson@houston-ak.gov)>; Meg Young <[myoung@houston-ak.gov](mailto:myoung@houston-ak.gov)>; Rebecca Rein <[rrein@houston-ak.gov](mailto:rrein@houston-ak.gov)>; DNR SCRO (DNR sponsored) <[dnr.scro@alaska.gov](mailto:dnr.scro@alaska.gov)>; Myers, Sarah E E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; roderj@akrr.com; Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; Kate Dueber <[DueberK@akrr.com](mailto:DueberK@akrr.com)>; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov); [andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com); [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); [ospdesign@gci.com](mailto:ospdesign@gci.com); [mearow@mea.coop](mailto:mearow@mea.coop); [row@mtasolutions.com](mailto:row@mtasolutions.com); Ron Bernier <[Ron.Bernier@matsugov.us](mailto:Ron.Bernier@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Andy Dean <[Andy.Dean@matsugov.us](mailto:Andy.Dean@matsugov.us)>; Brad Sworts <[brad.sworts@matsugov.us](mailto:brad.sworts@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Collections



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

July 27, 2023

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

To whom it may concern:

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

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

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

Sincerely,

*James Christopher*

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

## Jesse Curlin

---

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

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

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

Hi Jesse,

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

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Monday, July 24, 2023 5:05 PM  
**To:** Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; George Thompson <gthompson@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; dnr.scro@alaska.gov; sarah.myers@alaska.gov; roderj@akrr.com; colton.percy@alaska.gov; Kate Dueber <DueberK@akrr.com>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; Ron Bernier <Ron.Bernier@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>  
**Subject:** RFC Houston Wye #2023-088

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

## Jesse Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, August 3, 2023 5:59 PM  
**To:** Jesse Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Houston Wye #2023-088  
**Attachments:** Agenda Plat 1.pdf; Agenda Plat 2.pdf; Agenda Plat 3.pdf; Agenda Plat 4.pdf

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

Jesse,

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

Thanks,

**MIREYA ARMESTO**

**GCI** | Technician III, GIS Mapping  
m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

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**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Monday, July 24, 2023 5:05 PM  
**To:** Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; George Thompson <gthompson@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Rebecca Rein <rrein@houston-ak.gov>; dnr.scro@alaska.gov; sarah.myers@alaska.gov; roderj@akrr.com; colton.percy@alaska.gov; Kate Dueber <DueberK@akrr.com>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com; Ron Bernier <Ron.Bernier@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>  
**Subject:** RFC Houston Wye #2023-088

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

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

[MSB Houston Wye](#)

Sincerely,

Jesse C. "Chris" Curlin

# PRELIMINARY PLAT

## Legend

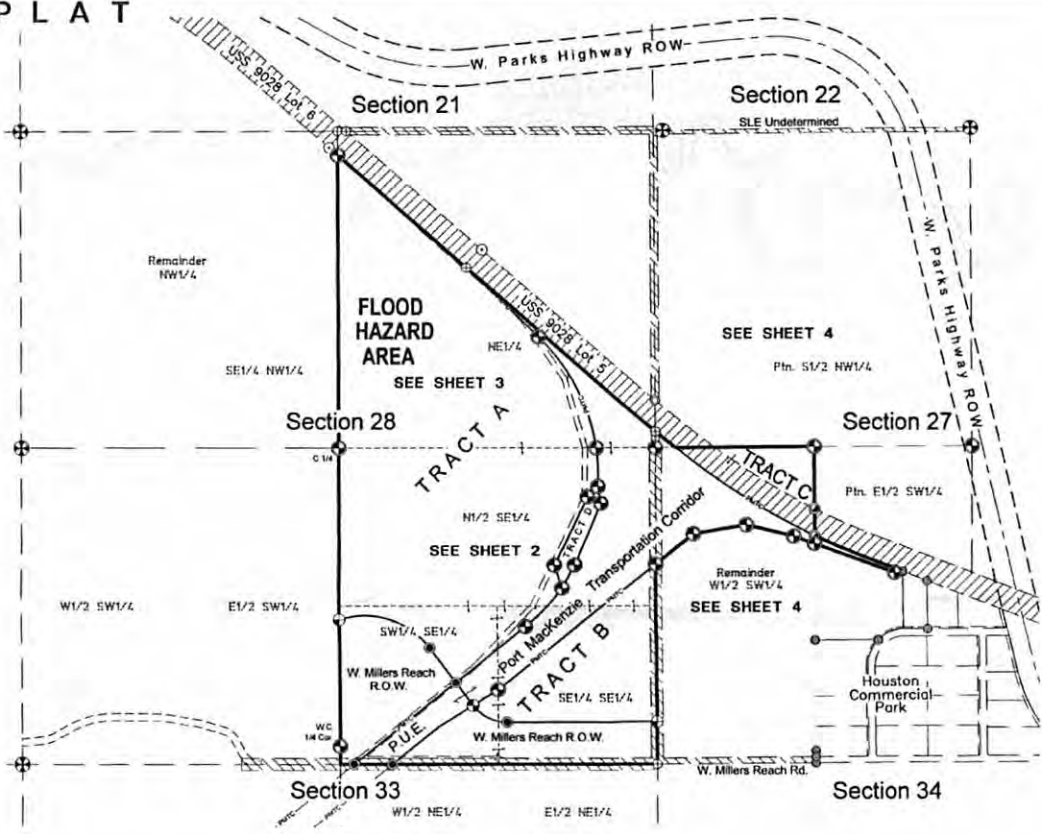
- Found Brass Cap on Iron Pipe
- Found Alum. Cap on Alum. Pipe
- Found Alum. Cap on 5/8" Rebar
- Found Alum. Cap on Alum. Drive Rod
- Found Alum. Pipe Mon with Cap Sheared off
- Found 5/8" Rebar
- Found 3-1/4" PMRE Aluminum Cap on 2-1/2" x 30" Aluminum Pipe
- Set 2" Aluminum Cap on 5/8" x 30" Rebar
-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

## NOTES

- All recorded documents listed on this plat are from the Palmer Recording District (PRD).
- Portion of NE 1/4 SE 1/4 and NE 1/4 Section 28 are within Flood Hazard Zone "AF" according to F.I.M. Flood Insurance Rate Map Panel: 7139 of 9555 (Map Number 9217001139P) 9502 of 9555 (Map Number 9217001302L). Root of 9555 (Map Number 9217001302L). Effective Date September 27, 2019. The approximate unit flood elevation for the 1% annual chance flood ranges from 244 to 254 feet.
- Little Susitna River network was digitized from aerial photographs dated 2002 and are for information purposes only.
- The existing Railroad Right-of-Way shown herein was created by the Interim Conveyance recorded in BA 396 on PG 236 and depicted on U.S. Survey 9028.
- Unpublished easements of record include a Blomquist Electric and Telecommunication Easement granted to MEA by Block 34 on Page 37.
- Vertical datum is NAVD83 by Geoid12A.
- The Basis of Bearings is GRS80 geoid north at longitude 150°30'02" west as determined by GPS Observations adjusted by CORS stations TSCA and TSCN. The projection system used on this plat is "NAD83 GRS80" a low distortion Transverse Mercator projection plane coordinate system suitable for engineering, boundary development, property acquisition, and use in geographic information systems (GIS). PMRE has the following Parameters: Projection: Transverse Mercator False Northing: 500 000 False Easting: 100 000 Origin Latitude: 61°00'00" North Central Meridian: 150°00'00" West Ellipsoid: GRS80 Units: US Survey feet (ft) = 1200 / 3937 meters Assigned Project Scale Factor (SF) at Central Meridian = 1.000 004
- W. Millers Reach ROW is a controlled use fee ROW dedication. Use allowed by approval of the Matanuska-Susitna Borough (MSB) Planning Department.
- The Public Use Easement (P.U.E.) within the Port MacKenzie Transportation Corridor (PMTC) is secondary to rights to the PMTC. Use of this P.U.E. is only allowed with the written permission of the MSB Planning Department.
- This plat dedicates Tract D as a utility lot. Access to Tract D is through the Port MacKenzie Transportation Corridor with permission of the entity controlling the PMTC.

Tract A is a portion of parcels 67 & 70  
Tract B is a portion of parcel 67  
Tract C is a portion of parcel 68  
Tract D is a portion of parcel 67

Note: Parcels 67, 68, & 70 are per plat 2017-08 Port MacKenzie Rail Extension Houston Wye ROW Acquisition, Palmer Recording District



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

John Moseley, Manager  
Matanuska-Susitna Borough  
300 E. Dena Ave  
Palmer, AK 99543

**Notary's Acknowledgment**  
Subscribed and Sworn to Before Me  
This \_\_\_\_\_ day of \_\_\_\_\_, 2023  
For \_\_\_\_\_  
Notary for the State of Alaska  
My Commission Expires \_\_\_\_\_

**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 Planning Authority by Resolution No. \_\_\_\_\_, dated \_\_\_\_\_, 2023, 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.

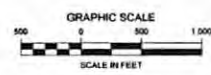
Planning Director \_\_\_\_\_ Date \_\_\_\_\_  
Attest: \_\_\_\_\_  
Platting Clerk

**Certificate of Payment of Taxes**  
I certify that all current taxes and special assessments through 2023, against the property included in this subdivision, have been paid.

Mat-Su Borough Tax Collection Officer \_\_\_\_\_ Date \_\_\_\_\_

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

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



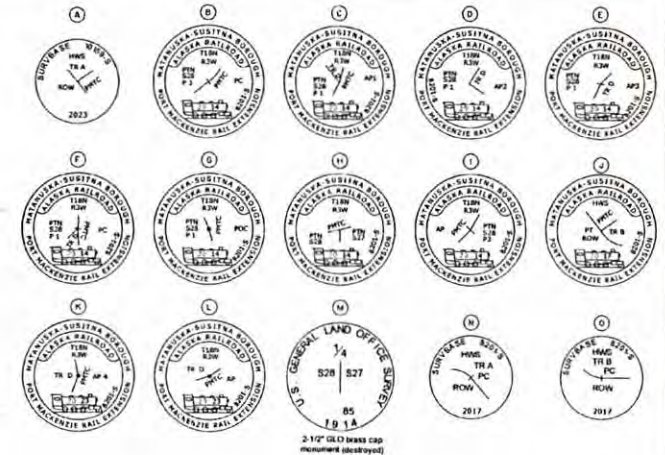
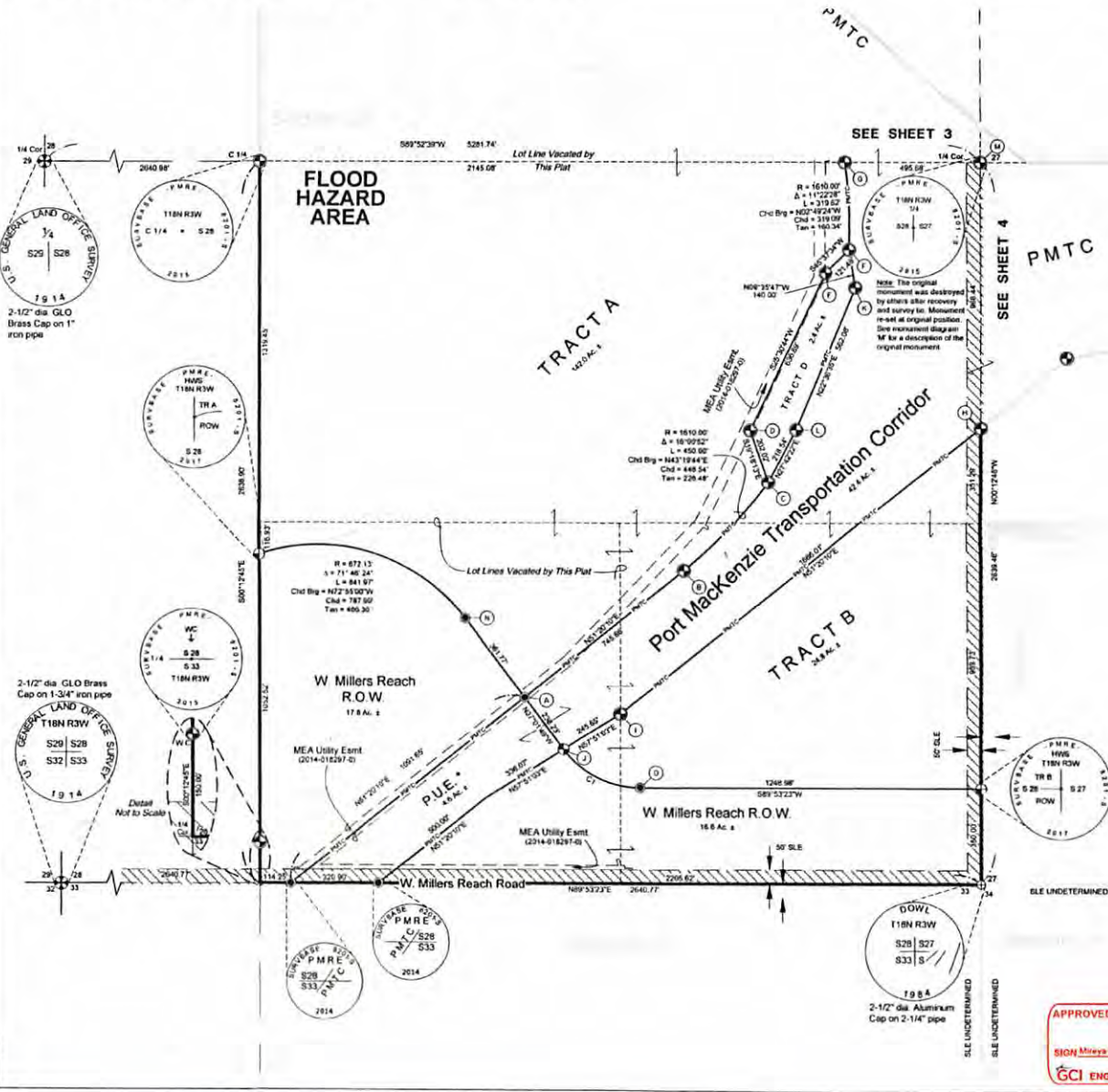
**Surveyor's Certificate**  
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown herein exist as described, and that all dimensions and other details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

Steven J. Buchanan, P.L.S., No. 10159-S  
Registered Professional Land Surveyor

APPROVED AS SHOWN ☒  
CORRECTED ☐  
SIGN: Mireya Armesto, DATE: 04/05/2023  
GCI ENGINEERING & DESIGN

**Houston Wye Subdivision**  
A plat of Tracts A, B, C, D, and  
the Port MacKenzie Transportation Corridor (PMTC)  
within  
S1/2 NW1/4 & W1/2 SW1/4 Section 27;  
Lot 4 Block 3 of Houston Commercial Park Subdivision (Recorded Plat 85-10);  
N1/2 SE1/4, SW1/4 SE1/4, SE1/4 SE1/4, & NE1/4 Section 28  
As within T18N R3W Seward Meridian, AK  
Containing 261.1 Acres ±  
Third Judicial District Palmer Recording District  
By  
SurvBase, LLC  
620 E. Whitney Rd. Ste. A Anchorage, Alaska 99501  
(907) 338-7878 AEC1197  
Survey Date: 5/2011 - 5/2023 Scale: See Scale Bar  
Date Prepared: May 18, 2023 Drawn By: AMENKJELBP1  
Project No: 4001.01 Checked By: SJB  
Grid: H005 & H006 Sheet No: 1 of 4

# PRELIMINARY PLAT



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



**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD-BAG	CHORD
C1	330.35	53.04 45°	324.80'	175.90'	583.34 73°E	313.11'

\* See Note 9 on Sheet 1

APPROVED AS SHOWN  
CORRECTED  
SHOW Meters Arrows DATE 06/06/2023  
GCI ENGINEERING & DESIGN



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

Third Judicial District Palmer Recording District

By  
SurvBase, LLC  
620 E. Whitney Rd. Ste. A Anchorage, Alaska 99501  
(907) 338-7878 AEC11187

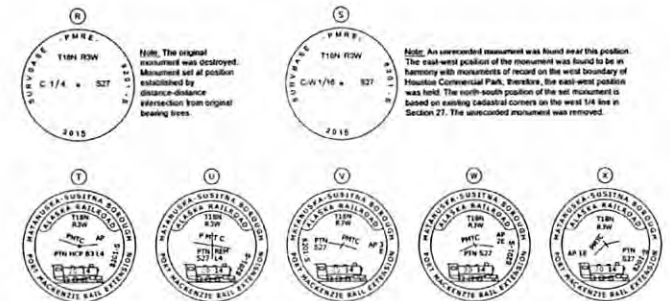
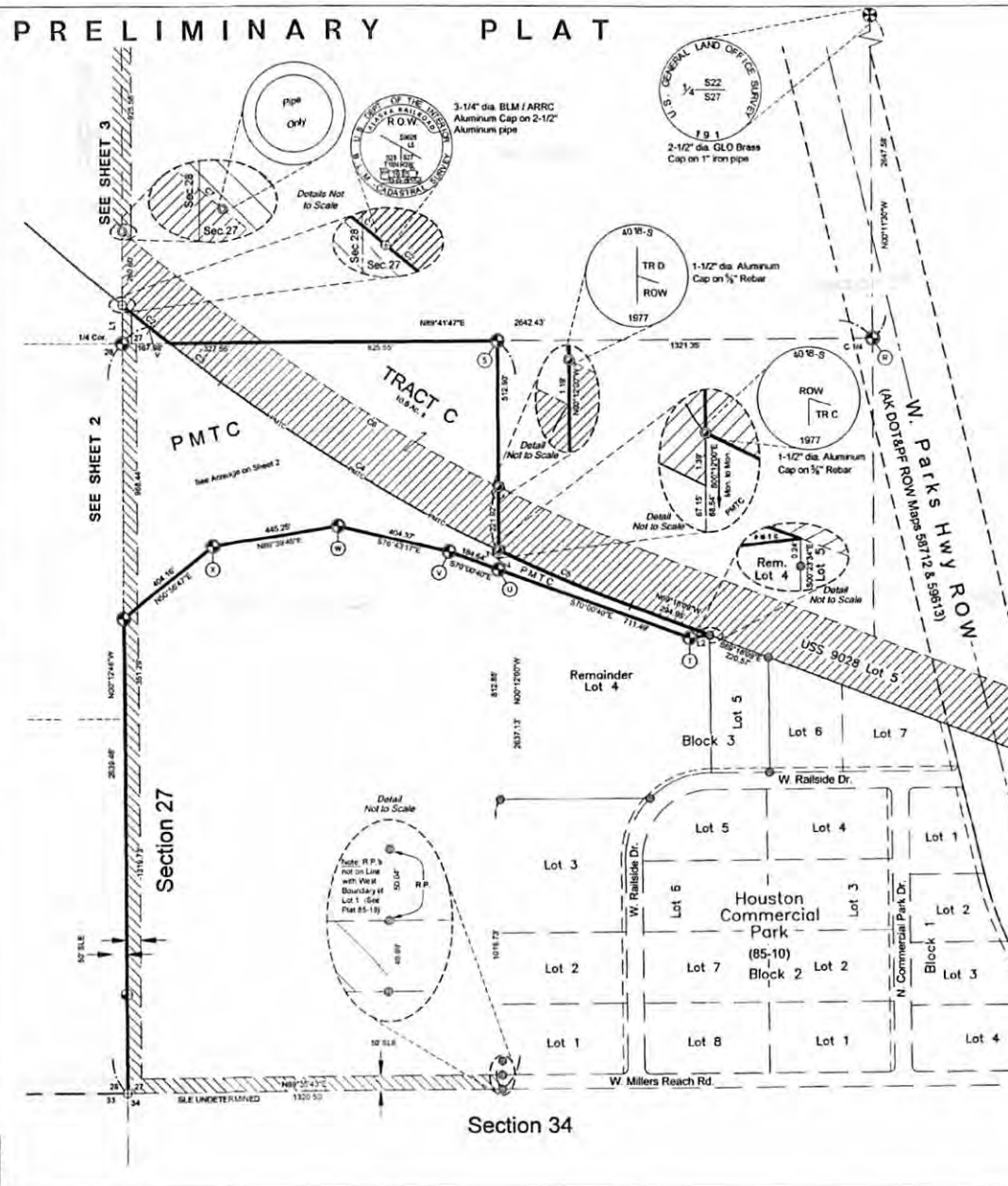
Survey Date: 6/2011 - 6/2023  
Date Prepared: May 18, 2023  
Project No.: 4001.01  
Gist: H005 & H006

Scale: See Scale Bar  
Drawn By: AMB/KHJEL/RPH  
Checked By: SJB  
Sheet No: 2 of 4



RELI  
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# PRELIMINARY PLAT



## Legend

- Found Brass Cap on Iron Pipe
- Found Alum. Cap on Alum. Pipe
- Found Alum. Cap on 5/8" Rebar
- Found 2-1/2" Aluminum Pipe
- Found 5/8" Rebar
- Found 3-1/4" PMRE Alum. Cap
- Set 3-1/4" Aluminum Cap
- Subdivision Boundary
- Existing Section Line Esmt. (SLE)
- Existing Railroad Right-of-Way
- Special Flood Hazard Area (SFHA) Subject to Inundation by 1% Annual Chance Flood
- W. Millers Reach ROW Dedicated This Plat
- Continuous Lot or Tract
- Lot Line Vacated By This Plat
- PMTC Limits of PMTC

PMTC Port MacKenzie Transportation Corridor

## GRAPHIC SCALE



APPROVED AS: SHOWN  
CORRECTED  
SIGN Miraya Armas, DATE 08/08/2023  
GCI ENGINEERING & DESIGN



## Houston Wye Subdivision

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

Third Judicial District Palmer Recording District

By  
SurvBase, LLC  
620 E. Whitney Rd. Ste. A  
(907) 338-7878  
AECL1167

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

Scale: See Scale Bar  
Drawn By: AMB/NKJEL/BPH  
Checked By: SJG  
Sheet No: 4 of 4

6F

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 05, 2023**

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

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

**EXHIBITS**

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

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

**AGENCY COMMENTS**

MSB Department of Public Works  
MSB Planning  
MSB Development Services  
Utilities

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

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

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

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

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

**Comments:**

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

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

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

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

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

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

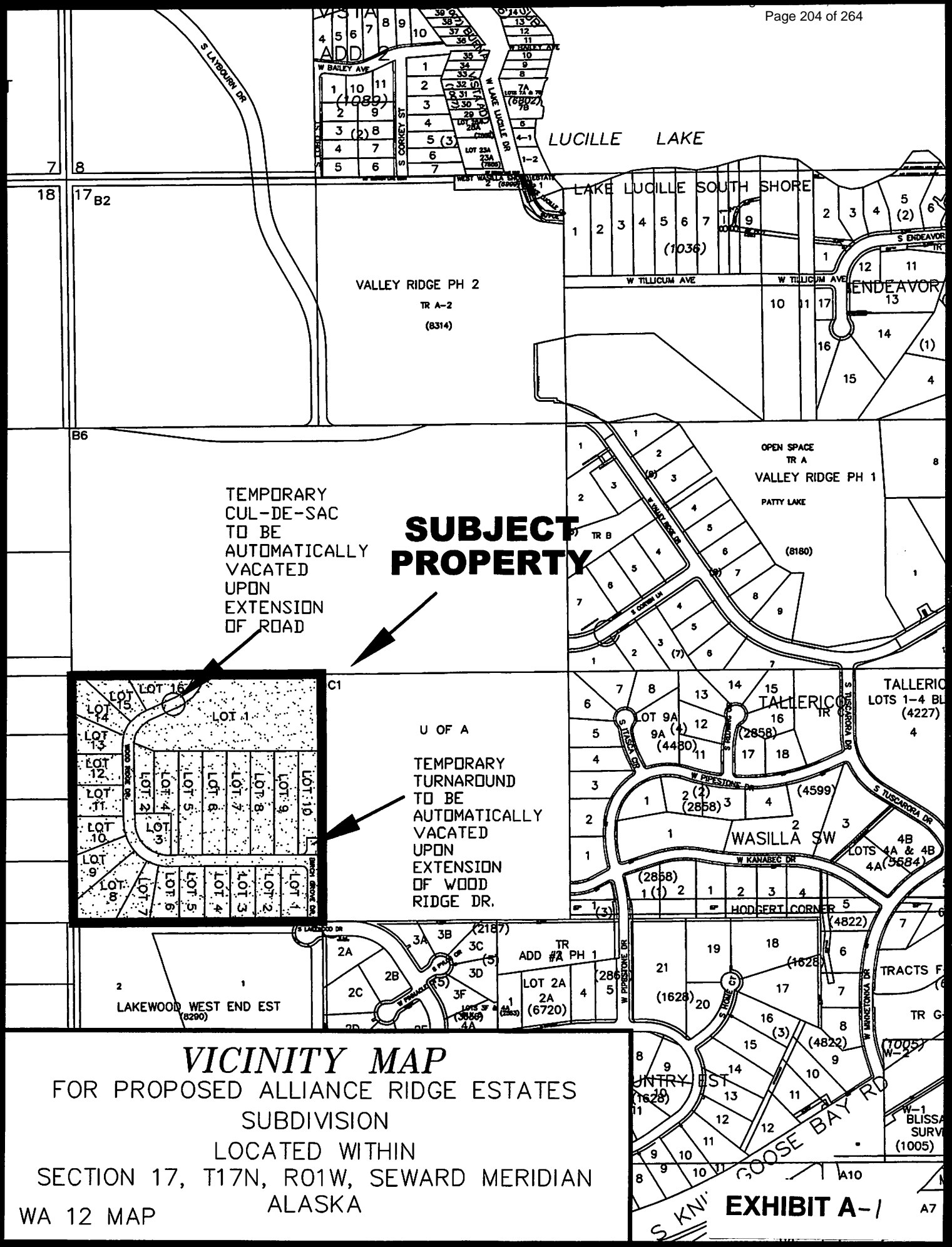
### **FINDINGS OF FACT**

1. The plat of Alliance Ridge Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The proposed Alliance Ridge Estates is located within the City of Wasilla.
3. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
4. The lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; City of Wasilla; Fire Service Area #130 Central Mat-Su; MSB Emergency Services, Community Development, or Assessments; Enstar or MEA
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing.

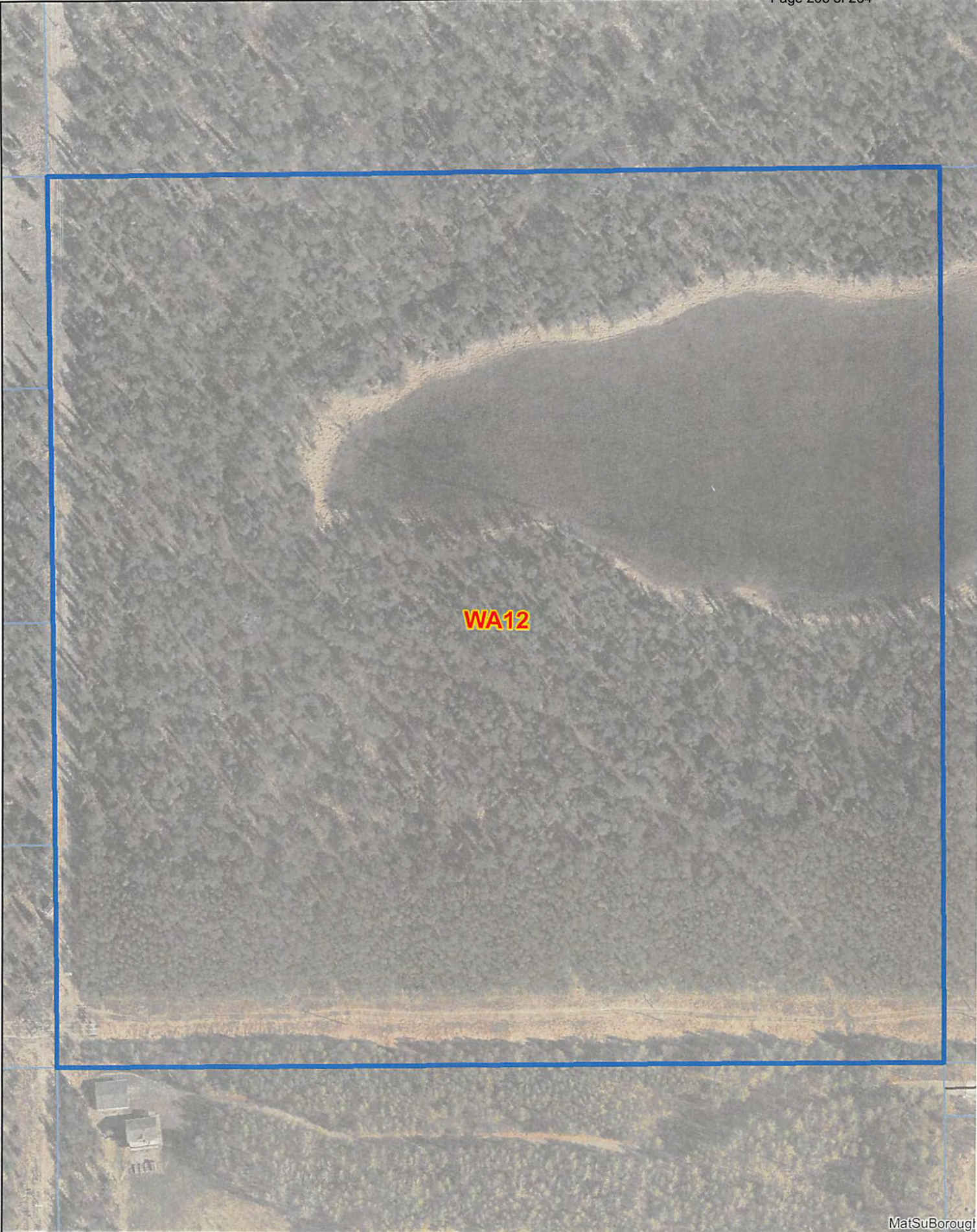
### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

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

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide acceptance of roads from City of Wasilla.
5. Extend road construction to adjust the location of the temporary cul-de-sac to the northern boundary of the proposed subdivision.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit plat in full compliance with Title 43.





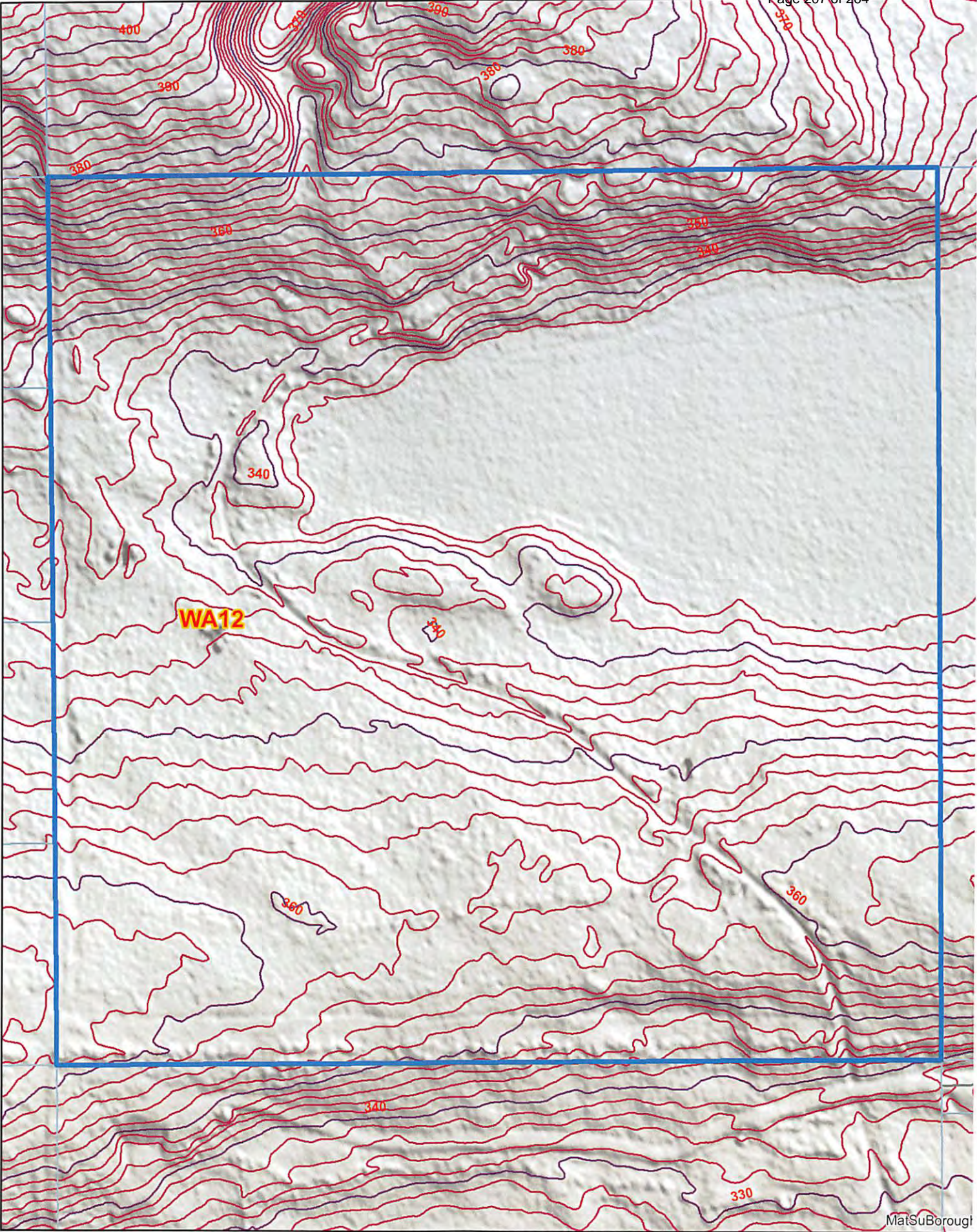


175    87.5    0    175 Feet

EXHIBIT A-3



MatSuBorough



MatSu Borough

175    87.5    0    175 Feet

**EXHIBIT A-4**





EXHIBIT A-5





5900 W. Dewberry Dr  
Wasilla, AK 99623

# SDCS, LLC

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

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

September 19, 2023

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

Re: Engineering Report – Revised on above date.  
Alliance Ridge Estates - A Subdivision of Lot B8  
Section 17, T17N, R1W, Seward Meridian

Mr. Wagner,

This letter is to serve as the engineering report for the above referenced subdivision and platting action. The platting action is to replat one parcel of approximately 40 acres into 26 lots. The lots range in size from 0.92 acres to 1.58 acres with one lot at 7.65 acres. Access to the proposed subdivision is from Lakewood Drive.

## Site Topography

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

## Drainage Plan

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

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

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

Page 2 of 3

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

### **Roadway Construction**

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

### **Average Daily Traffic (ADT)**

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

### **Soils Investigation / Usable Septic Area**

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

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

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

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

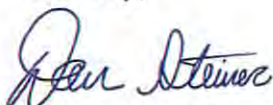
Mr. Fred Wagner  
Matanuska-Susitna Borough  
Engineering Report – Alliance Ridge Estates

Page 3 of 3

### Summary

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

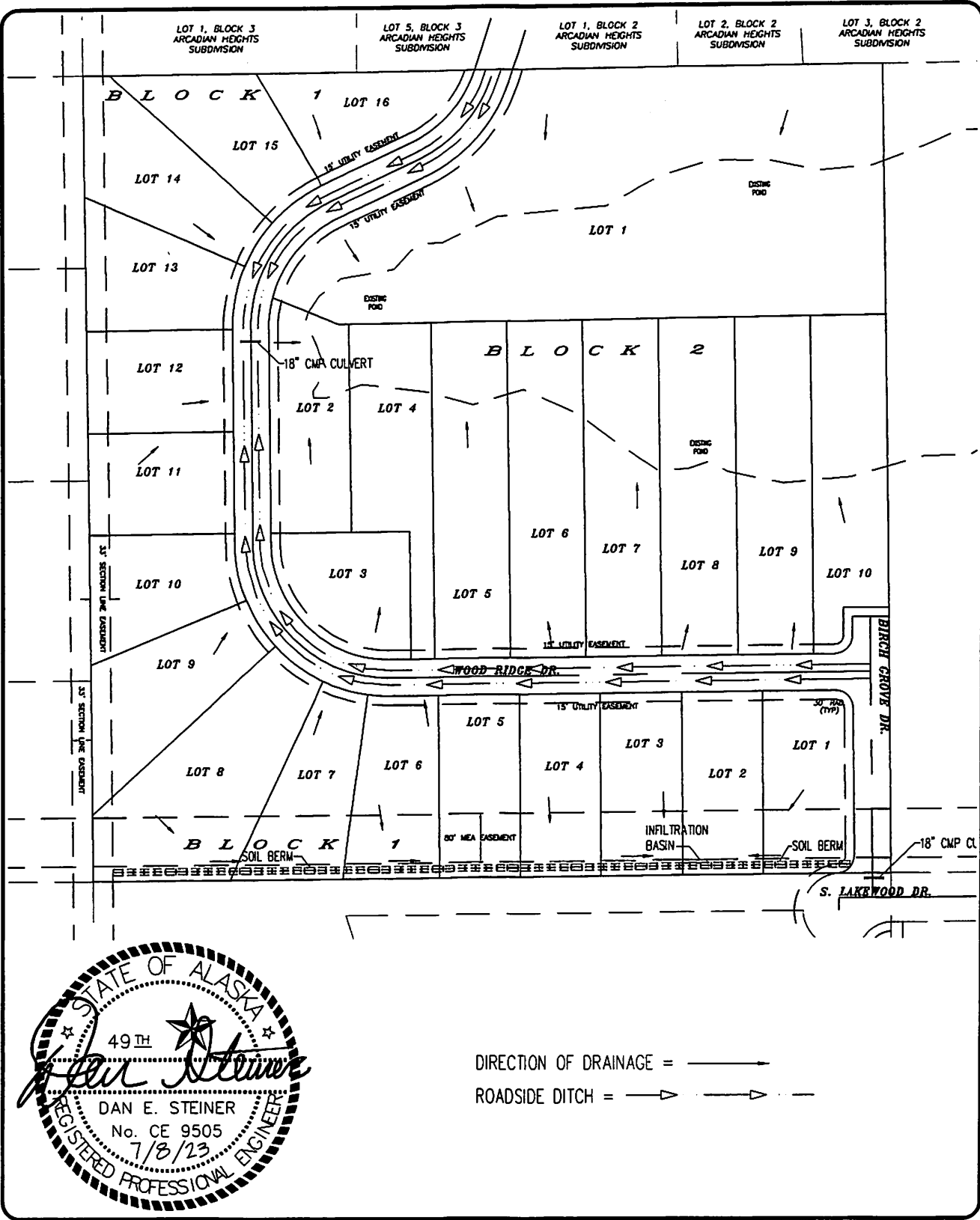
Sincerely,



Dan Steiner, P.E.  
Manager

des  
encl





SDCS, LLC

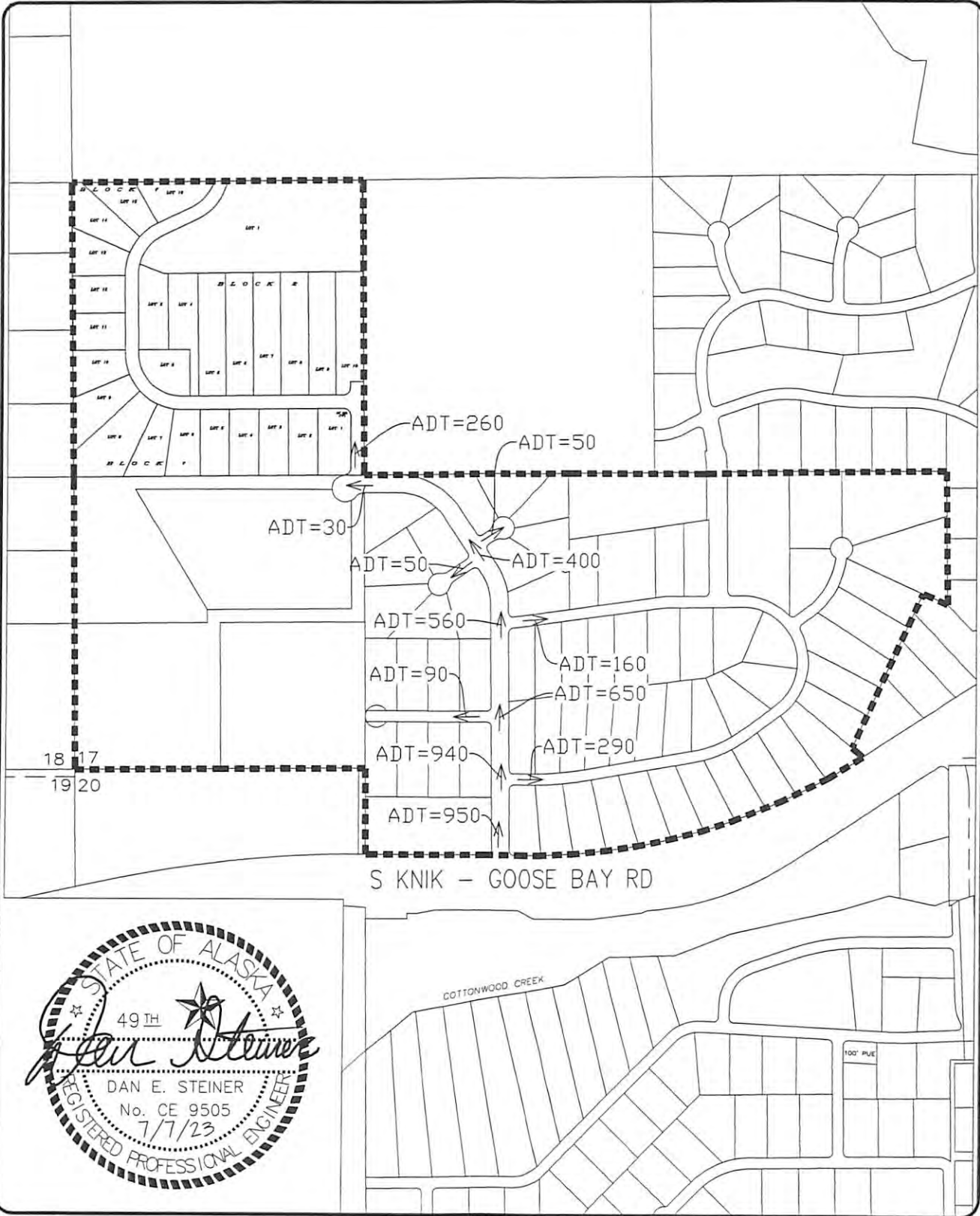
STEINER DESIGN & CONSTRUCTION SERVICES, LLC  
 5900 W. DEWBERRY DR. PH: (907) 357-5609  
 WASILLA, AK 99623 FAX: (907) 357-5608

ALLIANCE RIDGE ESTATES

DRAINAGE PLAN

FIGURE

1



**SDCS, LLC**

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

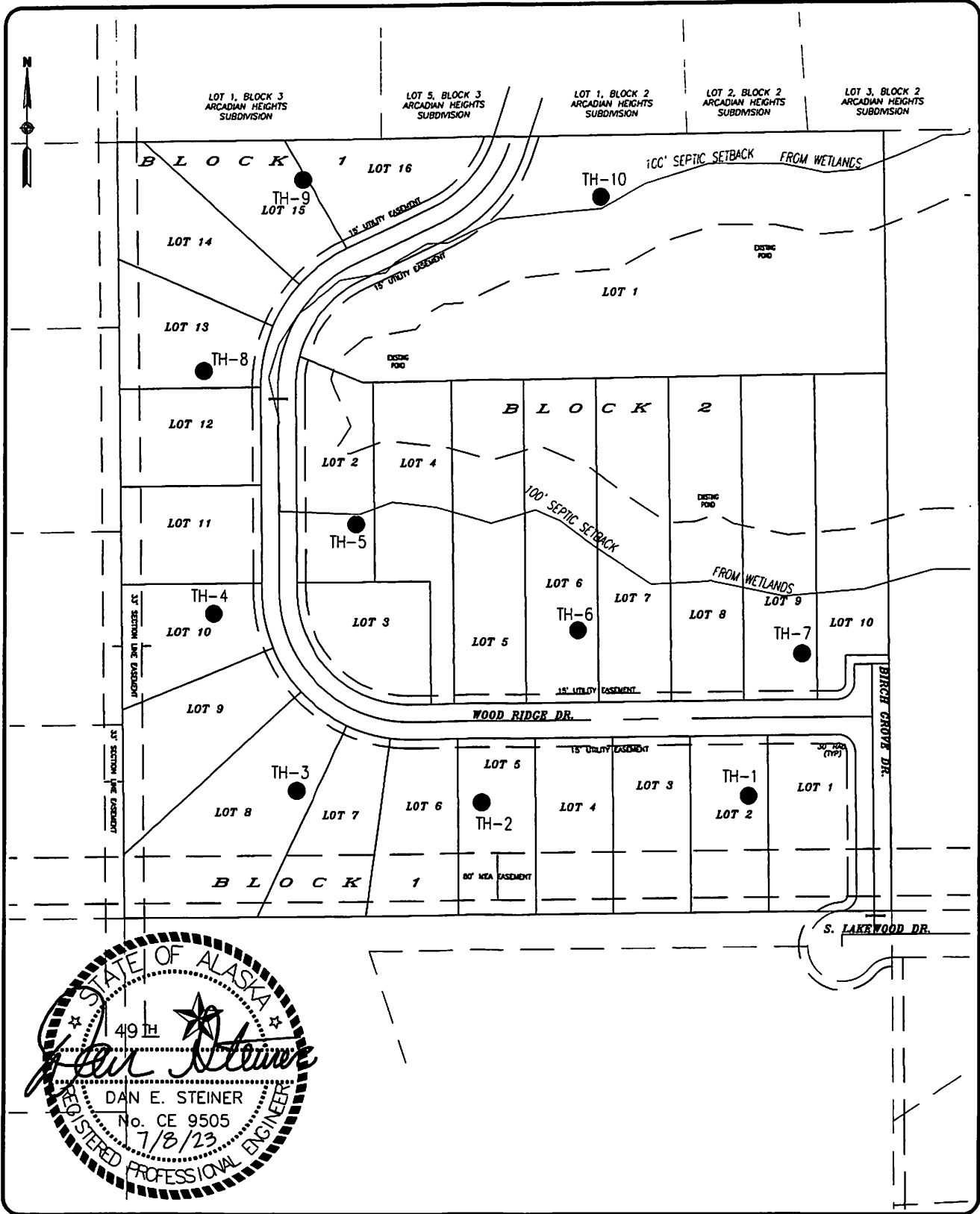
5900 W. DEWBERRY DR. PH: (907) 357-5609  
WASILLA, AK 99623 FAX: (907) 357-5608

MASTRODICASA SUBDIVISION  
ALLIANCE RIDGE ESTATES  
ADT DRAWING

FIGURE

2

**EXHIBIT B-5**



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

ALLIANCE RIDGE ESTATES  
TEST HOLE LOCATIONS

FIGURE  
3

**STEINER DESIGN &  
CONSTRUCTION SERVICES, LLC**

5900 W. Dewberry Dr.  
Wasilla, AK 99623

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



**TEST HOLE / PERCOLATION TEST**

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

SEAL

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

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

BOH

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

TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS:

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

**EXHIBIT B-7**



**STEINER DESIGN &  
CONSTRUCTION SERVICES, LLC**

5900 W. Dewberry Dr.  
Wasilla, AK 99623

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



**TEST HOLE / PERCOLATION TEST**

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

SEAL

DEPTH, FT	SOIL TYPE	SLOPE	SITE PLAN
1	0-0.5' Topsoil / roots and organics		
2	0.5' - 2.5' Sandy Loam (OL)		
3			
4			
5			
6			
7			
8	2.5'-16' Silty Sand w/ Gravel and Cobbles		
9	Some +8" Rock (SM)		
10			
11		GROUNDWATER ENCOUNTERED? <u>No</u>	SLOPE
12		AT WHAT DEPTH? <u>n/a</u>	
13		DEPTH AFTER MONITORING? <u>n/a</u>	
14			
15			
16			
17			
18			
19			
20			
21			
22			

BOH

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

PERC. RATE 12 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: \_\_\_\_\_ g/d/sf

TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS:

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

**EXHIBIT B-7**

# STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.  
Wasilla, AK 99623

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



## TEST HOLE / PERCOLATION TEST

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

SEAL

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

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

BOH

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

TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS:

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

EXHIBIT B-10

# STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.  
Wasilla, AK 99623

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



## TEST HOLE / PERCOLATION TEST

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

SEAL

DEPTH, FT	SOIL TYPE	SLOPE	SITE PLAN
0-0.5'	Topsoil / roots and organics		
0.5' - 2.5'	Sandy Loam (OL)		
2.5' - 16'	Silty Sand w/ Gravel and Cobbles Some +8" Rock (SM)		
16'		GROUNDWATER ENCOUNTERED? <u>Yes</u>	SLOPE
		AT WHAT DEPTH? <u>9'</u>	
		DEPTH AFTER MONITORING? <u>n/a</u>	

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

BOH

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

TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS:

PERFORMED BY: P.J. Pinard

DATE: 6/6/2023

EXHIBIT B-11

**STEINER DESIGN &  
CONSTRUCTION SERVICES, LLC**

5900 W. Dewberry Dr.  
Wasilla, AK 99623

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



**TEST HOLE / PERCOLATION TEST**

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

SEAL

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

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

PERC. RATE 4 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: \_\_\_\_\_ g/d/sf  
TEST RUN BETWEEN 6 ft & 7 ft

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

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

**EXHIBIT B-12**

# STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.  
Wasilla, AK 99623

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



## TEST HOLE / PERCOLATION TEST

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

SEAL

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

BOH

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

PERC. RATE 30 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: \_\_\_\_\_ g/d/sf  
TEST RUN BETWEEN 6 ft & 7 ft  
COMMENTS:

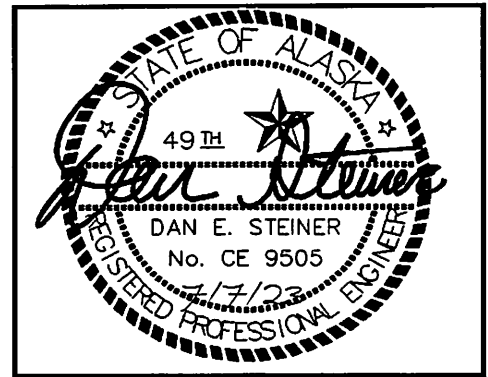
PERFORMED BY: P.J. Pinard DATE: 6/12/2023

EXHIBIT B-17

# STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.  
Wasilla, AK 99623

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



## TEST HOLE / PERCOLATION TEST

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

SEAL

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

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

BOH

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

TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS:

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

EXHIBIT B-14

# STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.  
Wasilla, AK 99623

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



## TEST HOLE / PERCOLATION TEST

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

SEAL

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

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

BOH

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

TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS:

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

# STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.  
Wasilla, AK 99623

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



## TEST HOLE / PERCOLATION TEST

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

SEAL

DEPTH, FT	SOIL TYPE	SLOPE	SITE PLAN
1	0-0.5' Topsoil / roots and organics		
2	0.5' - 2.5' Sandy Loam (OL)		
3			
4			
5			
6			
7			
8	2.5'-16' Silty Sand w/ Gravel and Cobbles		
9	Some +8" Rock (SM)		
10	GROUNDWATER ENCOUNTERED? <u>No</u>		
11	AT WHAT DEPTH? <u>n/a</u>		
12	DEPTH AFTER MONITORING? <u>n/a</u>		
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			

BOH

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

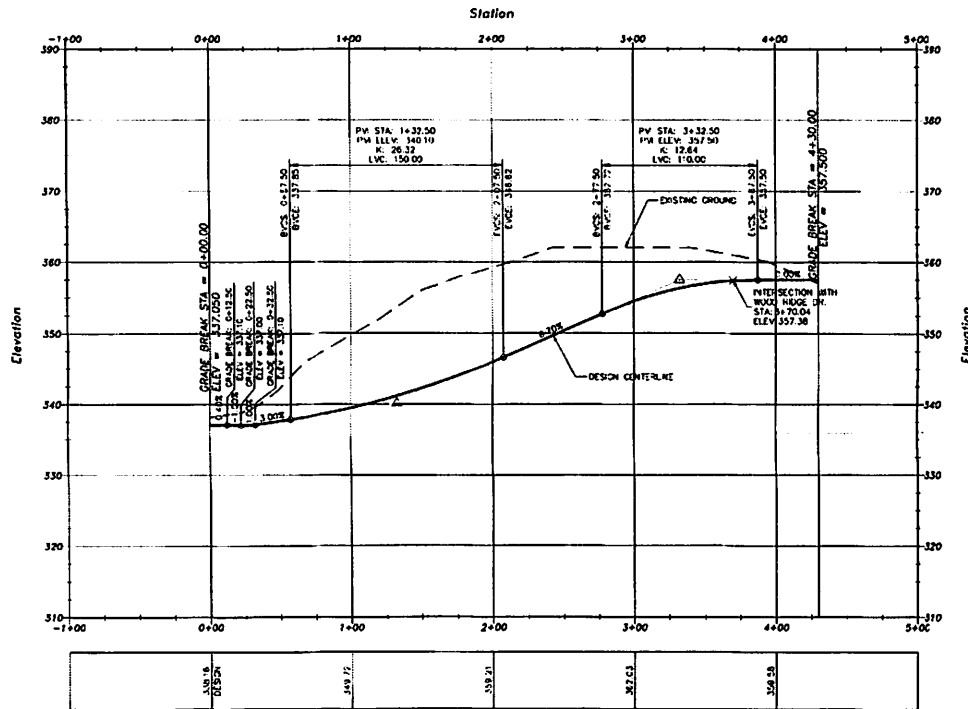
PERC. RATE 24 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: \_\_\_\_\_ g/d/sf  
TEST RUN BETWEEN 6 ft & 7 ft  
COMMENTS:

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



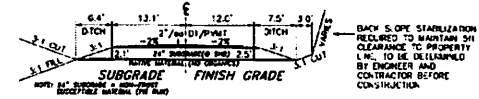
EXHIBIT C-2

# BIRCH GROVE DRIVE PROFILE

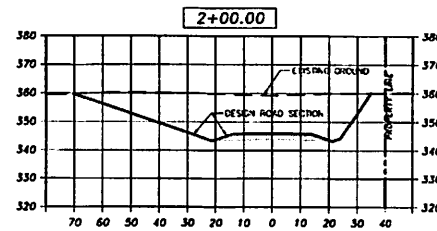
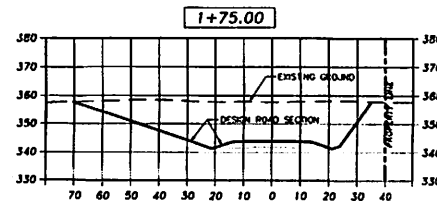
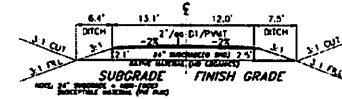


HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 4'

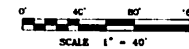
## ALLIANCE RIDGE ESTATES CUT SLOPE STABILIZATION DESIGN CROSS-SECTION



## ALLIANCE RIDGE ESTATES TYPICAL DESIGN CROSS-SECTION



PRELIMINARY



**SURVEYOR'S CERTIFICATE.**  
I HEREBY CERTIFY THAT I AM A  
REGISTERED PROFESSIONAL LAND  
SURVEYOR IN THE STATE OF ALASKA  
AND THAT THIS PLAN REPRESENTS A  
DESIGN MADE BY ME OR UNDER MY  
DIRECT SUPERVISION AND DETAILS  
ARE TRUE AND CORRECT TO THE  
BEST OF MY KNOWLEDGE.

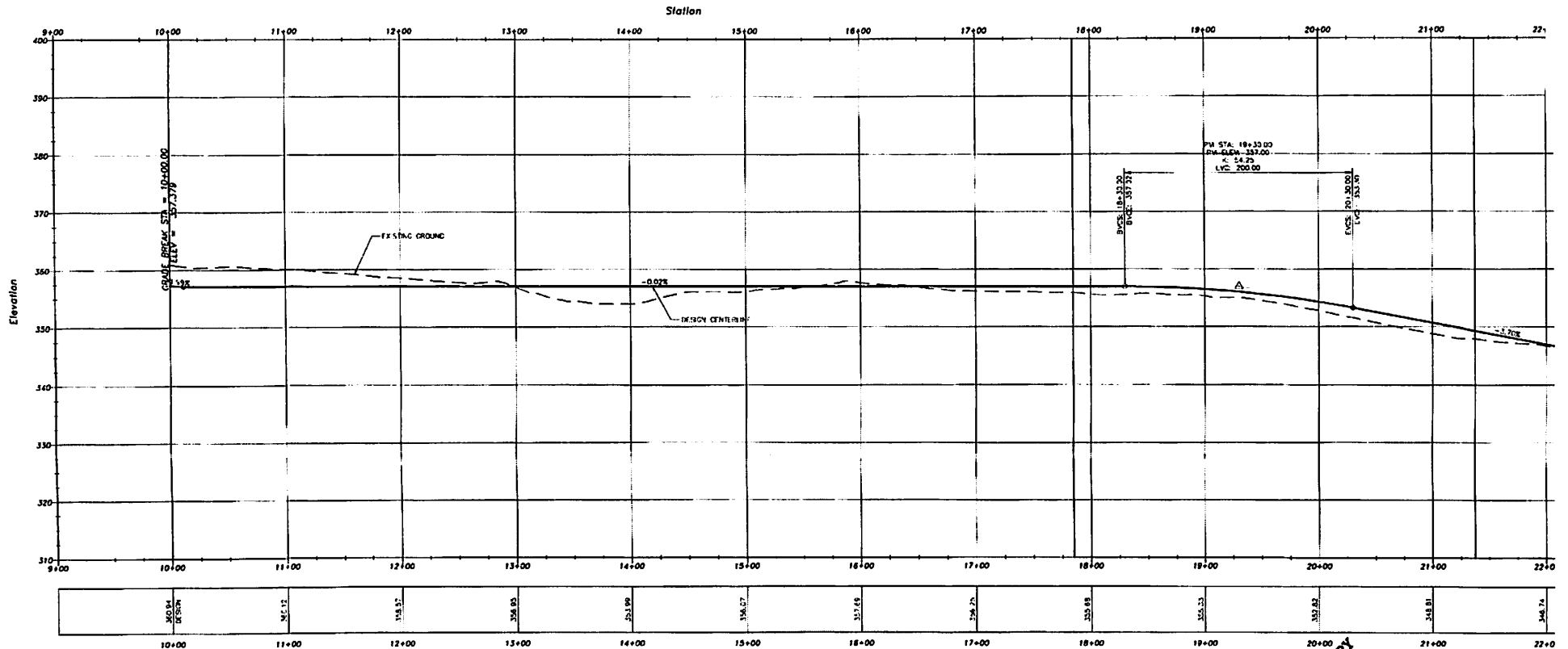


ORLA THOMAS DICK, P.E.  
15-184315 PROFESSIONAL LAND SURVEYOR  
DATE: 7/20/2023

PROFILES & SECTIONS FOR  
**ALLIANCE RIDGE ESTATES  
ROADS**  
BIRCH GROVE DRIVE  
  
LOCATED WITHIN:  
SECTION 17, 117N R1W  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA

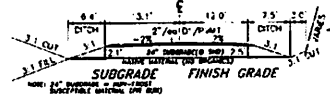
**BULL MOOSE SURVEYING LLC**  
200 HYDRADE LANE  
WETSELIA, ALASKA 99854  
OFFICE: (907) 357-8657  
WSETLIA, ALASKA 99854  
OFFICE: (907) 357-8657  
DATE: 7/20/2023  
CHECKED BY: ICC/JO  
DRAWING SCALE: 1"=40'  
SHEET: 54-FEET  
2 OF 2

# WOOD RIDGE DRIVE PROFILE



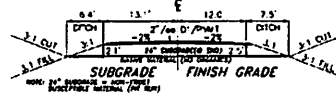
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 4'

## ALLIANCE RIDGE ESTATES CUT SLOPE STABILIZATION DESIGN CROSS-SECTION



BACK SLOPE STABILIZATION  
REQUIRED TO MAINTAIN 30'  
CLEARANCE TO PROPERLY  
JAIL TO BE OBTAINED  
BY ENGINEER AND  
CONTRACTOR UTILIZE  
CONSTRUCTION.

## ALLIANCE RIDGE ESTATES TYPICAL DESIGN CROSS-SECTION



NOTE: 2" SUBGRADE, 4" ASPHALT  
SUSCEPTIBLE MATERIAL (NOT SHOWN)

PRELIMINARY

## PROFILES & SECTIONS FOR ALLIANCE RIDGE ESTATES ROADS WOOD RIDGE DRIVE

LOCATED WITHIN:  
SECTION 17, T17N R1W  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA

**BULL MOOSE SURVEYING LLC**  
200 UNIVERSITY LANE  
WADSWORTH, ALASKA 99554  
OFFICE: (907) 357-6957  
CELL: (907) 357-6957  
WWW.BULLMOOSESURVEYING.COM  
DRAWN BY: EEC  
DATE: 7/20/2023  
CHECKED BY: TCC/OTC  
DRAWING SCALE:  
1"=40'  
SHEET  
3 OF 3

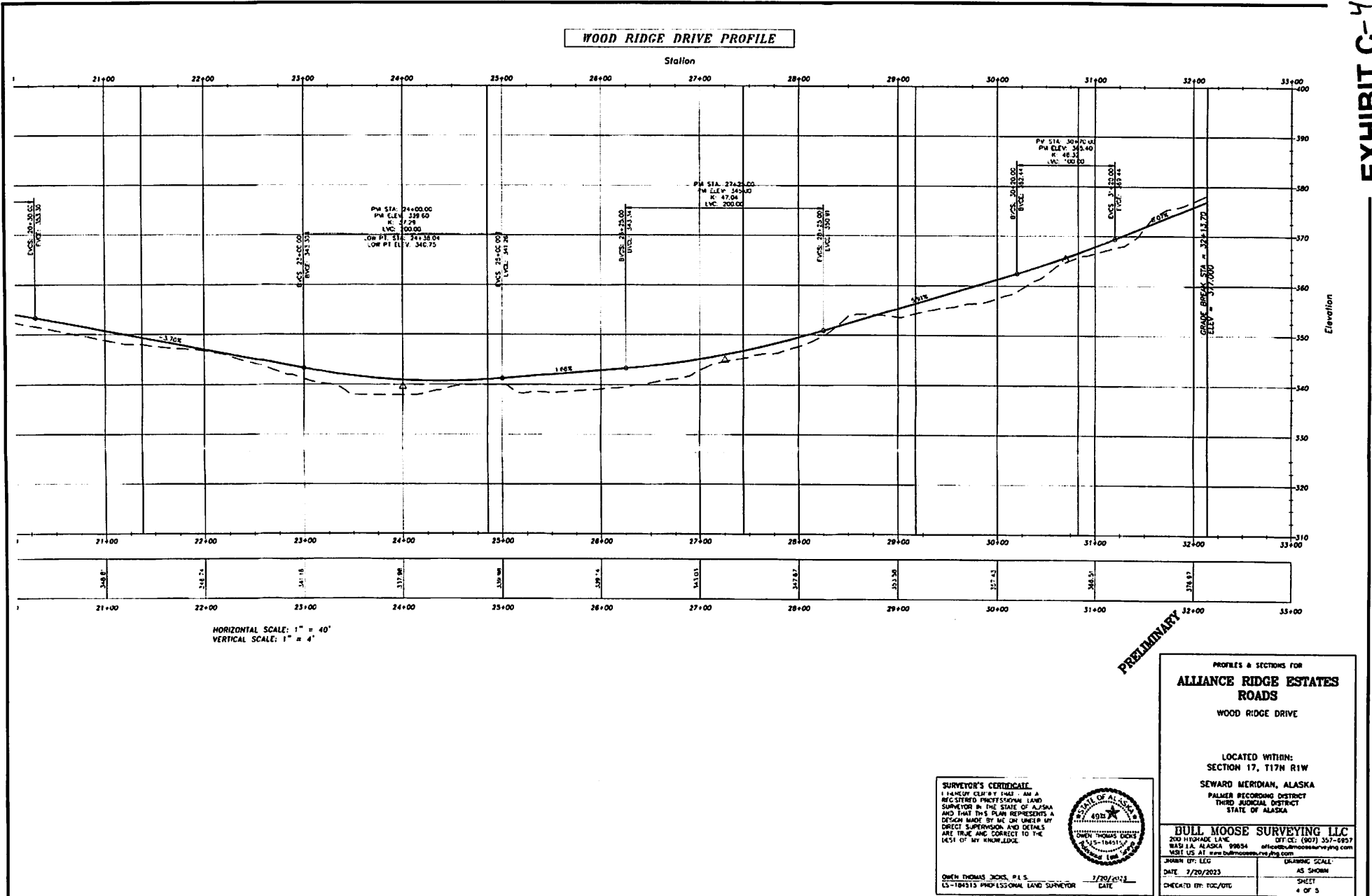
**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A  
REGISTERED PROFESSIONAL LAND  
SURVEYOR IN THE STATE OF ALASKA  
AND THAT THIS PLAN REPRESENTS A  
DESIGN MADE BY ME OR UNDER MY  
DIRECT SUPERVISION AND DETAILS  
ARE TRUE AND CORRECT TO THE  
BEST OF MY KNOWLEDGE.

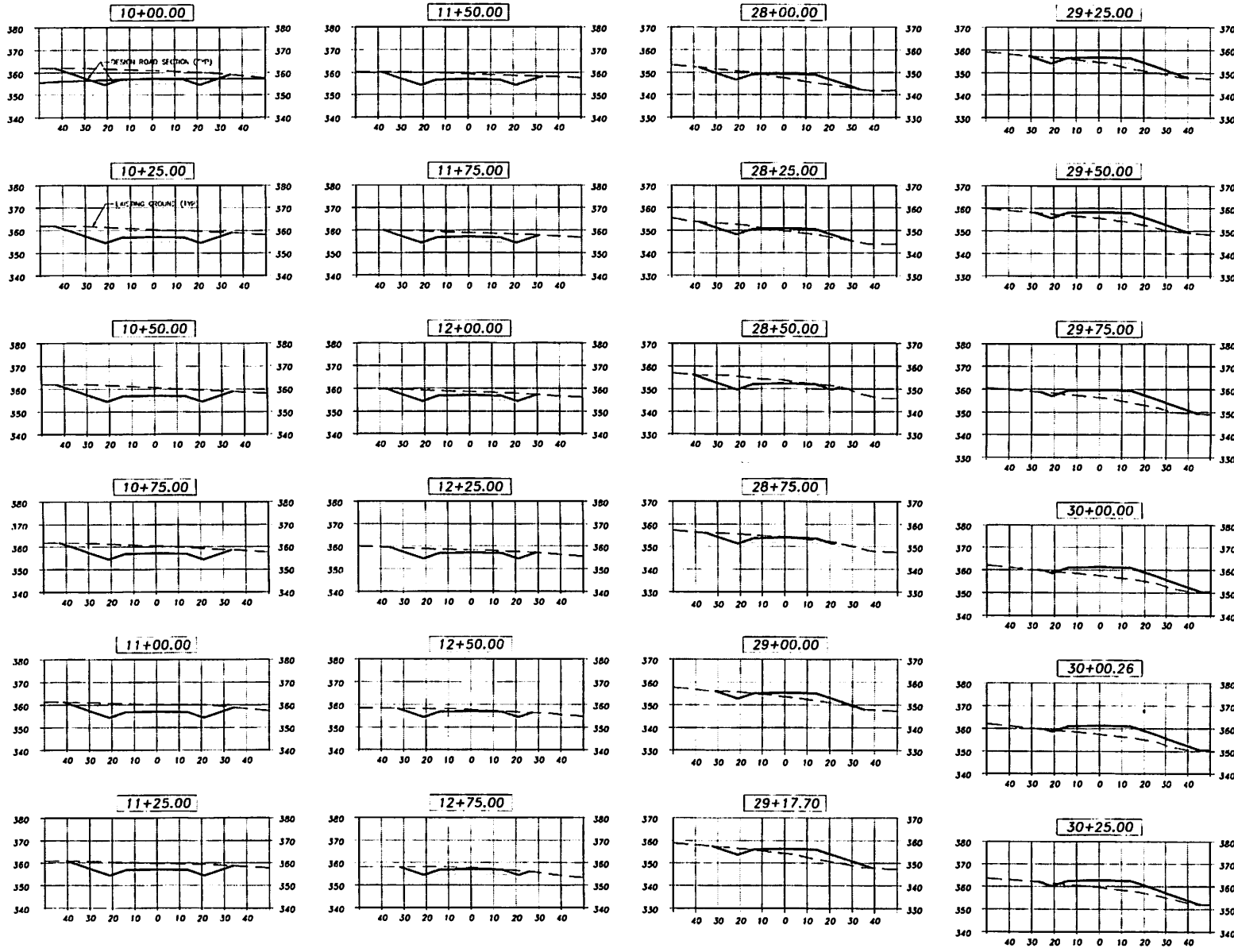


OWEN THOMAS DEEKS, P.L.S.  
LS-184513 PROFESSIONAL LAND SURVEYOR

1/70/P/23  
DATE

EXHIBIT C-4





PRELIMINARY

PROFILES & SECTIONS FOR  
**ALLIANCE RIDGE ESTATES  
ROADS**  
WOOD RIDGE DRIVE

LOCATED WITHIN:  
SECTION 17, T17N R1W  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA

**BULL MOOSE SURVEYING LLC**  
200 HYGRADE LANE  
WASILLA, ALASKA 99654  
US & CAN. ALIANCE SURVEYING LLC  
(907) 337-6952  
info@bullmoosesurveying.com

DRAWN BY: EEO  
DATE: 7/22/2023  
CHECKED BY: TCC/TTS

DRAWING SCALE:  
1" = 20'  
SHEET  
5 OF 5

RECEIVED  
JUL 21 2023  
PLATTING

## **SECTION LINE EASEMENT DETERMINATION**

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

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

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

*Respectfully,*



**Owen T. Dicks, P.L.S.**

## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Thursday, August 10, 2023 11:06 AM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Alliance Ridge Estates (MG)

Matthew,

No comments from PD&E.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, July 26, 2023 4:50 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Planning <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; robyundtmsb@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; msb.hpc@gmail.com  
**Subject:** RFC Alliance Ridge Estates (MG)

Hello,

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

 [Alliance Ridge Estates](#)

Feel free to contact me if you have any questions.

Thank you,  
Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

## Matthew Goddard

---

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

 [Alliance Ridge Estates](#)

The Planning Division has no objection to the revised action.

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

Rick Antonio

*Planner II*

*Planning & Land Use Division*

Matanuska-Susitna Borough

[rick.antonio@matsugov.us](mailto:rick.antonio@matsugov.us)

[stormwater@matsugov.us](mailto:stormwater@matsugov.us)

Office- 907.861.7815

Remote- 907.707.4591

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Thursday, July 27, 2023 12:43 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Alliance Ridge Estates (MG)

No comments.

Thank you,

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, July 26, 2023 4:50 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Planning <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; robyundtmsb@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; msb.hpc@gmail.com  
**Subject:** RFC Alliance Ridge Estates (MG)

Hello,

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

 [Alliance Ridge Estates](#)

Feel free to contact me if you have any questions.

Thank you,  
Matthew Goddard

## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, August 16, 2023 5:00 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Alliance Ridge Estates (MG)  
**Attachments:** RFC Packet.pdf; Agenda Plat.pdf

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

Matthew,

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

Thanks,

**MIREYA ARMESTO**

**GCI** | Technician III, GIS Mapping

m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, July 26, 2023 4:50 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Planning <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; robyundtmsb@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; msb.hpc@gmail.com  
**Subject:** RFC Alliance Ridge Estates (MG)

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

Hello,

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

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

 [Alliance Ridge Estates](#)

Feel free to contact me if you have any questions.

Thank you,



## Matthew Goddard

---

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

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

Hi Matthew,

MTA has reviewed Alliance Ridge Estates and has no comments to add.

Thank you,

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, July 26, 2023 4:50 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Planning <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; robyundtmsb@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; msb.hpc@gmail.com  
**Subject:** RFC Alliance Ridge Estates (MG)

Hello,

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

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

6G

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 5, 2023

PROJECT NAME: LUITEN PUBLIC USE EASEMENT VACATION  
LEGAL DESCRIPTION: SECTIONS 36, T17N, R04W, SEWARD MERIDIAN, AK  
PETITIONER: TONY AND JENNIFER LUITEN  
SURVEYOR: LAVENDER SURVEY & MAPPING  
REVIEWED BY: CHRIS CURLIN CASE #: 2023-085

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

**EXHIBITS**

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

**AGENCY COMMENTS**

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

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

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

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

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

**Comments:**

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

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

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

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

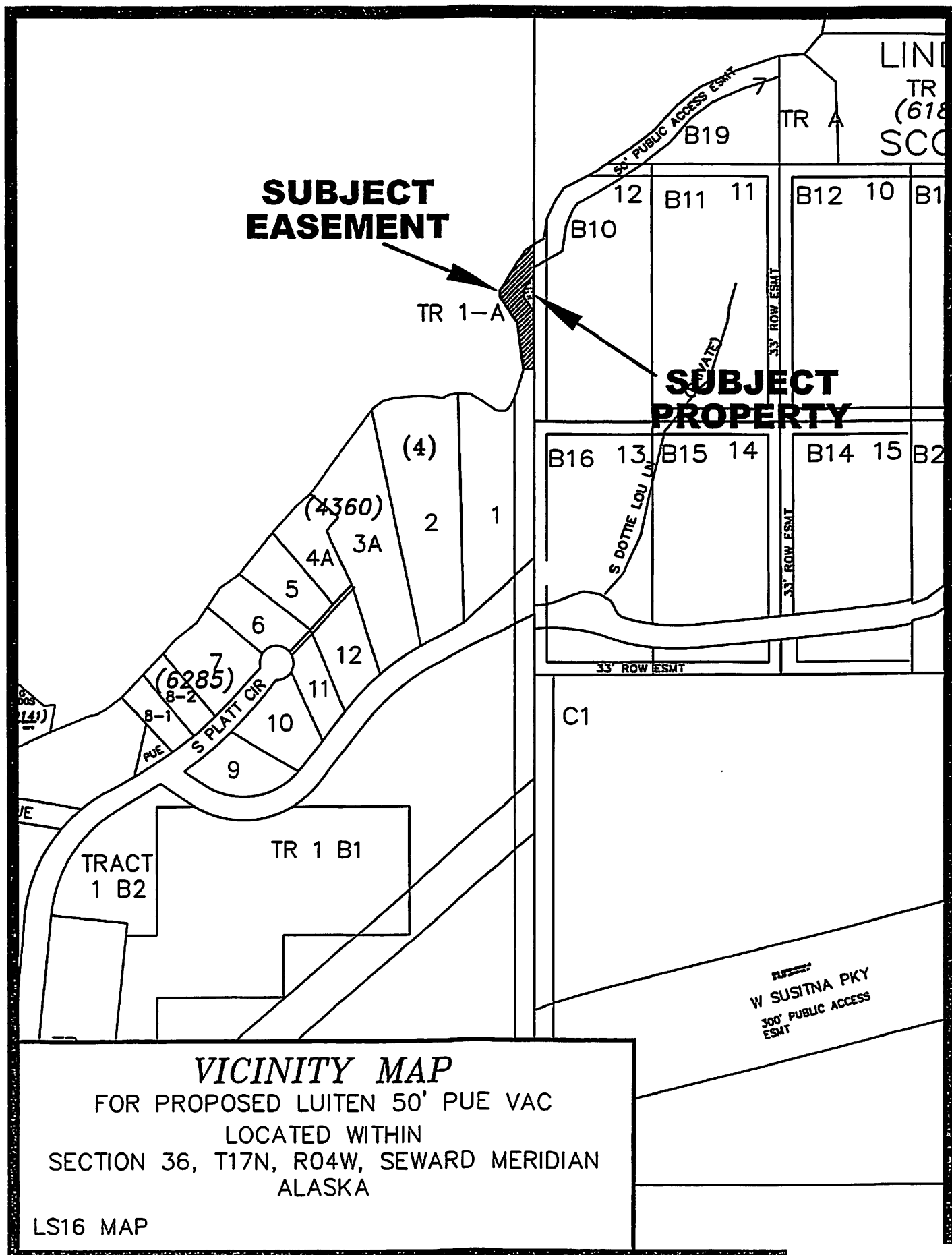
**FINDINGS OF FACT for PRELIMINARY PLAT**

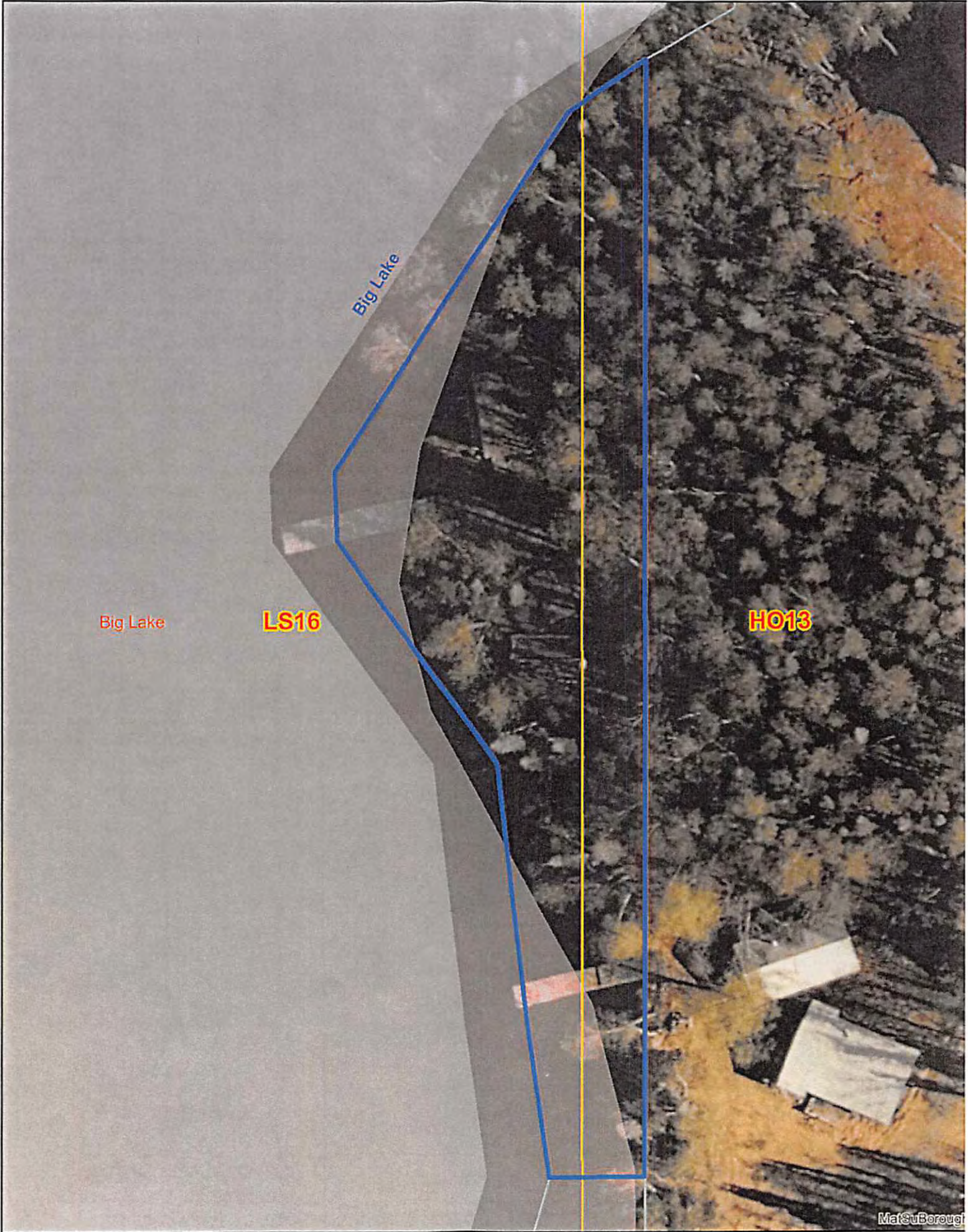
1. The vacation of portions of the Easement is consistent with MSB 43.15.035 Vacations.
2. Pursuant to MSB 43.10.065(G), petitioner has provided an Affidavit of Posting of the Public Notice of Vacation of the Easement.
3. Approval from the Assembly will be required prior to recording, pursuant to MSB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

**RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT**

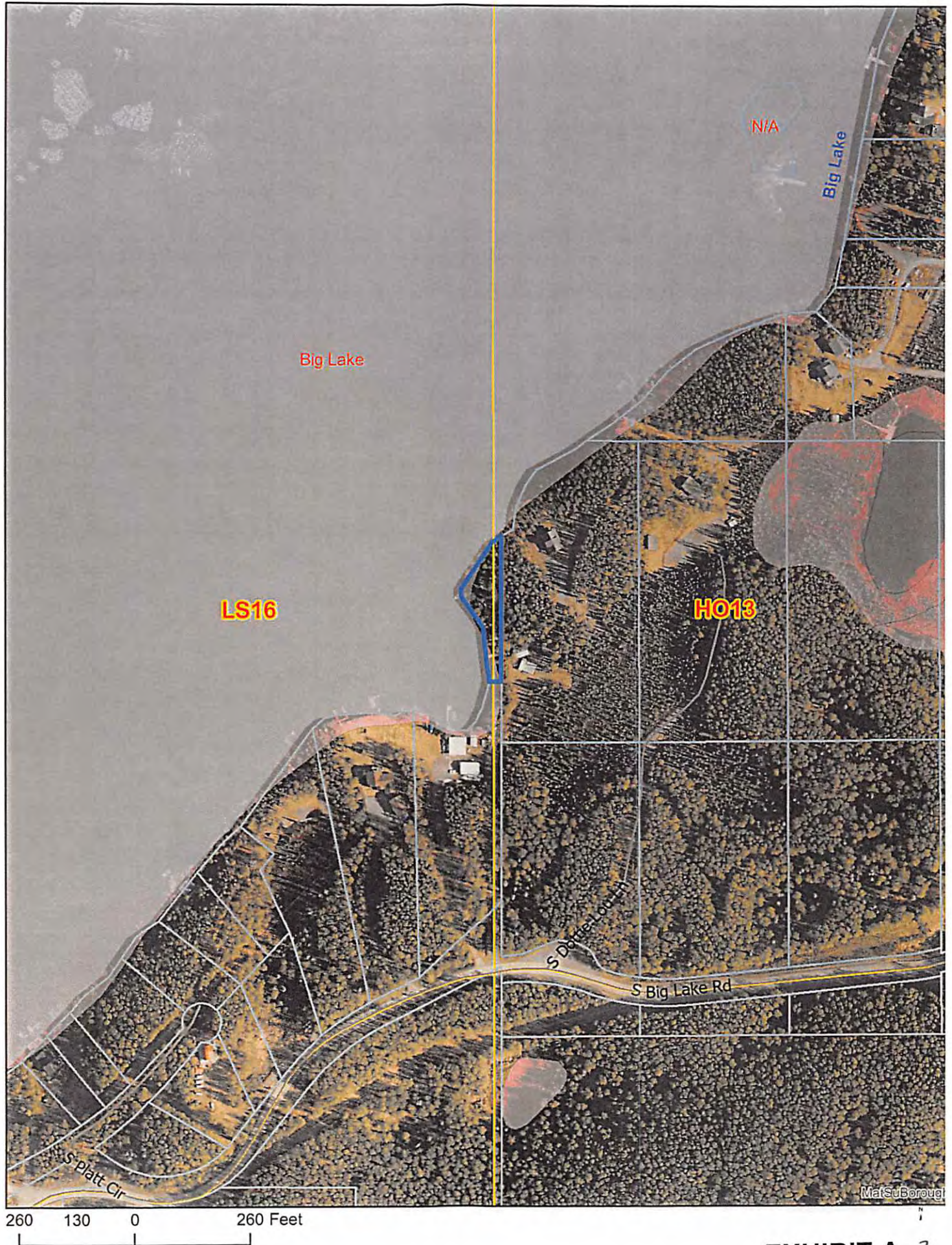
**Suggested motion: I move to approve the vacation of the 50' Easements in Section 36, Township 17 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:**

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





30    15    0    30 Feet





Big Lake Boat  
Launch Area

S Platt Cr

S Big Lake Rd

S Big Lake Rd

S Big Lake Rd

S Dotie  
Loop

W Susitna Pky

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

## PETITION FOR VACATION OF RIGHT-OF-WAY

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

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

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

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

RECEIVED  
JUL 05 2023  
PLATTING

Submitted herewith are the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**SIGNATURES OF PETITIONER(S):**

Jennifer Luiten  
Tim Luiten

Dayna Rumfelt

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

\*\*\*\*\*

**THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH**

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

July 13, 2023  
DATE

Chris Cuslin  
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: September 7, 2023

January 31, 2002

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

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

Dear Jane:

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

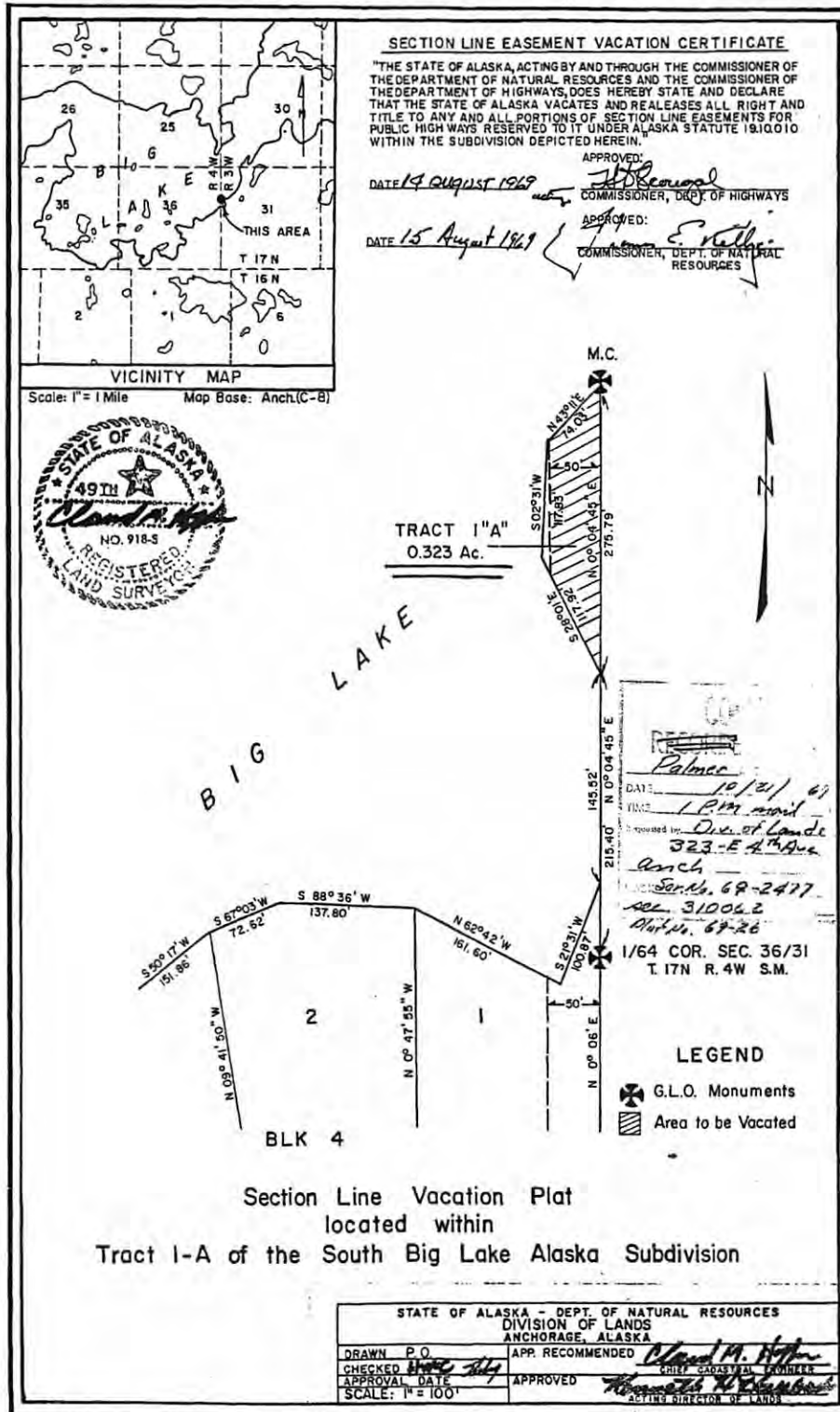
I told you the other day that the state is not requiring the borough to retain the 50' upland easement for South Big Lake Alaska Subdivision lots. That requirement was waived in 1986. Alaska Statute 38.05.127 (2) (d) gives a municipality the ability to apply to vacate, release, modify, or relocate an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

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

Sincerely,

Pam Strahan  
Land Disposal and Tax Specialist

DRAWING NUMBER  
**3-101 EX 1-19**  
PLAN HOLD CORPORATION - IRVINE, CALIFORNIA  
RECEIVED BY NUMBER 07048



MICROFILMED MAR 25 1976 3-101

EXHIBIT B-4

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

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

Date Posted: July 29, 2023

Platting Case #: 2023-085

Tony Luiten

Printed Name

11211 Tulin Park LP.

Mailing Address

Anchorage AK 99516

Tony Luiten

Signature

907-460-7008

Phone Number

NOTARY CERTIFICATION

State of Alaska )  
 ) ss  
Third Judicial District )

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

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



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

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

Date Posted: July 29, 2023

Platting Case #: 2023-085

Jennifer Luiten  
Printed Name

Jennifer Luiten  
Signature

11211 Tulin Park LP  
Mailing Address

907-491-1166  
Phone Number

Anchorage AK 99516

NOTARY CERTIFICATION

State of Alaska                    )  
  )ss  
Third Judicial District         )

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

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



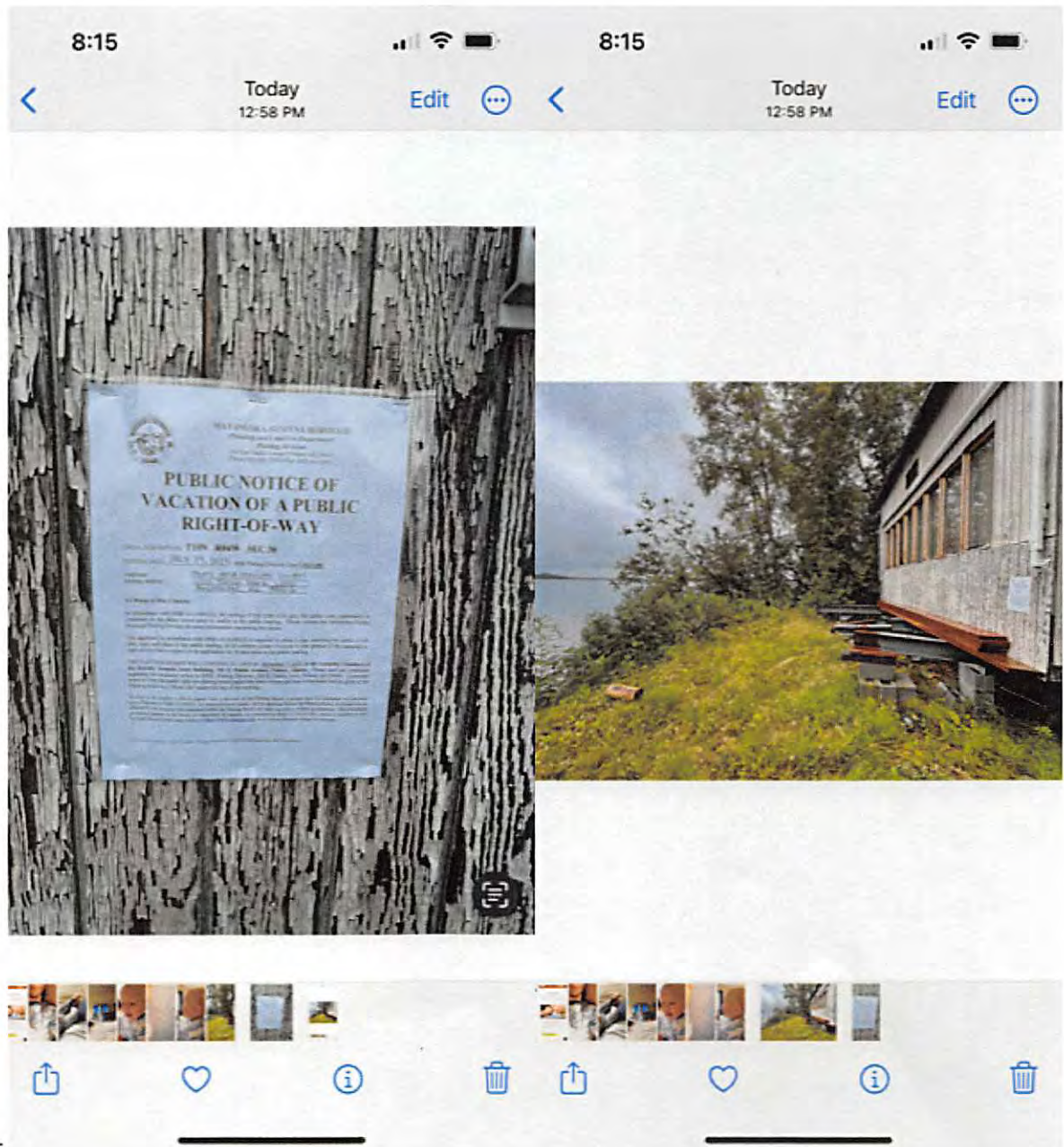
**Jesse Curlin**

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

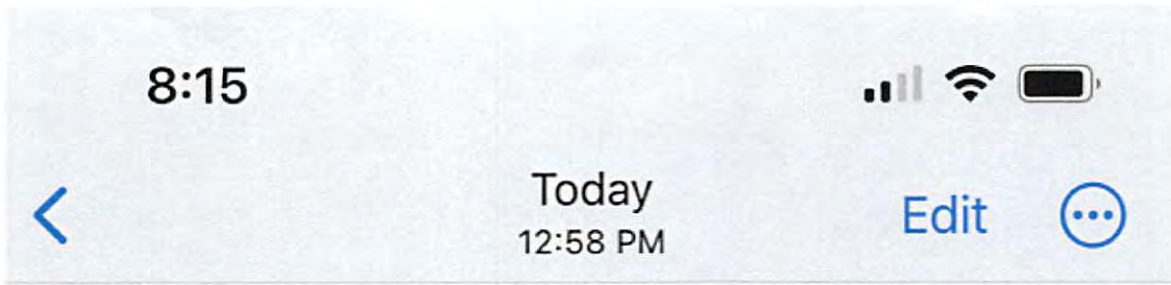
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

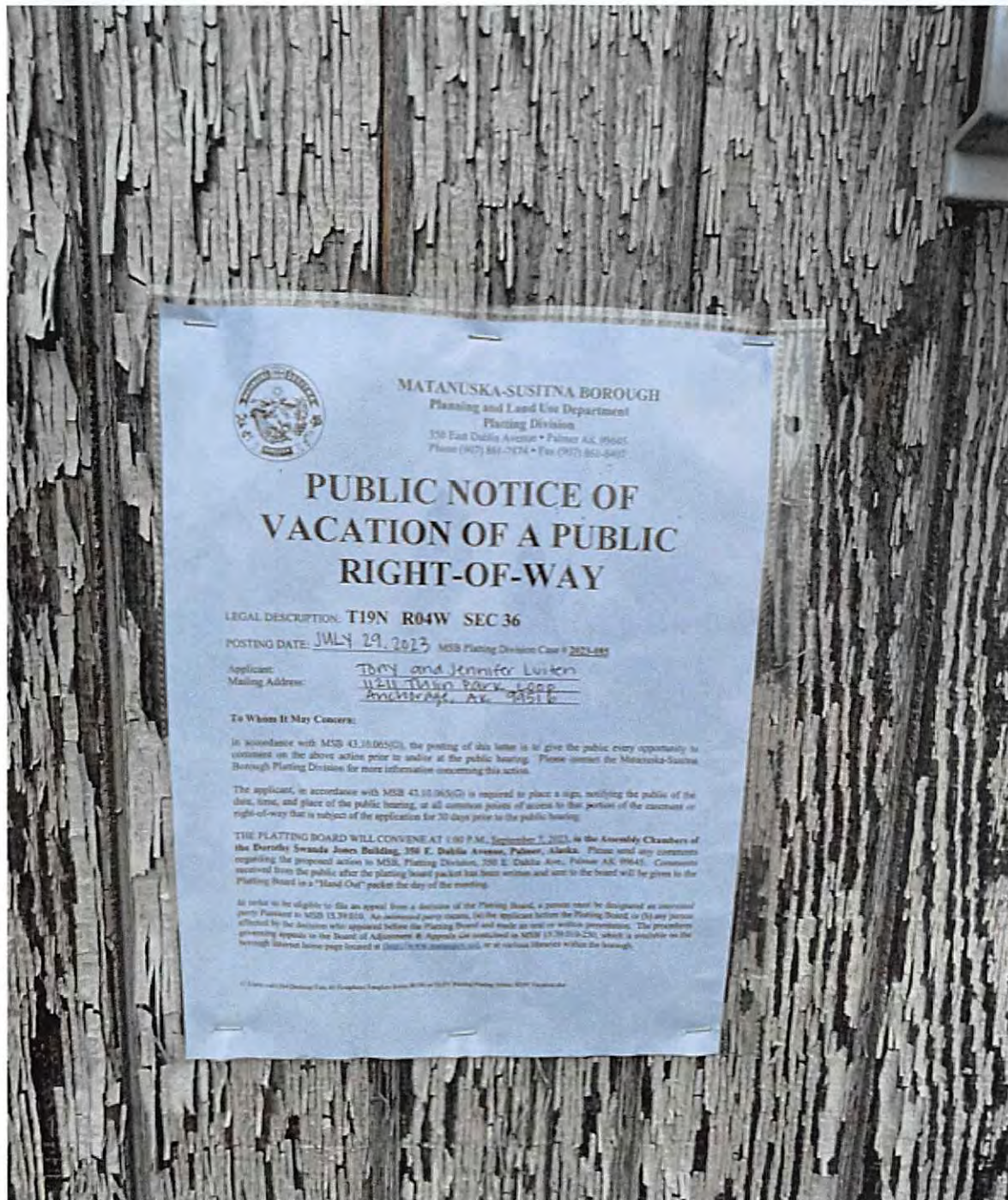
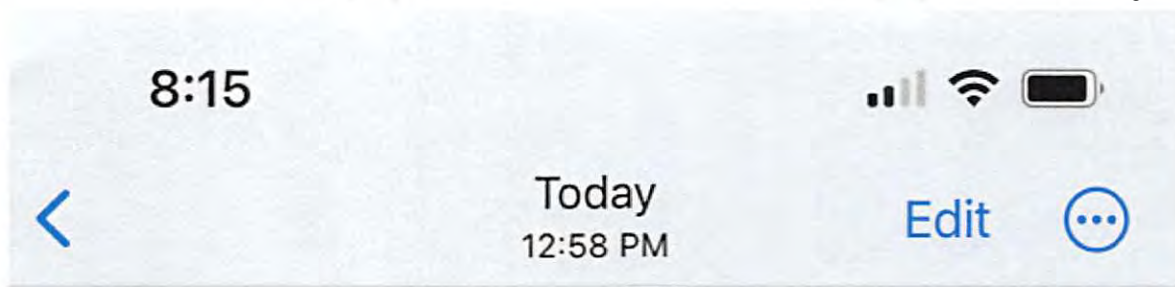
Hi Chris,

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



Thank you, Jennifer





**Jesse Curlin**

---

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

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

Hi Dayna,

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

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

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

**Colton Percy**

Habitat Biologist

Access Defense Program

Alaska Department of Fish and Game

Division of Wildlife Conservation

333 Raspberry Rd

Anchorage, AK 99518

907-267-2118

**EXHIBIT D**

**Jesse Curlin**

---

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

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

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

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

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

---

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

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

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



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

## Department of Natural Resources

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

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

July 25, 2023

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

Dear Mr. Wagner:

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

Sincerely Yours,

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

Jim Walker  
Natural Resource Manager 3

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

## Jesse Curlin

---

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

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

Good Morning,

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

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

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

## Jesse Curlin

---

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

Chris,

PD&E has no comments.

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

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Monday, July 17, 2023 11:21 AM  
**To:** dnr.scro@alaska.gov; james.walker2@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; mokitew@gmail.com; Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>  
**Subject:** RFC Luiten 50' PUE VAC

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

[Luiten 50' PUE VAC](#)

Sincerely,

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

**Jesse Curlin**

---

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

Dayna,

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

I will retract the objection to the vacation.

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

Regards,

Rick Antonio

*Planner II*

*Planning & Land Use Division*

Matanuska-Susitna Borough

[rick.antonio@matsugov.us](mailto:rick.antonio@matsugov.us)

[stormwater@matsugov.us](mailto:stormwater@matsugov.us)

Office- 907.861.7815

Remote- 907.707.4591

---

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

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

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



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

**MEMORANDUM**

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

---

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

**Comments:**

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

## Jesse Curlin

---

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

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

Hello,

Please see ENSTARS attached letter with no comments.

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

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Monday, July 17, 2023 11:21 AM  
**To:** dnr.scro@alaska.gov; james.walker2@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <james.christopher@enstarnaturalgas.com>; ENSTAR ROW Shared Mailbox <row@enstarnaturalgas.com>; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; mokietew@gmail.com; Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>  
**Subject:** RFC Luiten 50' PUE VAC

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

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



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

July 18, 2023

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

To whom it may concern:

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

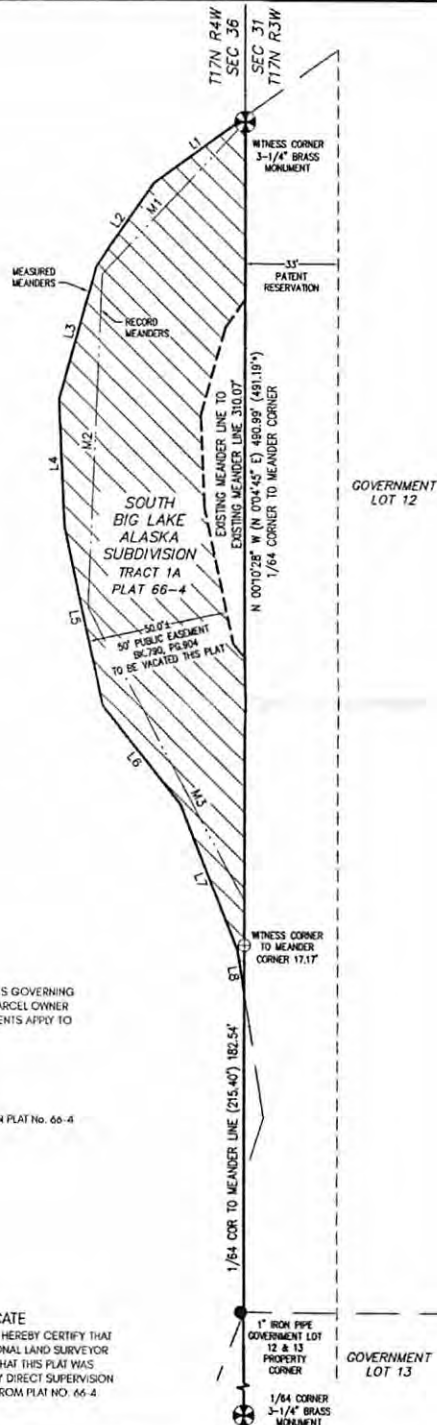
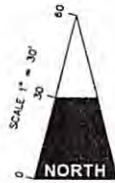
- **EASEMENT VACATION TRACT 1A**  
**(MSB Case # 2023-085)**

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



#### LEGEND

- FOUND BLM MONUMENT
- FOUND IRON PIPE
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP
- RECORD PER PLAT 66-4
- COMPUTED PER 66-4
- EASEMENT VACATED THIS PLAT

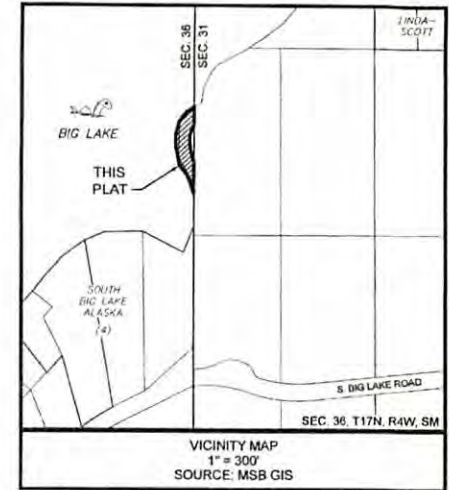
LAVENDER  
13322-S

#### RECORD MEANDER LINE TABLE

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

#### EXISTING MEANDER LINE TABLE

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



#### CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2023, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_ MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_

#### PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_, DATE \_\_\_\_\_, 2023, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR \_\_\_\_\_

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

#### OWNER'S CERTIFICATE

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

JENIFER M. LUTTEN \_\_\_\_\_ DATE \_\_\_\_\_  
11211 TULIN PARK LOOP  
ANCHORAGE, AK 99516

#### NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
FOR JENIFER M. LUTTEN.

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

#### OWNER'S CERTIFICATE

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

TONY X. LUTTEN \_\_\_\_\_ DATE \_\_\_\_\_  
11211 TULIN PARK LOOP  
ANCHORAGE, AK 99516

#### NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
FOR TONY X. LUTTEN.

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

#### NOTES

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



#### SURVEYOR'S CERTIFICATE

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

RECEIVED  
JUL 05 2023  
PLATTING

Agenda Copy

#### EASEMENT VACATION PLAT

TRACT 1A  
SOUTH BIG LAKE ALASKA SUBDIVISION,  
PLAT No. 66-4, PALMER RECORDING DISTRICT

LOCATED WITHIN  
NE 1/4 OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 4 WEST,  
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

CONTAINING 0.325 ACRES, MORE OR LESS.

**LAVENDER**  
SURVEY & MAPPING  
700 N. 1ST ST., PALMER, AK 99645  
(907) 266-0170 • WWW.LAVENDERSURVEY.COM

DRAWN BY: DJ/SKT SCALE: 1" = 30'  
CHECKED BY: DMR DATE: 7/5/2023 DWG: 22-131  
SHEET 1 OF 1

## Jesse Curlin

---

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

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

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

Hi Jesse,

GCI has no comments for this plat.

Thank you,

**JOSHUA SWANSON**

**GCI** | Engineer II, OSP Design

w: [www.gci.com](http://www.gci.com) p: 250-1467

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**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Monday, July 17, 2023 11:21 AM  
**To:** dnr.scro@alaska.gov; james.walker2@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; mokietew@gmail.com; Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>  
**Subject:** RFC Luiten 50' PUE VAC

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

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

[Luiten 50' PUE VAC](#)

Sincerely,

Jesse C. "Chris" Curlin