

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Kayla Kinneen



PLATTING TECHNICIANS  
Amy Otto-Buchanan  
Matthew Goddard  
Chris Curlin

PLATTING ASSISTANT

## ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

### REGULAR MEETING

8:30 A.M.

April 24, 2024

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

### 1. INTRODUCTION

A. Introduction of Staff

### 2. UNFINISHED BUSINESS:

*(None)*

### 3. PUBLIC HEARINGS:

A. **KEN LOYER FARM:** The request is to create two lots from Tax Parcel D10 (Parcel #2, MSB Waiver 80-68-PWm, recorded 80-146w) and Tax Parcel D12 (Parcel #5, MSB Waiver 96-24-PWm, recorded Book/Page 868/888), to be known as **KEN LOYER FARM**, containing 27.92 acres +/- . Parcels are located south of E. Outer Springer Loop (Tax ID#s 17N02E17D010/D012): lying within Section 17, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and Assembly District #2. *(Petitioner/Owner: The Estate of Kenneth J. Loyer, Staff: Amy Otto-Buchanan, Case #2024-044)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **April 24, 2024**, 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

3A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 24, 2024

ABBREVIATED PLAT: KEN LOYER FARM  
LEGAL DESCRIPTION: SEC 17, T17N, R02E, SEWARD MERIDIAN AK  
PETITIONERS: THE ESTATE OF KENNETH J. LOYER  
SURVEYOR/ENGINEER: DENALI NORTH  
ACRES: 27.92 ± PARCELS: 2  
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2024-044

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**REQUEST:** The request is to create two lots from Tax Parcel D10 (Parcel #2, MSB Waiver 80-68-PWm, recorded 80-146w) and Tax Parcel D12 (Parcel #5, MSB Waiver 96-24-PWm, recorded Book/Page 868/888), to be known as **KEN LOYER FARM**, containing 27.92 acres +/- . Parcels are located south of E. Outer Springer Loop): lying within Section 17, Township 17 North, Range 02 East, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Soils Report

**EXHIBIT A** – 4 pgs  
**EXHIBIT B** – 3 pgs

**AGENCY COMMENTS**

Department of Public Works Pre-Design Division  
Development Services  
ADOT&PF  
Utilities  
USACE  
Public

**EXHIBIT C** – 1 pg  
**EXHIBIT D** – 1 pgs  
**EXHIBIT E** – 3 pgs  
**EXHIBIT F** – 2 pgs  
**EXHIBIT G** – 1 pg  
**EXHIBIT H** – 1 pg

**DISCUSSION:** This platting action is creating two lots from Tax Parcels D10 & D12. Both lots will access from a common access easement within the flag pole of Lot 2 onto E. Outer Springer Loop. Proposed Lot 2 is a 60' wide flag pole lot, pursuant to MSB 43.20.300(E) and is 25.34 acres. Lot 1 is 2.58 acres.

**Soils Report:** (**Exhibit B**) A soils report was submitted, pursuant to MSB 43.20.281(A)(1). James Rowland, PE, notes 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. Testhole log and drainage/topography map are included. Drainage patterns will not be altered as a result of this subdivision.

**Comments:** Department of Public Works PD&E (**Exhibit C**) has no comments. Development Services (**Exhibit D**) notes both proposed lots will need driveway permits for access onto E. Outer Springer Loop. *Staff notes a driveway permit will be required from ADOT&PF for one access at the common access easement and for access for Lot 2 (see Recommendation #4).*

**ADOT&PF: (Exhibit E)** has no objections to the plat. Current access does not meet permissible driveway standards. Lot 1A access required through common access only. Platting actions invalidate existing driveway permits. Reapply for driveway permits for Lot 2 and the common access at Lot 1A (see **Recommendation #4**). Driveway permits and approach road review may be applied for at ADOT&PF's online ePermits website at <https://dot.alaska.gov/row/Lgin.po>. Please contact ADOT&PF's right-of-way division at 1-800-770-5263 to speak with a regional permit officer with any questions. Subsequent development of either lot will require continued access to E. Outer Springer Loop from existing access points, no additional access will be permitted. All future utilities must connect through existing driveway access points. No new utility connections through E. Outer Springer Loop.

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

**USACE:** US Army Corps of Engineers (**Exhibit G**) does not have any specific comments regarding this subdivision. Department of Army (DA) authorization is required if anyone proposes to place dredged and/or fill material into water of the US, including wetlands and/or perform work in navigable waters of the US. A copy of the DA permit application can be found online. Section 404 of the Clean Water Act requires a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the US, including jurisdictional wetlands (33 USC 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils conditions. Section 10 of the Rivers and Harbors Act of 1899 requires a DA permit be obtained for structures or work in or affecting navigable waters of the US (33 USC 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District.

**Public: (Exhibit H)** Mike & Cindy Shults, owners of Lot 7, Block 1, Mountain View Estates III, to the southwest, have no objections.

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

**CONCLUSION:** The preliminary plat of **KEN LOYER FARM** 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 and MSB 43.20.300(E) Flag Lots. Pursuant to MSB 43.20.281(A)(1), a soils report was submitted.

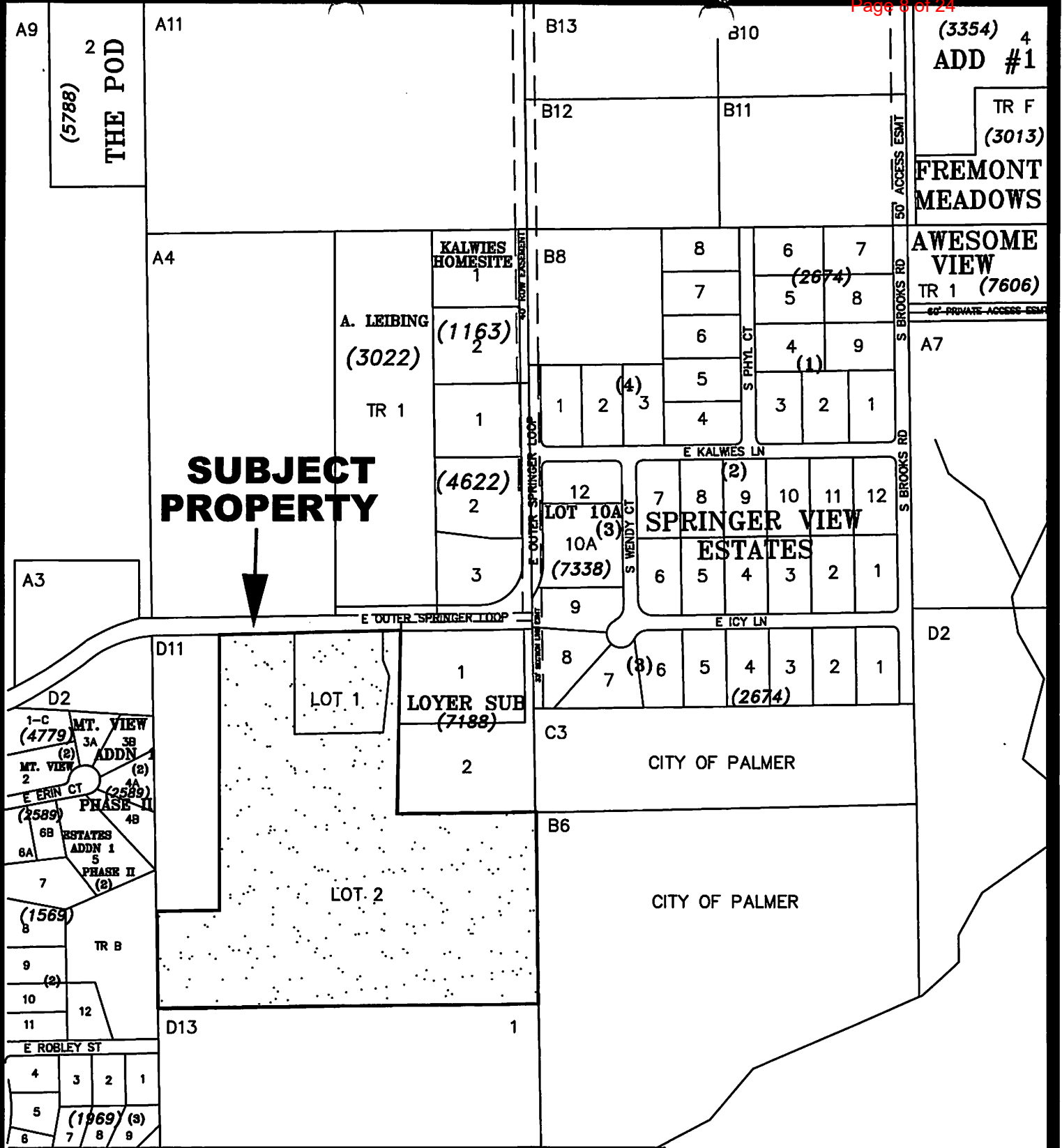
### **FINDINGS OF FACT**

1. The plat of Ken Loyer Farm 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). All lots have 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 and MSB 43.20.300(E).

4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council Greater Palmer; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Planning Division or Assessments; Enstar or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing; one non-objection was received.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the preliminary plat of Ken Loyer Farm, Section 17, 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. Apply for driveway permits to ADOT&PF for all existing driveways and provide copies of applications to Platting staff.
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.



## VICINITY MAP

FOR PROPOSED KEN LOYER FARM  
 LOCATED WITHIN  
 SECTION 17, T17N, R02E, SEWARD MERIDIAN,  
 ALASKA  
 PALMER 12 MAP

**EXHIBIT A**



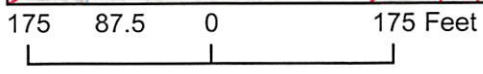
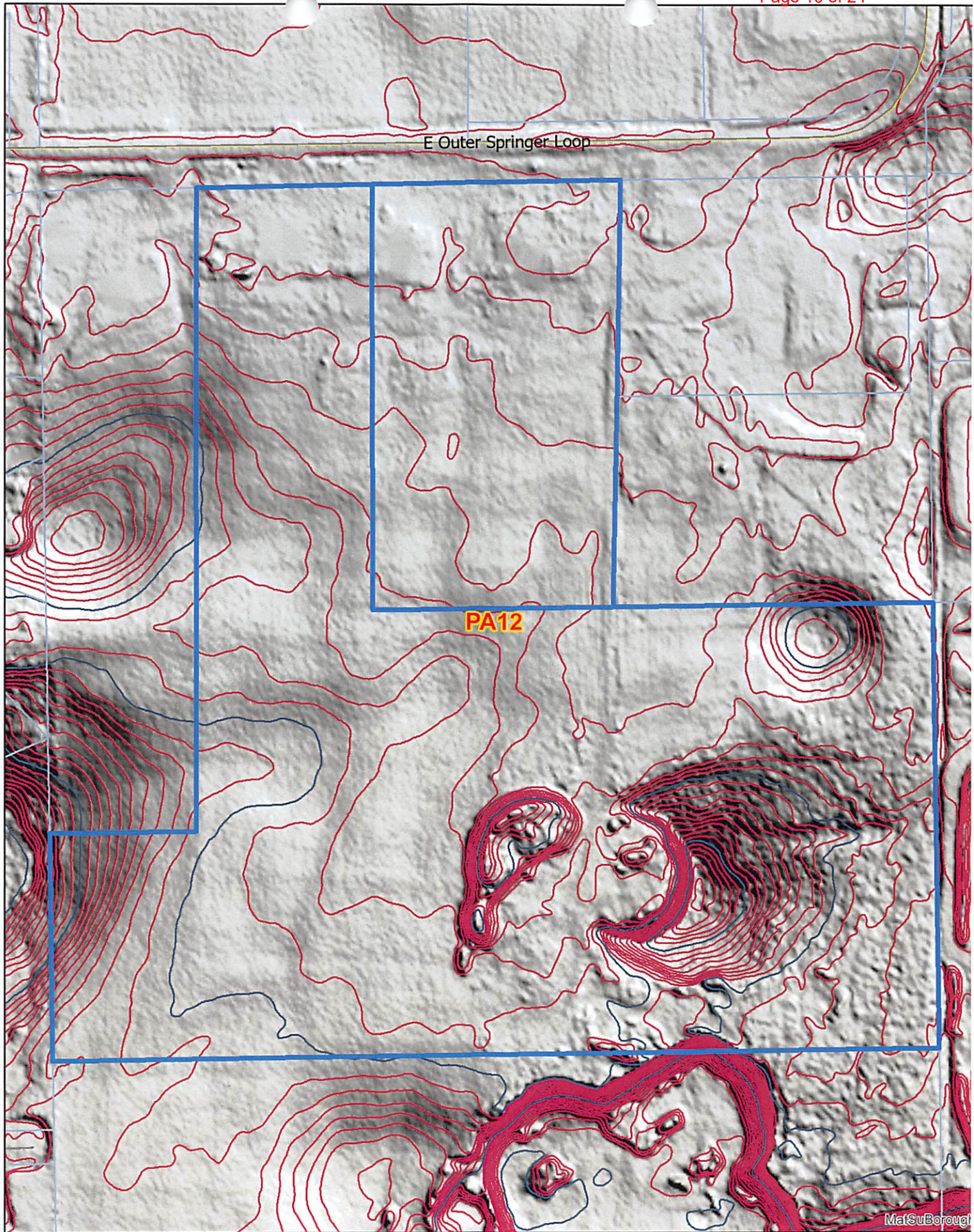
E Outer Springer Loop

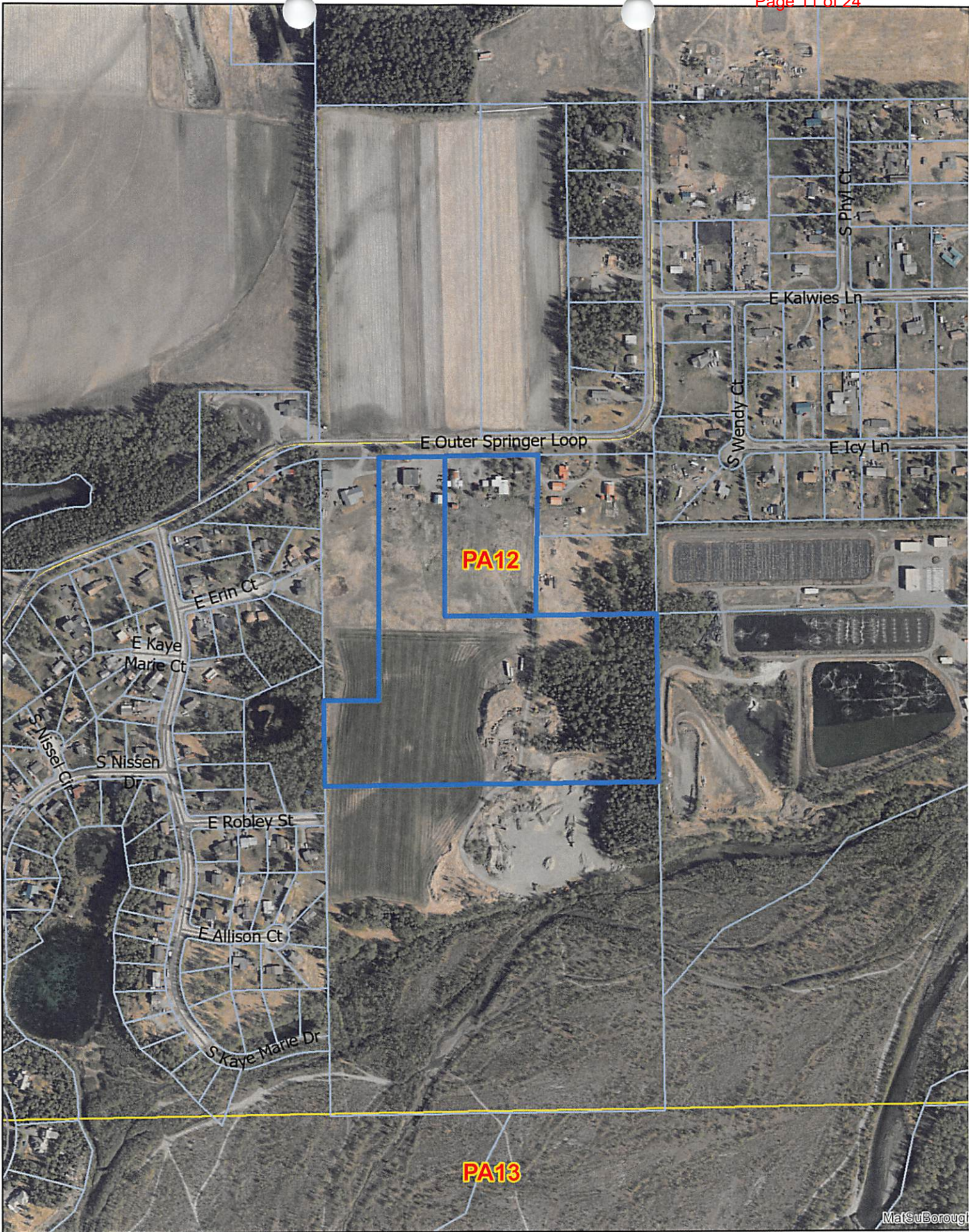
PA12

175 87.5 0 175 Feet

MatSu Borough







**PA12**

**PA13**

470 235 0 470 Feet

MatSu Borough



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

RECEIVED  
MAR 27 2024  
PLATTING

October 26, 2023

RE: PA#20230079

SOILS INVESTIGATION:

A soils investigation has been completed for the referenced proposed two 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 is the test hole log from October 5<sup>th</sup>, 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

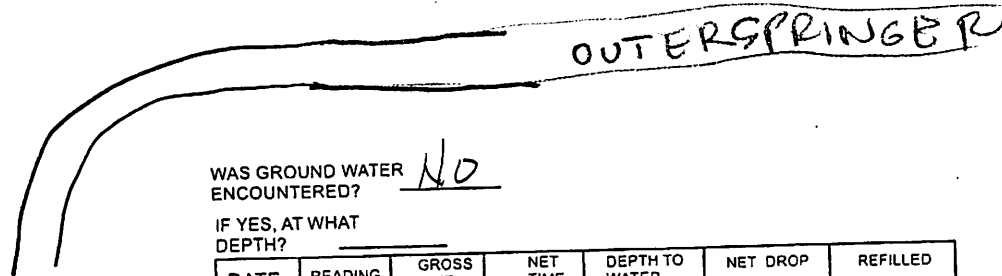
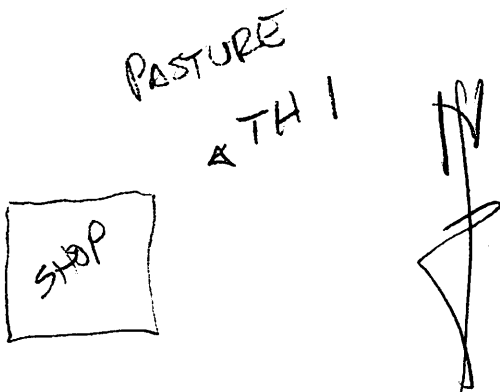
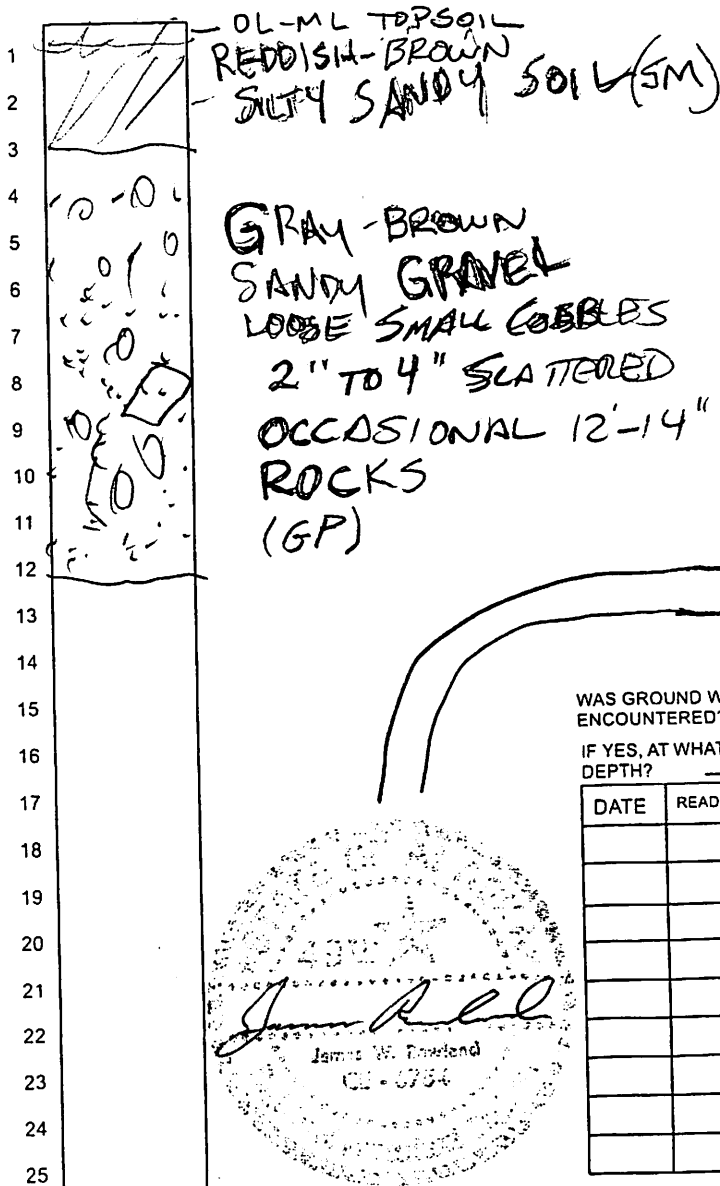
SOIL LOG  
 PERCOLATION TEST

SOIL LOG/PERCOLATION TEST  
TEST HOLE # 1

BEDROOMS \_\_\_\_\_  
JOB NUMBER: 23-206

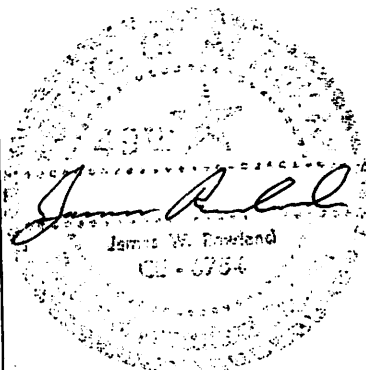
PERFORMED FOR: LOYER PROPERTY DATE PERFORMED: 10-5-23

LEGAL DESCRIPTION: PARCEL D-10 SEC. 17, T17N, R2E SM AK



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

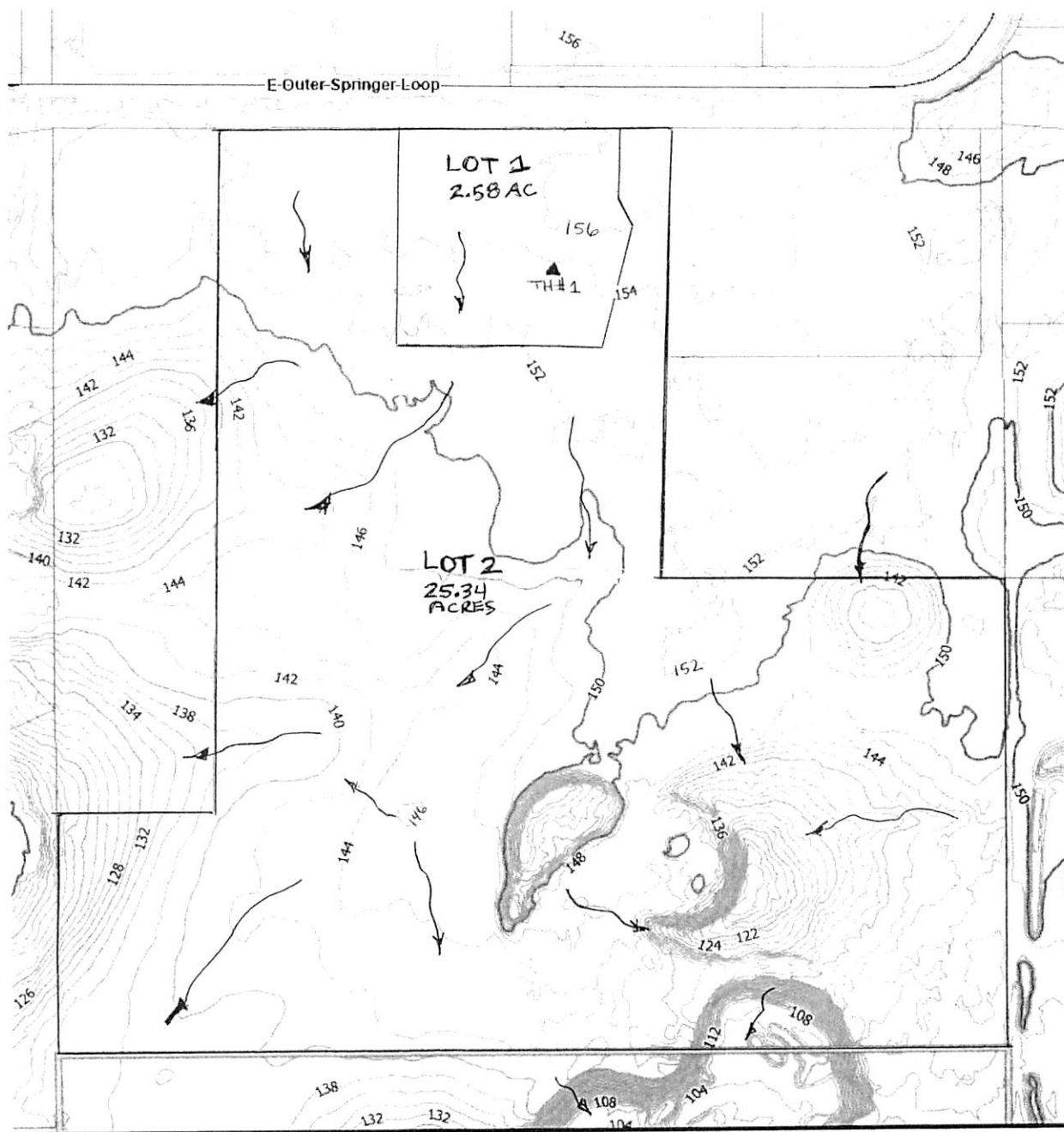
DATE	READING	GROSS TIME	NET TIME	DEPTH TO WATER	NET DROP	REFILLED



DEPTH (FEET)

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

COMMENTS: Soils rated at 150 SF / Bdrm.  
PERFORMED BY: W. WHALEY CERTIFIED BY: JR DATE: 10-26-23



### DENALI NORTH

1190 N. Helen Ln.  
Wasilla, AK 99654  
(907)376-9535

**TOPO/DRAINAGE MAP  
(NOT TO SCALE)**

PROPOSED PLAT:  
**KEN LOYER FARM**

## Amy Otto-Buchanan

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**From:** Daniel Dahms  
**Sent:** Tuesday, April 9, 2024 2:06 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC - Ken Loyer Farm #24-044

Amy,

No comments from PD&E.

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

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**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, March 29, 2024 2:24 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; stephanienowersdistrict2@gmail.com; stark@mtaonline.net; mothers@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <cameron@palmerak.org>; Land Management <Land.Management@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 - Ken Loyer Farm #24-044

The following link contains a Request for Comments to subdivide 117N02E17D010 & D012. Comments are due by April 12, 2024. Please let me know if you have any questions. Thanks, A.

 [Ken Loyer Farm](#)

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

## Amy Otto-Buchanan

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**From:** Permit Center  
**Sent:** Monday, April 1, 2024 9:53 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC - Ken Loyer Farm #24-044  
**Attachments:** Screenshot 2024-04-01 095117.png

Amy,

13400 (Lot 2) and 13700 (Lot 1) Outer Springer Loop will need driveway permits. No other comments.

### Brandon Tucker

Permit Technician

[Matanuska-Susitna Borough Permit Center](#)

350 E Dahlia Ave

Palmer AK 99645

P (907) 861-7871

F (907) 861-8158

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**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>

**Sent:** Friday, March 29, 2024 2:24 PM

**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; stephanienowersdistrict2@gmail.com; stark@mtaonline.net; mothers@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@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 - Ken Loyer Farm #24-044

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[Ken Loyer Farm](#)

Amy Otto-Buchanan

Platting Specialist

[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)

907-861-7872





THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

## Department of Transportation and Public Facilities

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main: 907-269-0520  
Fax: 907-269-0521  
dot.alaska.gov

April 12, 2024

Fred Wagner, Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Deone Lots 2A & 2B (CC), Plat #2003-57, Southcentral Foundation, WA 11 Hale (Palmer-Wasilla Highway and Knik Goose-Bay Road)**
  - No objection to proposed lot division.
  - DOT&PF requires dedicated shared common access for Lot 2A through Lot 2B to Knik Goose-Bay Road be shown on plat.
  - No direct access for Lot 2A to the Palmer-Wasilla Highway will be authorized.
  - Please add as plat note: "No direct access for Lot 2A to Palmer-Wasilla Highway."
  - Subsequent development of Lot 2A and Lot 2B requires continued use of shared common access. No further access to Knik-Goose Bay Road will be authorized.
  - No median break on Knik-Goose Bay Road will be allowed for this driveway. This access will be right in and right out only.
  - Plat actions invalidate existing driveway permits and require permits to be reapplied for. Apply for a new driveway permit for access onto Knik-Goose Bay Road. Driveway permits can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
  - Any future driveway relocation will go through the permitting process which may require relocating driveway on Knik-Goose Bay Road further away from the Knik-Goose Bay Road and Palmer-Wasilla Highway intersection due to safety considerations and the functional area of the intersection.
  - No new utility access through Knik-Goose Bay Road or right of way, or the Palmer-Wasilla Highway or right of way will be authorized. Utilities and subsequent utility development required through existing driveway access.
  - Please be advised that this property is in the project area of the Knik-Goose Bay Road: Centaur Ave to Vine Rd Phase I project, which is currently in its construction phase.

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT E**

Further information about this project can be found at <https://www.knikgoosebay.com/>

- **TA 15 Smith (MG) (Talkeetna Spur Road)**
  - Records indicate that the 50' road easement is currently placed at “the center line to coincide with center of existing access road from Talkeetna Spur Road.”
  - Easement vacation/rededication not necessary, easement already located at the desired location.
  - DOT&PF recommends updating MSB GIS maps and/or layers to show easement in correct location.
- **Ken Loyer Farm, PA 12 Loyer (Outer Springer Loop Road)**
  - No objection to the proposed plat.
  - Current access use does not meet permissible driveway standards. Lot 1A access required through common access only.
  - Platting actions invalidate existing driveway permits. Reapply for driveway permits for Lot 2 and the common access at Lot 1A. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
  - Subsequent development of either lot will require continued access to Outer Springer Loop Road from existing access points, no additional access will be permitted.
  - All future utilities must connect through existing driveway access points. No new utility connections through Outer Springer Loop Road.
- **Hotchkiss Farm, Plat No. 72-31, PA 12 Hotchkiss (Outer Springer Loop Road)**
  - No objection to revised plat.
  - Please add as plat note: “All new utility connections through existing access or common access easement.”
  - Platting actions invalidate existing driveway permits. Reapply for driveway permits for Lot 1. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **Patricia RSB L1, Plat #2005-120, OC 04 Hale, Southcentral Foundation (Knik Goose-Bay Road MP 9)**
  - No objection to lot division.
  - No direct access to Knik Goose-Bay Road will be granted. Lot 1A and Lot 1B must take access from Wassim Circle and/or Douglas Lane. Subsequent development of Lot 1A and Lot 1B required to take access through Wassim Circle and Douglas Lane.
  - Please add as plat note: “No direct access to Knik Goose-Bay Road for Lot 1A or 1B.”
  - Please add as plat note: “No direct access for utility connections through Knik Goose-Bay Road.”
  - Utility access required through Wassim Circle and Douglas Lane. No utility access through Knik Goose-Bay Road will be permitted. Subsequent development of Lot 1A and Lot 1B will require continued utility access through Wassim Circle and Douglas Lane.
  - DOT&PF recommends development of internal circulation off Wassim Circle to avoid conflict with existing right of way users.

- DOT&PF recommends lot development consider the Mat-Su Borough's [Official Streets and Highway Plan](#)'s (OSHP) future intersection at Knik Goose-Bay Road and Douglas Lane. View the OSHP by selecting the "Official Streets and Highways Plan" and "OSHP Primary Intersection" layers in the [MSB Planning and Land Use Viewer](#)'s Layer List.
- Recommend dedicating Wassim Circle and Douglas Lane on Lot 1A and Lot 1B.

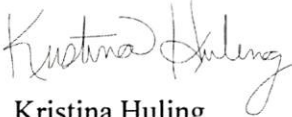
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov).

Sincerely,



Kristina Huling  
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF  
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF  
Devki Rearden, Engineering Associate, DOT&PF  
Morris Beckwith, Right of Way, DOT&PF  
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB  
Anna Bosin, Traffic & Safety Engineer, DOT&PF

## Amy Otto-Buchanan

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**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, April 9, 2024 10:23 AM  
**To:** Amy Otto-Buchanan  
**Cc:** OSP Design Group  
**Subject:** RE: RFC - Ken Loyer Farm #24-044  
**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,

**GCI** | OSP Design

e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

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**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, March 29, 2024 2:24 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; stephanienowersdistrict2@gmail.com; stark@mtaonline.net; mothers@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@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 - Ken Loyer Farm #24-044

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

The following link contains a Request for Comments to subdivide 117N02E17D010 & D012. Comments are due by April 12, 2024. Please let me know if you have any questions. Thanks, A.

[Ken Loyer Farm](#)

Amy Otto-Buchanan

Platting Specialist

[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)

907-861-7872

## Amy Otto-Buchanan

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**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Wednesday, April 3, 2024 10:17 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC - Ken Loyer Farm #24-044

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

Hi Amy,

MTA has reviewed Ken Loyer Farm 24-044 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](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, March 29, 2024 2:24 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; stephanienowersdistrict2@gmail.com; stark@mtaonline.net; mothers@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@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 - Ken Loyer Farm #24-044

The following link contains a Request for Comments to subdivide 117N02E17D010 & D012. Comments are due by April 12, 2024. Please let me know if you have any questions. Thanks, A.

[Ken Loyer Farm](#)

## Amy Otto-Buchanan

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**From:** Vullo, Emily N CTR USARMY CEPOA (USA) <Emily.N.Vullo@usace.army.mil>  
**Sent:** Tuesday, April 2, 2024 7:01 AM  
**To:** Amy Otto-Buchanan  
**Subject:** USACE Comments: RE: RFC - Ken Loyer Farm #24-044

Good morning,

The Corps of Engineers (Corps) does not have any specific comments regarding subdividing 117N02E17D010 & D012

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).  
Sample drawings can also be found on our website at  
[www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

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

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

The owners of the lots are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and they will be assigned a project manager to assist them. Please feel free to contact our main line if you or the owner have any questions or concerns at 907-753-2712.

Sincerely,  
Emily

Emily Vullo  
Project Manager  
U.S. Army Corps of Engineers  
Regulatory Division, CEPOA-RD  
P.O. Box 6898  
JBER, AK 99506-0898  
Phone: 907-753-2704  
<https://regulatory.ops.usace.army.mil/customer-service-survey/>

---

**From:** CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>  
**Sent:** Friday, March 29, 2024 2:41 PM  
**To:** Vullo, Emily N CTR USARMY CEPOA (USA) <Emily.N.Vullo@usace.army.mil>; Land, Frederick J CIV USARMY CEPOA

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

1969B01L007 42  
SHULTS MICHAEL C & CYNTHIA A  
PO BOX 2075  
BARROW, AK 99723-2075

**FIRST CLASS**

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**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: THE ESTATE OF KENNETH J. LOYER**

**REQUEST:** The request is to create two lots from Tax Parcel D10 (Parcel #2, MSB Waiver 80-68-PWm, recorded 80-146w) and Tax Parcel D12 (Parcel #5, MSB Waiver 96-24-PWm, recorded Book/Page 868/888), to be known as **KEN LOYER FARM**, containing 27.92 acres +/- . Parcels are located south of E. Outer Springer Loop (Tax ID#s 17N02E17D010/D012): lying within Section 17, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and Assembly District #2.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing at the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska, on the proposed **Subdivision**. The public hearing is scheduled for **April 24, 2024**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

No Objection [ ] Objection [ ] Concern

Name: Mike & Cindy Shults Address: 2130 J. NISSEN DRIVE  
PALMER

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

Case # 2024-044 AOB  
Note: Vicinity map Located on Reverse Side

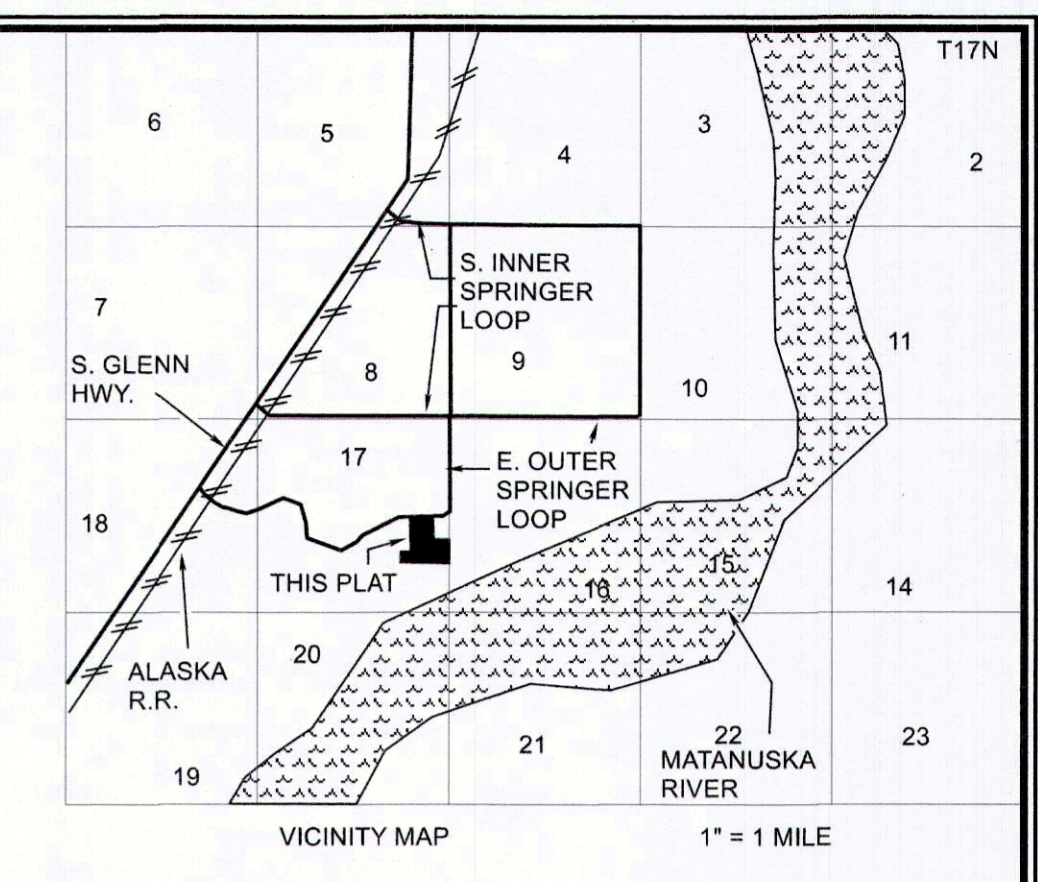
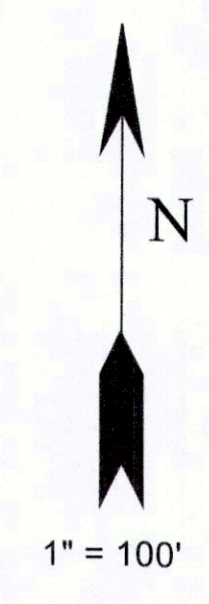
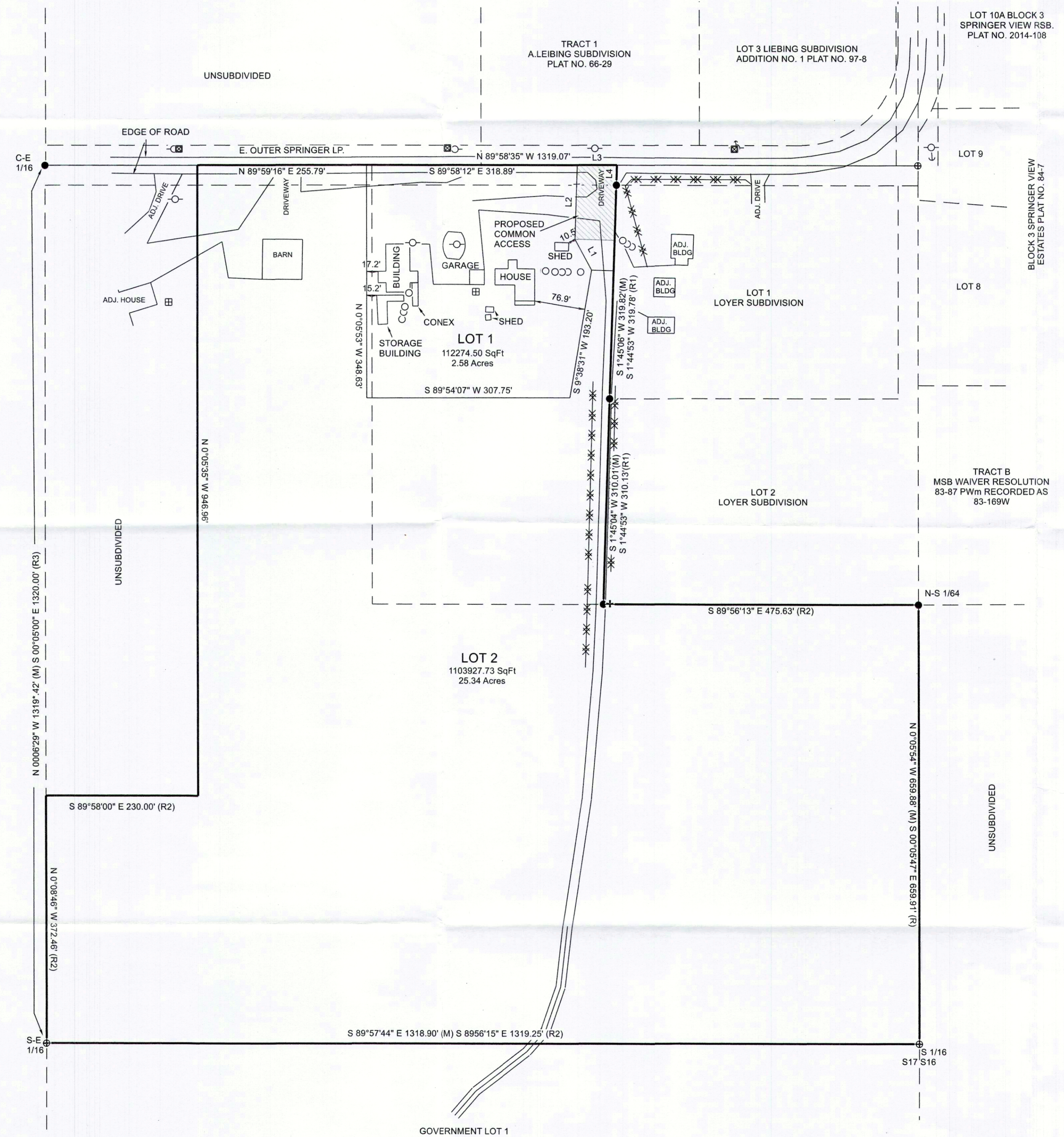
**EXHIBIT H**

**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 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.

LINE	BEARING	HORIZ DIST
L1	S28°22'33"E	52.87'
L2	S1°42'37"W	111.00'
L3	S89°58'00"E	60.02'
L4	S1°33'47"W	30.07'

LEGEND	
* TV PEDESTAL	
○ POWER POLE W/ANCHOR	
● FOUND 5/8" REBAR	
□ MTA PEDESTAL	
○ SEPTIC PIPES	
+ FENCE POST	
⬢ FOUND MONUMENT	
⊞ WELL	
⊕ FOUND MONUMENT	



**CERTIFICATE OF OWNERSHIP & DEDICATION**  
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

NAME: THE ESTATE OF KENNETH J. LOYER DATE:  
13150 E OUTER SPRINGER LP.  
PALMER, AK 99645

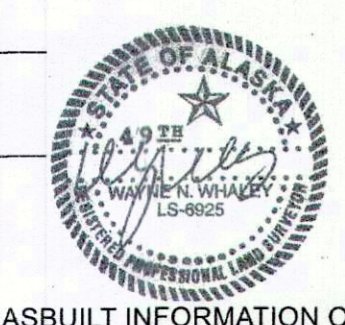
**CERTIFICATION OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 20\_\_\_\_\_, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION HEREON, HAVE BEEN PAID.  
DATE \_\_\_\_\_, 20\_\_\_\_\_, TAX COLLECTION OFFICIAL (BOROUGH)

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**  
I CERTIFY THAT THIS SUBDIVISION 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 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 INFORMATION ONLY

PRELIMINARY PLAT  
A PLAT OF  
**KEN LOYER FARM** *Agenda Copy*  
A SUBDIVISION OF:  
PARCELS 1 & 2 OF MSB WAIVER RESOLUTION  
SERIAL NO. 96-24 PWm & THE  
NE 1/4 SE 1/4  
LOCATED WITHIN:  
SECTION 17 TOWNSHIP 17 NORTH RANGE 2 EAST  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
CONTAINING 27.92 ACRES MORE OR LESS

**DENALI NORTH**  
PO BOX 874577 WASILLA, ALASKA 99654  
PHONE (907) 376-9535, (907) 745-1110

JOB NO. 23-206	DATE: FEBRUARY 13, 2024	DWN	HW	CHK	WW
SCALE 1" = 100'	FB. PGS.	SHEET 1 OF 1			

RECEIVED  
MAR 27 2024  
PLATTING