

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 Krager, District 6
Alan Leonard, District 7
Amanda Salmon, Alternate A
Robert Hallford, Alternate B

PLATTING BOARD AGENDA

**MSB PUBLIC SAFETY BUILDING, STATION 6-2 (KGB)
4568 S. KNIK – GOOSE BAY ROAD, WASILLA
(MILE 7 KNIK-GOOSE BAY RD)**

PLATTING BOARD MEETING

1:00 P.M.

November 2, 2023

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

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. October 19, 2023, Minutes

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. **PANORAMIC PRESERVE:** The request is to create 20 lots from Tract 1A, The Ranch Phase 7B, Plat No. 2021-14, to be known as **Panoramic Preserve**, containing 80.39 acres +/- . Lots to be served by a community water system. Parcels are located north of E. Nelson Road and south of E. Fetlock Drive. Access will be from dedicated interior streets, with the exception of Tract 1A-1 (Tax ID# 8101000T001A) lying within Sections 20 & 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3. (Petitioner/Owner: Arctic Devco Inc., Staff: Amy Otto-Buchanan, Case # 2023-107)

B. **SHADOWRIDGE:** The request is to create 8 lots from the east 60' of the south 600' of the SE1/4 NE1/4 Sec. 32, T 18N, R. 1E, SM, AK, U.S. Gov. Lot 1 and N1/2 of U.S. Gov. Lot 5 Sec. 32, T.18N. R.1E. SM, AK, Except therefrom the west 660' of U.S. Gov. Lot 1 and U.S. Gov. Lot 6 and N1/2 of U.S. Gov. Lot 7 Sec.33, T.18N, R.1E. SM, AK excepting therefrom a portion of U.S. Gov. Lot 6 described in 2021-017480-0, to be known as **Shadowridge**, containing 68.81 acres +/- . All proposed lots will access N. Ridgewater Street, which is not certified or maintained by the Borough. Petitioner to construct and dedicate a temporary turnaround. Petitioner is requesting a variance from MSB 43.20.140 for conformance with the Subdivision Construction Manual regarding tangent between horizontal curves. The property is located west of Finger Lake, southeast of Finger Lake Elementary School and directly west and east of N. Ridgewater Street (Tax ID # 9222000T00A/U001-17&99) lying within Sections 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. ****This case was continued from the November 17, 2022, public hearing.** (Petitioner/Owner: 6R Development Group LLC., Staff: Chris Curlin, Case #2022-052)

C. **SETTLERS BAY SOUTH:** The request is to create 53 lots and one tract from Parcel #3, created by Waiver Resolution #200-80PWm, and vacate a 33' wide section line easement on the east boundary of the property to be known as **Settlers Bay South**, containing 76.66 acres +/- . The property is located west of Cottonwood Creek, north of Settlers Bay Park, and directly south and east of S. Knik Goose Bay Road (Tax ID # 16N02W04A008); within the NE 1/4 Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. (Petitioner/Owner: Olympic Investments, Inc., Staff: Matthew Goddard, Case #2023-094/095)

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. Approval of Platting Board 2024 Calendar

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)

- November 16, 2023, Platting Board Meeting; We have one case on the agenda.

- McKinley View RSB L 12-15 & ROW VAC

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
October 19, 2023**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on OCTOBER 19, 2023, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Leonard called the Meeting to order at 1:00 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
Ms. Michelle Traxler, District #5
Mr. Sandra Kreger, District Seat #6
Mr. Alan Leonard, District Seat #7, Chair

Platting Board members absent and excused were:

Mr. Dan Bush, District Seat #4
Ms. Amanda Salmon, Alternate A
Mr. Robert Hallford, Alternate B

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

Platting member Kreger 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

- October 5, 2023, Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS *(Three minutes per person, for items not scheduled for public hearing)*

- Kelsey Anderson gave a presentation on the Mat-Su Borough Comprehensive Plan.

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
October 19, 2023**

- A. **ANGUS ACRES:** The request is to create four lots from Tax Parcels A26, A28 & A29 (Parcel #1 & #2, MSB Waiver 2005-210, recorded at 2005-029628-0) to be known as **Angus Acres**, containing 39 acres +/- . Proposed Lots 1 & 3 are two side-by-side flag lots with 30' wide poles; a Public Use Easement will be granted over the pole portions. Petitioner is applying for a variance from MSB 43.20.060(D) Interconnectivity. Parcels are located south of the Palmer Airport and directly west of E. Outer Springer Loop. Access is from E. Outer Springer Loop (Tax ID#s 17N02E09A026/A028/A029) lying within the NE ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (Petitioner/Owner: Stefan K. & Yvonne L. Marty, Staff: Amy Otto-Buchanan, Case #2023-067)

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 177 public hearing notices were mailed out on September 26, 2023.

Staff gave an overview of the case:

- Connex will be moved to clear up setback violation, as per Condition #5.
- Variance Application was submitted.
- 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/petitioner's representative 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 closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

Craig Hanson, petitioner's representative gave a brief overview of the case.

Platting Member Kreger had questions for Mr. Hanson.

VARIANCE

MOTION: Platting Member Johnson made a motion to approve Variance Application. Platting Member Traxler seconded the motion.

VOTE: The motion passed without objection.

MOTION: Platting Member Koan made a motion to approve with 10 findings of fact and 9 conditions. Platting Member Johnson seconded the motion.

Discussion ensued.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
October 19, 2023**

VOTE: The motion passed without objection.

7. OLD BUSINESS

- A. **RIDDLEBURG STATION:** The request is to modify the approved **Riddleburg Station** subdivision containing 10.9 acres +/- . The petitioner is requesting the internal road and cul-de-sac be made private. This case was approved by the Platting Board on October 19, 2022. The property is located west of N. Lucille Street, south of W. Seldon Road, and directly north of W. Spruce Avenue (Tax ID # 18N01W33D008); within the SE ¼ Section 33, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. (*Petitioner/Owner: Northwest Land Investment, Staff: Matthew Goddard, Case #2022-042*)

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 142 public hearing notices were mailed out on September 26, 2023.

Staff gave an overview of the case:

- Staff suggested adding a condition of approval for necessity of added condition for private road maintenance agreement pursuant to MSB 43.20.100(C).
- Board determined added condition not necessary, as it is already covered in previous conditions.
- Staff recommends approval of the case with findings of fact and conditions of approval.

Platting Member Johnson had questions for staff.

Platting Member Kreger had question for staff.

Chair Leonard had questions for staff.

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

Trinity Yundt, the petitioner gave a brief overview of the case.

Chair Leonard opened the public hearing for public testimony.

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.

Gary LoRusso, the petitioner's representative gave a brief overview of the case.

MOTION: Platting Member Johnson made a motion to approve with 5 findings of fact and 3 conditions. Platting Member Traxler seconded the motion.

Discussion ensued.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
October 19, 2023**

VOTE: The motion passed without objection.

8. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

9. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

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

- Next meeting will be at MSB Public Safety Building, Station 6-2 (KGB) November 2, 2023. We have three cases on the agenda.
 - Panoramic Preserve
 - Shadowridge
 - Settler's Bay South (SLEV)
- Mr. Wagner informed board that the Platting Board Meeting will be broadcasting live starting with November 16, 2023.

Platting Clerk, Theresa Taranto

- We will be approving the 2024 Platting Board Calendar at our next meeting.
 - We have one Wednesday meeting in July 2024.

BOARD COMMENTS.

- Platting Member Traxler – None
- Platting Member Koan – None
- Platting Member Salmon –None
- Platting Member Johnson – appreciates the MSB Comprehensive Plan presentation.
- Chair Leonard – None

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **2:13 P.M.**

ALAN LEONARD
Platting Board Chair

ATTEST:

THERESA TARANTO
Platting Board Clerk

6A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 2, 2023**

PRELIMINARY PLAT: PANORAMIC PRESERVE

LEGAL DESCRIPTION: SECs 20 & 21, T17N, R01E, SEWARD MERIDIAN AK

PETITIONERS: ARCTIC DEVCO INC

SURVEYOR/ENGINEER: BESSE ENGINEERING/NORTHRIM ENGINEERING

ACRES: 20 ± PARCELS: 20

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-107

REQUEST: The request is to create 20 lots from Tract 1A, The Ranch Phase 7B, Plat No. 2021-14, to be known as **PANORAMIC PRESERVE**, containing 80.39 acres +/- . Lots to be served by a community water system. Parcels are located north of E. Nelson Road and south of E. Fetlock Drive. Access will be from dedicated interior streets, with the exception of Tract 1A-1; lying within Sections 20 & 21, Township 17 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map

EXHIBIT A – 1 pg

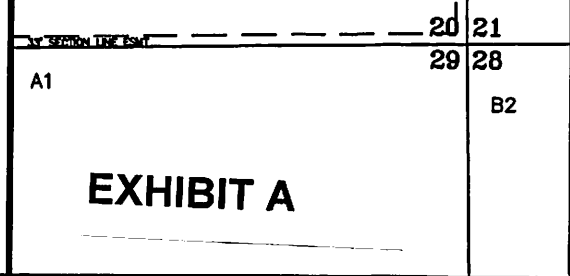
Staff is recommending a continuation of this case to a date uncertain. The reasons for the request:

1. The current alignment of proposed S. Forever View Circle does not meet the minimum 650' intersection spacing requirement onto E. Nelson Road, pursuant to Subdivision Construction Manual A09.2(A)(4). The subdivision will need to be redesigned to meet this requirement.
2. Both proposed streets show a positive slope towards E. Nelson Road and will need to be redesigned with a negative slope away from E. Nelson Road, pursuant to SCM A09.4. This will require new plan and profile for the proposed streets. An updated drainage plan will also be required to address run-off from the proposed subdivision.
3. Topographic mapping does not reflect current contours.

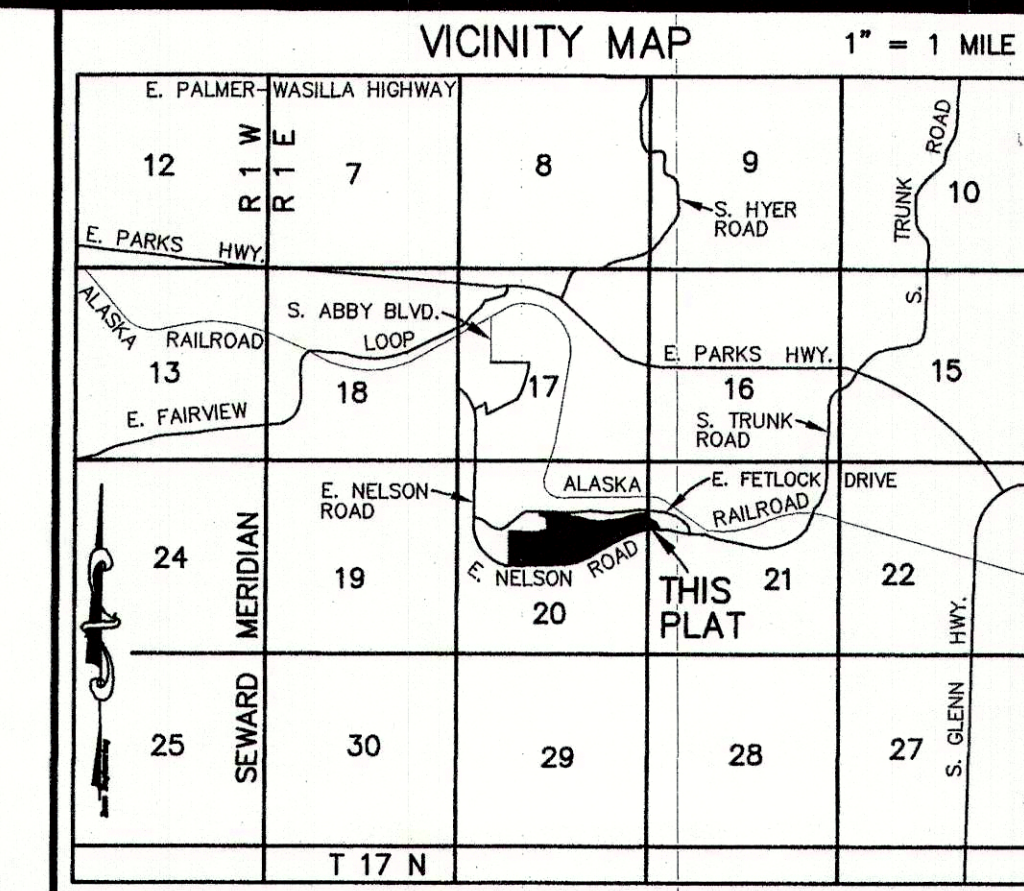
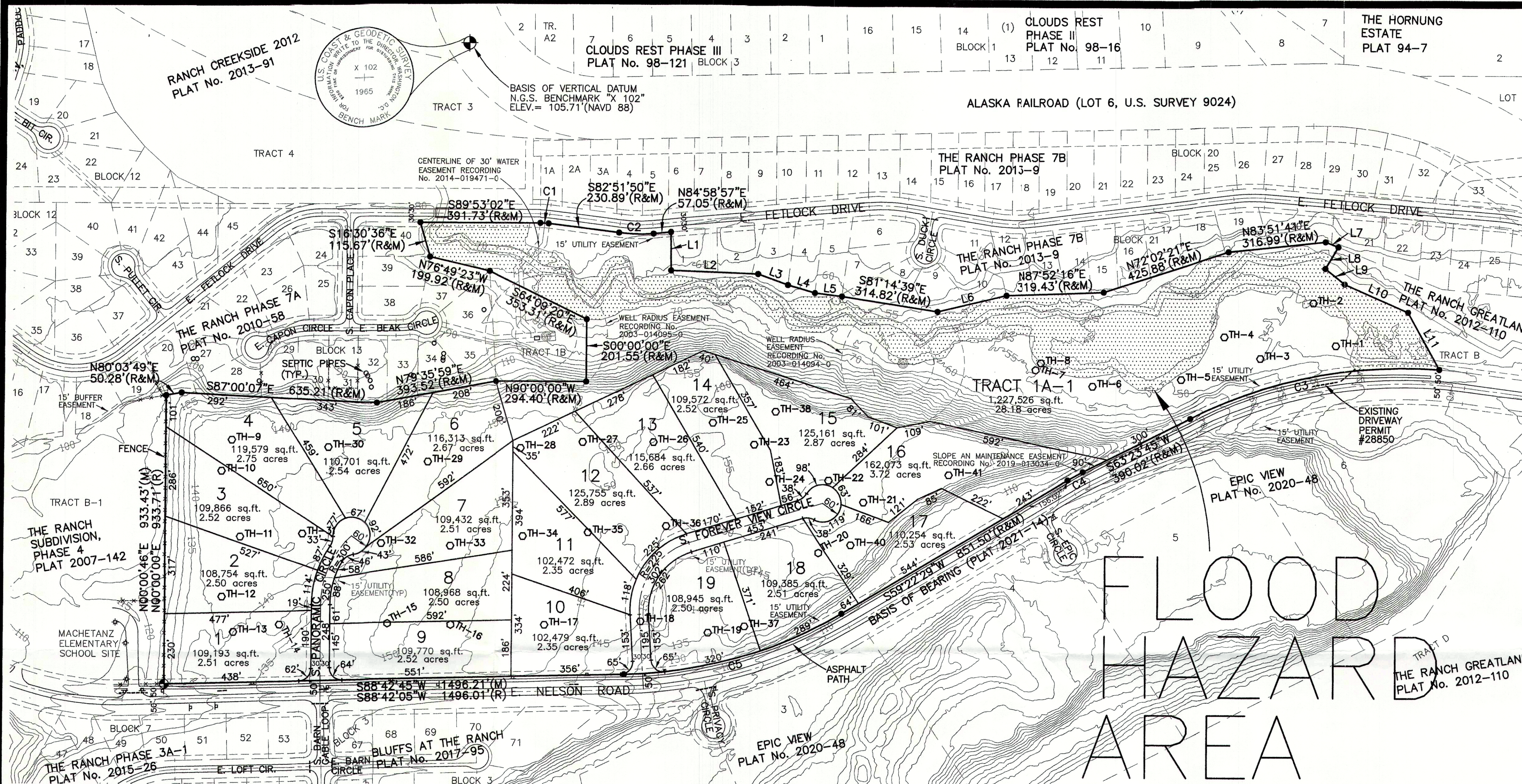
New plats and new topographic mapping are required to be submitted, prior to Board hearing. Therefore, staff recommends a continuation to date uncertain, to allow the petitioner to resolve these issues.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL FOR CONTINUATION

Suggested motion: I move to approve the continuation to a date uncertain of the preliminary plat of Panoramic Preserve, Section 20, Township 17 North, Range 01 East, Seward Meridian, Alaska, to allow for redesign of the subdivision.



WASILLA 15 MAP



NOTES

1. ALL LINES ARE NON-RADIAL EXCEPT WHERE NOTED OTHERWISE.
2. 5/8" X 30" REBAR WITH PLASTIC SURV CAP SET AT ALL LOT CORNERS, PC's, PT's, AND PTC's.
3. NO INDIVIDUAL 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 GOVERNS THESE SYSTEMS. NO ON-LOT WATER SUPPLY SYSTEM PERMITTED.
4. 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.
5. NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN ONE HUNDRED (100) FEET FROM ANY BODY OF WATER OR WATER COURSE.
6. THIS SUBDIVISION IS SERVED BY AN APPROVED MUNICIPAL WATER SYSTEM.
7. ALL RECORD INFORMATION IS FROM THE PLAT OF THE RANCH, PHASE 7B TRACT 1A AND TRACT 1B (PLAT No. 2021-14), PALMER RECORDING DISTRICT.
8. THE FLOOD PLAIN BOUNDARY WAS DELINEATED FROM THE FEMA NATIONAL FLOOD HAZARD LAYER (NFHL) VIEWER. MAPS 02170C815F AND 02170C8120F, EFFECTIVE DATE 9/27/2019.
9. THE FLOOD PLAIN VERTICAL DATUM WAS ESTABLISHED FROM THE FLOOD PLAIN MANAGEMENT STUDY PREPARED BY THE U.S.D.A. SOIL CONSERVATION SERVICE DATED MAY, 1982. (KASHWITNA RIVER, WASILLA, COTTONWOOD, AND LUCILLE CREEKS). THE BASIS OF VERTICAL DATUM IS BM X-102, ELEVATION OF 105.71'(ADJUSTED TO NAVD 88), A NATIONAL GEODETIC SURVEY CONTROL BENCHMARK BRASS CAP MONUMENT SET ON THE SW SIDE OF THE ALASKA RAILROAD TRACKS 374 FEET SOUTH OF RAILROAD MILEPOST 154.
10. THE ESTIMATED BASE FLOOD ELEVATION FOR THE UPPER REACHES OF TRACT 1A WITHIN THE FLOOD PLAIN IS 69.2'(ADJUSTED TO NAVD 88), THE ESTIMATED BASE FLOOD ELEVATION FOR THE LOWER REACHES OF TRACT 1A IS 22.5'(ADJUSTED TO NAVD 88).
11. THERE IS A 15' CREEK MAINTENANCE EASEMENT FROM THE CUT BANK OF WASILLA CREEK PER REFILED PLAT 2012-110.
12. THE FOLLOWING BLANKET EASEMENTS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY:
RECORDED: NOVEMBER 21, 2002 AT RECEPTION No. 2002-026554-0.
RECORDED: SEPTEMBER 21, 2006 AT RECEPTION No. 2006-027303-0.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1(R&M)	26.96	220.0	13.49	26.94	N86°22'26"W	7°01'13"
C2(R&M)	112.42	530.00	56.42	112.21	S88°56'26"E	12°09'13"
C3(R&M)	833.42	1550.00	427.05	823.41	S78°47'58"W	30°48'26"
C4(R&M)	56.14	800.00	28.08	56.13	S61°23'07"W	4°01'16"
C5(R&M)	742.18	1450.00	379.41	734.10	N74°02'17"E	29°19'36"

LINE TABLE		
LINE	LENGTH	BEARING
L1(R&M)	124.03	S00°33'54"E
L2(R&M)	283.27	S88°00'46"E
L3(R&M)	103.77	N70°02'17"W
L4(R&M)	91.63	S73°49'52"E
L5(R&M)	88.74	N83°18'07"W
L6(R&M)	230.03	N76°29'54"E
L7(R&M)	44.69	N68°15'05"W
L8(R&M)	80.86	S31°17'35"W
L9(R&M)	80.21	S51°41'13"E
L10(R&M)	226.18	S66°24'29"E
L11(R&M)	210.71	S28°43'51"E

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision by my free consent, dedicate all rights-of-ways to the Matanuska-Susitna Borough and grant all easements to the use shown.

OWNER

Arctic Devco, Inc. Rexford Turner, President
P.O. Box 3489
Palmer, Alaska 99645

NOTARY ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS _____ day of _____, _____
before me, the undersigned, a Notary Public in and for the State of Alaska,
duly commissioned and sworn as such, personally appeared _____

known to me and to me known to be the individual _____ named in and who executed the foregoing instrument and acknowledged to me that _____ signed and sealed the same as _____ voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Notary Public in and for Alaska.

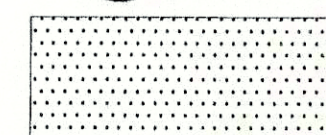
My commission expires:

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND 5/8" DIA. REBAR
- EXISTING WELL
- (R) RECORD INFORMATION FROM PLAT OF THE RANCH PHASE 7B TRACT 1A AND TRACT 1B PLAT No. 2021-14
- (M) MEASURED INFORMATION



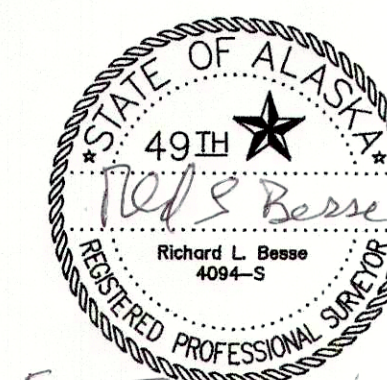
TYPICAL MARKING ON 1" PLASTIC
CAP SET ON ALL PROPERTY CORNERS,
PC's, PT's, AND PTC's.



FLOOD HAZARD AREA

SURVEYOR'S CERTIFICATE

I, Richard L. Besse, registration No. 4094-S, hereby certify that I am a 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 thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.



For Tape Only

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all taxes and special assessments through _____, _____ against the property included in the subdivision or resubdivision shown hereon have been paid.

Tax Collection Official
Matanuska-Susitna Borough

CERTIFICATE OF APPROVAL BY THE
PLANNING & LAND USE DIRECTOR

I hereby certify that the subdivision plat shown hereon has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the Platting Authority by Plat Resolution No. _____, dated _____, and that the plat shown hereon has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, Alaska.

Date: _____

Attest:

Platting Clerk

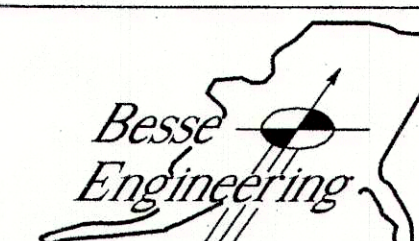
PRELIMINARY PLAT, AS-BUILT AND TOPOGRAPHIC MAP OF

PANORAMIC PRESERVE

A REPLAT OF TRACT 1A THE RANCH
PHASE 7B (PLAT No. 2021-14)

LOCATED WITHIN SECTIONS 20 & 21, T17N, R1E,
SEWARD MERIDIAN, PALMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Containing 80.39 acres more or less



BESSE ENGINEERING
1890 Jaime Marie Circle
Wasilla, Alaska 99654
907-357-4257

Contour Interval: 5'	Date: 27JUL23	Dw'g. PanoramicPlot2022	Scale: 1" = 200'
W. O. No. 822-05	Drawn: MLK	MSB Tax ID: 58101000T001A	Sheet 1 of 1

6B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
November 2, 2023

ABBREVIATED PLAT: SHADOWRIDGE

LEGAL DESCRIPTION: SEC 32 & 33, T18N, R01E S.M., AK

PETITIONERS: MATANUSKA-SUSITNA BOROUGH

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS/ HANSON LAND SOLUTIONS

ACRES: 68.61 ± PARCELS: 8

REVIEWED BY: CHRIS CURLIN CASE #: 2022-052

REQUEST: The request is to create 8 lots from the east 60' of the south 600' of the SE1/4 NE1/4 Sec. 32, T 18N, R. 1E, SM, AK, U.S. Gov. Lot 1 and N1/2 of U.S. Gov. Lot 5 Sec. 32, T.18N. R.1E. SM, AK, Except therefrom the west 660' of U.S. Gov. Lot 1 and U.S. Gov. Lot 6 and N1/2 of U.S. Gov. Lot 7 Sec.33, T.18N, R.1E. SM, AK excepting therefrom a portion of U.S. Gov. Lot 6 described in 2021-017480-0, to be known as **SHADOWRIDGE**, containing 68.81 acres +/- . All proposed lots will access N. Ridgewater Street, which is not certified or maintained by the Borough. Petitioner to construct and dedicate a temporary turnaround. Petitioner is requesting a variance from MSB 43.20.140 for conformance with the Subdivision Construction Manual regarding tangent between horizontal curves. The plat is located west of Finger Lake, southeast of Finger Lake Elementary School and directly west and east of N. Ridgewater Street, located within Sections 32 & 33 Township 18 North, Range 01 East, Seward Meridian, Alaska. **This case was continued from the November 17, 2022 public hearing.**

EXHIBITS:

Vicinity Map

Exhibit A – 1 pg

MSB Pre-design and Engineering comment

Exhibit B – 2 pgs

DISCUSSION:

Due to comments received from MSB Department of Public Works (**Exhibit B**) regarding construction standards, development within wetlands, needed updates to the submitted variance, and an updated drainage plan, Platting staff is requesting this case be continued to December 7, 2023 to allow time to address the issues presented.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the continuation of the preliminary plat of Shadowridge, Section 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska, to the December 7, 2023 Platting Board hearing to allow time for submittal and review of required documentation.



Jesse Curlin

From: Jesse Curlin
Sent: Monday, September 18, 2023 5:06 PM
To: platting
Subject: FW: RFC Shadowridge

Comment from DPW below:

From: Daniel Dahms <Daniel.Dahms@matsugov.us>
Sent: Monday, September 18, 2023 3:23 PM
To: Jesse Curlin <Jesse.Curlin@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>
Subject: RE: RFC Shadowridge

Chris,

Per 43.20.281 (a)(ii), usable septic area must be at least 100' from open waters, surface water, or wetlands. Based on aerial imagery, the entirety of Lot 1, block 2 appears to be wetlands. Without a wetland delineation, PD&E does not support the creation of a fill pad to create usable area.

Proposed T turnaround is in a wetland. Where feasible, roads should be constructed so as to not disturb wetlands. Redesign turnaround to be outside of wetland area.

Applicant will need to certify that Eek Street meets requirements for a residential subcollector road and Ridgewater Street meets the requirements for residential road as outlined in the 2022 SCM.

Applicant should be aware that further development of these parcels, will likely require certification of Ridgewater Street and Eek Street to higher classification standards.

Multiple revisions of plan drawings have been submitted. It is unclear to PD&E, which plans are current. Submit up-to-date road and bridge construction plan and profile drawings as one combined set for PD&E review. The final plans should be included in the platting board packet.

Variance application states there are 4.5% to 11% grade breaks in the road profile. These grade breaks are not allowed. Redesign bridge with vertical curves leading into the approaches instead of grade breaks.

Per MSB SCM F01.1(b) and D02.1 as a part of the preliminary plat submittal, a drainage plan for the entire site is required. Applicant only provided a drainage plan for regrading areas. Please resubmit drainage plan showing entire subdivision.

Some portions of the variance application do not appear to reflect current design. For example, the Variance request states, "Road is only being certified to 60 ft south of the Lot 3 and Lot 4 shared property line intersecting the roadway easement." Update variance applicant to reflect proposed subdivision.

Daniel Dahms, PE
Department of Public Works

Pre-Design and Engineering Division

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

Sent: Monday, September 11, 2023 5:02 PM

To: Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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>; Postmaster <pamela.j.melchert@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dmitri Fonov <Fonov@matsugov.us>; board@nlakes.cc; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; hessmer@mtaonline.net; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <james.christopher@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; davemtp@mtaonline.net; david.post@alaska.gov; Fire Code <Fire.Code@matsugov.us>; kristina.huling@alaska.gov; mark.eiesnman@alaska.gov

Subject: RFC Shadowridge

Good afternoon,

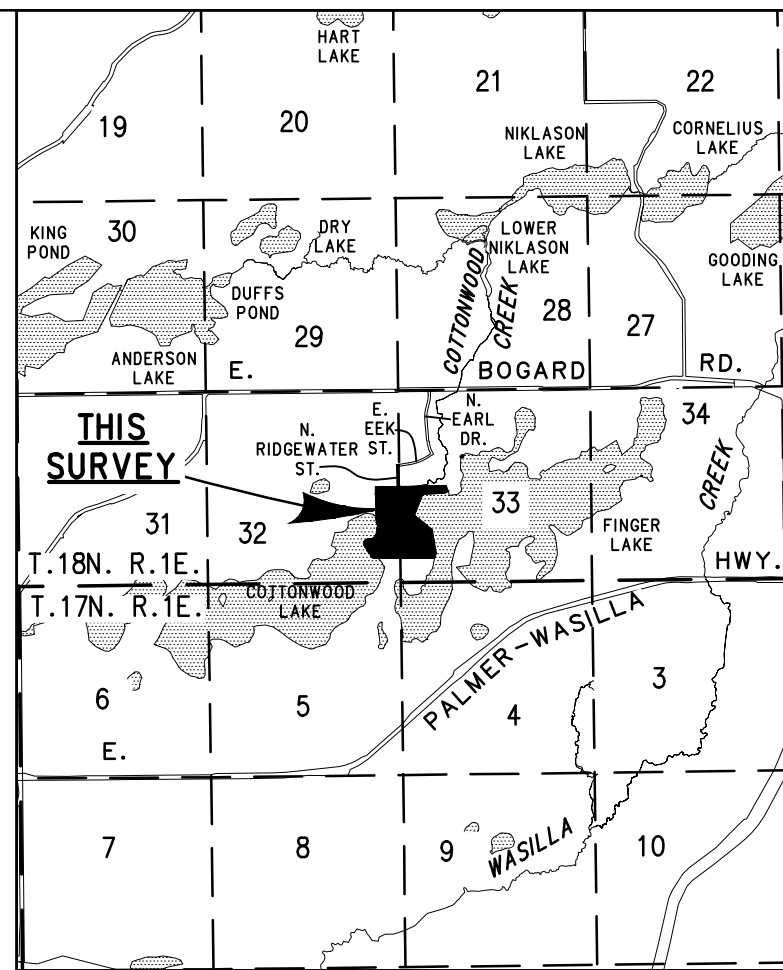
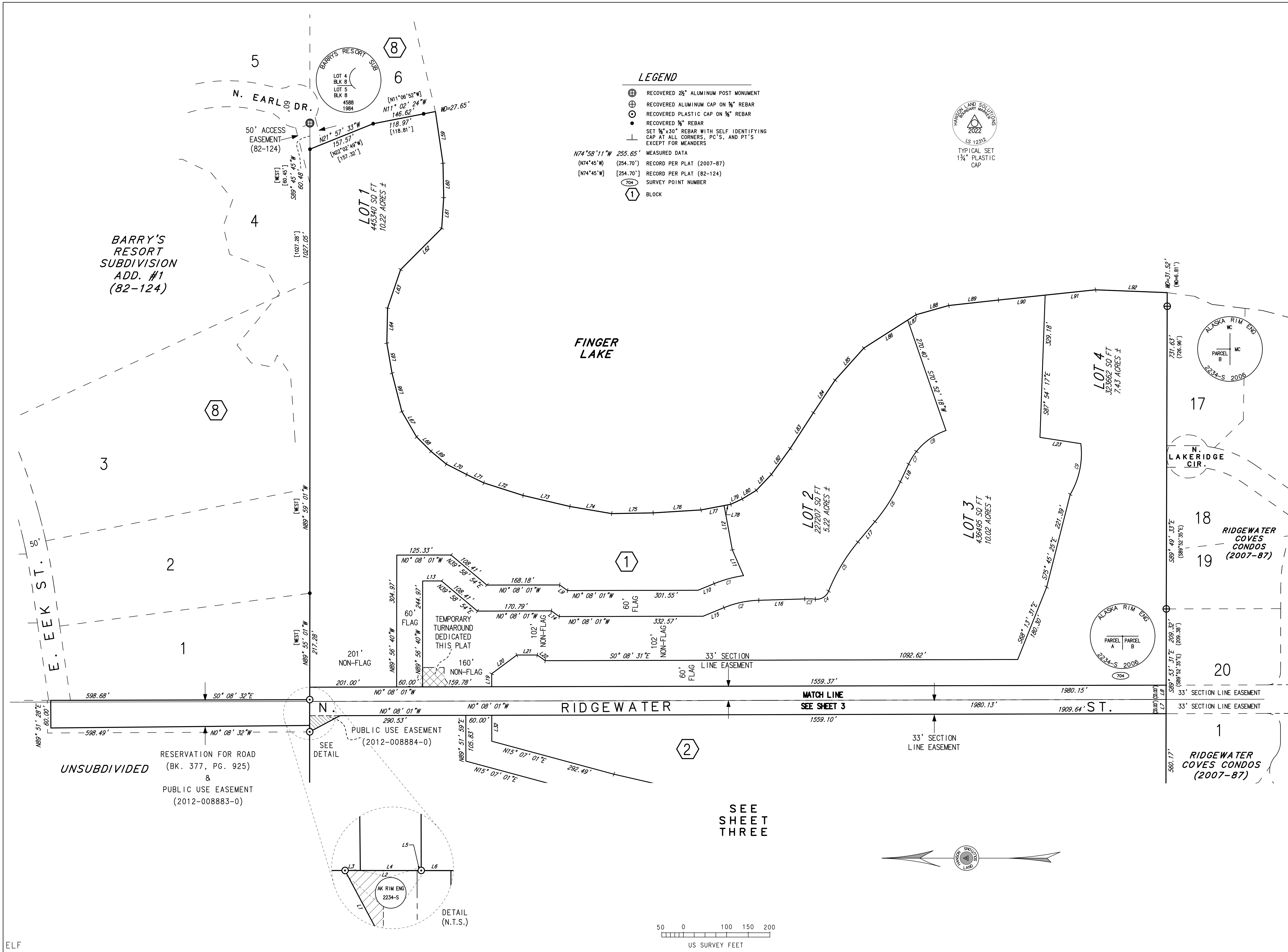
Attached is the updated Request for Comments with a different lot design for Shadowridge, Case 2022-052. Comments are due by **September 22, 2023**.

☐ [Shadowridge Master Plan](#)

Sincerely,

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

ELF

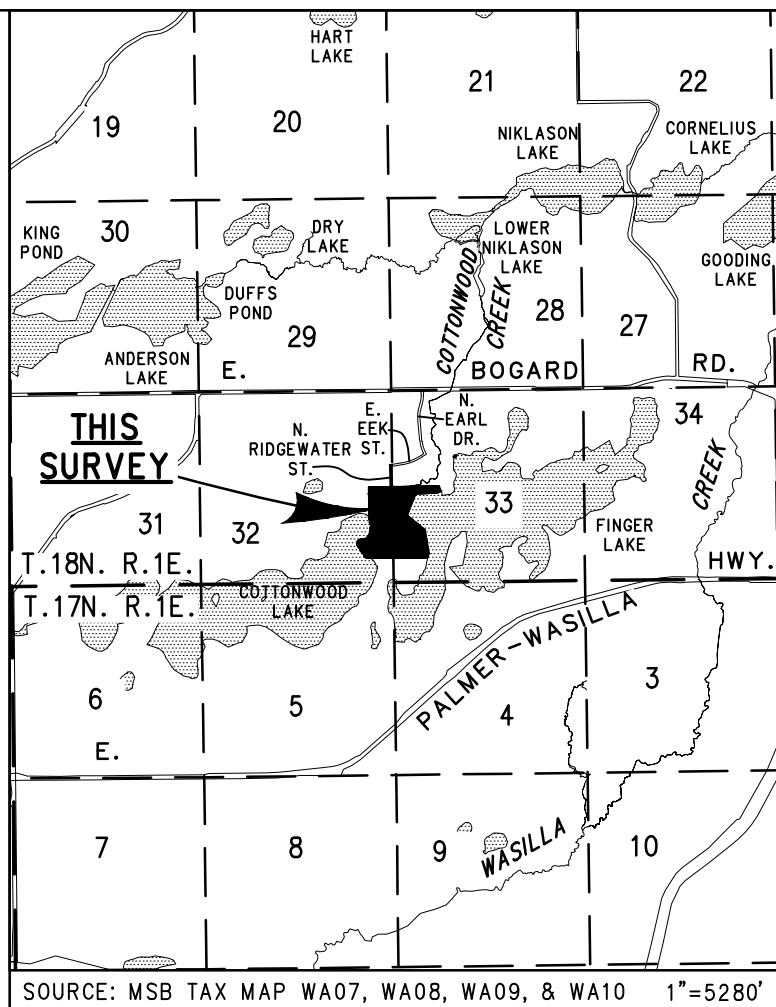
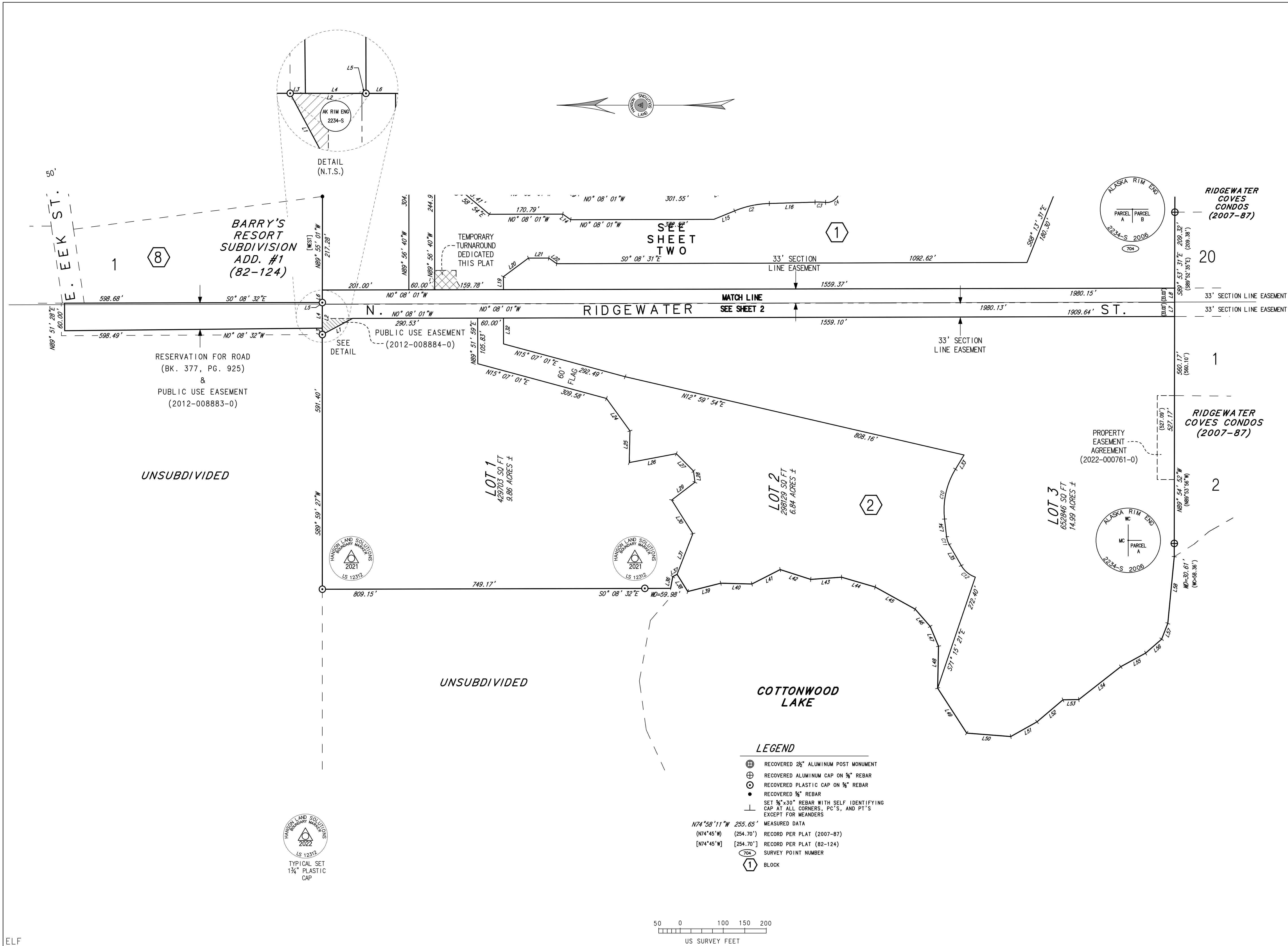


SOURCE: MSB TAX MAP WA07, WA08, WA09, & WA10 1"=5280'

A MASTER PLAN OF
SHADOWRIDGE
A SUBDIVISION OF
THE EAST 60' OF THE SOUTH 600' OF THE SE 1/4, NE 1/4
SEC. 32, T.18N. R.1E. SM, AK,
U.S. GOV. LOT 1 AND 1/2 OF U.S. GOV. LOT 5
SEC. 32, T.18N. R.1E. SM, AK,
EXCEPT THEREFROM THE WEST 660' OF U.S. GOV. LOT 1
AND
U.S. GOV. LOT 6 AND 1/2 OF U.S. GOV. LOT 7
SEC. 33, T.18N. R.1E. SM, AK
EXCEPTING THEREFROM
A PORTION OF U.S. GOV. LOT 6 DESCRIBED IN 2021-017480-0
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SEC. 32 & 33, T.18N. R.1E. SM, AK
CONTAINING 68.61 ACRES MORE OR LESS

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

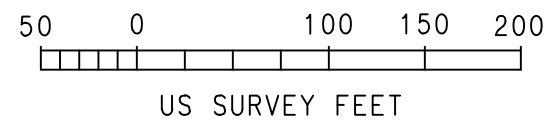
FILE:FB20-316|CK: CEH|SCALE:1"=100'|07/26/22|2 OF 3



SOURCE: MSB TAX MAP WA07, WA08, WA09, & WA10

LEGEND

- ⊕ RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- ⊕ RECOVERED ALUMINUM CAP ON 3/4" REBAR
- ⊕ RECOVERED PLASTIC CAP ON 3/4" REBAR
- RECOVERED 3/4" REBAR
- ⊥ SET 3/4"x30" REBAR WITH SELF IDENTIFYING CAP AT ALL CORNERS, PC'S, AND PT'S EXCEPT FOR MEANDERS
- MEASURED DATA
- [N74°58'11"W 255.65'] (N74°45'W) (254.70') RECORD PER PLAT (2007-87)
- [N74°45'W] (254.70') RECORD PER PLAT (82-124)
- 704 SURVEY POINT NUMBER
- 1 BLOCK



A MASTER PLAN OF
SHADOWRIDGE
A SUBDIVISION OF
THE EAST 60' OF THE SOUTH 600' OF THE SE 1/4, NE 1/4
SEC. 32, T. 18N. R. 1E. SM, AK
U.S. GOV. LOT 1 AND 1/2 OF U.S. GOV. LOT 5
SEC. 32, T. 18N. R. 1E. SM, AK
EXCEPT THEREFROM THE WEST 660' OF U.S. GOV. LOT 1
AND
U.S. GOV. LOT 6 AND 1/2 OF U.S. GOV. LOT 7
SEC. 33, T. 18N. R. 1E. SM, AK
EXCEPTING THEREFROM
A PORTION OF U.S. GOV. LOT 6 DESCRIBED IN 2021-017480-0
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SEC. 32 & 33, T. 18N. R. 1E. SM, AK
CONTAINING 68.61 ACRES MORE OR LESS
HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907) 746-7738
FILE:FB20-316 CK: CEH SCALE:1"=100' 07/26/22 3 OF 3

6C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 2, 2023**

PRELIMINARY PLAT: SETTLERS BAY SOUTH

LEGAL DESCRIPTION: SEC 04, T16N, R02W, SEWARD MERIDIAN AK

PETITIONERS: OLYMPIC INVESTMENTS, INC.

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING / HOLLER ENGINEERING

ACRES: 76.66 ± **PARCELS:** 54

REVIEWED BY: MATTHEW GODDARD **CASE:** # 2023-094 / 095

REQUEST: The request is to create 53 lots and one tract from Parcel #3, created by Waiver Resolution #2000-80PWm, and vacate a 33' wide section line easement on the east boundary of the property to be known as **SETTLERS BAY SOUTH**, containing 76.66 acres +/- . The property is located west of Cottonwood Creek, north of Settlers Bay Park, and directly south and east of S. Knik Goose Bay Road; within the NE 1/4 Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Geotechnical Report	EXHIBIT B – 22 pgs
Proposed Water Service Design	EXHIBIT C – 5 pgs
Preliminary DNR M/L/W SLE Vacation Approval	EXHIBIT D – 7 pg
Variance Application	EXHIBIT E – 2 pgs

AGENCY COMMENTS

ADOT&PF	EXHIBIT F – 4 pgs
ADF&G	EXHIBIT G – 1 pg
MSB Department of Public Works	EXHIBIT H – 2 pgs
Development Services	EXHIBIT I – 1 pg
Utilities	EXHIBIT J – 5 pgs
Public	EXHIBIT K – 2 pgs

DISCUSSION: The proposed subdivision is creating 53 lots and one tract and vacating a 33' wide section line easement on the east boundary of the property. Lot sizes will be between 20,003 sf and 64,565 sf with the tract being 43.01 acres. Preliminary approval for the section line easement vacation from the State of Alaska Department of Natural Resources Division of Mining, Land, & Water has been obtained and can be seen at Exhibit D. All lots will take access from the proposed internal streets. W. Ohlson Drive and S. Calista Drive will need to be upgraded/certified to Residential Subcollector standard (**Recommendation #4**). The petitioner is requesting a variance from MSB 43.20.140 Physical Access, as the curve radius of S.

Calista Drive will not meet the requirements of a residential Subcollector street. The variance application and answers to criteria A-C can be seen at Exhibit E.

The proposed Settlers Bay South subdivision will utilize a community water system, per MSB 43.20.281(A)(2) *Lots containing at least 20,000 square feet but less than 40,000 square feet must be serviced by an approved municipal or community water or municipal or community septic system. The platting authority may approve lots having at least 20,000 square feet, provided each lot is serviced by an approved municipal or community water system or municipal or community wastewater system....*

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 and cul-de-sacs are constructed.

Soils Report: A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Curtis Holler, PE, notes that the soils investigation included 16 new test holes, monitoring groundwater levels, review of existing proximate test holes, review of the available topography contours, review of aerial imagery and other observations at the site. The parcel is split by Crocker Creek, within a low wide valley. The portion north and west of the creek has a high plateau area along S. Knik Goose Bay Road, with a steep substantial drop off to the lower ground along the creek. The large steep bluff area was the only portion with steep slopes exceeding 25%. The total elevation differential indicated on the provided topographic mapping is approximately 130', and around 38' for the portion southeast of the creek.

Groundwater was encountered in 5 test holes dug on 4/1/2021 or 4/2/2021. These test holes were fitted with monitor pipes and measured on 5/10/2021. Groundwater was found in test holes 7, 10, 11, 12, & 13, with levels of 4.2', 7.3', 4.3', 4.6', & 5.1' respectively.

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 lot lines, easements, setbacks to surface water, areas with shallow groundwater, steep areas, and related setbacks. For useable building area, lot lines, utility easements, and ROW/PUE setbacks will be limiting factors. Except as detailed below, each of the proposed lots will have adequate unencumbered area meeting code requirements.

Based on the available soils and water table information, topography, MSB Title 43 Code definitions and observations at the site, each of the new proposed lots labeled 1-11 block 1, lots 1, 2, 4-8 block 2, and 3-34 block 3, will contain over 10,000 square feet of contiguous usable septic area, and an additional 10,000 square feet of useable building area. The proposed Tract A contains more than 400,000 square feet of area and does not require verification. Lots 1 & 2, Block 3, and Lot 3, Block 2 will require the creation or verification of additional useable area by adding test holes, constructing fill pads or a combination of the two; alternately lot lines may be removed so the lots are absorbed or combined as required to meet the area standard. The useable area determination assumes the removal of an existing section line easement along the east boarder of the project site. Proposed lot 2 block 2 contains 10,000 square feet of usable septic area, however 15% of the area is located within utility easement.

Platting staff notes that an updated soils report will be required once regrading has been completed (Recommendation #5). All proposed lots will need to have the minimum 10,000 square feet of unencumbered building area and an additional 10,000 square feet of unencumbered contiguous useable septic area verified prior to recordation.

Topographic map and asbuilt are shown on the agenda plat. Drainage Plan and test hole location map at **Exhibit B-3**. Average Daily Traffic (ADT) Calculations are at **Exhibit B-22**.

Proposed Water System Design: A proposed Main and service water line drawing was provided and is seen at **Exhibit C**.

DNR Preliminary SLE Vacation Approval: The petitioner has provided preliminary approval from DNR Division of Mining, Land and Water for the vacation of the section line easement as seen at **Exhibit D**.

Variance Application: The petitioner has submitted a variance application pursuant to MSB 43.15.075 with supporting criteria A-C answered (**Exhibit E**). The request is from MSB 43.20.140 Physical access. S. Calista Drive from W. Ohlson Drive to S. Settlers Bay Drive will need to be upgraded to Residential Subcollector standards. The curve will not meet the SCM Residential Subcollector standards for curve radius. The existing curve bordering Tract G is 200'. Per the 2022 SCM Table A-1, the minimum allowed radius is 275'.

Variance application criteria A-C with Petitioner answers:

Bull Moose Surveying and Olympic Investments are asking the Matanuska Susitna Borough Platting Board to grant a variance from MSB 43.20.140 Physical Access for this subdivision.

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

S. Calista Drive in Settlers Bay Subdivision, Unit No. 2 was dedicated and built in 1975 under different Subdivision Construction standards. The road itself is built to Residential Subcollector standards with a pavement width of at least 20' and total width with gravel shoulders greater than 24ft and a current posted speed of 25 MPH. The problem is the dedicated centerline curve between Tracts B-2 & G has a 200ft radius, smaller than the 350ft (or 275ft with DPW approval) required in the 2022 Mat-Su Borough Subdivision Construction Manual (SCM). Granting this variance will not change the current public or emergency access and so won't be detrimental or injurious since the road is already built to Residential Subcollector standards except for the centerline radius.

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

All curves in Settlers Bay Subdivision are below the standards required by the current Subdivision Construction Manual and so any developments attaching to Settlers Bay will require a physical access variance due to atypical conditions.

- 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 a special case due to the age of surrounding development in Settlers Bay Subdivision and would result in undue substantial hardship to the owner of the property to try and remedy the substandard curve radius on S. Calista Drive if the strict application of MSB 43.20 is maintained.

Comments:

ADOT&PF (**Exhibit F**) has no objections to the plat, section line easement vacation, or variance. ADOT&PF notes that no direct access shall be granted to Knik-Goose Bay Road. *Platting Staff notes that*

a plat note will be required stating that no direct access shall be granted to Knik-Goose Bay Road unless otherwise authorized by the permitting authority (Recommendation #7).

ADF&G (**Exhibit G**) notes that Crocker Creek is catalogued as an anadromous water body. At this time a fish habitat permit is not expected to be required unless there is construction that takes place in Tract A which includes the modification to the bed or banks of Crocker Creek, equipment crossing, or water withdrawal.

MSB Department of Public Works (**Exhibit H**) notes that Lot 2, Block 2 shows part of the useable septic area is encumbered by utility easements. Per MSB 43.20.281(A)(1)(a)(v) useable area is defined as "That area which is outside of utility or other easements that would affect the use of the areas for onsite septic installation." *Platting staff notes that this lot will require regrading/fill to meet minimum useable area requirements as seen at recommendation #5.*

AKDOT has requested an update to the existing TIA for S. Settler's Bay Drive. Obtain existing TIA from AKDOT. Update traffic count numbers and submit a new TIA to PD&E reflecting changes to the traffic patterns due to the proposed subdivision development. *Platting Staff notes that ADOT&PF's updated comments no longer request an updated Traffic Impact Analysis (TIA). Further Title 43 and the Subdivision Construction Manual do not contain a mechanism to require a Traffic Impact Analysis.*

MSB Public Works is in support of the variance to geometrical standards provided that advanced warning signs are installed prior to the intersection of S. Calista Drive and S. Settler's Bay Drive. The type of sign and location to be reviewed and approved by PD&E at the preconstruction meeting (**Recommendation #4-c**).

Extend the drainage easements on Lots 1 and 2, Block 1 so they reach to the back lot line to the west (**Recommendation #4-d**).

Reclaim the existing cul-de-sac on W. Borigo Drive prior to the end of the warranty of the extension (**Recommendation #4-h**).

PD&E does not object to the Section Line Easement vacation.

MSB Development Services (**Exhibit I**) has no comments.

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

Public:

Annisa Christensen, a property owner to the east objects based on concerns of privacy, loss of view, and property value.

Anne Marie Crane, a property owner to the east objects based on the loss of view and potential impact on property value.

At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of M/L/W; US Army Corps of Engineers; Community Council #16 Knik Fairview; Road Service Area #17 Knik; MSB Community Development, Assessments, or Planning; or MEA.

CONCLUSION: The preliminary plat of Settlers Bay South is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.016 Preliminary Plats, and MSB 43.15.075 Variance; Standards for Approval. 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 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). A preliminary water system design was submitted pursuant to MSB 43.15.016(A)(6)(a).

FINDINGS OF FACT

1. The plat of Settlers Bay South 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 43.20.281(A)(1).
3. A preliminary water system design was submitted pursuant to MSB 43.15.016(A)(6)(a).
4. 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 DNR Division of M/L/W; US Army Corps of Engineers; Community Council #16 Knik Fairview; Road Service Area #17 Knik; MSB Community Development, Assessments, or Planning; or MEA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. At the time of staff report write up there were two objections from the public in response to the Notice of Public Hearing.
8. Crocker Creek is catalogued as an anadromous water body, any development of Tract A which includes the modification to the bed or banks of Crocker Creek, equipment crossing, or water withdrawal will require a permit from ADF&G.
9. Per ADOT&PF no direct access shall be granted to S. Knik-Goose Bay Road.
10. The petitioner has submitted a variance application pursuant to MSB 43.15.075 with supporting criteria A-C answered (**Exhibit E**). The request is from MSB 43.20.140 Physical access. S. Calista Drive from W. Ohlson Drive to S. Settlers Bay Drive will need to be upgraded to Residential Subcollector standards. The curve will not meet the SCM Residential Subcollector standards for curve radius. The existing curve bordering Tract G is 200'. Per the 2022 SCM Table A-1, the minimum allowed radius is 275'. Variance application criteria A-C with Petitioner answers:
Bull Moose Surveying and Olympic Investments are asking the Matanuska Susitna Borough Platting Board to grant a variance from MSB 43.20.140 Physical Access for this subdivision.

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property: and
S. Calista Drive in Settlers Bay Subdivision, Unit No. 2 was dedicated and built in 1975 under different Subdivision Construction standards. The road itself is built to Residential Subcollector standards with a pavement width of at least 20' and total width with gravel shoulders greater than 24ft and a current posted speed of 25 MPH. The problem is the dedicated centerline curve between Tracts B-2 & G has a 200ft radius, smaller than the 350ft (or 275ft with DPW approval) required in the 2022 Mat-Su Borough Subdivision Construction Manual (SCM). Granting this variance will not change the current public or emergency access and so won't be detrimental or injurious since the road is already built to Residential Subcollector standards except for the centerline radius.

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

All curves in Settlers Bay Subdivision are below the standards required by the current Subdivision Construction Manual and so any developments attaching to Settlers Bay will require a physical access variance due to atypical conditions.

- 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.

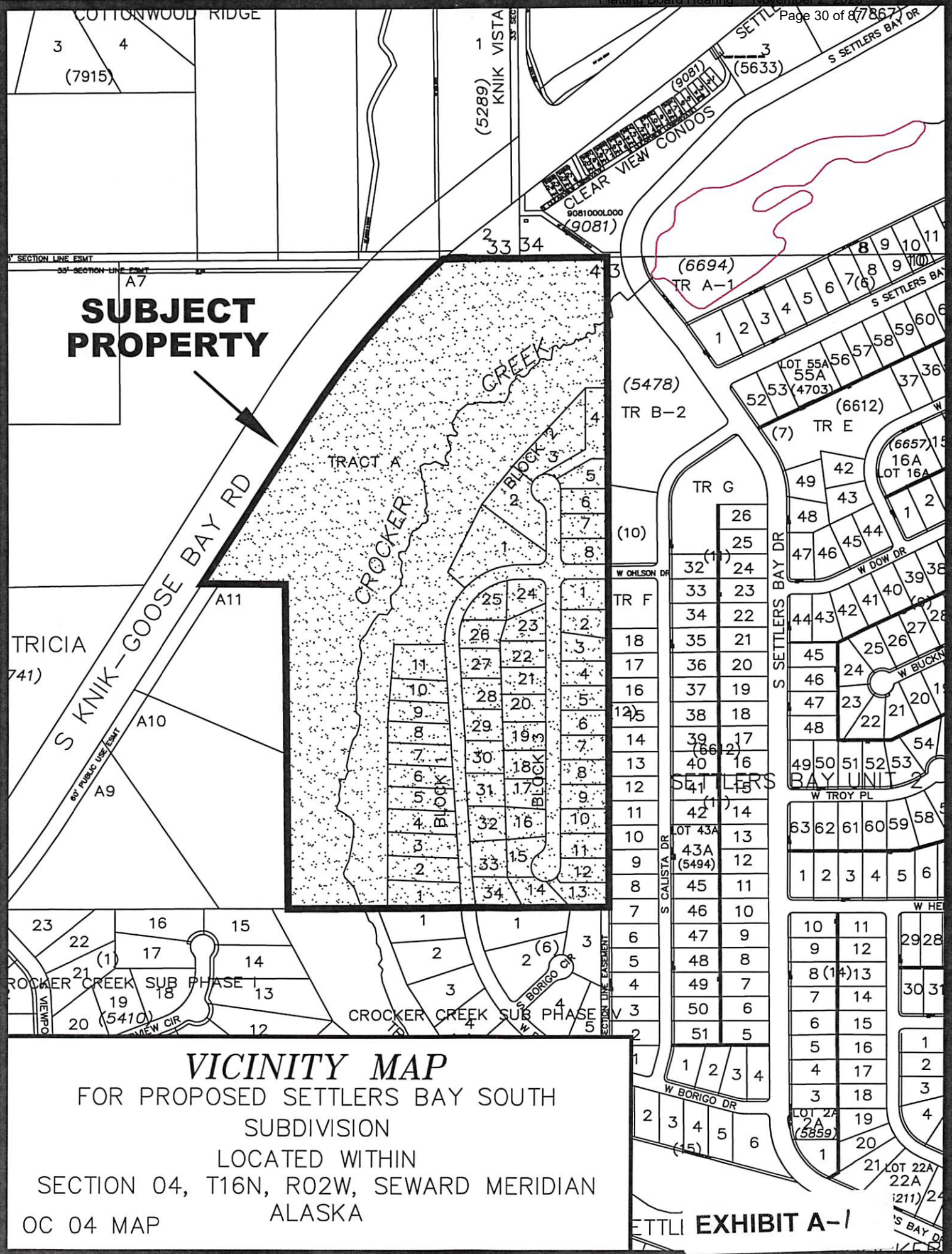
This is a special case due to the age of surrounding development in Settlers Bay Subdivision and would result in undue substantial hardship to the owner of the property to try and remedy the substandard curve radius on S. Calista Drive if the strict application of MSB 43.20 is maintained.

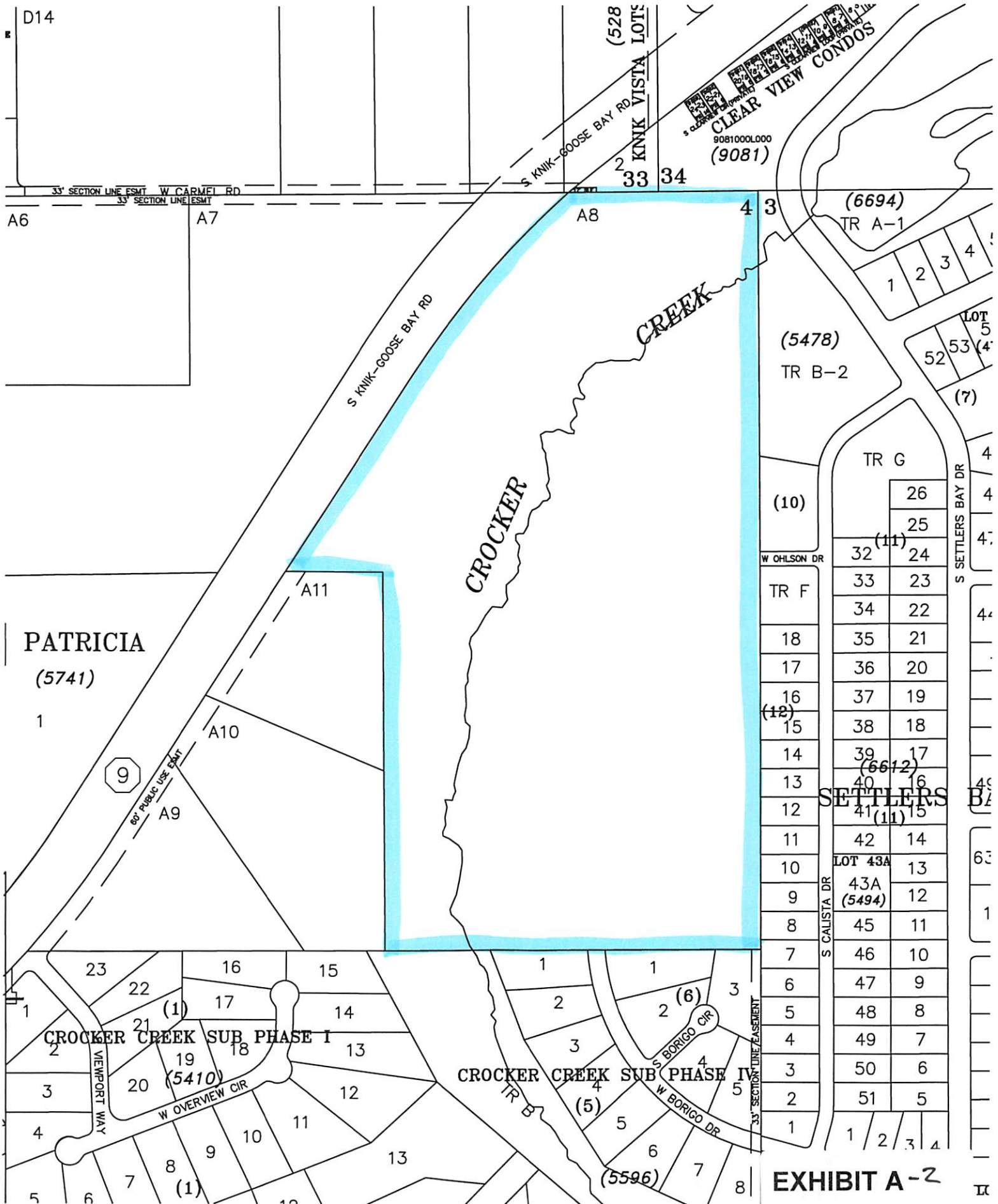
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

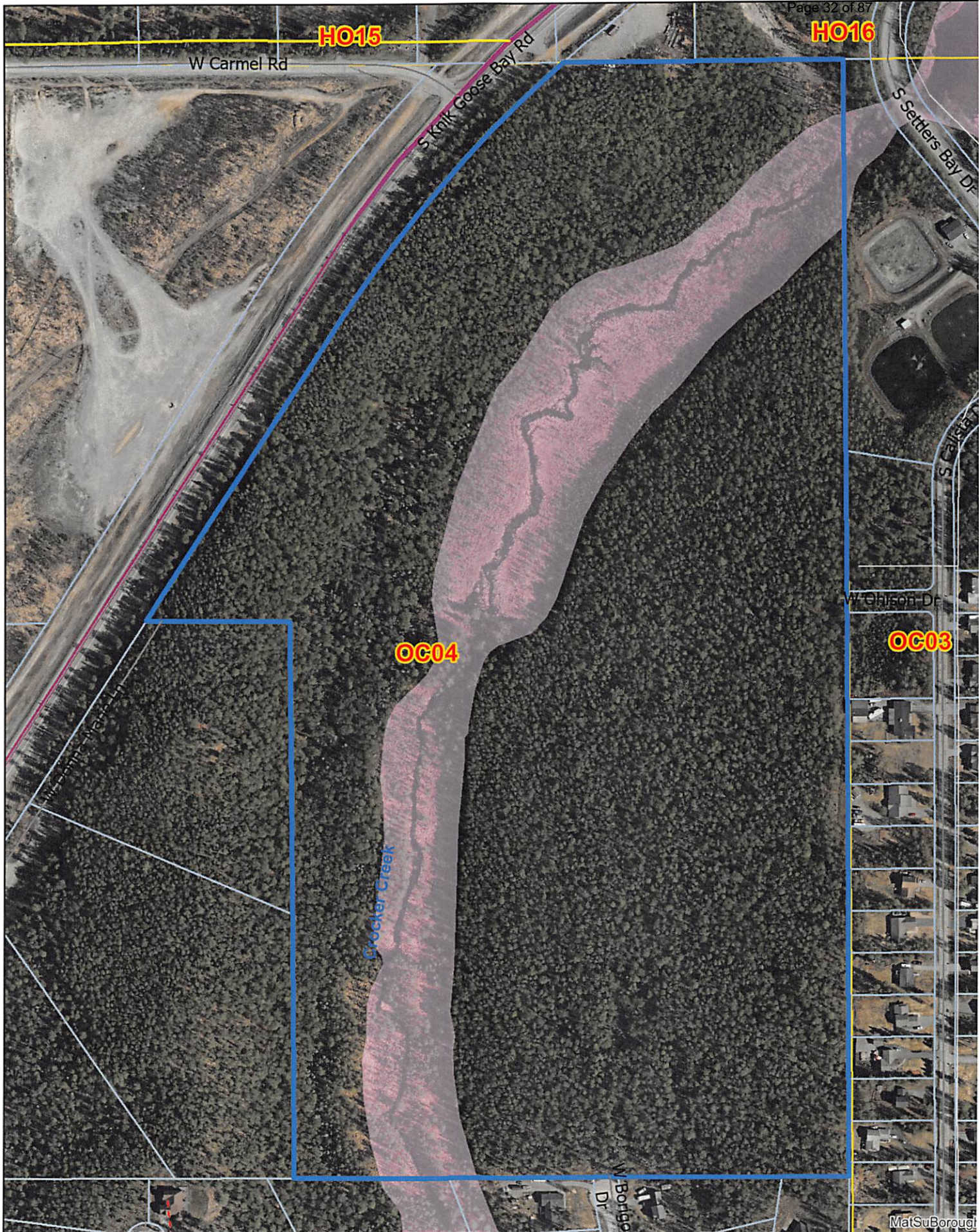
Suggested motion: I move to approve the variance request from MSB 43.20.140 Physical Access, the vacation of the section line easement, and the preliminary plat of Settlers Bay South, Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations

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. Construct interior street and cul-de-sac MSB residential street standards, construct/certify W. Ohlson Drive and S. Calista Drive to MSB residential Subcollector street standards according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and construction plans to DPW for approval 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) Install advanced warning signs prior to the intersection of Calista and Settler's Bay Drive. Type of sign and location to be reviewed and approved by PD&E at the Preconstruction Conference.
 - d) Extend the drainage easements on Lots 1 and 2, Block 1 to reach the back lot line to the west per PD&E's instructions.
 - e) Construct interior streets and cul-de-sacs to Residential Street standard according to the SCM.
 - f) Upgrade/Certify W. Ohlson Drive from the intersection of the proposed S. Olympic Drive to S. Calista Drive to MSB residential subcollector street standard according to the SCM.
 - g) Upgrade/Certify S. Calista Drive from W. Ohlson Drive to S. Settlers Bay Drive to MSB residential subcollector street standard according to the SCM.
 - h) Reclaim the existing cul-de-sac on W. Borigo Drive, per PD&E's instructions to be discussed at the pre-construction meeting.
 - i) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7, submit Final Report to Platting per F01.8, and obtain Certificate of Construction Acceptance from DPW per F01.9;
 - j) Submit as-built of streets and drainage improvements once construction is complete; and
 - k) Obtain approval of street names from Platting Assistant.

5. Provide an updated geotechnical report once all reverification/regrading has been completed showing that all lots contain the minimum required 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area.
6. Per MSB 43.15.049(I), construct the water lines, provide as-built drawing of the water system, and provide ADEC certificate to operate for the water system extension prior to recordation.
7. Add a plat note stating that no direct access shall be granted to Knik-Goose Bay Road unless otherwise authorized by the permitting authority.
8. Obtain approval of the vacation from the Assembly within 30 days of written decision.
9. Show all easements of record on final plat.
10. Submit recording fees, payable to Department of Natural Resources (DNR).
11. Submit plat in full compliance with Title 43.



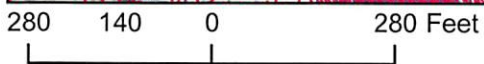


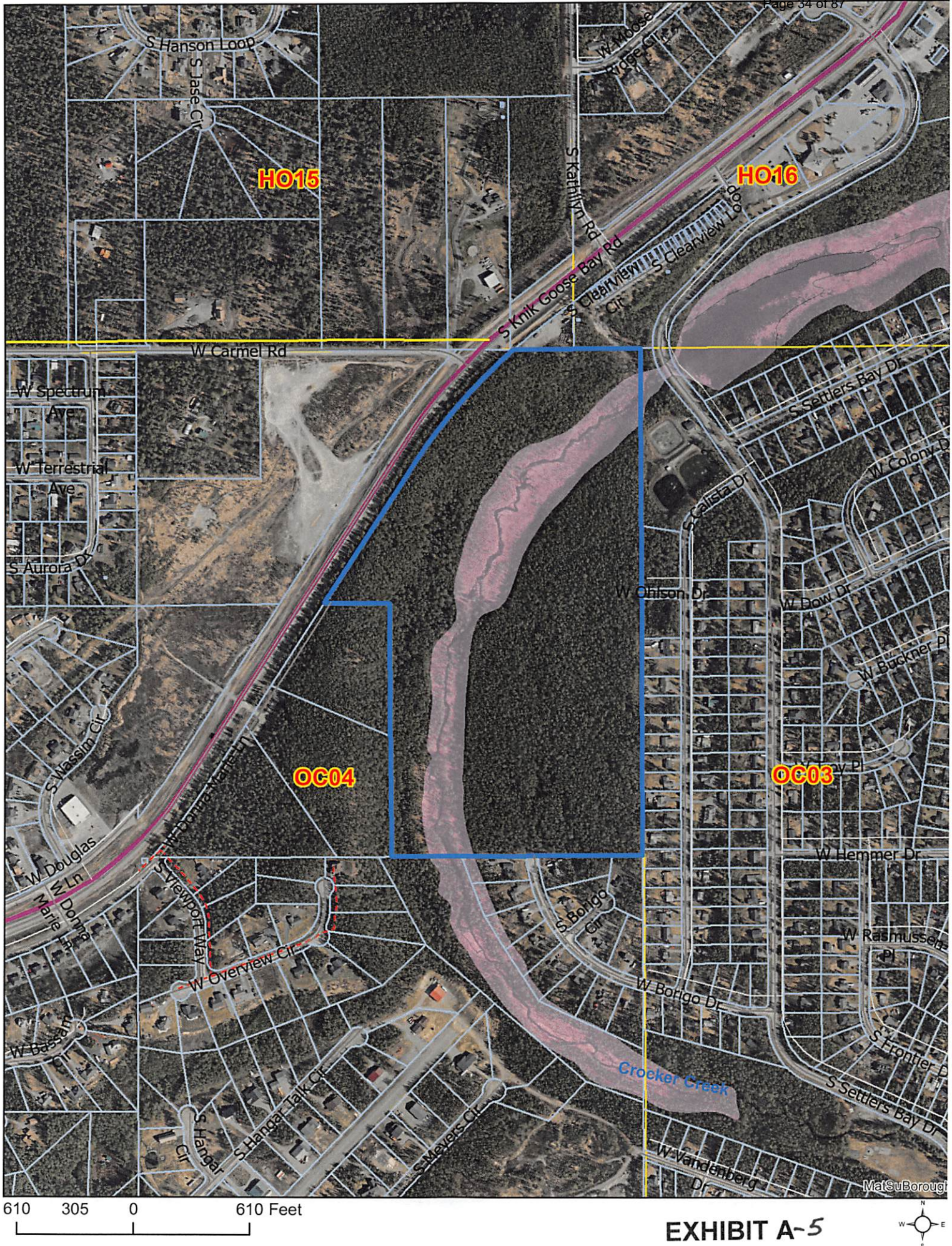


280 140 0 280 Feet

EXHIBIT A-3









HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

September 8, 2023

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

RECEIVED
SEP 08 2023
PLATTING

Re: *Settlers Bay South*; Useable Areas, Roads, and Drainage. HE #20133

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 53 new lots and a large remainder tract from one existing parcel totaling approximately 78 acres. The lots will be a minimum of 20,000 ft² and served by community water. Our soils evaluation included logging 16 new testholes, monitoring groundwater levels, review of existing proximate testholes, review of the available topography contours, review of aerial imagery and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a north-south oriented near rectangle shape west of W. Ohlson Drive and southeast of S. Knik Goose Bay Road. The parcel is split by Crocker Creek, within a low wide valley. The portion north and west of the creek has a high plateau area along S. Knik Goose Bay Road, with a steep substantial drop off to the lower ground along the creek. The large steep bluff area was the only portion with steep slopes exceeding 25%, as shown on the attached sketch. The total elevation differential indicated from the provided topo- graphical map is approximately 130', and around 38' for the portion southeast of the creek alone.

Soils & Vegetation. The parent parcel remains mostly in its native or near native state with little to no development aside from speculative clearing for the future right of way. Existing native vegetation consists primarily of tall grasses interspersed between clusters of young and mature birch and cottonwood trees with some sparse willow and young spruce trees throughout. Sixteen testholes were dug to evaluate subsurface soils conditions. Near surface soils typically included a thin organic mat over a layer of silty loess topsoils extending down 1' to 3'. Receiving soils under the topsoils were typically clean sands and gravels with the exception of testholes 7 and 8 which contained some portion of silty sands and gravels beneath a substantial layer of clean sands and gravels. A copy of each of the testhole logs, and the location/topography map is attached.


Groundwater. Groundwater was encountered in 5 of the testholes which were dug on 4-01-2021 or 4-02-2021, fitted with monitor pipes and measured on 5-10-2021. Groundwater was found in testholes 7, 10, 11, 12, and 13, with levels of 4.2', 7.3', 4.3', 4.6', and 5.1'

respectively. Relatively shallow groundwater will be a limiting factor for areas on a few of the proposed new lots, however each lot contains or can be graded to contain adequate useable septic area. See the attached drawing for more details.

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 lotlines, easements, setbacks to surface water, areas with shallow groundwater, steep areas, and related setbacks. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. Except as detailed below, each of the proposed lots will have adequate unencumbered area meeting the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, *each of the new proposed lots labeled 1-11 block 1, lots 1, 2, 4-8 block 2, and 3-34 block 3, will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. The proposed Tract A contains more than 400,000 square feet of area and does not require useable area verification. Lots 1&2 block 3, and lot 3 block 2 will require the creation or verification of additional useable area by adding testholes, constructing fill pads or a combination of the two; alternately lotlines may be removed so the lots are absorbed or combined as required to meet the area standard. Note that our useable area determination assumes the removal of an existing section line easement along the east border of the project site. Proposed Lot 2 block 2 contains 10,000 ft² of useable septic area, however 15% of the area is located within the utility easement; past precedent has allowed for some area within the easement, so long as the overall percentage is low. Alternately a small fill pad could be constructed to create an additional 1,500 ft² of area outside of the easement. All other lots will have their useable septic area located outside of easements.*

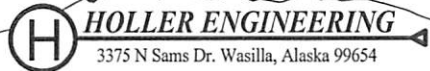
Roads, Traffic and Drainage. The proposed master project will require the construction of approximately 3,760' of new road, including two permanent cul-de-sac bulbs, and one internal intersection. A portion of W. Ohlson Drive will need to be constructed within an existing 50' right of way. An existing cul-de-sac on W. Borrigo Street will need to be deconstructed as part of the road work. Sandy gravel materials adequate to construct the roads can be mined from existing soils within some portions of the new right of way, mined from some of the lots, or imported. A basic traffic analysis/lot count sketch is also attached. Drainage along these new roads is addressed in the attached preliminary drainage plan, and will include culverts, drainage basins, and infiltration structures. As always, the drainage plan will be subject to field modification and improvement during construction, and a full drainage report will be required prior to construction.

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

Sincerely,

Curtis Holler, PE

c: Olympic Investments LLC, w/attachments

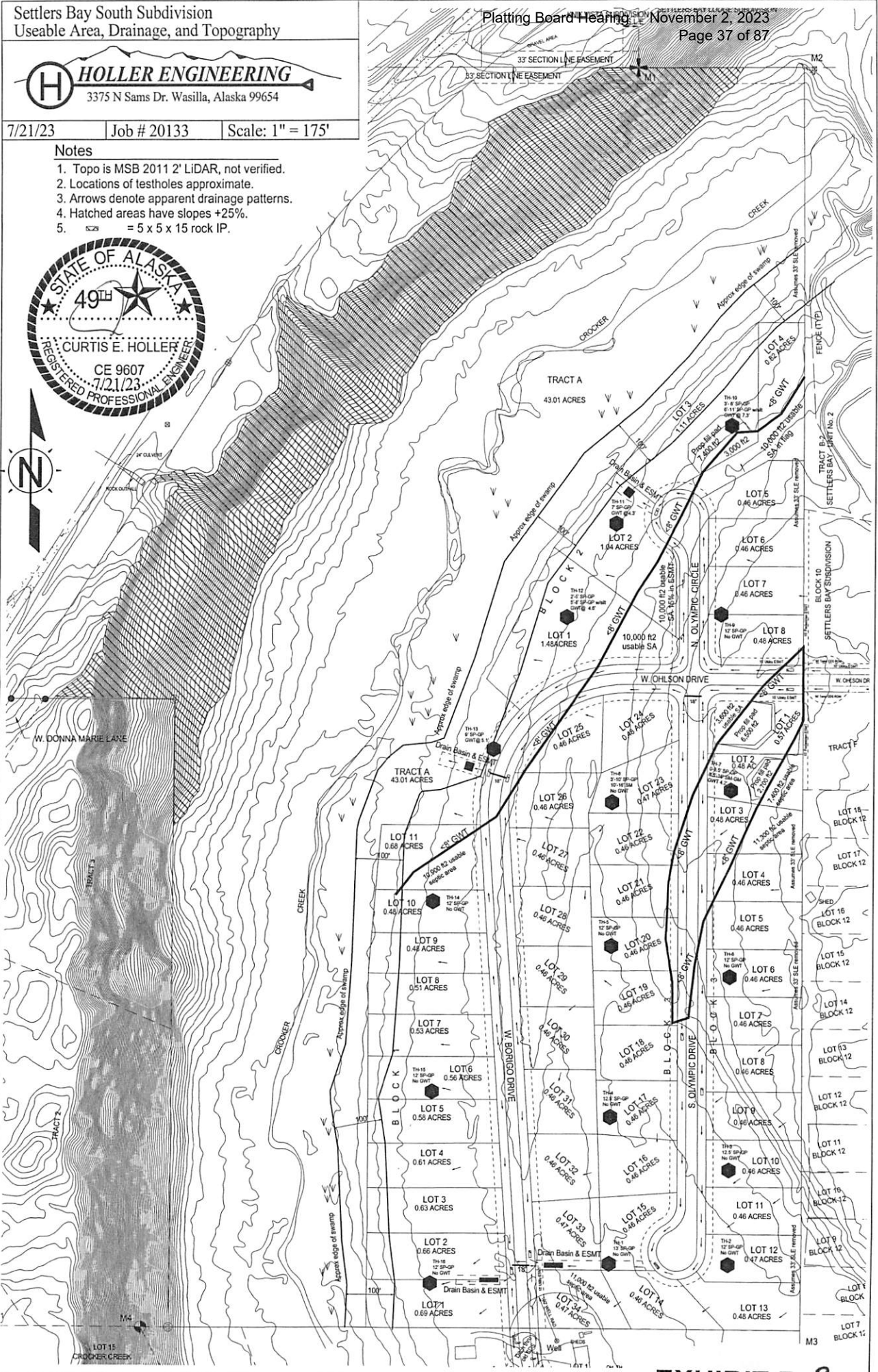




7/21/23 Job # 20133 Scale: 1" = 175'

Notes

1. Topo is MSB 2011 2' LiDAR, not verified.
2. Locations of testholes approximate.
3. Arrows denote apparent drainage patterns.
4. Hatched areas have slopes +25%.
5. $\text{5x5} = 5 \times 5 \times 15$ rock IP.





HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N

Seal



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					

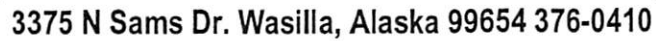
- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER

- TEST RUN BETWEEN FT AND FT DEPTH

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

- PERFORMED BY: J. Wilkins

DATE: 4/01/21



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N

Soil Type

ML

Slope

↑
N
I

See attached testhole & topo map.

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

No Impermeables

[illegible]

- 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

DATE: 4/01/21



SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N

Soil Type

OL

ML

SP-GP, olive gray, rock
to 6", few 14", sloughs,
medium coarse sands

No Ground water

No Impermeables.

Slope

Site Plan

$$\begin{array}{c} \uparrow \\ N \\ | \end{array}$$

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

- No

IF YES, AT WHAT DEPTH?

- N/A

DEPTH AFTER MONITORING?

- N/A

Slope

PERCOLATION TEST

[illegible]

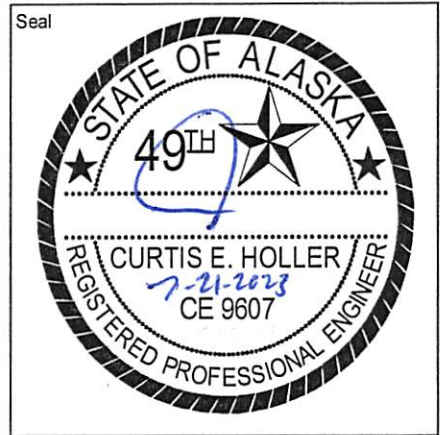
- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

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

- PERFORMED BY: J. Wilkins

DATE: 4/01/21



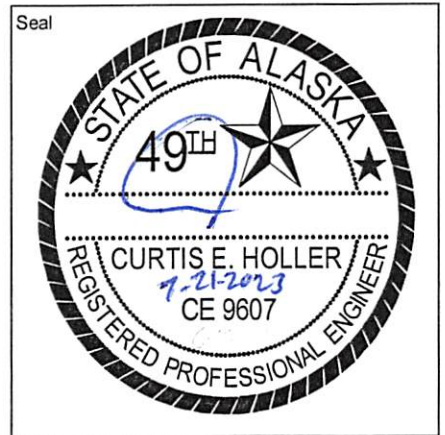
SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N

Depth, feet	Soil Type	Slope	Site Plan																																																												
1	QL		<div style="text-align: center;"> <p>See attached testhole & topo map.</p> </div>																																																												
2	ML																																																														
3	SP-GP, olive gray, rock to 8", few 16" sloughs, medium coarse sands.																																																														
4																																																															
5																																																															
6																																																															
7																																																															
8																																																															
9																																																															
10																																																															
11																																																															
12				<p>WAS GROUNDWATER ENCOUNTERED? <u>No</u></p> <p>IF YES, AT WHAT DEPTH? <u>N/A</u></p> <p>DEPTH AFTER MONITORING? <u>N/A</u></p>																																																											
13	No Groundwater	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: center;">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																															
PERCOLATION TEST																																																															
Reading	Date			Gross Time	Net Time	Depth to Water	Net Drop																																																								
N/A visual analysis only																																																															
14	No Impermeables																																																														
15																																																															
16																																																															
17																																																															
18																																																															
19																																																															
20																																																															
21																																																															
22		<p>PERCOLATION RATE <u> </u> (min/inch) PERC HOLE DIAMETER <u> </u></p> <p>TEST RUN BETWEEN <u> </u> FT AND <u> </u> FT DEPTH</p> <p>COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u></p> <p>PERFORMED BY: J. Wilkins</p>																																																													



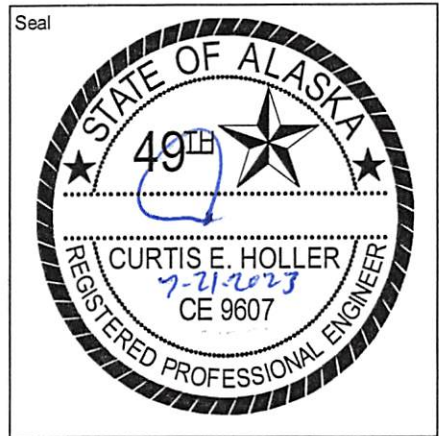
SOILS LOG / PERCOLATION TEST

TEST HOLE # 5 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N

Depth, feet	Soil Type	Slope	Site Plan																																																																		
1	OL		See attached testhole & topo map.																																																																		
2	ML																																																																				
3																																																																					
4																																																																					
5																																																																					
6																																																																					
7																																																																					
8																																																																					
9																																																																					
10																																																																					
11																																																																					
12	SP-GP, olive gray, rock to 8", few 16" sloughs, medium coarse sands, one 24" boulder																																																																				
13			<p>WAS GROUNDWATER ENCOUNTERED? - No</p> <p>IF YES, AT WHAT DEPTH? - N/A</p> <p>DEPTH AFTER MONITORING? - N/A</p>																																																																		
14																																																																					
15																																																																					
16																																																																					
17																																																																					
18																																																																					
19																																																																					
20																																																																					
21																																																																					
22																																																																					
<p>No Groundwater No Impermeables</p>			<p>Slope</p>																																																																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: center;">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																																					
PERCOLATION TEST																																																																					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop																																																																
N/A visual analysis only																																																																					
<p>- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____</p> <p>- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH</p> <p>- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering</p> <p>- _____</p> <p>- _____</p> <p>- PERFORMED BY: J. Wilkins</p>																																																																					
DATE: 4/01/21																																																																					



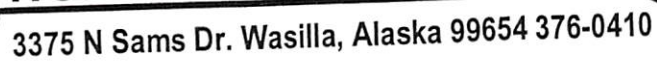
SOILS LOG / PERCOLATION TEST

TEST HOLE # 6 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N

[illegible]

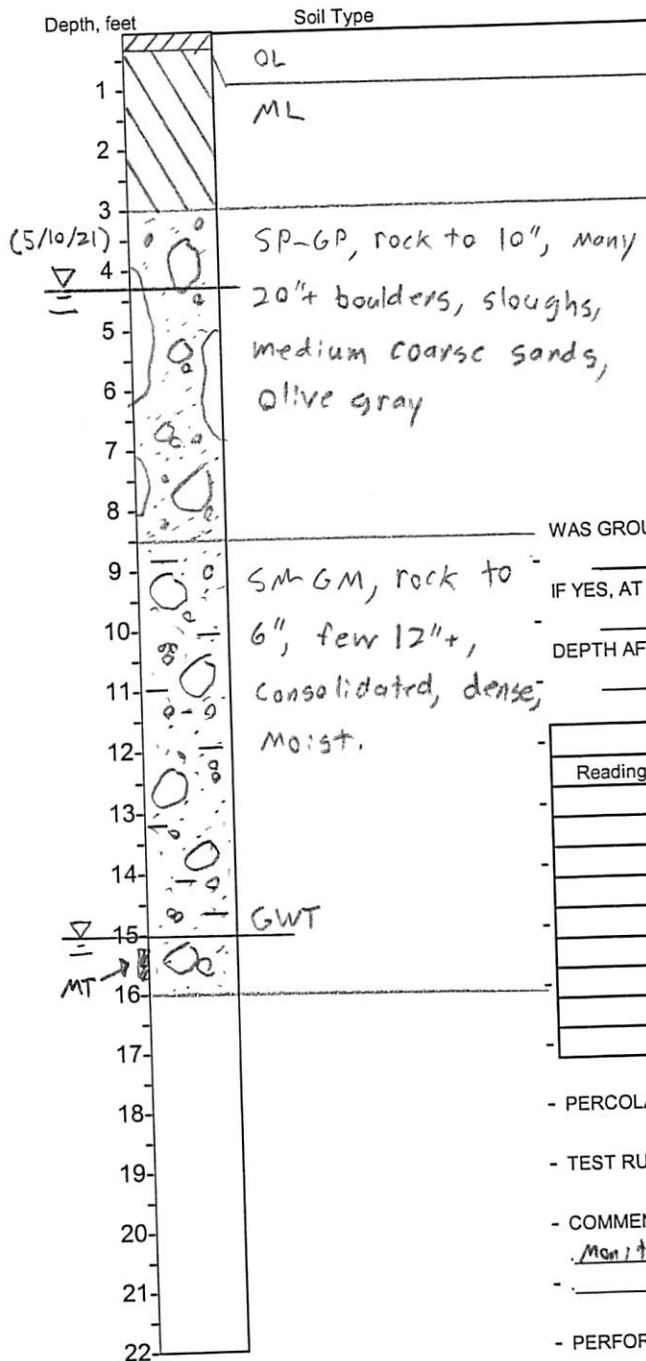


SOILS LOG / PERCOLATION TEST

TEST HOLE # 7 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N



Slope

Site Plan

See attached testhole & topo map

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

15' (4-01-21)

DEPTH AFTER MONITORING?

4.2' (5-10-21)

Slope

[illegible]

- 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
monitor installed to 15.5'

- PERFORMED BY: J. Wilkins

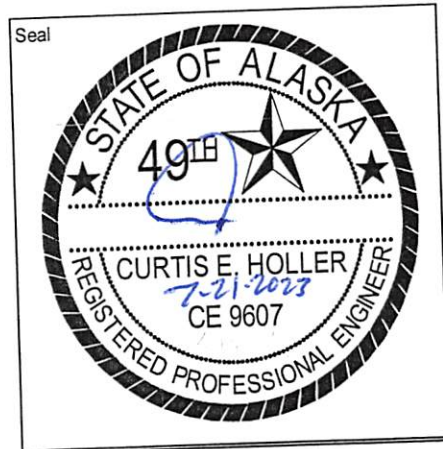
DATE: 4/01/21



HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST



TEST HOLE # 8 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N

Depth, feet	Soil Type	Slope	Site Plan
1	OL		See attached testhole & topo map.
2	ML		
3			
4	SP with GP, rock to 3", few 7"x, sloughs,		
5	medium coarse sands,		
6	olive gray		
7			
8			
9		Slope	
10			
11	SM, varies to SP with silt,		
12	olive gray,		
13	consolidated,		
14	dense		
15			
16	No Groundwater		
17	No Impermeables		
18			
19			
20			
21			
22			

WAS GROUNDWATER ENCOUNTERED? No
IF YES, AT WHAT DEPTH? N/A
DEPTH AFTER MONITORING? N/A

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

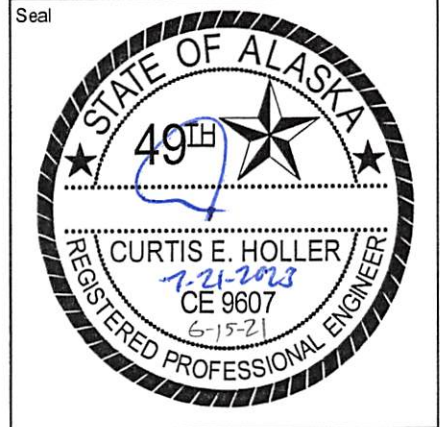
DATE: 4/01/21

EXHIBIT B-11



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 9 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N

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

Slope

Site Plan

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: 4/02/21

EXHIBIT B-12



HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 10 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N

Seal



Depth, feet

Soil Type

Slope

Site Plan

N
↑

See attached testhole & topo map

Slope

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

9.0' (seeps)

DEPTH AFTER MONITORING?

7.3' (5/10/21)

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 7 FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
Monitor installed to 9.5'

- PERFORMED BY: J. Wilkins

DATE: 4/02/21

EXHIBIT B -13



HOLLER ENGINEERING

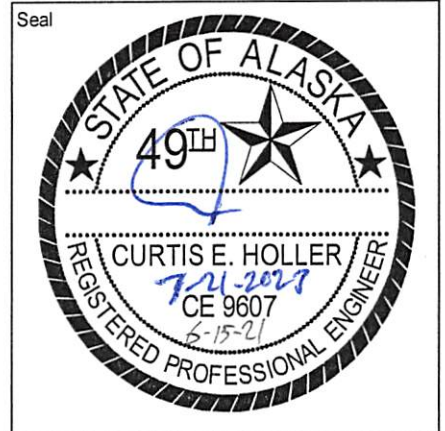
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 11 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N



Depth, feet	Soil Type	Slope	Site Plan
1	OL		See attached testhole & topo map
2	ML		
3	SP-GP, olive gray, rock to 4", few 8", medium coarse sands, sloughs		
4			
5	GWT		
6			
7			
8			
9			
10			
11		WAS GROUNDWATER ENCOUNTERED? - <u>Yes</u>	Slope
12		IF YES, AT WHAT DEPTH? - <u>5.0' (4/02/21)</u>	
13		DEPTH AFTER MONITORING? - <u>4.3' (5/10/21)</u>	
14			
15			
16			
17			
18			
19			
20			
21			
22			

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 4 FT AND _____ FT DEPTH

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

- PERFORMED BY: J. Wilkins

DATE: 4/02/21

EXHIBIT B-14



HOLLER ENGINEERING

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

Seal



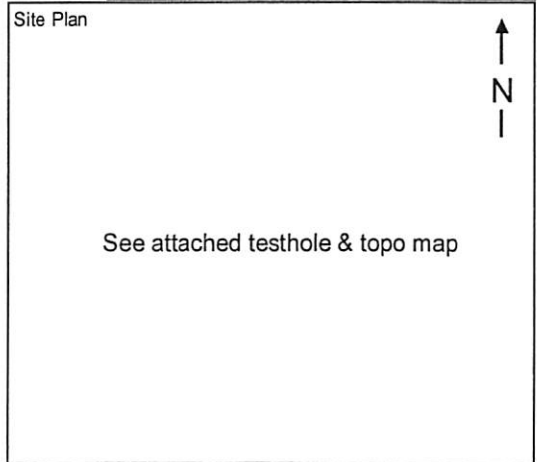
SOILS LOG / PERCOLATION TEST

TEST HOLE # 12 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N

Depth, feet	Soil Type
1	OL
2	ML
3	SP GP dark GRAY
4	Rock to 5", few 10"
5	SLUGS, MED-COARSE
6	(2) 20"
7	SP GP w/ST, coarse
8	SAND, MOIST



See attached testhole & topo map

WAS GROUNDWATER ENCOUNTERED?

- Yes

IF YES, AT WHAT DEPTH?

- 5' SEEPS, 7.0' GWT

DEPTH AFTER MONITORING?

- 4.6' 5-01-21

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 _____

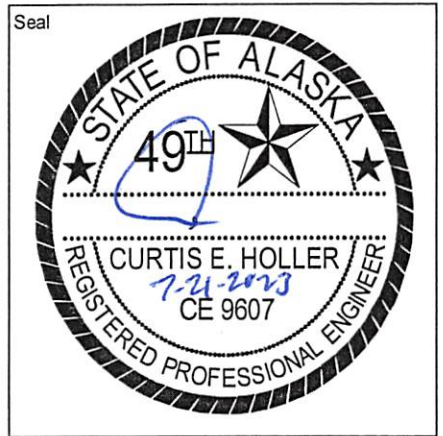
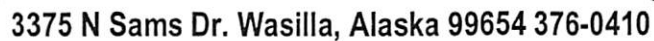
- TEST RUN BETWEEN ✓ FT AND _____ FT DEPTH

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

- PERFORMED BY: J. Wilkins

DATE: 4-02-21

EXHIBIT B-15



SOILS LOG / PERCOLATION TEST

TEST HOLE # 13 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N

Depth, feet

Soil Type

Slope

Site Plan

N

STAINS

SP GP, OLIVE GRAY,
Rock to 6", Flow to 12"

SLOUGH, MED-COARSE
SANDS

WAS GROUNDWATER ENCOUNTERED?
Yes

IF YES, AT WHAT DEPTH?
7'

DEPTH AFTER MONITORING?
5-1'

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 V FT AND _____ FT DEPTH

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

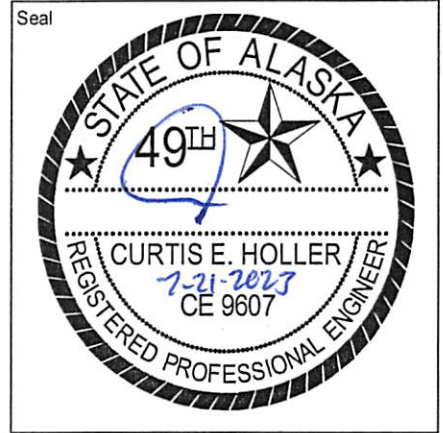
- _____

- PERFORMED BY: J. Wilkins

DATE: 4-02-21



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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 14 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N

Depth, feet.

Soil Type

OL

ML

SP GP, OLIVE GRAY,
SLIGHTS, MED-COARSE
SANDS, ROCK TO 5" w/Few
TO 12"

Slope

Site Plan

See attached testhole & topo map.

↑
N
I

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

No GWT

PERCOLATION TEST

[illegible]

- 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: 4-02-71



SOILS LOG / PERCOLATION TEST

TEST HOLE # 15 of 16

Performed For: Olympic Investments, LLC

Legal Description: LA8 S4 R1W T16N

Soil Type

Soil Type

Slope

Site Plan

↑
N
I

See attached testhole & topo map.

Slope

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

PERCOLATION TEST

[illegible]

- 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

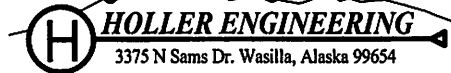
DATE: 4-02-21

EXHIBIT B-18

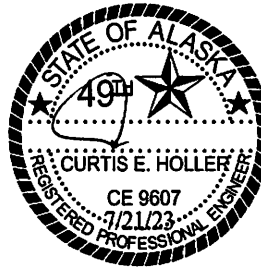
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

↑
N
I

EXHIBIT B-19

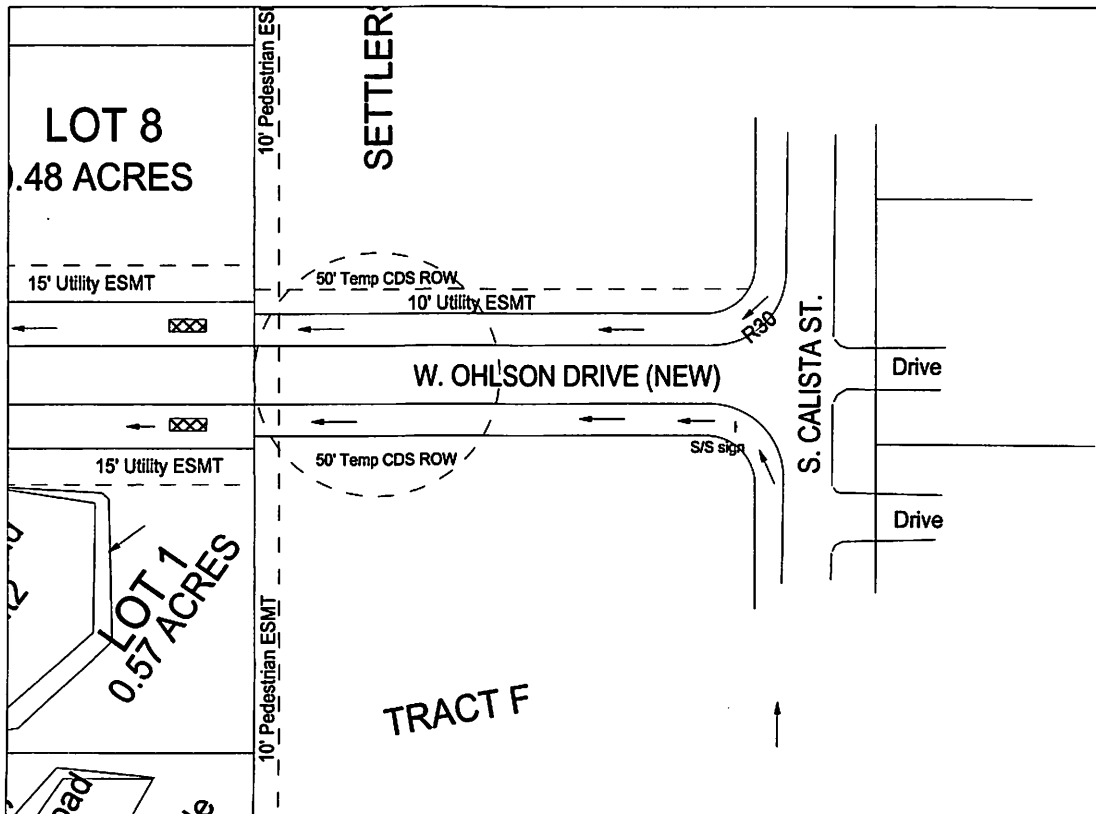
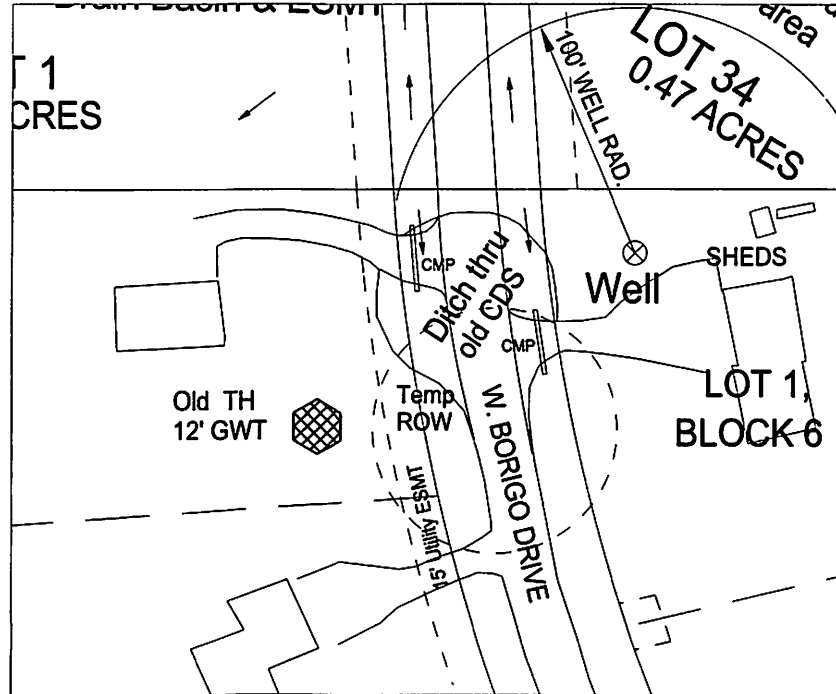


7/21/23 Job # 20133 Scale: 1" = 50'



Notes

1. Topo is MSB 2011 2' LiDAR, not verified.
2. Locations of testholes approximate.
3. Arrows denote apparent drainage patterns.
4. Hatched areas have slopes +25%.
5. = 5 x 5 x 15 rock IP.



Settlers Bay South Subdivision
Useable Area, Drainage, and Topography



HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654

7/21/23

Job # 20133

Scale: 1" = 125'

Notes

1. Topo is MSB 2011 2' LiDAR, not verified.
2. Locations of testholes approximate.
3. Arrows denote apparent drainage patterns.
4. Hatched areas have slopes +25%.
5. $\text{5' x 5' x 15' rock IP}$.

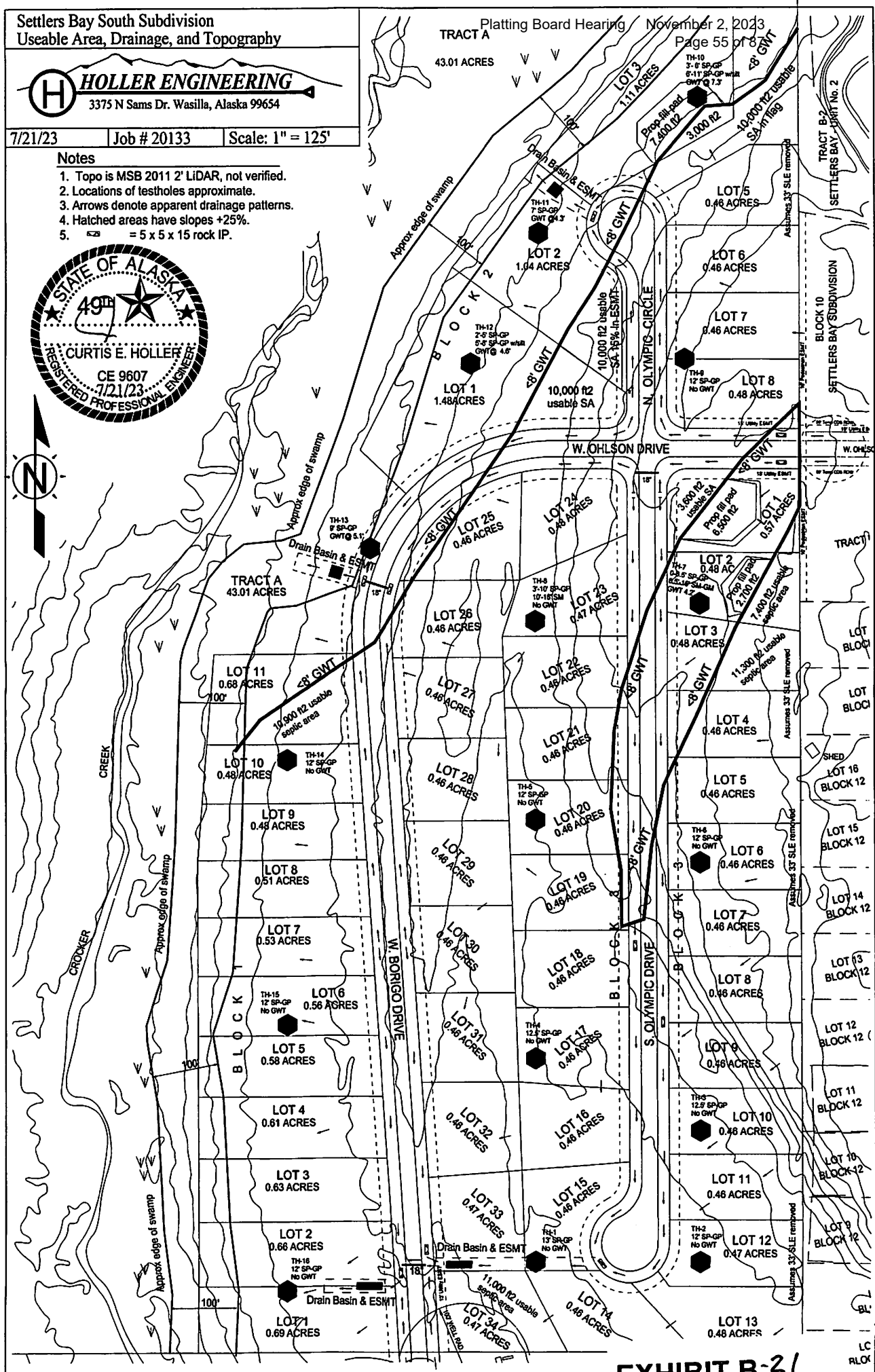
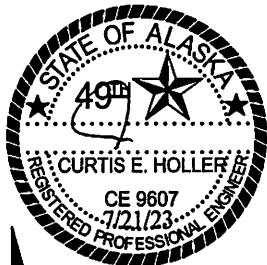
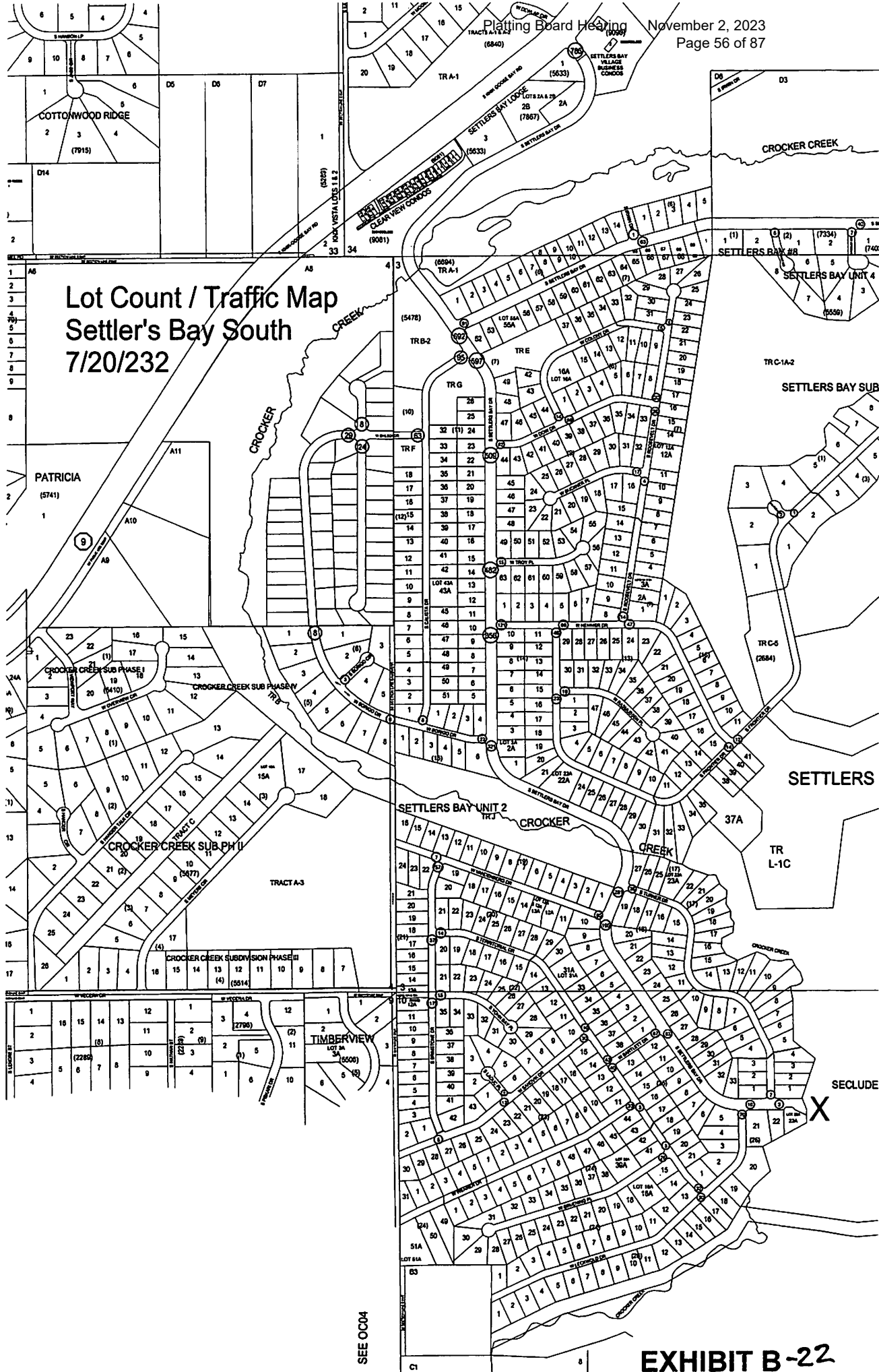


EXHIBIT B-21



Lot Count / Traffic Map
Settler's Bay South
7/20/232

Matthew Goddard

From: Holler Engineering <holler@mtaonline.net>
Sent: Tuesday, August 8, 2023 12:45 PM
To: Ellery Gibbs; Matthew Goddard
Cc: Carl Jerue
Subject: Settlers Bay South water system concept design
Attachments: Owner.vcf; Concept PWS Settlers Bay South 8-8-23.pdf

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

Hi Matthew-

Attached is the layout of the water mains and service stubs. The facility operator provided information for the tie-in point and discussed materials with me. There is no water main in Borrego to the south of this project, those homes have private wells.

Let me know if you need anything else here.

Thanks,

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

From: [Ellery Gibbs](#)
Sent: Monday, August 07, 2023 4:05 PM
To: [Curt Holler](#)
Cc: [Carl Jerue](#)
Subject: Fwd: Olympic Investments MS216526 Amendment #1

Hi Curt,

Can you help out with this (below) from Matthew - the conceptual plan for the community water supply?

Ellery

----- Forwarded Message -----

Subject: RE: Olympic Investments MS216526 Amendment #1
Date: Thu, 3 Aug 2023 19:55:29 +0000
From: Matthew Goddard <mailto:Matthew.Goddard@matsugov.us>
To: Ellery Gibbs <mailto:ellery@bullmoosesurveying.com>

Hello Ellery,

I checked with Fred, and he has just reviewed the submittal. There is one thing needed for this to be a complete submittal. Per MSB 43.15.016(A)(6)(a) a conceptual plan is required when proposing a community or municipal water supply.

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

From: Ellery Gibbs <mailto:ellery@bullmoosesurveying.com>
Sent: Thursday, August 3, 2023 10:13 AM
To: Matthew Goddard <mailto:Matthew.Goddard@matsugov.us>
Subject: Fwd: Olympic Investments MS216526 Amendment #1

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

Hi Matthew,

I haven't seen a letter of acceptance for Olympic Investments/Settlers Bay South Subdivision so in case it's held up for lack of updated CTP, here it is - it was sent to the Platting Department on July 28th.

Ellery

----- Forwarded Message -----

Subject: Olympic Investments MS216526 Amendment #1

Date: Fri, 28 Jul 2023 21:52:40 +0000

From: Ashley Stick <mailto:ashleys@matsutitle.com>

To: avanti172@gmail.com <mailto:avanti172@gmail.com>, Ellery Gibbs <mailto:ellery@bullmoosesurveying.com>,
platting@matsugov.us <mailto:platting@matsugov.us>

Your contacts for this transaction are located on the first page of the MS# attachment.

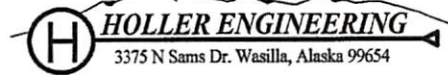
Attached is the amended commitment for Olympic Investments MS216526 Amendment #1

The reason for amendment is located on the bottom of the cover page.

We greatly appreciate your business and look forward to serving all of your title & escrow needs.
Thank you so much for your business.

CONFIDENTIALITY NOTICE: This email communication and any attachments may contain confidential and privileged information for the use of the designated recipients named above. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

Settlers Bay South Subdivision
Main & Service Water Lines - Concept



8/08/23 Job # 20133 Scale: 1" = 125'

Notes

1. Locations of existing DIP mains provided by others.
2. New main lines to be SDR11 HDPE 3408.
3. PE valves where shown.



Approx edge of swamp

Approx edge of swamp

LOT 1,
BLOCK 5

LOT 1,
BLOCK 6

LOT 3
BLOCK 6

LOT 9
BLOCK 12

LOT 10
BLOCK 12

LOT 11
BLOCK 12

LOT 12
BLOCK 12

LOT 13
BLOCK 12

LOT 14
BLOCK 12

LOT 15
BLOCK 12

LOT 16
BLOCK 12

LOT 17
BLOCK 12

LOT 18
BLOCK 12

LOT 19
BLOCK 12

LOT 20
BLOCK 12

LOT 21
BLOCK 12

LOT 22
BLOCK 12

LOT 23
BLOCK 12

LOT 24
BLOCK 12

LOT 25
BLOCK 12

LOT 26
BLOCK 12

LOT 27
BLOCK 12

LOT 28
BLOCK 12

LOT 29
BLOCK 12

LOT 30
BLOCK 12

LOT 31
BLOCK 12

LOT 32
BLOCK 12

LOT 33
BLOCK 12

LOT 34
BLOCK 12

LOT 35
BLOCK 12

LOT 36
BLOCK 12

LOT 37
BLOCK 12

LOT 38
BLOCK 12

LOT 39
BLOCK 12

LOT 40
BLOCK 12

LOT 41
BLOCK 12

LOT 42
BLOCK 12

LOT 43
BLOCK 12

LOT 44
BLOCK 12

LOT 45
BLOCK 12

LOT 46
BLOCK 12

LOT 47
BLOCK 12

LOT 48
BLOCK 12

LOT 49
BLOCK 12

LOT 50
BLOCK 12

LOT 51
BLOCK 12

LOT 52
BLOCK 12

LOT 53
BLOCK 12

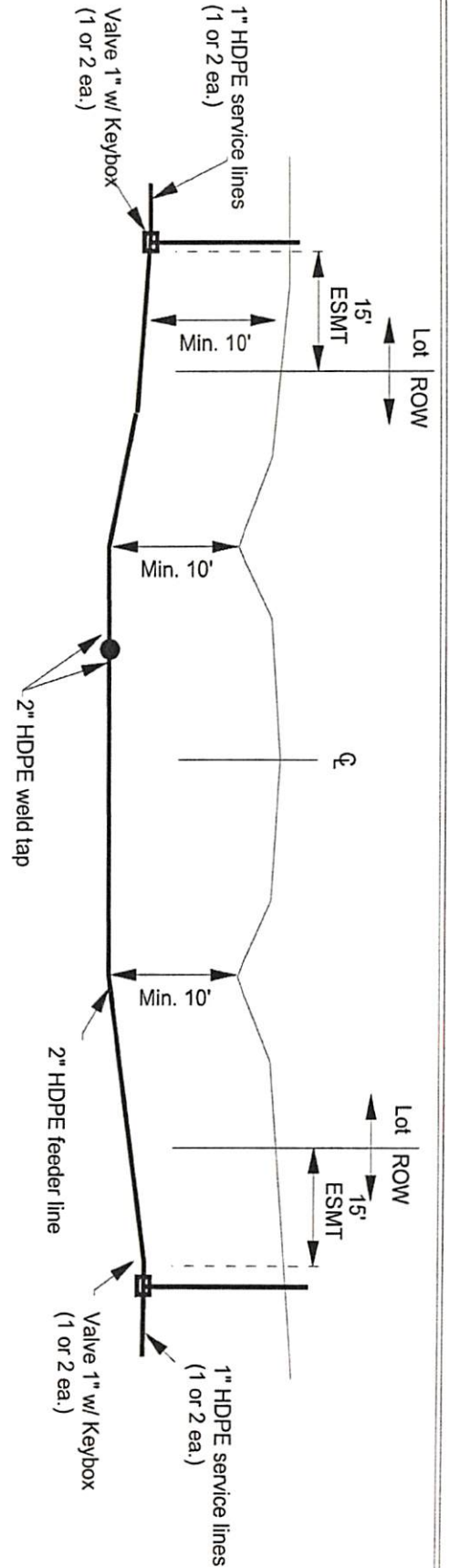
LOT 54
BLOCK 12

EXHIBIT C-3

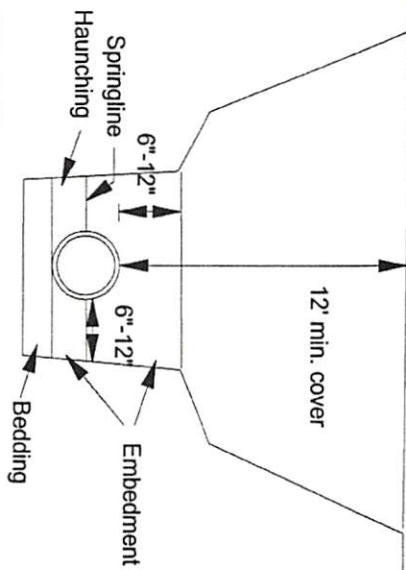
RECEIVED

AUG 08 2023

PLATTING



Main Water Line/ROW Typical Section



Notes

1. Embedment & bedding materials shall be in conformance with ASTM D2774; SP or SPw/GP mix with minor amounts of fines, max. stone size 2", placed with <12" lifts. All backfill materials shall be compacted to 90%.
2. Any deviation to backfill methods/materials must be approved in advance by Engineer or pipe manufacturer.

Settlers Bay South Subdivision
Community Public Water System - Concept



3375 N Sams Dr. Wasilla, Alaska 99654

Job # 20133

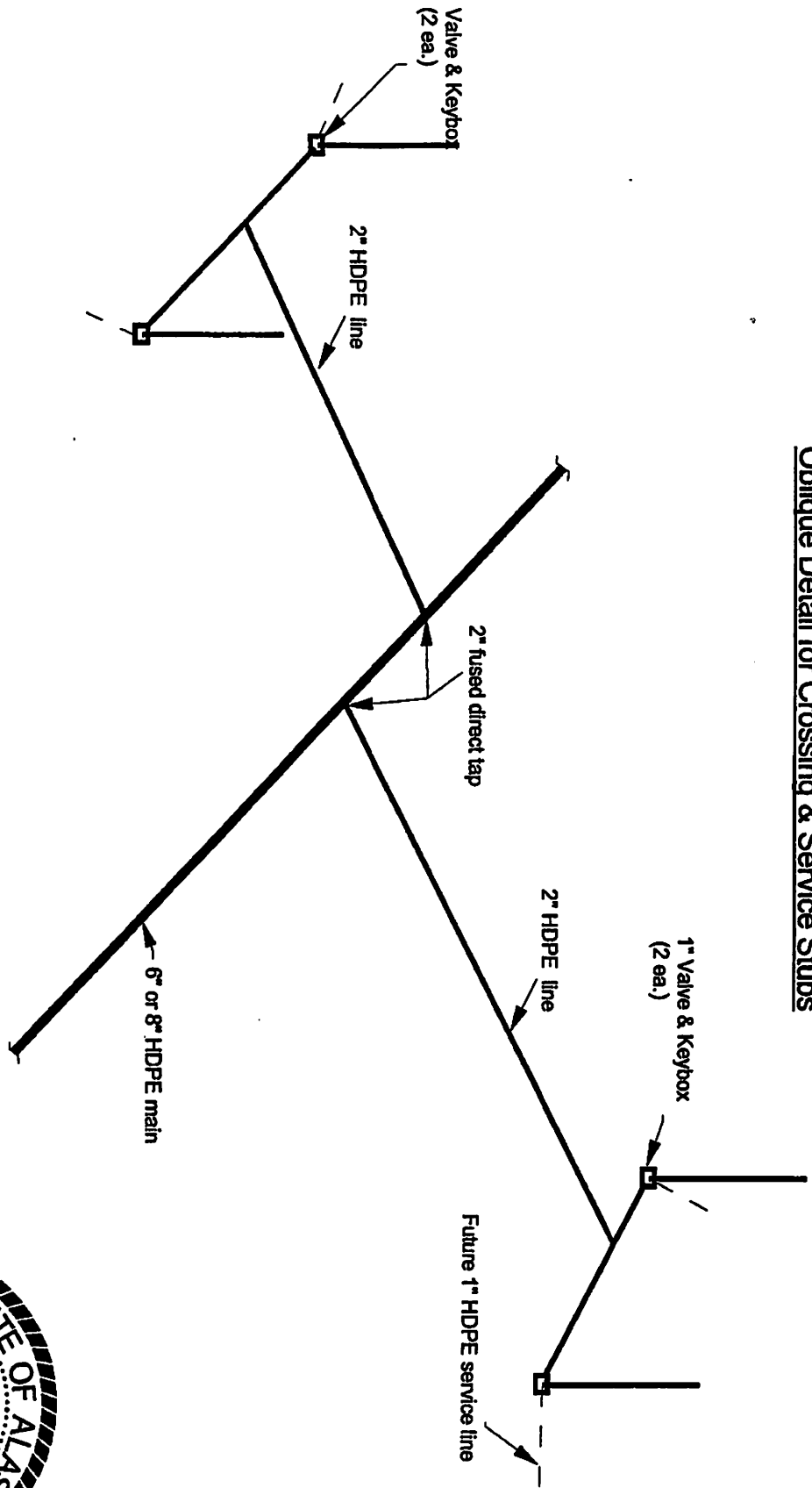
8/08/23

no scale

Trench Configuration



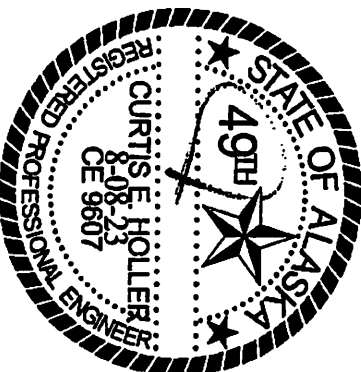
Oblique Detail for Crossing & Service Stubs



HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

Settlers Bay South Subdivision
Community Public Water System - Concept

Job # 20133 8-08-23 no scale



STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER

Preliminary Decision
Petitioner: Olympic Investments, Inc.
Section Line Easement Vacation
EV 3-362

RECEIVED
JUL 28 2023
PLATTING

Petitioned Action:

The proposed action consists of vacating the 33-foot section-line easement (SLE) along the east boundary of the E½NE¼ of Section 4, T16N, R2W, S.M. AK, as depicted on Attachment A.

The easement vacation reasons cited by the applicant:

- “The 33’ S.L.E. would significantly encumber the ½ acre lots on the west side of the Section Line. The 33’ S.L.E. on the east side of the section line was vacated by the plat of Settlers Bay Subdivision #2.”

The previous SLE vacation within Settler’s Bay Subdivision No. 2 was serialized by our office as Easement Vacation (EV) 2-18 (Plat 76-4, Palmer Recording District).

Legal Authority:

AS 38.05.035, AS 38.05.945, 11 AAC 51.065, 11 AAC 51.025, 11 AAC 51.100, AS 19.10.010 and AS 19.30.410.

The Department of Natural Resources (DNR) and the Department of Transportation & Public Facilities (DOTPF) have concurrent authority for approving the vacation of SLEs.

Administrative Record:

The DNR Survey Case File EV-3-362 constitutes the administrative record used for the basis of this decision.

Borough:

The proposed action is located within the Matanuska-Susitna Borough (MSB).

State Easement Interest:

33-foot wide RS 2477 section-line easement exists within the subject properties pursuant to Chapter 19, SLA 1923. (See Discussion 1).

Underlying Interest:

The petitioner owns the estate underlying the section line easement proposed to be vacated.

Alternate Route:

The proposed alternate route is an extension of the constructed 60-foot wide W. Borigo Drive right-of-way extending northerly and easterly to connect in to the unconstructed 50-foot wide W.

EXHIBIT D - (

Preliminary Decision, EV-3-362

Ohlson Drive right-of-way. The constructed 80-foot wide Settlers Bay Drive & constructed 50-foot wide S. Calista Drive rights-of-way provide legal access from the S. Knick Goose Bay Road to said rights-of-way. These existing ROWs were dedicated to the public by the plat of Settlers Bay Subdivision No. 2 (Plat 75-59, revised and recorded as Plat 77-17, Palmer Recording District). The proposed alternate route will be constructed in accordance with the MSB road standards.

Land Management Policies:

1) Pursuant to 11 AAC 51.065, before any vacation, modification, or relocation of a public easement, the petitioner must demonstrate to the satisfaction of the department that equal or better access is available. Equal or better access must be access that is:

- protected by an easement of record that is adequately wide for the purpose; if the easement of record is new, the petitioner must arrange for a note in the vacation document to be recorded that identifies the new easement as a replacement for the vacated easement; and,
- at least equally usable, considering length, type of terrain, and level of improvement, as the easement to be vacated; if development or improvement is needed to make the replacement easement at least equally usable, the petitioner must arrange for the development or improvement to be completed before the vacation takes effect.
- the Department will determine if the vacation is in the State's best interest.

Public Use Patterns:

A field inspection was conducted on Monday August 29, 2022. The SLE is unconstructed as of the date of the field inspection. There does not appear to be any pedestrian or ATV/recreational use of the section line easement area proposed to be vacated. Upon inspection of the surrounding roads: W. Ohlson Drive, W. Borigo Drive, S. Calista Drive, and S. Settlers Bay Drive are in excellent condition. These portions of the alternate routes, which are already constructed, will allow access to this proposed subdivision.

Practicality of Use:

The current state of the SLE proposed to be vacated is unconstructed. The proposed alternate route will be developed on terrain that is similar in grade to the area proposed for vacation.

Agency Review:

Initial Agency review of the proposed action began on February 1, 2023, and concluded March 8, 2023. Agencies notified included Department of Transportation & Public Facilities (DOT&PF) Central Region, Alaska Department of Fish and Game (ADFG), DNR Division of Mining, Land and Water – South Central Regional Office (SCRO), Alaska Mental Health Trust Land Office (MHTLO) and DNR Division of Parks and Outdoor Recreation (DPOR).

Agency Comments:

1. No comments or objections were received from the agencies listed above. All submitted comments of non-objection regarding this easement vacation.
2. No other comments or objections on the proposed action were received.

Discussion:

1. Determination of the existence of the Section-Line Easement:

- a. The U.S. Rectangular Survey Plat for Township 16 North, Range 2 West, Seward Meridian, Alaska was approved by the General Land Office on November 23, 1914.

Preliminary Decision, EV-3-362

- b. The subject lands within the N½NE¼ (AKA 012578) and the SE¼NE¼ (AKA 014392) of Section 4, T16N, R2W, SM, AK were conveyed into private ownership by Federal Patent 1128321. The dates of entry, according to the Abstracts for BLM case file AKA 012578 and AKA 014392, were September 14, 1948 and July 13, 1949, respectively.
- c. According to the BLM Historical Index, research verified that the subject lands were unreserved & unappropriated on April 6, 1923:
 - i. Federal Documents Researched:
 1. The Act of Congress dated March 4, 1915, **is not applicable** to Section 4. It reserved all Fractional Section 16 for school purposes.
 2. Executive Order (EO) No. 2217, issued on June 22, 1915, titled "Alaska Timber Reserve No. 1" **is not applicable**; it reserved only the timber within five miles of the shore (the mean high water line) of Knik Arm. The subject lands lie within this area; however, the EO states in part "Provided, that said timber reservation shall not prevent the location, settlement, or entry under the public lands laws...."
 3. There are no other reservations impacting the subject area.
 - d. **For surveyed federal land that was unappropriated and unreserved at anytime on or after April 6, 1923 through January 17, 1949, the width identified in Ch. 19, SLA 1923 for any section-line easement is 33-feet (11 AAC 51.025, Editor's Note #2).**
2. Pursuant to AS 19.30.410 and 11 AAC 51.065(g) the proposed alternate access is reasonably comparable, it is equal to or better and meets the requirements for vacation of a portion of the section-line easement. The proposed alternate route is at least equally useable, considering length, type of terrain, and level of improvement.
3. As a condition of MSB final approval, the proposed alternate route described above is required to be constructed prior to final approval of the proposed Settlers Bay South Subdivision plat.
4. Pursuant to 11 AAC 51.065(e)(1), the Department will give consideration to the recommendations of the MSB Platting Board regarding this action when a copy of the Approved Minutes is received at DNR.

Approval of the proposed action is contingent upon the following conditions:

1. Pursuant to AS 38.05.945, a Public Notice must be completed. The Department of Natural Resources may modify the decision after analyzing public comments. The advertising cost for Public Notice is at the expense of the applicant.
2. Comply with MSB's conditions of approval unless waived by the Director, DMLW.
3. A final plat (owner signed / surveyor sealed Mylar) must be submitted to DNR within two years from the date of approval of the Final Finding & Decision unless extended by DMLW, Survey Section.
4. Submittal of a Certificate to Plat, current within 90-days, with the final plat.

Recommendation:

Based on our findings, the applicant meets DNR's requirements to vacate the subject section-line easement. The proposed vacation may be in the State's best interest. Therefore, the Division of

Preliminary Decision, EV-3-362

Mining, Land and Water, Survey Section recommends approval of this action and may proceed with adjudication and public notice in accordance with AS 38.05.945.

Prepared by:

Victoria Braun

Victoria Braun
Adjudicator

4/21/23

Date

Approved by:

Gwen M. Gervelis

Gwen M. Gervelis, PLS
Chief, Survey Section

4/21/2023

Date

Preliminary Decision, EV-3-362

PUBLIC NOTICE:

**Notice of Preliminary Decision
Section Line Easement Vacation
EV-3-362**

Per AS 19.30.410 and AS 11 AAC 51.065, the Department of Natural Resources, Division of Mining, Land and Water has issued a Preliminary Decision (PD) giving contingent approval to a petition proposing to vacate a 33-foot section line easement within the E1/2NE1/4 of Section 4, T16N, R2W, S.M. AK.

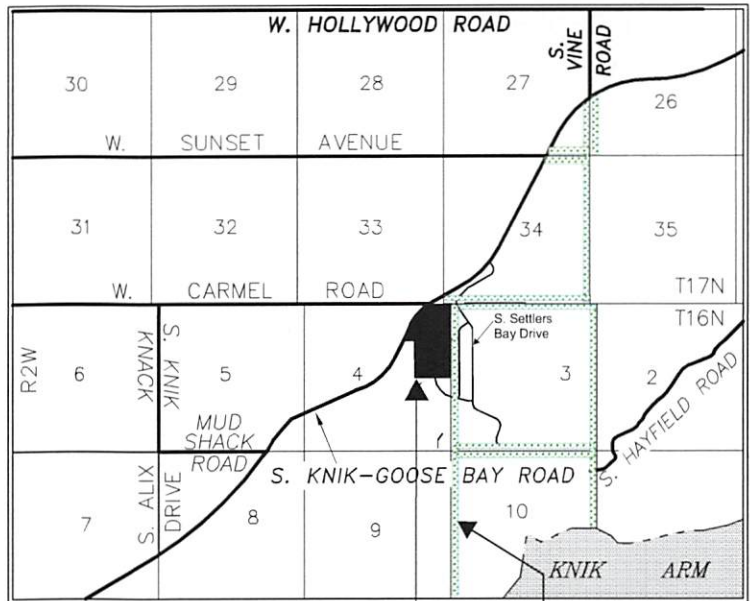
The public is invited to comment on the PD. Copies are attached to this notice and are available from DMLW, 550 W. 7th Avenue, Suite 650, Anchorage, AK 99501-3576 or <https://aws.state.ak.us/OnlinePublicNotices/Login.aspx>. All comments must be received in writing at DMLW on or before May 22, 2023. **To be eligible to appeal, one must respond in writing during the comment period.** If public comment analysis indicates the need for significant changes to the PD, additional public notice will be given. If no meaningful change is required, the PD, including any minor changes, will be issued as a Final Decision (FD). To obtain PD/FD copy, reference case number EV-3-362; include date, your email and mailing address and telephone number. If you have any questions, contact DNR, Victoria Braun, (907) 375-7733 or victoria.braun@alaska.gov.


DMLW reserves the right to waive technical defects in this publication.

Those with audio impairments may call Anchorage DNR Public Information Center, 10-5, M-F, TDD#269-8411.


EV 3-362 Attachment A

Section 4, T16N, R2W
Seward Meridian, Alaska



 33' Section Line Easement proposed to be vacated

Subject Parcel

 Section Line Easement Previously Vacated EV 2-18

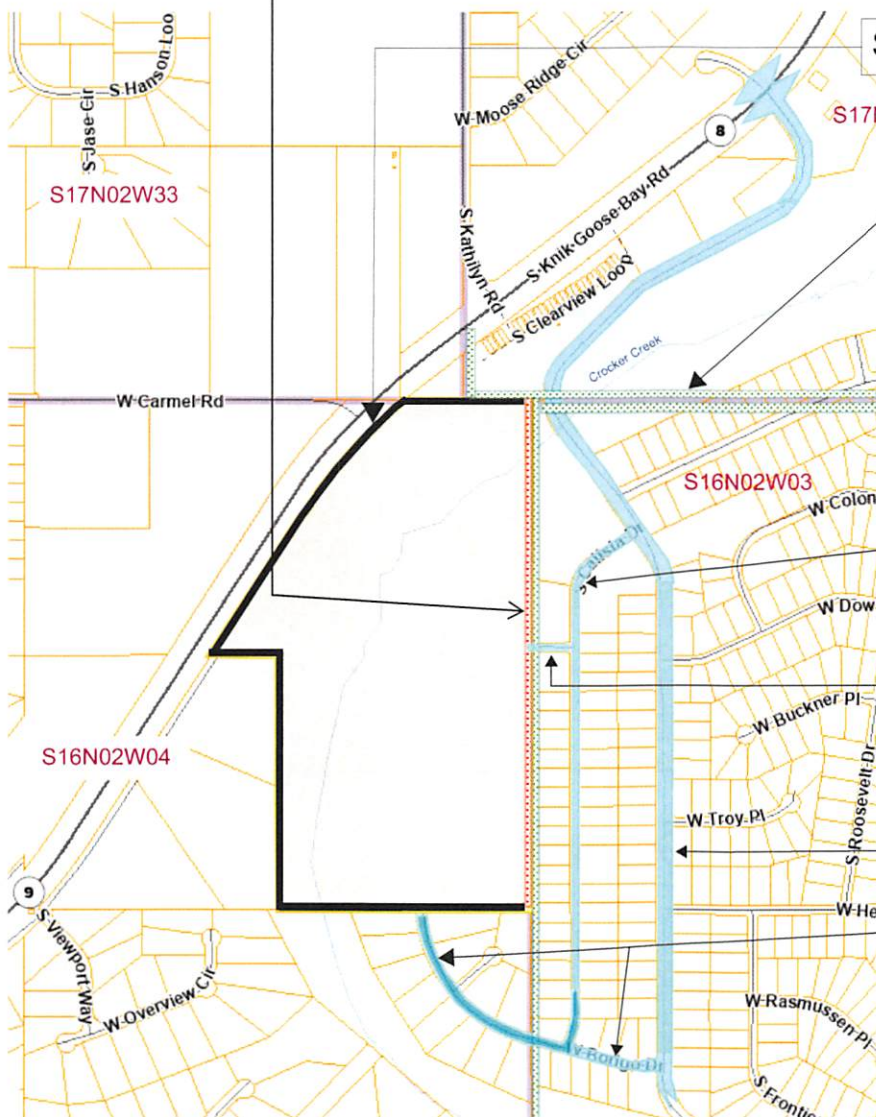
 Alternate Route

S. Calista Drive

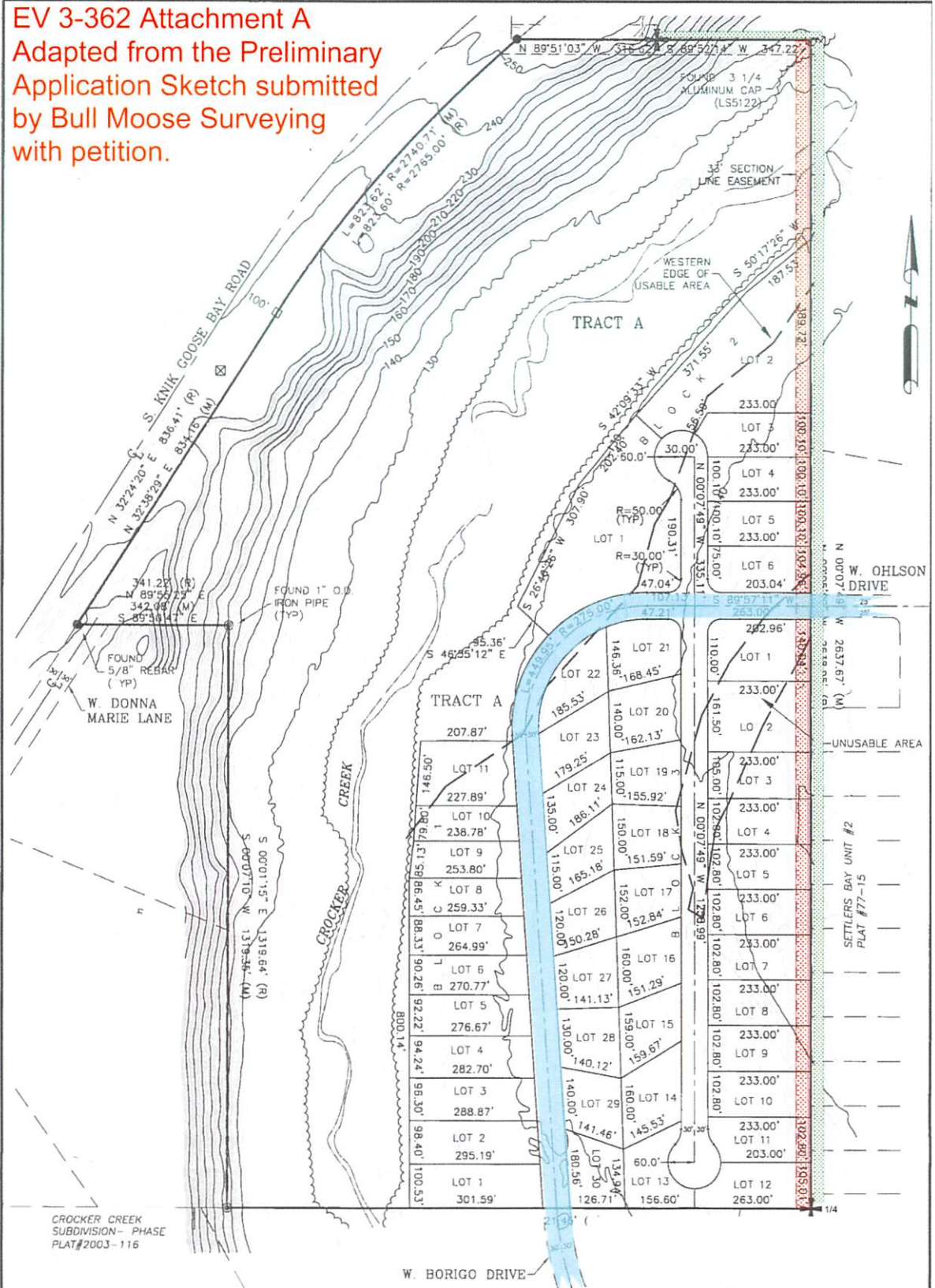
W. Ohlson Drive

S. Settlers Bay Drive

W. Borigo Drive



EV 3-362 Attachment A
Adapted from the Preliminary
Application Sketch submitted
by Bull Moose Surveying
with petition.



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: Parcel #3, M.S.B Waiver 2000-80 PWM
Recorded in Book 1072, Page 630, P.R.D.

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, Carl Jerue the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. 140 of the Borough Code in order to allow:
physical access for purposes of subdividing subject parcel.

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

**APPLICANT
OR
OWNER**

Name: Carl Jerue, Agent for Olympic Inv. Email: avant:172@gmail.com
Mailing Address: PO Box 873088 Wasilla Zip: 99687
Signature: [Signature] Phone: 907-376-3330

SURVEYOR

Name (FIRM): Bull Moose Surveying, LLC Email: ellery@bullmoose...
Mailing Address: 200 Hygrade Lane Wasilla Zip: 99654
Contact Person: Ellery Gibbs Phone: 907-841-5985

Bull Moose Surveying, LLC.

Tim & Sarah Carmen, Owners

Owen T. Dicks, P.L.S.

200 Hygrade Lane

Wasilla, Alaska 99654

Phone: 907.357.6957 Fax: 907.357.6977

Email: office@bullmoosesurveying.com



RECEIVED
SEP 22 2023
PLATTING

SETTLERS BAY SOUTH VARIANCE REQUEST

Date: September 21, 2023

To: Fred Wagner, PLS - Platting Officer

Subject: Request of Variance from MSB 43.20.140 for Settlers Bay South Subdivision, per MSB 43.15.075

Bull Moose Surveying and Olympic Investments are asking the Matanuska-Susitna Borough Platting Board to grant a variance from MSB 43.20.140 Physical Access for this subdivision.

Request for variance discussion per MSB 43.15.075 is as follows:

MSB 43.15.075(A)(1): S. Calista Drive in Settlers Bay Subdivision, Unit No. 2 was dedicated and built in 1975 under different Subdivision Construction standards that do not meet current standards. The road itself is built to Residential Subcollector standards with a pavement width of at least 20ft and total width with gravel shoulders greater than 24ft and a current posted speed of 25 MPH. The problem is the dedicated centerline curve between Tracts B-2 & G has a 200ft radius, smaller than the 350ft (or 275ft with DPW approval) required in the 2022 Mat-Su Borough Subdivision Construction Manual (SCM). Granting this variance will not change current public or emergency access and so won't be detrimental or injurious since the road is already built to Residential Subcollector standards except for the centerline radius.

MSB 43.15.075(A)(2): All curves in Settlers Bay Subdivision are below the standards required by the current Subdivision Construction Manual and so any developments attaching to Settlers Bay will require a physical access variance due to atypical conditions.

MSB 43.15.075(A)(3): This is a special case due to the age of surrounding development in Settlers Bay Subdivision and would result in undue substantial hardship to the owner of the property to try and remedy the substandard curve radius on S. Calista Drive if the strict application of MSB 43.20 is maintained.

Respectfully,

Owen T. Dicks, P.L.S.



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

October 17, 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 no comments:

- **Parcel #2, Waiver Resolution #83-130-PWm, Simmons, Delroy Road**
- **Stringfield Subdivision Plat #2020-96, WA 08 MSB Land Management, Stringfield Road and Trunk Road**

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

- **Plat #66-4 Tract 1A, South Big Lake Alaska Subdivision, Big Lake Road (revised)**
 - No objection to the vacation of 50' public use easement.
- **PA 03 Rumfelt Lavender Survey for Ken Peltier, Glenn Highway**
 - No objection to the proposed lot division.
 - Please add as plat note: "No direct access to the Glenn Highway will be given to the 10-acre lot. 10-acre lot required to take access from E Street."
 - Subsequent development of either lot may require an approach road.
 - Please contact the Bureau of Land Management (BLM) for driveway permit onto E Street as E Street is a BLM facility.
- **Plat #-82-89 Ancient Tree Estates, WA 10 Doss, Bogard Road**
 - No objection to section line easement vacation.
 - DOT&PF requires remaining 86 feet of SLE adjacent to Bogard Road be noted on plat.

- DOT&PF recommends relocating driveway to remaining section line easement.
- Reminder that Plat note #7 still stands.
- Please be advised that left turn access from Bogard Road into and out of applicants' property will be eliminated with Seward-Meridian Extension project improvements to the Bogard and Seward-Meridian intersection. This driveway access will then become right in and right out only.
- **Waiver Resolution #96-3, PA 06 Windy Mountain Acres, Clark Wolverine Road**
 - One driveway per lot will be permitted. Please apply for driveway permits through DOT&PF's Right of Way section. Driveway permits can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - DOT&PF requests a ROW dedication that is half the width of Clark Wolverine Road into the centerline.
 - DOT&PF requests consolidated utility services in one common alignment.
- **Plat #2017-20, Kuang Global, Palmer-Wasilla Highway and Parks Highway**
 - DOT&PF recommends dedication of Horvath Dr and Steam Commons Avenue.
 - DOT&PF recommends MSB evaluate potential upgrades needed on Roberts Street due to commercial development and local road connectivity in this area.
- **MSB Waiver 83-36-PWM (83-63w) and Two Few Acres Plat No. 89-1, SU14 HLS-Overby, Jonesville Mine Road**
 - No objection to the proposed lot re-division.
 - Lots 2 & 3 required to continue to take access through Doo Dah Avenue. No direct access to Jonesville Mine Road will be granted.
 - Lot 1 will be permitted one access to Jonesville Mine Road.
 - Subsequent development of all lots will require continued use of existing access.
- **Waiver Resolution #200-80PWm, Settlers Bay South Subdivision, Knik-Goose Bay Road**
 - No objection to the proposed plat.
 - Please add as plat note: "No direct access will be given from Tract A to Knik-Goose Bay Road. Tract A must take access from Donna Marie Lane."
 - No objection to the vacation of the section line easement.
 - No objection to variance.
- **MSB Waiver Resolution #84-65-PWm, #85-32-PWm, #91-17-PWm, #91-24-PWm; AR 08 HLS for Chuck Gerwig, Victory Road**
 - No objection to redrawn lot lines.
 - DOT&PF requests all lots dedicate right of way along Victory Road and Glenn Highway.
 - DOT&PF requests right of way across Lot 5 be shown or dedicated. Please see attached documents for reference. Questions regarding Lot 5 right of way can be directed to Krysta Gard at krysta.gard@alaska.gov or (907) 269-0676.
 - Please add as plat note: "No direct access to the Glenn Highway will be permitted for Lots 2, 3 & 4. Access must be taken from Victory Road. Subsequent subdivision of these lots will require continued access through Victory Road."

- Please add as plat note: “DOT&PF will permit one singular access onto the Glenn Highway for Lot 1. Subsequent development of Lot 1 will require continued use of this existing access.”
- MSB pre-application packet indicates that petitioners will need to upgrade Victory Road to borough standards. Victory Road is a DOT&PF facility that currently has a project in design for improvements along this corridor. Petitioners not required to upgrade.
- **WC 11 Pilch-Cottrell, Willow-Fishhook Road**
 - No objection to proposed lot division.
 - DOT&PF requests clarification of ownership of existing road between Willow-Fishhook and Locke Lane that currently serves as a driveway or access road for multiple lots in the vicinity.
 - DOT&PF requires dedication of existing road and to establish and maintain it as an approach road or shared access easement shown on plat. Approach Roads can be applied for at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF’s ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - DOT&PF will permit one shared access or road onto Willow-Fishhook Road for use by both lots. No additional access will be permitted.
 - Subsequent subdivision of both lots will require continued use of shared access or road.
 - DOT&PF requests the Mat-Su Borough clarify line mapping source for right of way in this area, as per DOT&PF records, MSB GIS in this area is incorrect.
- **WI 09 Pilch-Pierce, Willow-Fishhook Road**
 - DOT&PF requests consolidated access to Willow-Fishhook Road for all four lots, with internal circulation, in consideration of reducing future conflict points along Willow-Fishhook Road.
 - DOT&PF will allow one singular utility crossing of Willow-Fishhook Road. Please plan accordingly and dedicate a utility easement.

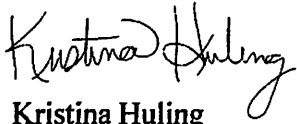
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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.

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: 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
Orion LeCroy, Acting Traffic & Safety Engineer, DOT&PF

Matthew Goddard

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Thursday, October 12, 2023 10:36 AM
To: Matthew Goddard
Cc: Carter, Marla M (DFG); Myers, Sarah E E (DFG)
Subject: RE: RFC Settlers Bay South Updated

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

Hi Matthew,

Alaska Department of Fish and Game (ADF&G) has reviewed the proposed Settlers Bay South Subdivision. The proposed subdivision would create 53 lots and one tract containing approximately 76.66 acres. The proposed subdivision is located west of Cottonwood Creek and southeast of Knik-Goose Bay Rd (SM T16N R02W SEC 04).

ADF&G has no objections to the proposed subdivision with the following comment:

The property to be subdivided includes a portion of Crocker Creek that is catalogued as an anadromous water body but appears to be entirely encompassed in Tract A. At this time I do not expect any fish habitat permits to be required unless there is construction that takes place in Tract A which includes the modification to the bed or banks of Crocker Creek, equipment crossing, or a water withdrawal. The developer is welcome to contact the Habitat Section Office at (907)861-3200, email to dfg.hab.infopaq@alaska.gov, or at our office at: ADFG Habitat Section, 1801 S Margaret Drive Suite 6, Palmer, AK 99645.

Thank you for the opportunity to review and comment on this application.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>

Sent: Monday, September 25, 2023 2:31 PM

To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Walker, James H (DNR) <james.walker2@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; jeffrey.anderson <jeffrey.anderson@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; dglsaviatn@aol.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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@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.

Matthew Goddard

From: Daniel Dahms
Sent: Wednesday, September 27, 2023 12:00 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Settlers Bay South Updated

Matthew,

Useable area as defined by 43.20.281 (A)(1)(a)(v) as "that area which is outside of utility or other easements that would affect the use of the areas for onsite septic installation." As previously commented, in order for the utility easement on Lot 2, Block 2 to be counted towards the total usable area of the lot, the applicant will need to submit a letter of non-objection from all utilities (Enstar, GCI, MEA, MTA) within the area stating that the utility easement could be used as septic area. Alternatively construct a fill pad on this lot to meet usable area requirements.

AKDOT has requested an update to the existing TIA for Settler's Bay Drive. Obtain existing TIA from AKDOT. Update traffic count numbers and submit a new TIA to PD&E reflecting changes to the traffic patterns due to the proposed subdivision development.

In support of the variance to geometrical standards, install advanced warning signs prior to the intersection of Calistra and Settler's Bay Drive. Type of sign and location to be reviewed and approved by PD&E at the preconstruction conference.

As previously commented, extend drainage easements on Lots 1 and 2, Block 1 so that they reach to the back lot line to the west.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, September 25, 2023 2:31 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; dnr.scro@alaska.gov; james.walker2@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; dglsaviatn@aol.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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC Settlers Bay South Updated

Matthew Goddard

From: Daniel Dahms
Sent: Wednesday, September 6, 2023 11:43 AM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Settlers Bay South

Matthew,

An additional comment to add:
PD&E does not object to the section line easement vacation.

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

From: Daniel Dahms
Sent: Wednesday, September 6, 2023 11:42 AM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: RFC Settlers Bay South

Matthew,

Lot 4, Block 2 and Lot 34, Block 3 are not mentioned in the usable area report. Please revise to include. In order for the utility easement on Lot 2, Block 2 to be counted towards the total usable area of the lot, the applicant will need to submit a letter of non-objection from all utilities (enstar, GCI, MEA, MTA) within the area stating that the utility easement could be used as septic area. Alternatively construct a fill pad on this lot to meet usable area requirements.

Calistra drive will need to be certified to residential subcollector. Existing centerline radius of the corner going around Tract G is 200'. Per 2022 SCM Table A-1, the minimum allowed radius is 275' with DPW approval. Applicant will need to obtain a variance to physical access requirements.

Existing Cul-De-Sac on Borigo Drive will need to be reclaimed just prior to the end of the warranty of the extension.

PD&E recommends drainage easements on Lots 1 and 2, Block 1 be extended so that they reach to the back lot line to the west.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, August 16, 2023 4:16 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; dnr.scro@alaska.gov; james.walker2@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan

Matthew Goddard

From: Permit Center
Sent: Monday, September 25, 2023 4:23 PM
To: Matthew Goddard
Subject: RE: RFC Settlers Bay South Updated

No comments

Thank you,

Jennifer Monnin, CFM
Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matsugov.us
907-861-7822

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, September 25, 2023 2:31 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; dnr.scro@alaska.gov; james.walker2@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; dglsaviatn@aol.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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC Settlers Bay South Updated

Hello,

The following link is an updated Request for Comments on the proposed Settlers Bay South subdivision.

The request now contains a variance application and an update to the soils report.

Please ensure all comments have been submitted by October 13, 2023 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Settlers Bay South](#)

Thank you,



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.

SETTLERS BAY SOUTH
(MSB Case #2023-094/095)

If you have any questions, please feel free to contact me at (907) 334-7911 or by email at sterling.lopez@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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, September 6, 2023 5:06 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Settlers Bay South
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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, August 16, 2023 4:16 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; dnr.scro@alaska.gov; james.walker2@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; dglsaviatn@aol.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC Settlers Bay South

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

Hello,

The following link is a Request for Comments on the proposed Settlers Bay South subdivision.

Please ensure all comments have been submitted by September 6, 2023 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Settlers Bay South](#)

Feel free to contact me if you have any questions.

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, September 25, 2023 4:12 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Settlers Bay South Updated
Attachments: RE: RFC Settlers Bay South

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

Matthew,

This request was processed, and I have attached the email response for your records. I see no new modifications with this submittal so I will treat it as a duplicate submittal. Let me know if you want me to stamp this again.

Thanks,

MIREYA ARMESTO

GCI | Technician III, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, September 25, 2023 2:31 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; dnr.scro@alaska.gov; james.walker2@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; dglsaviatn@aol.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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC Settlers Bay South Updated

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

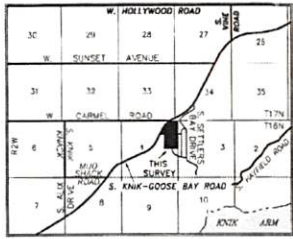
Hello,

The following link is an updated Request for Comments on the proposed Settlers Bay South subdivision.

The request now contains a variance application and an update to the soils report.

Please ensure all comments have been submitted by October 13, 2023 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Settlers Bay South](#)



CERTIFICATE OF OWNERSHIP AND 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 AND DELICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSITNA BROUUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CAROL Z. JOHNSON, GENERAL PARTNER DATE
OLYMPIC INVESTMENTS, LLC
P.O. BOX 873088
WASILLA, ALASKA 99687

NOTARY ACKNOWLEDGEMENT

THIS _____ DAY OF _____
FOR CAROL Z. JOHNSON

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

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

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: PLATTING CLERK

ATTEST: PLATTING CLERK

APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN Mireya Armesto DATE 09/06/2023
GCI ENGINEERING & DESIGN

RECEIVED
JUL 28 2023
PLATTING

Agenda Copy

PRELIMINARY

A PLAT OF
SETTLERS BAY SOUTH
A REGULATION OF

A REPLAY OF:
 PARCEL #3
 WAIVER RESOLUTION SERIAL NO.
 2000-80PWm
 RECORDED IN BOOK 1072, PAGE 63
 RECORDED DATE JUNE 9, 2000

LOCATED WITHIN:
SECTION 4, T16N R2W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 76.66 ACRES MORE OR LESS

BULL MOOSE SURVEYING
ROBERT S. HOFFMAN P.L.S.
100 HYDRANT LANE
OFFICE: (907) 351-1111
Mobile: 907-351-1111

EXHIBIT J-4

Matthew Goddard

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Thursday, September 28, 2023 11:53 AM
To: Matthew Goddard
Subject: RE: RFC Settlers Bay South Updated

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

Hi Matthew,

MTA has reviewed Settlers Bay South and have not comments to add.

Thanks for reaching out-

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | www.mtasolutions.com



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, September 25, 2023 2:31 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; dnr.scro@alaska.gov; james.walker2@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; dglsaviatn@aol.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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC Settlers Bay South Updated

Hello,

The following link is an updated Request for Comments on the proposed Settlers Bay South subdivision.
The request now contains a variance application and an update to the soils report.

Matthew Goddard

From: Annisa Christensen <akdragonlady44@gmail.com>
Sent: Monday, October 16, 2023 10:47 AM
To: MSB Platting
Subject: Response to Olympic Investments Inc

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

My name is Annisa Christensen and I received notification in the mail that Olympic Investments is wanting to add 53 lots and 1 tract from Parcel#3 behind my house. I live on Calista Dr., and built my home 20 years ago. The main reason I bought my lot was because of the woods behind my house. I was told no one would be allowed to build behind me, giving us privacy in our backyard as well as a beautiful view. I strongly oppose this request to add 53 lots. Not only will this affect our privacy and view, it will affect my property value when I go to sell my home. I am asking the borough to deny this request not just on my behalf, but on the behalf of all homeowners on Calista Dr. as well as Borigo Dr.

Thank You,
Annisa Christensen

Matthew Goddard

From: Anne Marie Crane <annemarchandcrane@gmail.com>
Sent: Monday, October 16, 2023 11:32 AM
To: MSB Platting
Subject: Settlers Bay South Petition

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

Dear Platting,

My name is Anne Marie Crane. I live on Calista Drive. My house abutts the woods. The same woods where a petition by Olympic Investment Inc for 53 houses is before you. I can't attend the meeting on November 02 2023, due to health reasons. However, I would like my objections heard. I bought my home in 2014. One of the things that drew me to it was the privacy and view of the woods. I would not have purchased my home if there were houses behind it. The natural beauty and privacy won me over. I am also concerned that the build will affect the value of my home. Please take my objections into consideration when making your decision as well as the privacy of every homeowner on Calista and Borgio who will be affected by the proposed subdivision.

Regards,
Anne Marie Crane

7A

Matanuska-Susitna Borough
PLATTING BOARD

MEETING SCHEDULE FOR 2024

Date Approved: _____

Platting Board meetings are held on the First and Third Thursdays of each month at 1:00 P.M. In the Assembly Chambers of the Dorothy Swanda Jones Building, 350 E. Dahlia Ave. Palmer, AK.

All items submitted to the Platting board require a public hearing and appropriate fees.

MEETING DATE

February 1, 2024
February 15, 2024
March 7, 2024
March 21, 2024
April 4, 2024
April 18, 2024
May 2, 2024
May 16, 2024
June 6, 2024
June 20, 2024
July 3, 2024 * Wednesday
July 18, 2024
August 1, 2024
August 15, 2024
September 5, 2024
September 19, 2024
October 3, 2024
October 17, 2024
November 7, 2024
November 21, 2024
December 5, 2024
December 19, 2024
January 2, 2025
January 16, 2025