

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Theresa Taranto



PLATTING TECHNICIANS  
Amy Otto-Buchanan  
Matthew Goddard  
Chris Curlin

PLATTING ASSISTANT  
Kayla Kinneen

## **ABBREVIATED PLAT AGENDA**

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

### **REGULAR MEETING**

**8:30 A.M.**

**October 18, 2023**

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

### **1. INTRODUCTION**

A. Introduction of Staff

### **2. UNFINISHED BUSINESS:**

(None)

### **3. PUBLIC HEARINGS:**

- A. **SNOWBERRY RIDGE #1:** The request is to create four lots from Tax Parcel D1 (Parcel #2, MSB Waiver 2000-12-PWm, recorded at Book 1055/Page 266), to be known as **SNOWBERRY RIDGE #1**, containing 21.01 acres +/- . Parcel is located north of W. Willow Fishhook Road and W. Snowberry Road (Tax ID# 20N03W35D001) lying within Section 35, Township 20 North, Range 03 West, Seward Meridian, Alaska. In Community Council Willow Area and Assembly District #7. (*Petitioner/Owner: Norman & Myra Broderick, Staff: Amy Otto-Buchanan, Case #2023-110*)
- B. **SNOWBERRY RIDGE #2:** The request is to create three lots from Tax Parcel D2 (Parcel #3, MSB Waiver 2000-12-PWm, recorded at Book 1055/Page 266), to be known as **SNOWBERRY RIDGE #2**, containing 30.26 acres +/- . Parcel is located north of W. Willow Fishhook Road and W. Snowberry Road (Tax ID# 20N03W35D002) lying within Section 35, Township 20 North, Range 03 West, Seward Meridian, Alaska. In Community Council Willow Area and Assembly District #7. (*Petitioner/Owner: Norman & Myra Broderick, Staff: Amy Otto-Buchanan, Case # 2023-111*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **October 18, 2023**, in **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

## Public Hearing Process

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

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**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 18, 2023**

ABBREVIATED PLAT: SNOWBERRY RIDGE #1

LEGAL DESCRIPTION: SEC 35, T20N, R03W, SEWARD MERIDIAN AK

PETITIONERS: NORMAN & MYRA BRODERICK

SURVEYOR/ENGINEER: FRONTIER SURVEYS

ACRES: 20.01± PARCELS: 4

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

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**REQUEST:** The request is to create four lots from Tax Parcel D1 (Parcel #2, MSB Waiver 2000-12-PWm, recorded at Book 1055/Page 226), to be known as **SNOWBERRY RIDGE #1**, containing 21.01 acres +/- . Parcel is located north of W. Willow Fishhook Road and W. Snowberry Road; lying within Section 35, Township 20 North, Range 03 West, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos

**EXHIBIT A – 4 pgs**

Soils Report

**EXHIBIT B – 5 pgs**

**AGENCY COMMENTS**

Department of Public Works Pre-Design Division

**EXHIBIT C – 1 pg**

Development Services

**EXHIBIT D – 2 pgs**

Department of Emergency Services

**EXHIBIT E – 1 pg**

US Army Corps of Engineers (USACE)

**EXHIBIT F – 1 pg**

Utilities

**EXHIBIT G – 2 pgs**

Public

**EXHIBIT H – 2 pgs**

**DISCUSSION:** This platting action is creating four lots from Tax Parcel D1. All four lots have frontage on W. Snowberry Road; a 50' wide right-of-way owned and maintained by MSB.

**Soils Report:** (**Exhibit B**) A soils report was submitted, pursuant to MSB 43.20.281(A). Pierre Stragier, PE, Frontier Surveys, notes soils evaluation included logging one new testhole on July 27, 2023. Testhole log and testhole location map are attached. The surrounding area is level, with medium dense undergrowth, moderate birch/spruce cover. The top foot is classified as brown silt/loam with organics. The next 4' is classified as well graded gray sands (SW). The remaining 9' is gray well graded sands (SW), poorly graded gravels (GP), dry and occasional cobble to 6'. No water or impervious layers were present. Underlying soils are sufficient to construct on-site wastewater systems. Topography allows for 10,000 sf of useable contiguous septic areas and 10,000 sf of useable building area for each of the proposed lots, per MSB 43.20.281.



**Comments:** Department of Public Works Pre-Design Division (**Exhibit C**) has no comments. Development Services (**Exhibit D**) has no comments. Department of Emergency Services (**Exhibit E**) comments all four new lots will have year round access from W. Snowberry Road and has two access/egress road, N. Archangel Drive and W. Locke Lane, which is a plus in our book. A well-designed little subdivision.

**USACE:** (**Exhibit F**) The Corps of Engineering has checked the location and has preliminarily determined the proposed subdivision may contain jurisdictional waters of the US. A Department of Army (DA) authorization is required if anyone proposes to place dredged and/or fill materials into waters of the US, including wetlands and/or perform work in navigable waters of the US. Therefore, any proposed development that require placement of dredged and/or fill materials into waters of the US contained in the subject properties would require Department of Army authorization. Section 404 of the Clean Water Act requires a DA permit be obtained for the placement or discharge of dredged and/or fill materials into waters of the US, including jurisdictional wetlands (33 USC 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Section 10 of the Rivers and Harbors Act of 1899 requires a DA permit be obtained for structures or work in or affecting navigable waters of the US (33 USC 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 authorization.

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

**Public:** (**Exhibit H**) Kenneth & Michelle Kovitch, owners of Tax Parcel C4, to the west: “We purchased our property several years ago with intentions of retiring and building our home there because it was not part of or next to a subdivision. A portion of our property has been cleared and a driveway was roughed in in preparation for building. We then had the electric brought in and installed at a substantial cost but unfortunately right after we retired, COVID 19 hit and we were not able to cross Canada to start construction and the builders we spoke with were not able to build our home within a reasonable time, at the time. This past summer we were able to visit the property again and to begin the planning stage once more. Our intentions to build there are still in the works and we should be there this coming spring, to start the process. We are opposed to a subdivision being built next to our property. We purchased the property there because it was in close proximity to Hatcher Pass, very minimally developed, offered peace, tranquility and it was not in or next to a subdivision where we would lose any preferred rights that are not allowed to those in a subdivision. Allowing another subdivision to be built in that area would drastically increase the possibility of future, additional subdivisions, being located along the beautiful and pristine routes leading to the Hatcher Pass area.”

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council Willow Area; Fire Service Area #35 Willow; Road Service Area #20 Greater Willow; MSB Community Development and Planning Division; MTA or MEA.

**CONCLUSION:** The preliminary plat of **SNOWBERRY RIDGE #1** 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 was one objection 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).

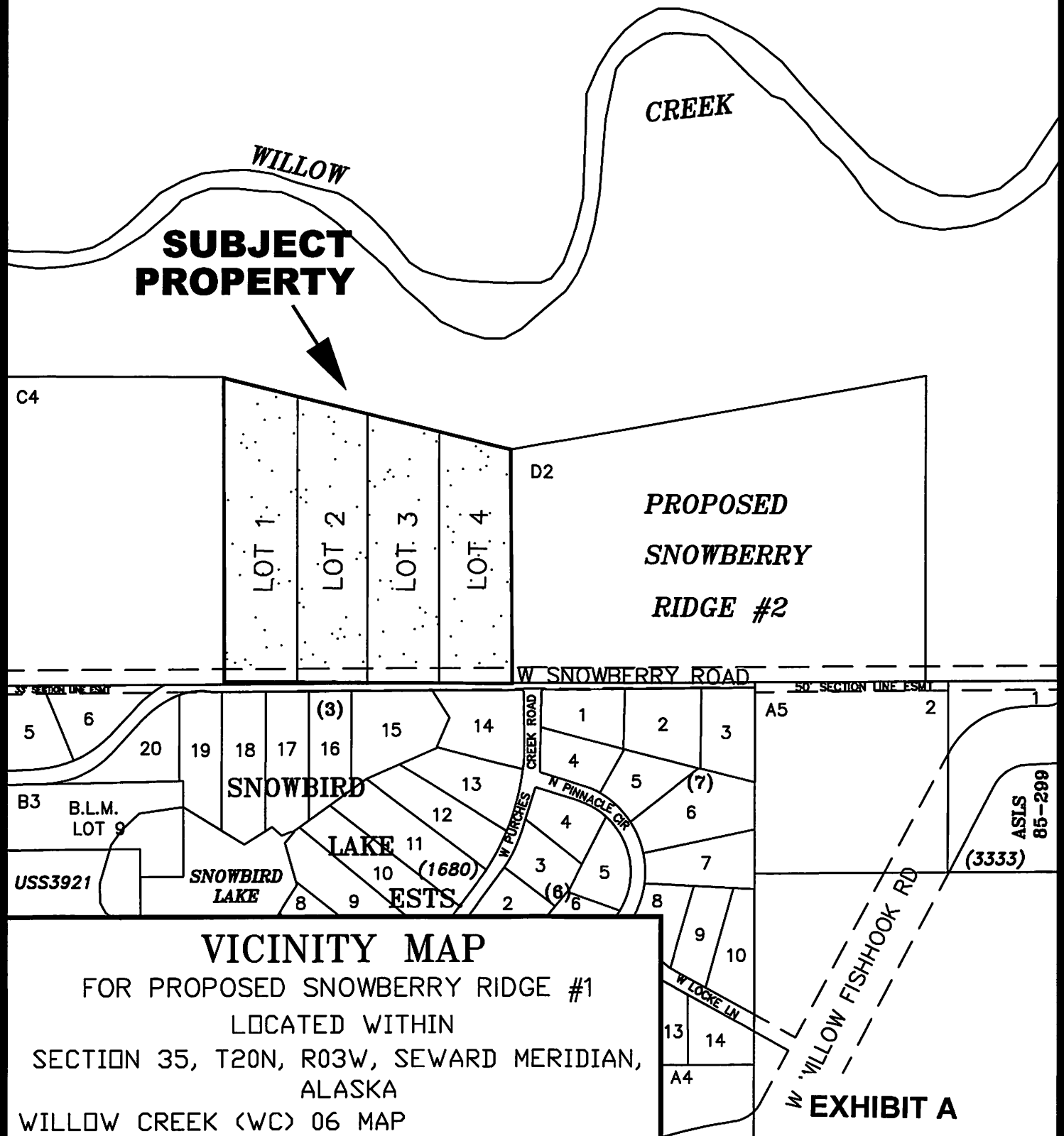
#### **FINDINGS OF FACT**

1. The plat of Snowberry Ridge #1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.28(A). All lots have the required buildable and septic areas.
3. All lots 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 ADF&G; Community Council Willow Area; Fire Service Area #35 Willow; Road Service Area #20 Greater Willow; MSB Community Development and Planning Division; MTA 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.

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

**Suggested motion: I move to approve the preliminary plat of Snowberry Ridge #1, Section 30, Township 20 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.







Willow Creek

WC06

W Snowberry Rd

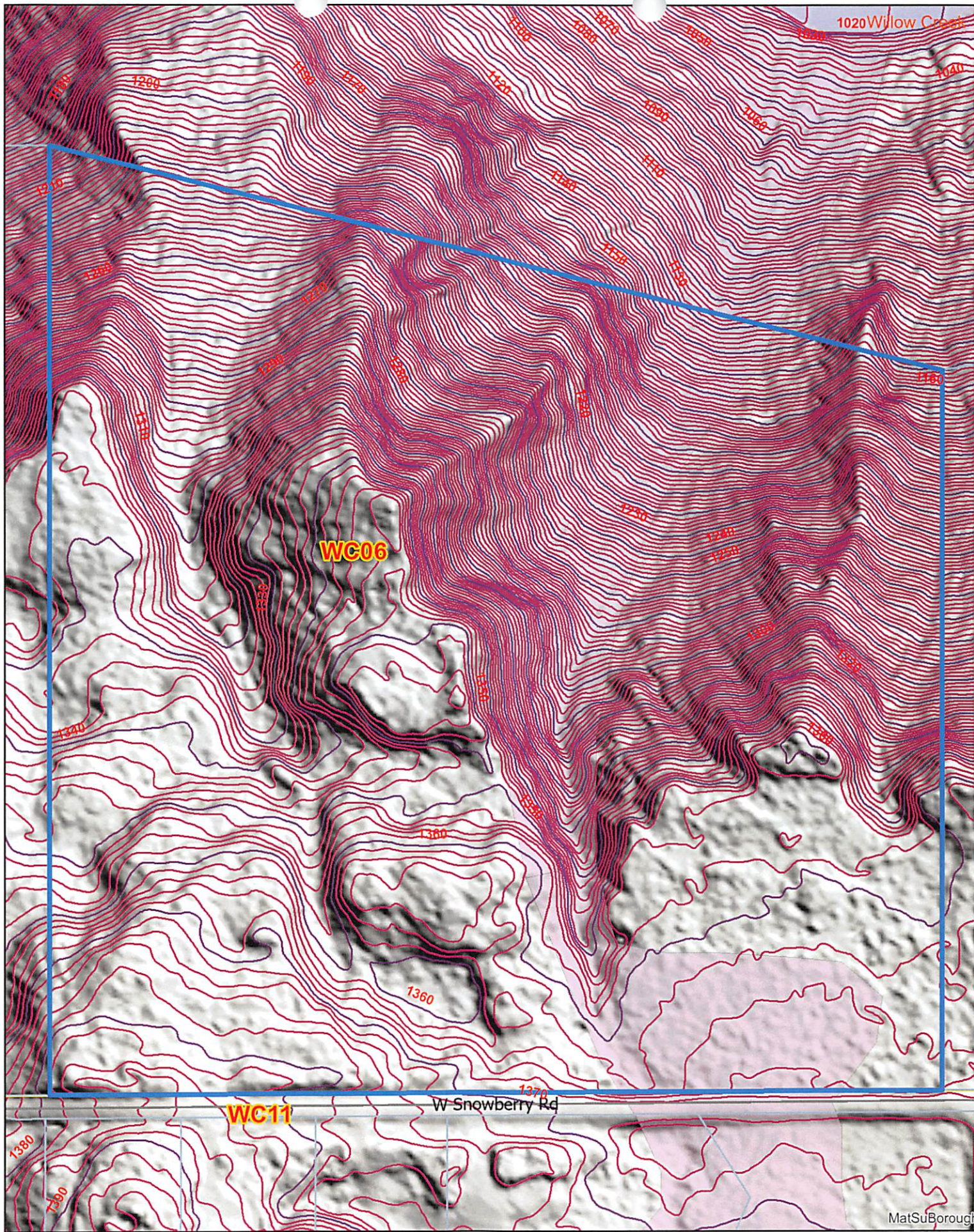
WC11

MatSu Borough

130 65 0 130 Feet



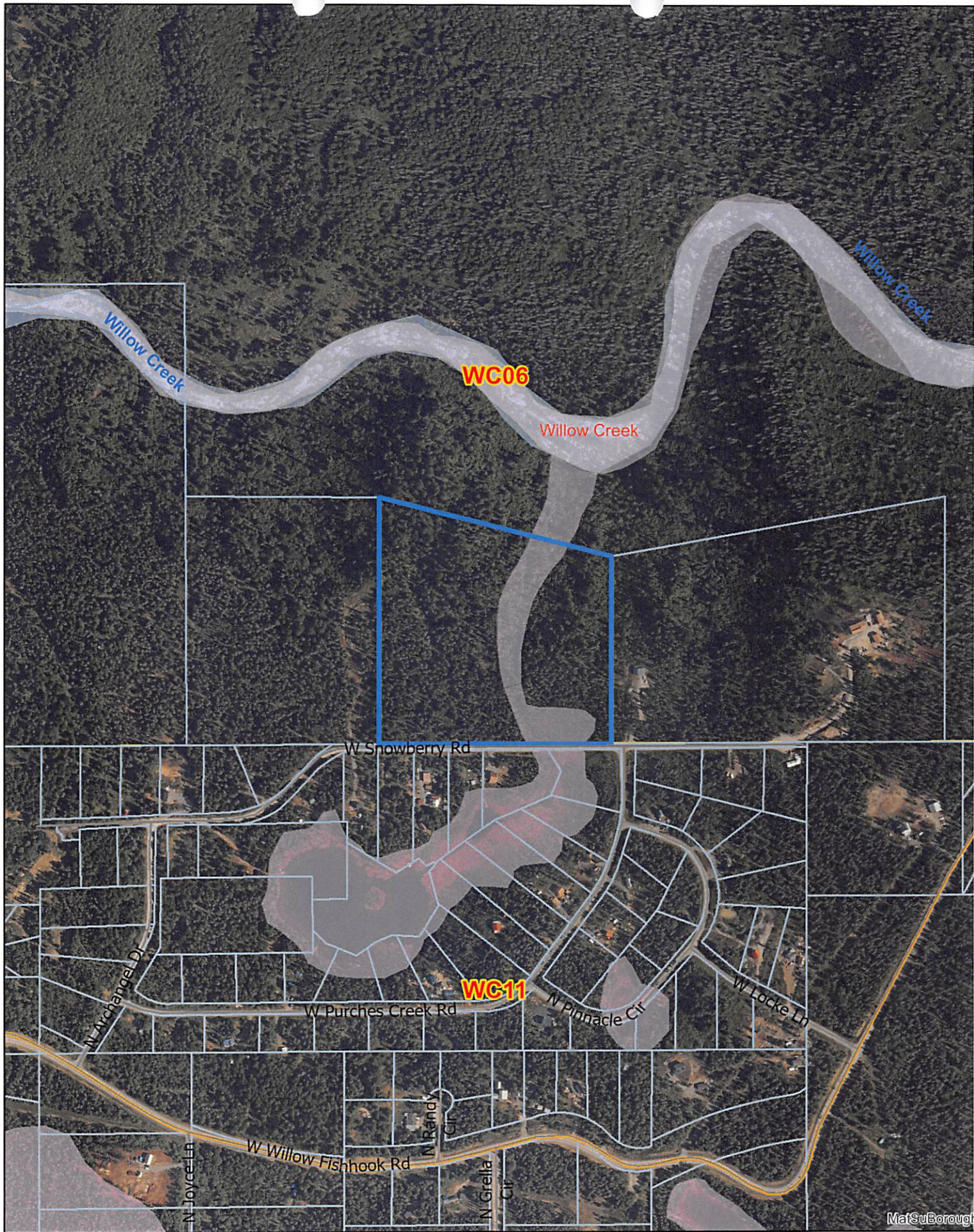




130 65 0 130 Feet







510 255 0 510 Feet

MatSu Borough





RECEIVED  
SEP 14 2023  
PLATTING

## Soils Investigation - Usable Area Report Snowberry Ridge #1 Subdivision

### Introduction:

A Soils Investigation was requested for Snowberry Ridge #1 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 21 acre parcel is bordered on the north by Willow Creek, the south is Snowbird Lake Estates Subdivision, and east and west boundaries are subdivided lands. Terrain for the subject parcel is moderate slopes for the south half of the parcel, and steep slopes exceeding 25% for the remaining half into the Willow Creek drainage.

The soils investigation was performed on July 27, 2023. One test pit was dug with a CAT 120 excavator. The test pit is located as shown on the Test Hole Location Exhibit. Test pit was 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 in the middle of Lot 2, southern ½. The surrounding area is level, with medium dense undergrowth, moderate birch/spruce cover. The top foot of the pit was classified as brown silt/loam with organics. The next 4' is classified as well graded gray sands (SW). The remaining 9' is gray well graded sands (SW), poorly graded gravels (GP), dry, an occasional cobble to 6". No water or impervious layer were present.

### Conclusion:

The results of this soils investigation show that the underlying soils are sufficient to construct on-site wastewater systems. The soils were determined to be classified as SW/GP gravels, see the attached soil log. No water table was encountered during the investigation nor an impervious layer. Topography is such to allow for 10,000sf of usable contiguous 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.



# TEST HOLE EVALUATION & DOCUMENTATION

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

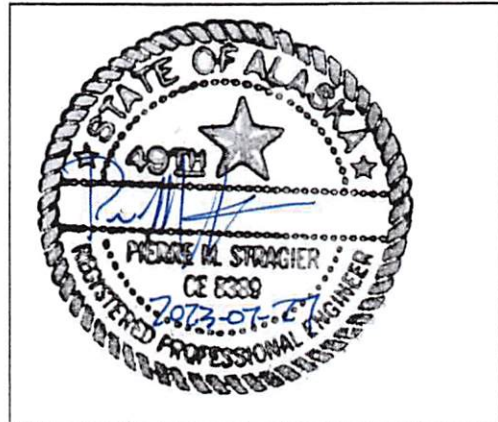
Legal Description:	<b>Lot 2, Snowberry Ridge 1</b>		
Soil Log Date:	<b>07-27-2023</b>	Evaluated By:	<b>P. Stragier, PE</b>

## TEST HOLE NO. 1

FRONTIER WORK ORDER #: 23-119

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1' SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	2'-6' Well graded sands (SW), gray, dry
3	
4	
5	
6	6'-16' Well graded gray sands (SW), poorly graded gravels (GP), dry, occasional cobble to 6"
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	Bottom Excavation, no water/impervious layer
17	
18	
19	
20	
21	
22	

### PROFESSIONAL ENGINEER'S SEAL



### TEST HOLE LOCATION:

Lat: 61.770549

Long: -149.324020

### COMMENTS:

- CAT 120 Excavator

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.

**FRONTIER SURVEYS, LLC**

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



Photo Log  
Snowberry Ridge #1



Test Pit Lot 2 - 16', no water, impervious layer

⑫  
7-2-10-202





Nice sand, not silt.

PS 2023-07-27

Page 3

23-119(1)SR.docx





## Amy Otto-Buchanan

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**From:** Daniel Dahms  
**Sent:** Wednesday, September 20, 2023 11:34 AM  
**To:** Amy Otto-Buchanan  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** Re: RFC Snowberry Rdg #1, #23-110

Amy,

No comments from PD&E.

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

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**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Monday, September 18, 2023 1:51 PM  
**To:** sarah.myers@alaska.gov <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; pamelaj.melchert@usps.gov <pamelaj.melchert@usps.gov>; msb.hpc@gmail.com <msb.hpc@gmail.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; waco\_chair@waco-ak.org <waco\_chair@waco-ak.org>; admin@waco-ak.org <admin@waco-ak.org>; thp@mtaonline.net <thp@mtaonline.net>; Richard Boothby <Richard.Boothby@matsugov.us>; rgfnorth@mtaonline.net <rgfnorth@mtaonline.net>; Brian Davis <Brian.Davis@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com <row@enstarnaturalgas.com>; row@mtasolutions.com <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanaska.com>  
**Subject:** RFC Snowberry Rdg #1, #23-110

The following link contains a Request for Comments to subdivide 220N03W35D001 into four lots, Snowberry Ridge #1, MSB Case #2023-110. Comments are due by **October 11, 2023**. Please let me know if you have any questions. Thanks, A.

 [Snowberry Rdg #1](#)

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



## Amy Otto-Buchanan

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**From:** Permit Center  
**Sent:** Friday, September 22, 2023 4:31 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Snowberry Rdg #1, #23-110

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:** Monday, September 18, 2023 1:52 PM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; msb.hpc@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; waco\_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; Richard Boothby <Richard.Boothby@matsugov.us>; rgfnorth@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** RFC Snowberry Rdg #1, #23-110

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 [Snowberry Rdg #1](#)

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

## Amy Otto-Buchanan

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**From:** Richard Boothby  
**Sent:** Monday, September 18, 2023 2:47 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Brian Davis  
**Subject:** RE: RFC Snowberry Rdg #1, #23-110

Good afternoon Amy,

I have looked at the subdivide and all 4 new lots will have year round access from W Snowberry road and has two access/egress roads, Archangel and Lock lane which is a plus in our book. A well designed little subdivision.

Thank you,

Rich

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**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Monday, September 18, 2023 1:52 PM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; msb.hpc@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; waco\_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; Richard Boothby <Richard.Boothby@matsugov.us>; rgfnorth@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** RFC Snowberry Rdg #1, #23-110

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☐ [Snowberry Rdg #1](#)

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

## Amy Otto-Buchanan

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**From:** Campellone, Estrella F CIV USARMY CEPOA (USA)  
<Estrella.F.Campellone@usace.army.mil>  
**Sent:** Thursday, September 21, 2023 5:05 PM  
**To:** Amy Otto-Buchanan  
**Subject:** Corps Comments: RFC Snowberry Rdg #1, #23-110 & Rdg #2, #23-111

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

Good morning Ms. Otto-Buchanan,

The Corps of Engineers (Corps) has checked the location of plats for Snowberry Ridge #1 and #2 and has preliminarily determine the proposed plats may contain jurisdictional waters of the U.S. A Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

Therefore, any proposed development that require placement of dredged and/or fill material into waters of the U.S. contained in the subject properties would require Department of the Army authorization.

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sample drawings can also be found on our website at

[www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

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

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

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

Respectfully,  
Estrella Campellone  
Project Manager  
South Section  
Regulatory Division  
USACE AK District  
Tel: 907-753-2518

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Thursday, September 21, 2023 3:50 PM  
**To:** Campellone, Estrella F CIV USARMY CEPOA (USA) <Estrella.F.Campellone@usace.army.mil>  
**Subject:** [Non-DoD Source] RE: RFC Snowberry Rdg #1, #23-110



## Amy Otto-Buchanan

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**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, September 26, 2023 3:59 PM  
**To:** Amy Otto-Buchanan  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Snowberry Rdg #1, #23-110  
**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:** Monday, September 18, 2023 1:52 PM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; msb.hpc@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; waco\_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; Richard Boothby <Richard.Boothby@matsugov.us>; rgfnorth@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** RFC Snowberry Rdg #1, #23-110

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

The following link contains a Request for Comments to subdivide 220N03W35D001 into four lots, Snowberry Ridge #1, MSB Case #2023-110. Comments are due by **October 11, 2023**. Please let me know if you have any questions. Thanks, A.

 [Snowberry Rdg #1](#)

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

September 25, 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.

**SNOWBERRY RIDGE #1  
(MSB Case #2023-110)**

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Sterling Lopez", is written over a horizontal line.

Sterling Lopez  
Right of Way & Permitting Supervisor  
ENSTAR Natural Gas Company, LLC  
O: (907) 334-7911  
C: (907) 764-6286

## Amy Otto-Buchanan

---

**From:** Ken Kovitch <kovk59@gmail.com>  
**Sent:** Sunday, October 1, 2023 9:34 AM  
**To:** MSB Platting  
**Subject:** Petition for Subdivision on Snowberry Rd. Willow AK. Tax Parcel D1 to be known as Snowberry Ridge 1 (AOB 2023-110)

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

Dear Platting Board,

Our names are Kenneth and Michelle Kovitch. We received a letter from your office in regard to someone wishing to build a sub-division on a piece of property.

that abuts our property which is located at C4 { 12797 Snowberry Rd. Willow AK. } We purchased our property several years ago with intentions of retiring and building our home there because it was { NOT,} part of or next to a subdivision. A portion of our property has been cleared, and a driveway was roughed in in preparation for building. We then had the electric brought in and installed at a substantial cost but unfortunately right after we retired, COVID 19 hit and we were not able to cross Canada to start construction and the builders we spoke with were not able to build our home within a reasonable time, at the time.

This past summer we were able to visit the property again and to begin the planning stage once more. Our intentions to build there are still in the works and we should be there this coming Spring, to start the process.

We are opposed to a Subdivision being built next to our property located at 12797 Snowberry Rd. Willow AK. We purchased our property there because it was in close proximity to Hatcher Pass, very minimally developed. offered peace. tranquility, and it was NOT in or next to a Subdivision where we would lose any { preferred } rights that are not allowed to those in a subdivision.

Allowing another subdivision to be built in that area would drastically. increase the possibility of future, additional subdivisions, being located along the Beautiful and pristine routes leading to the Hatcher Pass area.

Respectfully Submitted.  
Kenneth and Michelle Kovitch  
PH# 413-544-0021  
Email= [Kovk59@gmail.com](mailto:Kovk59@gmail.com)

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

RECEIVED

OCT 10 2023

PLATTING

20N03W35C004 2  
KOVITCH KENNITH & MICHELLE  
158 S OAKFIELD RD  
LINNEUS ME 04730

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER: NORMAN & MYRA BRODERICK**

**REQUEST:** The request is to create four lots from Tax Parcel D1 (Parcel #2, MSB Waiver 2000-12-PWm, recorded at Book 1055/Page 266), to be known as **SNOWBERRY RIDGE #1**, containing 21.01 acres +/- . Parcel is located north of W. Willow Fishhook Road and W. Snowberry Road (Tax ID# 20N03W35D001); lying within Section 35, Township 20 North, Range 03 West, Seward Meridian, Alaska. In Community Council Willow Area and 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 **October 18, 2023**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

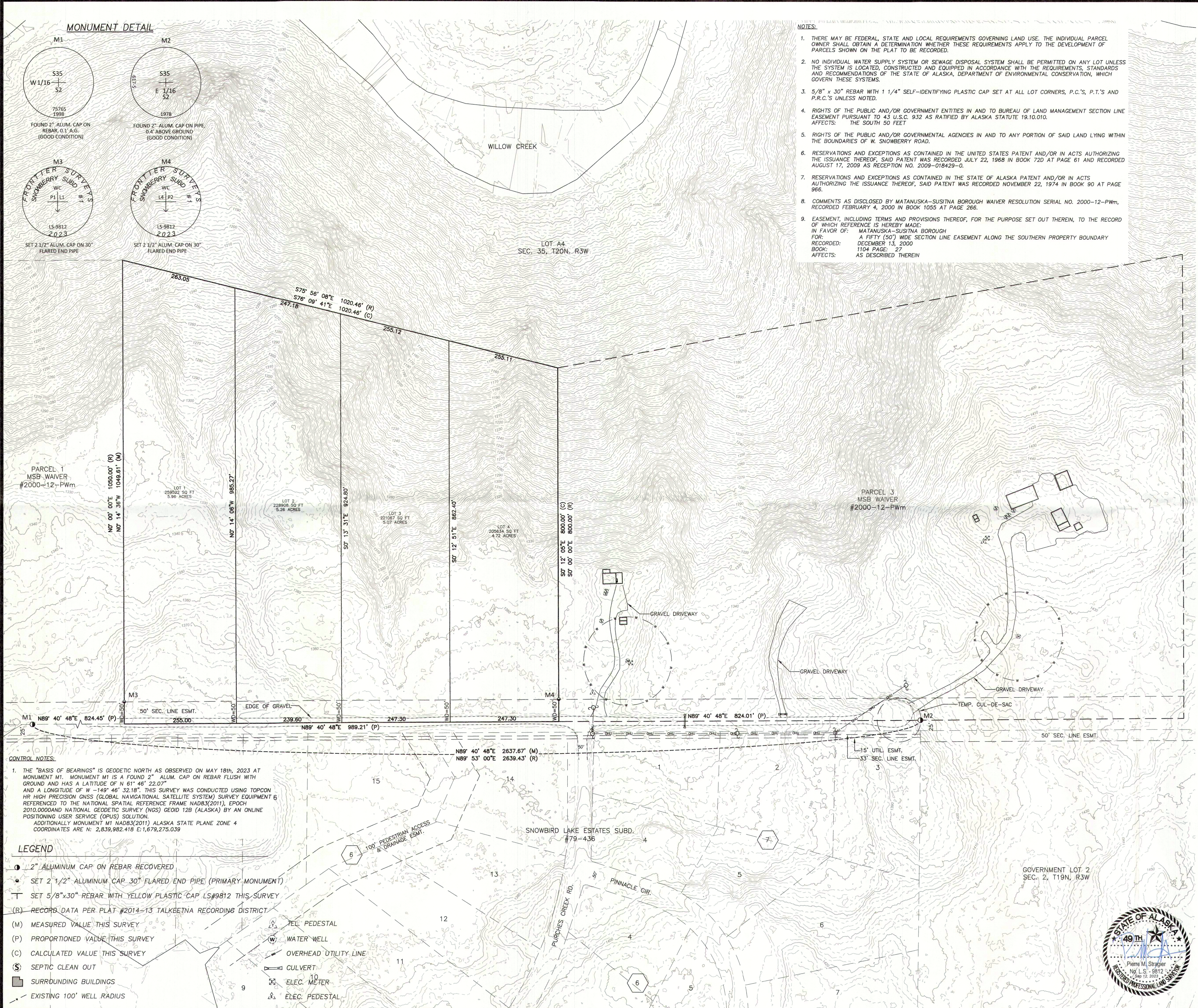
For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from 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

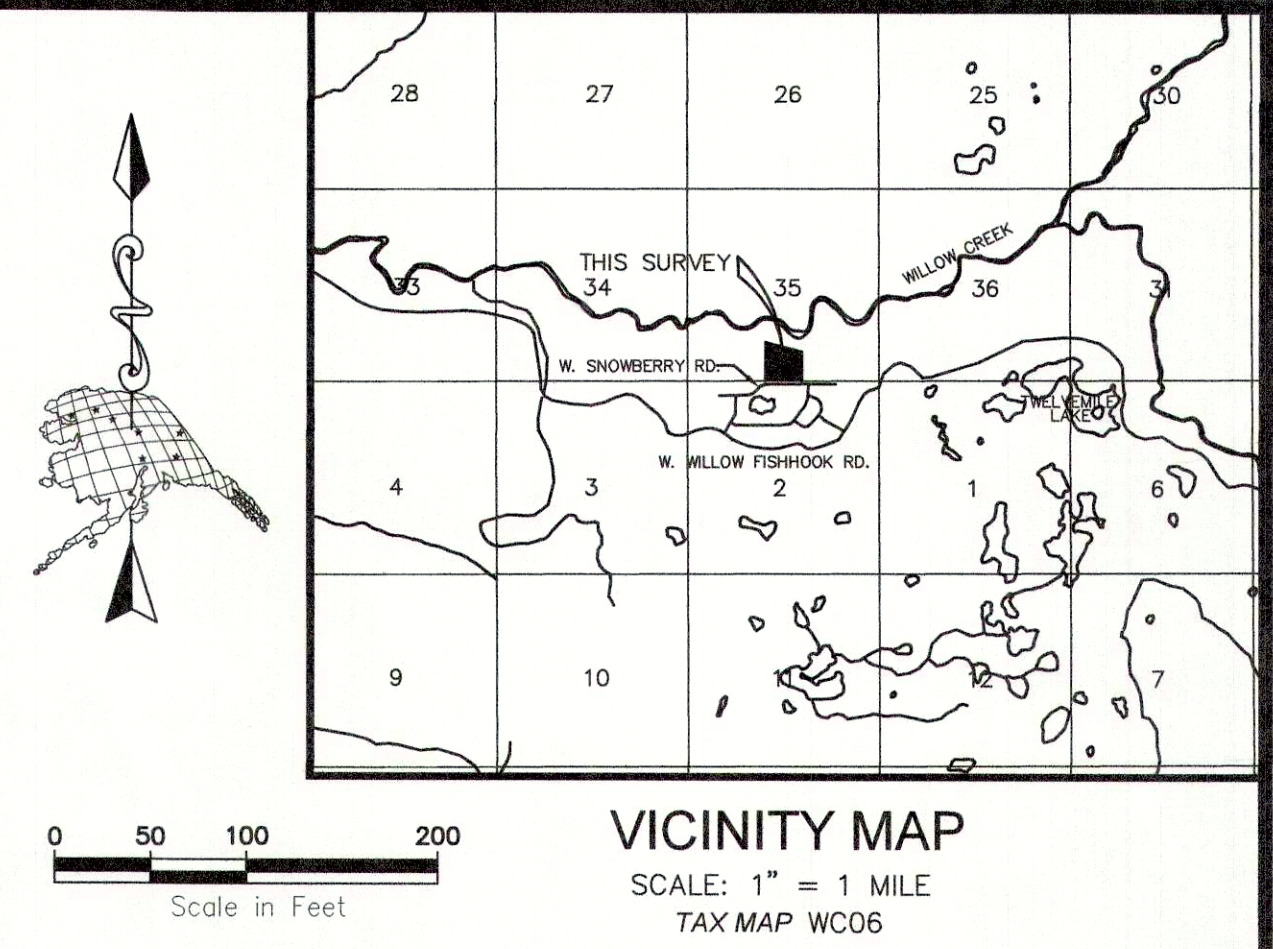
Name: Kenneth & Michelle Kovitch Address: 158 S Oakfield Rd. Linneus ME 04730

Comments: \_\_\_\_\_





- 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: THE SOUTH 50 FEET
  5. RIGHTS OF THE PUBLIC AND/OR GOVERNMENTAL AGENCIES IN AND TO ANY PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF W. SNOWBERRY ROAD.
  6. RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE UNITED STATES PATENT AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, SAID PATENT WAS RECORDED JULY 22, 1968 IN BOOK 720 AT PAGE 61 AND RECORDED AUGUST 17, 2009 AS RECEPTION NO. 2009-018429-0.
  7. RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE STATE OF ALASKA PATENT AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, SAID PATENT WAS RECORDED NOVEMBER 22, 1974 IN BOOK 90 AT PAGE 966.
  8. COMMENTS AS DISCLOSED BY MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL NO. 2000-12-PWm, RECORDED FEBRUARY 4, 2000 IN BOOK 1055 AT PAGE 266.
  9. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, FOR THE PURPOSE SET OUT THEREIN, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:  
IN FAVOR OF: MATANUSKA-SUSITNA BOROUGH  
FOR: A FIFTY (50') WIDE SECTION LINE EASEMENT ALONG THE SOUTHERN PROPERTY BOUNDARY  
RECORDED: DECEMBER 13, 2000  
BOOK: 1104 PAGE: 27  
AFFECTS: AS DESCRIBED THEREIN





3B

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 18, 2023

ABBREVIATED PLAT: SNOWBERRY RIDGE #2

LEGAL DESCRIPTION: SEC 35, T20N, R03W, SEWARD MERIDIAN AK

PETITIONERS: NORMAN & MYRA BRODERICK

SURVEYOR/ENGINEER: FRONTIER SURVEYS

ACRES: 30.26+ PARCELS: 3

REVIEWED BY: AMY OTTO-BUCHANAN

CASE #: 2023-102

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**REQUEST:** The request is to create three lots from Tax Parcel D2 (Parcel #3, MSB Waiver 2000-12-PWm, recorded at Book 1055/Page 226), to be known as **SNOWBERRY RIDGE #2**, containing 30.26 acres +/- . Parcel is located north of W. Willow Fishhook Road and W. Snowberry Road; lying within Section 35, Township 20 North, Range 03 West, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos

**EXHIBIT A** – 4 pgs

Soils Report

**EXHIBIT B** – 5 pgs

**AGENCY COMMENTS**

Department of Public Works Pre-Design Division

**EXHIBIT C** – 1 pg

Development Services

**EXHIBIT D** – 1 pg

USACE

**EXHIBIT E** – 1 pg

Utilities

**EXHIBIT F** – 2 pgs

**DISCUSSION:** This platting action is creating three lots from Tax Parcel D2. All three lots have frontage on W. Snowberry Road; a 50' wide right-of-way owned and maintained by MSB.

**Soils Report:** (**Exhibit B**) A soils report was submitted, pursuant to MSB 43.20.281(A). Pierre Stragier, PE, Frontier Surveys, notes soils evaluation included logging one new testhole on July 27, 2023. Testhole log and testhole location map are attached. The surrounding area is moderate slopes to the north, with medium dense undergrowth, moderate birch/spruce cover. The top foot is classified as brown silt/loam with organics. The next 5' is classified as well graded gray sands (SW). The remaining 8' is gray well graded sands (SW), poorly graded gravels (CP), dry and occasional cobble to 6'. No water or impervious layers were present. Underlying soils are sufficient to construct on-site wastewater systems. Topography allows for 10,000 sf of useable contiguous septic areas and 10,000 sf of useable building area for each of the proposed lots, per MSB 43.20.281.

**Comments:** Department of Public Works Pre-Design Division (**Exhibit C**) has no comments. Development Services (**Exhibit D**) has no comments.

**USACE: (Exhibit E)** The Corps of Engineering has checked the location and has preliminarily determined the proposed subdivision may contain jurisdictional waters of the US. A Department of Army (DA) authorization is required if anyone proposes to place dredged and/or fill materials into waters of the US, including wetlands and/or perform work in navigable waters of the US. Therefore, any proposed development that require placement of dredged and/or fill materials into waters of the US contained in the subject properties would require Department of Army authorization. Section 404 of the Clean Water Act requires a DA permit be obtained for the placement or discharge of dredged and/or fill materials into waters of the US, including jurisdictional wetlands (33 USC 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Section 10 of the Rivers and Harbors Act of 1899 requires a DA permit be obtained for structures or work in or affecting navigable waters of the US (33 USC 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 authorization.

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council Willow Area; Fire Service Area #35 Willow; Road Service Area #20 Greater Willow; MSB Emergency Services, Community Development or Planning Division; MTA or MEA.

**CONCLUSION:** The preliminary plat of **SNOWBERRY RIDGE #2** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A).

### **FINDINGS OF FACT**

1. The plat of Snowberry Ridge #2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.28(A). All lots have the required buildable and septic areas.
3. All lots 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 ADF&G; Community Council Willow Area; Fire Service Area #35 Willow; Road Service Area #20 Greater Willow; MSB Emergency Services, Community Development or Planning Division; MTA or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

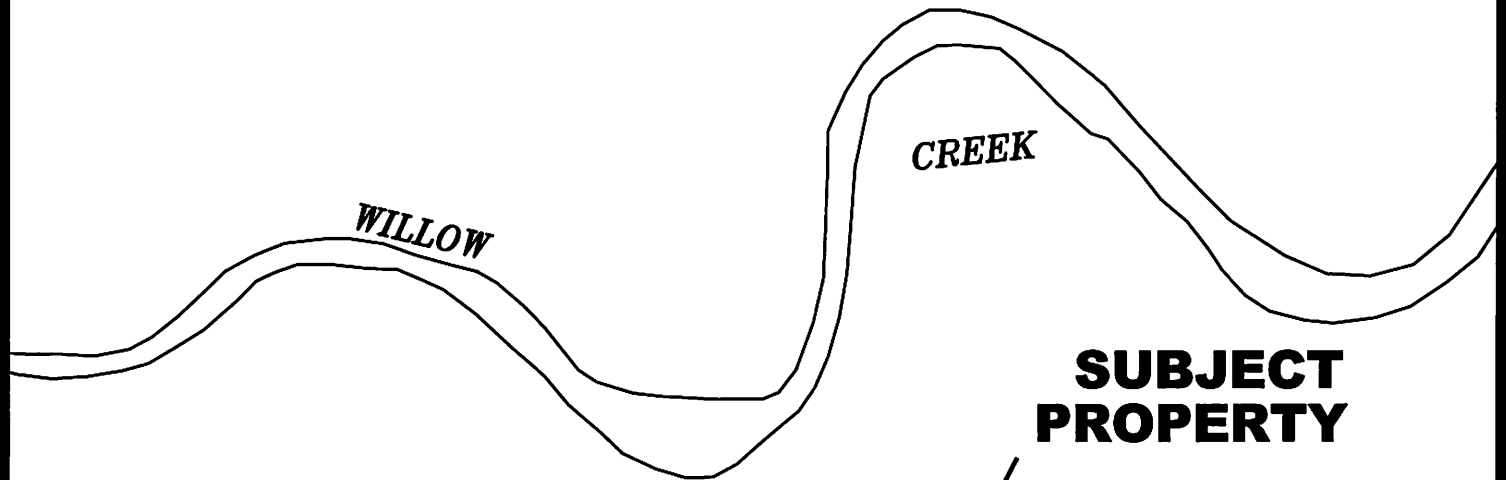
### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Snowberry Ridge #2, Section 30, Township 20 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.



A4



C4

D1

PROPOSED SNOWBERRY  
RIDGE #1

LOT 3

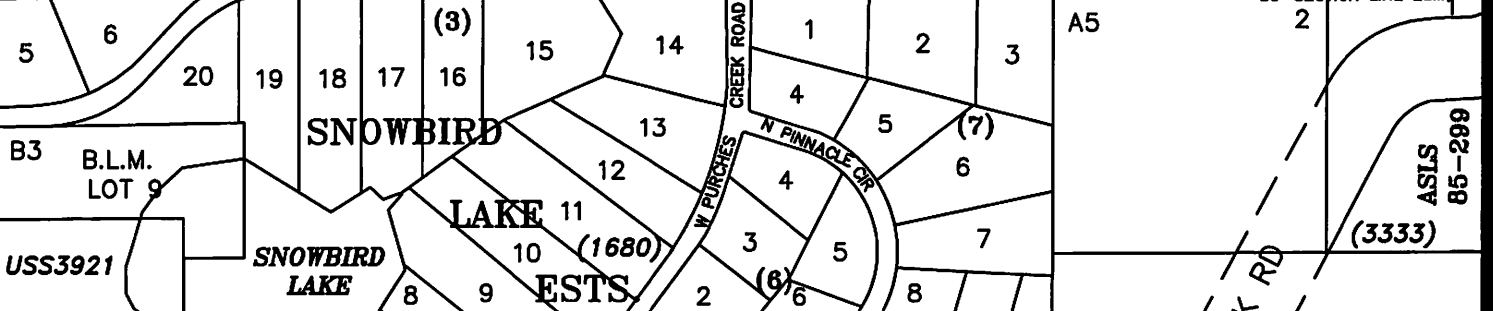
LOT 2

LOT 1

W SNOWBERRY ROAD

50' SECTION LINE - ESMT

50' SECTION LINE - ESMT



## VICINITY MAP

FOR PROPOSED SNOWBERRY RIDGE #2

LOCATED WITHIN

SECTION 35, T20N, R03W, SEWARD MERIDIAN,  
ALASKA

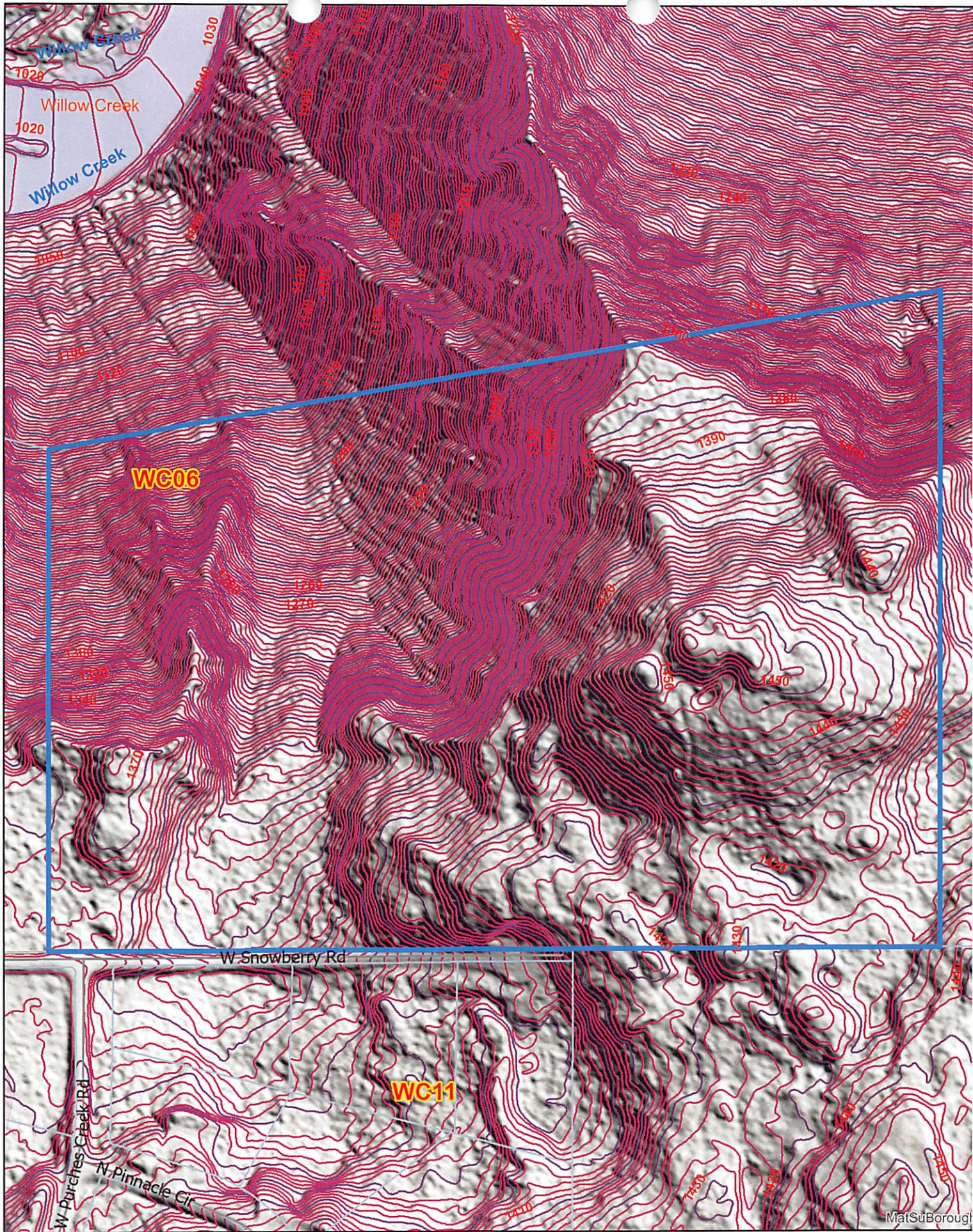
WILLOW CREEK (WC) 06 MAP

EXHIBIT A





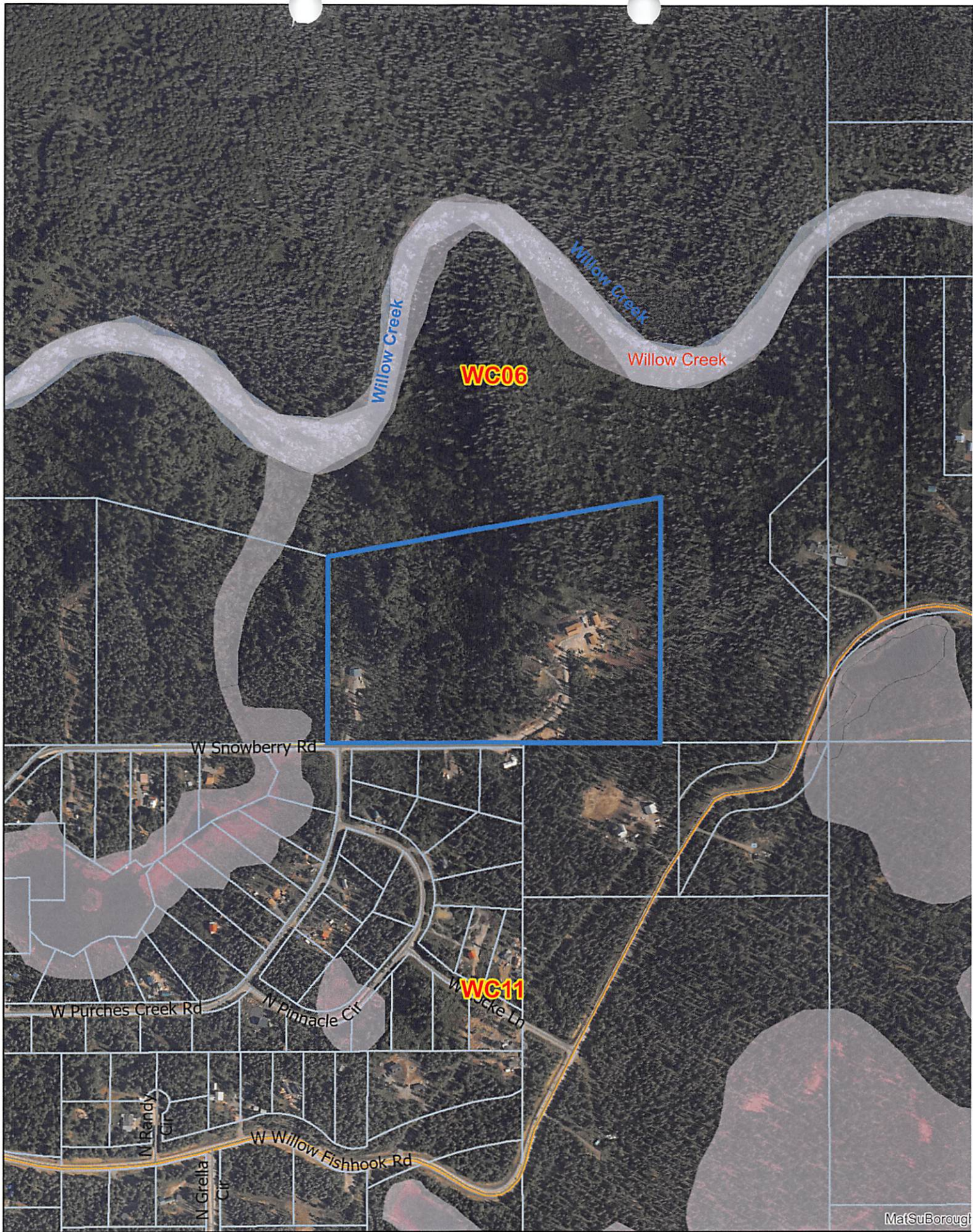




190 95 0 190 Feet







510 255 0 510 Feet







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

## Soils Investigation – Usable Area Report Snowberry Ridge #2 Subdivision

RECEIVED

SEP 14 2023

PLATTING

### Introduction:

A Soils Investigation was requested for Snowberry Ridge #2 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 30 acre parcel is bordered on the north by Willow Creek, the south is Snowbird Lake Estates Subdivision, and east and west boundaries are subdivided lands. Terrain for the subject parcel is moderate to steep slopes for the south half of the parcel, and steep slopes exceeding 25% for the remaining half into the Willow Creek drainage. There are existing septic systems for two of the three lots of this subdivision.

The soils investigation was performed on July 27, 2023. One test pit was dug with a CAT 120 excavator. The test pit is located as shown on the Test Hole Location Exhibit. Test pit was 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 in the southwest corner of Lot 2. The surrounding area is moderate slopes to the north, with medium dense undergrowth, moderate birch/spruce cover. The top foot of the pit was classified as brown silt/loam with organics. The next 5' is classified as well graded gray sands (SW). The remaining 8' is gray well graded sands (SW), poorly graded gravels (GP), dry, an occasional cobble to 6". No water or impervious layer were present.

### Conclusion:

The results of this soils investigation show that the underlying soils are sufficient to construct on-site wastewater systems. The soils were determined to be classified as SW/GP gravels, see the attached soil log. No water table was encountered during the investigation nor an impervious layer. Topography is such to allow for 10,000sf of usable contiguous 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.



# TEST HOLE EVALUATION & DOCUMENTATION

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

Legal Description:	<b>Lot 2, Snowberry Ridge 2</b>		
Soil Log Date:	<b>07-27-2023</b>	Evaluated By:	<b>P. Stragier, PE</b>

## TEST HOLE NO. 1

FRONTIER WORK ORDER #: 23-119

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1' SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	2'-7' Well graded sands (SW), gray, dry
3	
4	
5	
6	
7	7'-15' Well graded gray sands (SW), poorly graded gravels (GP), dry, occasional cobble to 6"
8	
9	
10	
11	
12	
13	
14	
15	Bottom Excavation, no water/impervious layer
16	
17	
18	
19	
20	
21	
22	

### PROFESSIONAL ENGINEER'S SEAL



### TEST HOLE LOCATION:

Lat: 61.760549

Long: -149.315620

### COMMENTS:

- CAT 120 Excavator

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.

**FRONTIER SURVEYS, LLC**

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

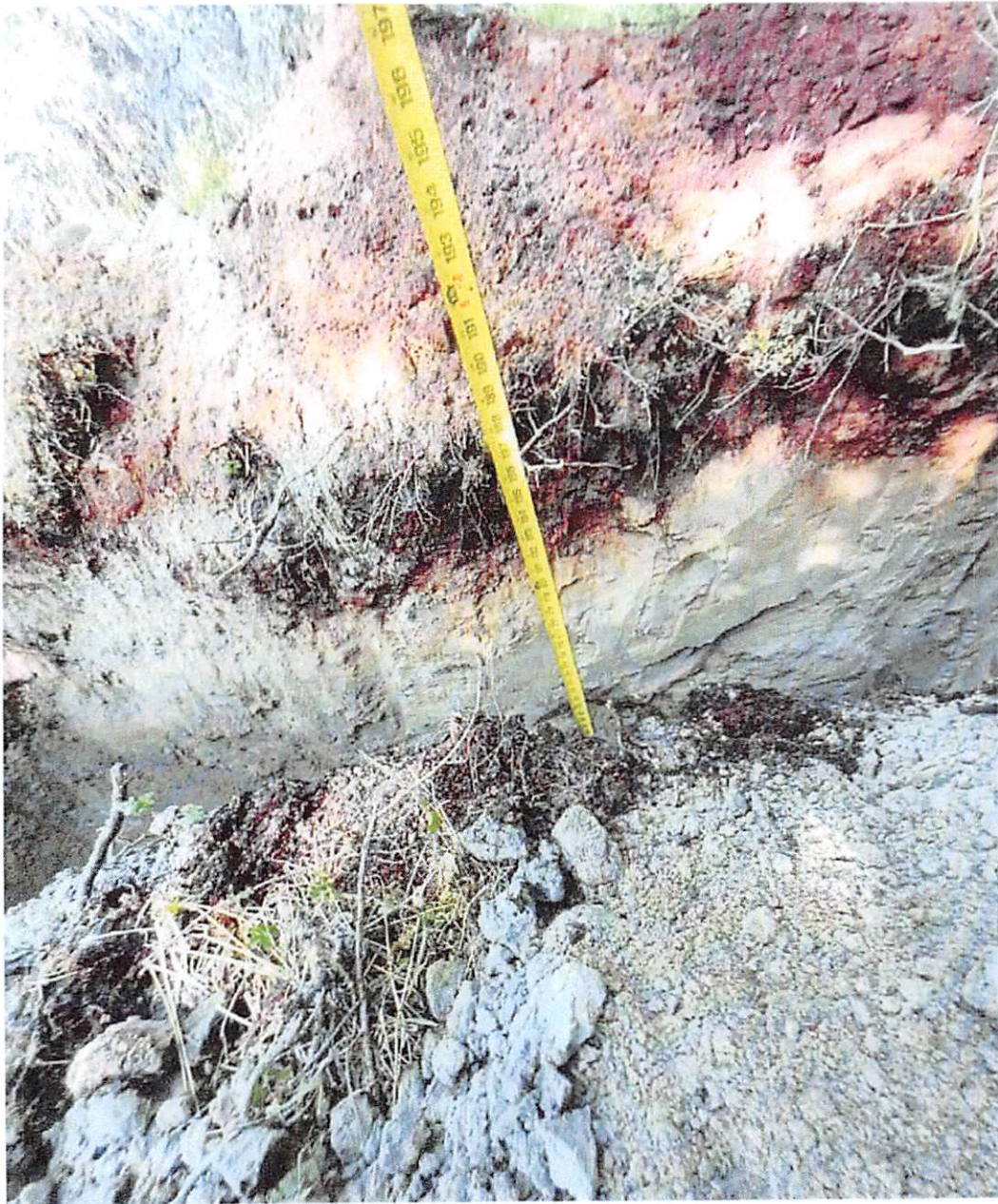


Photo Log  
Snowberry Ridge #2



Test Pit Lot 2 - 16', no water, impervious layer





Nice sand, not silt.





## Amy Otto-Buchanan

---

**From:** Daniel Dahms  
**Sent:** Wednesday, September 20, 2023 11:34 AM  
**To:** Amy Otto-Buchanan  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** Re: RFC Snowberry Rdg #2 23-111

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:** Monday, September 18, 2023 11:55 AM  
**To:** sarah.myers@alaska.gov <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; pamelaj.melchert@usps.gov <pamelaj.melchert@usps.gov>; msb.hpc@gmail.com <msb.hpc@gmail.com>; waco\_chair@waco-ak.org <waco\_chair@waco-ak.org>; admin@waco-ak.org <admin@waco-ak.org>; thp@mtaonline.net <thp@mtaonline.net>; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com <row@enstarnaturalgas.com>; row@mtasolutions.com <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** RFC Snowberry Rdg #2 23-111

The following link contains a Request for Comments for Snowberry Ridge #2, to subdivide 22N03W35D002 into three lots, MSB Case #2023-111. Comments are due by **October 11, 2023**. Please let me know if you have any questions. Thanks, A.

 [Snowberry Rdg #2](#)

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, September 22, 2023 4:30 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Snowberry Rdg #2 23-111

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:** Monday, September 18, 2023 11:56 AM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; msb.hpc@gmail.com; waco\_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** RFC Snowberry Rdg #2 23-111

The following link contains a Request for Comments for Snowberry Ridge #2, to subdivide 22N03W35D002 into three lots, MSB Case #2023-111. Comments are due by **October 11, 2023**. Please let me know if you have any questions. Thanks, A.

 [Snowberry Rdg #2](#)

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

## Amy Otto-Buchanan

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**From:** Campellone, Estrella F CIV USARMY CEPOA (USA)  
<Estrella.F.Campellone@usace.army.mil>  
**Sent:** Thursday, September 21, 2023 5:05 PM  
**To:** Amy Otto-Buchanan  
**Subject:** Corps Comments: RFC Snowberry Rdg #1, #23-110 & Rdg #2, #23-111

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

Good morning Ms. Otto-Buchanan,

The Corps of Engineers (Corps) has checked the location of plats for Snowberry Ridge #1 and #2 and has preliminarily determine the proposed plats may contain jurisdictional waters of the U.S. A Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

Therefore, any proposed development that require placement of dredged and/or fill material into waters of the U.S. contained in the subject properties would require Department of the Army authorization.

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sample drawings can also be found on our website at

[www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

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

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

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

Respectfully,  
Estrella Campellone  
Project Manager  
South Section  
Regulatory Division  
USACE AK District  
Tel: 907-753-2518

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**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Thursday, September 21, 2023 3:50 PM  
**To:** Campellone, Estrella F CIV USARMY CEPOA (USA) <Estrella.F.Campellone@usace.army.mil>  
**Subject:** [Non-DoD Source] RE: RFC Snowberry Rdg #1, #23-110





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

September 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.

**SNOWBERRY RIDGE #2  
(MSB Case #2023-111)**

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

Sincerely,

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

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

**EXHIBIT F**



## Amy Otto-Buchanan

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**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, September 26, 2023 3:59 PM  
**To:** Amy Otto-Buchanan  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Snowberry Rdg #2 23-111  
**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)

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**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Monday, September 18, 2023 11:56 AM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; msb.hpc@gmail.com; waco\_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** RFC Snowberry Rdg #2 23-111

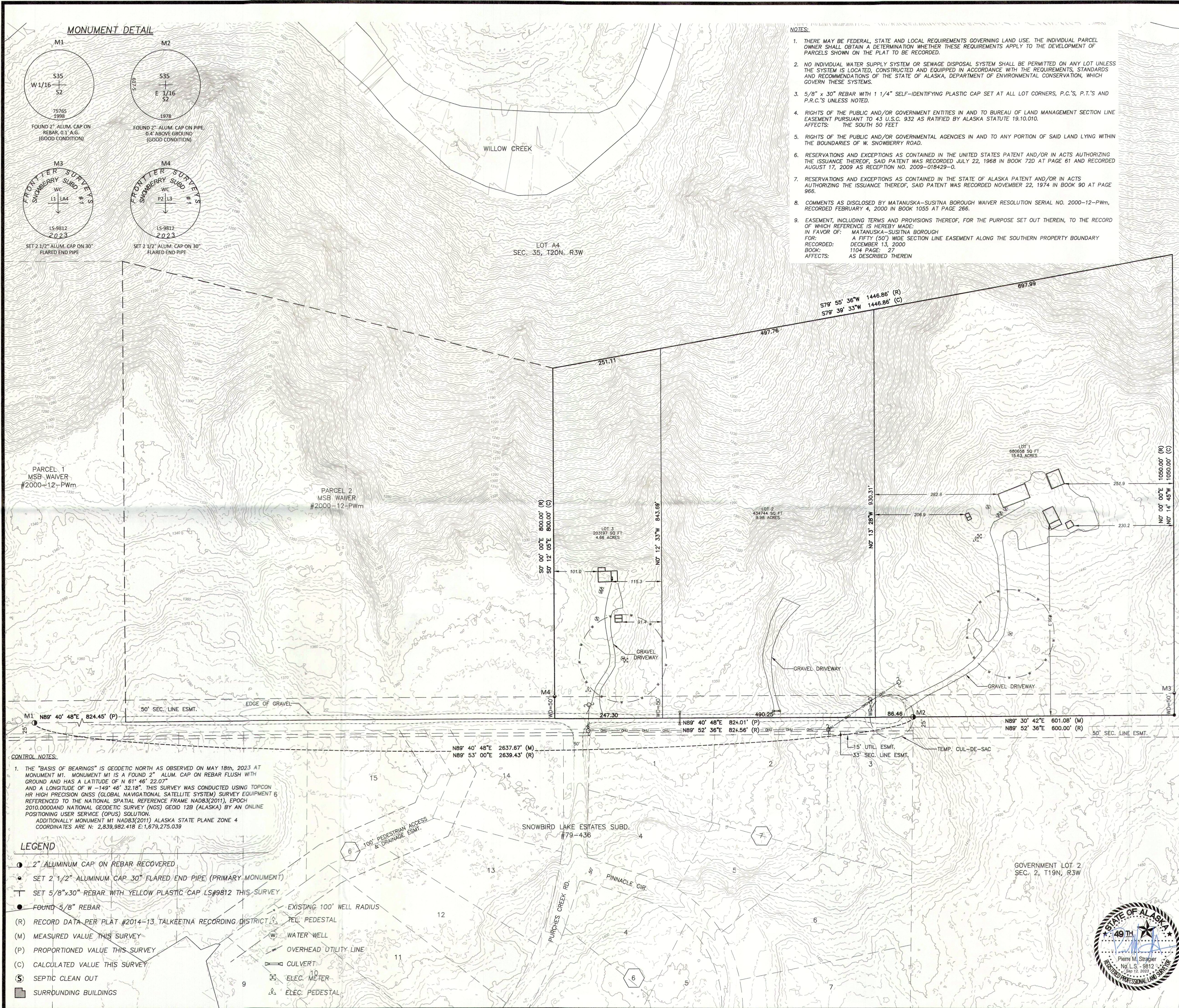
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

The following link contains a Request for Comments for Snowberry Ridge #2, to subdivide 22N03W35D002 into three lots, MSB Case #2023-111. Comments are due by **October 11, 2023**. Please let me know if you have any questions. Thanks, A.

 [Snowberry Rdg #2](#)

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





- NOTES:
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
  - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THESE SYSTEMS.
  - 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.
  - 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: THE SOUTH 50 FEET
  - RIGHTS OF THE PUBLIC AND/OR GOVERNMENTAL AGENCIES IN AND TO ANY PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF W. SNOWBERRY ROAD.
  - RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE UNITED STATES PATENT AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, SAID PATENT WAS RECORDED JULY 22, 1968 IN BOOK 72D AT PAGE 61 AND RECORDED AUGUST 17, 2009 AS RECEPTION NO. 2009-018429-0.
  - RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE STATE OF ALASKA PATENT AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, SAID PATENT WAS RECORDED NOVEMBER 22, 1974 IN BOOK 90 AT PAGE 966.
  - COMMENTS AS DISCLOSED BY MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL NO. 2000-12-PWm, RECORDED FEBRUARY 4, 2000 IN BOOK 1055 AT PAGE 266.
  - EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, FOR THE PURPOSE SET OUT THEREIN, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:  
IN FAVOR OF: MATANUSKA-SUSITNA BOROUGH  
FOR: A FIFTY (50') WIDE SECTION LINE EASEMENT ALONG THE SOUTHERN PROPERTY BOUNDARY  
RECORDED: DECEMBER 13, 2000  
BOOK: 1104 PAGE: 27  
AFFECTS: AS DESCRIBED THEREIN

