

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Theresa Taranto



PLATTING TECHNICIANS
Amy Otto-Buchanan
Matthew Goddard
Chris Curlin

PLATTING ASSISTANT
Kayla Kinneen

ABBREVIATED PLAT AGENDA

CONFERENCE ROOM 110
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

November 8, 2023

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **MORGAN ACRES:** The request is to create two lots from Tax Parcel B7 (Parcel #2, MSB Waiver 83-40-PWm, recorded as 83-67w) to be known as **Morgan Acres**, containing 9.07 acres +/- . Parcel is located west of W. Parks Highway, south of W. Delroy Avenue and east of N. Wild Rose Drive (Tax ID# 17N03W02B007); lying within Section 02, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and Assembly District #7. (Petitioner/Owner: Thomas M. & Ronda M. Smith, Staff: Amy Otto-Buchanan, Case #2023-122)
- B. **CAULKINS RSB LOT 1:** The request is to create two lots from Lot 1, Caulkins Subdivision, Plat No. 93-95 to be known as **LOTS 1A & 1B**, containing 1.972 acres +/- . The property is located south of the City of Palmer, west of the Matanuska River, and North of E. Outer Springer Loop (Tax ID # 4169000L001); within the SW 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: Kevin Nelson, Staff: Matthew Goddard, Case #2023-115)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **November 8, 2023**, in **CONFERENCE ROOM 110** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

ЗА

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 8, 2023

ABBREVIATED PLAT: MORGAN ACRES

LEGAL DESCRIPTION: SEC 02, T17N, R03W, SEWARD MERIDIAN AK

PETITIONERS: THOMAS M. & RONDA M. SMITH

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING LLC/HOLLER ENGINEERING

ACRES: 9.07± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-122

REQUEST: The request is to create two lots from Tax Parcel B7 (Parcel #2, MSB Waiver 83-40-PWm, recorded as 83-67w) to be known as **MORGAN ACRES**, containing 9.07 acres +/- . Parcel is located west of W. Parks Highway, south of W. Delroy Avenue and east of N. Wild Rose Drive; lying within Section 02, Township 17 North, Range 03 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
As-Built

EXHIBIT A – 4 pgs
EXHIBIT B – 7 pgs
EXHIBIT C – 1 pg

AGENCY COMMENTS

Department of Public Works Pre-Design Division
Development Services
Utilities

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

DISCUSSION: This platting action is creating two lots from Tax Parcel D7. Both lots have frontage on W. Delroy Road; street is maintained by City of Houston.

Soils Report: (**Exhibit B**) A soils report was submitted, pursuant to MSB 43.20.281(A)(1). Curt Holler, PE, Holler Engineering, notes soils evaluation including logging two new testholes, review of on-lot and adjacent existing soils information, review of provided topography information, review of aerial imagery and other observations on site. Testhole location map, testhole logs and sieve analysis results are attached. The majority of the parcel contains shallowly sloped benched terrain with a few intermittent defined ridges. The majority of the terrain slopes predominately to the south or southeast. Some steep slopes over 25% were noted and delineated on the attached map. Total elevation differential is approximately 54'. Parent parcel contains two minor cleared areas with related driveways and leveled areas for future building pads. Remainder is in an apparent native or near native state. Existing vegetation is primarily young to mature growth willow, cottonwood and birch with some small portions of spruce. Areas between the trees are dominated by thick stands of young growth foliage with tall grasses and shrubbery. Testholes dug on 08/30/2023 show a thick organic mat over a thick layer of silty loess topsoils which extend to 3'. Receiving

soils were typically silty sands and gravels to sand and gravels with a moderate silt content. Testholes were excavated to 16'. Sieve analysis returned gradation results of 32% and 37% silt content and a low estimated plasticity index. No groundwater was encountered. Some areas are expected to have relatively shallow groundwater, as estimated on the attached map. Based on the available soils and water table information, topography, MSB Title 43 and observations on site, the proposed new lots will each contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. General existing drainage patterns are shown on the attached map.

Comments: Department of Public Works Pre-Design Division (**Exhibit D**) suggests petitioner coordinate with City of Houston for access onto W. Delroy Road. Development Services (**Exhibit E**) has no comments.

Utilities: (**Exhibit F**) Enstar has no comments or recommendations. MTA requests the MEA easement noted to be overlapped with a platted T& E easement. *Staff notes easements cannot be granted on an abbreviated plat. If petitioner chooses to grant the MTA request, it can be done by document and recorded information may then be shown on final plat.* MEA and GCI did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; City of Houston; MSB Emergency Services, Community Development, Planning or Assessments; MEA or GCI.

CONCLUSION: The preliminary plat of **MORGAN ACRES** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

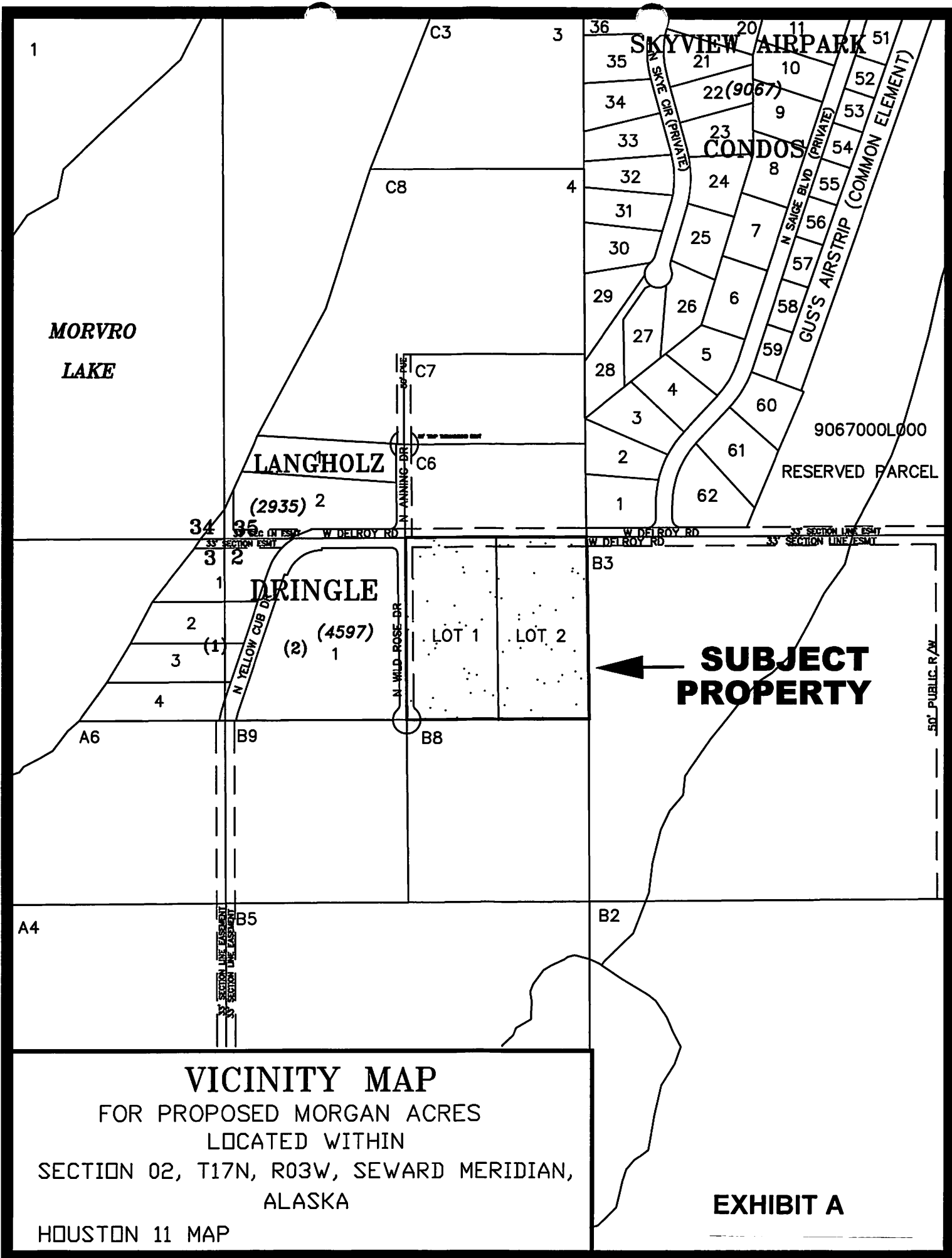
FINDINGS OF FACT

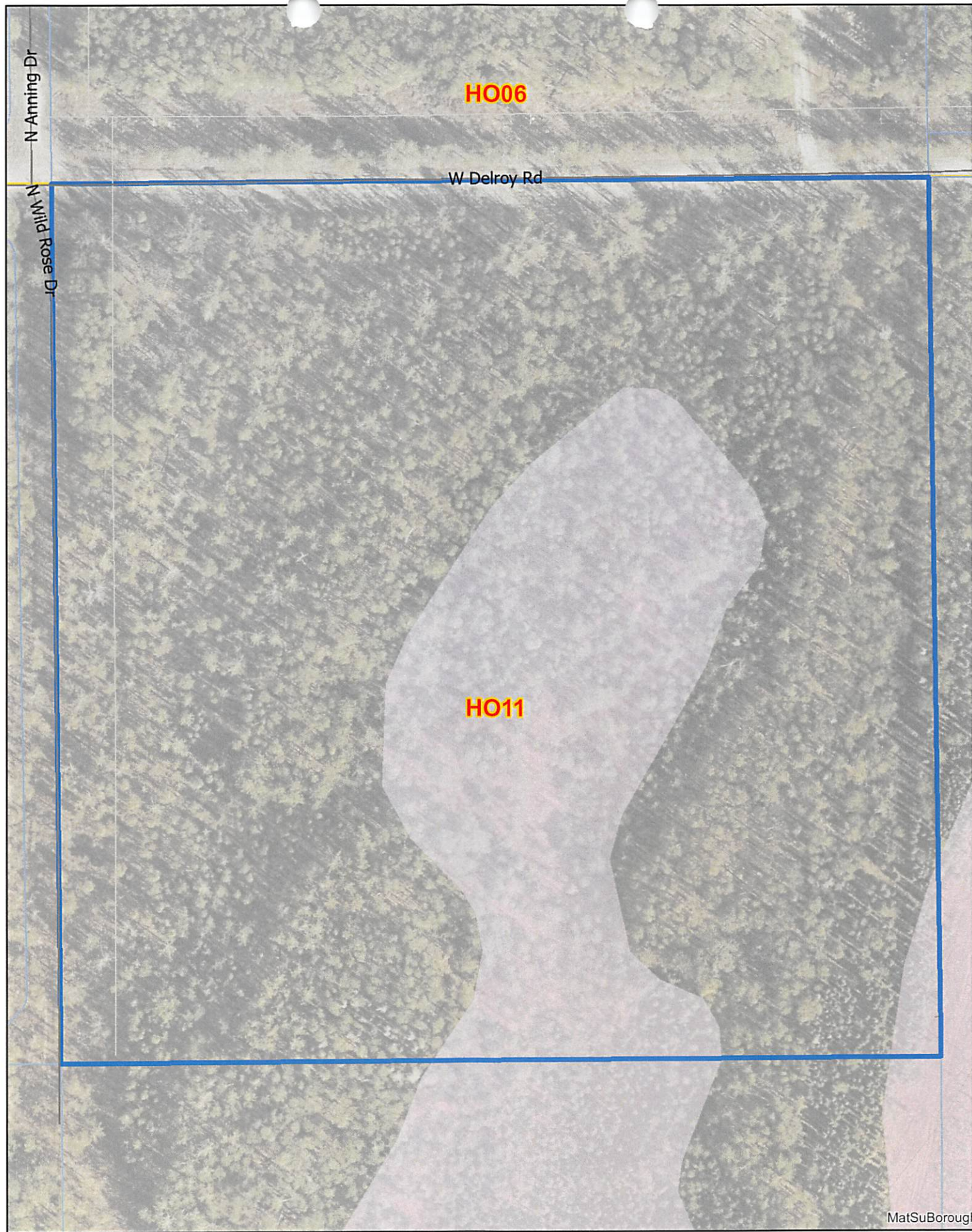
1. The plat of Morgan Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.28(A)(1). Each lot has the required 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; City of Houston; MSB Emergency Services, Community Development, Planning or Assessments; MEA or GCI.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.
7. MTA requests the MEA easement noted be overlapped with a platted T&E easement.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Morgan Acres, Section 02, Township 17 North, Range 03 West, Seward Meridian, Alaska, contingent on staff recommendations:

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





N Anning Dr

N Wild Rose Dr

W Delroy Rd

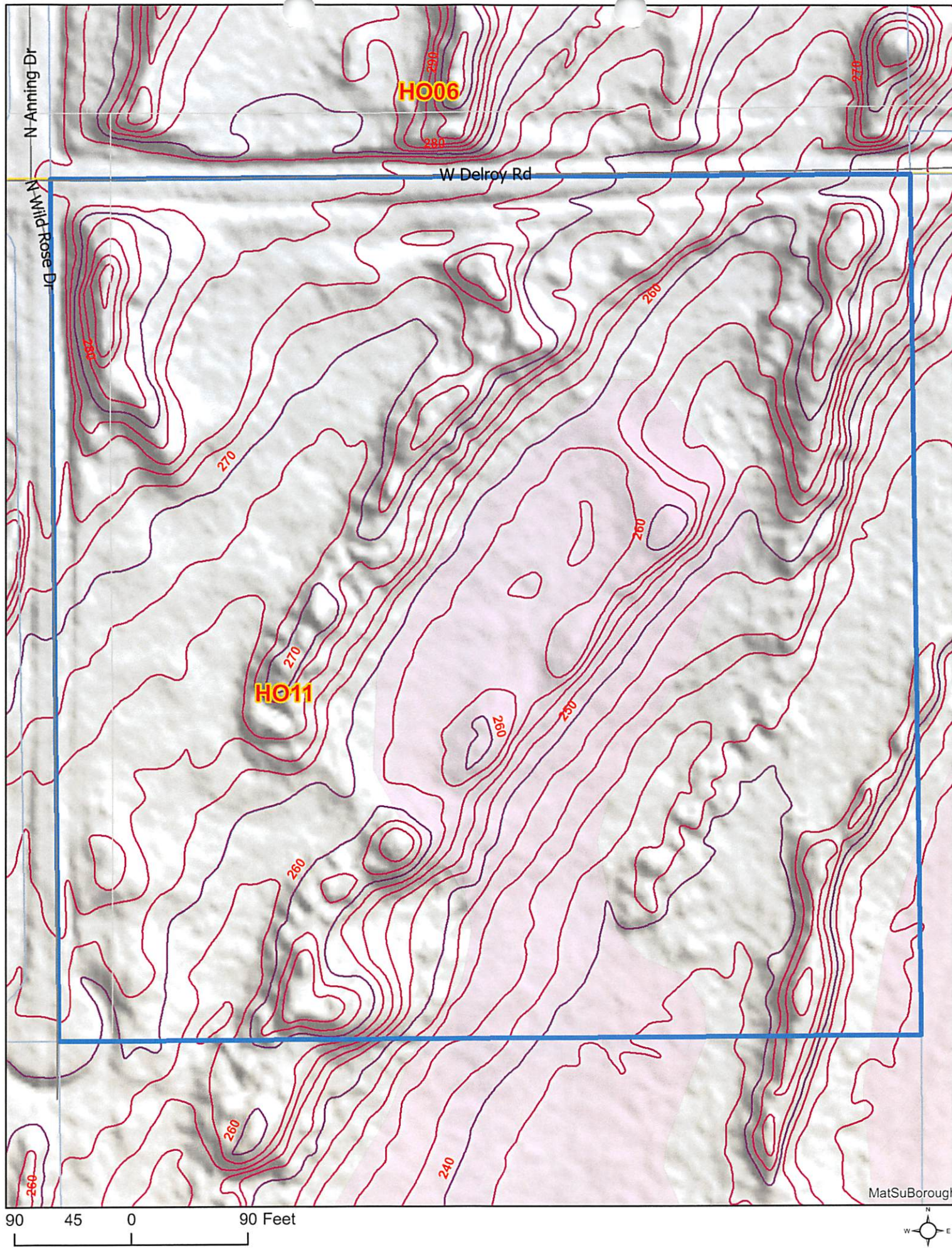
HO06

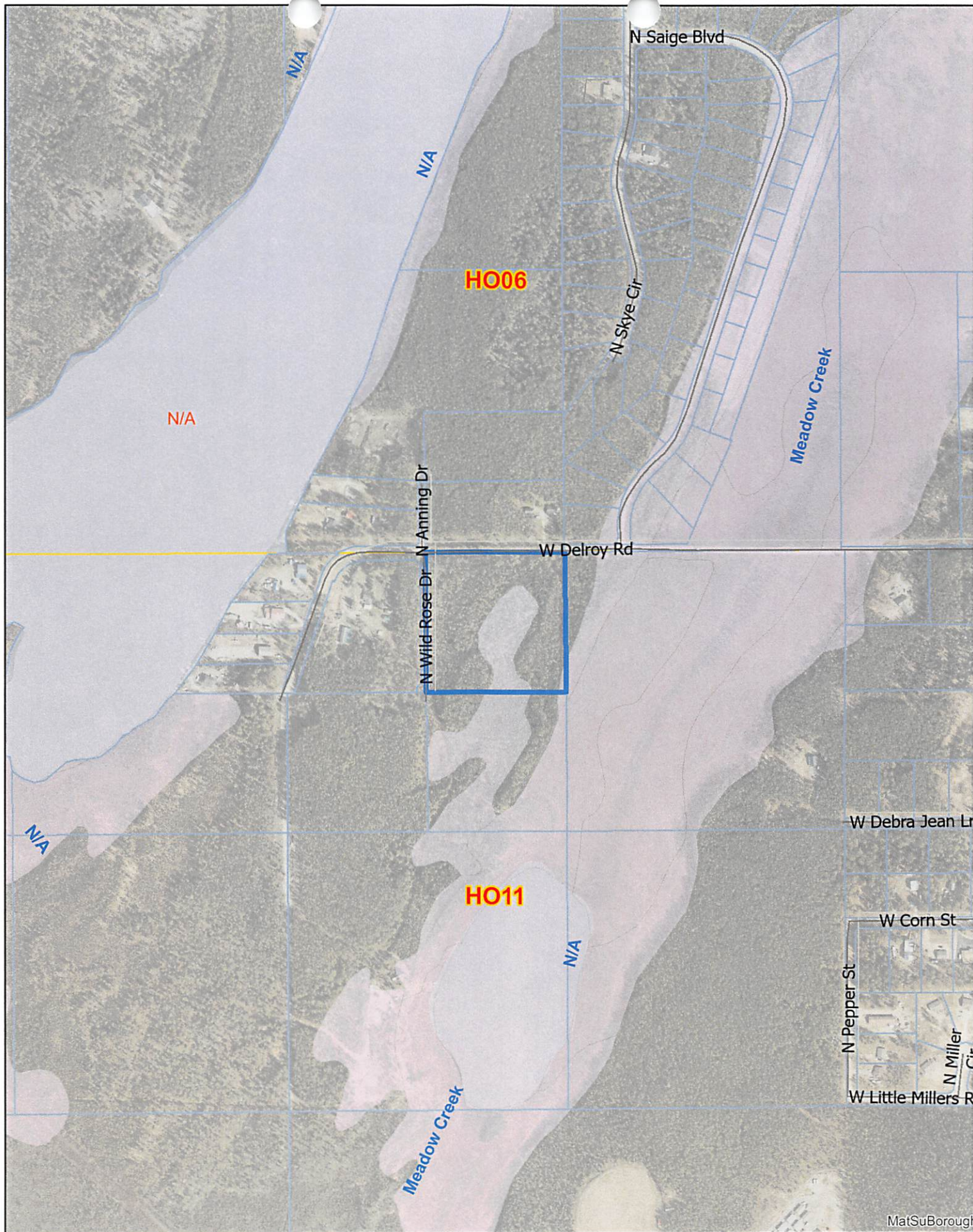
HO11

MatSu Borough

90 45 0 90 Feet







570 285 0 570 Feet





HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

October 5, 2023

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

RECEIVED
OCT 10 2023
PLATTING

Re: *Morgan Acres Subdivision*; Useable Areas, Soils, and Drainage
HE #23056

Dear Mr. Wagner:

At the request of the project owner, Tom Smith, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create two new lots from one existing parent parcel totaling 10.0 acres. Our soils evaluation included logging two new testholes on the parent parcel, review of on lot and adjacent existing soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a regular rectangular shape south of W. Delroy road and east of N. Wild Rose Drive. The majority of the parent parcel contains shallowly sloped, benched terrain with a few intermittent defined ridges. The majority of the terrain slopes predominately to the south or south east to natural low areas. Some regions with steep slopes over 25% were noted and are delineated on the attached map. The total elevation differential indicated from the provided topographical map is approximately 54'.

Soils & Vegetation. The parent parcel contains two minor cleared areas with related driveways and leveled areas being prepared for future building pads, but otherwise contains no existing buildings. The remainder of the parent parcel exists in an apparent native or near native state. Existing vegetation within the wooded portion primarily consists of young to mature growth willow, cottonwood, and birch trees with some small portions of spruce. Much of the areas between the trees, aside from the cleared areas, are dominated by thick stands of young growth foliage with tall grasses and shrubbery throughout. Two new testholes were dug on the parent parcel on 8/30/23 to evaluate included a thin organic mat over a thick layer of silty loess topsoils which extend down as deep as 3'. Receiving soils under the topsoils were found to be typically silty sands and gravels to sands and gravels with a moderate silt content and were dug to depths of 16' in both cases. Samples were taken from each logged testhole for the purpose of sieving for gradation determination. Sieve samples returned gradation results of 32% and 37% silt

content and a low estimated plasticity index. A copy of the testhole logs, sieve test results, and a location/topography map is attached.

Groundwater. Groundwater was not encountered on the parent property or in either of the logged testholes, which were dug on 8/30/23 to depths of 16'. Despite this, some areas on each lot are expected to have relatively shallow groundwater, as estimated on the attached map.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to neighboring/existing water wells, and lotlines. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed new lots 1 & 2 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

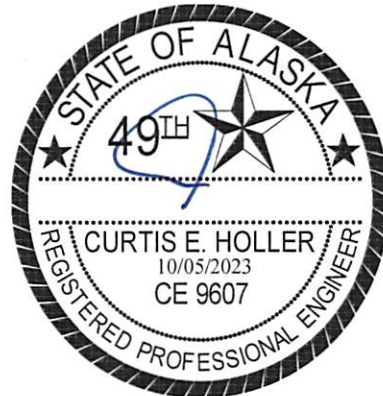
Roads and Drainage. As no new roads are required or proposed, no drainage plan is required. Each of the proposed lots will be accessed by new or existing driveways onto W. Delroy Road. General existing drainage patterns are shown on the attached map.

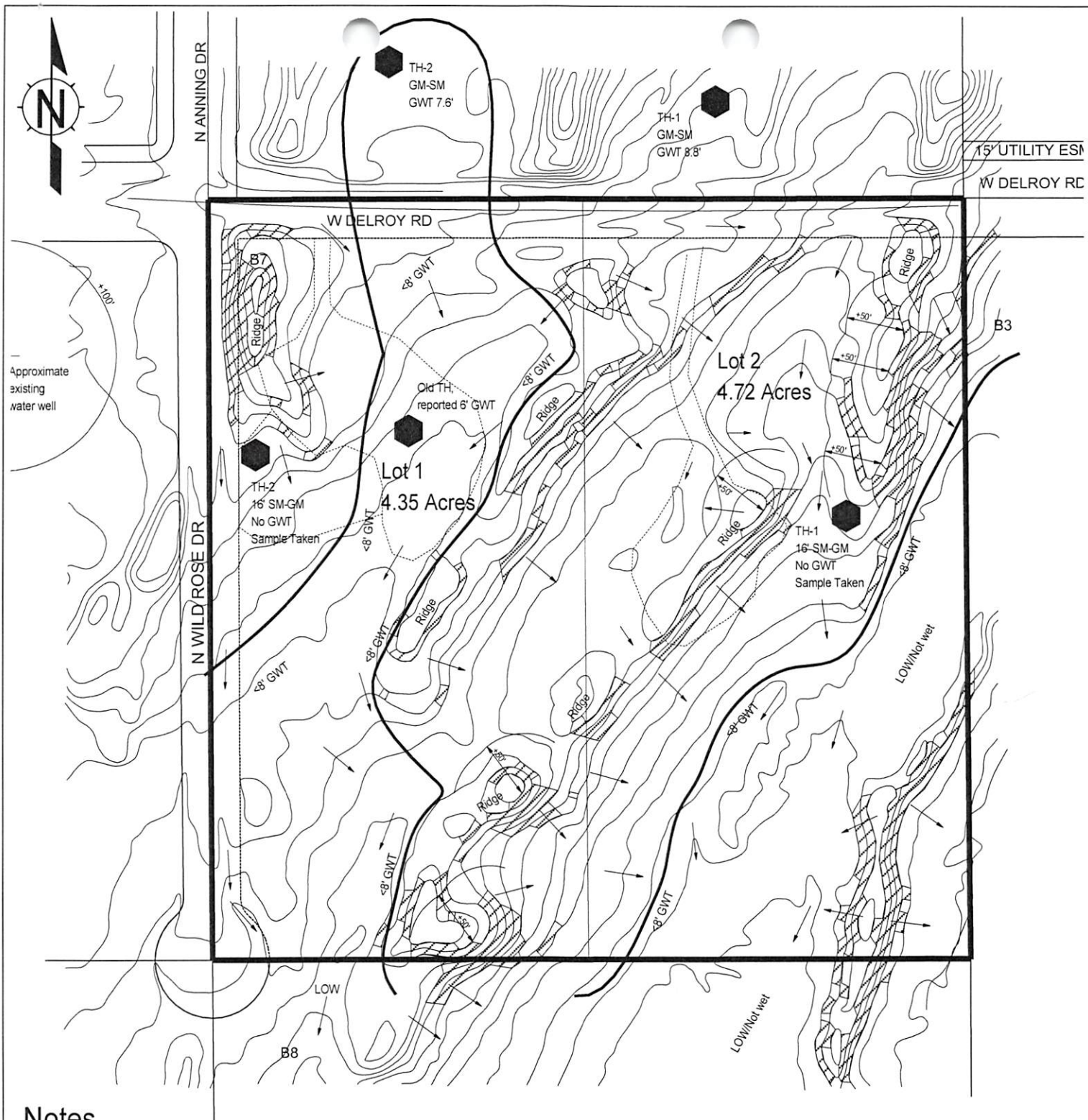
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: T. Smith, w/attachments

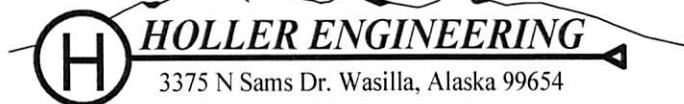




Notes

1. Location of improvements and testholes approximate.
2. Base map is MSB taxmap & 2011 LiDAR, not verified.
3. Arrows denote apparent drainage patterns.
4. No water wells known to exist on parent parcel.

Morgan Acres Subdivision
Useable Area, Testholes, and Topography Drawing

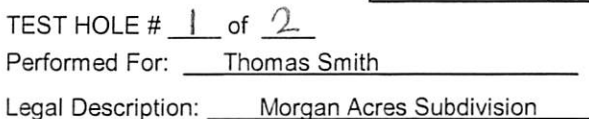


Job # 23056

Scale: 1" = 100'

Date: 10/5/23





Depth, feet	Soil Type
0-1	CLAY
1-2	CLAY
2-3	CLAY
3-4	CLAY
4-5	CLAY
5-6	CLAY
6-7	CLAY
7-8	CLAY
8-9	CLAY
9-10	CLAY
10-11	CLAY
11-12	CLAY
12-13	CLAY
13-14	CLAY
14-15	CLAY
15-16	CLAY
16-17	CLAY
17-18	CLAY
18-19	CLAY
19-20	CLAY
20-21	CLAY
21-22	CLAY
22-23	CLAY
23-24	CLAY
24-25	CLAY
25-26	CLAY
26-27	CLAY
27-28	CLAY
28-29	CLAY
29-30	CLAY
30-31	CLAY
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73-74	CLAY
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85-86	CLAY
86-87	CLAY
87-88	CLAY
88-89	CLAY
89-90	CLAY
90-91	CLAY
91-92	CLAY
92-93	CLAY
93-94	CLAY
94-95	CLAY
95-96	CLAY
96-97	CLAY
97-98	CLAY
98-99	CLAY
99-100	CLAY

Site Plan

↑
N
I

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]

No Groundwater
No Impermeables

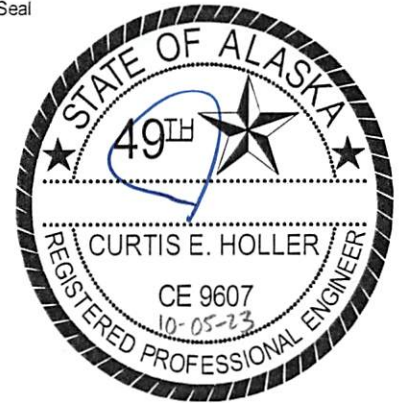
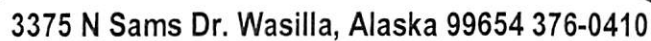
- PERCOLATION RATE	(min/inch)	PERC HOLE DIAMETER
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- TEST RUN BETWEEN ↓ FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
Sample taken at 8'; returned silt content of 32%

- PERFORMED BY: J. Wilkins

DATE: 8/30/23

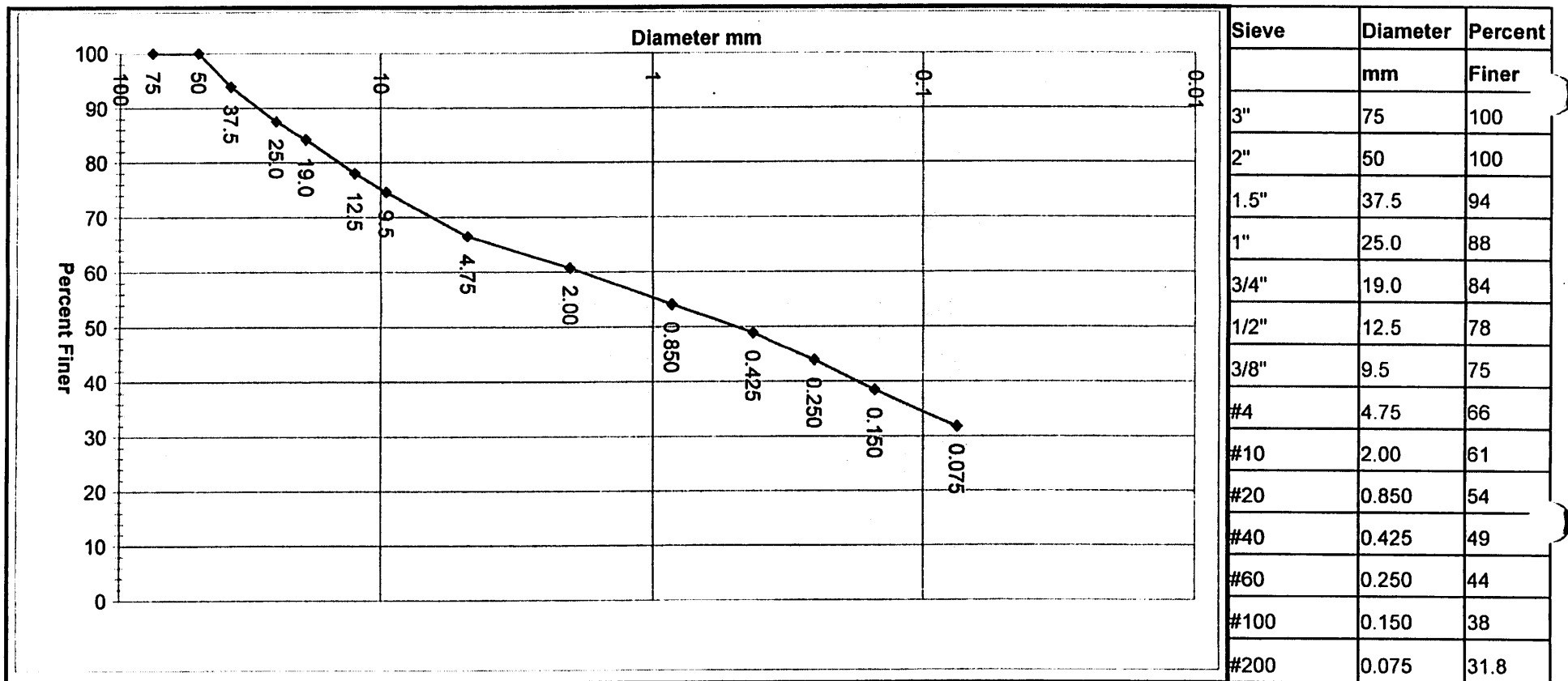


THLOGsubdnew-h2o-no.xlsx 9/28/2023



HANSEN ENGINEERING, INC.

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



Client: **Morgan Creek Construction**

Soil Description: Silty Sand with Gravel

Project: Tom Smith Lot 87

Unified Classification: SM

Sample Location: TH #1 @ 8'

Sample appears to have a low PI.

Date: 10/3/2023

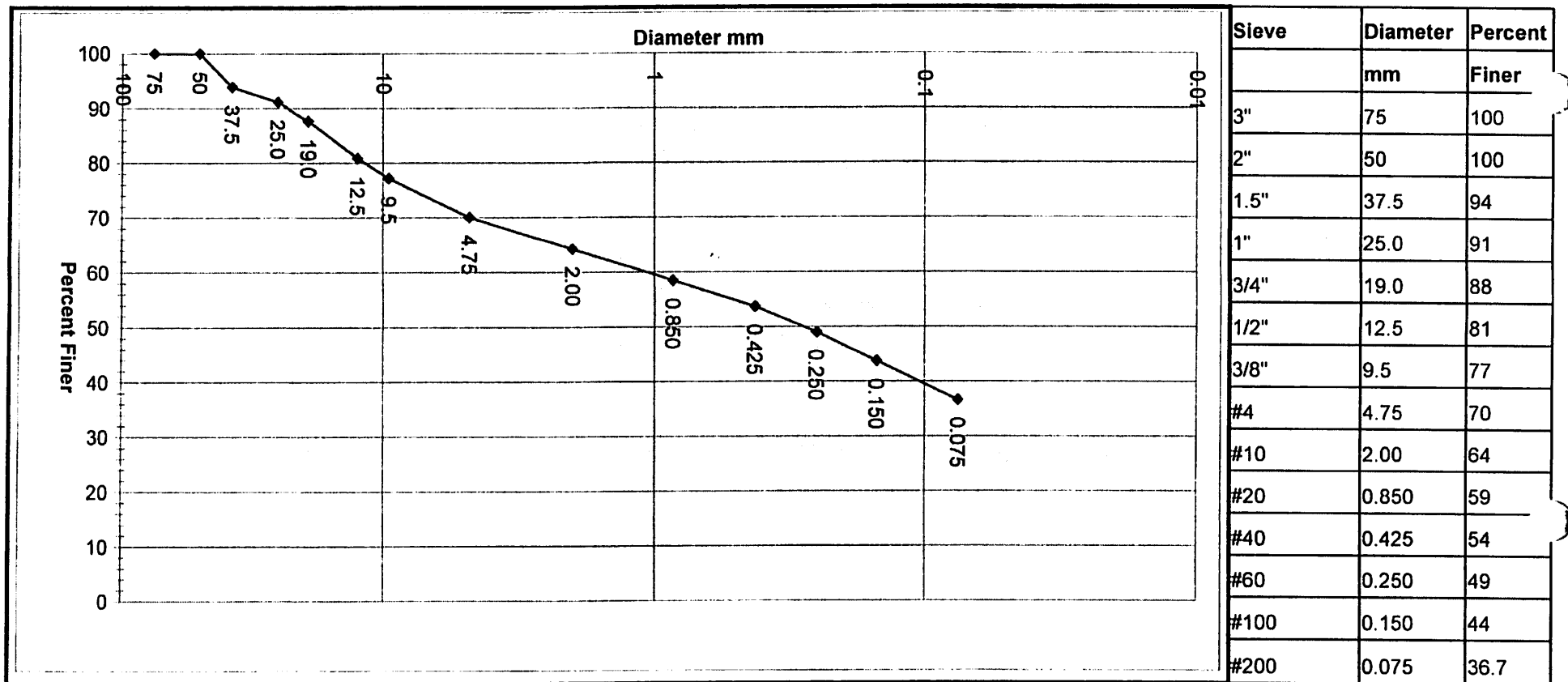
Sample Date: 9/6/2023

Proj. no: 23085



HANSEN ENGINEERING, INC.

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



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Unified Classification: SM

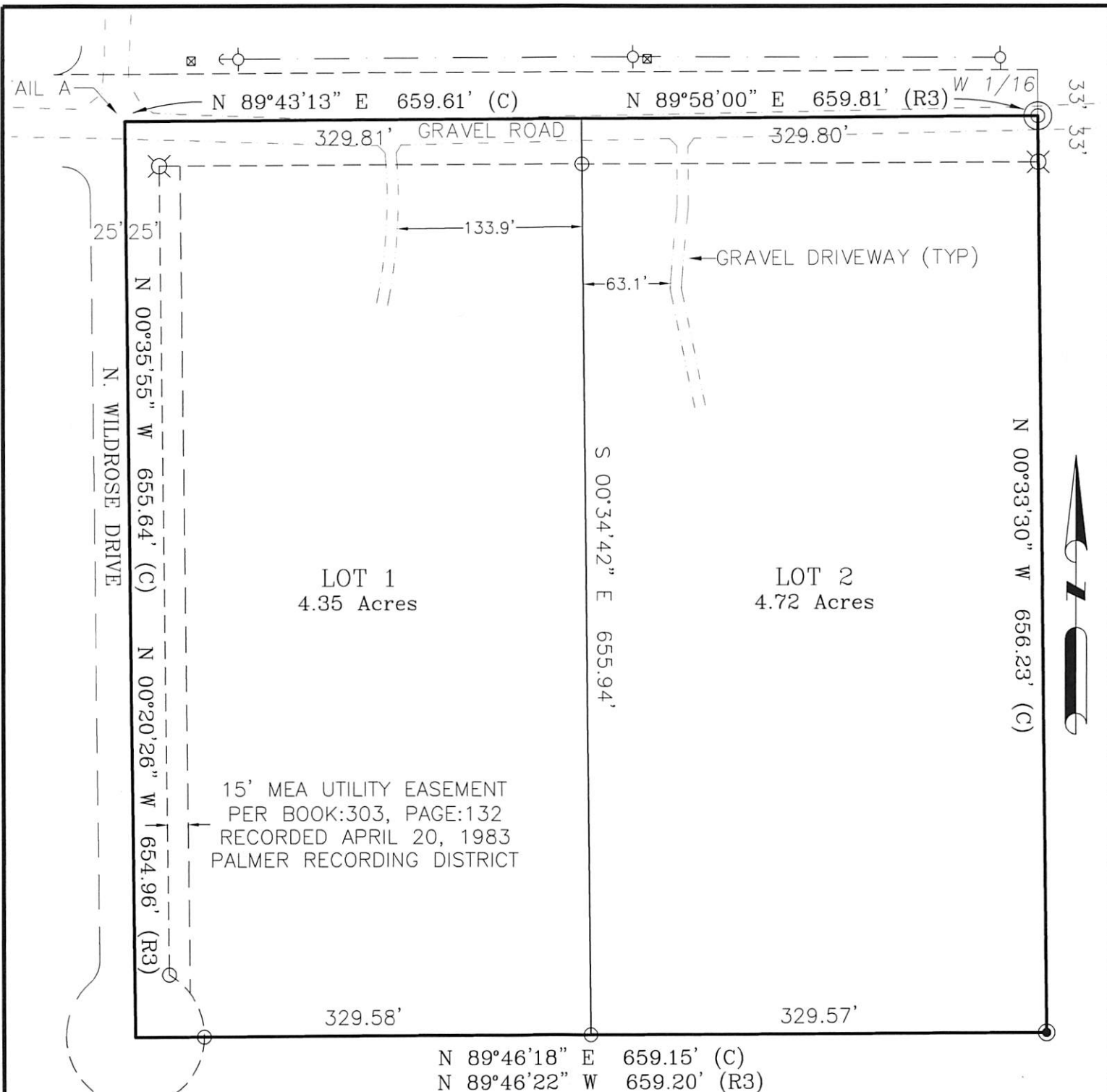
Sample Location: TH #2 @ 7'

Sample appears to have a low PI.

Date: **10/3/2023**

Sample Date: **9/6/2023**

Proj. no: **23085**



DRIVEWAY ASBUILT
PROPOSED SUBDIVISION: MORGAN ACRES

PALMER RECORDING DISTRICT, ALASKA

BULL MOOSE SURVEYING LLC

200 HYGRADE LANE, WASILLA, ALASKA 99654
 (907) 357-6957 office@bullmoosesurveying.com
 VISIT US AT BULL MOOSE SURVEYING.COM

NOTES:

1. IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED DOCUMENT.
2. ALL BEARINGS AND DISTANCES SHOWN ARE RECORD, UNLESS OTHERWISE NOTED.



DRAWN BY:
TGC

DATE OF SURVEY:
10/19/2023

PREPARED FOR:
TOM SMITH

CHECKED BY:
OTD

SECTION TWP. RANGE
2 17N 3W S.M.

SCALE:
1"=100'

SOURCE DOCUMENT:
MSB WAIVER 83-67

EXHIBIT C

Amy Otto-Buchanan

From: Daniel Dahms
Sent: Monday, October 23, 2023 12:05 PM
To: Amy Otto-Buchanan
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Morgan Ac #23-122

Amy,

Petitioner should coordinate with City of Houston for access onto Delroy Circle.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, October 13, 2023 9:05 AM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; publicworks@houston-ak.gov; Meg Young <myoung@houston-ak.gov>; dmeister@houston-ak.gov; clerk@houston-ak.gov; ccole@houston-ak.gov; rrein@houston-ak.gov; mayor@houston-ak.gov; Brian Davis <Brian.Davis@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>
Subject: RFC Morgan Ac #23-122

The following link contains a Request for Comments for Morgan Acres, MSB Case #2023-122 to subdivide 217N03W02B007 into two lots. Comments are due by **November 1, 2023**. Please let me know if you have any questions. Thanks, A.

 [Morgan Ac](#)

Amy Otto-Buchanan
Platting Specialist
amy.otto-buchanan@matsugov.us
907-861-7872

Amy Otto-Buchanan

From: Permit Center
Sent: Friday, October 13, 2023 4:53 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Morgan Ac #23-122

No comments

Thank you,

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, October 13, 2023 9:05 AM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; publicworks@houston-ak.gov; Meg Young <myoung@houston-ak.gov>; dmeister@houston-ak.gov; clerk@houston-ak.gov; ccole@houston-ak.gov; rrein@houston-ak.gov; mayor@houston-ak.gov; Brian Davis <Brian.Davis@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <meadow@matanuska.com>
Subject: RFC Morgan Ac #23-122

The following link contains a Request for Comments for Morgan Acres, MSB Case #2023-122 to subdivide 217N03W02B007 into two lots. Comments are due by **November 1, 2023**. Please let me know if you have any questions. Thanks, A.

 [Morgan Ac](#)

Amy Otto-Buchanan
Platting Specialist
amy.otto-buchanan@matsugov.us
907-861-7872

EXHIBIT E

Amy Otto-Buchanan

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Tuesday, October 31, 2023 9:35 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Morgan Ac #23-122

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

Hi Amy,

Thank you for reaching out. MTA has reviewed Morgan AC and would like to add the following comment:

With Wild Rose Drive only being a 50' right of way, MTA would like to see the MEA easement noted overlapped with a platted T&E easement.

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, October 13, 2023 9:05 AM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; publicworks@houston-ak.gov; Meg Young <myoung@houston-ak.gov>; dmeister@houston-ak.gov; clerk@houston-ak.gov; ccole@houston-ak.gov; rrein@houston-ak.gov; mayor@houston-ak.gov; Brian Davis <Brian.Davis@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>
Subject: RFC Morgan Ac #23-122

The following link contains a Request for Comments for Morgan Acres, MSB Case #2023-122 to subdivide 217N03W02B007 into two lots. Comments are due by **November 1, 2023**. Please let me know if you have any questions. Thanks, A.



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

October 18, 2023

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

To whom it may concern:

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

MORGAN ACRES
(MSB Case #2023-122)

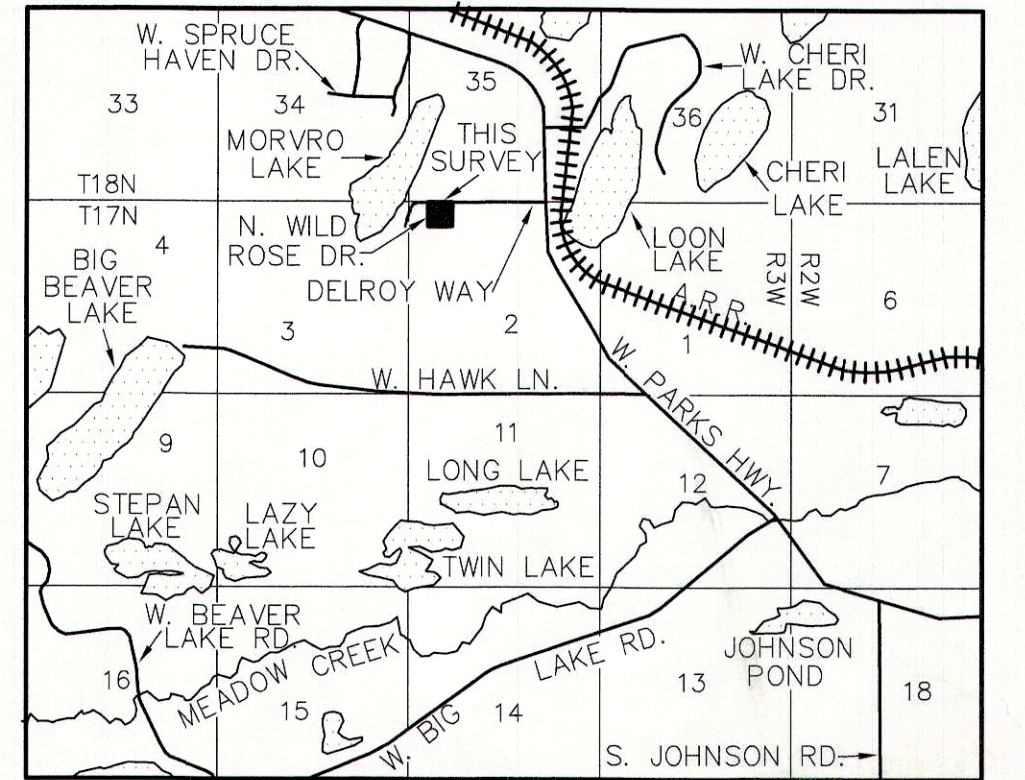
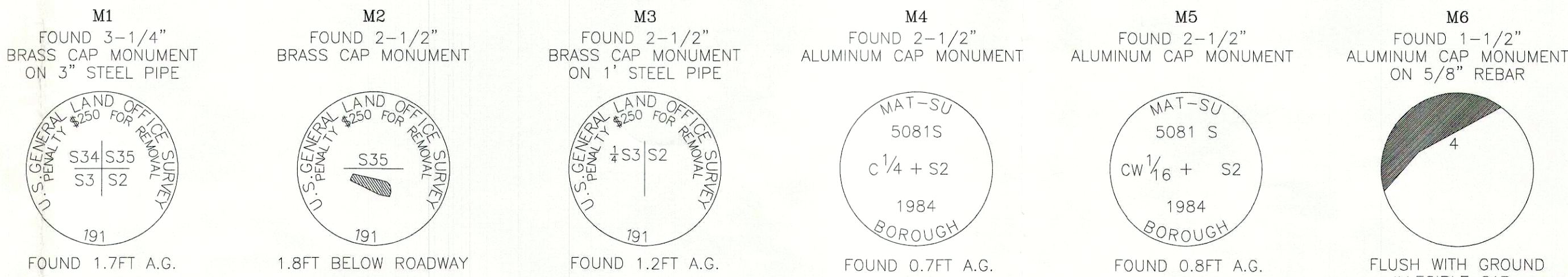
If you have any questions, please feel free to contact me at (907) 334-7911 or by email at sterling.lopez@enstarnaturalgas.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sterling Lopez".

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

- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND 2-1/2" ALUMINUM PIPE MONUMENT (NO CAP)
 - FOUND 5/8" REBAR WITH ALUMINUM CAP AS NOTED
 - FOUND PLASTIC CAP ON 5/8" REBAR (BULL MOOSE, LS 10609)
 - FOUND 5/8" REBAR
 - RECORD VALUE PER GLO TOWNSHIP PLAT (12/18/1915)
 - RECORD VALUE PER LANGHOLZ SUBDIVISION PLAT #85-8
 - RECORD VALUE PER STATE OF ALASKA PLAT #85-99
 - RECORD VALUE PER DRINGLE SUBDIVISION PLAT #96-90
 - RECORD VALUE PER RECORD OF SURVEY PLAT #2000-34
 - MEASURED VALUE THIS SURVEY
 - MEASURED VALUE THIS SURVEY
 - SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE, LS 10609)
 - POWER POLE
 - GUY ANCHOR
 - PEDESTAL
 - CONTROL POINT



THOMAS M. SMITH DATE
P.O. BOX 871863
WASILLA, AK 99657

RONDA M. SMITH DATE
P.O. BOX 871863
WASILLA, AK 99657

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME
THIS DAY OF
FOR THOMAS M. SMITH
FOR RONDA M. SMITH

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLAT RESOLUTION NO.

DATED
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

Agenda Copy

A PLAT OF

MORGAN ACRES

A REPLAT OF:
PARCEL #2
THE NE 1/4 OF GOVERNMENT LOT 4
M.S.B. WAIVER SERIAL NO. 83-40-PWm
RECORDED 83-67

LOCATED WITHIN:
SECTION 2, T17N R3W

SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 9.07 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC

200 HYGRADE LANE OFFICE: (907) 357-6957
WASILLA, ALASKA 99654 office@bullmoosesurveying.com

DRAWN BY: DMW DRAWING SCALE:
DATE: 05/22/2023 1"=100'
CHECKED BY: RSH SHEET
1 OF 1

SURVEYOR'S CERTIFICATE

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

ROBERT S. HOFFMAN, P.L.S.
LS 10609 PROFESSIONAL LAND SURVEYOR

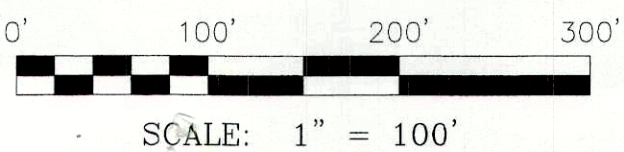
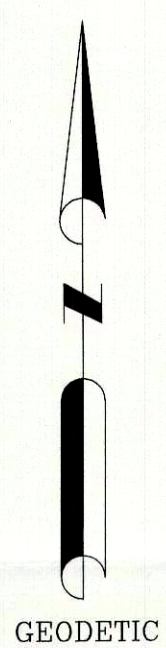
05/22/2023
DATE

CERTIFICATE OF PAYMENT OF TAXES

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

DATE

BOROUGH TAX COLLECTION OFFICIAL



NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MAY 19, 2023 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED APRIL 6, 1972 IN BOOK 60, PAGE 936
- A 50 FOOT RIGHT OF WAY EASEMENT GRANTED TO: THE PUBLIC RECORDED APRIL 19, 1983 IN BOOK 299, PAGE 663
- A 15 FOOT ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED MAY 16, 1983 IN BOOK 303, PAGE 132
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED JANUARY 4, 1984 IN BOOK 339, PAGE 209
- COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDED: JUNE 22, 1983 IN BOOK 308, PAGE 98

3B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 8, 2023**

ABBREVIATED PLAT: CAULKINS RSB LOTS 1A & 2A

LEGAL DESCRIPTION: SEC 09, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: KEVIN NELSON

SURVEYOR/ENGINEER: FARPOINT LAND SERVICES

ACRES: 3.947 ± **PARCELS:** 2

REVIEWED BY: MATTHEW GODDARD **CASE #:** 2023-115

REQUEST: The request is to create two lots from Lot 1, Caulkins Subdivision, Plat No. 93-95 to be known as **LOTS 1A & 2A**, containing 1.972 acres +/- . The property is located south of the City of Palmer, west of the Matanuska River, and North of E. Outer Springer Loop; within the SW ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

Soils Report

EXHIBIT B – 3 pgs

AGENCY COMMENTS

City of Palmer

EXHIBIT C – 1 pg

MSB Department of Public Works

EXHIBIT D – 1 pg

MSB Development Services

EXHIBIT E – 1 pg

Utilities

EXHIBIT F – 2 pgs

DISCUSSION: The proposed subdivision is creating two lots by adjusting the common lot lines between Lots 1 & 2, Caulkins Subdivision, Plat #93-95. Proposed lot 1A will be .92 acres, Lot 2A will be 3.027 acres. Access for both proposed lots will be from S. Caulkins Street, a Borough owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Charles Leet, P.E. notes that the soils investigation took place on May 30, 2023. One test hole was dug within the proposed Lot 1B and visually rated. The soils encountered consisted of well graded sand and gravel overlain with silt and organics that was visually rated. No impermeable layers or water was encountered in the test hole. Based on the information presented in this report and experience in the subject area, there is 10,000 square feet of contiguous useable septic area and 10,000 square feet of building area on the proposed lots.

Comments:

City of Palmer (**Exhibit C**) notes that the proposed lots are located adjacent to the designated Airport Influence Area.

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

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

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council#26 Greater Palmer; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI or MEA.

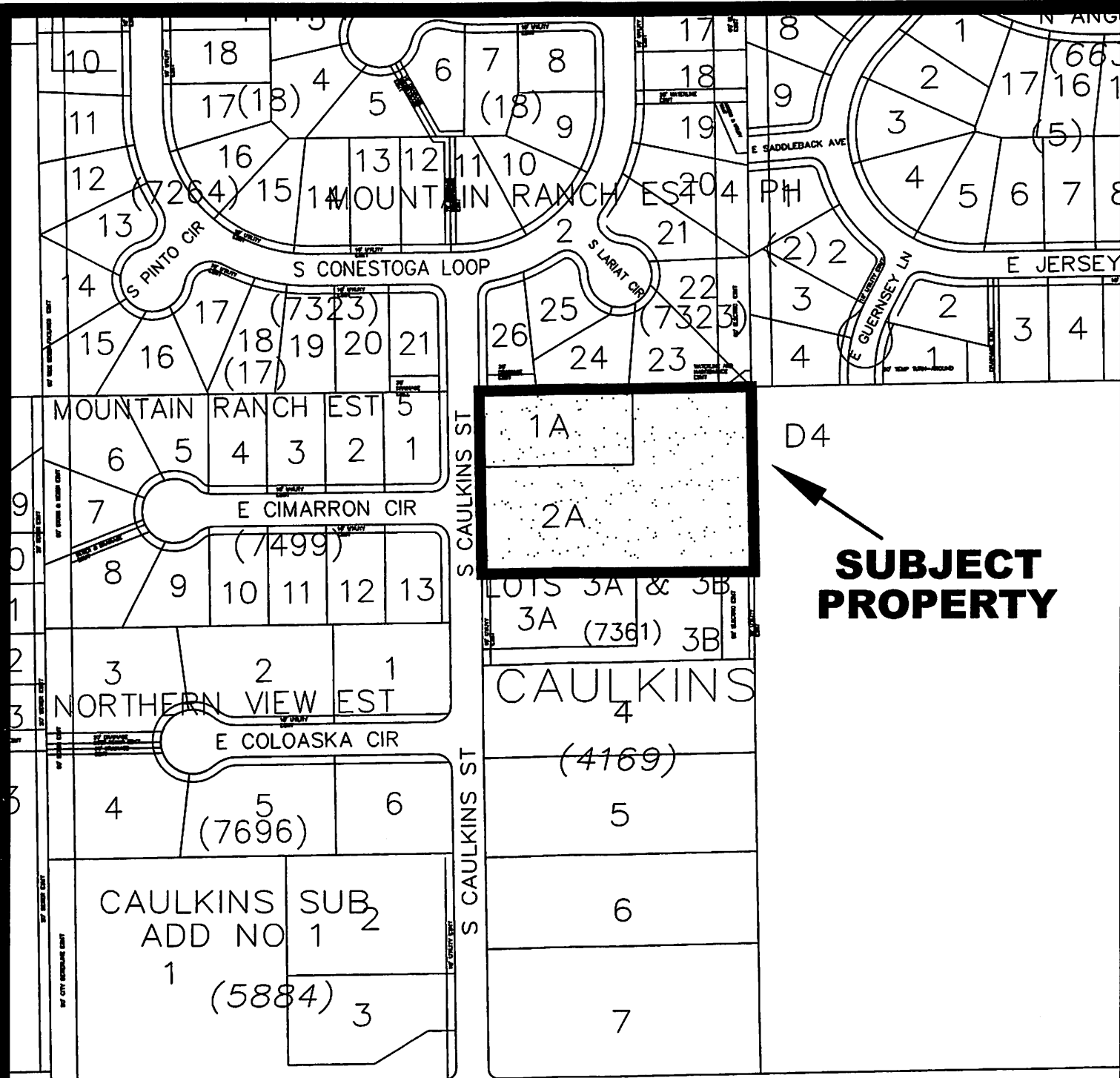
CONCLUSION: The abbreviated plat of Caulkins Subdivision Lots 1A & 2A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Caulkins Subdivision Lots 1A & 2A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council#26 Greater Palmer; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Caulkins Subdivision Lots 1A & 2A, Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

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



D4

**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED CAULKINS RSB L/1 & 2
SUBDIVISION

LOCATED WITHIN

SECTION 09, T17N, R02E, SEWARD MERIDIAN

PA 12 MAP

ALASKA

EXHIBIT A



Matanuska-Susitna Borough, Maxar, Microsoft



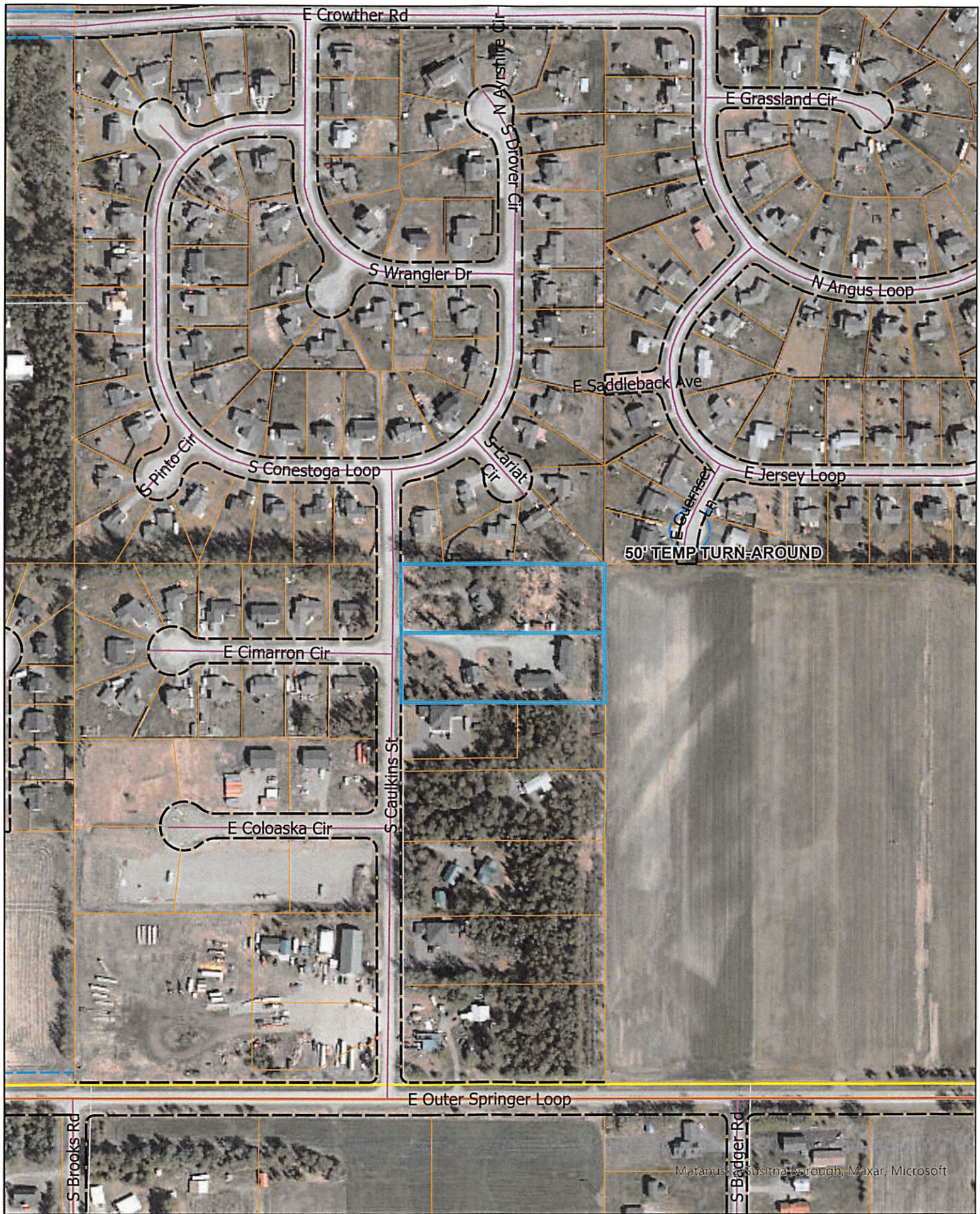
0 95 190 380 Feet



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



0 95 190 380 Feet



0 355 710 1,420 Feet



ARE, LLC
CONSULTING ENGINEERS & PLANNERS
1920 Kentucky Derby Dr.
Palmer Alaska 99645
Telephone: 907.775.2347
Alt Phone: 608.617.4070
Email: alaskarimengineering.llc@gmail.com

October 12, 2023

Mr. Fred Wagner, PLS
Matanuska Susitna Borough
Platting Department
350 E. Dahlia
Palmer, AK 99645

RECEIVED
OCT 16 2023
PLATTING

RE: Proposed, Caulkins Subdivision, Lot 1A, 1B, 2A & 2B
A Subdivision of Lots 1 & 2 Caulkins Subdivision

Subject: Usable Area Report

Dear Mr. Wagner,

The owner of the above referenced parcels of land is proposing to subdivide this parcel into 2 lots. Each proposed lot will be in excess of 40,000 square feet, meeting the Borough's minimum lot size. Each lot has been developed. Both lots are served by their own well and septic systems.

The preliminary plat shows the topography of the two parent parcels and the surrounding area. The terrain on Lots 1 and 2 slopes to the southwest with a elevation change of 188 to 185. The Lots are basically flat due to previous development on Proposed Lots 1A, 2A and 2B. Lot 1B where the test hole was dug has a three foot depression from previous earth work in the area.

On May 30, 2023, a subsurface soils investigation was conducted on the parent parcel. One test hole was dug within the proposed Lot 1B and visually rated. The soils encountered consisted of well graded sand and gravel overlain with silt and organics that was visually rated. (see test hole log #1).

No impermeable layers or water were encountered in the test hole.

There is less than one percent chance that any part of the platted area will be inundated by the Base Flood Event in any given year.

This report is presented for the sole purpose of subdividing the above referenced parcel of land.

Based on the information presented in this report and our experience in the subject area, there is 10,000 sf of contiguous usable septic area and 10,000 sf of building area on the proposed lots for initial and replacement wastewater disposal systems with associated appurtenances.

If you have any questions or wish to discuss this matter further, please contact me.

Sincerely,
ALASKA RIM ENGINEERING
Charles A. Leet, P.E.
Professional Engineer

Attachment:

- Test Hole Location
- Test Hole Log 1

Cc: Kevin Nelson
Farpoint Land Services, LLC
AK Rim File No. 23-005



EXHIBIT B



ARE, LLC

CONSULTING ENGINEERS & PLANNERS
1920 Kentucky Derby Dr.
Palmer Alaska 99645
Telephone: 907.775.2347
Alt Phone: 608.617.4070
Email: alaskarimengineering.llc@gmail.com

June 21, 2023

Mr. Fred Wagner, PLS
Matanuska Susitna Borough
Platting Department
350 E. Dahlia
Palmer, AK 99645

RECEIVED
SEP 27 2023
PLATTING

RE: Proposed, Caulkins Subdivision, Lot 1A, 1B, 2A & 2B
A Subdivision of Lots 1 & 2 Caulkins Subdivision

Subject: Usable Area Report Revised 9/20/2023

Dear Mr. Wagner,

The owner of the above referenced parcels of land is proposing to subdivide this parcel into 4 lots. Each proposed lot will be in excess of 40,000 square feet, meeting the Borough's minimum lot size.

The preliminary plat shows the topography of the two parent parcels and the surrounding area. The terrain on Lots 1 and 2 slopes to the southwest with a elevation change of 188 to 185. The Lots are basically flat due to previous development on Proposed Lots 1A, 2A and 2B. Lot 1B where the test hole was dug has a three foot depression from previous earth work in the area.

On May 30, 2023, a subsurface soils investigation was conducted on the parent parcel. One test hole was dug within the proposed Lot 1B and visually rated. The soils encountered consisted of well graded sand and gravel overlain with silt and organics that was visually rated. (see test hole log #1).

No impermeable layers or water were encountered in the test hole.

There is less than one percent chance that any part of the platted area will be inundated by the Base Flood Event in any given year.

This report is presented for the sole purpose of subdividing the above referenced parcel of land.

Based on the information presented in this report and our experience in the subject area, there is 10,000 sf of contiguous usable septic area and 10,000 sf of building area on the proposed lots for initial and replacement wastewater disposal systems with associated appurtenances.

If you have any questions or wish to discuss this matter further, please contact me.

Sincerely,
ALASKA RIM ENGINEERING
Charles A. Leet, P.E.
Professional Engineer

Attachment:

- Test Hole Location
- Test Hole Log 1

Cc: Kevin Nelson
Farpoint Land Services, LLC
AK Rim File No. 23-005





SOIL LOG

TEST HOLE 1

ARE, LLC

1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347

Email: alaskarimengineering.llc@gmail.com

Project: Preliminary Plat of Caulkins Subd.
Lots 1A, 1B, 2A, and 2B

AK Rim File No. 23-005

Date: 5/30/2023

Logged By: Chuck Leet

Depth (feet)	Description	
1	Top Soil 0-1.5	
2	Sand w/ Fines (SM) 1.5-3.0	
3		
4		
5	Sand, Gravel, Cobbles (SW) 5-12'	
6		
7		
8		
9		
10		
11		
12	Bottom of Test Hole	
13		
14		
15		
16		
17		
18		
19		
20		



TEST HOLE LOCATION:

See Test Hole Location Map

COMMENTS:

No water or impermeable layers were encountered.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk. Rev 11/2020



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

Nathaniel Ouzts
Building Inspector

Beth Skow
Library Director

Bret Chisholm
Acting Parks & Facilities Manager

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

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Kimberly McClure, Community Development
DATE: October 19, 2023
LOCATION: Lot 1, Caulkins subdivision
SUBJECT: Abbreviated Plat Request for Comments
TAX ACCT#: 54169000L001
☐ Inside City Limits ☒ Outside City Limits

We have distributed the abbreviated plat packet for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary.
2. Building Inspector: No changes necessary.
3. Community Development: If the proposed lots were located inside Palmer city limits and zoned R-1, Single-family Residential, the minimum required lot width would be 60 feet and the minimum required lot area would be 8,400 square feet. The proposed lots are located adjacent to the designated Airport Influence Area.
4. Fire Chief: No comments.
5. Public Works: No changes necessary.
6. Planning and Zoning Commission: The proposed platting action was reviewed at the October 19, 2023, Planning & Zoning Commission meeting; the Commission had no additional comments .

City of Palmer

EXHIBIT C

Matthew Goddard

From: Daniel Dahms
Sent: Monday, October 23, 2023 11:39 AM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Caulkins RSB L/1 (MG)

Matthew,

No comments from PD&E.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, October 13, 2023 5:00 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Kimberly McClure (kmclure@palmerak.org) <kmclure@palmerak.org>; bahanson@palmerak.org; stark@mtaonline.net; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; 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>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RE: RFC Caulkins RSB L/1 (MG)

Hello,

The following link is an updated request for comments on the proposed Caulkins RSB Lot 1.
Please ensure all comments have been submitted by October 25, 2023, so they can be incorporated into the staff report.

 [Caulkins RSB L1](#)

Feel free to contact me if you have any questions.

Thank you,

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

Matthew Goddard

From: Jennifer Monnin
Sent: Wednesday, October 18, 2023 11:11 AM
To: Matthew Goddard
Subject: Re: RFC Caulkins RSB L/1 (MG)

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: Friday, October 13, 2023 5:00 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; Kimberly McClure (kmcclure@palmerak.org) <kmcclure@palmerak.org>; bahanson@palmerak.org <bahanson@palmerak.org>; stark@mtaonline.net <stark@mtaonline.net>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; 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 <pamelaj.melchert@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop <mearow@mea.coop>
Subject: RE: RFC Caulkins RSB L/1 (MG)

Hello,

The following link is an updated request for comments on the proposed Caulkins RSB Lot 1.
Please ensure all comments have been submitted by October 25, 2023, so they can be incorporated into the staff report.

 [Caulkins RSB L1](#)

Feel free to contact me if you have any questions.



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

October 18, 2023

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

To whom it may concern:

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

**CAULKINS SUBDIVISION
(MSB Case #2023-115)**

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

EXHIBIT F

Matthew Goddard

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Tuesday, October 10, 2023 12:42 PM
To: Matthew Goddard
Subject: RE: RFC Caulkins RSB L/1 (MG)

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

Hi Matthew,

MTA has reviewed Caulkins RSB L/1 and has no comments to add.

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



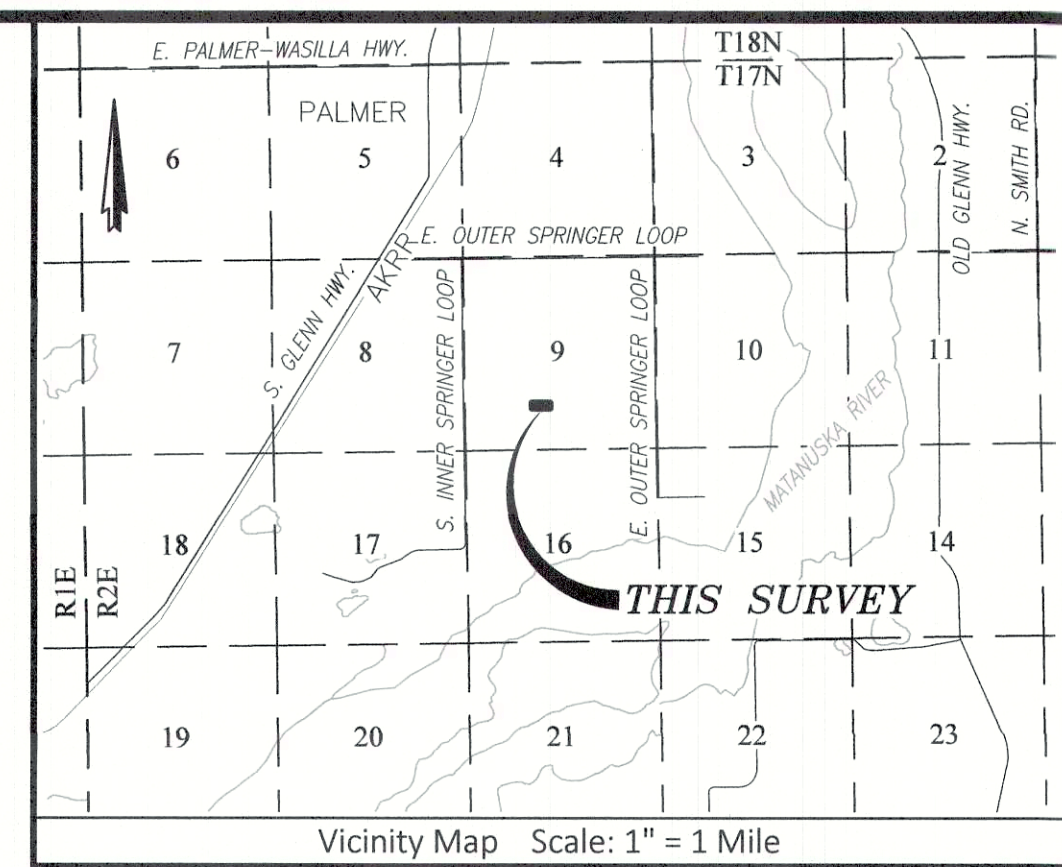
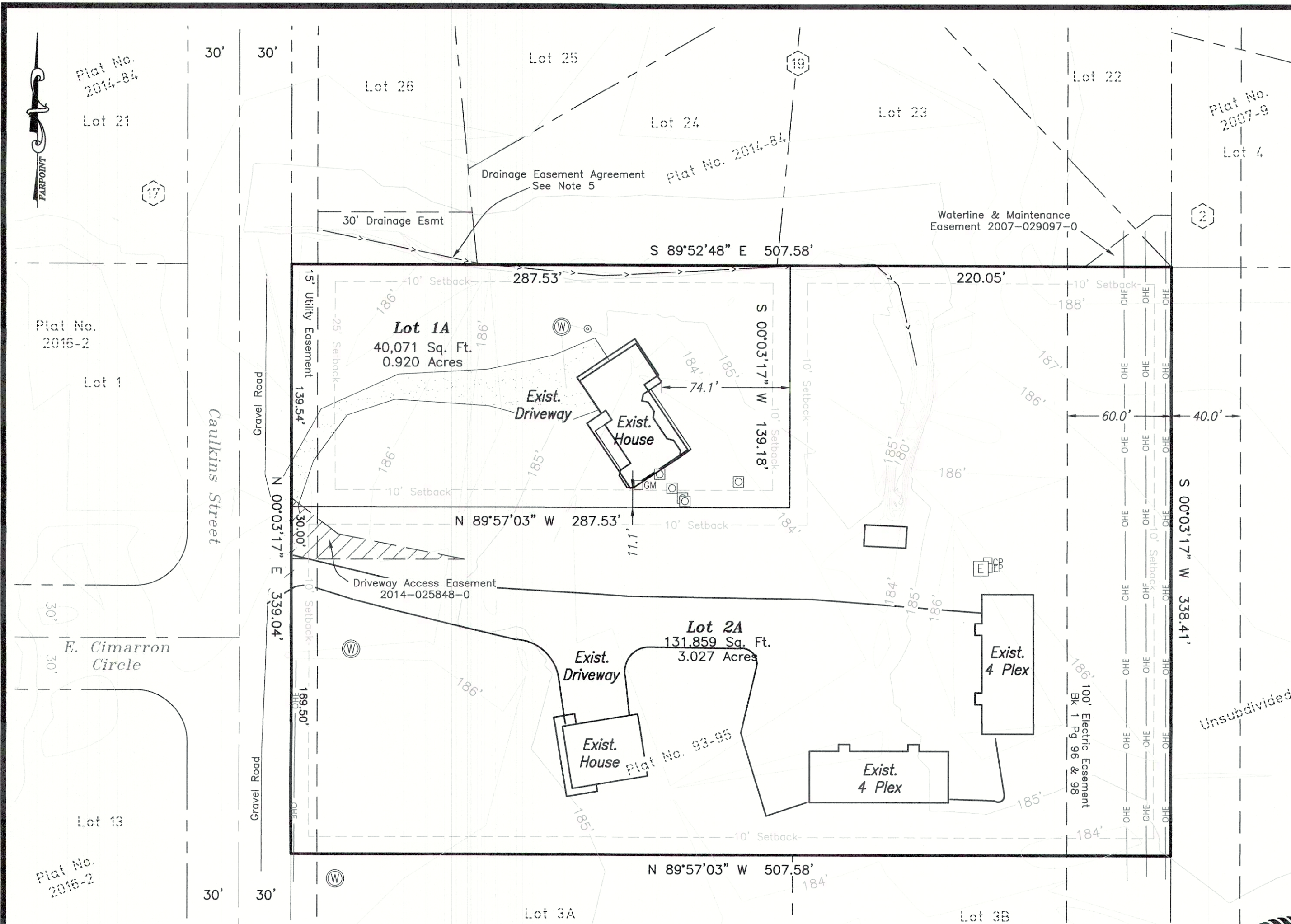
Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, September 27, 2023 5:10 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Kimberly McClure (kmclure@palmerak.org) <kmclure@palmerak.org>; bahanson@palmerak.org; stark@mtaonline.net; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; 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>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Caulkins RSB L/1 (MG)

Hello,

The following link is a request for comments on the proposed Caulkins RSB Lot 1.

Please ensure all comments have been submitted by October 13, 2023, so they can be incorporated into the staff report.



PLANNING AND LAND USE DIRECTORS CERTIFICATE

I certify that the subdivision plan as 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 _____, 2023 and that this plat has been approved for recording in the Office of the Recorder in the Palmer Recording District, in which the plat is located.

Planning and Land Use Director

Attest:

Planning Clerk

Date: _____, 2023

- NOTES**
- The error of closure of this survey does not exceed 1:5000.
 - All bearings shown hereon are true bearings as oriented to the basis of bearing and the distances shown are reduced to horizontal ground distances.
 - No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State of Alaska, Department of Environmental Conservation which govern those systems.
 - There may be federal, state, and local requirements governing land use. The individual parcel owner shall obtain a determination whether these requirements apply to the development of parcels shown on the plat to be recorded.
 - This property is subject to restrictions in the drainage easement per Document No. 2005-029995-0.
 - This property is subject to restrictions per natural gas line easement recorded per Document No. 2011-017781-0 and modified in the gas line easement recorded per Document No. 2011-020497-0.
 - This property is subject to a blanket easement for electrical transmission and/or telephone distribution per Document No. 2015-014207-0.
 - This property is subject to an easement for driveway access per Document No. 2014-025848-0.

TAX CERTIFICATION

I hereby certify that all current taxes and special assessments through _____, 2023, against the property, included in the subdivision or resubdivision, hereon have been paid.

_____, 2023

Tax Collection Official
Matanuska Susitna Borough

CERTIFICATE OF OWNERSHIP

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

Kevin L Nelson
P. O. Box 200871
Anchorage, Ak 99520

Date

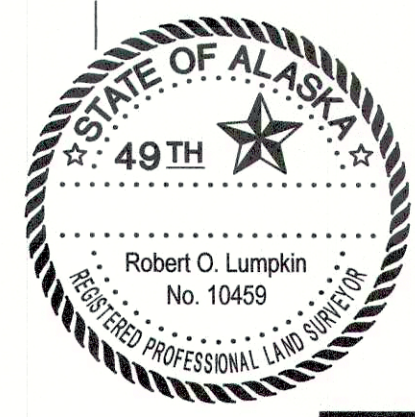
NOTARY'S ACKNOWLEDGMENT

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

By: _____ for, _____

personally appearing before me.

Notary Public for the State of Alaska
My Commission Expires _____



Agenda Copy

RECEIVED
OCT 12 2023
PLATTING

SURVEYOR'S CERTIFICATE

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

Preliminary Plat of
CAULKINS SUBDIVISION
LOTS 1A & 2A

A subdivision of Lot 1 and Lot 2, Caulkins Subdivision, Plat No. 93-95

Located within
Section 9, Township 17 North, Range 2 East, Seward Meridian, Alaska
Containing 3.947 acres more or less.

Palmer Recording District, Third Judicial District, State of Alaska

Farpoint Land Services, LLC
SURVEYING, MAPPING, LAND PLANNING, GIS
1131 E. 76th Ave., Suite 1010 Anchorage, Alaska 99518
FarpointAK.com • (907) 522-7770 • survey@farpointak.com

WO: 23114 Date: October 9, 2023 Scale: 1"=50' Platting Case No. 2023-xxxx

Drawn: JLA Checked: ME Grid: pa12 Fb/Pg: -/- Sheet: 1 of 1