

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Theresa Taranto

PLATTING SPECIALIST
Amy Otto-Buchanan

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin



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

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

PLATTING BOARD MEETING **1:00 P.M.** **December 7, 2023**

Ways you can participate in Platting Board meetings:

IN PERSON

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

TELEPHONIC TESTIMONY: (Audio only)

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

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

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

- A. November 16, 2023

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **OLD TIMBER:** The request is to create three lots from Parcels 2 & 3, Waiver Resolution Serial No. 93-31-PWM and Parcel 2, Waiver Resolution Serial No. 2001-237-PWm, to be known as **Old Timber**, containing 24.99 acres +/- . The petitioner will be dedicating a 30' x 30' section as right-of-way to serve as legal access onto E. Relaxing Road. The property is located south of E. Smith Road Extension, east of N. Smith Road and north of E. Maud Road (Tax ID # 17N02E01D022 / D023 / D030); within the SE ¼ Section 01, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (*Petitioner/Owner: Recon LLC, Staff: Matthew Goddard, Case # 2023-121*)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

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

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

- December 21, 2023, Platting Board Meeting; We have one case on the agenda.
 - Chickaloon Branch Road Variance

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
November 16, 2023**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on NOVEMBER 16, 2023, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Leonard called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1
Mr. Dan Bush, District Seat #4
Mr. Sandra Kreger, District Seat #6 - arrived at 1:01 p.m.
Mr. Alan Leonard, District Seat #7, Chair
Ms. Amanda Salmon, Alternate A
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Mr. Eric Koan, District Seat #3
Ms. Michelle Traxler, District Seat#5

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

Platting member Johnson led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved unanimously.

2. APPROVAL OF MINUTES

- November 2, 2023, Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

(None)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
November 16, 2023**

- A. **MCKINLEY VIEW RSB LOTS 12- 15 & ROW VACATION:** The request is to vacate a 15' wide right-of-way that runs from W. Field Avenue south to Kashwitna Lake, and attach the vacated right-of-way to Lots 12-15, McKinley View Subdivision, Plat No. 68-12, to be known as **LOTS 12A, 13A, 14A AND 15A**, containing 1.96 acres +/- . Petitioner is applying for a variance from MSB 43.20.060(C), as a portion of W. Field Avenue is only 30' wide and N. Williams Place is only 40' wide. The plat is located north of Kashwitna Lake, west of S. Parks Highway and south of W. Field Avenue (Tax ID#s 56212000L012-L015); within Section 07, Township 20 North, Range 04 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7. (*Petitioner/Owner: Jess Adams; Donald & Irene Glaser; Dean & Kimberly Cagle, Staff: Amy Otto-Buchanan, Case #2021-056*)

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

Theresa Taranto provided the mailing report:

- Stating that 33 public hearing notices were mailed out on October 24, 2023.

Staff gave an overview of the case:

- Petitioner applied for a Variance due to Right-of-Way not being wide enough.
- Requesting vacation of 15' Right-of-Way.
- Staff recommends approval with conditions and finding of facts.

Platting Member Kreger had questions for staff.

Chair Leonard had questions for staff.

Platting Member Salmon had questions for staff.

Platting Member Hallford had questions for staff.

Platting Member Bush had questions for staff.

Chair Leonard had additional questions for staff.

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

The petitioner/petitioner's representative chose not to give an overview of the case at this time.

Chair Leonard opened the public hearing for public testimony.

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

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

- Stated that the petitioners were present.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
November 16, 2023**

Platting Member Hallford had questions for Mr. Hanson.

Chair Leonard had questions for petitioner.

Platting Member Hallford had questions for Mr. Hanson and one of the petitioners.

Platting Member Johnson had questions for Mr. Hanson.

MOTION: Platting Member Salmon made a motion to approve the preliminary plat, vacation of 15' wide Right of Way and Variance with 11 Findings of fact and 7 Conditions of Approval. Platting Member Bush seconded the motion.

Discussion ensued.

VOTE: Motion did not pass with Platting Members Johnson, Kreger and Leonard opposed.

7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

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

- Next meeting December 7, 2023. We have one case on the agenda.
 - Old Timber

BOARD COMMENTS.

- Platting member Salmon – Nice to see everyone.
- Platting member Bush – None
- Platting member Hallford - None
- Platting member Johnson – Thanks to Ms. Buchanan for the options she laid out to approve or disapprove. Appreciated the clarity.
- Platting member Kreger - None
- Chair Leonard – Thank you for showing up today. I was worried we would not have a quorum. Happy to see as full of a board as possible. Gives people the rightful consideration for their cases and the members of the public.

8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at 1:56 PM.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
November 16, 2023**

ALAN LEONARD
Platting Board Chair

ATTEST:

THERESA TARANTO
Platting Board Clerk

6A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
DECEMBER 7, 2023**

PRELIMINARY PLAT: OLD TIMBER

LEGAL DESCRIPTION: SEC 01, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: RECON LLC

SURVEYOR/ENGINEER: RECON LLC

ACRES: 24.99 ± **PARCELS:** 3

REVIEWED BY: MATTHEW GODDARD

CASE #: 2023-121

REQUEST: The request is to create three lots from Parcels 2 & 3, Waiver Resolution Serial No. 93-31-PWM and Parcel 2, Waiver Resolution Serial No. 2001-237-PWm, to be known as **OLD TIMBER**, containing 24.99 acres +/- . The petitioner will be dedicating a 30' x 30' section as right-of-way to serve as legal access onto E. Relaxing Road. The property is located south of E. Smith Road Extension, east of N. Smith Road and north of E. Maud Road (Tax ID # 17N02E01D022 / D023 / D030); within the SE ¼ Section 01, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 5 pgs
EXHIBIT B – 7 pgs

AGENCY COMMENTS

Department of Public Works
Development Services
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT K – 4 pgs

DISCUSSION: The proposed subdivision is creating three lots. Lots 2 and 3 will access from N. Witherspoon Road, a Borough owned and maintained road. Lot 1 fronts on the corner of E. Relaxing Road and N. Tranquility Lane. The petitioner is dedicating a 30' by 30' section as right of way on the northwest corner of the property to meet legal access requirements for proposed Lot 1.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met with the dedication of the 30' by 30' right of way.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Steven Rowland, PE notes that on June 24th & June 25th, an on-site evaluation and soils investigation sufficient to provide assessment of suitability for subdivision of the subject property was completed. Two test pits were

dug as shown on the test hole location map at **Exhibit B-4**. No groundwater was observed at the time of excavation. Based on the subsurface investigation and the engineer's traverse of the property and familiarity with soils and geology of the subject area, it has been determined that each of the three proposed lots has the required minimum 10,000 square feet of useable building area and the required 10,000 contiguous square feet of useable septic are as defined in MSB Title 43.

Topographic map and as-built are shown on the Agenda Plat.

Comments:

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

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

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Emergency Services, Community Development, or Assessments; or MEA.

CONCLUSION: The preliminary plat of Old Timber is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

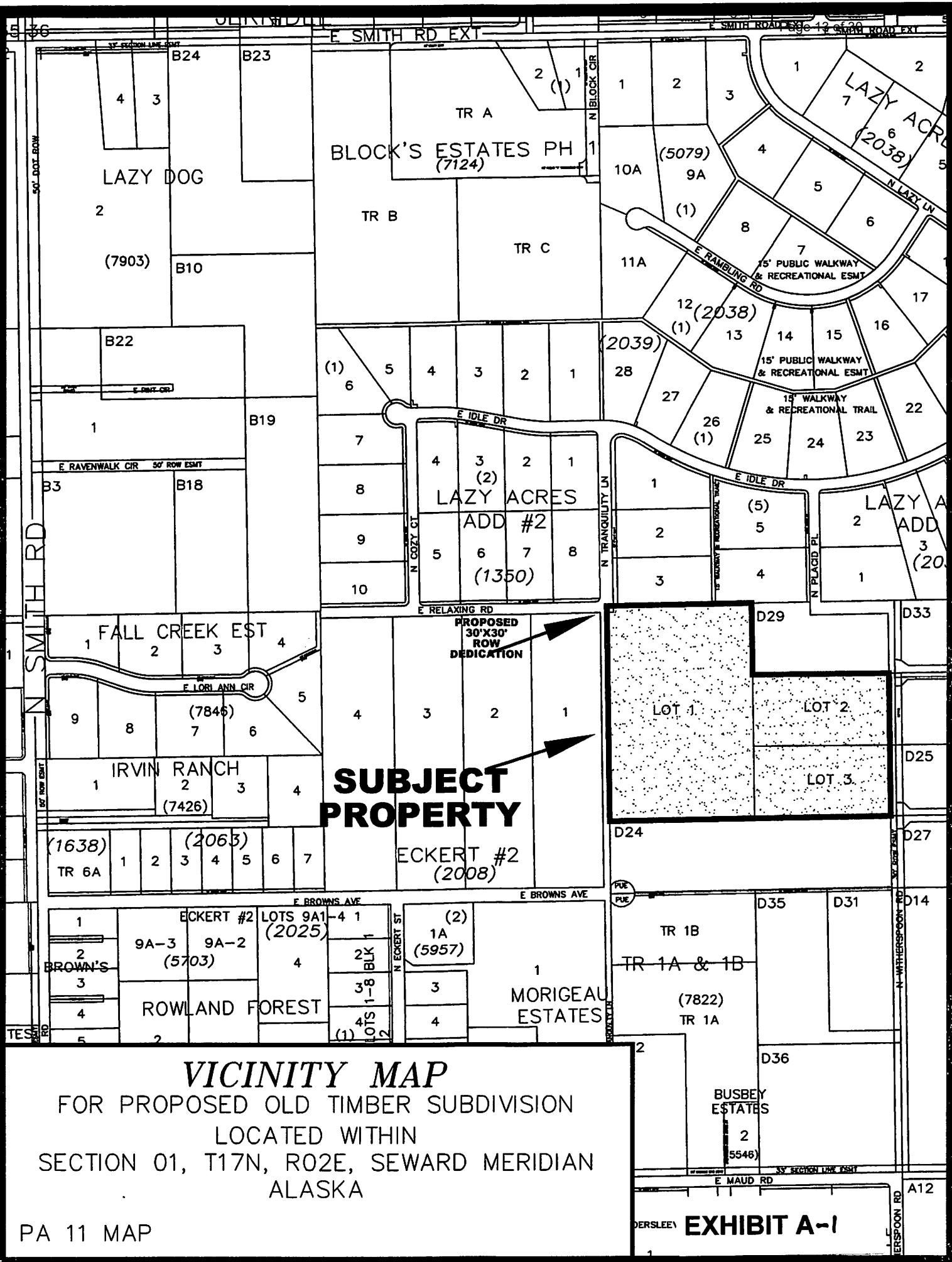
FINDINGS OF FACT

1. The plat of Old Timber is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. All lots will have the required legal and physical access pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
4. All lots will have the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Emergency Services, Community Development, or Assessments; or MEA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There were 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 Old Timber, Section 01, 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 plat in full compliance with Title 43.



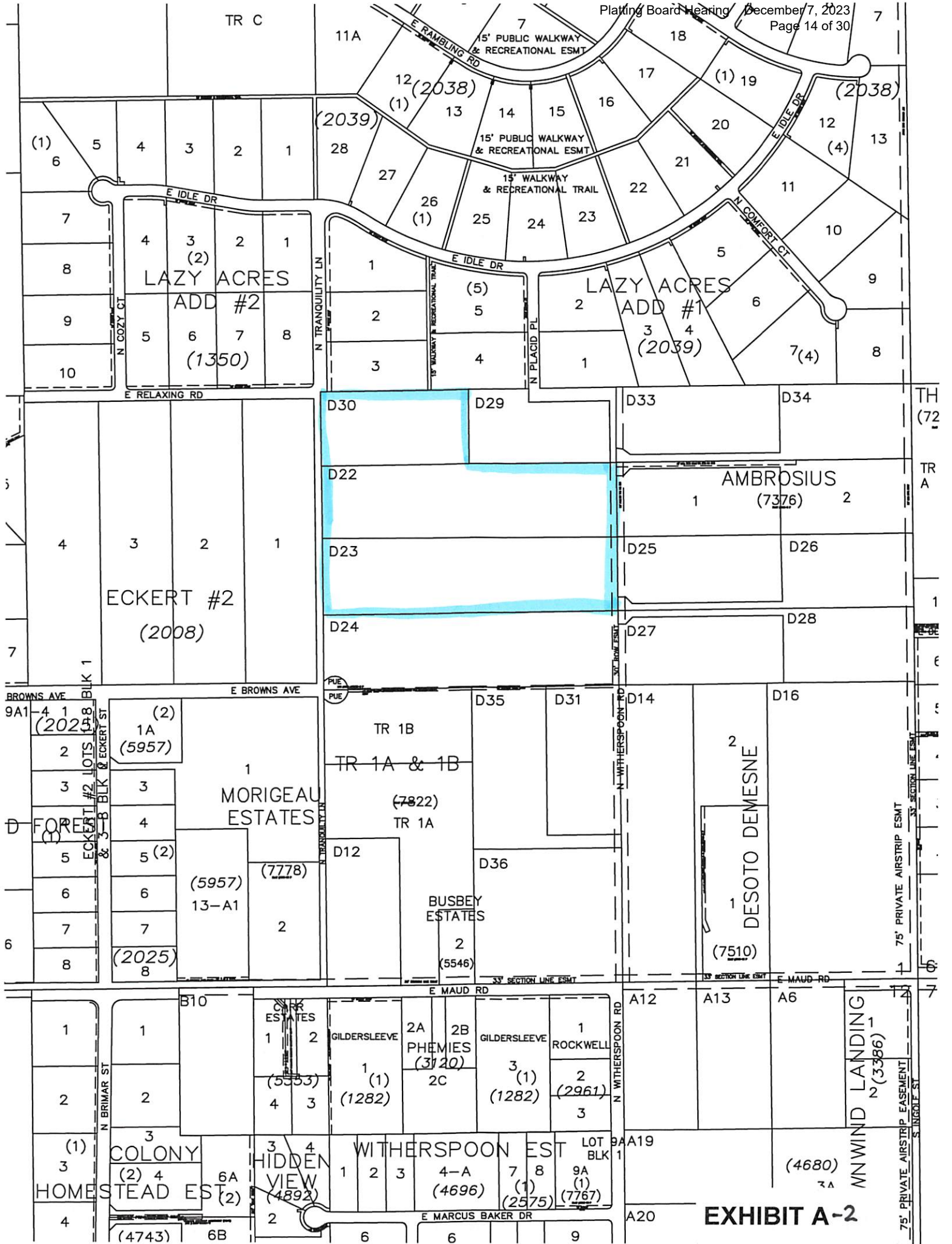


EXHIBIT A-2



EXHIBIT A-3



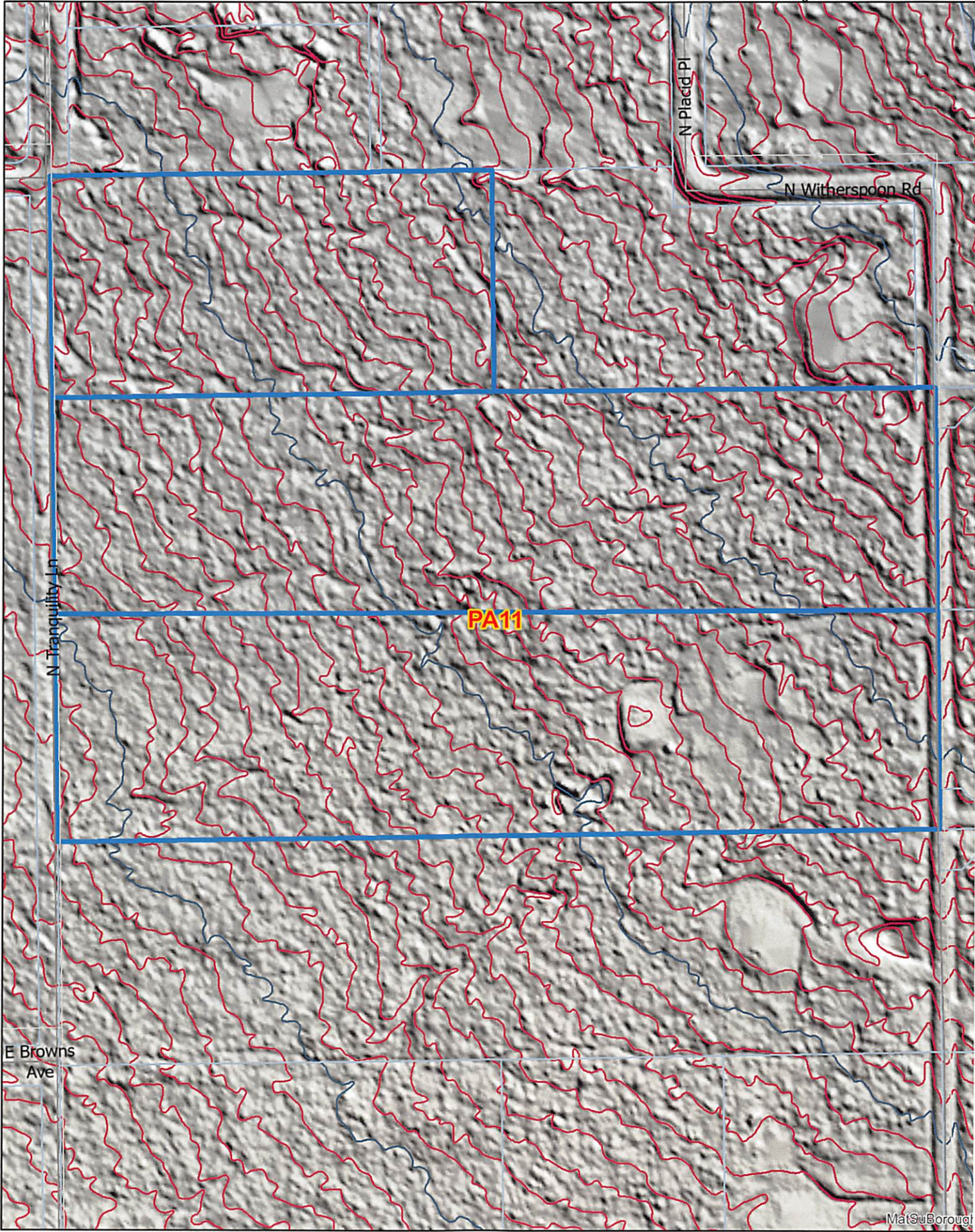


EXHIBIT A-4

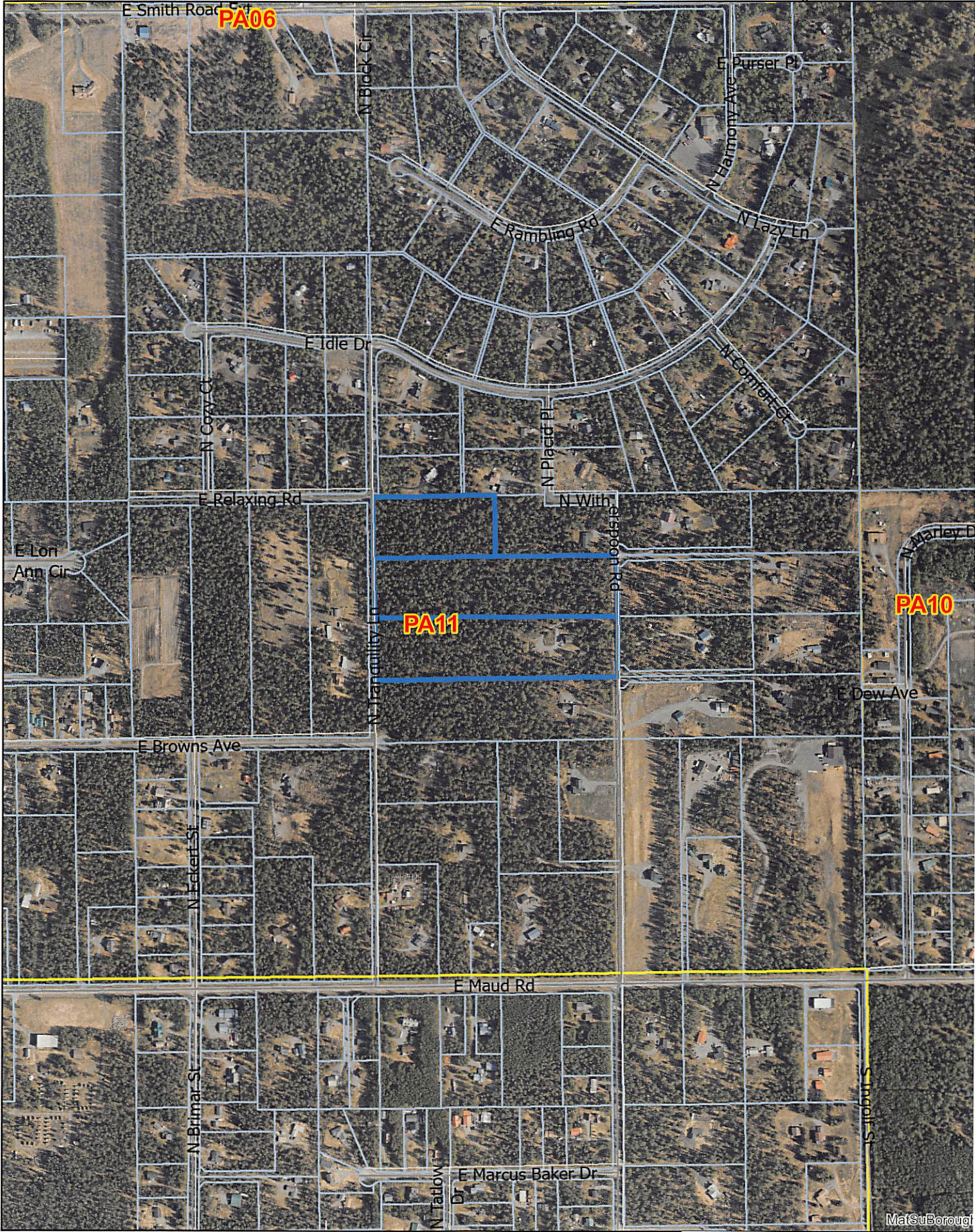


EXHIBIT A-5



Rowland Engineering Consultants

565 West Recon Circle, Palmer, Alaska 99645
907.746.3630 steve@reconllc.net

Matanuska-Susitna Borough
2023
Platting Division
350 East Dahlia St.
Palmer, Alaska 99645

October 13, 2023,

PLATTING
OCT 13 2023
RECEIVED

Re: Soils Investigation Report for: **Old Timber Subdivision**,
Within NW1/4, SE1/4, Section 1, T 17 N, R 2 E, Seward Meridian, Alaska
(MSB Account Nos. 117N02E01D030, 117N02E01D022 & 117N02E01D023,)

Attn: Platting Officer

Introduction

RECON, LLC has completed an assessment of the subject property to determine compliance with MSB requirements for “usable area” as defined in Title 43 of Borough Code. The intent of this subdivision is to simply reconfigure property lines to create three lots from the current three parcels totaling 25 acres. Two of the parent parcels have an area of 10 acres while the third is 5 acres. This plat will create two 5 acres lots and one 15 acre lot. Two of the parent parcels are undeveloped while the south 10 acre parcel has a residence located on the east half of the lot. The current 5 acre lot fronts on N Tranquility Lane, while the two large parcels front on N Witherspoon Rd. Proposed Lots 2 and 3 will front on N Witherspoon Rd while Lot 1 will front on N Tranquility Ln. The proposed lots and existing development are shown in the referenced preliminary plat of Old Timber Subdivision prepared by RECON, LLC. Included as Attachment A is a project area map showing the generalized subdivision layout and location of test pits.

On June 24 & 25, 2023, Steve Rowland, PE completed an on-site property evaluation and soils investigation sufficient to provide an assessment of suitability for subdivision of the subject property. A test pit was excavated on proposed Lots 1 and 2. A residence with an approved septic system is located on Lot 3. Locations of the test pits were determined to be representative of conditions found on each lot. Included as Attachment B are the test pit logs.

Project Area Description

Regionally, the subject property is located on an ancient alluvial fan deposit consisting of layered and interbedded well- to poorly graded sand, gravel, and silt overlain by a thin blanket of wind-deposited silt (loess) and fine sand. These soils are typically excellent for this type of development. Groundwater can be expected at depths more than 80 ft. The author has completed numerous soil test pits in the area of the subject subdivision and has never encountered groundwater within the depth of excavation. Bedrock has been reported in well logs on a few nearby properties at depths from 100 ft to 150 ft. The entire property slopes gently to the southwest at gradients of 3 to 6 percent. Ground surface elevation varies from 276 ft to 336 ft above mean sea level, with the highest point being at the northeast corner of the property. Area drainage is excellent due to subsurface conditions and consistent slope of land surface. There are no active drainage ways or streams within the subject property. Any future residential development can be accomplished without adversely affecting area drainage patterns or adjacent



Rowland Engineering Consultants

565 West Recon Circle, Palmer, Alaska 99645
907.746.3630 steve@reconllc.net

properties. The subject property is lightly developed with a residence on Lot 3. All undeveloped areas are forested with a mixed stand of mature birch, aspen and white spruce. Access to the subject property is via N Witherspoon Rd for Lots 2 and 3. Lot 1 (15 acres) is accessed via N Tranquility Lane. Each proposed lot fronts on an MSB maintained residential street and has the required minimum lot frontage. Homes located on adjacent properties utilize on-site wells and conventional wastewater disposal systems. Surrounding properties are mostly developed with single-family homes on 1 to 10 acre lots. All three proposed lots are rectilinear with depth to width ratios of approximately 1.5:1 or 2:1.

Field Investigation

On June 24 and 25, 2023, two test pits were excavated on the subject property at locations shown on the map in Attachment A. Test Pit locations were selected as representative of the conditions to be expected throughout the proposed subdivision. Each test pit was logged by Steve Rowland, PE, of RECON, LLC.

Soils Description

Soils observed included a near surface layer of organic material and silt overlying Gravel with sand and few cobbles that often-included strata or lenses of fine gravel, sand, or silt. The silt (topsoil) layer was found to be of variable thickness and the sandy gravel extended to the limit of the test pit excavation. Thin silt lenses were observed within the gravel unit in Test Pit 1. This is common for alluvial deposits of this type. The gravel soils have moderately rapid to rapid permeability and are conducive to nearly any type of property use. No groundwater was encountered at the time test pits were excavated and logged. Refer to Attachment B, "Geologic Log of Test Pits".

Summary & Conclusions

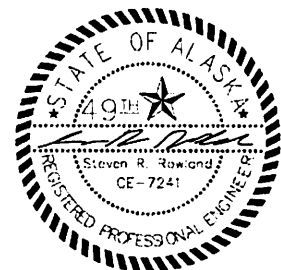
In summary, Steve Rowland, PE, of RECON, LLC has reviewed the proposed plan for Old Timber Subdivision, topographic maps, geologic maps of the immediate area, and soils information of record and on adjacent properties. Based on the subsurface investigation and the engineer's traverse of the property and familiarity with soils and geology of the subject area, it has been determined that each of the three proposed lots has the required minimum 10,000 square feet of "useable building area" and the required 10,000 contiguous square feet of "useable septic area" as defined in MSB Title 43.20.281. There are no excessive slopes of significant extent that occur within the property, and there is no occurrence of surface water that impacts the proposed subdivision plan.

Sincerely,

Steven R. Rowland, PE

Attachment A: Subdivision Plan and Test Pit Location Map (1 page)

Attachment B: Test Pit Logs (2 pages)



Attachment A

Subdivision Plan and Test Pit Location Map (1 page)

OLD TIMBER SOILS INVESTIGATION

Platting Board Hearing December 7, 2020

Page 2 of 3



Rowland Engineering Consultants
363 West Boca Circle, Palm Bay, AK 32943
321-749-3633

LEGEND

TP-#

SEE TP LOCATION

- LOT LINE
- LOT LINE NUMBER
- SHADED LINE INDICATES LOT BOUNDARY
- SHADED
- SHADED POLE, UNDEVELOPED
- IF SHADING CORRELATION LINE
- IF SHADING CORRELATION LINE
- POLE LINE SHADOW
- ELECTRIC WIRE
- POWER POLE 1/4" DIA. ANCHOR
- ELECTRIC TRANSFORMER
- TELEPHONE POLE
- SEWER PIPE
- WATER TANK
- SHED
- POOL
- COOL OF APPROX.
- HOUSE OR OTHER
- WELL OR POOL
- CRANE & PROPOSED SHED DIRECTION

NOTES

SCALE	SHEET NUMBER
1" = 150'	01
PLOT DATE	
7/3/2023	
FILE NAME	OldTimber_PrelimPlat.dwg

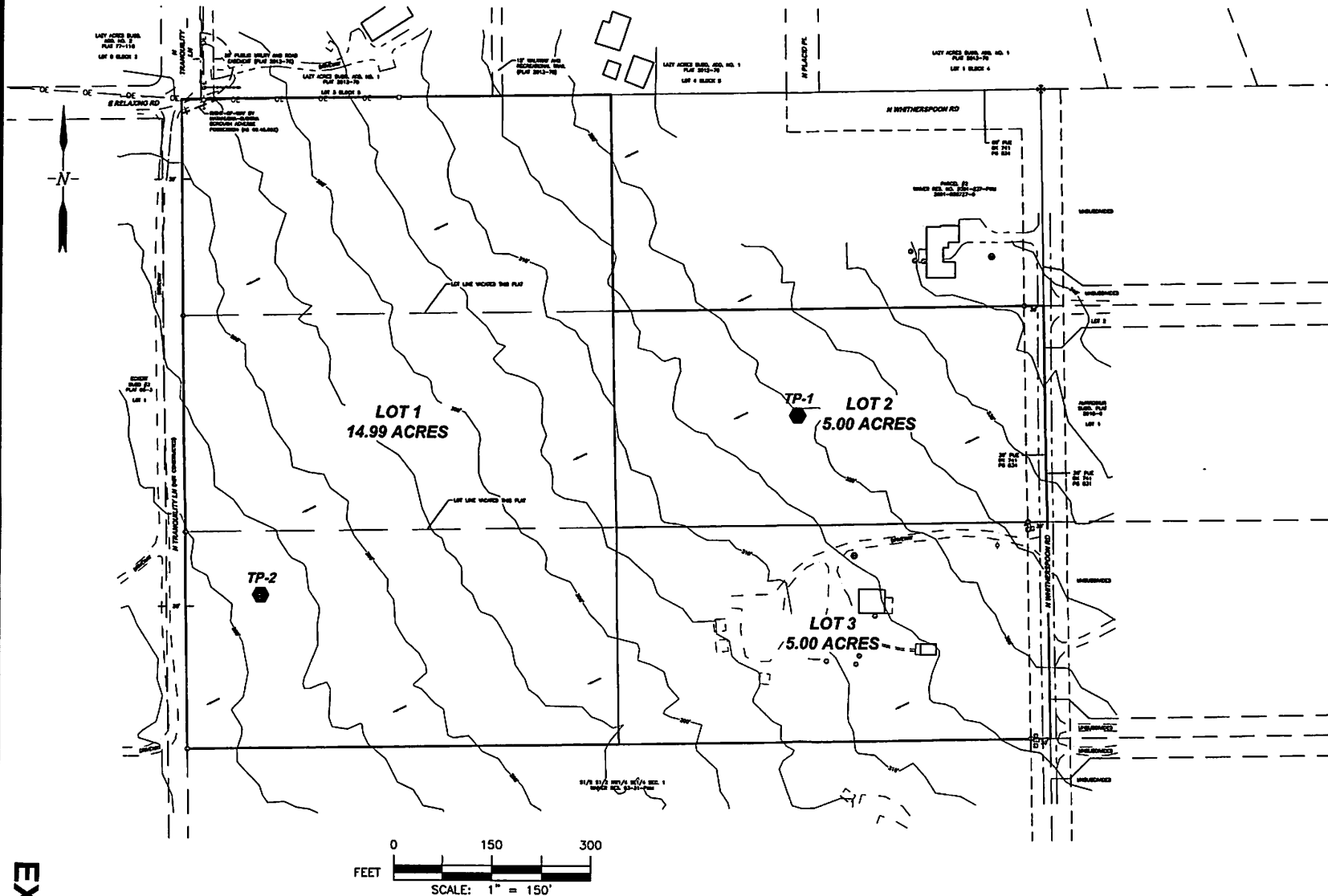


EXHIBIT B-4

Attachment B

Test Pit Logs
(2 pages)

GEOLOGIC LOG TEST PIT: TP-1

Sample Method	Sample Number	Depth In Feet	Sample Interval	Frozen Interval	Graphic Log	Ground Elev.: 318'	Vegetation: Mature	Location:
						Total Depth : 12.5'	Birch, Spruce, Aspen	MSB ID 117N02E01D022
						Bottom Elev.: 305.5	Remarks:	1000 N Witherspoon Rd
						Collar Elev.: NA		N: 061.590843
						Reference:		E: -149.006546
								Coord.: Lat/Long WGS84

0			0.0' - 0.6'	Organic material	(OH)
1			0.6' - 1.5'	SILT, brown - tan, firm dry	(ML)
2					
3					
4			1.5 - 7.5'	well-graded GRAVEL w/sand gray, moderately dense, dry	(GW)
5					
6					
7					
8			7.5 - 12.5'	well-graded GRAVEL w/sand & well-graded Sand w/ Gravel	
9				in discontinuous layers, gray to olive, moderately dense, dry	
10				Includes thin layers of Silt up to 0.6' thick. (GW & SW)	

Notes:

- No groundwater observed at time of excavation.
- Coordinates from hand held GPS.
- Ground elevation from MSB 2019 LiDAR data.
- Terrain is characteristic of a relic alluvial fan deposit.
- TP-1 was excavated near the center of the proposed east parcel.



RECON, LLC

565 W. Recon Cir.
Palmer, Alaska 99645
Ph: (907) 746-3630

Project No.:	Sheet 1 of 1	Log #TP-1
Project Name: Old Timber Subd.		
Location: Center east half of 10 acre Parcel		
Method Used: Excavator + Auger	Rig Type: NA	
Logged by: S Rowland	Contractor: RECON	
Date Begun: 06/24/23	Dat	

EXHIBIT B-6

TEST PIT: TP-2

Sample Method	Sample Number	Depth In Feet	Sample Interval	Frozen Interval	Graphic Log	Ground Elev.: 282' Total Depth : 13.5' Bottom Elev.: 268.5' Collar Elev.: NA Reference:	Vegetation: Mature Birch and Spruce Remarks:	Location: MSB ID 117N02E01D023 980 N Witherspoon Rd N: 061.59012 E: -149.01128 Coord.: Lat/Long WGS84
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The figure displays a geological log with two vertical scales on the left side, ranging from 0 to 14 feet. The right side contains three columns of data corresponding to different soil layers.

Depth (ft)	Soil Description	Notes
0.0' – 0.5'	Organics and SILT, brown, soft, moist	
0.5' – 2.3'	SILT, brown to tan, firm, moist.	(ML)
2.3' – 13.5'	Well graded Gravel w/sand, brown, moderately dense, dry 5–7% cobbles to 7" dia.	(GW)

Notes:

- No groundwater observed at time of excavation.
- Coordinates from hand held GPS.
- Ground elevation from MSB 2019 LiDAR data.
- Terrain is characteristic of a relic alluvial fan deposit.
- TP-2 was excavated at the south center of the proposed south parcel

Additional Data:

- Date: June 20, 2024
- Location: 30° 10' N, 110° 10' W
- Elevation: 1000 ft
- Team: MSB-24
- Equipment: 10' Shovel, 20' Hand Saw, etc.
- Excavation Depth: 14.0'
- Excavation Angle: 90°
- Team: MSB-24
- Notes: See attached site photos for more details.

RECON, LLC

565 W. Recon Cir.
Palmer, Alaska 99645
Ph: (907) 746-3630

Project No.: _____ Sheet 1 of 1 Log #IP-02
Project Name: Old Timber Subd
Location: South Parcel of proposed Subd.
Method Used: Excavator ± Auger Rig Type: _____
Logged by: S Rowland Contractor: RFCON
Date Begun: 06/25/23 C

EXHIBIT B-7

Matthew Goddard

From: Daniel Dahms
Sent: Wednesday, October 25, 2023 11:32 AM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Old Timber (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 4:22 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; butteakcc@gmail.com; meshie@mtaonline.net; Michael Shipton <Michael.Shipton@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; 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>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Old Timber (MG)

Hello,

The following link is a request for comments for the proposed Old Timber subdivision.
Please ensure all comments have been submitted by November 3, 2023 so they can be incorporated into the staff report that will be presented to the Platting Board.

 [Old Timber](#)

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 11:01 AM
To: Matthew Goddard
Subject: Re: RFC Old Timber (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 4:22 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>; butteakcc@gmail.com <butteakcc@gmail.com>; meshie@mtaonline.net <meshie@mtaonline.net>; Michael Shipton <Michael.Shipton@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; 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>; pamelaj.melchert@usps.gov <pamelaj.melchert@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com <timhaledistrict1@gmail.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop <mearow@mea.coop>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Old Timber (MG)

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 [Old Timber](#)

Feel free to contact me if you have any questions.

Thank you,



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

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.

**OLD TIMBER SUBDIVISION
(MSB Case #2023-121)**

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", written over a horizontal line.

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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, November 3, 2023 8:10 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Old Timber (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

MIREYA ARMESTO

GCI | Technician III, GIS Mapping

m: 907-744-5166 | w: www.gci.com

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, October 13, 2023 4:22 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; butteakcc@gmail.com; meshie@mtaonline.net; Michael Shipton <Michael.Shipton@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; 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>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Old Timber (MG)

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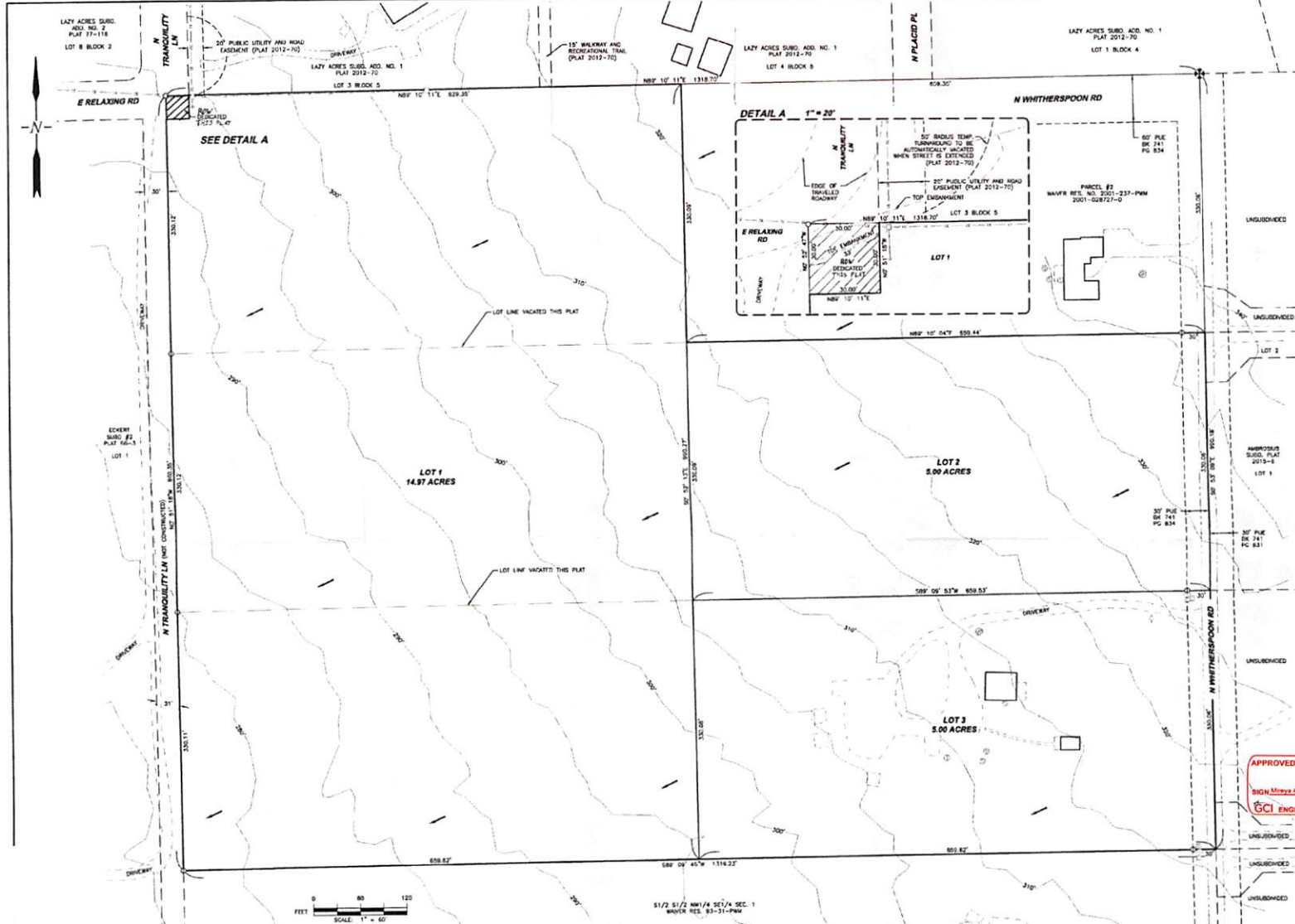
 [Old Timber](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

PRELIMINARY PLAT



NOTES

1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS COVERING LAND USE. THE APPLICANT SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THESE SYSTEMS.
3. RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON _____, 20____, AT TERMIN NUMBER _____.
4. THE S1/2 N1/2 NW1/4 SE1/4 AND THE N1/2 S1/2 NW1/4 SE1/4 ARE RECORDED AS PARCELS #2 AND #3, RESPECTIVELY, IN MATANUSKA-SUSTINA BOROUGH MAVER RESOLUTION 93-31-PMM, RECORDED AT 93-1158. A RECORD OF SURVEY WAS RECORDED AT PLAT 93-1118.
5. THE N1/2 N1/2 N1/2 NW1/4 SE1/4 IS RECORDED AS PARCEL #2 IN MATANUSKA-SUSTINA BOROUGH MAVER RESOLUTION 2001-238-PMM, RECORDED AT 2001-028727-0.
6. STRUCTURES OUTSIDE THE SUBDIVISION BOUNDARY HAVE BEEN DISTORTED FROM NOR 2002 HAZARD AND ARE FOR VISUAL REFERENCE ONLY, EXCEPT THOSE ON THE S1/2 N1/2 N1/2 NW1/4 SE1/4.

7. SUBJECT TO (NOT ALL THE FOLLOWING AFFECTS THE WHOLE SUBDIVISION):

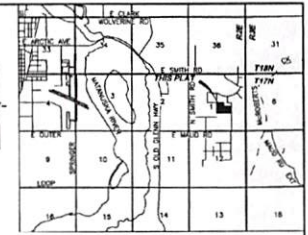
- 7.1. RESERVATIONS AND EXCEPTIONS CONTAINED IN THE UNITED STATES PATENT AND/OR IN ACTS AUTHORIZING THE SURVEY THEREOF, SAID PATENT WAS RECORDED SEPTEMBER 4, 1983 IN BOOK 43 AT PAGE 113.
- 7.2. RIGHTS OF THE PUBLIC AND/OR GOVERNMENTAL AGENCIES, IN AND TO ANY PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF N. WHITHERSPOON ROAD.
- 7.3. MATANUSKA ELECTRIC ASSOCIATION EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION, TELECOMMUNICATIONS PURPOSES AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED.
- 7.4. MATANUSKA ELECTRIC ASSOCIATION EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, FOR THE PURPOSE SET OUT HEREIN TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE, RECORDED AT BOOK 156 PAGE 150 AND BOOK 167 PAGE 793.

7.5. COMMENTS AS DISCLOSED BY MATANUSKA-SUSTINA BOROUGH MAVER RESOLUTION 93-31-PMM, RECORDED NOVEMBER 19, 1993 AS MAVER NO. 93-1158.

- 7.6. MATANUSKA ELECTRIC ASSOCIATION EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION, TELECOMMUNICATIONS PURPOSES AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED NOVEMBER 30, 1993.
- 7.7. COMMENTS AS DISCLOSED BY MATANUSKA-SUSTINA BOROUGH MAVER RESOLUTION 2001-237-PMM, RECORDED DECEMBER 31, 2001 AS RESOLUTION NO. 2001-028727-0.
- 7.8. COVENANTS, CONDITIONS, AND RESTRICTIONS AND/OR EASEMENTS INCLUDING TERMS AND PROVISIONS THEREOF, AS CONTAINED IN INSTRUMENT 2002-008662-0, RECORDED MARCH 22, 2002.
- 7.9. COVENANTS, CONDITIONS, AND RESTRICTIONS AND/OR EASEMENTS INCLUDING TERMS AND PROVISIONS THEREOF, AS CONTAINED IN INSTRUMENT 2017-009490-0, RECORDED APRIL 11, 2017.

LEGEND

- FOUND 3 1/2" G.L.O. BRASS CAP MONUMENT ON IRON PIPE
- FOUND 1 1/4" RED PLASTIC CAP ON 5/8" REBAR MARKED "C.L.S. LB 7074"
- PLAT BOUNDARY
- LOT LINE
- LOT LINE VACATED
- SHARED LINE OUTSIDE OF PLAT BOUNDARY
- EASEMENT
- ADJACENT PARCEL BOUNDARIES
- 10' ELEVATION CONTOUR LINE
- 9' ELEVATION CONTOUR LINE
- PUBLIC USE EASEMENT
- ELECTRIC METER
- POWER POLE W/ GUY AND/OR
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- SEPTIC PIPE
- WATER WELL
- OVERHEAD POWERLINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- HOUSE OR CABIN
- SHED OR DECK
- EXISTING & PROPOSED DRAINAGE DIRECTION



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAT AND THAT WE ACCEPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

STEVEN R. AND DEBBIE L. HOWLAND
1100 N. TRANQUILITY LN., PALMER, AK 99645
DATE _____

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____, FOR _____.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF OWNERSHIP
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAT AND THAT WE ACCEPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

BENJAMIN L. AND DIANA R. WHEAT
840 N. WHITHERSPOON RD., PALMER, AK 99645
DATE _____

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____, FOR _____.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

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

MATANUSKA-SUSTINA BOROUGH TAX COLLECTION OFFICIAL

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDS IN THE PALMER DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: PLATTING CLERK _____

SURVEYOR'S CERTIFICATE:
I, MICHAEL R. EWING, LS11784, 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 MEASUREMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

MICHAEL R. EWING, PLS _____ DATE _____

APPROVED AS: SHOWN
CORRECTED
SIGN: Mireya Amato, DATE 10/2/2023
GCI ENGINEERING & DESIGN

RECEIVED
OCT 6 2023
PLATTING
Agenda Copy



A PLAT OF
OLD TIMBER SUBDIVISION
LOTS 1-3

A SUBDIVISION OF THE N1/2 N1/2 N1/2 NW1/4 SE1/4, S1/2 N1/2 NW1/4 SE1/4, AND N1/2 S1/2 NW1/6 SE1/4 SECTION 1, 117N, 24E, SLEMAN MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
CONTAINING APPROXIMATELY 24.99 ACRES

PREPARED BY: _____ SCALE: 1" = 80'

DRAWN BY: DVD DATE: 10/2/23

CHECKED BY: MRC SHEET: 1 OF 1

Rowland Engineering Consultants
300 P.O. BOX 14, PALMER, AK 99645
907-246-0430

EXHIBIT E-3

Matthew Goddard

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Wednesday, October 25, 2023 2:05 PM
To: Matthew Goddard
Subject: RE: RFC Old Timber (MG)

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

Hi Matthew,

Thank you for reaching out. MTA has reviewed Old Timber (MG) and has no comments to add.

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, October 13, 2023 4:22 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; butteakcc@gmail.com; meshie@mtaonline.net; Michael Shipton <Michael.Shipton@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; 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>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>
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