

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 15, 2023

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattling@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. **SUNSET 2023:** The request is to create four lots from Lot 4, Sunset, Plat No. 71-5, to be known as **Sunset 2023**, containing 9.27 acres +/- . Parcel is located west of N. Meadow Lakes Loop and east of Seymour Lake (Tax ID# 6295000L004); lying within Section 32, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #7. (*Petitioner/Owner: Thomas T. Anderson and Thomas R. Anderson, Staff: Amy Otto-Buchanan, Case # 2023-123*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **November 15, 2023**, in **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

ЗА

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 15, 2023

ABBREVIATED PLAT: SUNSET 2023

LEGAL DESCRIPTION: SEC 32, T18N, R02W, SEWARD MERIDIAN AK

PETITIONERS: THOMAS T. ANDERSON & THOMAS R. ANDERSON

SURVEYOR/ENGINEER: DENALI NORTH/JAMES ROWLAND PE

ACRES: 9.27± PARCELS: 4

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-123

REQUEST: The request is to create four lots from Lot 4, Sunset, Plat No. 71-5, to be known as **SUNSET 2023**, containing 9.27 acres +/- . Parcel is located west of N. Meadow Lakes Loop and east of Seymour Lake; lying within Section 32, Township 18 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Soils Report	EXHIBIT B – 5 pgs
4:1 Ratio Calculations for Proposed Lot 1	EXHIBIT C – 2 pgs
<u>AGENCY COMMENTS</u>	
Department of Public Works Pre-Design Division	EXHIBIT D – 4 pgs
Development Services	EXHIBIT E – 1 pg
Utilities	EXHIBIT F – 3 pgs
Public	EXHIBIT G – 1 pg

DISCUSSION: This platting action is creating four lots from Lot 4, Sunset, Plat No. 71-5. Proposed Lot 1 and Lot 4 has the required waterbody frontage, pursuant to MSB 43.20.340. Proposed Lot 4 is a 75’ wide flag lot, pursuant to MSB 43.20.300(E). Surveyor has provided the 4:1 Ratio calculations for proposed Lot 1 (see **Exhibit C**). Lot 1 and Lot 2 will share a common access easement, as will Lot 3 and Lot 4. Common access areas are shown on preliminary plat. A driveway permit for the existing driveway has been applied for and a copy of that application is on file with Platting staff.

Soils Report: (**Exhibit B**) A soils report was submitted, pursuant to MSB 43.20.281(A)(1). James Rowland, PE, notes soils conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems. Based on testhole data and observations of topography, there is a minimum of 10,000 sf of useable building area and 10,000 sf of contiguous useable septic area within each of the proposed lots in conformation with MSB Title 43. Testhole logs and sieve analysis tests are attached. Location of testholes are shown on the preliminary plat.

Comments: Department of Public Works Pre-Design Division (**Exhibit D**) notes since N. Meadow Lakes Loop is classified as a minor collector, per Subdivision Construction Manual SCM) A04.3(b), applicant

needs to calculate average access point spacing. *Staff notes surveyor of record supplied the calculated average access point (see Exhibit D-2). Distance of 629.66' divided by number of lots that could potentially access = 125.93'. However, the adjacent lot already has an existing access point and new lots will have share access to N. Meadow Lakes Loop with a separation distance of 550'. DPW responded the petitioner still needs to provide the average access point spacing per SCM A04.3(b) to show it is a minimum of 250'. Average access point spacing is to be calculated between two significant intersections, in this case between N. Cranberry Lane and W. Sunset Circle. Petitioner provided a map with the calculation at Exhibit D-4; average access point spacing is 256.31. DPW further requested additional information on "gray hard pan" material on Testhole #3. Is this permeable or impermeable layer? Response: (see Exhibit D-2). Hard pan is typically impermeable subject to a perc test or sieve analysis, it cannot be visually rated. Testhole #3 is in an unusable area (within a Public Use Easement); therefore, we dug Testhole #4 120' distant to verify better soils. Testhole #3 is unusable.*

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

Utilities: (**Exhibit F**) Enstar has no comments or recommendations. GCI has no comments. MTA notes would like the developer to recognize the existing MEA power line and MTA easement recorded in Book 814/Page 437 that is currently in place. *Staff notes this easement is shown in the notes section on the preliminary plat. Any improvements to existing driveways or construction of new driveways must maintain 4' of fill over existing MTA buried cables and assume any costs associated with lower or changing grade that would impact MTA buried cables. MTA also requests a 15' wide utility easement on Lots 1, 2, & 3 and within the common access easements adjacent to N. Meadow Lakes Loop. Staff notes this is an abbreviated plat and cannot grant any easements. If petitioner so chooses, they may grant the requested easement by document, record the document, and the recorded information can then be shown on final plat. MEA did not respond.*

Public: (**Exhibit G**) Michelle Myers, owner of Tax Parcel B3, to the northwest, notes: "I support people subdividing their lots. I do ask that lots have both road and lake access. And approximate building location from shoreline. Sometimes 4 to 1 is appropriate."

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Alaska Department of Natural Resources, Division of Mining, Land & Water; ADF&G; Community Council Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Emergency Services, Community Development, Planning Division or Assessments; or MEA.

CONCLUSION: The preliminary plat of **SUNSET 2023** 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; one non-objection was received. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

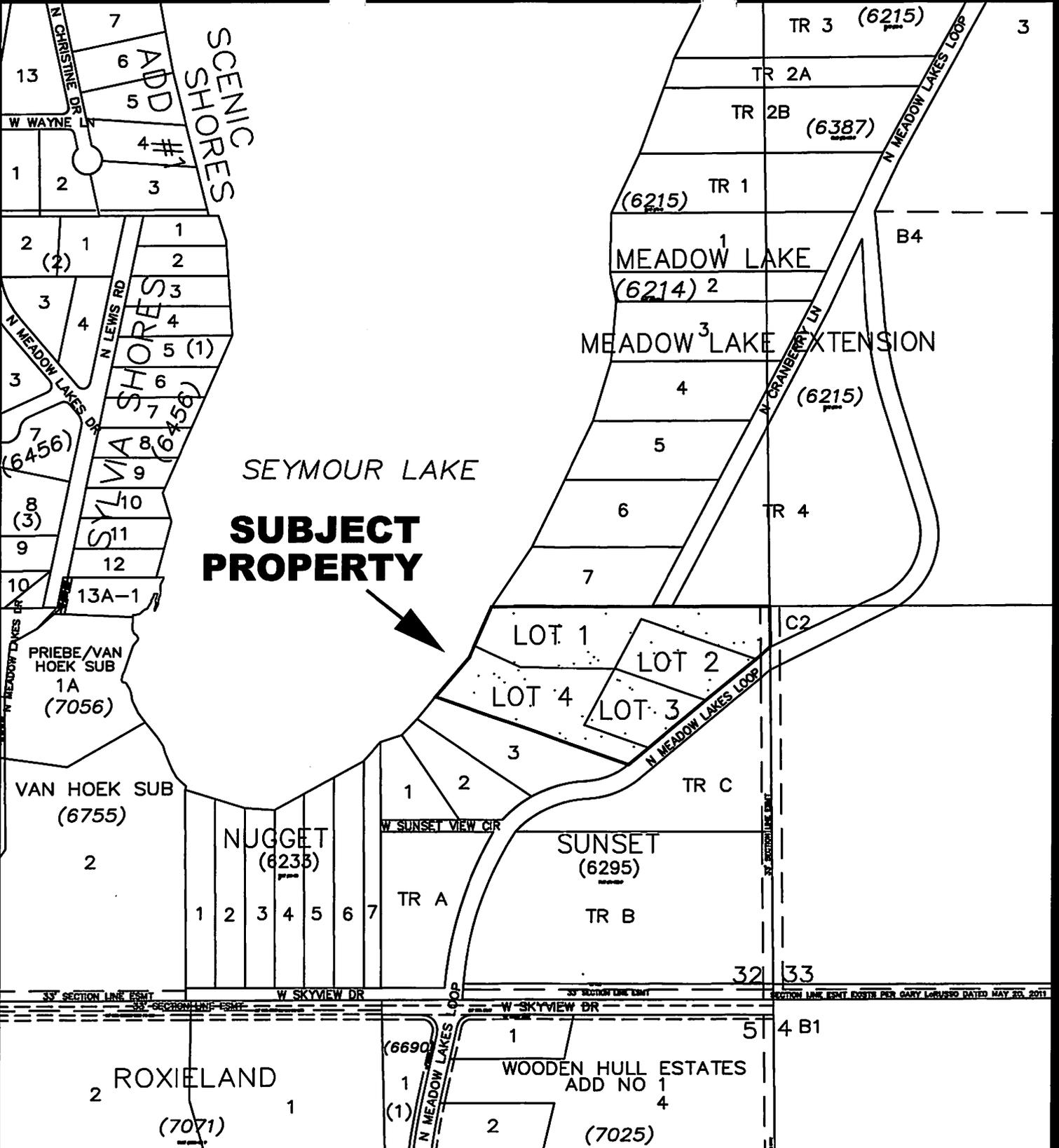
1. The plat of Sunset 2023 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.28(A)(1). Each lot has the required 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. Proposed Lot 1 and Lot 4 have the required waterbody frontage, pursuant to MSB 43.20.340.
5. Proposed Lot 4 is a 75' wide flag lot, pursuant to MSB 43.20.300(E).
6. Common access easement for Lot 1 & Lot 2, as well as Lot 3 & Lot 4, are shown on preliminary plat.
7. Petitioner has applied for a driveway permit for the existing driveway. Application is on file with Platting staff.
8. Petitioner provided average access point spacing pursuant to the Subdivision Construction Manual (SCM) A04.3(b).
9. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Alaska Department of Natural Resources, Division of Mining, Land & Water; ADF&G; Community Council Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Emergency Services, Community Development, Planning Division or Assessments; or MEA.
10. There were no objections from any federal or state agencies, Borough departments, or utilities.
11. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Sunset 2023, Section 32, Township 18 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. 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.

SCENIC SHORES
 SEYMOUR LAKE
SUBJECT PROPERTY



VICINITY MAP
 FOR PROPOSED SUNSET 2023
 LOCATED WITHIN
 SECTION 32, T17N, R02W, SEWARD MERIDIAN,
 ALASKA

HOUSTON 07 MAP

EXHIBIT A



Herring Lake

HO07

Herring Lake

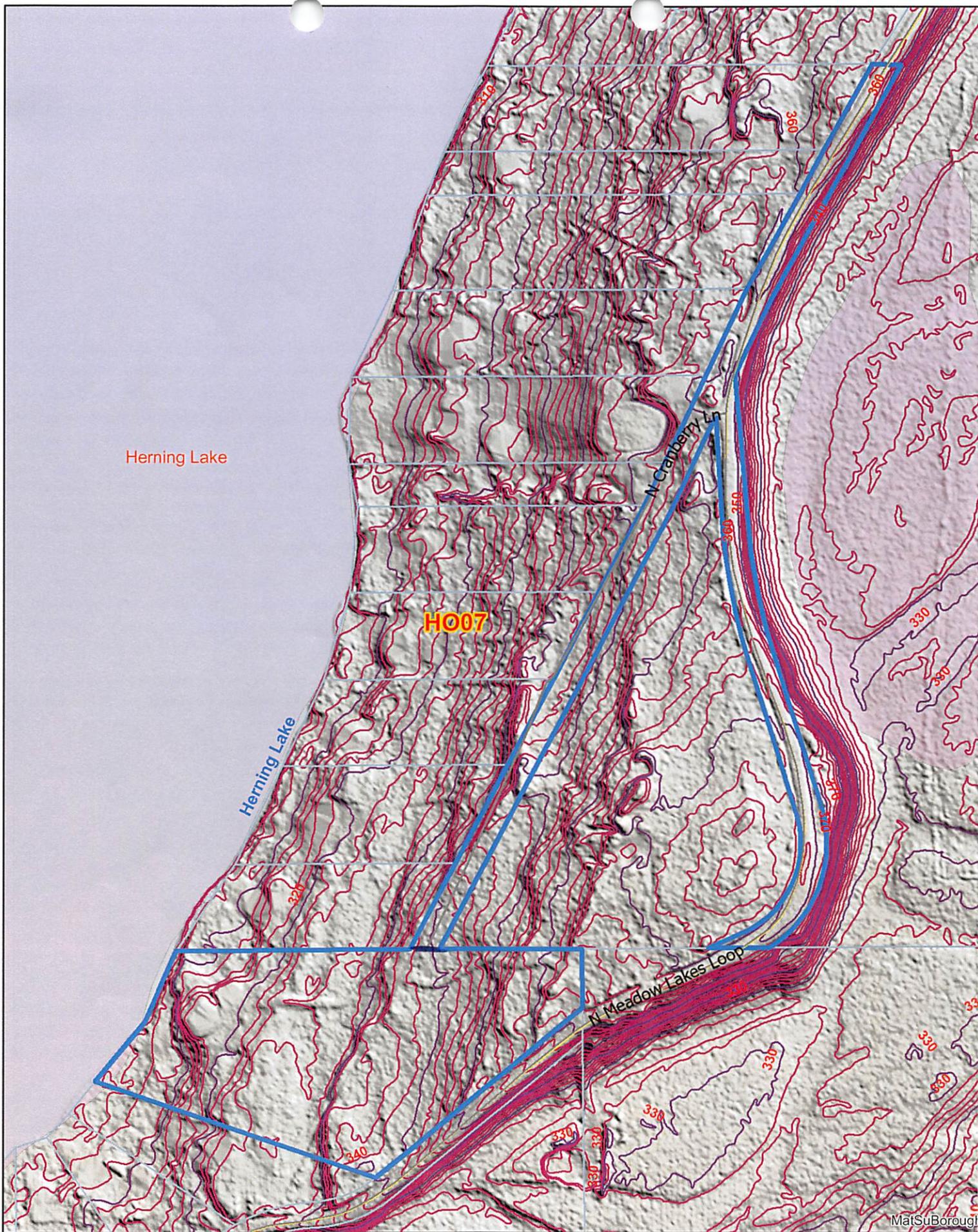
N Cranberry Ln

N Meadow Lakes Loop

280 140 0 280 Feet

MatSu Borough





Herring Lake

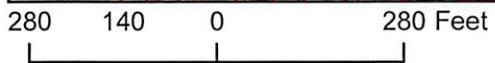
HO07

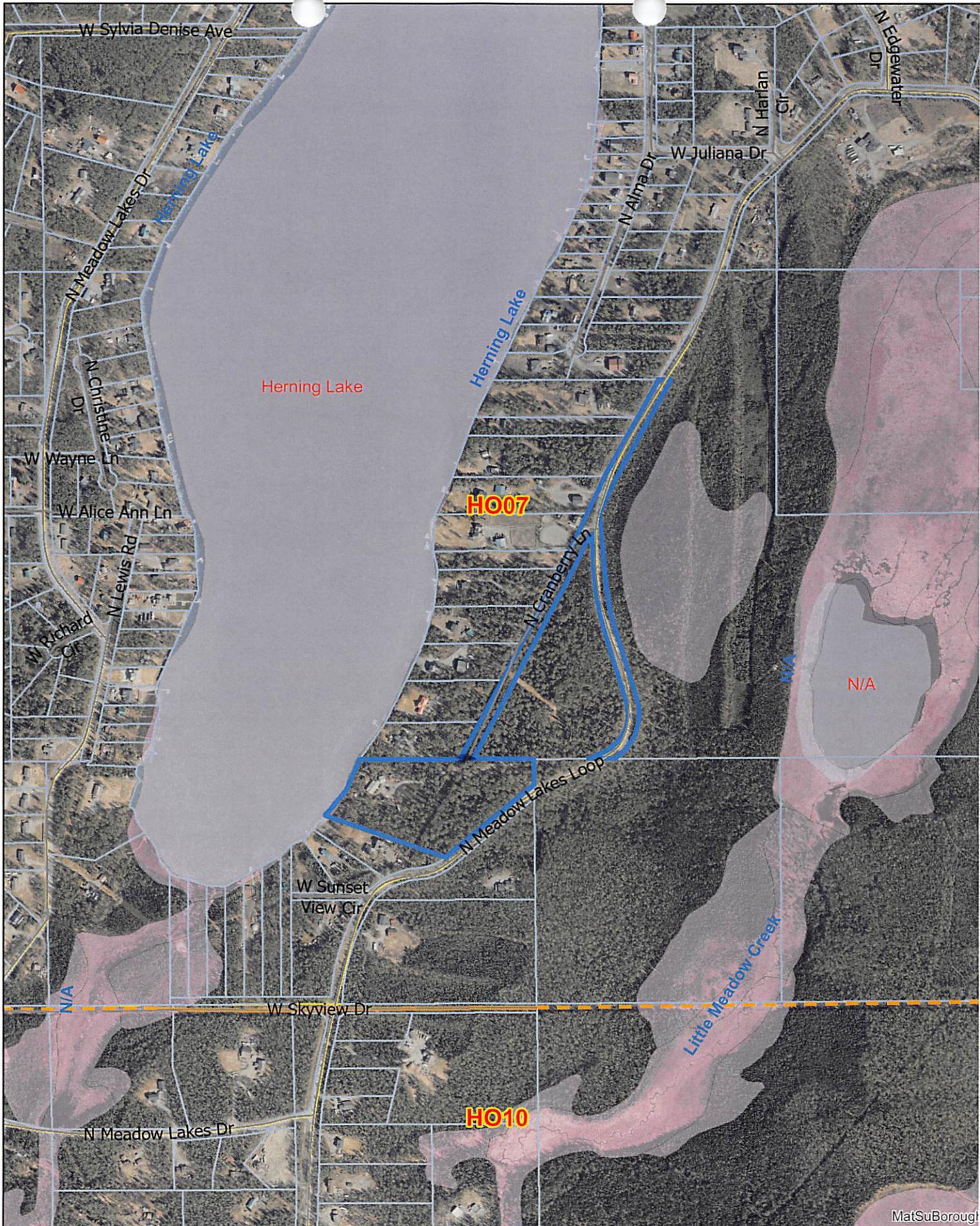
Herring Lake

N Cranberry Ln

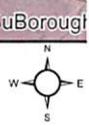
N Meadow Lakes Loop

MatSuBorough





650 325 0 650 Feet



MatSu Borough

RECEIVED

SEP 13 2023

July 27, 2023

PLATTING

Platting Department
350 E. Dahlia Ave.
Palmer, AK 99645

RE: Thomas R. Anderson

SOILS INVESTIGATION:

A soils investigation has been completed for the referenced proposed four lot subdivision. The investigation was to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations.

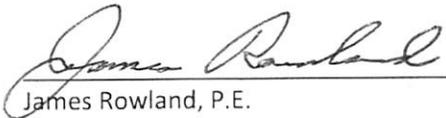
Attached are the test hole logs from June 24, 2023 located as shown on the attached drainage/topo map. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and my observations of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281.

SITE PLAN:

In accordance with MSB 43.15.016(A) the drainage/topo map is included with the test hole locations. Drainage patterns will not be altered as a result of this subdivision.

If you have any questions, please feel free to contact the office at (907)376-9535.

Sincerely


James Rowland, P.E.

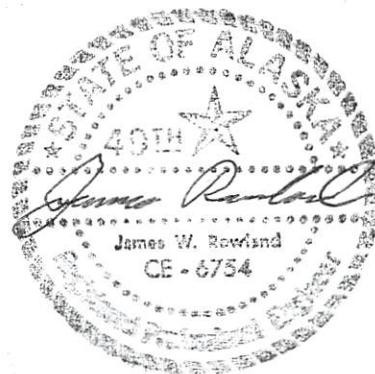


EXHIBIT B

DENALI NORTH
 PO BOX 874577
 WASILLA, AK 99687

SOIL LOG
 PERCOLATION TEST

TH # 2

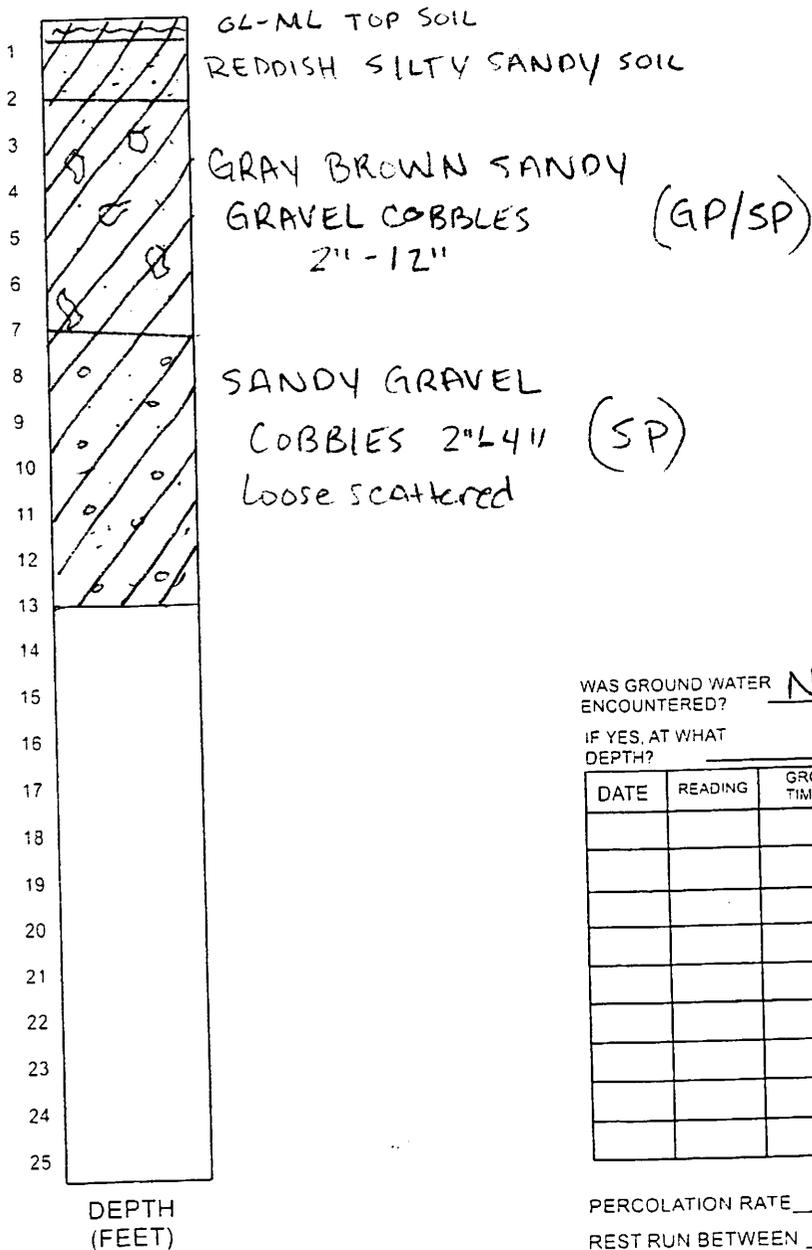
SOIL LOG/PERCOLATION TEST

BEDROOMS N/A

JOB NUMBER: 22-321

PERFORMED FOR: TOM ANDERSON DATE PERFORMED: 6/27/23

LEGAL DESCRIPTION: Sunset Subdivision lot 4



WAS GROUND WATER ENCOUNTERED? NO
 IF YES, AT WHAT DEPTH?

DATE	READING	GROSS TIME	NET TIME	DEPTH TO WATER	NET DROP	REFILLED

PERCOLATION RATE _____ (MIN/INCH)
 REST RUN BETWEEN _____ FEET AND _____ FEET.

COMMENTS _____
 PERFORMED BY: WW CERTIFIED BY: JR DATE: 8-14-23

DENALI NORTH
 PO BOX 874577
 WASILLA, AK 99687

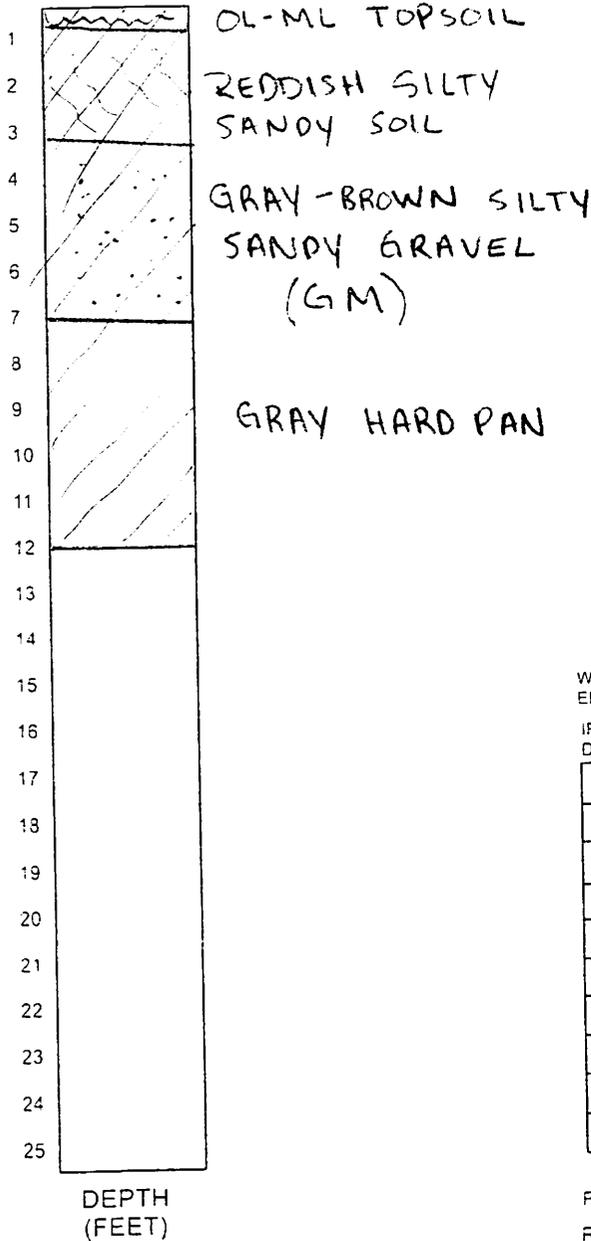
TH # 3

- SOIL LOG
- PERCOLATION TEST

SOIL LOG/PERCOLATION TEST

BEDROOMS N/A
 JOB NUMBER: 22-321

PERFORMED FOR: TOM Anderson DATE PERFORMED: 6-27-23
 LEGAL DESCRIPTION: Sunset Subdivision Lot 4



WAS GROUND WATER ENCOUNTERED? NO
 IF YES, AT WHAT DEPTH? 6-28-23

DATE	READING	GROSS TIME	NET TIME	DEPTH TO WATER	NET DROP	REFILLED
6/28						
	4:07	0				
	4:17	10	10	3 1/2"	2 1/2"	6"
	4:27	20	10	4 1/4	1 3/4	6"
	4:37	30	10	4 1/2	1 1/2	6"
	4:47	40	10	4 1/2	1 1/2	STOP TEST

PERCOLATION RATE 6.7 (MIN/INCH)
 REST RUN BETWEEN 4 FEET AND 5 FEET.

COMMENTS 190 sq/ft
 PERFORMED BY: WW CERTIFIED BY: JR DATE: 8-14-23

DENALI NORTH
 PO BOX 874577
 WASILLA, AK 99687

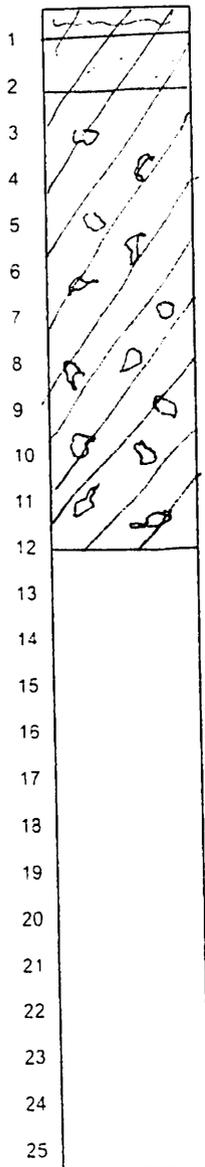
TH # 4

- SOIL LOG
- PERCOLATION TEST

SOIL LOG/PERCOLATION TEST

BEDROOMS N/A
 JOB NUMBER: 22-321

PERFORMED FOR: TOM ANDERSON DATE PERFORMED: 6/27/23
 LEGAL DESCRIPTION: Sunset Subdivision Lot 4



OL-ML TOPSOIL
 REDDISH SILTY SANDY SOIL
 GRAY-BROWN
 SILTY SANDY GRAVEL
 (6M) MED DENSE to DENCE
 OCCASIONAL ROCK 8" - 12"
 Cobbles 2" - 4" scattered

WAS GROUND WATER ENCOUNTERED? NO
 IF YES, AT WHAT DEPTH?

DATE	READING	GROSS TIME	NET TIME	DEPTH TO WATER	NET DROP	REFILLED
6/28	4:04	15	15	5 1/2	1/2	6"
{	4:19	30	15	5 1/2	1/2	6"
	4:34	45	15	5 1/2	1/2	6"
	4:49	60	15	5 1/2	1/2	6"

DEPTH (FEET)

PERCOLATION RATE 30 MIN IN 5 (MIN/INCH)
 REST RUN BETWEEN 4 FEET AND 5 FEET.

COMMENTS 250 sq/ft
 PERFORMED BY: WW CERTIFIED BY: JR DATE: 8-14-23

Matsu Borough
350 East Dahlia Ave.
Palmer, AK 99645

10/12/23

RE: Anderson Subdivision

To whom it may concern,

This is in regard to the 4 to 1 ratio of this unusual shaped lot. This codes intent was originally to not create stove pipe lots on lakes or long rectangular parcels. This lot has one narrow spot about 400' back which is 65' wide. Note: this may constitute as a flag lot which would not be counted in the 4 to 1 ratio (see section 43.20.300 E. (1) anything less than 100') In attempting to come up with a number the total length is 944' deducting 100' lake set back, section line easement, ROW setbacks and well radius reduces the length to approximately 589'. This would reduce the lot length to $589' \div 4 = 147' \pm$ average width. There are also small strips of ground which are exceeding the 25% as shown on sketch. In conclusion I feel this lot meets the 4:1 requirement of minimum 125' width or possibly the flag lot designation as described.

Please feel free to contact us at Denali North with any questions. (907) 376-9535.

Sincerely,

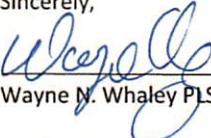
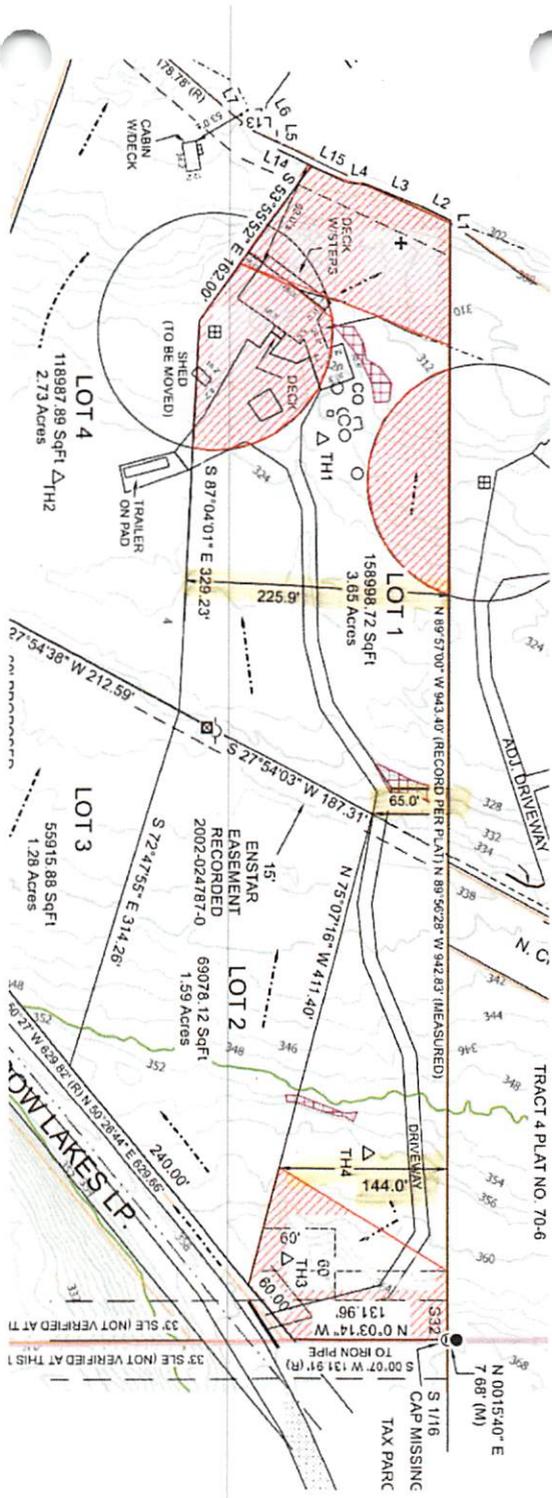

Wayne N. Whaley PLS 10-12-23

EXHIBIT C



AVG WIDTH CALCS

$$\begin{array}{r} 225.9 \\ 65.0 \\ \hline 144.9 \end{array} \div 3 = 144.96$$
 EXCEEDS 125' MIN.

Amy Otto-Buchanan

From: Daniel Dahms
Sent: Wednesday, October 25, 2023 11:39 AM
To: Amy Otto-Buchanan
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Sunset 2023 #23-123

Amy,

Since Meadow Lakes Loop is classified as a minor collector, per SCM A04.3 (b), applicant needs to calculate average access point spacing.

Provide additional information on "Gray Hard Pan" material on test hole 3. Is this a permeable or impermeable layer?

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, October 17, 2023 11:43 AM
To: dnr.scro@alaska.gov; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; tim.sweezy@mlccak.org; psfisher@gci.net; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; president@mlccak.org; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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>; 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 Sunset 2023 #23-123

The following link contains a Request for Comments for Sunset 2023, MSB Case #2023-123, to subdivide 56295000L004 into four lots. Comments are due by **November 7, 2023**. Please let me know if you have any questions. Thanks, A.

 [Sunset 2023](#)

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

Matanuska Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645

RECEIVED
NOV 01 2023
PLATTING

October 31, 2023

RE: Sunset Subdivision RSB.

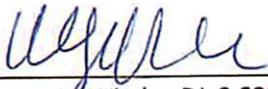
To whom it may concern,

Regarding Mr. Daniel's question regarding the hard pan on test hole number 3. Hard pan is typically impermeable subject to a perk test or sieve analysis it cannot be visually rated however test hole number 3 is in an unusable area (P.U.E) therefore we dug test hole number 4 120 feet away to verify better soils therefore test hole number 3 is unusable.

Regarding Mr. Daniel's question on how we calculated the average access point. We took the distance of 629.66 ft. and divided it by the number of lots that could potentially access it and came up with a distance of 125.93 ft. however the adjacent lot already has an existing access point, and our new lots will have shared access to N. Meadow Lakes Lp with a separation distance of 550.00 ft.

Please let me know if you have any additional questions,

Sincerely,



Wayne N. Whaley P.L.S 6925

Amy Otto-Buchanan

From: Amy Otto-Buchanan
Sent: Tuesday, November 7, 2023 3:00 PM
To: Denali North
Subject: FW: Sunset 2023

Importance: High

Hayli: See Jamie's comments below. Please have Wayne calculate average point spacing using SCM A04.3(b) using Cranberry Lane and Sunset View Circle. I have to have this staff report written up on Thursday, as Friday is a holiday. If I don't have the calculations by Thursday AM, I will need to continue this case. Thanks, A.

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Tuesday, November 7, 2023 2:51 PM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: Sunset 2023

Hi Amy,

We appreciate the additional information regarding the soils.

The petitioner still needs to provide the average access point spacing per SCM A04.3(b) to show that it is a minimum of 250 feet. Average access point spacing is to be calculated between two significant intersections, in this case between Cranberry Lane and Sunset View Circle.

Thank you,

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

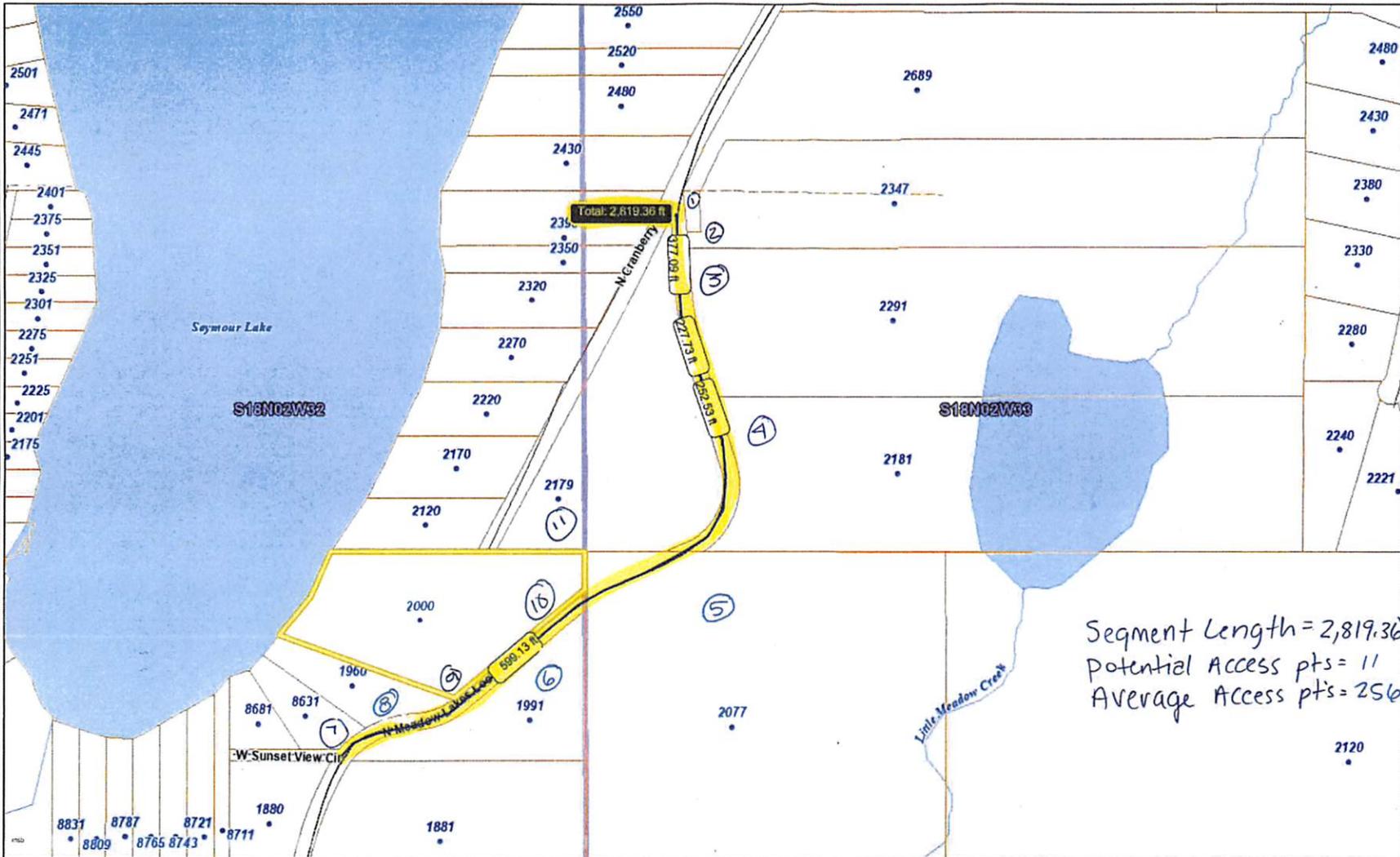
From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, November 7, 2023 9:59 AM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: Sunset 2023

If I didn't send this earlier. Thanks, A.

Amy Otto-Buchanan



Map Title



- Legend
- ParcelViewer
- Roads
 - Medium Road
 - Minor Road
 - Not Constructed
 - Mat-Su Borough Boundary
 - Address Numbers
 - Parcels
 - Government Lot Lines
 - Lakes and Rivers
 - Streams
 - Section Lines

Segment Length = 2,819.36 ±
 Potential Access pts = 11
 Average Access pts = 256.31 ±

1 : 9028

THIS MAP IS NOT TO BE USED FOR NAVIGATION



WGS_1984_Web_Mercator_Auxiliary_Sphere

Date: 11/08/23

$2,819.36 \div 11 = 256.31$

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

Notes

Amy Otto-Buchanan

From: Jennifer Monnin
Sent: Wednesday, October 18, 2023 11:49 AM
To: Amy Otto-Buchanan
Subject: Re: RFC Sunset 2023 #23-123

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: Tuesday, October 17, 2023 11:42 AM
To: dnr.scro@alaska.gov <dnr.scro@alaska.gov>; sarah.myers@alaska.gov <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; pamelaj.melchert@usps.gov <pamelaj.melchert@usps.gov>; tim.sweezy@mlccak.org <tim.sweezy@mlccak.org>; psfisher@gci.net <psfisher@gci.net>; information@mlccak.org <information@mlccak.org>; Camden Yehle <camdenyehle@gmail.com>; president@mlccak.org <president@mlccak.org>; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com <hsfirewise@gmail.com>; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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>; 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@enstarnaturalgas.com>; row@mtasolutions.com <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>
Subject: RFC Sunset 2023 #23-123

The following link contains a Request for Comments for Sunset 2023, MSB Case #2023-123, to subdivide 56295000L004 into four lots. Comments are due by **November 7, 2023**. Please let me know if you have any questions. Thanks, A.

 [Sunset 2023](#)

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



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

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.

**SUNSET 2023 SUBDIVISION
(MSB Case #2023-123)**

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

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, November 6, 2023 12:34 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Sunset 2023 #23-123
Attachments: Agenda Plat.pdf

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

Amy,

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

Thanks,

MIREYA ARMESTO

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, October 17, 2023 11:43 AM
To: dnr.scro@alaska.gov; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; tim.sweezy@mlccak.org; psfisher@gci.net; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; president@mlccak.org; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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>; 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 Sunset 2023 #23-123

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

The following link contains a Request for Comments for Sunset 2023, MSB Case #2023-123, to subdivide 56295000L004 into four lots. Comments are due by **November 7, 2023**. Please let me know if you have any questions. Thanks, A.

 [Sunset 2023](#)

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

Amy Otto-Buchanan

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Friday, October 20, 2023 8:19 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Sunset 2023 #23-123

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

Hi Amy,

MTA has reviewed Sunset 2023 and would like to request the following:

MTA would like the developer to recognize the existing MEA power line and MTA easement recorded in Bk 814/page 437 that is currently in place. Any improvements to existing driveways, or construction of new driveways must maintain 4' of fill over existing MTA buried cables, and assume any costs associated with lower or changing grade that would impact MTA buried cables. MTA would also request a 15' utility easement on lots 1,2,3 and within the common access easements adjacent to N Meadow Lakes Loop.

Thank you 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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, October 17, 2023 11:43 AM
To: dnr.scro@alaska.gov; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; tim.sweezy@mlccak.org; psfisher@gci.net; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; president@mlccak.org; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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>; 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 Sunset 2023 #23-123

Amy Otto-Buchanan

From: Michelle Myers <tekmmichelle@gmail.com>
Sent: Tuesday, October 17, 2023 3:37 PM
To: Amy Otto-Buchanan
Subject: 32,T18N,R02W,S.M,AK

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

Hi I support people subdividing their lots I do ask that lots have both road and lake access. And approximate building location from shoreline. Sometimes 4to 1 is appropriate.

Thanks for reading.
Michelle

<<<----- MSB PLATTING NOTICE ----->>>
<<<----- SUNSET 2023 ----->>>
<<<----- MEADOW LAKES ----->>>

RECEIVED
OCT 18 2023
PLATTING

Document Link: <https://pnqk.me/3znwti>

Title:- - - - SUNSET 2023
Location: - - SEC 32,T18N,R02W,S.M,AK
Petitioner: - THOMAS T.ANDERSON&THOMAS R.ANDERSON
Surveyor: - - DENALINORTH
Engineer: - - JAMES ROWLAND

Case# - - - - 2023-12
Tax ID# - - - - 56295000L004
Tax Map#- - - HO 07
Pre-app Date: 02/17/2023

The request is to create four lots from Lot4, Sunset, Plat No.71-5, to be known as SUNSET 2023, containing 9.27 acres +/- . Parcel is located west of N.Meadow Lakes Loop and east of Seymour Lake.

Comments are due November 7,2023
Public hearing to be held on November 15, 2023

Sincerely,

Amy Otto-Buchanan
Platting Specialist
Direct line: 861-7872
amy.otto-buchanan@matsugov.us

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER & WASTEWATER 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 THOSE SYSTEMS.
3. THIS PLAT IS AFFECTED BY AN MEA BLANKET EASEMENT RECORDED 8/18/1961 IN BK. 37 PG. 384
4. THIS PLAT IS AFFECTED BY AN UNPLOTTABLE MTA EASEMENT RECORDED 7/1/1975 IN BK. 814 PG. 437

CERTIFICATE OF OWNERSHIP

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.

NAME: MARY PATRICIA RUDOLPH ESTATE
THOMAS R. ANDERSON-PERSONAL REP.
7632 W. PARKS HWY. #665
WASILLA, AK 99654

DATE:

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____, 20____ TAX COLLECTION OFFICIAL (BOROUGH)

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

DATE _____, 20____

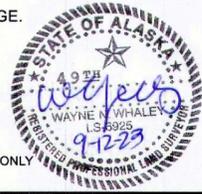
PLANNING AND LAND USE DIRECTOR _____ ATTEST: _____ PLATTING CLERK

SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____

WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6925-S

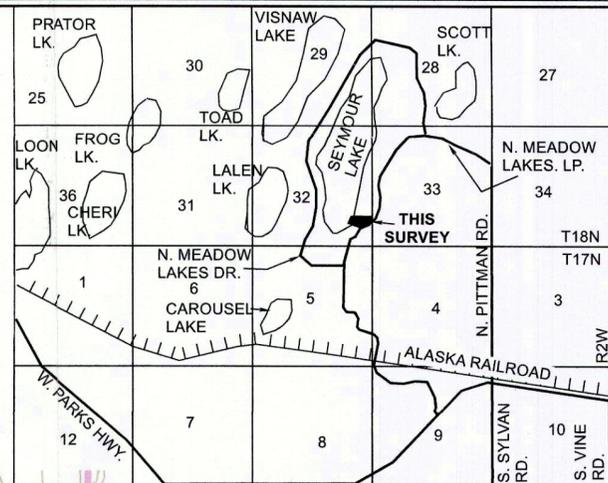


ASBUILT & TOPO ONLY

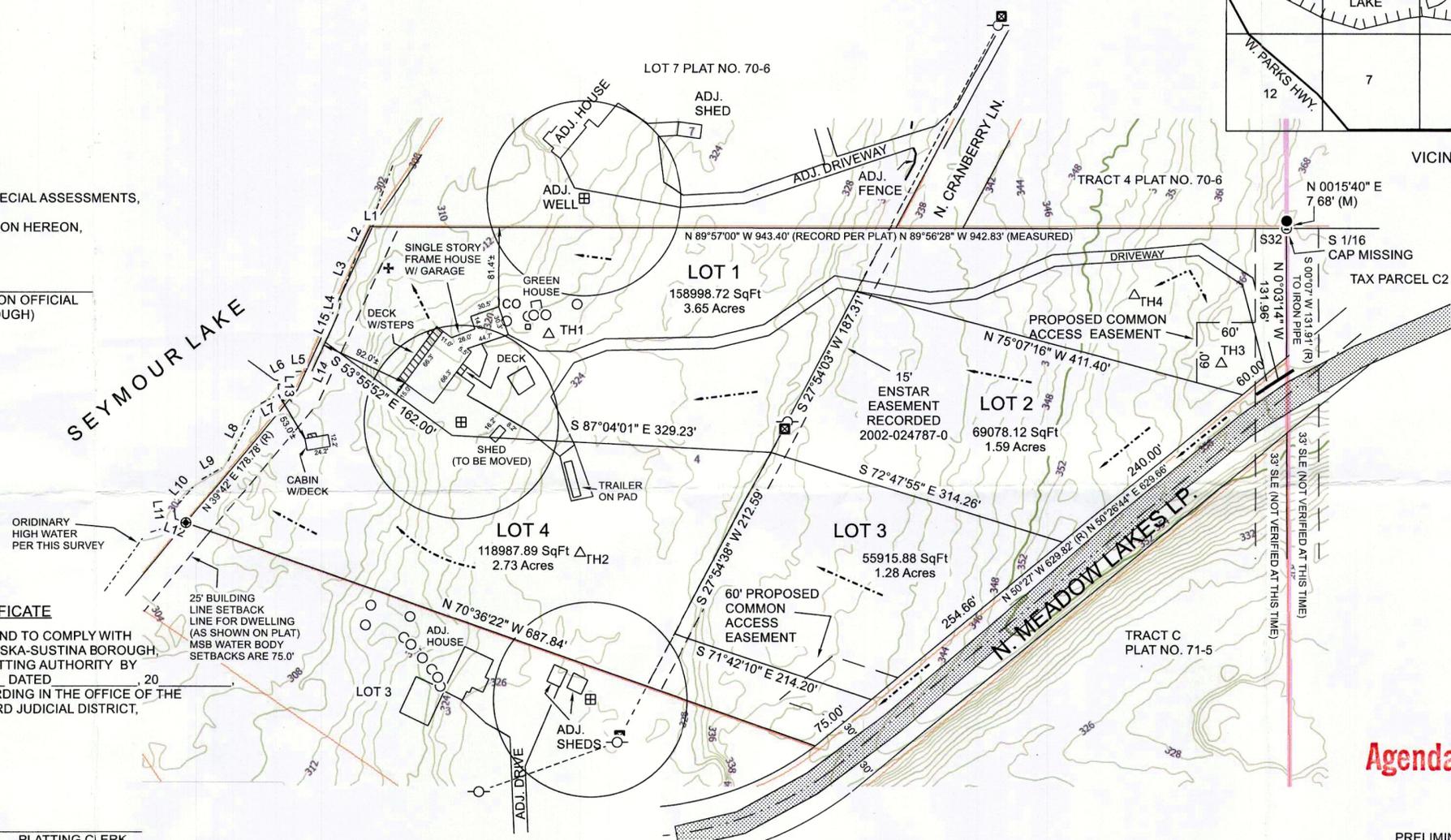
LINE	BEARING	HORIZ DIST
L1	S89°56'28"E	2.46'
L2	N25°34'08"E	27.74'
L3	N21°35'46"E	47.06'
L4	N8°31'41"E	21.00'
L5	N88°36'39"E	21.78'
L6	N61°08'20"E	14.56'
L7	N62°27'45"E	25.56'
L8	N27°04'54"E	69.13'
L9	N59°41'18"E	33.63'
L10	N40°09'34"E	37.19'
L11	N6°32'10"W	10.79'
L12	N70°32'23"W	11.47'
L13	N0°28'46"W	16.37'
L14	N24°40'28"E	32.43'
L15	N24°40'28"E	32.21'

LEGEND

- POWER POLE W/OVERHEAD LINE
- ⊕ WATER PUMP
- FOUND 5/8" REBAR
- ⊙ FOUND IRON PIPE W/ WOOD PLUG
- MEA PEDESTAL
- ⊞ WELL
- ⊙ FOUND 2 1/2" PLASTIC PIPE
- ⊞ MTA PEDESTAL
- △ TEST HOLES
- DRAINAGE ARROWS



VICINITY MAP 1" = 1 MILE



RECEIVED
SEP 13 2023
Agenda Copy
PLATTING

PRELIMINARY PLAT

A PLAT OF:
ANDERSON SUBDIVISION
SUNSET 2023

A REPLAT OF:
LOT 4
SUNSET SUBDIVISION
PLAT NO. 71-5

LOCATED WITHIN:
SECTION 32 TOWNSHIP 18 NORTH RANGE 2 WEST
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 9.27 ACRES MORE OR LESS

DENALI NORTH 1168 E. LEOTA AVE. WASILLA, AK 99654
PO BOX 874577 WASILLA, AK 99687
(907) 376-9535

JOB# 22-321PP	CLIENT: THOMAS ANDERSON	FB/PG 315
SCALE 1" = 100'	DATE: 09/12/2023	SH: 1 OF 1
		DW: HW CHK: WW