

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Kayla Kinneen



PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin  
Natasha Heindel

PLATTING ASSISTANT  
Connor Herren

## ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

### REGULAR MEETING

8:30 A.M.

July 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 [plattling@matsugov.us](mailto: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. **WINTER ROSE PH II:** The request is to create two lots from Tract 1, Winter Rose (Plat # 2022-67), to be known as **WINTER ROSE PH II**, containing 11.73 acres +/- . The property is located directly west of N. Trunk Road, directly south of E. Bogard Road, and directly east of N. Stringfield Road (Tax ID # 8281000T001); within the NE ¼ Section 34, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District # 3. *(Petitioner/Owner: Palmer Family Associates II, Staff: Chris Curlin, Case #2024-080)*

B. **GUNFLINT:** The request is to adjust the common lot line between Parcels C & D, MSB Waiver Resolution #83-78-PWm, Recorded as 83-148w to be known as **GUNFLINT**, containing 19.99 acres +/- . The property is located east of Frog Lake, west of Seymour Lake, and south of W. King Arthur Drive (Tax ID # 18N02W31A012 / A013); within the NE ¼ Section 31, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #6. *(Petitioner/Owner: Valerie Warren, Staff: Matthew Goddard, Case #2024-081)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **July 24, 2024**, in the **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  
JULY 24, 2024

ABBREVIATED PLAT: WINTER ROSE PHASE II  
LEGAL DESCRIPTION: SEC 34, T18N, R01E S.M., AK  
PETITIONERS: PALMER FAMILY ASSOCIATES II  
SURVEYOR/ENGINEER: THE BOUTET COMPANY  
ACRES: 11.73 +/- PARCELS: 2  
REVIEWED BY: CHRIS CURLIN CASE #: 2024-080

---

**REQUEST:**

The request is to create two tracts from Tract 1, Winter Rose, Plat No. 2022-67, to be known as **WINTER ROSE PH II**, containing 11.73 acres +/- . The property is located directly south of E. Bogard Road and directly west of N. Trunk Road; within the N ½ NE ¼ Section 34, Township 18 North, Range 01 West, Seward Meridian, Alaska.

**EXHIBITS:**

|                                |                          |
|--------------------------------|--------------------------|
| Vicinity Map and Aerial Photos | <b>Exhibit A</b> – 4 pgs |
| Soils Report                   | <b>Exhibit B</b> –17 pgs |
| Wetlands Delineation           | <b>Exhibit C</b> –24 pgs |
| USACE Permit                   | <b>Exhibit D</b> –24 pgs |

**COMMENTS:**

|                                |                          |
|--------------------------------|--------------------------|
| ADOT&PF                        | <b>Exhibit E</b> – 3 pgs |
| MSB Pre-design and Engineering | <b>Exhibit F</b> – 1 pg  |
| MSB Permit Center              | <b>Exhibit G</b> – 1 pg  |
| MSB Emergency Services         | <b>Exhibit H</b> – 1 pg  |
| Utilities                      | <b>Exhibit I</b> – 4 pgs |
| North Lakes Community Council  | <b>Exhibit J</b> – 4 pgs |

**DISCUSSION:** The proposed subdivision is creating two tracts. Tract 1A will contain 7.27 acres and Tract 1B will contain 4.46 acres. Both proposed tracts will take access from N. Stringfield Road, a MSB owned and maintained road.

**SOILS REPORT:** A Soils Report (**Exhibit B**) was submitted pursuant to MSB 43.20.281.20(A)(1), by Timothy Alley, PE. In the report the engineer states pursuant to MSB Platting Code 43.20, Tracts 1A

(7.27 Acres) and 1B (4.46 Acres) require usable area as defined by 43.20.281. The following Usable Area Report is intended to address these two tracts.

During subsurface exploration by the geotechnical engineer groundwater was found at approximately 6' below ground surface in attached bore logs 84, BS and 86 on the northern portion of proposed Tract 1A. Soils consisted of a 6" organic mat on 3-4' of silt with poorly graded gravel to a depth of 15' minimum. Both tracts have a minimum of 10,000 SF of usable building area. Building foundations will be designed per the geotechnical recommendations.

The high groundwater and silty soils shown in the attached bore logs have been addressed by removing the surface silt down to the existing gravel layer followed by embankment of 4' min of pit run gravel. The two areas of soil improvements are as follows:

Tract 1A - An 80' wide by 150' long area (12,000 SF) between the northern 4 buildings.

This area is outside of the 100' setback for waterbodies. The surface silts have been removed and replaced with poorly graded gravel.

Tract 1B - A 10'000 SF gravel pad has been constructed in the northwest corner of the tract. This area is outside of the 100' setback for waterbodies. The surface silts have been removed and replaced with poorly graded gravel.

These improvements provide the required separation of 4' between the bottom of a potential absorption field and ground water and there is a minimum of 10,000 sf of usable septic area on each tract. Septic systems to be installed will be conventional with septic tank effluent pumping (STEP) tank and mounded absorption field as described in DEC's Onsite Wastewater System Installation Manual.

#### **COMMENTS:**

**ADOT&PF (Exhibit E)** No objection to the proposed lot division.

Please add as plat note: "No direct access to Bogard Road or Trunk Road will be granted for Tract 1A or Tract 1B."

Both lots must take access through Springfield Road. Future lot division and development required to continue taking access through Springfield Road.

No new utility lines through Bogard Road, Trunk Road, or DOT&PF right of way. Utility connections must be made through Springfield Road.

Please be advised that future access to Bogard Road from Springfield Road will be restricted to right in and right out only.

DOT&PF requests a copy of any Traffic Impact Analysis for the Winter Rose Subdivision.

**MSB DPW PD&E (Exhibit F)** The soils report must contain evidence of the existing conditions. In similar cases where recently filled gravel pads are claimed as useable septic area, we have required new test holes. Additionally, the soils report should include a location map which shows the test holes in relation to the proposed lot lines. The location map that was included appears to be for a previous lot configuration. *Staff notes this is condition of approval # 4.*

**MSB Permit Center (Exhibit G)** Has no comment.

**MSB Emergency Services (Exhibit H)** It should be known that this project has already been reviewed, approved and is being constructed. I am unsure if this proposal or any unapproved permits will affect any approved plans for this commercial development? If changes are made to the project in regards to Fire Apparatus Access Roads or similar, coordination with this office will be needed to ensure compliance with Fire and Life Safety standards as per AS 18.70.080.

Before beginning the construction, alteration, repair, or changing the occupancy of a building, substantial land structure, or structure regulated by the state division of fire and life safety, plans and



specifications need to be submitted to this office. 13 AAC 50.027 Any changes to approved plans will need to be submitted for review.

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

**North Lakes Community Council: (Exhibit J)** Has comments, questions, & requests

Concern: As documented in the Sub Area Solution Studies (SASS) prepared for the new Municipal Planning Organization (MVP.MPO), in spite of prior Mat-Su Borough long range planning recommendations, the existing transportation infrastructure in the North Lakes Community remains woefully inadequate. In particular, Bogard Road between Trunk and Seldon is inadequate for current traffic loads, let alone increased traffic loads due to continuing and ongoing development. There are a number of unsafe intersections along this part of Bogard Road, including the intersection of Stringfield and Bogard.

Request: The intersection of Stringfield and Bogard Road should be eliminated. Stringfield should be a dead-end street accessed from the Palmer-Wasilla Highway. Traffic from the Winter Rose development should be routed to Trunk Road via Stringfield and the new street connecting Stringfield to Trunk.

Request: It seems likely that the new Tract 1B is being separated to allow for sale to a commercial property owner. As such, access for this new Tract should be provided as a frontage road that ties into the roundabout intersection at Trunk and Bogard. There should be no direct access to Bogard for Tract 1A.

Request: It is our understanding that the Platting Board has determined it does not have the authority to request clarity from a property owner on whether or not a lot is going to be single family, multi family, or commercial. If true, this issue should be elevated to the Mat-Su Assembly and an ordinance introduced to allow this type of information to be requested. Without such powers, we will continue to see developers provide simple residential standard access roads and intersections that then become substandard as soon as a commercial business or multi-family development is constructed. An example of this is the Mann commercial property in the southwest corner of the Bogard / Seldon intersection. The street intersection with Bogard should have been designed to incorporate a left turn and right turn lane. This will become more painfully obvious as additional commercial properties are developed in that area.

The NLCC recommends the Winter Rose Phase 2 abbreviated plat NOT be approved until there is clarity on the commercial nature of the new Tract 1B; until the intersection of Stringfield Drive and Bogard is eliminated; and until there is an appropriately designed access tied into the Trunk / Bogard roundabout. We look forward to a response from the Mat-Su Borough on our input to this Request for Comments.

There were no objections received from Borough departments, utilities or the public at the time of this staff report. One objection was received from the North Lakes Community Council.

## **CONCLUSION**

The plat of Winter Rose Phase II is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A topographic narrative was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, utilities, or the public at the time of this staff report. One objection was received from the North Lakes Community Council.

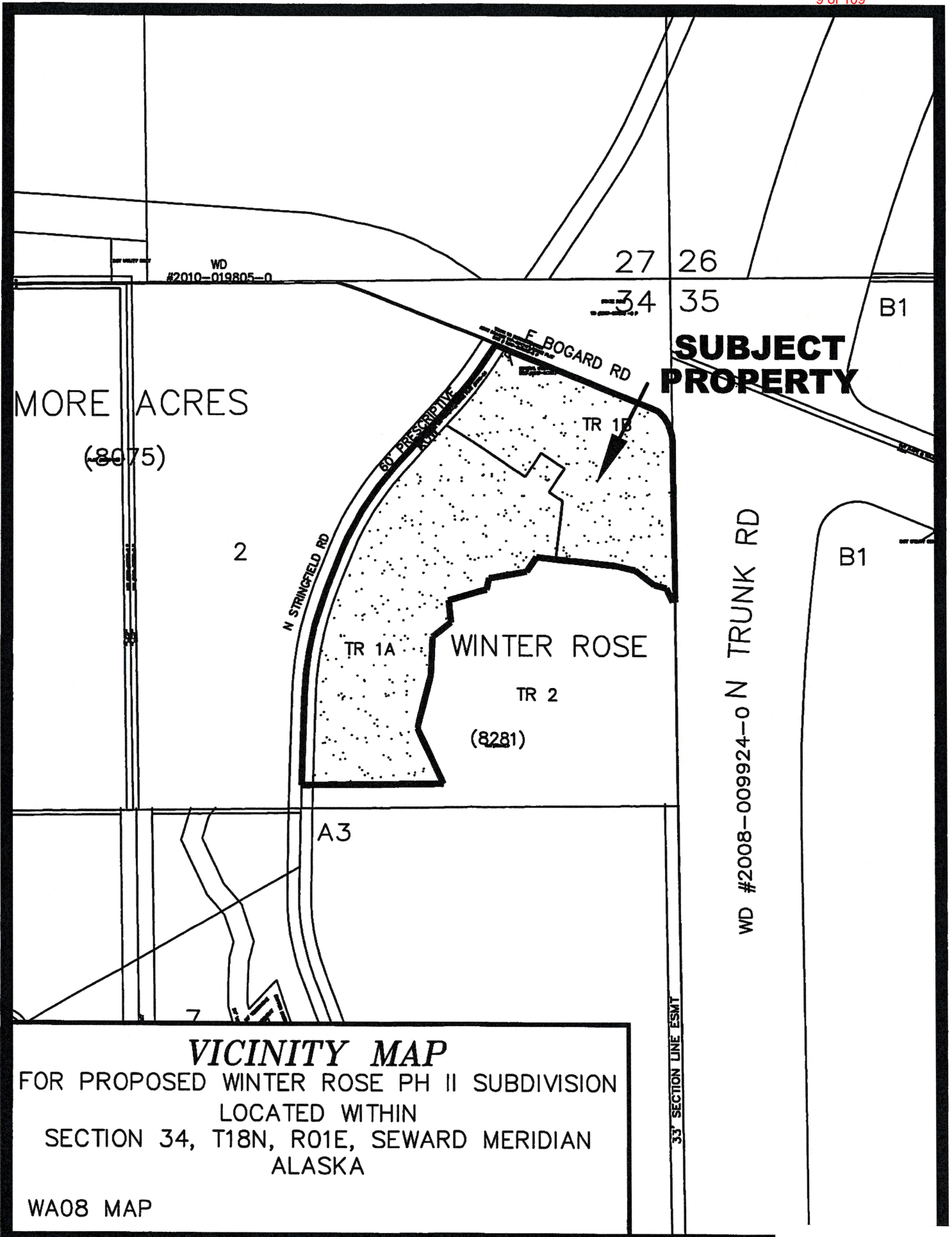
**FINDINGS of FACT:**

1. The abbreviated plat of Winter Rose Phase II is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
1. A Topographic Narrative was submitted pursuant to MSB 43.281.20(1)(i)(i),
2. All lots will have the required frontage pursuant to MSB 43.20.320.
3. There were no objections from any borough departments, outside agencies, utilities, or the public.
4. There was one objection from the North Lakes Community Council.
5. At the time of staff report write-up, there were no responses to the Request for Comments from MSB Community Development, or Assessments; MTA or MEA.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of Winter Rose Phase II, contingent on the following 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. Add a plat note stating “No direct access to Bogard Road or Trunk Road will be granted for Tract 1A or Tract 1B.”
4. Provide platting staff an updated usable report and testhole map which shows the testholes in relation to the proposed property lines.
5. Pay postage and advertising fees.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



**VICINITY MAP**

FOR PROPOSED WINTER ROSE PH II SUBDIVISION  
LOCATED WITHIN  
SECTION 34, T18N, R01E, SEWARD MERIDIAN  
ALASKA

WA08 MAP

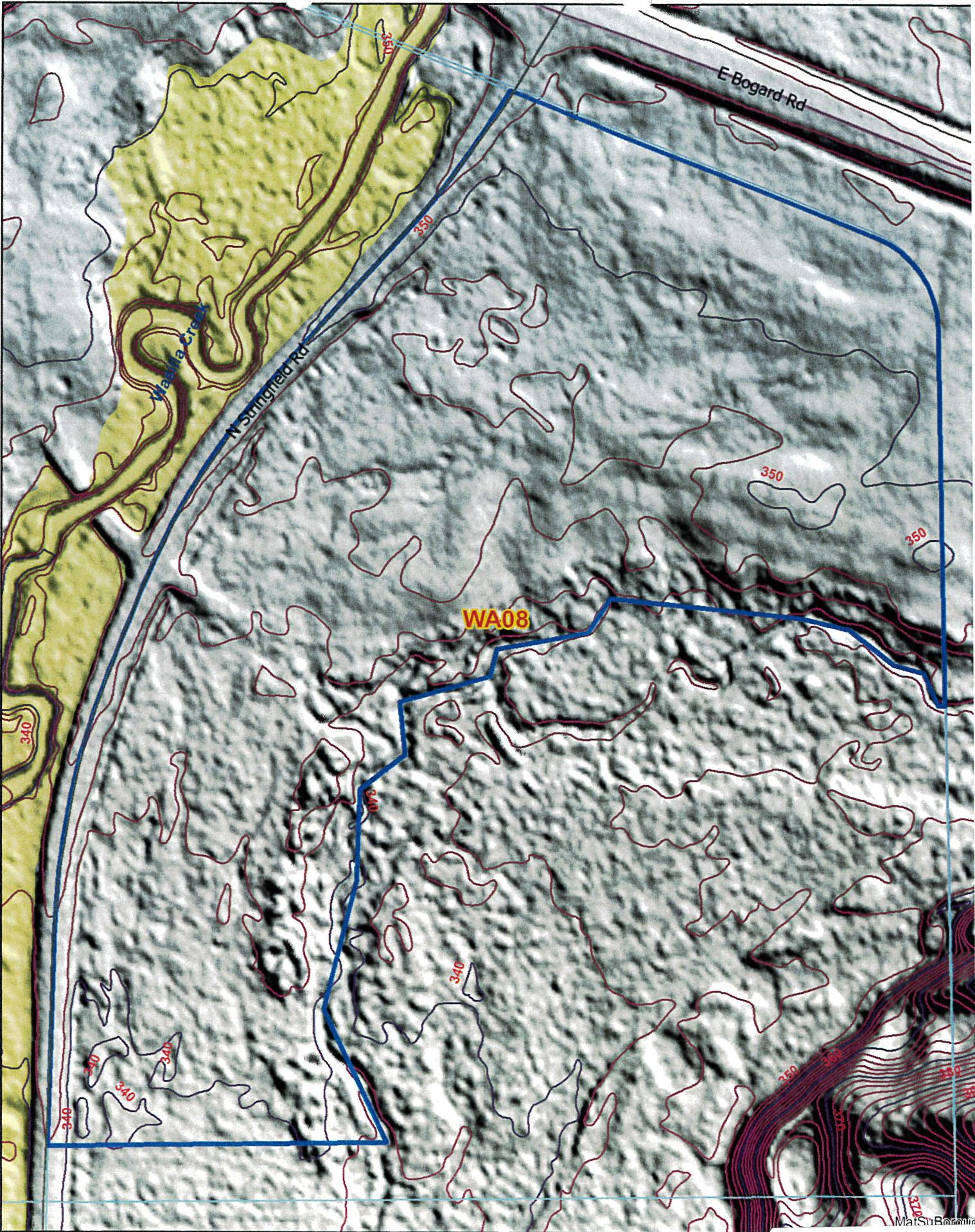




125 62.5 0 125 Feet

EXHIBIT A-2





**EXHIBIT A - 3**





450 225 0 450 Feet





The Boutet Company, Inc.  
1508 E. Bogard Road, Unit 7  
Wasilla, Alaska 99654

Phone 907.357.6770  
www.tbca.com

January 4, 2024

Jesse Curlin  
Matanuska-Susitna Borough  
Platting Department  
350 E. Dahlia Avenue  
Palmer, Alaska 99645

RE: Usable Area Report  
Winter Rose Phase 2 Subdivision

RECEIVED  
JAN 04 2024  
PLATTING

Dear Mr. Curlin,

The applicant Palmer Family Associates II, LP is proposing to subdivide Winter Rose Tract 1 into two tracts. All located within N1/2 NE1/4 of Section 34, Township 18 North, Range 1 East, Seward Meridian.

The subject property is within the Matanuska-Susitna Borough Core Area and located outside any city limits. Tracts will be serviced by a well sourced community water system and have separate septic systems. Both the water and septic system will be designed and installed per Department of Environmental Conservation Regulations to serve this development. Both proposed lots have the required 10,000 square feet (SF) each of usable septic and building area.

The current lot is bound by N. Trunk Road to the east, N. Stringfield Road to the west and E. Bogard Road to the north. Both tracts will take access off of N. Stringfield road.

Pursuant to MSB Platting Code 43.20, Tracts 1A (7.27 Acres) and 1B (4.46 Acres) require usable area as defined by 43.20.281. The following Usable Area Report is intended to address these two tracts.

During subsurface exploration by the geotechnical engineer groundwater was found at approximately 6' below ground surface in attached bore logs B4, B5 and B6 on the northern portion of proposed Tract 1A. Soils consisted of a 6" organic mat on 3-4' of silt with poorly graded gravel to a depth of 15' minimum.

Both tracts have a minimum of 10,000 SF of usable building area. Building foundations will be designed per the geotechnical recommendations.

January 4, 2024  
Mr. Jesse Curlin  
Winter Rose Phase 2 Subdivision  
Usable Area Report  
Page 2 of 2

The high groundwater and silty soils shown in the attached bore logs have been addressed by removing the surface silt down to the existing gravel layer followed by embankment of 4' min of pit run gravel. The two areas of soil improvements are as follows:


Tract 1A - An 80' wide by 150' long area (12,000 SF) between the northern 4 buildings. This area is outside of the 100' setback for waterbodies. The surface silts have been removed and replaced with poorly graded gravel.

Tract 1B - A 10'000 SF gravel pad has been constructed in the north west corner of the tract. This area is outside of the 100' setback for waterbodies. The surface silts have been removed and replaced with poorly graded gravel.

These improvements provide the required separation of 4' between the bottom of a potential absorption field and ground water and there is a minimum of 10,000 sf of usable septic area on each tract. Septic systems to be installed will be conventional with septic tank effluent pumping (STEP) tank and mounded absorption field as described in DEC's Onsite Wastewater System Installation Manual.

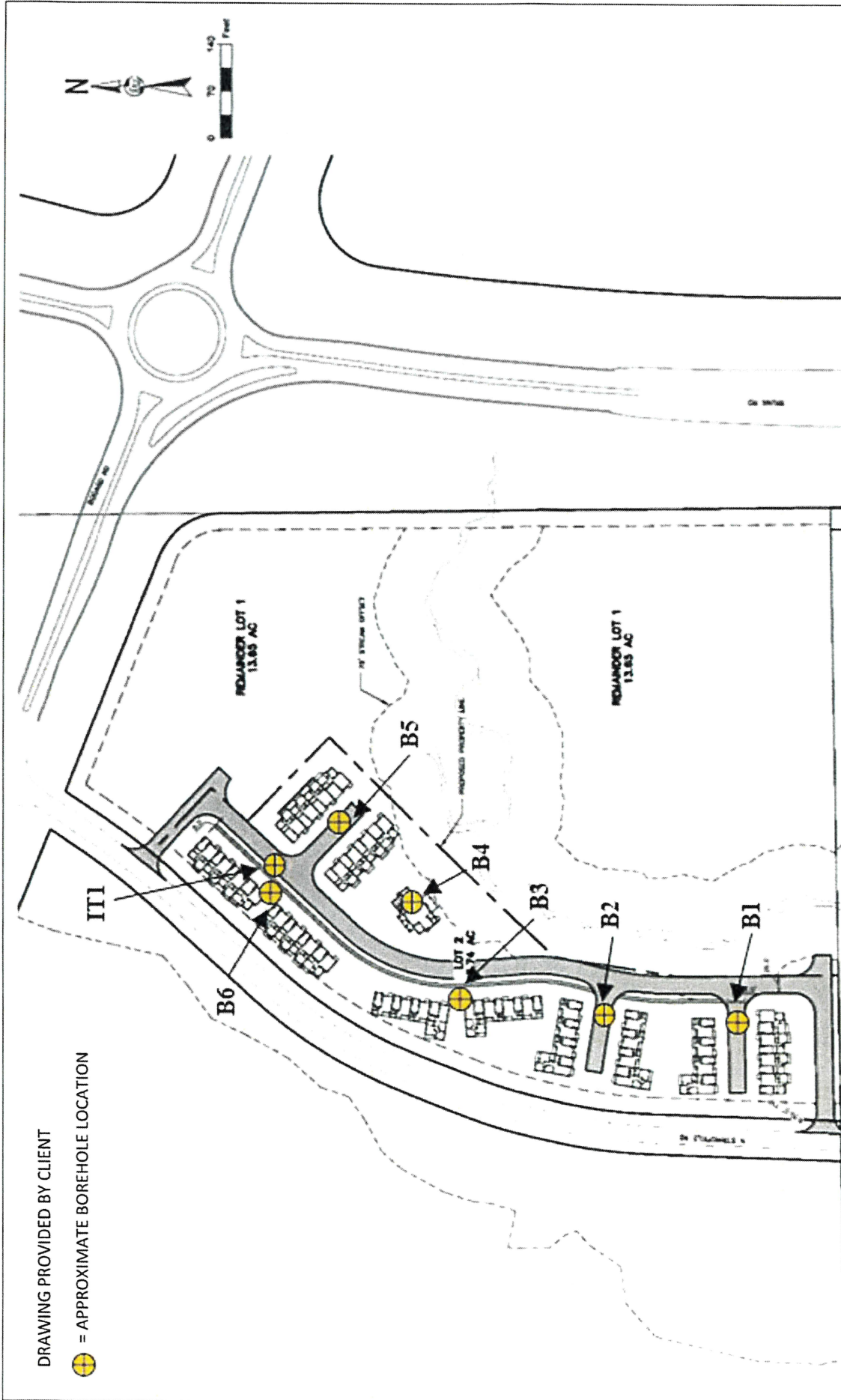
If you have any questions, please contact me with any questions you may have.

Sincerely,



Timothy Alley, PE  
Principal/Vice President  
The Boutet Company, Inc  
1508 E. Bogard Rd #7  
Wasilla, AK 99654  
(907) 357-6760  
talley@tbcak.com





DRAWING PROVIDED BY CLIENT

 = APPROXIMATE BOREHOLE LOCATION

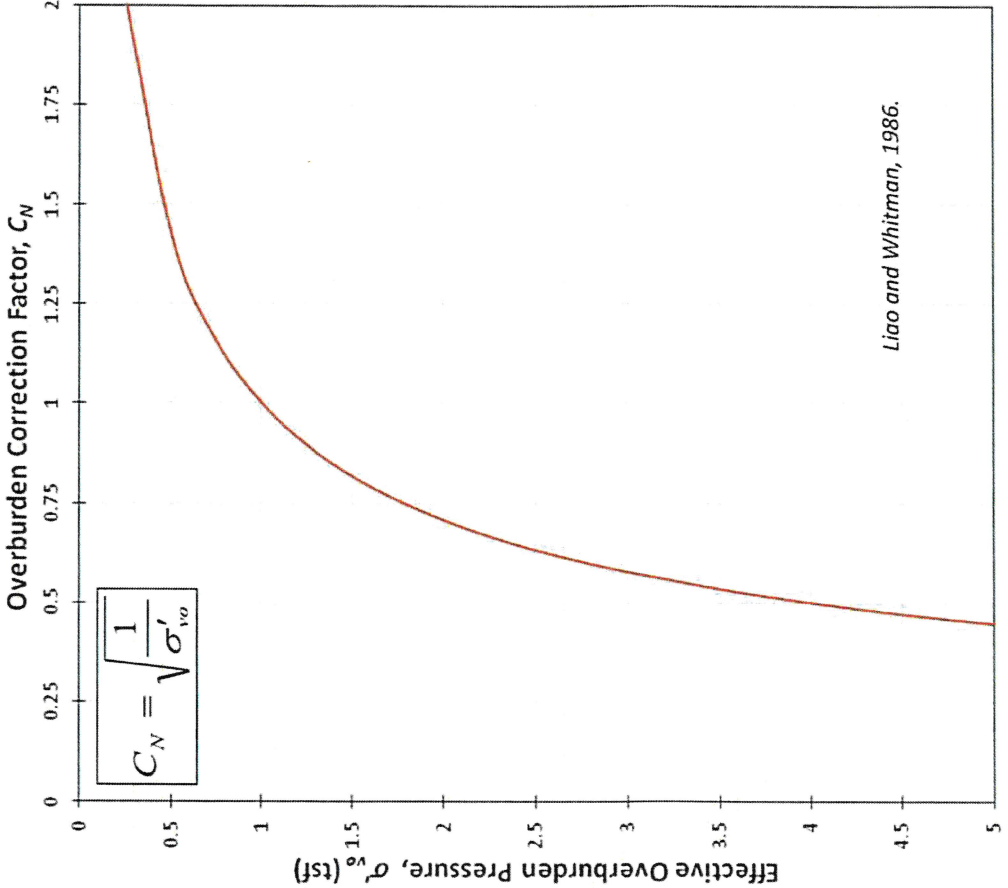
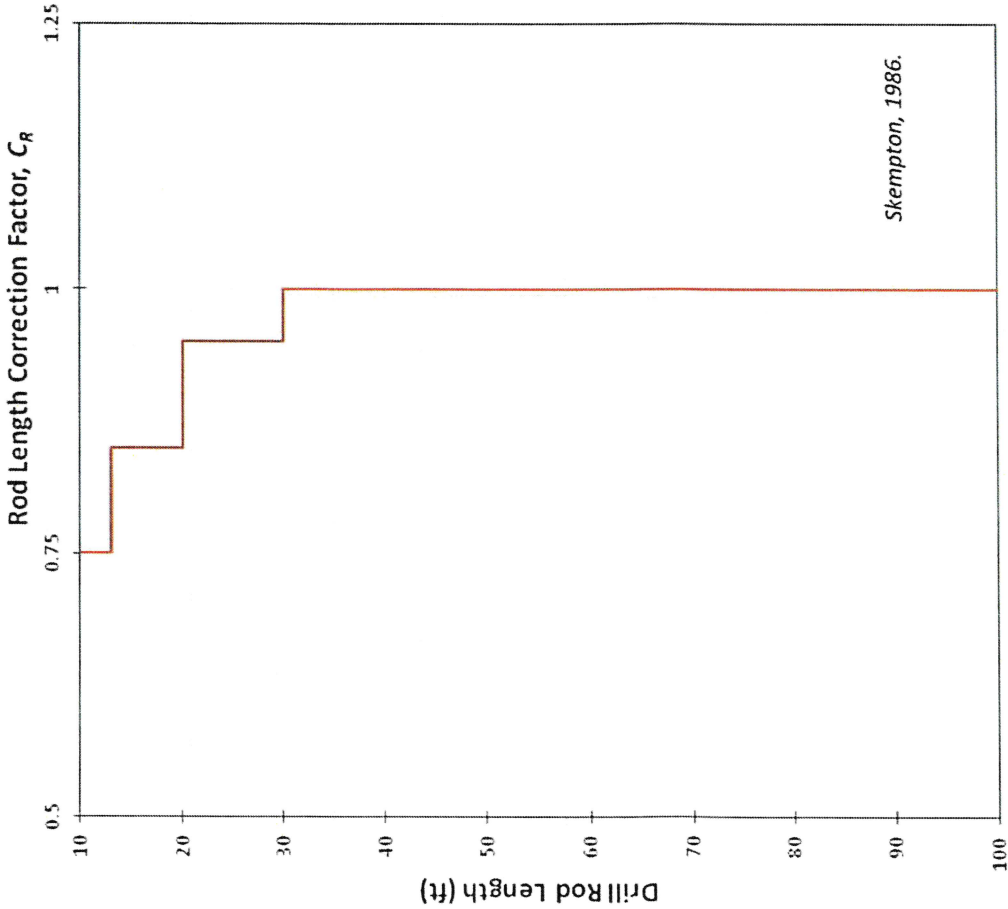


**NORTHERN GEOTECHNICAL ENGINEERING, INC.**  
**TERRA FIRMA TESTING**



FIGURE TITLE: PROPOSED SITE LAYOUT & EXPLORATION LOCATION MAP  
PROJECT NAME: PROPOSED LOT 2 OF LOT 1, ASHMORE SUB.  
PROJECT LOCATION: PALMER, ALASKA

PROJECT ID: 6006-21  
FIGURE NUMBER: 2



**Notes:**

- OVERBURDEN CORRECTION FACTOR IS USED ONLY FOR COHESIONLESS SOILS
- $C_w$  IS THE RATIO OF THE MEASURED BLOW COUNT TO WHAT THE BLOW COUNT WOULD BE AT AN OVERBURDEN PRESSURE OF 1 TON/FT<sup>2</sup>
- $\Sigma'_{vo}$  IS THE EFFECTIVE OVERBURDEN PRESSURE AT THE POINT OF MEASUREMENT (TON/FT<sup>2</sup>)



**NORTHERN GEOTECHNICAL ENGINEERING, INC.**  
**TERRA FIRMA TESTING**

FIGURE TITLE:  
**BLOW COUNT CORRECTIONS**

PROJECT NAME:  
**PROPOSED LOT 2 OF LOT 1, ASHMORE SUB.**

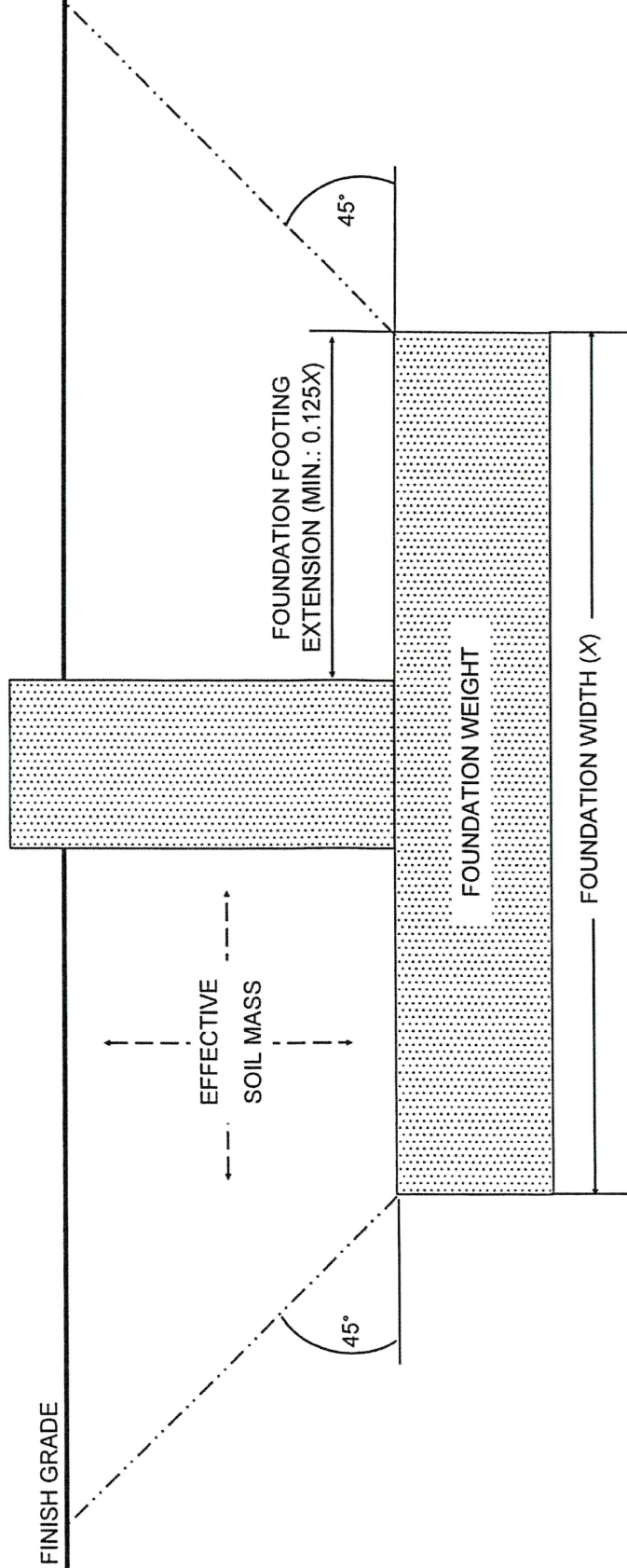
PROJECT LOCATION:  
**PALMER, ALASKA**

PROJECT ID:  
**6006-21**

FIGURE NUMBER:  
**3**



UPLIFT CAPACITY =  $0.8 \times$  (EFFECTIVE SOIL WEIGHT + WEIGHT OF FOUNDATION)



 = FOOTING / STEM WALL

DRAWING NOT TO SCALE



**NORTHERN GEOTECHNICAL ENGINEERING, INC.**  
**TERRA FIRMA TESTING**

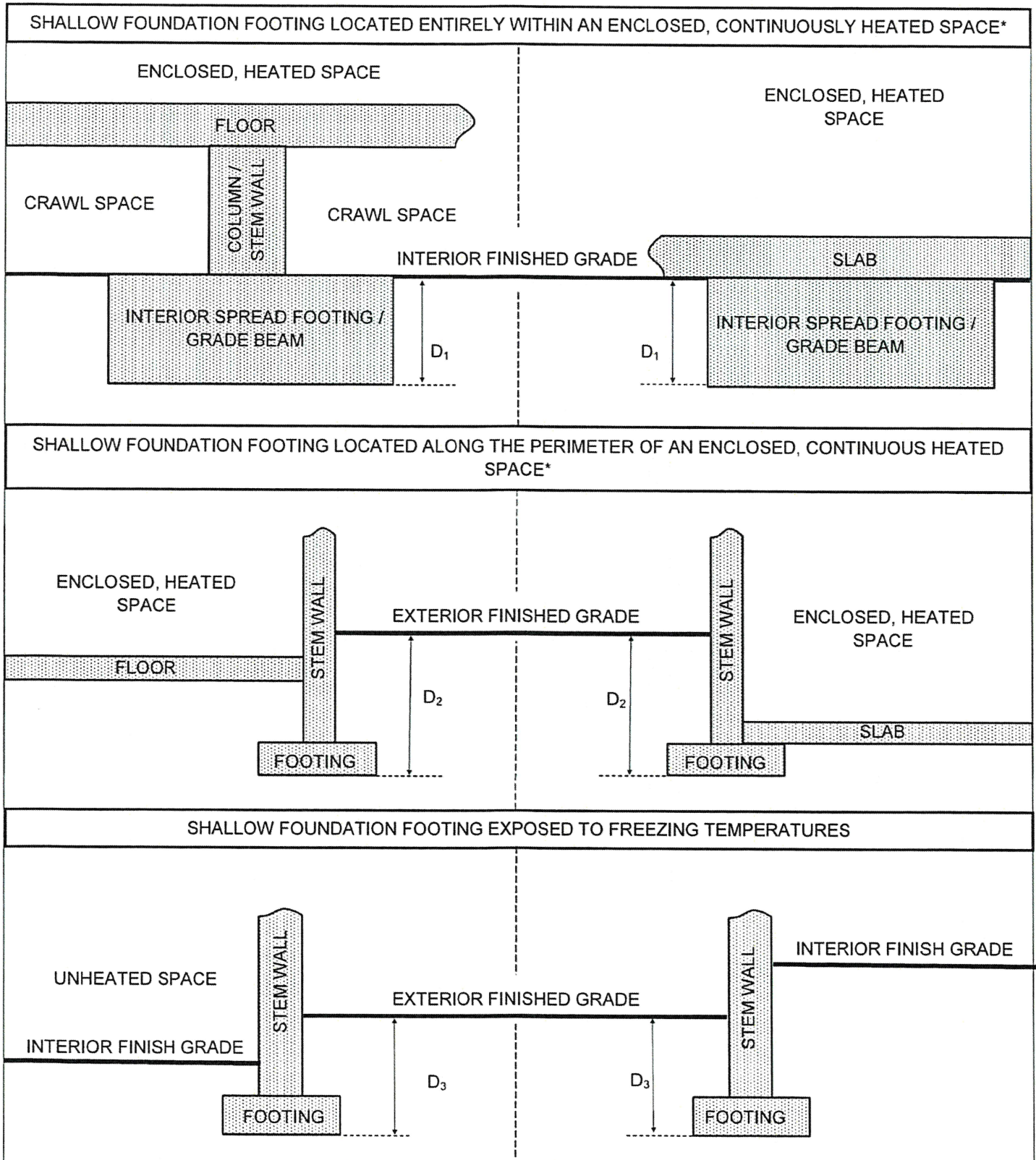
FIGURE TITLE:  
FOOTING UPLIFT CAPACITY DIAGRAM

PROJECT NAME:  
PROPOSED LOT 2 OF LOT 1, ASHMORE SUB.

PROJECT LOCATION:  
PALMER, ALASKA

PROJECT ID:  
6006-21

FIGURE NUMBER:  
4



\*HEATED FOUNDATION TEMPERATURE MUST BE CONTINUOUSLY MAINTAINED AT/ABOVE 40°F

DRAWING NOT TO SCALE



NORTHERN GEOTECHNICAL ENGINEERING, INC.  
TERRA FIRMA TESTING

|   |                       |
|---|-----------------------|
| FIGURE TITLE<br>UNINSULATED SHALLOW FOUNDATION CONFIGURATIONS |                       |
| PROJECT NAME<br>PROPOSED LOT 2 OF LOT 1, ASHMORE SUB.         | PROJECT ID<br>6006-21 |
| PROJECT LOCATION<br>PALMER, ALASKA                            | FIGURE NUMBER<br>5    |



| HEATED FOUNDATIONS (CONTINUOUSLY HEATED INTERIOR SPACE)*  | COLD (UNHEATED) FOUNDATIONS   |
|---|---|
| <p><b>STRIP FOOTING/STEM WALL</b></p> <p>FINISHED GRADE</p> <p>FLOOR/SLAB**</p> <p>CRAWL SPACE/FILL</p> <p>STEM WALL</p> <p>FOOTING</p> <p>MIN 42"</p> <p><math>T_E = T_S + 4"</math></p> <p>INTERIOR GRADE (FOR STRUCTURES W/ SUB-FLOOR CRAWL SPACES)</p> <p>SOILS PREPARED AS DESCRIBED IN TEXT</p> <p>NOTE: INSULATION FOR HEATING EFFICIENCY PURPOSES ONLY. IF INSULATION IS PLACED UNDER FLOOR/SLAB USE CONFIGURATION C. <math>T_E</math> CAN BE ANY THICKNESS</p> <p><b>CONFIGURATION A</b></p> | <p>FINISHED GRADE</p> <p>FLOOR/SLAB**</p> <p>CRAWL SPACE/NFS FILL</p> <p>STEM WALL</p> <p>FOOTING</p> <p>MIN. 18" NFS</p> <p><math>T_F</math></p> <p>PER TEXT (D<sub>2</sub>)</p> <p>PER TEXT (D<sub>3</sub>)</p> <p>PER TEXT (D<sub>1</sub>)</p> <p>INTERIOR GRADE (FOR STRUCTURES W/ SUB-FLOOR CRAWL SPACES)</p> <p>PER TEXT (D<sub>3</sub>) FOR STRUCTURES W/ CRAWL SPACES</p> <p>12T<sub>F</sub></p> <p>BEDDING/NFS FILL</p> <p>EXISTING FROST SUSCEPTIBLE SUBGRADE</p> <p>NOTE: INSULATION OPTIONAL TO REDUCE DEPTH OF NFS FILL AT A RATE OF 1" INSULATION TO 12" NFS FILL. <math>T_F</math> MIN. = 1"</p> <p><b>CONFIGURATION E</b></p> |
| <p>FINISHED GRADE</p> <p>FLOOR/SLAB**</p> <p>CRAWL SPACE/FILL</p> <p>THICKENED EDGE SLAB</p> <p><math>T_S</math></p> <p>MIN 16"</p> <p><math>T_E = T_S + 4"</math></p> <p>INTERIOR GRADE (FOR STRUCTURES W/ SUB-FLOOR CRAWL SPACES)</p> <p>SOILS PREPARED AS DESCRIBED IN TEXT</p> <p>NOTE: DO NOT INSULATE BOTTOM OF THICKENED EDGE FOOTING. <math>T_S</math> CAN BE ANY THICKNESS.</p> <p><b>CONFIGURATION D</b></p>  | <p>FINISHED GRADE</p> <p>THICKENED EDGE SLAB</p> <p>NFS FILL</p> <p>MIN. 18" NFS</p> <p>12T<sub>F</sub></p> <p><math>T_F</math></p> <p>BEDDING/NFS FILL</p> <p>EXISTING FROST SUSCEPTIBLE SUBGRADE</p> <p>NOTE: INSULATION OPTIONAL TO REDUCE DEPTH OF NFS FILL AT A RATE OF 1" INSULATION TO 12" NFS FILL. <math>T_F</math> MIN. = 1"</p> <p><b>CONFIGURATION F</b></p>  |
| <p>FINISHED GRADE</p> <p>FLOOR/SLAB**</p> <p>CRAWL SPACE/FILL</p> <p>THICKENED EDGE SLAB</p> <p><math>T_S</math></p> <p>MIN 16"</p> <p><math>T_E = T_S + 4"</math></p> <p>INTERIOR GRADE (FOR STRUCTURES W/ SUB-FLOOR CRAWL SPACES)</p> <p>SOILS PREPARED AS DESCRIBED IN TEXT</p> <p>NOTE: DO NOT INSULATE BOTTOM OF THICKENED EDGE FOOTING. <math>T_S</math> CAN BE ANY THICKNESS.</p> <p><b>CONFIGURATION C</b></p>  | <p>FINISHED GRADE</p> <p>THICKENED EDGE SLAB</p> <p>NFS FILL</p> <p>MIN. 18" NFS</p> <p>12T<sub>F</sub></p> <p><math>T_F</math></p> <p>BEDDING/NFS FILL</p> <p>EXISTING FROST SUSCEPTIBLE SUBGRADE</p> <p>NOTE: INSULATION OPTIONAL TO REDUCE DEPTH OF NFS FILL AT A RATE OF 1" INSULATION TO 12" NFS FILL. <math>T_F</math> MIN. = 1"</p> <p><b>CONFIGURATION E</b></p>  |
| <p>FINISHED GRADE</p> <p>FLOOR/SLAB**</p> <p>CRAWL SPACE/FILL</p> <p>THICKENED EDGE SLAB</p> <p><math>T_S</math></p> <p>MIN 16"</p> <p><math>T_E = T_S + 4"</math></p> <p>INTERIOR GRADE (FOR STRUCTURES W/ SUB-FLOOR CRAWL SPACES)</p> <p>SOILS PREPARED AS DESCRIBED IN TEXT</p> <p>NOTE: IF INSULATION IS PLACED UNDER SLAB USE CONFIGURATION D. <math>T_E</math> MINIMUM = 2".</p> <p><b>CONFIGURATION B</b></p>  | <p>FINISHED GRADE</p> <p>THICKENED EDGE SLAB</p> <p>NFS FILL</p> <p>MIN. 18" NFS</p> <p>12T<sub>F</sub></p> <p><math>T_F</math></p> <p>BEDDING/NFS FILL</p> <p>EXISTING FROST SUSCEPTIBLE SUBGRADE</p> <p>NOTE: INSULATION OPTIONAL TO REDUCE DEPTH OF NFS FILL AT A RATE OF 1" INSULATION TO 12" NFS FILL. <math>T_F</math> MIN. = 1"</p> <p><b>CONFIGURATION F</b></p>  |

$T_F$  = INSULATION THICKNESS UNDER ENTIRE FOUNDATION (INCHES)  
 $T_S$  = INSULATION THICKNESS UNDER FLOOR/SLAB ONLY (INCHES)  
 $T_E$  = INSULATION ALONG EXTERIOR OF FOUNDATION (INCHES)

\*HEATED FOUNDATION TEMPERATURE MUST BE CONTINUOUSLY MAINTAINED AT/ABOVE 40°F  
 \*\*FLOOR SYSTEM CAN BE STRUCTURAL (W/ CRAWLSPACE) OR SLAB-ON-GRADE  
 ▨ = RIGID BOARD INSULATION

DRAWING NOT TO SCALE

**NORTHERN GEOTECHNICAL ENGINEERING, INC.**  
**TERRA FIRMA TESTING**

FIGURE TITLE:  
**INSULATED SHALLOW FOUNDATION CONFIGURATIONS**

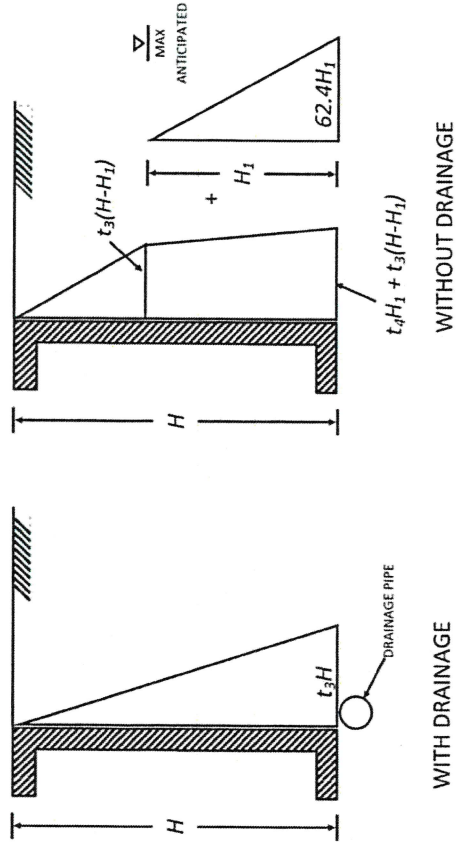
PROJECT NAME:  
**PROPOSED LOT 2 OF LOT 1, ASHMORE SUB.**

PROJECT LOCATION:  
**PALMER, ALASKA**

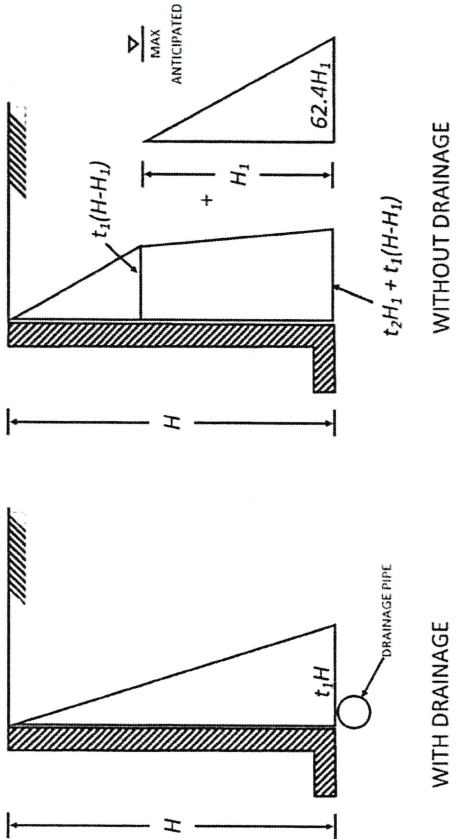
PROJECT ID:  
**6006-21**

FIGURE NUMBER:  
**6**

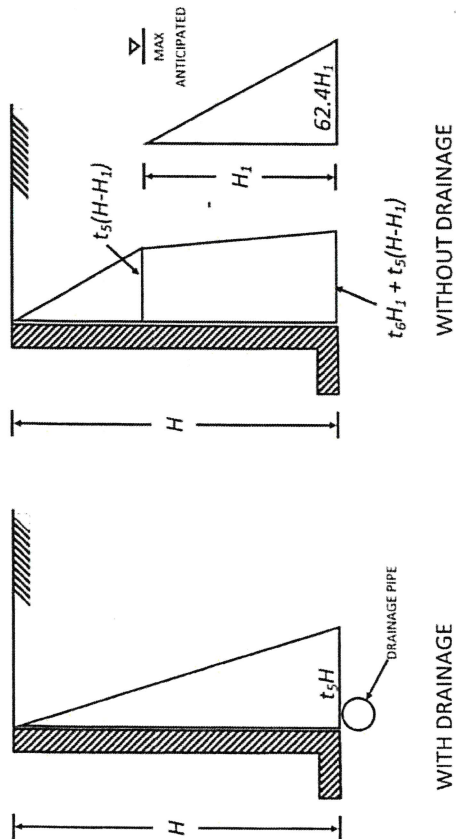
AT-REST PRESSURE CONDITION



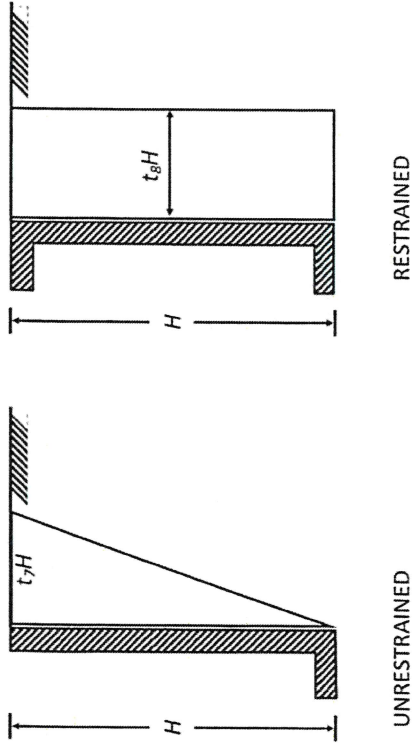
ACTIVE PRESSURE CONDITION



PASSIVE PRESSURE CONDITION



SEISMIC



NOTE: SEISMIC LOADS ARE VALID FOR WALLS RETAINING LESS THAN 8 FEET VERTICAL OF EARTH. THE SEISMIC LOAD IS ADDED TO ACTIVE OR AT-REST CONDITIONS AND IS SUBTRACTED FROM PASSIVE CONDITIONS.

NOTE: WALLS CAN BE EITHER FREE OR RESTRAINED AT THE TOP FOR THE PASSIVE PRESSURE CONDITION. EQUATIONS ARE ONLY VALID FOR UNITS OF  $t_{1-8}$  (PCF) AND  $H-H_1$  (FT).



**NORTHERN GEOTECHNICAL ENGINEERING, INC.**  
**TERRA FIRMA TESTING**

FIGURE TITLE: LATERAL RETAINING WALL PRESSURE SCHEMATICS

PROJECT NAME:

PROPOSED LOT 2 OF LOT 1, ASHMORE SUB.

PROJECT LOCATION:

PALMER, ALASKA

PROJECT ID:  
6006-21

FIGURE NUMBER:  
7



**AGGREGATE GRADATION FOR BASE AND SURFACE COURSE**

| SIEVE SIZE | GRADATION - % BY MASS PASSING |              |                 |                 |
|------------|-------------------------------|--------------|-----------------|-----------------|
|            | BASE - (C-1)                  | BASE - (D-1) | SURFACE - (E-1) | SURFACE - (F-1) |
| 1-1/2"     | 100                           |              |                 |                 |
| 1"         | 70-100                        | 100          | 100             | 100             |
| 3/4"       | 60-90                         | 70-100       | 70-100          | 85-100          |
| 3/8"       | 45-75                         | 50-80        | 50-85           | 60-100          |
| #4         | 30-60                         | 35-65        | 35-65           | 50-85           |
| #8         | 22-52                         | 20-50        | 20-50           | 40-70           |
| #50        | 6-30                          | 6-30         | 15-30           | 25-45           |
| #200       | 0-6                           | 0-6          | 8-15            | 8-20            |
| 0.02       | 0-3                           | 0-3          | 0-3             | 0-3             |

MATERIALS LISTED ABOVE MUST CONSIST OF CRUSHED STONE OR CRUSHED GRAVEL CONSISTING OF SOUND, TOUGH, DURABLE PEBBLES OR ROCK FRAGMENTS OF UNIFORM QUALITY. MUST BE FREE FROM CLAY BALLS, VEGETABLE MATTER AND OTHER DELETE-

**SELECTED MATERIAL**

TYPE A AGGREGATE CONTAINING NO MUCK, FROZEN MATERIAL, ROOTS, SOD OR OTHER DELETERIOUS MATTER AND WITH A PLASTICITY INDEX NOT GREATER THAN 6 AS TESTED BY ATM 204 AND ATM 205. MEET THE FOLLOWING GRADATION AS TESTED BY ATM 304:

| SIEVE | % BY MASS PASSING |
|-------|-------------------|
| #4    | 20-60             |
| #200* | 0-6               |

TYPE B AGGREGATE CONTAINING NO MUCK, FROZEN MATERIAL, ROOTS, SOD OR OTHER DELETERIOUS MATTER AND WITH A PLASTICITY INDEX NOT GREATER THAN 6 AS TESTED BY ATM 204 AND ATM 205. MEET THE FOLLOWING GRADATION AS TESTED BY ATM 304:

| SIEVE | % BY MASS PASSING |
|-------|-------------------|
| #200* | 0-10              |

TYPE C EARTH, SAND, GRAVEL, ROCK, OR COMBINATIONS THEREOF CONTAINING NO MUCK, PEAT, FROZEN MATERIAL, ROOTS, SOD, OR OTHER DELETERIOUS MATTER AND IS COMPACTABLE UNDER THE PROVISIONS OF SUBSECTIONS 203-3.04 OR 203-3.05.

\* GRADATION SHALL BE DETERMINED ON THAT PORTION PASSING THE 3" SCREEN

**AGGREGATE GRADATION FOR SUBBASE**

| SIEVE SIZE | GRADATION - % BY MASS PASSING |       |       |       |     |
|------------|-------------------------------|-------|-------|-------|-----|
|            | A                             | B     | C     | D     | E   |
| 4"         | 100                           | --    | --    | --    | --  |
| 2"         | 85-100                        | 100   | --    | --    | --  |
| 1"         | --                            | --    | 100   | --    | --  |
| 3/4"       | --                            | --    | --    | 100   | --  |
| #4         | 15-60                         | 15-60 | 40-75 | 45-80 | --  |
| #16        | --                            | --    | 20-43 | 23-50 | --  |
| #200*      | 0-10                          | 0-6   | 4-10  | 4-12  | 0-6 |
| 0.02"      | 0-3                           | 0-3   | 0-3   | 0-3   | 0-3 |

\* GRADATION SHALL BE DETERMINED ON THAT PORTION PASSING THE 3" SCREEN

MODIFIED FROM SECTIONS 703-2.03, 703-2.07 AND 703-2.9 OF AK DOT & PF STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION - 2015



**NORTHERN GEOTECHNICAL ENGINEERING, INC.**  
**TERRA FIRMA TESTING**

|  |                              |
|--|------------------------------|
| FIGURE TITLE<br><b>MATERIAL SPECIFICATIONS</b>               |                              |
| PROJECT NAME<br><b>PROPOSED LOT 2 OF LOT 1, ASHMORE SUB.</b> | PROJECT ID<br><b>6006-21</b> |
| PROJECT LOCATION<br><b>PALMER, ALASKA</b>                    | FIGURE NUMBER<br><b>8</b>    |



**APPENDIX A**

**GRAPHICAL SOIL BORING LOGS**



Northern Geotechnical Engineering, Inc.  
and Terra Firma Testing  
11301 Olive Lane  
Anchorage, AK 99515  
Telephone: 907-344-5934

# EXPLORATION B1

PAGE 1 OF 1

|   |   |
|---|---|
| NGE-TFT PROJECT NAME: <u>Winter Rose Housing</u>        | NGE-TFT PROJECT NUMBER: <u>6006-21</u>                  |
| PROJECT LOCATION: <u>Palmer, AK</u>                     | EXPLORATION CONTRACTOR: <u>Discovery Drilling, Inc.</u> |
| EXPLORATION EQUIPMENT: <u>Geoprobe 7822DT</u>           | EXPLORATION METHOD: <u>Hollow Stem Auger</u>            |
| SAMPLING METHOD: <u>MPT w/ 340lb autohammer</u>         | LOGGED BY: <u>C. Banzhaf</u>                            |
| DATE/TIME STARTED: <u>5/4/2021 @ 10:00:00 AM</u>        | DATE/TIME COMPLETED: <u>5/4/2021 @ 11:00:00 AM</u>      |
| EXPLORATION LOCATION: <u>See report Figure 2</u>        | GROUND ELEVATION: <u>Not Known</u>                      |
| ▽ GROUNDWATER (ATD): <u>Approx. 7.0 ft bas</u>          | ▽ GROUNDWATER (I): <u>N/A</u>                           |
| EXPLORATION COMPLETION: <u>Backfilled with cuttings</u> | WEATHER CONDITIONS: <u>Cloudy, 51°F</u>                 |

| DEPTH (ft) | GRAPHIC LOC | FROZEN SOILS | MATERIAL DESCRIPTION  | SAMPLE TYPE | FIELD SAMPLE ID | RECOVERY (in) | FIELD BLOWS    |  | (N) <sub>60</sub> | SAMPLE INT. COLLECT | LAB SAMPLE ID  | LAB RESULTS | REMARKS/NOTES |
|------------|-------------|--------------|---|-------------|-----------------|---------------|----------------|--|-------------------|---------------------|--|-------------|---------------|
|            |             |              |   |             |                 |               |                |  |                   |                     |  |             |               |
| 0          |             |              | <b>ORGANIC MAT</b><br>SILT (ML), very soft, brown to light brown, wet |             | S1              | 18            | 2<br>1<br>0    |  | N/A               |                     | S1<br>MC = 131.9%  |             |               |
|            |             |              |   |             | S2              | 18            | 0<br>0<br>1    |  | 1                 |                     | S2<br>MC = 54.7%   |             |               |
| 5          |             |              | SAND WITH SILT (SP-SM), very loose, moist                             |             | S3              | 18            | 0<br>0<br>1    |  | 1                 |                     | S3<br>MC = 85.4%<br>P200 = 45.1%                             |             |               |
|            |             |              | WELL GRADED GRAVEL WITH SAND (GW), medium dense                       |             | S4              | 14            | 6<br>11<br>10  |  | 26                |                     | S4<br>MC = 6.6%<br>75.4% gravel,<br>21.4% sand,<br>3.2% silt |             |               |
|            |             |              |   |             | S5              | 12            | 25<br>15<br>12 |  | 29                |                     | S5<br>MC = 7.2%  |             |               |
| 15         |             |              | Thin sand lense   |             | S6              | 12            | 15<br>14<br>13 |  | 30                |                     | S6<br>MC = 17.5%<br>P200 = 7.4%                              |             |               |

Bottom of borehole at 18.0 ft bgs.

Rods sand locked in augers.

Always refer to our complete geotechnical report for this project for a more detailed explanation of the subsurface conditions at the project site and how they may affect any existing and/or prospective project site development.





Northern Geotechnical Engineering, Inc.  
and Terra Firma Testing  
11301 Olive Lane  
Anchorage, AK 99515  
Telephone: 907-344-5934

# EXPLORATION B2

PAGE 1 OF 1

|   |   |
|---|---|
| NGE-TFT PROJECT NAME: <u>Winter Rose Housing</u>          | NGE-TFT PROJECT NUMBER: <u>6006-21</u>                  |
| PROJECT LOCATION: <u>Palmer, AK</u>                       | EXPLORATION CONTRACTOR: <u>Discovery Drilling, Inc.</u> |
| EXPLORATION EQUIPMENT: <u>Geoprobe 7822DT</u>             | EXPLORATION METHOD: <u>Hollow Stem Auger</u>            |
| SAMPLING METHOD: <u>MPT w/ 340lb autohammer</u>           | LOGGED BY: <u>C. Banzhaf</u>                            |
| DATE/TIME STARTED: <u>5/4/2021 @ 11:15:00 AM</u>          | DATE/TIME COMPLETED: <u>5/4/2021 @ 1:15:00 PM</u>       |
| EXPLORATION LOCATION: <u>See report Figure 2</u>          | GROUND ELEVATION: <u>Not Known</u>                      |
| ▽ GROUNDWATER (ATD): <u>Approx. 7.5 ft bgs</u>            | ▽ GROUNDWATER (6/29/2021): <u>Approx. 2.0 ft bgs</u>    |
| EXPLORATION COMPLETION: <u>See comments at end of log</u> | WEATHER CONDITIONS: <u>Cloudy, 51°F</u>                 |

| DEPTH (ft) | GRAPHIC LOG | FROZEN SOILS | MATERIAL DESCRIPTION                                       | SAMPLE TYPE | FIELD SAMPLE ID | RECOVERY (in) | FIELD BLOWS | (N) <sub>60</sub> | SAMPLE INT. COLLECT | LAB SAMPLE ID | LAB RESULTS  | REMARKS/NOTES                                 | WELL DIAGRAM |
|------------|-------------|--------------|--|-------------|-----------------|---------------|-------------|-------------------|---------------------|---------------|--|---|--------------|
|            |             |              |  |             |                 |               |             |                   |                     |               |  |   |              |
| 0          |             |              | ORGANIC MAT  |             | S1              | 24            | 1           | N/A               |                     | S1            | S1<br>MC = 33.9%   | Ground water on 5/6/21 at approx. 1.0 ft bgs. |              |
|            |             |              | SILT (ML), very soft, brown, wet                           |             |                 |               | 2           |                   |                     |               |  |   |              |
|            |             |              | POORLY GRADED SAND (SP), loose, gray, moist                |             | S2              | 18            | 3           | 7                 |                     | S2            | S2<br>MC = 11.7%<br>27.2% gravel,<br>64.1% sand,<br>8.7% silt<br>P0.02 = 4.7%<br>FC = F2 |   |              |
|            |             |              | SAND WITH SILT AND GRAVEL (SP-SM), loose, gray, moist      |             |                 |               | 4           |                   |                     |               |  |   |              |
| 5          |             |              | WELL GRADED GRAVEL WITH SAND (GW), medium dense, gray, wet |             | S3              | 14            | 6           | 36                |                     | S3            |  |   |              |
|            |             |              |  |             | S4              | 2             | 10          | 47                |                     | S4            | S3<br>MC = 9.8%  |   |              |
| 10         |             |              | Brown  |             | S5              | 10            | 15          | 26                |                     | S5            | S5<br>MC = 8.6%  |   |              |
| 15         |             |              | POORLY GRADED SAND (SP), medium dense, brown               |             | S6              | 18            | 32          | 33                |                     | S6            | S6<br>MC = 17.5%<br>4.8% gravel,<br>91.7% sand,<br>3.5% silt                             | Rods sand locked in augers.                   |              |
| 20         |             |              |  |             |                 |               | 16          |                   |                     |               |  |   |              |
| 25         |             |              |  |             | S7              | 2             | 16          | 32                |                     | S7            |  |   |              |
|            |             |              |  |             |                 |               | 20          |                   |                     |               |  |   |              |
|            |             |              |  |             |                 |               | 14          |                   |                     |               |  |   |              |

Bottom of borehole at 26.5 ft bgs.  
Set 1" PVC to BOH. Bottom 20' slotted casing. Backfilled with cuttings

Always refer to our complete geotechnical report for this project for a more detailed explanation of the subsurface conditions at the project site and how they may affect any existing and/or prospective project site development.



Northern Geotechnical Engineering, Inc.  
and Terra Firma Testing  
11301 Olive Lane  
Anchorage, AK 99515  
Telephone: 907-344-5934

# EXPLORATION B3

PAGE 1 OF 1

NGE-TFT PROJECT NAME: Winter Rose Housing NGE-TFT PROJECT NUMBER: 6006-21

PROJECT LOCATION: Palmer, AK EXPLORATION CONTRACTOR: Discovery Drilling, Inc.

EXPLORATION EQUIPMENT: Geoprobe 7822DT EXPLORATION METHOD: Hollow Stem Auger

SAMPLING METHOD: MPT w/ 340lb autohammer LOGGED BY: C. Banzhaf

DATE/TIME STARTED: 5/4/2021 @ 2:10:00 PM DATE/TIME COMPLETED: 5/4/2021 @ 3:50:00 PM

EXPLORATION LOCATION: See report Figure 2 GROUND ELEVATION: Not Known

▽ GROUNDWATER (ATD): Approx. 7.0 ft bgs ▼ GROUNDWATER (6/29/2021): Approx. 1.3 ft bgs

EXPLORATION COMPLETION: See comments at end of log WEATHER CONDITIONS: Cloudy, 56°F

| DEPTH (ft)   | GRAPHIC LOG | FROZEN SOILS | MATERIAL DESCRIPTION                               | SAMPLE TYPE | FIELD SAMPLE ID | RECOVERY (in) | FIELD BLOWS    | (N) <sub>60</sub> | SAMPLE INT. COLLECT | LAB SAMPLE ID | LAB RESULTS  | REMARKS/NOTES  | WELL DIAGRAM |
|--|-------------|--------------|--|-------------|-----------------|---------------|----------------|-------------------|---------------------|---------------|--|--|--------------|
| 0  |             |              | ORGANIC MAT<br>SILT (ML), brown                    |             | S1              | 18            | 0<br>2<br>1    | N/A               |                     | S1            | S1<br>MC = 140.4%  | Ground water on 5/6/21 at approx. 0.7 ft bgs.<br><br>Drilling indicated cobbles. |              |
|  |             |              | POORLY GRADED GRAVEL (GP), medium dense, gray, wet |             | S2              | 10            | 3<br>3<br>5    |                   |                     | S2            | S2<br>MC = 11.4%   |  |              |
|  |             |              |  |             | S3              | 14            | 8<br>9<br>10   | 27                |                     | S3            | S3<br>MC = 9.7%  |  |              |
|  |             |              |  |             | S4              | 16            | 11<br>9<br>9   | 22                |                     | S4            | S4<br>MC = 8.4%<br>61.6% gravel,<br>34.7% sand,<br>3.7% silt |  |              |
|  |             |              |  |             | S5              | 14            | 12<br>11<br>11 | 25                |                     | S5            | S5<br>MC = 8.1%  |  |              |
|  |             |              | POORLY GRADED SAND (SP), medium dense, olive       |             | S6              | 16            | 30<br>14<br>15 | 33                |                     | S6            | S6<br>MC = 21.4%<br>P200 = 8.9%                              |  |              |
|  |             |              |  |             | S7              | 18            | 4<br>10<br>12  | 25                |                     | S7            | S7<br>MC = 22.6%   |  |              |
|  |             |              |  |             | S8              | NR            | 2<br>3<br>7    | 10                |                     | S8            |  |  |              |
| <p>Bottom of borehole at 26.5 ft bgs.<br/>Set 1" PVC to BOH. Bottom 20' slotted casing. Backfilled with cuttings</p> |             |              |  |             |                 |               |                |                   |                     |               |  |  |              |

Always refer to our complete geotechnical report for this project for a more detailed explanation of the subsurface conditions at the project site and how they may affect any existing and/or prospective project site development.





Northern Geotechnical Engineering, Inc.  
and Terra Firma Testing  
11301 Olive Lane  
Anchorage, AK 99515  
Telephone: 907-344-5934

# EXPLORATION B4

PAGE 1 OF 1

NGE-TFT PROJECT NAME: Winter Rose Housing NGE-TFT PROJECT NUMBER: 6006-21

PROJECT LOCATION: Palmer, AK EXPLORATION CONTRACTOR: Discovery Drilling, Inc.

EXPLORATION EQUIPMENT: Geoprobe 7822DT EXPLORATION METHOD: Hollow Stem Auger

SAMPLING METHOD: MPT w/ 340lb autohammer LOGGED BY: C. Banzhaf

DATE/TIME STARTED: 5/5/2021 @ 9:10:00 AM DATE/TIME COMPLETED: 5/5/2021 @ 11:00:00 AM

EXPLORATION LOCATION: See report Figure 2 GROUND ELEVATION: Not Known

▽ GROUNDWATER (ATD): Approx. 7.0 ft bgs ▼ GROUNDWATER (6/29/2021): Approx. 3.5 ft bgs

EXPLORATION COMPLETION: See comments at end of log WEATHER CONDITIONS: Cloudy, 39°F

| DEPTH (ft) | GRAPHIC LOG | FROZEN SOILS | MATERIAL DESCRIPTION                                | SAMPLE TYPE     |               |                | LAB SAMPLE ID | LAB RESULTS   | REMARKS/NOTES                                 | WELL DIAGRAM |
|------------|-------------|--------------|---|-----------------|---------------|----------------|---------------|---|---|--------------|
|            |             |              |   | FIELD SAMPLE ID | RECOVERY (in) | FIELD BLOWS    |               |   |   |              |
| 0          |             |              | ORGANIC MAT<br>SILT (ML), very dense, brown, wet    | S1              | 18            | 0<br>4<br>14   | N/A           | S1<br>MC = 1774.9%  | Ground water on 5/6/21 at approx. 3.7 ft bgs. |              |
| 5          |             |              | POORLY GRADED GRAVEL (GP), medium dense, brown, wet | S2              | 12            | 3<br>3<br>4    | 12            | S2<br>MC = 8.7%   |   |              |
|            |             |              |   | S3              | 14            | 5<br>6<br>16   | 33            | S3<br>MC = 6.0%<br>69.1% gravel,<br>25.4% sand,<br>5.5% silt<br>P0.02 = 3.2%<br>FC = S1 |   |              |
|            |             |              |   | S4              | 8             | 14<br>12<br>12 | 32            | S4  |   |              |
|            |             |              |   | S5              | 12            | 8<br>9<br>9    | 21            | S5<br>MC = 6.0%<br>S5<br>MC = 7.4%  |   |              |
| 15         |             |              | POORLY GRADED SAND (SP), medium dense, gray         | S6              | 18            | 39<br>24<br>24 | N/A           | S6<br>MC = 8.5%   |   |              |
| 20         |             |              |   | S7              | 12            | 13<br>14<br>14 | 32            | S7<br>MC = 18.5%<br>P200 = 6.6%   |   |              |
| 25         |             |              |   | S8              | 12            | 5<br>10<br>13  | 24            | S8<br>MC = 22.1%  |   |              |

Bottom of borehole at 26.5 ft bgs.  
Set 1" PVC to BOH. Bottom 20' slotted casing. Backfilled with cuttings

Always refer to our complete geotechnical report for this project for a more detailed explanation of the subsurface conditions at the project site and how they may affect any existing and/or prospective project site development.





Northern Geotechnical Engineering, Inc.  
and Terra Firma Testing  
11301 Olive Lane  
Anchorage, AK 99515  
Telephone: 907-344-5934

# EXPLORATION B5

PAGE 1 OF 1

|   |   |
|---|---|
| NGE-TFT PROJECT NAME: <u>Winter Rose Housing</u>        | NGE-TFT PROJECT NUMBER: <u>6006-21</u>                  |
| PROJECT LOCATION: <u>Palmer, AK</u>                     | EXPLORATION CONTRACTOR: <u>Discovery Drilling, Inc.</u> |
| EXPLORATION EQUIPMENT: <u>Geoprobe 7822DT</u>           | EXPLORATION METHOD: <u>Hollow Stem Auger</u>            |
| SAMPLING METHOD: <u>MPT w/ 340lb autohammer</u>         | LOGGED BY: <u>C. Banzhaf</u>                            |
| DATE/TIME STARTED: <u>5/5/2021 @ 11:15:00 AM</u>        | DATE/TIME COMPLETED: <u>5/5/2021 @ 12:15:00 PM</u>      |
| EXPLORATION LOCATION: <u>See report Figure 2</u>        | GROUND ELEVATION: <u>Not Known</u>                      |
| ▽ GROUNDWATER (ATD): <u>Approx. 7.0 ft bgs</u>          | ▽ GROUNDWATER (I): <u>N/A</u>                           |
| EXPLORATION COMPLETION: <u>Backfilled with cuttings</u> | WEATHER CONDITIONS: <u>Cloudy, 40°F</u>                 |

| DEPTH (ft) | GRAPHIC LOG | FROZEN SOILS | MATERIAL DESCRIPTION   | SAMPLE TYPE | FIELD SAMPLE ID | RECOVERY (in) | FIELD BLOWS | (N) <sub>60</sub> | SAMPLE INT. COLLECT | LAB SAMPLE ID | LAB RESULTS                      |  |
|------------|-------------|--------------|--|-------------|-----------------|---------------|-------------|-------------------|---------------------|---------------|----------------------------------|--|
|            |             |              |  |             |                 |               |             |                   |                     |               |                                  |  |
| 0          |             |              | ORGANIC MAT  |             | S1              | 18            | 1           | N/A               |                     | S1            | S1<br>MC = 36.3%                 |  |
|            |             |              | SILT (ML), brown   |             |                 |               | 7           |                   |                     |               |                                  |  |
|            |             |              | SILT WITH SAND (SP-SM), very soft, brown   |             | S2              | 18            | 3           | 21                |                     | S2            | S2<br>MC = 34.5%<br>P200 = 72.7% |  |
|            |             |              | WELL GRADED GRAVEL WITH SAND TO POORLY GRADED GRAVEL (GW), medium dense to dense, brown, wet |             |                 |               | 5           |                   |                     |               |                                  |  |
| 5          |             |              |  |             |                 | S3            | 16          | 8                 | 37                  |               | S3                               | S3<br>MC = 8.0%<br>65.7% gravel,<br>31.7% sand,<br>2.6% silt |
|            |             |              |  |             |                 |               |             | 14                |                     |               |                                  |  |
|            |             |              |  |             |                 | S4            | 2           | 11                | 38                  |               | S4                               | S4<br>MC = 4.3%  |
|            |             |              | Gray   |             |                 |               | 20          |                   |                     |               |                                  |  |
| 10         |             |              |  |             |                 | S5            | 14          | 16                | 38                  |               | S5                               | S5<br>MC = 5.1%  |
|            |             |              |  |             |                 |               |             | 20                |                     |               |                                  |  |
|            |             |              |  |             |                 |               | 18          | N/A               |                     |               |                                  |  |
| 15         |             |              |  |             |                 | S6            | 14          | 28                |                     |               | S6                               | S6<br>MC = 5.9%  |
|            |             |              | POORLY GRADED SAND (SP), olive   |             |                 |               | 29          |                   |                     |               |                                  |  |
| 20         |             |              |  |             |                 | S7            | 12          | 15                | 30                  |               | S7                               | S7<br>MC = 15.2%   |
|            |             |              |  |             |                 |               |             | 14                |                     |               |                                  |  |
|            |             |              |  |             |                 |               | 15          |                   |                     |               |                                  |  |

Bottom of borehole at 21.5 ft bgs.

Always refer to our complete geotechnical report for this project for a more detailed explanation of the subsurface conditions at the project site and how they may affect any existing and/or prospective project site development.



Northern Geotechnical Engineering, Inc.  
and Terra Firma Testing  
11301 Olive Lane  
Anchorage, AK 99515  
Telephone: 907-344-5934

# EXPLORATION B6

PAGE 1 OF 1

NGE-TFT PROJECT NAME: Winter Rose Housing NGE-TFT PROJECT NUMBER: 6006-21

PROJECT LOCATION: Palmer, AK EXPLORATION CONTRACTOR: Discovery Drilling, Inc.

EXPLORATION EQUIPMENT: Geoprobe 7822DT EXPLORATION METHOD: Hollow Stem Auger

SAMPLING METHOD: MPT w/ 340lb autohammer LOGGED BY: C. Banzhaf

DATE/TIME STARTED: 5/5/2021 @ 1:15:00 PM DATE/TIME COMPLETED: 5/5/2021 @ 2:55:00 PM

EXPLORATION LOCATION: See report Figure 2 GROUND ELEVATION: Not Known

▽ GROUNDWATER (ATD): Approx. 6.5 ft bgs ▼ GROUNDWATER (6/29/2021): Approx. 2.6 ft bgs

EXPLORATION COMPLETION: See comments at end of log WEATHER CONDITIONS: Cloudy, 41°F

| DEPTH (ft) | GRAPHIC LOG | FROZEN SOILS | MATERIAL DESCRIPTION  | SAMPLE TYPE | FIELD SAMPLE ID | RECOVERY (in) | FIELD BLOWS    | (N <sub>60</sub> ) <sub>s</sub> | SAMPLE INT. COLLECT | LAB SAMPLE ID | LAB RESULTS  | REMARKS/NOTES                                 | WELL DIAGRAM |
|------------|-------------|--------------|---|-------------|-----------------|---------------|----------------|---------------------------------|---------------------|---------------|--|---|--------------|
|            |             |              |   |             |                 |               |                |                                 |                     |               |  |   |              |
| 0          |             |              | ORGANIC MAT<br>SILT TO SILTY SAND (ML), very soft, brown and gray   |             | S1              | 18            | 3<br>4<br>3    | N/A                             |                     | S1            | S1<br>MC = 41.1%   | Ground water on 5/6/21 at approx. 2.8 ft bgs. |              |
| 5          |             |              | POORLY GRADED SAND (SP), brown<br>WELL GRADED GRAVEL WITH SAND TO POORLY GRADED GRAVEL (GW), medium dense to dense, gray, wet |             | S2              | 18            | 3<br>5<br>6    | 18                              |                     | S2            | S2<br>MC = 10.4%<br>P200 = 6.0%                              |   |              |
|            |             |              |   |             | S3              | 14            | 7<br>9<br>8    | 21                              |                     | S3            | S3<br>MC = 9.7%<br>65.0% gravel,<br>31.1% sand,<br>3.9% silt |   |              |
|            |             |              |   |             | S4              | 8             | 19<br>20<br>22 | 49                              |                     | S4            | S4<br>MC = 5.9%  |   |              |
|            |             |              |   |             | S5              | 18            | 12<br>18<br>19 | 40                              |                     | S5            | S5<br>MC = 7.7%  |   |              |
|            |             |              |   |             | S6              | 16            | 13<br>21<br>33 | 56                              |                     | S6            | S6<br>MC = 6.9%<br>53.2% gravel,<br>42.7% sand,<br>4.1% silt |   |              |
| 20         |             |              | POORLY GRADED SAND (SP), dense, gray, medium coarse   |             | S7              | 18            | 20<br>17<br>20 | 39                              |                     | S7            | S7<br>MC = 10.7%   |   |              |

Bottom of borehole at 21.5 ft bgs.  
Set 1" PVC to BOH. Bottom 15' slotted casing. Backfilled with pea gravel from 3-21.5 ft bgs, bentonite from 1-3 ft bgs, then cuttings to ground surface.

Always refer to our complete geotechnical report for this project for a more detailed explanation of the subsurface conditions at the project site and how they may affect any existing and/or prospective project site development.



Northern Geotechnical Engineering, Inc.  
and Terra Firma Testing  
11301 Olive Lane  
Anchorage, AK 99515  
Telephone: 907-344-5934

# EXPLORATION IT1

PAGE 1 OF 1

|   |   |
|---|---|
| NGE-TFT PROJECT NAME: <u>Winter Rose Housing</u>                            | NGE-TFT PROJECT NUMBER: <u>6006-21</u>                  |
| PROJECT LOCATION: <u>Palmer, AK</u>   | EXPLORATION CONTRACTOR: <u>Discovery Drilling, Inc.</u> |
| EXPLORATION EQUIPMENT: <u>Geoprobe 7822DT</u>                               | EXPLORATION METHOD: <u>Hollow Stem Auger</u>            |
| SAMPLING METHOD: <u>MPT w/ 340lb autohammer</u>                             | LOGGED BY: <u>C. Banzhaf</u>                            |
| DATE/TIME STARTED: <u>5/5/2021 @ 3:00:00 PM</u>                             | DATE/TIME COMPLETED: <u>5/5/2021 @ 3:15:00 PM</u>       |
| EXPLORATION LOCATION: <u>See report Figure 2</u>                            | GROUND ELEVATION: <u>Not Known</u>                      |
| ▼ GROUNDWATER (ATD): <u>N/A</u>   | ▼ GROUNDWATER ( ): <u>N/A</u>                           |
| EXPLORATION COMPLETION: <u>Set 3" PVC to BOH. Backfilled with cuttings.</u> | WEATHER CONDITIONS: <u>Cloudy, 45°F</u>                 |

| DEPTH (ft) | GRAPHIC LOG | FROZEN SOILS | MATERIAL DESCRIPTION  | SAMPLE TYPE     |               | RECOVERY (in) | FIELD BLOWS | (N) <sub>60</sub> | SAMPLE INT. COLLECT | LAB SAMPLE ID | LAB RESULTS   | WELL DIAGRAM |
|------------|-------------|--------------|---|-----------------|---------------|---------------|-------------|-------------------|---------------------|---------------|---|--------------|
|            |             |              |   | FIELD SAMPLE ID | LAB SAMPLE ID |               |             |                   |                     |               |   |              |
| 0          |             |              | ORGANIC MAT   |                 |               |               |             |                   |                     |               |   |              |
|            |             |              | SILT TO SILTY SAND (ML), brown and gray   |                 |               |               |             |                   |                     |               |   |              |
|            |             |              | POORLY GRADED SAND (SP), brown  | S1              |               | 18            | 1           | N/A               |                     | S1            | S1<br>MC = 9.5%<br>48.8% gravel,<br>45.9% sand,<br>5.3% silt<br>P0.02 = 3.5%<br>FC = S1 |              |
| 5          |             |              | WELL GRADED GRAVEL WITH SAND TO POORLY GRADED GRAVEL (GW), medium dense to dense, gray, wet |                 |               |               | 3<br>5      |                   |                     |               |   |              |
| 10         |             |              |   |                 |               |               |             |                   |                     |               |   |              |
| 15         |             |              |   |                 |               |               |             |                   |                     |               |   |              |
| 20         |             |              | POORLY GRADED SAND (SP), dense, gray, medium coarse   |                 |               |               |             |                   |                     |               |   |              |

Bottom of borehole at 21.5 ft bgs.

Always refer to our complete geotechnical report for this project for a more detailed explanation of the subsurface conditions at the project site and how they may affect any existing and/or prospective project site development.



**WETLAND DELINEATION AND PROPOSED  
JURISDICTIONAL DETERMINATION FOR THE  
ASHMORE LOT, WASILLA, ALASKA**

Report

Prepared for

Robin Reich  
**Solstice Alaska Consulting, Inc**  
2607 Fairbanks Street, Suite B  
Anchorage, AK 99503

Prepared by

**ABR, Inc.—Environmental Research & Services**  
P.O. Box 240268  
Anchorage, AK 99524

June 2021

**EXHIBIT C**

## TABLE OF CONTENTS

|   |   |
|---|---|
| INTRODUCTION .....                              | 1 |
| STUDY AREA .....                                | 1 |
| METHODS .....                                   | 2 |
| FIELD SURVEY .....                              | 2 |
| WETLAND CLASSIFICATION AND MAPPING.....         | 3 |
| ESTABLISHING JURISDICTIONAL STATUS .....        | 3 |
| RESULTS AND DISCUSSION .....                    | 4 |
| FIELD SURVEYS AND HYDROLOGICAL CONDITIONS ..... | 4 |
| WETLAND CLASSIFICATION AND MAPPING.....         | 5 |
| Waters .....                                    | 5 |
| Wetlands .....                                  | 5 |
| Uplands .....                                   | 6 |
| JURISDICTIONAL STATUS .....                     | 7 |
| SUMMARY OF FINDINGS .....                       | 8 |
| LITERATURE CITED .....                          | 9 |

## TABLES

|  |    |
|--|----|
| Table 1. Monthly mean and long-term normal values for air temperature and total monthly precipitation for the Anchorage Forecast Office weather station, Anchorage, Alaska, 2021 ..... | 12 |
| Table 2. Areal extent of waters, wetlands, and uplands in the Ashmore lot, Wasilla, Alaska, 2021. ....   | 13 |

## FIGURES

|  |    |
|--|----|
| Figure 1. Ashmore lot wetlands study area, Alaska, 2021 .....                                | 14 |
| Figure 2. Wetlands and waters of the Ashmore lot wetlands study area, Alaska, 2021. ....     | 15 |
| Figure 3. Antecedent Precipitation for the Ashmore Lot wetlands study area, Alaska, 2021. .. | 16 |

**APPENDICES**

Appendix A. Wetland Determination Data Forms..... 17  
Appendix B. Map Verification Plots ..... 49  
Appendix C. Characteristics of wetlands and waters mapped in the Ashmore lot wetlands  
study area, Alaska, 2021 ..... 59  
Figure C1. Characteristics of wetlands and waters mapped in the Ashmore lot wetlands  
study area, Alaska, 2021 ..... 60  
Table C1. Characteristics of wetlands and waters mapped in the Ashmore lot wetlands  
study area, Alaska, 2021..... 61

## INTRODUCTION

Solstice Alaska Consulting, Inc. (Solstice) requested a wetland delineation for a portion of the lot owned by Mr. James Ashmore and Mr. Robert Ashmore, at the intersection of Trunk and Bogard roads in Wasilla, Alaska from ABR, Inc.—Environmental Research & Services (ABR). The proposed development is a residential subdivision on the west side of the parcel. The delineation is suitable for supporting wetland permitting under Section 404 of the Clean Water Act (CWA) and includes an assessment of the proposed jurisdictional status of wetlands and waters identified at the site.

## STUDY AREA

The study area comprises the eastern portion of parcel number 68092 (Figure 1), located in Wasilla, Alaska within the Matanuska-Susitna Borough (MSB). The mapped area (approximately 25 acres) is bounded by Trunk Road on the east, Bogard Road on the north, North Stringfield Road on the west, and an undeveloped, privately owned parcel (MSB 2021) to the south. The study area is centered at latitude 61.611649 and longitude -149.241033 (NAD83 projection), within Sections 34 and 35 of Range 1E, in Township 18N, Seward Meridian. The current wetland mapping for the MSB does not identify any wetlands within the study area bounds (Gracz 2009). Voluntary best management construction practices within the MSB include maintaining the natural shoreline or riparian habitat by using at least a 75-foot buffer of continuous and undisturbed native vegetation along at least 50% of a parcel's streambank, and limiting vegetation removal in the remaining 50% of shoreline to what is necessary (MSB Ordinance 05-023). In this regard, it is noteworthy that the coarse-scale National Wetland Inventory (NWI) mapping for this area identified a small stream channel flowing east to west through the study area and into Wasilla Creek (USFWS 2021).

The northern portion of the study area has been cleared and has presumably been in use as an agricultural field since at least the mid-1980s. LandSat imagery from 1985, although not at the detailed resolution of current satellite imagery, shows a what is presumably a square of cleared forest with green fields. The fields are currently dominated by graminoid vegetation, which was not identified at the time of the site visit because reproductive structures were lacking early in the growing season. No prior year inflorescences were available for examination as the field appeared to have been mowed near the end of last growing season, presumably for hay.

The southern portion of the study area is undeveloped and consists mostly of open-canopy mixed forest of *Picea glauca* (white spruce) and *Betula neoalaskana* (Alaska paper birch). A small stream flows east to west through this portion of the study area, and forest openings are *Calamagrostis canadensis* (bluejoint) grass meadows. Yensus silt loam, sloping and moderately steep, is mapped through the majority of the study area, and a small band of Knik silt loam, steep



and sloping, is mapped in the southeast of the study area. Both soil types are described as predominantly non-hydric by the NRCS (USDA NRCS 2021).

ATV traffic has rutted the area adjacent to North Stringfield Road, and this disturbance is visible in current aerial imagery. Culverts are present along Trunk and Bogard Roads, but no culverts were observed in North Stringfield Road where it borders the study area.

## METHODS

### DATA SOURCES

The following data sources were used to inform the field and mapping efforts:

- High resolution aerial photography (Matanuska-Susitna Borough, 0.15 m resolution, acquired 30 April 2019).
- Matanuska-Susitna Borough (MSB 2011) Light Detection and Ranging (LiDAR) digital terrain model (DTM).
- Gracz (2009) wetland ecosystems map
- U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) mapping (USFWS 2021). Mapping for Anchorage C-6 was conducted at a scale of 1:24,000 using imagery from July and September 1996.
- National Hydrography Dataset (NHD) lines and polygons (USGS 2019).
- Web Soil Survey database (USDA NRCS 2021).

### FIELD SURVEY

We sampled a set of wetland determination plots representative of the wetland and upland photo signatures visible on project imagery for the study area. Wetland determination plots were sampled following the U.S. Army Corps of Engineers (USACE) 3-parameter approach for defining wetlands (Environmental Laboratory 1987) and the methodology described in the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Alaska Region (USACE 2007). At each wetland determination plot, we recorded the USACE-required data to determine the presence of hydrophytic vegetation, hydric soils, and wetland hydrology. The absolute cover of each vascular plant species within a 10-m radius at each plot was visually estimated and the presence of hydrophytic vegetation was determined using the Dominance Test (ratio of wetland versus upland dominant plants) and/or the Prevalence Index (weighted average of all species present) using the wetland indicator status per the *2018 National Wetland Plant List v.3.4: Alaska* (USACE 2018). Plot dimensions were modified when sampling along stream



drainages and in small kettle basins so as to properly characterize the communities. Photographs of the sample plot area, the ground surface and vegetation present, and the soil profile from the soil pit were taken at each plot, and GPS location coordinates were also recorded. In addition to wetland determination plots, we also sampled map verification plots at which a subset of wetland data were collected to verify the wetland or upland status for photo signatures that had been previously sampled with full wetland determination plots. All field data were recorded on customized, ABR-prepared apps, running on Android tablet computers. Navigation at the site was done using ArcGIS Collector, which is a moving-map application accessed through ArcGIS online. Upon completion of field work, the data were uploaded to a wetland-specific relational database maintained on ABR servers, and were subjected to a set of sequential data QA/QC procedures to ensure their accuracy before being used to prepare the wetland map for the project. The ABR wetland database facilitates preparation of the required wetland data forms for each wetland determination plot and follows USACE guidelines (USACE 2007). Wetland data forms and representative photos are included in Appendices A and B.

## **WETLAND CLASSIFICATION AND MAPPING**

Wetland boundaries were identified in the field and were then delineated on screen using ArcGIS software overlaid on the imagery for the parcel study area. The primary imagery used for mapping was high-resolution (0.15 m pixel resolution) aerial imagery obtained 30 April 2019 by the MSB and available as part of ESRI's World Imagery basemap.

Wetland boundaries were identified using the field ground-reference data collected for this project (see above) in combination with ancillary data layers (see above), and interpretation of photo signatures. Narrow, linear water features were delineated using a line layer, which was then buffered by the maximum stream width for the feature as measured in the field. Wetland types were mapped at a scale of 1:1,000 and each mapped polygon was assigned a wetland type using NWI notation (FGDC 2013), which is the approach typically used by the U.S. Fish and Wildlife Service's NWI program (Dahl et al. 2015). Each mapped polygon was also assigned a hydrogeomorphic class (USDA NRCS 2008).

## **ESTABLISHING JURISDICTIONAL STATUS**

Wetlands and waters within the study area were assessed to determine if they met the definition of a water of the U.S., subject to jurisdiction under Section 404 of the CWA, and/or a navigable water of the U.S., subject to jurisdiction under Section 10 of the Rivers and Harbors Act. The Navigable Waters Protection Rule (NWPR, Clean Water Act 33 CFR Part 328), which recently came into effect, clarifies the scope of jurisdictional waters of the U.S. in light of 3 U.S. Supreme Court cases: *U.S. v. Riverside Bayview Homes* (Bayview), *Solid Waste Agency of Northern Cook County v. U.S.* (SWANCC), and *Rapanos v. U.S.* (Rapanos).

Under the new NWPR, jurisdiction is applied to 4 categories of waters of the U.S.: (a)(1) the territorial seas and traditional navigable waters (TNW)s; (a)(2) perennial and intermittent tributaries to those waters; (a)(3) certain lakes, ponds, and impoundments; and (a)(4) adjacent wetlands as defined by 33 CFR Parts 328 and 120—Definition of Waters of the United States. The new NWPR also defines 12 categories non-jurisdictional waters, (b)(1) through (b)(12), which are exempt from regulation under Section 404 of the Clean Water Act.

To classify wetlands and waters within the study area into jurisdictional or non-jurisdictional categories and to establish connectivity to TNWs, the EPA Training and Implementation Materials were also consulted (EPA 2020). TNWs are defined as “all waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide” [33 C.F.R. Section 328 3(a)]. In this study, the USACE navigable waters list was used to determine navigability (USACE 2021). Bogard Road, Trunk Road, and North Stringfield Road were all walked during the field survey and all culverts were documented with map verification plots, to document potential surface connections to wetlands and waters outside of the study area.

## **RESULTS AND DISCUSSION**

### **FIELD SURVEYS AND HYDROLOGICAL CONDITIONS**

Field surveys were conducted 24 May 2021 by Sue Ives and Robert McNown of ABR. Standard USACE three-parameter wetland determinations were completed at 10 field plots; 5 were classified as wetlands or waters and 5 as uplands (Figure 2, Appendix A). In addition, map verification plots were completed at 15 locations (Appendix B).

The meteorological station nearest to the study area with both long-term averages and daily precipitation values from the current season is the Anchorage Forecast Office station located approximately 40 miles to the south (see Arguez et al. [2012] and Menne et al. [2012]). Compared to long-term averages for the Anchorage Forecast Office, mean air temperature for April 2021 was over 1.5°C cooler than normal, while May was only slightly warmer than normal (Table 1). Compared to the long-term averages for the Anchorage Forecast Office both April and May were relatively dry, receiving 59 and 42 % of normal precipitation (Table 1).

To place the hydrological conditions in the study area at the time of sampling in late May 2021 in context, we performed a precipitation analysis similar to the USACE’s Antecedent Precipitation Tool (APT), which involves summarizing precipitation data from the nearest meteorological stations and filling any missing records with data from the next nearest station. Current year 30-day rolling precipitation sums were compared with 30 years of 30-day rolling precipitation sums at the 30<sup>th</sup> and 70<sup>th</sup> percentiles, which are interpreted as normal conditions by



the Navigable Waters Protection Rule (Figure 3). As noted above, the nearest station to the study area with both long-term and current-year precipitation data is the Anchorage Forecast Office, which is approximately 40 miles from the site; this station provides 77% of the data for the APT with nearly all of the remaining data gap filled from the meteorological station at the Anchorage International Airport, which is located 40 miles from the study area and west of the Anchorage Forecast Office. Figure 3 suggests that conditions in May 2021 were drier than normal, but the dates closer to the field survey were closer to normal. Cooler-than-normal April temperatures (Table 1) may have resulted in frozen soils nearer the surface than in a typical year, perching surface water from snowmelt and precipitation and ameliorating dry subsurface conditions during the early season site visit. Regardless, lack of wetland hydrology did not cause any plots to be determined non-wetland during the field survey.

## WETLAND CLASSIFICATION AND MAPPING

### WATERS

Waters in the study area are limited to Riverine Permanently Flooded Unconsolidated Bottom (R2UBH), which encompass 0.3 acres or 1.2% of the study area (Table 2, Figure 2). The small tributary to Wasilla Creek identified in the coarse-scale NWI mapping for the area flows into the study area through a culvert beneath Trunk Road on the eastern edge of the study area, and continues flowing to the west before turning south and flowing out of the study area. This R2UBH stream crosses beneath North Stringfield Road about 0.15 miles south of the study area to flow into Wasilla Creek. As characterized by tr\_21 (Appendix A), this small stream is typically 6 feet wide, with water depths ranging from 6 to 18 inches. The low-velocity system has a silty substrate. Several small fish (approximately 4 inches long, unknown species) were observed, and there was ample fish cover in the form of overhanging vegetation, large woody debris, and undercut banks. Two streams, very similar to this channel but with shallower water, were observed to begin at springs near the edge of the undeveloped forest. As characterized by tr\_19 and tr\_20 (Appendix B), these small R2UBH streams had water ranging from 1 to 6 inches deep and flowed into the tributary to Wasilla Creek. All R2UBH stream channels were walked with a GPS unit in the field to aid in mapping. Because the three R2UBH channels all connect, they appear as one R2UBH feature in the mapping.

### WETLANDS

Palustrine Seasonally Flooded-Saturated Persistent Emergent (PEM1E) wetlands were documented along the banks of the main R2UBH stream that flows into Wasilla Creek (Figure 2). Encompassing 0.5 acres (2.1% of the study area, Table 2), these wetlands were characterized by the wetland determination plots tr\_16 and tr\_18 (Appendix A), and the map verification plot tr\_17 (Appendix B). Vegetation was dominated by the tree *Betula neoalaskana* (FACU), the



shrub *Rosa acicularis* (prickly rose, FACU), and the herbs *Calamagrostis canadensis* (FAC) and *Carex utriculata* (Northwest Territory sedge, OBL). The FACU trees and shrubs were located on microtopographic high points in these wetlands, surrounded by larger expanses of herbaceous vegetation with surface water and/or near-surface soil saturation. The PEM1E wetlands were about 2 feet lower in elevation than the surrounding upland forest and extended to the edge of the R2UBH channel. The bounds of the two smaller PEM1E wetlands were walked in the field to aid in mapping. The organic soils met hydric soil indicators Histosol or Histel (A1) and Histic Epipedon (A2). The primary wetland hydrology indicators Surface Water (A1), High Water Table (A2), and Saturation (A3) were observed in the PEM1E wetlands, and the secondary wetland hydrology indicator Geomorphic Position (D2) was met due to their location abutting the small stream.

Palustrine Seasonally Saturated Persistent Emergent (PEM1B) wetlands were documented along the western bound of the study area, abutting North Stringfield Road (Figure 2). Encompassing 1.6 acres (7.2% of the study area, Table 2), PEM1B wetlands were characterized by the wetland determination plots tr\_11 and tr\_25 (Appendix A) and the map verification plots tr\_14 and tr\_15 (Appendix B). The PEM1B wetlands were dominated by *Calamagrostis canadensis* (FAC), which was identified from the prior season's inflorescences. It is possible that a site visit later in the growing season would show additional graminoid species, or higher covers of other grasses observed to be present (e.g., *Alopecurus pratensis* [field meadow foxtail, FACW], *Phleum pratense* [common timothy, FACU], *Poa* spp.). The PEM1B wetlands had thick surface organic layers that met hydric soil indicator Histic Epipedon (A2), with underlying silt soils either meeting hydric soil indicator Alaska Redox (A14) or showing a positive reaction to alpha, alpha-dipyridol, indicating the presence of reduced iron. These wetlands had scattered surface water in rutted ATV tracks, but not enough to meet the intent of the primary wetland hydrology indicator Surface Water (A1). Soils were saturated at the surface, meeting the primary wetland hydrology indicator Saturation (A3). PEM1B wetlands in the northern half of the study area have been previously used for agricultural purposes; LandSat imagery from 1985 shows a green field in this location. PEM1B wetlands in the southern half of the study area are generally undisturbed, except for extensive rutting from ATV traffic next to North Stringfield Road. The PEM1B wetlands in the study area do not connect to any other wetlands or waters; no culverts were observed along North Stringfield Road that would allow a connection to wetlands and waters further to the west, and no connections were observed to the PEM1E wetlands or R2UBH waters within the study area (see tr\_13 in Figure 2 and Appendix A).

## UPLANDS

The remaining 20.2 acres (89.6%) of the study area were mapped as Uplands (non-wetland, U; Figure 2). Uplands in the northern half of the study area were presumably cleared and

cultivated for agricultural use, as this grass-dominated field is visible in 1985 LandSat imagery. Several culverts are present beneath Bogard Road to the north (see tr\_01, tr\_03, tr\_04, and tr\_05 in Appendix B) and Trunk Road to the east (see tr\_06 and tr\_07 in Appendix B). Culverts and their outlets were dry, with no indications of seasonal flooding. No ditches were observed between the cleared field and the adjacent roads, but steep embankments led up to Trunk and Bogard roads. Because of the early season field visit and lack of prior-year inflorescences (presumably the field was mowed), a complete species list could not be made for this graminoid upland (see tr\_24, Appendix B).

Small Upland bluejoint meadow openings in the spruce-birch forest were characterized by plots tr\_09, tr\_10, and tr\_22 (Figure 2, Appendix A). Dominant vegetation included the trees *Betula neoalaskana* (FACU) and *Picea glauca* (FACU); the shrubs *Rosa acicularis* (FACU), *Ribes triste* (swamp red currant, FAC), and *Viburnum edule* (squashberry, FACU); and the herb *Calamagrostis canadensis* (FAC). The meadows characterized by tr\_09 and tr\_22 had dry, high-chroma silt soils that met no hydric soil indicators or wetland hydrology indicators. The meadows characterized by tr\_10 had thick surface organic layers that met the hydric soil indicator Histic Epipedon (A2), and saturation at 10 inches below ground surface that met the primary wetland hydrology indicator Saturation (A3). This plot was selected to be in a relatively low portion of the meadow. Trees and shrubs were located on microtopographic high points at tr\_10, but herbaceous vegetation was relatively evenly distributed throughout the meadow. Because vegetation was not hydrophytic, this meadow was classified as an Upland.

The remaining uplands in the study area were open-canopy spruce-birch forests (Figure 2). As characterized by tr\_23 (Appendix A), the dominant vegetation included the trees *Betula neoalaskana* (FACU) and *Picea glauca* (FACU); the shrub *Rosa acicularis* (FACU); and the herbs *Calamagrostis canadensis* (FAC) and *Equisetum arvense* (field horsetail, FAC). Soils at this site consisted of a dry thick surface organic layer over silt loam and met no hydric soil indicators or wetland hydrology indicators. While the plot at tr\_23 is relatively level, Upland forests in the southeast corner of the parcel are steeply sloped.

## JURISDICTIONAL STATUS

The study area is in the Wasilla Creek subwatershed (HUC 190204010802, USGS 2019). The nearest TNW to the study area is Palmer Slough (Figure 1), which is a tidally influenced slough of Knik Arm. Wasilla Creek enters Palmer Slough approximately 8 miles to the south of the study area centroid. During the field survey, all roads that bound the study area were walked and all culverts were documented with map verification points (Figure 2, Appendix B). Culverts were observed beneath Trunk and Bogard roads, but no culverts were observed under North



Stringfield Road. A map of the waters in the study area, including information on connectivity characteristics and jurisdictional status for each water, is provided in Appendix C.

The R2UBH stream within the study area (W6, Appendix C) is believed to be jurisdictional under Section 404 of the CWA based on an eventual connection to Palmer Slough. The stream flows directly into Wasilla Creek about 0.2 miles south of the study area, and Wasilla Creek flows into Palmer Slough. Thus, the water W6 is assigned the jurisdictional category (a)(2) perennial and intermittent tributaries to TNWs.

The PEM1E wetlands W3, W4, and W5 (Appendix C) are also believed to be jurisdictional under Section 404 of the CWA on the basis of an eventual connection to Palmer Slough. These wetlands all directly abut the R2UBH stream W6, and thus are assigned the jurisdictional category (a)(4) adjacent wetlands.

The PEM1B in the northern portion of the study area, W1 (Appendix C) is part of an agricultural field that was cleared and presumably in production during the growing season of 1985, based on review of 1985 LandSat imagery. The fields that encompass W1 do not appear to have been abandoned (i.e., they have been managed or maintained for agricultural production within the past 5 years). Thus, W1 is believed to be non-jurisdictional under the exemption (b)(6) prior converted cropland. If USACE does not concur that W1 is exempt under (b)(6), W1 is also believed to be exempt under (b)(1) waters or water features that are not identified in paragraph (a)(1), (a)(2), (a)(3), or (a)(4) because there are no surface or subsurface connections to other wetlands or waters, and thus no connection to a TNW. There are no culverts beneath North Stringfield Road to connect W1 to Wasilla Creek or its adjacent wetlands to the west, and there are no wetland or water connections to the tributary to Wasilla Creek or its adjacent PEM1E wetlands that are described above.

The PEM1B in the southern portion of the study area, W2 (Appendix C) is believed to be exempt under (b)(1) waters or water features that are not identified in paragraph (a)(1), (a)(2), (a)(3), or (a)(4) because there are no surface or subsurface connections to other wetlands or waters, and thus no connection to a TNW. There are no culverts beneath North Stringfield Road to connect W2 to Wasilla Creek or its adjacent wetlands to the west, and there are no wetland or water connections to the tributary to Wasilla Creek or its adjacent PEM1E wetlands that described above.

## **SUMMARY OF FINDINGS**

The findings of this study confirm the presence of a small R2UBH stream flowing through the parcel previously unmapped by the MSB. This stream is likely to be subject to setbacks and protections suggested by the borough as noted in the study area description above. This small R2UBH stream flows directly into Wasilla Creek south of the study area. Wasilla Creek flows



into Palmer Slough, which is a water subject to the ebb and flow of the tides and thus a TNW. Thus the small R2UBH is believed to be jurisdictional under Section 404 of the CWA as category (a)(2) perennial and intermittent tributaries to TNWs. Several PEM1E wetlands were documented as abutting this small R2UBH stream, and thus we believe they are also jurisdictional as category (a)(4) adjacent wetlands.

Two PEM1B wetlands were documented along the western edge of the parcel. LandSat imagery shows that the PEM1B wetland in the northern half of the parcel is part of an agricultural field that has been in production since at least the summer of 1985 and does not appear to have been abandoned, and so this wetland is believed to be exempt from jurisdiction under Section 404 of the CWA as category (b)(6) prior converted cropland. If USACE does not agree that this wetland meets the definition of prior converted cropland, then we believe it will be exempt from jurisdiction as category (b)(1) waters or water features that are not identified in paragraph (a)(1), (a)(2), (a)(3), or (a)(4). This is because no culverts could be found under North Stringfield Road to connect this PEM1B wetland to wetlands and waters to the west, and no connections to other wetlands and waters on the property were observed.

The PEM1B wetland in the southern half of the parcel is also believed to be exempt from jurisdiction under Section 404 of the CWA as category (b)(1), again because there are no culverts beneath North Stringfield Road to connect this wetland to other wetlands and waters to the west, and there were no connections to other wetlands and waters within the study area. This report and mapping should be sufficient to obtain a Preliminary Jurisdictional Determination from the USACE which will establish the jurisdictional wetland boundaries on the property and provide the framework to plan residential development including avoidance and minimization measures and potential permitting requirements.

#### LITERATURE CITED

- Arguez, A., I. Durre, S. Applequist, R. Vose, M. Squires, X. Yin, R. Heim, and T. Owen, 2012: NOAA's 1981–2010 climate normals: An overview. *Bull. Amer. Meteor. Soc.*, 93, 1687-1697.
- Brinson, M. M. 1993. A hydrogeomorphic classification for wetlands. Technical Report WRP-DE-4, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.
- Dahl, T. E., J. Dick, J. Swords, and B. O. Wilen. 2015. Data Collection Requirements and Procedures for Mapping Wetland, Deepwater and Related Habitats of the United States. Division of Habitat and Resource Conservation (version 2), National Standards and Support Team, Madison, WI. 92 pp.
- Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1. Vicksburg, MS: U.S. Army Engineer Waterways Experiment Station. [Online]

- <https://www.lrh.usace.army.mil/Portals/38/docs/USACE%2087%20Wetland%20Delineation%20Manual.pdf> (Accessed October 15, 2020).
- Environmental Protection Agency (EPA). 2020. Navigable Waters Protection Rule: Training and Implementation Materials. [Online] <https://www.epa.gov/nwpr/training-and-implementation-materials>. Accessed August 2020.
- Federal Geographic Data Committee (FGDC). 2013. Classification of Wetlands and Deepwater Habitats of the United States. FGDC-STD-004-2013. Second Edition. Wetlands Subcommittee, Federal Geographic Data Committee and U.S. Fish and Wildlife Service, Washington, DC.
- Gracz, Mike. 2009. Matanuska-Susitna Valley Wetland Ecosystems Map. Prepared in partnership with the University of Minnesota and Kenai Watershed Forum. [online] <http://cookinletwetlands.info> (Accessed June 2, 2020).
- Matanuska-Susitna Borough (MSB). 2021. Geographic Information Systems Interactive Mapping [online] [https://mapping.matsugov.us/Html5Viewer/index.html?viewer=MSB\\_Parcel\\_Viewer](https://mapping.matsugov.us/Html5Viewer/index.html?viewer=MSB_Parcel_Viewer) (Accessed June 2, 2020).
- . 2011. 2011 LiDAR and Imagery Project. [online] <https://data1-msb.opendata.arcgis.com/pages/2011-li-dar-&-imagery-project> (Accessed May 27, 2021)
- Menne, M.J., I. Durre, B. Korzeniewski, S. McNeal, K. Thomas, X. Yin, S. Anthony, R. Ray, R.S. Vose, B.E. Gleason, and T.G. Houston. 2012. Global Historical Climatology Network - Daily (GHCN-Daily), Version 3. NOAA National Climatic Data Center. doi:10.7289/V5D21VHZ.
- United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS). 2008. Hydrogeomorphic Wetland Classification System: An Overview and Modification to Better Meet the Needs of the Natural Resources Conservation Service. Technical Note No. 190-8-76. 8 pp.
- . 2021. Web Soil Survey [online] <https://websoilsurvey.sc.egov.usda.gov/> (Accessed 27 May 2021).
- U.S. Army Corps of Engineers (USACE). 2007. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Alaska Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-07-24. Vicksburg, MS: U.S. Army Engineer Research and Development Center.
- . 2018. National Wetland Plant List. Version 3.4. [online] [http://wetland-plants.usace.army.mil/nwpl\\_static/v34/home/home.html](http://wetland-plants.usace.army.mil/nwpl_static/v34/home/home.html) (Accessed October 15, 2020).
- . 2021. Navigable Waters of Alaska. [online] <https://www.poa.usace.army.mil/Missions/Regulatory/Recognizing-Wetlands/Navigable-Waters/> (Accessed 28 May 2021).
- U.S. Fish and Wildlife Service (USFWS). 2021. National Wetlands Inventory website. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. Available online at <http://www.fws.gov/wetlands/>.

U.S. Geological Survey (USGS). 2019. National Hydrography Dataset [online]  
<https://www.usgs.gov/core-science-systems/ngp/national-hydrography/access-national-hydrography-products> (Accessed October 14, 2020).

Viereck, L. A., C. T. Dymess, A. R. Batten, and K. J. Wenzlick. 1992. The Alaska vegetation classification. U.S. Dept. of Agric., Forest Serv., Pacific Northwest Research Station, Portland, OR. Gen. Tech. Rep. PNW-GTR-286. 278 pp.



Table 1. Monthly mean (April 1–May 26, 2021) and long-term normal (1991–2020) values for air temperature (°C) and total monthly precipitation (mm) for the Anchorage Forecast Office weather station (id USC00500275), Anchorage, Alaska, 2021.

| Month | Temperature (°C) |      |                        | Precipitation (mm) |      |             |    |
|-------|------------------|------|------------------------|--------------------|------|-------------|----|
|       | 1991–2020        | 2021 | Difference from Normal | 1991–2020          | 2021 | % of Normal | n  |
| April | 3.4              | 1.7  | -1.7                   | 12.2               | 7.2  | 59          | 30 |
| May   | 8.8              | 9.0  | 0.2                    | 16.0               | 6.7  | 42          | 26 |


**Table 2. Areal extent (acres and percent of study area) of waters, wetlands, and uplands in the Ashmore lot, Wasilla, Alaska, 2021.**

| <b>NWI_Code</b>    | <b>NWI Descriptions</b>  | <b>Area (Acres)</b> | <b>% of Study Area</b> |
|--------------------|--|---------------------|------------------------|
| <b>Waters</b>      |  |                     |                        |
| R2UBH              | Riverine Lower Perennial Permanently Flooded Unconsolidated Bottom | 0.3                 | 1.2                    |
| <b>Wetlands</b>    |  |                     |                        |
| PEM1E              | Palustrine Seasonally Flooded-Saturated Persistent Emergent        | 0.5                 | 2.1                    |
| PEM1B              | Palustrine Seasonally Saturated Persistent Emergent                | 1.6                 | 7.2                    |
| <b>Uplands</b>     |  |                     |                        |
| U                  | Upland   | 20.2                | 89.6                   |
| <b>Grand Total</b> | .  | <b>22.5</b>         | <b>100.0</b>           |





Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
Copyright © 2013 National Geographic Society. Tabbed.  
Fig1\_TrunkBogard\_Wetlands\_SA\_21-255.mxd, 3 June 2021

 Study Area



0 100 200 300 Meters

0 250 500 750 1,000 Feet

|  |  |
|--|--|
| <p><b>Figure 1.</b><br/><b>Ashmore Lot</b><br/><b>Wetlands Study Area,</b><br/><b>Alaska, 2021.</b><br/><b>Centroid: -149.2410, 61.6116)</b></p> |  |
| <p>map prepared by<br/>ABR, Inc — Environmental Research &amp; Services</p>  |  |
| <p>project proponent <b>Solstice Alaska, Inc.</b></p>  |  |





Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus D.S., USDA, USGS, AeroGRID, IGN, and the GIS User Community Background image: MSB 2019 Aerial Imagery at 0.15 meter spatial resolution, acquired April 30, 2019

| NWI Code <sup>1</sup> | NWI Description  |
|-----------------------|--|
| <b>Waters</b>         |  |
| R2UBH                 | Riverine Lower Perennial Permanently Flooded Unconsolidated Bottom |
| <b>Wetlands</b>       |  |
| PEM1E                 | Palustrine Seasonally Flooded-Saturated Persistent Emergent        |
| PEM1B                 | Palustrine Seasonally Saturated Persistent Emergent                |
| <b>Uplands</b>        |  |
| U                     | Upland   |

<sup>1</sup> National Wetland Inventory (NWI) nomenclature based on FGDC 2013

+ Wetland Determination Plot    
 + Map Verification Plot

Wetland  
 Upland  
~ Stream



0 50 100 150 Feet  
 0 25 50 Meters

**Figure 2.**  
**Wetlands and Waters**  
**of the Ashmore Lot**  
**Wetlands Study Area,**  
**Alaska, 2021.**

map prepared by  
ABR, Inc. — Environmental Research & Services

3 June 2021     Fig2\_TrunkBogard\_Wetlands\_21-255.mxd



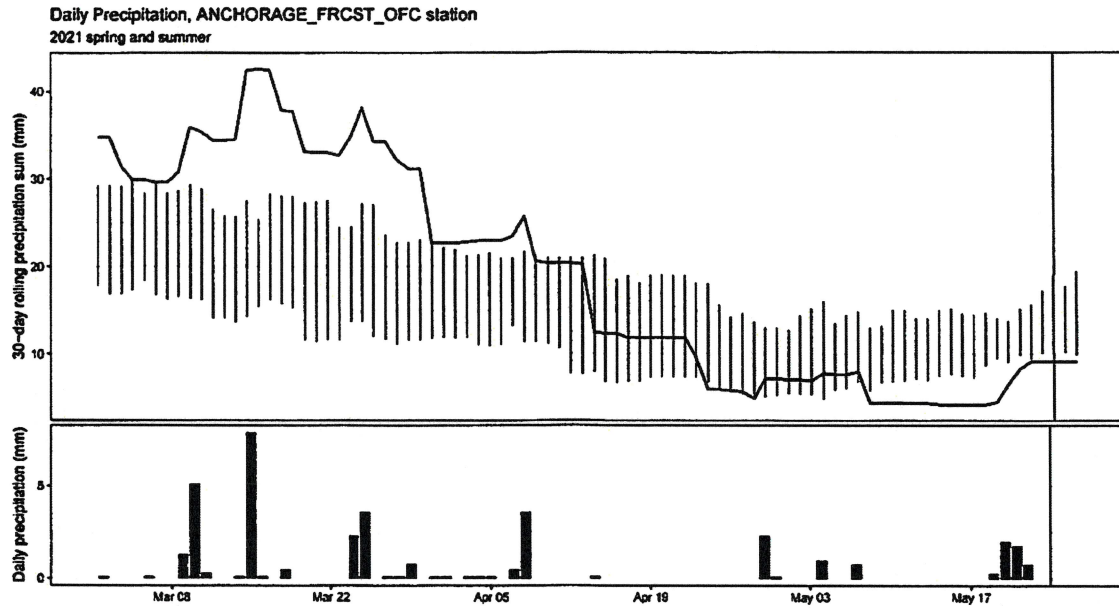


Figure 3. Antecedent Precipitation for the Ashmore Lot wetlands study area, Alaska, 2021.

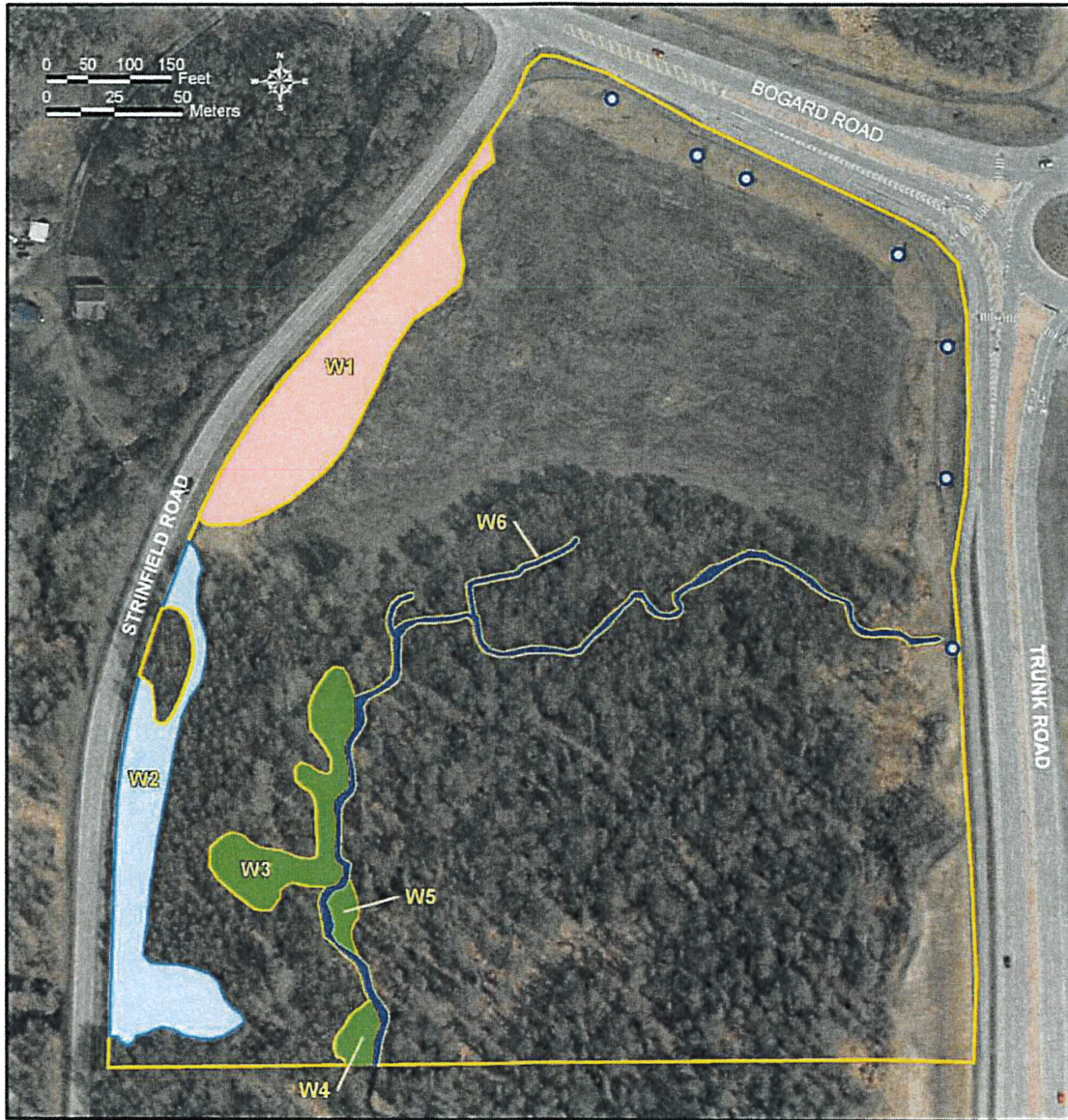
**Appendix A. Wetland Determination Data Forms**










**Appendix B. Map Verification Plots**

**Appendix C. Characteristics of wetlands and waters mapped in the Ashmore lot wetlands study area, Alaska, 2021**





**Connectivity Characteristics<sup>1</sup>**

- |   |   |   |   |
|---|---|---|---|
|  | (a)(2): perennial and intermittent tributaries to (a)(1) waters   |  | u Non-jurisdictional (uplands)              |
|  | (a)(4): wetlands adjacent to jurisdictional waters  |  | W-2 Mapped Wetlands and Waters <sup>2</sup> |
|  | (b)(1): Waters or water features that are not identified in paragraph (a)(1), (a)(2), (a)(3), or (a)(4) |  | ○ Culvert (from field survey)               |
|  | (b)(6): Prior converted cropland  |   |   |

<sup>1</sup> Jurisdiction under the Navigable Waters Protection Rule is applied to four categories of waters of the U.S.: (1) the territorial seas and traditional navigable waters, (2) perennial and intermittent tributaries to those waters, (3) certain lakes, ponds, and impoundments, and (4) adjacent wetlands, as defined by 33 CFR Parts 328 and 120—Definition of Waters of the United States. The USACE is responsible for the final jurisdictional determinations.

<sup>2</sup> The mapped wetlands and waters are displayed with an identification number per mapped polygon, which can be used to view each polygon's associated attributes in Table C-1.

Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community. Background image: MSB 2019 Aerial Imagery at 0.15 meter spatial resolution, acquired April 30, 2019.

**Appendix C, Figure C1.  
Characteristics of Wetlands and  
Waters Mapped in the  
Ashmore Lot Wetlands  
Study Area, Alaska, 2021**

map prepared by  
ABR, Inc. — Environmental Research & Services

3 June 2021

AppC\_TrunkBogard\_Wetlands\_21-255 mxd

Table C1. Characteristics of wetlands and waters mapped in the Ashmore lot wetlands study area, Alaska, 2021.

| Wetland Number | NWI Code* | HGM Class**  | Vegetation Class*** | Proposed Jurisdictional Category   | Area (acres) | Longitude (WGS84) | Latitude (WGS84) | Longitude (NAD83) | Latitude (NAD83) |
|----------------|-----------|--------------|---------------------|--|--------------|-------------------|------------------|-------------------|------------------|
| W1             | PEM1B     | Slope HGM    | Bluejoint Meadow    | (b)(6) prior converted cropland  | 0.89         | -149.2426362      | 61.61253017      | - 149.2426129     | 61.61252845      |
| W2             | PEM1B     | Slope HGM    | Bluejoint Meadow    | (b)(1) waters or water features that are not identified in paragraph (a)(1), (a)(2), (a)(3), or (a)(4) | 0.72         | -149.2439401      | 61.61094354      | - 149.2439168     | 61.61094182      |
| W3             | PEM1E     | Slope HGM    | Bluejoint Meadow    | (a)(4) wetlands adjacent to jurisdictional waters  | 0.36         | -149.2429552      | 61.61110437      | - 149.2429319     | 61.61110265      |
| W4             | PEM1E     | Slope HGM    | Bluejoint Meadow    | (a)(4) wetlands adjacent to jurisdictional waters  | 0.06         | -149.2425643      | 61.61036668      | - 149.2425409     | 61.61036496      |
| W5             | PEM1E     | Slope HGM    | Bluejoint Meadow    | (a)(4) wetlands adjacent to jurisdictional waters  | 0.05         | -149.2426557      | 61.61076376      | - 149.2426323     | 61.61076204      |
| W6             | R2UBH     | Riverine HGM | Water               | (a)(2) perennial and intermittent tributaries to (a)(1) waters   | 0.27         | -149.2414907      | 61.61142955      | - 149.2414673     | 61.61142783      |

\*National Wetland Inventory (NWI) code derived from FGDC (2013)

\*\*Hydrogeomorphic (HGM) class derived from Brinson (1993)

\*\*\*Vegetation class from Viereck et al. (1992)







DEPARTMENT OF THE ARMY  
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS  
REGULATORY DIVISION  
P.O. BOX 6898  
JBER, AK 99506-0898

February 24, 2023

Regulatory Division  
POA-2021-00339

Robin Reich  
Solstice Alaska Consulting, Inc  
2607 Fairbanks Street #B  
Anchorage, Alaska 99503

Dear Ms Reich:

This is in response to your February 2, 2023, application for a Department of the Army (DA) permit application on behalf of Cameron Johnson, to discharge 684.8 cubic yards of fill into 0.136-acre of wetlands in order to construct a 10 building apartment complex consisting of 36 housing units. It has been assigned number POA-2021-00339, Wasilla Creek which should be referred to in all future correspondence with this office. The project site is located within Section 34, T. 18 N., R. 01 E., Seward Meridian; Latitude 61.6116° N., Longitude -149.24030° W.; Winter Rose Housing, in Wasilla, Alaska.

DA authorization is necessary because your project will involve work in and placement of fill material into waters of the U.S. under our regulatory jurisdiction.

Based upon the information and plans you provided, we hereby verify that the work described above, which will be performed in accordance with the enclosed plan (sheets 1-4), dated January 2023, is authorized by Nationwide Permit (NWP) No. 29, Residential Development. Enclosed is a copy of the NWP No. 29, as well as the **Regional and General Conditions**. These documents are also available on our website at: [www.poa.usace.army.mil/Missions/Regulatory/Permits/Nationwide-Permits/](http://www.poa.usace.army.mil/Missions/Regulatory/Permits/Nationwide-Permits/). Regional Conditions Regional Conditions D – Site Revegetation for Projects with Ground Disturbing Activities, E – Delineation of Project Footprint, F – Maintenance of Hydrology Patterns, and J – NWP 29 Specific Conditions apply to your project. You must comply with all terms and conditions associated with NWP No. 29.

Further, please note **General Condition 30** requires that you submit a signed **certification** to us once any work and required mitigation are completed. Enclosed is the form for you to complete and return to our office.

EXHIBIT D

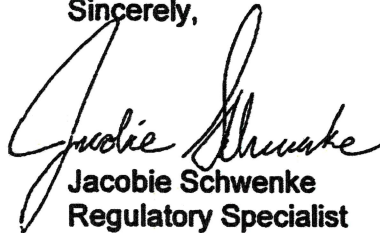


-2-

Unless this NWP is modified or revoked, it expires on March 14, 2026. If you commence or are under contract to commence this activity before the date that the NWPs are modified or revoked, you will have twelve (12) months from the date of the modification or revocation of the NWPs to complete the activity under the present terms and conditions of these nationwide permits. It is incumbent upon you to remain informed of the changes to the NWPs. Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

Please contact me via email at [Jacobie.Schwenke@usace.army.mil](mailto:Jacobie.Schwenke@usace.army.mil), by mail at the address above, by phone at (907) 753-5783, or toll free from within Alaska at (800) 478-2712, if you have questions. For more information about the Regulatory Program, please visit our website at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sincerely,



Jacobie Schwenke  
Regulatory Specialist

Enclosures

ENCLOSURE



**US Army Corps of Engineers  
Alaska District**

Permit Number: POA-2021-00339

Name of Permittee: Cameron Johnson

Date of Issuance: February 24, 2023

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to Ms. Jacobie Schwenke at [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil), or the following address:

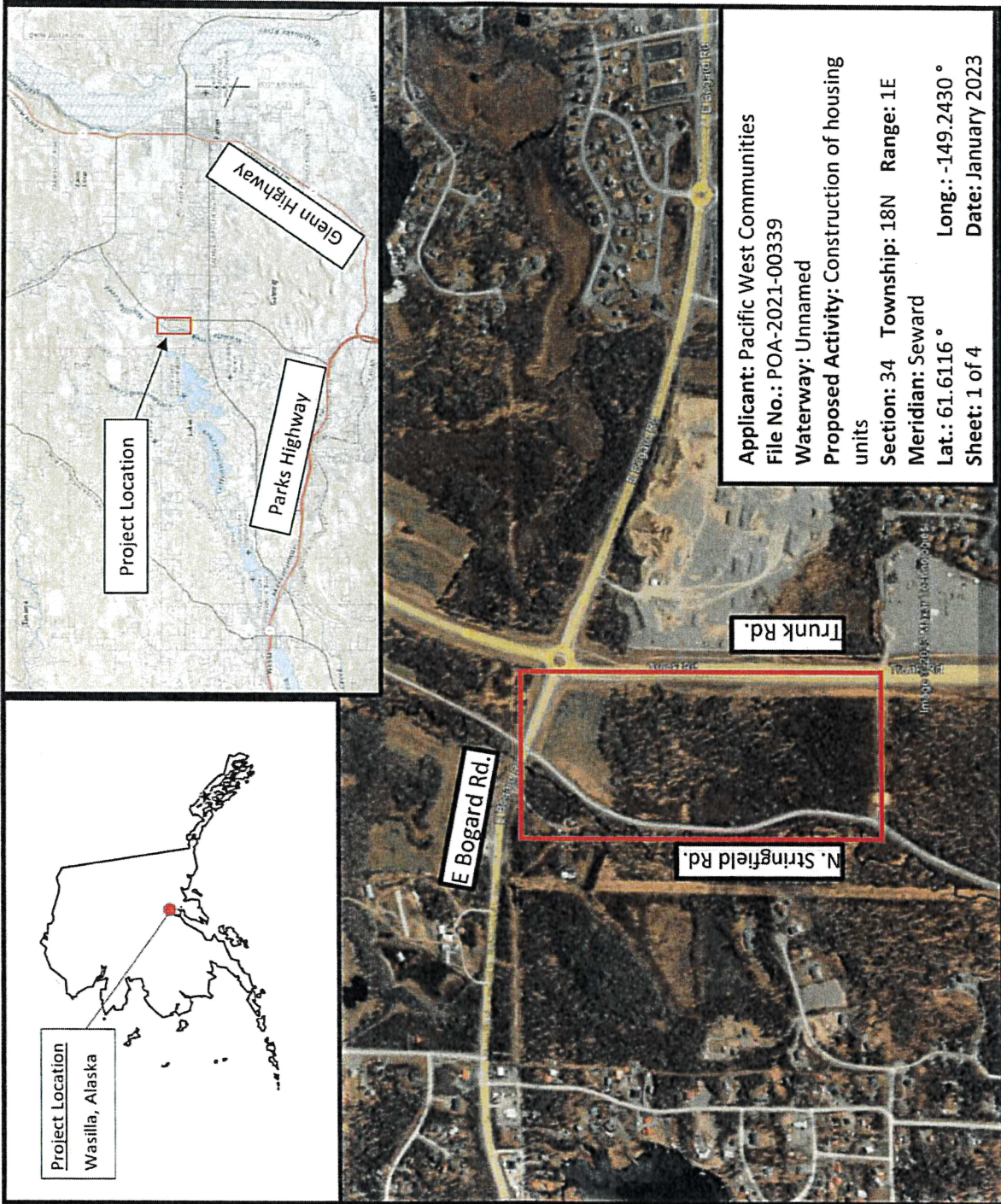
U.S. Army Corps of Engineers  
Alaska District  
Regulatory Division  
Post Office Box 6898  
JBER, Alaska 99506-0898

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification, or revocation.

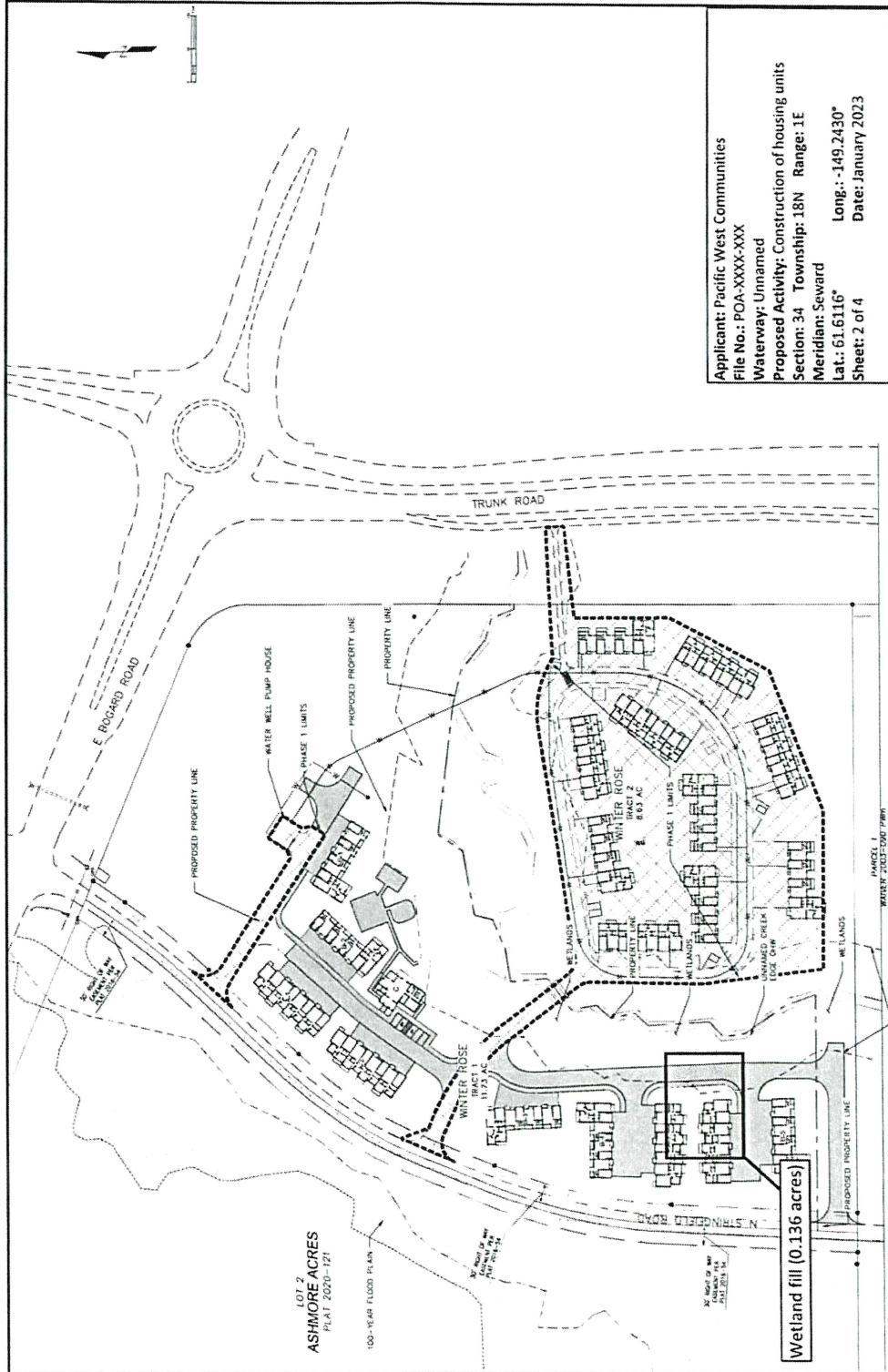
I hereby certify that the work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of the said permit, and required mitigation was completed in accordance with the permit conditions.

\_\_\_\_\_  
Signature of Permittee

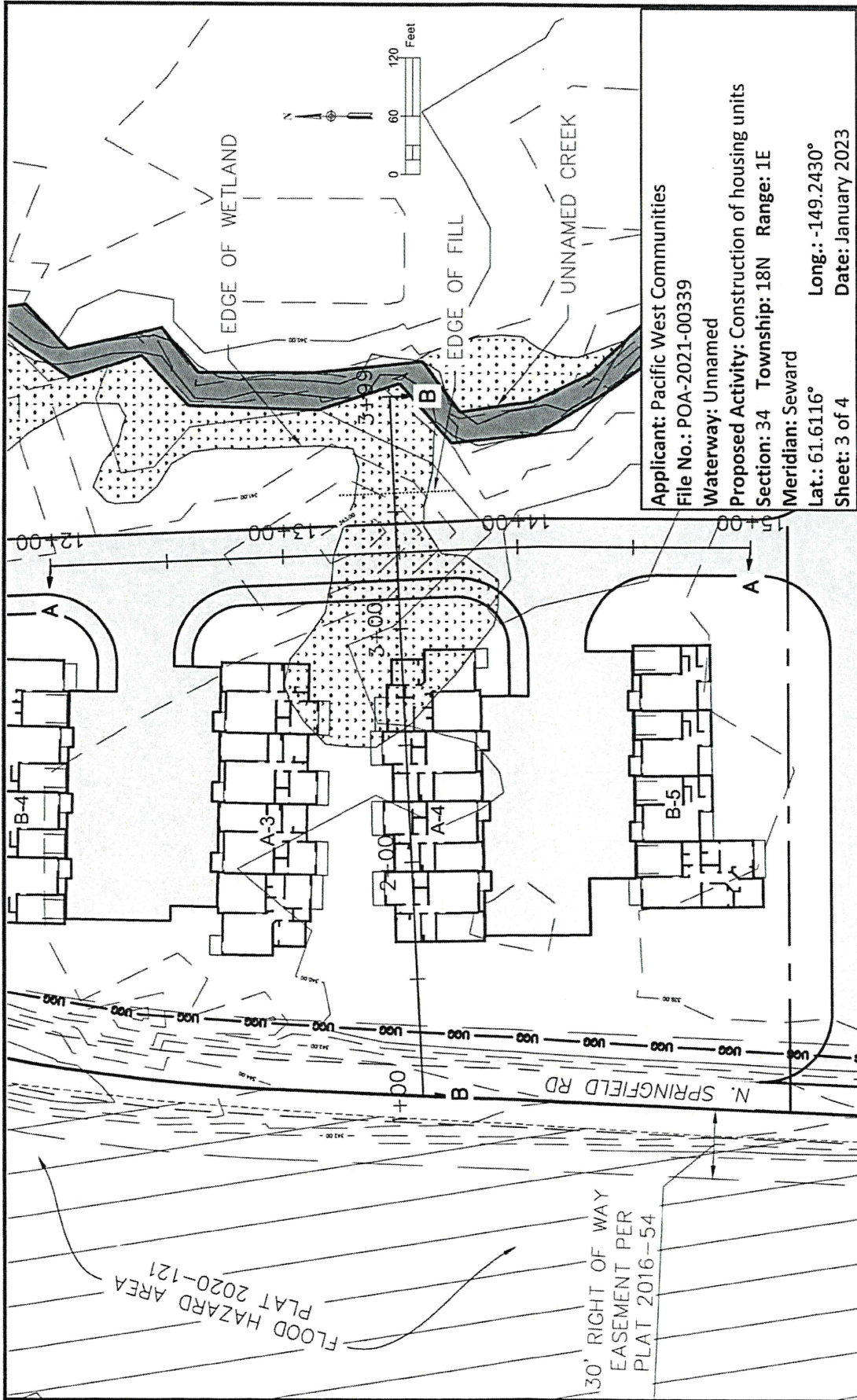
\_\_\_\_\_  
Date





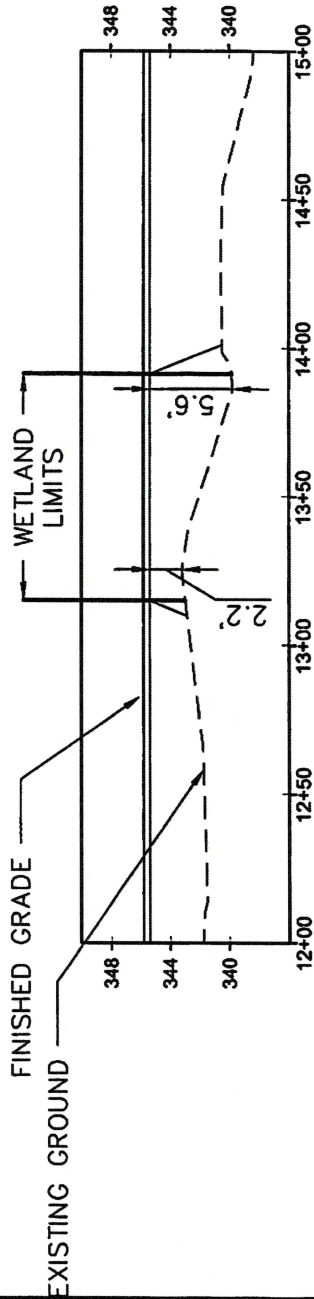


Applicant: Pacific West Communities  
File No.: POA-XXXX-XXX  
Waterway: Unnamed  
Proposed Activity: Construction of housing units  
Section: 34 Township: 18N Range: 1E  
Meridian: Seward  
Lat.: 61.6116°  
Long.: -149.2430°  
Date: January 2023  
Sheet: 2 of 4

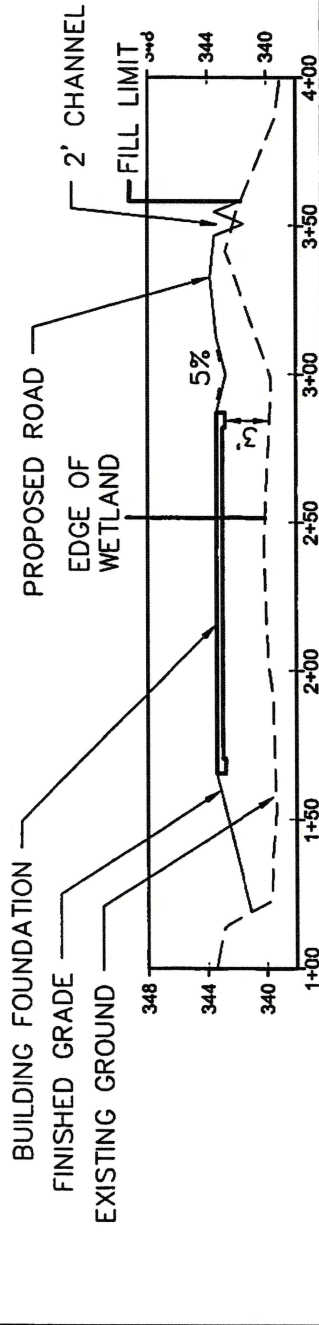


Applicant: Pacific West Communities  
File No.: POA-2021-00339  
Waterway: Unnamed  
Proposed Activity: Construction of housing units  
Section: 34 Township: 18N Range: 1E  
Meridian: Seward  
Lat.: -149.2430°  
Long.: 61.6116°  
Date: January 2023  
Sheet: 3 of 4

### RESIDENTIAL WETLAND FILL CROSS-SECTION VIEW A-A



### RESIDENTIAL WETLAND FILL CROSS-SECTION VIEW B-B



Applicant: Pacific West Communities  
File No.: POA-2021-00339  
Waterway: Unnamed  
Proposed Activity: Construction of housing units  
Section: 34 Township: 18N Range: 1E  
Meridian: Seward  
Lat.: 61.6116° Long.: -149.2430°  
Sheet: 4 of 4 Date: January 2023



## 29. Residential Developments

Discharges of dredged or fill material into non-tidal waters of the United States for the construction or expansion of a single residence, a multiple unit residential development, or a residential subdivision. This NWP authorizes the construction of building foundations and building pads and attendant features that are necessary for the use of the residence or residential development. Attendant features may include but are not limited to roads, parking lots, garages, yards, utility lines, storm water management facilities, septic fields, and recreation facilities such as playgrounds, playing fields, and golf courses (provided the golf course is an integral part of the residential development).

The discharge must not cause the loss of greater than 1/2-acre of non-tidal waters of the United States. This NWP does not authorize discharges of dredged or fill material into non-tidal wetlands adjacent to tidal waters.

**Subdivisions:** For residential subdivisions, the aggregate total loss of waters of United States authorized by this NWP cannot exceed 1/2-acre. This includes any loss of waters of the United States associated with development of individual subdivision lots.

**Notification:** The permittee must submit a pre-construction notification to the district engineer prior to commencing the activity. (See general condition 32.) (Authorities: Sections 10 and 404)

**ALASKA DISTRICT REGIONAL CONDITIONS  
for the  
2021 NATIONWIDE PERMITS (NWP)**

The Alaska District Regulatory Office has issued the following Regional Conditions to ensure that activities authorized by NWPs in the Alaska District cause no more than minimal adverse environmental effects, individually and cumulatively. Before the Alaska District will verify an activity under one or more NWPs, the proposed activity must comply with the NWP terms and all applicable General and Regional Conditions.

---

**APPLICABILITY:** The following apply throughout the state of Alaska.

**RESTRICTIONS:**

**Regional Condition A – Revoked Permits:** The following NWPs are revoked within Alaska:

2. Structures in Artificial Canals
24. Indian Tribe or State Administered Section 404 Programs
30. Moist Soil Management for Wildlife
34. Cranberry Production Activities

**Regional Condition B – Additional Pre-Construction Notification (PCN) Requirements**

1. NWP 13, Bank Stabilization: In addition to the PCN requirements specified by NWP 13, a PCN is required for proposed bank stabilization projects in fresh water when the proposed methods and techniques are not included in the Streambank Revegetation and Protection: A Guide for Alaska Revised 2005 (Walter, Hughes and Moore, April 2005) (Guide) or its future revisions. The Guide is available at: <http://www.adfg.alaska.gov/index.cfm?adfg=streambankprotection.main>.
2. A PCN is required for projects that qualify for NWPs 12, 57 (C), and 58 (D) within the Municipality of Anchorage.
3. NWP 48: A PCN is required for impacts to greater than 1/2 acre of special aquatic sites (wetlands, mudflats, vegetated shallows, coral reefs, etc.).
4. NWP 12, 57 (C), 58 (D). In addition to other triggers for the PCN, a PCN is required for projects located within permafrost soils identified using the appropriate soil survey or other appropriate data.

**REGIONAL CONDITION C - Activities Involving Trenching**

Trenches may not be constructed or backfilled in such a manner as to drain waters of the U.S. (e.g., backfilling with extensive gravel layers, creating a French drain effect). Ditch plugs or other methods shall be used to prevent this situation.

Except for material placed as minor trench over-fill or surcharge necessary to offset subsidence or compaction, all excess materials shall be removed to a non waters of the U.S. location. The backfilled trench shall achieve the pre-construction elevation, within a year of disturbance unless climatic conditions warrant additional time. The additional time must be approved by the Corps.

Excavated material temporarily sidecast into wetlands shall be underlain with geotextile, ice pads, or similar material, to allow for removal of the temporary material to the maximum extent practicable.

**REGIONAL CONDITION D - Site Revegetation for Projects with Ground Disturbing Activities**

Re-vegetation of all disturbed areas within the project site shall begin as soon as site conditions allow and in the same growing season as the disturbance, unless climatic conditions warrant additional time. Topsoil (the outermost layer of soil, usually the top 2 – 8 inches) removed from the



construction area shall be separated and used for site rehabilitation. When backfilling, topsoil shall be placed as the top layer to provide a seed bed for regrowth. If topsoil is not available from the project site, local native soil material obtained from an approved site may be used. Species used for seeding and planting shall be certified seed sources free of invasive species and follow this order of preference: 1) species native to the site; 2) species native to the region; 3) species native to the state.

**REGIONAL CONDITION E - Delineation of Project Footprint**

Prior to commencement of construction activities within waters of the U.S., the permittee shall clearly identify the permitted limits of disturbance at the project site with highly visible markers (e.g. construction fencing, flagging, silt barriers, etc.). The permittee shall properly maintain such identification until construction is complete and the soils have been stabilized. The permittee is prohibited from conducting any unauthorized Corps-regulated activity outside of the permitted limits of disturbance (as shown on the permit drawings).

**REGIONAL CONDITION F - Maintenance of Hydrology Patterns**

Natural drainage patterns shall be maintained using appropriate methods. Excessive ponding or drying adjacent to fill areas shall indicate non-compliance with this condition.

**REGIONAL CONDITIONS G, H, I AND J APPLY TO SPECIFIC NWP's**

**REGIONAL CONDITION G - NWP 40 Agricultural Activities**

The following activities are not authorized by NWP 40: a. Installation, placement, or construction of drain tiles, ditches, or levees; and b. Mechanized land clearing or land leveling in wetlands within 300 feet of an anadromous water (anadromous water is defined by the state of AK see <https://www.adfg.alaska.gov/sf/SARR/AWC/index.cfm?ADFG=main.interactive>).

**REGIONAL CONDITION H - NWP 44 Mining Activities**

Placer mining activities are excluded from coverage by NWP 44 (Mining Activities). Placer mining may be authorized by Regional General Permit POA-2014-00055-M1. In Alaska, NWP 44 may only authorize the following activities:

1. Hard rock mining within waters jurisdictional under only Section 404 of the Clean Water Act, not including trenching, drilling, or access road construction.
2. Temporary stockpiling of sand and gravel in waters of the U.S., limited to seasonally dewatered unvegetated sand/gravel bars. Stockpiles shall be completely removed and the area restored to pre-project contours within one year, in advance of seasonal ordinary high water events, or prior to equipment being removed from site, whichever occurs first.

**REGIONAL CONDITION I – NWP 48, 55 (A), and 56 (B):**

When an Aquatic Farm Lease is required from the Alaska Department of Natural Resources (ADNR) for a new or modified aquatic farm, the applicant must obtain and submit a copy of the ADNR preliminary decision with a Preconstruction Notification to the USACE.

**REGIONAL CONDITION J — NWP's 21, 29, 39, 40, 42, 43, 44, 50, 51, and 52:**

The proposed NWP activity must not cause:

- 1) the loss of anadromous streambed, and/or
- 2) the discharge of dredged or fill material into waterbodies, including wetlands, adjacent to and/or upstream of an anadromous waterbody;

unless the district engineer issues a waiver by making a written determination concluding that these discharges will result in no more than minimal individual and cumulative adverse environmental effects.



**2021 Nationwide Permit General Conditions:**

*Note:* To qualify for NWP authorization, the prospective permittee must comply with the following general conditions, as applicable, in addition to any regional or case-specific conditions imposed by the division engineer or district engineer. Prospective permittees should contact the appropriate Corps district office to determine if regional conditions have been imposed on an NWP. Prospective permittees should also contact the appropriate Corps district office to determine the status of Clean Water Act Section 401 water quality certification and/or Coastal Zone Management Act consistency for an NWP. Every person who may wish to obtain permit authorization under one or more NWPs, or who is currently relying on an existing or prior permit authorization under one or more NWPs, has been and is on notice that all of the provisions of 33 CFR 330.1 through 330.6 apply to every NWP authorization. Note especially 33 CFR 330.5 relating to the modification, suspension, or revocation of any NWP authorization.

**1. Navigation.** (a) No activity may cause more than a minimal adverse effect on navigation. (b) Any safety lights and signals prescribed by the U.S. Coast Guard, through regulations or otherwise, must be installed and maintained at the permittee's expense on authorized facilities in navigable waters of the United States. (c) The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his or her authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

**2. Aquatic Life Movements.** No activity may substantially disrupt the necessary life cycle movements of those species of aquatic life indigenous to the waterbody, including those species that normally migrate through the area, unless the activity's primary purpose is to impound water. All permanent and temporary crossings of waterbodies shall be suitably culverted, bridged, or otherwise designed and constructed to maintain low flows to sustain the movement of those aquatic species. If a bottomless culvert cannot be used, then the crossing should be designed and constructed to minimize adverse effects to aquatic life movements.

**3. Spawning Areas.** Activities in spawning areas during spawning seasons must be avoided to the maximum extent practicable. Activities that result in the physical destruction (e.g., through excavation, fill, or downstream smothering by substantial turbidity) of an important spawning area are not authorized.

**4. Migratory Bird Breeding Areas.** Activities in waters of the United States that serve as breeding areas for migratory birds must be avoided to the maximum extent practicable.

**5. Shellfish Beds.** No activity may occur in areas of concentrated shellfish populations, unless the activity is directly related to a shellfish harvesting activity authorized by NWPs 4 and 48, or is a shellfish seeding or habitat restoration activity authorized by NWP 27.

**6. Suitable Material.** No activity may use unsuitable material (e.g., trash, debris, car bodies, asphalt, etc.). Material used for construction or discharged must be free from toxic pollutants in toxic amounts (see section 307 of the Clean Water Act).

**7. Water Supply Intakes.** No activity may occur in the proximity of a public water supply intake, except where the activity is for the repair or improvement of public water supply intake structures or adjacent bank stabilization.

**8. Adverse Effects From Impoundments.** If the activity creates an impoundment of water, adverse effects to the aquatic system due to accelerating the passage of water, and/or restricting its flow must be minimized to the maximum extent practicable.

**9. Management of Water Flows.** To the maximum extent practicable, the pre-construction course, condition, capacity, and location of open waters must be maintained for each activity, including stream channelization, storm water management activities, and temporary and permanent road crossings, except as provided below. The activity must be constructed to withstand expected high flows. The activity must not restrict or impede the passage of normal or high flows unless the primary purpose of the activity is to impound water or manage high flows. The activity may alter the pre-construction course, condition, capacity, and location of open waters if it benefits the aquatic environment (e.g., stream restoration or relocation activities).

**10. Fills Within 100-Year Floodplains.** The activity must comply with applicable FEMA-approved state or local floodplain management requirements.

**11. Equipment.** Heavy equipment working in wetlands or mudflats must be placed on mats, or other measures must be taken to minimize soil disturbance.

**12. Soil Erosion and Sediment Controls.** Appropriate soil erosion and sediment controls must be used and maintained in effective operating condition during construction, and all exposed soil and other fills, as well as any work below the ordinary high water mark or high tide line, must be permanently stabilized at the earliest practicable date. Permittees are encouraged to perform work within waters of the United States during periods of low-flow or no-flow, or during low tides.

**13. Removal of Temporary Structures and Fills.** Temporary structures must be removed, to the maximum extent practicable, after their use has been discontinued. Temporary fills must be removed in their entirety and the affected areas returned to pre-construction elevations. The affected areas must be revegetated, as appropriate.

**14. Proper Maintenance.** Any authorized structure or fill shall be properly maintained, including maintenance to ensure public safety and compliance with applicable NWP general conditions, as well as any activity-specific conditions added by the district engineer to an NWP authorization.

**15. Single and Complete Project.** The activity must be a single and complete project. The same NWP cannot be used more than once for the same single and complete project.

**16. Wild and Scenic Rivers.** (a) No NWP activity may occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, unless the appropriate Federal agency with direct management responsibility for such river, has determined in writing that the proposed activity will not adversely affect the Wild and Scenic River designation or study status.

(b) If a proposed NWP activity will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, the permittee must submit a pre-construction notification (see general condition 32). The district engineer will coordinate the PCN with the Federal agency with direct management responsibility for that river. Permittees shall not begin the NWP activity until notified by the district engineer that the Federal agency with direct management responsibility for that river has determined in writing that the proposed NWP activity will not adversely affect the Wild and Scenic River designation or study status.



(c) Information on Wild and Scenic Rivers may be obtained from the appropriate Federal land management agency responsible for the designated Wild and Scenic River or study river (e.g., National Park Service, U.S. Forest Service, Bureau of Land Management, U.S. Fish and Wildlife Service). Information on these rivers is also available at: <http://www.rivers.gov/>.

**17. Tribal Rights.** No activity or its operation may impair reserved tribal rights, including, but not limited to, reserved water rights and treaty fishing and hunting rights.

**18. Endangered Species.** (a) No activity is authorized under any NWP which is likely to directly or indirectly jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act (ESA), or which will directly or indirectly destroy or adversely modify designated critical habitat or critical habitat proposed for such designation. No activity is authorized under any NWP which “may affect” a listed species or critical habitat, unless ESA section 7 consultation addressing the consequences of the proposed activity on listed species or critical habitat has been completed. See 50 CFR 402.02 for the definition of “effects of the action” for the purposes of ESA section 7 consultation, as well as 50 CFR 402.17, which provides further explanation under ESA section 7 regarding “activities that are reasonably certain to occur” and “consequences caused by the proposed action.”

(b) Federal agencies should follow their own procedures for complying with the requirements of the ESA (see 33 CFR 330.4(f)(1)). If pre-construction notification is required for the proposed activity, the Federal permittee must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district engineer will verify that the appropriate documentation has been submitted. If the appropriate documentation has not been submitted, additional ESA section 7 consultation may be necessary for the activity and the respective federal agency would be responsible for fulfilling its obligation under section 7 of the ESA.

(c) Non-federal permittees must submit a pre-construction notification to the district engineer if any listed species (or species proposed for listing) or designated critical habitat (or critical habitat proposed such designation) might be affected or is in the vicinity of the activity, or if the activity is located in designated critical habitat or critical habitat proposed for such designation, and shall not begin work on the activity until notified by the district engineer that the requirements of the ESA have been satisfied and that the activity is authorized. For activities that might affect Federally-listed endangered or threatened species (or species proposed for listing) or designated critical habitat (or critical habitat proposed for such designation), the pre-construction notification must include the name(s) of the endangered or threatened species (or species proposed for listing) that might be affected by the proposed activity or that utilize the designated critical habitat (or critical habitat proposed for such designation) that might be affected by the proposed activity. The district engineer will determine whether the proposed activity “may affect” or will have “no effect” to listed species and designated critical habitat and will notify the non-Federal applicant of the Corps’ determination within 45 days of receipt of a complete pre-construction notification. For activities where the non-Federal applicant has identified listed species (or species proposed for listing) or designated critical habitat (or critical habitat proposed for such designation) that might be affected or is in the vicinity of the activity, and has so notified the Corps, the applicant shall not begin work until the Corps has provided notification that the proposed activity will have “no effect” on listed species (or species proposed for listing or designated critical habitat (or critical habitat proposed for such designation), or until ESA section 7 consultation or conference has been completed. If the non-Federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.



(d) As a result of formal or informal consultation or conference with the FWS or NMFS the district engineer may add species-specific permit conditions to the NWP.

(e) Authorization of an activity by an NWP does not authorize the “take” of a threatened or endangered species as defined under the ESA. In the absence of separate authorization (e.g., an ESA Section 10 Permit, a Biological Opinion with “incidental take” provisions, etc.) from the FWS or the NMFS, the Endangered Species Act prohibits any person subject to the jurisdiction of the United States to take a listed species, where “take” means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. The word “harm” in the definition of “take” means an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering.

(f) If the non-federal permittee has a valid ESA section 10(a)(1)(B) incidental take permit with an approved Habitat Conservation Plan for a project or a group of projects that includes the proposed NWP activity, the non-federal applicant should provide a copy of that ESA section 10(a)(1)(B) permit with the PCN required by paragraph (c) of this general condition. The district engineer will coordinate with the agency that issued the ESA section 10(a)(1)(B) permit to determine whether the proposed NWP activity and the associated incidental take were considered in the internal ESA section 7 consultation conducted for the ESA section 10(a)(1)(B) permit. If that coordination results in concurrence from the agency that the proposed NWP activity and the associated incidental take were considered in the internal ESA section 7 consultation for the ESA section 10(a)(1)(B) permit, the district engineer does not need to conduct a separate ESA section 7 consultation for the proposed NWP activity. The district engineer will notify the non-federal applicant within 45 days of receipt of a complete pre-construction notification whether the ESA section 10(a)(1)(B) permit covers the proposed NWP activity or whether additional ESA section 7 consultation is required.

(g) Information on the location of threatened and endangered species and their critical habitat can be obtained directly from the offices of the FWS and NMFS or their world wide web pages at <http://www.fws.gov/> or <http://www.fws.gov/ipac> and <http://www.nmfs.noaa.gov/pr/species/esa/> respectively.

**19. Migratory Birds and Bald and Golden Eagles.** The permittee is responsible for ensuring that an action authorized by an NWP complies with the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. The permittee is responsible for contacting the appropriate local office of the U.S. Fish and Wildlife Service to determine what measures, if any, are necessary or appropriate to reduce adverse effects to migratory birds or eagles, including whether “incidental take” permits are necessary and available under the Migratory Bird Treaty Act or Bald and Golden Eagle Protection Act for a particular activity.

## **20. Historic Properties.**

(a) No activity is authorized under any NWP which may have the potential to cause effects to properties listed, or eligible for listing, in the National Register of Historic Places until the requirements of Section 106 of the National Historic Preservation Act (NHPA) have been satisfied.

(b) Federal permittees should follow their own procedures for complying with the requirements of section 106 of the National Historic Preservation Act (see 33 CFR 330.4(g)(1)). If pre-construction notification is required for the proposed NWP activity, the Federal permittee must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district engineer will

verify that the appropriate documentation has been submitted. If the appropriate documentation is not submitted, then additional consultation under section 106 may be necessary. The respective federal agency is responsible for fulfilling its obligation to comply with section 106.

(c) Non-federal permittees must submit a pre-construction notification to the district engineer if the NWP activity might have the potential to cause effects to any historic properties listed on, determined to be eligible for listing on, or potentially eligible for listing on the National Register of Historic Places, including previously unidentified properties. For such activities, the pre-construction notification must state which historic properties might have the potential to be affected by the proposed NWP activity or include a vicinity map indicating the location of the historic properties or the potential for the presence of historic properties. Assistance regarding information on the location of, or potential for, the presence of historic properties can be sought from the State Historic Preservation Officer, Tribal Historic Preservation Officer, or designated tribal representative, as appropriate, and the National Register of Historic Places (see 33 CFR 330.4(g)). When reviewing pre-construction notifications, district engineers will comply with the current procedures for addressing the requirements of section 106 of the National Historic Preservation Act. The district engineer shall make a reasonable and good faith effort to carry out appropriate identification efforts commensurate with potential impacts, which may include background research, consultation, oral history interviews, sample field investigation, and/or field survey. Based on the information submitted in the PCN and these identification efforts, the district engineer shall determine whether the proposed NWP activity has the potential to cause effects on the historic properties. Section 106 consultation is not required when the district engineer determines that the activity does not have the potential to cause effects on historic properties (see 36 CFR 800.3(a)). Section 106 consultation is required when the district engineer determines that the activity has the potential to cause effects on historic properties. The district engineer will conduct consultation with consulting parties identified under 36 CFR 800.2(c) when he or she makes any of the following effect determinations for the purposes of section 106 of the NHPA: No historic properties affected, no adverse effect, or adverse effect.

(d) Where the non-Federal applicant has identified historic properties on which the proposed NWP activity might have the potential to cause effects and has so notified the Corps, the non-Federal applicant shall not begin the activity until notified by the district engineer either that the activity has no potential to cause effects to historic properties or that NHPA section 106 consultation has been completed. For non-federal permittees, the district engineer will notify the prospective permittee within 45 days of receipt of a complete pre-construction notification whether NHPA section 106 consultation is required. If NHPA section 106 consultation is required, the district engineer will notify the non-Federal applicant that he or she cannot begin the activity until section 106 consultation is completed. If the non-Federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.

(e) Prospective permittees should be aware that section 110k of the NHPA (54 U.S.C. 306113) prevents the Corps from granting a permit or other assistance to an applicant who, with intent to avoid the requirements of section 106 of the NHPA, has intentionally significantly adversely affected a historic property to which the permit would relate, or having legal power to prevent it, allowed such significant adverse effect to occur, unless the Corps, after consultation with the Advisory Council on Historic Preservation (ACHP), determines that circumstances justify granting such assistance despite the adverse effect created or permitted by the applicant. If circumstances justify granting the assistance, the Corps is required to notify the ACHP and provide documentation specifying the circumstances, the degree of damage to the integrity of any historic properties affected, and proposed mitigation. This documentation must include any views obtained from the applicant, SHPO/ THPO, appropriate Indian tribes if the



undertaking occurs on or affects historic properties on tribal lands or affects properties of interest to those tribes, and other parties known to have a legitimate interest in the impacts to the permitted activity on historic properties.

**21. Discovery of Previously Unknown Remains and Artifacts.** Permittees that discover any previously unknown historic, cultural or archeological remains and artifacts while accomplishing the activity authorized by an NWP, they must immediately notify the district engineer of what they have found, and to the maximum extent practicable, avoid construction activities that may affect the remains and artifacts until the required coordination has been completed. The district engineer will initiate the Federal, Tribal, and state coordination required to determine if the items or remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

**22. Designated Critical Resource Waters.** Critical resource waters include, NOAA-managed marine sanctuaries and marine monuments, and National Estuarine Research Reserves. The district engineer may designate, after notice and opportunity for public comment, additional waters officially designated by a state as having particular environmental or ecological significance, such as outstanding national resource waters or state natural heritage sites. The district engineer may also designate additional critical resource waters after notice and opportunity for public comment.

(a) Discharges of dredged or fill material into waters of the United States are not authorized by NWPs 7, 12, 14, 16, 17, 21, 29, 31, 35, 39, 40, 42, 43, 44, 49, 50, 51, 52, 57 and 58 for any activity within, or directly affecting, critical resource waters, including wetlands adjacent to such waters.

(b) For NWPs 3, 8, 10, 13, 15, 18, 19, 22, 23, 25, 27, 28, 30, 33, 34, 36, 37, 38, and 54, notification is required in accordance with general condition 32, for any activity proposed by permittees in the designated critical resource waters including wetlands adjacent to those waters. The district engineer may authorize activities under these NWPs only after she or he determines that the impacts to the critical resource waters will be no more than minimal.

**23. Mitigation.** The district engineer will consider the following factors when determining appropriate and practicable mitigation necessary to ensure that the individual and cumulative adverse environmental effects are no more than minimal:

(a) The activity must be designed and constructed to avoid and minimize adverse effects, both temporary and permanent, to waters of the United States to the maximum extent practicable at the project site (i.e., on site).

(b) Mitigation in all its forms (avoiding, minimizing, rectifying, reducing, or compensating for resource losses) will be required to the extent necessary to ensure that the individual and cumulative adverse environmental effects are no more than minimal.

(c) Compensatory mitigation at a minimum one-for-one ratio will be required for all wetland losses that exceed 1/10-acre and require pre-construction notification, unless the district engineer determines in writing that either some other form of mitigation would be more environmentally appropriate or the adverse environmental effects of the proposed activity are no more than minimal, and provides an activity-specific waiver of this requirement. For wetland losses of 1/10-acre or less that require preconstruction notification, the district engineer may determine on a case-by-case basis that compensatory mitigation is required to ensure that the activity results in only minimal adverse environmental effects.

(d) Compensatory mitigation at a minimum one-for-one ratio will be required for all losses of stream bed that exceed 3/100-acre and require pre-construction notification, unless the district engineer determines in writing that either some other form of mitigation would be more environmentally appropriate or the adverse environmental effects of the proposed activity are no more than minimal, and provides an activity-specific waiver of this requirement. This compensatory mitigation requirement may be satisfied through the restoration or enhancement of riparian areas next to streams in accordance with paragraph (e) of this general condition. For losses of stream bed of 3/100-acre or less that require preconstruction notification, the district engineer may determine on a case-by-case basis that compensatory mitigation is required to ensure that the activity results in only minimal adverse environmental effects. Compensatory mitigation for losses of streams should be provided, if practicable, through stream rehabilitation, enhancement, or preservation, since streams are difficult-to-replace resources (see 33 CFR 332.3(e)(3)).

(e) Compensatory mitigation plans for NWP activities in or near streams or other open waters will normally include a requirement for the restoration or enhancement, maintenance, and legal protection (e.g., conservation easements) of riparian areas next to open waters. In some cases, the restoration or maintenance/protection of riparian areas may be the only compensatory mitigation required. If restoring riparian areas involves planting vegetation, only native species should be planted. The width of the required riparian area will address documented water quality or aquatic habitat loss concerns. Normally, the riparian area will be 25 to 50 feet wide on each side of the stream, but the district engineer may require slightly wider riparian areas to address documented water quality or habitat loss concerns. If it is not possible to restore or maintain/protect a riparian area on both sides of a stream, or if the waterbody is a lake or coastal waters, then restoring or maintaining/protecting a riparian area along a single bank or shoreline may be sufficient. Where both wetlands and open waters exist on the project site, the district engineer will determine the appropriate compensatory mitigation (e.g., riparian areas and/or wetlands compensation) based on what is best for the aquatic environment on a watershed basis. In cases where riparian areas are determined to be the most appropriate form of minimization or compensatory mitigation, the district engineer may waive or reduce the requirement to provide wetland compensatory mitigation for wetland losses.

(f) Compensatory mitigation projects provided to offset losses of aquatic resources must comply with the applicable provisions of 33 CFR part 332.

(1) The prospective permittee is responsible for proposing an appropriate compensatory mitigation option if compensatory mitigation is necessary to ensure that the activity results in no more than minimal adverse environmental effects. For the NWPs, the preferred mechanism for providing compensatory mitigation is mitigation bank credits or in-lieu fee program credits (see 33 CFR 332.3(b)(2) and (3)). However, if an appropriate number and type of mitigation bank or in-lieu credits are not available at the time the PCN is submitted to the district engineer, the district engineer may approve the use of permittee-responsible mitigation.

(2) The amount of compensatory mitigation required by the district engineer must be sufficient to ensure that the authorized activity results in no more than minimal individual and cumulative adverse environmental effects (see 33 CFR 330.1(e)(3)). (See also 33 CFR 332.3(f).)

(3) Since the likelihood of success is greater and the impacts to potentially valuable uplands are reduced, aquatic resource restoration should be the first compensatory mitigation option considered for permittee-responsible mitigation.

(4) If permittee-responsible mitigation is the proposed option, the prospective permittee is responsible for submitting a mitigation plan. A conceptual or detailed mitigation plan may be used by the district engineer to make the decision on the NWP verification request, but a final mitigation plan that addresses



the applicable requirements of 33 CFR 332.4(c)(2) through (14) must be approved by the district engineer before the permittee begins work in waters of the United States, unless the district engineer determines that prior approval of the final mitigation plan is not practicable or not necessary to ensure timely completion of the required compensatory mitigation (see 33 CFR 332.3(k)(3)). If permittee-responsible mitigation is the proposed option, and the proposed compensatory mitigation site is located on land in which another federal agency holds an easement, the district engineer will coordinate with that federal agency to determine if proposed compensatory mitigation project is compatible with the terms of the easement.

(5) If mitigation bank or in-lieu fee program credits are the proposed option, the mitigation plan needs to address only the baseline conditions at the impact site and the number of credits to be provided (see 33 CFR 332.4(c)(1)(ii)).

(6) Compensatory mitigation requirements (e.g., resource type and amount to be provided as compensatory mitigation, site protection, ecological performance standards, monitoring requirements) may be addressed through conditions added to the NWP authorization, instead of components of a compensatory mitigation plan (see 33 CFR 332.4(c)(1)(ii)).

(g) Compensatory mitigation will not be used to increase the acreage losses allowed by the acreage limits of the NWPs. For example, if an NWP has an acreage limit of 1/2-acre, it cannot be used to authorize any NWP activity resulting in the loss of greater than 1/2-acre of waters of the United States, even if compensatory mitigation is provided that replaces or restores some of the lost waters. However, compensatory mitigation can and should be used, as necessary, to ensure that an NWP activity already meeting the established acreage limits also satisfies the no more than minimal impact requirement for the NWPs.

(h) Permittees may propose the use of mitigation banks, in-lieu fee programs, or permittee-responsible mitigation. When developing a compensatory mitigation proposal, the permittee must consider appropriate and practicable options consistent with the framework at 33 CFR 332.3(b). For activities resulting in the loss of marine or estuarine resources, permittee-responsible mitigation may be environmentally preferable if there are no mitigation banks or in-lieu fee programs in the area that have marine or estuarine credits available for sale or transfer to the permittee. For permittee-responsible mitigation, the special conditions of the NWP verification must clearly indicate the party or parties responsible for the implementation and performance of the compensatory mitigation project, and, if required, its long-term management.

(i) Where certain functions and services of waters of the United States are permanently adversely affected by a regulated activity, such as discharges of dredged or fill material into waters of the United States that will convert a forested or scrub-shrub wetland to a herbaceous wetland in a permanently maintained utility line right-of-way, mitigation may be required to reduce the adverse environmental effects of the activity to the no more than minimal level.

**24. Safety of Impoundment Structures.** To ensure that all impoundment structures are safely designed, the district engineer may require non-Federal applicants to demonstrate that the structures comply with established state or federal, dam safety criteria or have been designed by qualified persons. The district engineer may also require documentation that the design has been independently reviewed by similarly qualified persons, and appropriate modifications made to ensure safety.

**25. Water Quality.** (a) Where the certifying authority (state, authorized tribe, or EPA, as appropriate) has not previously certified compliance of an NWP with CWA section 401, a CWA section 401 water quality certification for the proposed discharge must be obtained or waived (see 33 CFR 330.4(c)). If the

permittee cannot comply with all of the conditions of a water quality certification previously issued by certifying authority for the issuance of the NWP, then the permittee must obtain a water quality certification or waiver for the proposed discharge in order for the activity to be authorized by an NWP.

(b) If the NWP activity requires preconstruction notification and the certifying authority has not previously certified compliance of an NWP with CWA section 401, the proposed discharge is not authorized by an NWP until water quality certification is obtained or waived. If the certifying authority issues a water quality certification for the proposed discharge, the permittee must submit a copy of the certification to the district engineer. The discharge is not authorized by an NWP until the district engineer has notified the permittee that the water quality certification requirement has been satisfied by the issuance of a water quality certification or a waiver.

(c) The district engineer or certifying authority may require additional water quality management measures to ensure that the authorized activity does not result in more than minimal degradation of water quality.

**26. Coastal Zone Management.** In coastal states where an NWP has not previously received a state coastal zone management consistency concurrence, an individual state coastal zone management consistency concurrence must be obtained, or a presumption of concurrence must occur (see 33 CFR 330.4(d)). If the permittee cannot comply with all of the conditions of a coastal zone management consistency concurrence previously issued by the state, then the permittee must obtain an individual coastal zone management consistency concurrence or presumption of concurrence in order for the activity to be authorized by an NWP. The district engineer or a state may require additional measures to ensure that the authorized activity is consistent with state coastal zone management requirements.

**27. Regional and Case-By-Case Conditions.** The activity must comply with any regional conditions that may have been added by the Division Engineer (see 33 CFR 330.4(e)) and with any case specific conditions added by the Corps or by the state, Indian Tribe, or U.S. EPA in its CWA section 401 Water Quality Certification, or by the state in its Coastal Zone Management Act consistency determination.

**28. Use of Multiple Nationwide Permits.** The use of more than one NWP for a single and complete project is authorized, subject to the following restrictions:

(a) If only one of the NWPs used to authorize the single and complete project has a specified acreage limit, the acreage loss of waters of the United States cannot exceed the acreage limit of the NWP with the highest specified acreage limit. For example, if a road crossing over tidal waters is constructed under NWP 14, with associated bank stabilization authorized by NWP 13, the maximum acreage loss of waters of the United States for the total project cannot exceed 1/3-acre.

(b) If one or more of the NWPs used to authorize the single and complete project has specified acreage limits, the acreage loss of waters of the United States authorized by those NWPs cannot exceed their respective specified acreage limits. For example, if a commercial development is constructed under NWP 39, and the single and complete project includes the filling of an upland ditch authorized by NWP 46, the maximum acreage loss of waters of the United States for the commercial development under NWP 39 cannot exceed 1/2-acre, and the total acreage loss of waters of the United States due to the NWP 39 and 46 activities cannot exceed 1 acre.

**29. Transfer of Nationwide Permit Verifications.** If the permittee sells the property associated with a nationwide permit verification, the permittee may transfer the nationwide permit verification to the new owner by submitting a letter to the appropriate Corps district office to validate the transfer. A copy of the



nationwide permit verification must be attached to the letter, and the letter must contain the following statement and signature: “When the structures or work authorized by this nationwide permit are still in existence at the time the property is transferred, the terms and conditions of this nationwide permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this nationwide permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.”

\_\_\_\_\_  
(Transferee)

\_\_\_\_\_  
(Date)

**30. Compliance Certification.** Each permittee who receives an NWP verification letter from the Corps must provide a signed certification documenting completion of the authorized activity and implementation of any required compensatory mitigation. The success of any required permittee-responsible mitigation, including the achievement of ecological performance standards, will be addressed separately by the district engineer. The Corps will provide the permittee the certification document with the NWP verification letter. The certification document will include:

- (a) A statement that the authorized activity was done in accordance with the NWP authorization, including any general, regional, or activity-specific conditions;
- (b) A statement that the implementation of any required compensatory mitigation was completed in accordance with the permit conditions. If credits from a mitigation bank or in-lieu fee program are used to satisfy the compensatory mitigation requirements, the certification must include the documentation required by 33 CFR 332.3(l)(3) to confirm that the permittee secured the appropriate number and resource type of credits; and
- (c) The signature of the permittee certifying the completion of the activity and mitigation.

The completed certification document must be submitted to the district engineer within 30 days of completion of the authorized activity or the implementation of any required compensatory mitigation, whichever occurs later.

**31. Activities Affecting Structures or Works Built by the United States.** If an NWP activity also requires review by, or permission from, the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers (USACE) federally authorized Civil Works project (a “USACE project”), the prospective permittee must submit a pre-construction notification. See paragraph (b)(10) of general condition 32. An activity that requires section 408 permission and/or review is not authorized by an NWP until the appropriate Corps office issues the section 408 permission or completes its review to alter, occupy, or use the USACE project, and the district engineer issues a written NWP verification.

**32. Pre-Construction Notification.**

- (a) *Timing.* Where required by the terms of the NWP, the prospective permittee must notify the district engineer by submitting a pre-construction notification (PCN) as early as possible. The district engineer must determine if the PCN is complete within 30 calendar days of the date of receipt and, if the PCN is determined to be incomplete, notify the prospective permittee within that 30 day period to request the

additional information necessary to make the PCN complete. The request must specify the information needed to make the PCN complete. As a general rule, district engineers will request additional information necessary to make the PCN complete only once. However, if the prospective permittee does not provide all of the requested information, then the district engineer will notify the prospective permittee that the PCN is still incomplete and the PCN review process will not commence until all of the requested information has been received by the district engineer. The prospective permittee shall not begin the activity until either:

(1) He or she is notified in writing by the district engineer that the activity may proceed under the NWP with any special conditions imposed by the district or division engineer; or

(2) 45 calendar days have passed from the district engineer's receipt of the complete PCN and the prospective permittee has not received written notice from the district or division engineer. However, if the permittee was required to notify the Corps pursuant to general condition 18 that listed species or critical habitat might be affected or are in the vicinity of the activity, or to notify the Corps pursuant to general condition 20 that the activity might have the potential to cause effects to historic properties, the permittee cannot begin the activity until receiving written notification from the Corps that there is "no effect" on listed species or "no potential to cause effects" on historic properties, or that any consultation required under Section 7 of the Endangered Species Act (see 33 CFR 330.4(f)) and/or section 106 of the National Historic Preservation Act (see 33 CFR 330.4(g)) has been completed. If the proposed activity requires a written waiver to exceed specified limits of an NWP, the permittee may not begin the activity until the district engineer issues the waiver. If the district or division engineer notifies the permittee in writing that an individual permit is required within 45 calendar days of receipt of a complete PCN, the permittee cannot begin the activity until an individual permit has been obtained. Subsequently, the permittee's right to proceed under the NWP may be modified, suspended, or revoked only in accordance with the procedure set forth in 33 CFR 330.5(d)(2).

(b) *Contents of Pre-Construction Notification:* The PCN must be in writing and include the following information:

(1) Name, address and telephone numbers of the prospective permittee;

(2) Location of the proposed activity;

(3) Identify the specific NWP or NWP(s) the prospective permittee wants to use to authorize the proposed activity;

(4) (i) A description of the proposed activity; the activity's purpose; direct and indirect adverse environmental effects the activity would cause, including the anticipated amount of loss of wetlands, other special aquatic sites, and other waters expected to result from the NWP activity, in acres, linear feet, or other appropriate unit of measure; a description of any proposed mitigation measures intended to reduce the adverse environmental effects caused by the proposed activity; and any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity, including other separate and distant crossings for linear projects that require Department of the Army authorization but do not require pre-construction notification. The description of the proposed activity and any proposed mitigation measures should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal and to determine the need for compensatory mitigation or other mitigation measures.



(ii) For linear projects where one or more single and complete crossings require pre-construction notification, the PCN must include the quantity of anticipated losses of wetlands, other special aquatic sites, and other waters for each single and complete crossing of those wetlands, other special aquatic sites, and other waters (including those single and complete crossings authorized by an NWP but do not require PCNs). This information will be used by the district engineer to evaluate the cumulative adverse environmental effects of the proposed linear project, and does not change those non-PCN NWP activities into NWP PCNs.

(iii) Sketches should be provided when necessary to show that the activity complies with the terms of the NWP. (Sketches usually clarify the activity and when provided results in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed activity (e.g., a conceptual plan), but do not need to be detailed engineering plans);

(5) The PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial and intermittent streams, on the project site. Wetland delineations must be prepared in accordance with the current method required by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many wetlands, other special aquatic sites, and other waters. Furthermore, the 45-day period will not start until the delineation has been submitted to or completed by the Corps, as appropriate;

(6) If the proposed activity will result in the loss of greater than 1/10-acre of wetlands or 3/100-acre of stream bed and a PCN is required, the prospective permittee must submit a statement describing how the mitigation requirement will be satisfied, or explaining why the adverse environmental effects are no more than minimal and why compensatory mitigation should not be required. As an alternative, the prospective permittee may submit a conceptual or detailed mitigation plan.

(7) For non-federal permittees, if any listed species (or species proposed for listing) or designated critical habitat (or critical habitat proposed for such designation) might be affected or is in the vicinity of the activity, or if the activity is located in designated critical habitat (or critical habitat proposed for such designation), the PCN must include the name(s) of those endangered or threatened species (or species proposed for listing) that might be affected by the proposed activity or utilize the designated critical habitat (or critical habitat proposed for such designation) that might be affected by the proposed activity. For NWP activities that require pre-construction notification, Federal permittees must provide documentation demonstrating compliance with the Endangered Species Act;

(8) For non-federal permittees, if the NWP activity might have the potential to cause effects to a historic property listed on, determined to be eligible for listing on, or potentially eligible for listing on, the National Register of Historic Places, the PCN must state which historic property might have the potential to be affected by the proposed activity or include a vicinity map indicating the location of the historic property. For NWP activities that require pre-construction notification, Federal permittees must provide documentation demonstrating compliance with section 106 of the National Historic Preservation Act;

(9) For an activity that will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, the PCN must identify the Wild and Scenic River or the "study river" (see general condition 16); and

(10) For an NWP activity that requires permission from, or review by, the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers

federally authorized civil works project, the pre-construction notification must include a statement confirming that the project proponent has submitted a written request for section 408 permission from, or review by, the Corps office having jurisdiction over that USACE project.

(c) *Form of Pre-Construction Notification:* The nationwide permit pre-construction notification form (Form ENG 6082) should be used for NWP PCNs. A letter containing the required information may also be used. Applicants may provide electronic files of PCNs and supporting materials if the district engineer has established tools and procedures for electronic submittals.

(d) *Agency Coordination:*

(1) The district engineer will consider any comments from Federal and state agencies concerning the proposed activity's compliance with the terms and conditions of the NWPs and the need for mitigation to reduce the activity's adverse environmental effects so that they are no more than minimal.

(2) Agency coordination is required for:

(i) All NWP activities that require pre-construction notification and result in the loss of greater than 1/2-acre of waters of the United States;

(ii) NWP 13 activities in excess of 500 linear feet, fills greater than one cubic yard per running foot, or involve discharges of dredged or fill material into special aquatic sites; and

(iii) NWP 54 activities in excess of 500 linear feet, or that extend into the waterbody more than 30 feet from the mean low water line in tidal waters or the ordinary high water mark in the Great Lakes.

(3) When agency coordination is required, the district engineer will immediately provide (e.g., via email, facsimile transmission, overnight mail, or other expeditious manner) a copy of the complete PCN to the appropriate Federal or state offices (FWS, state natural resource or water quality agency, EPA, and, if appropriate, the NMFS). With the exception of NWP 37, these agencies will have 10 calendar days from the date the material is transmitted to notify the district engineer via telephone, facsimile transmission, or email that they intend to provide substantive, site-specific comments. The comments must explain why the agency believes the adverse environmental effects will be more than minimal. If so contacted by an agency, the district engineer will wait an additional 15 calendar days before making a decision on the pre-construction notification. The district engineer will fully consider agency comments received within the specified time frame concerning the proposed activity's compliance with the terms and conditions of the NWPs, including the need for mitigation to ensure that the net adverse environmental effects of the proposed activity are no more than minimal. The district engineer will provide no response to the resource agency, except as provided below. The district engineer will indicate in the administrative record associated with each pre-construction notification that the resource agencies' concerns were considered. For NWP 37, the emergency watershed protection and rehabilitation activity may proceed immediately in cases where there is an unacceptable hazard to life or a significant loss of property or economic hardship will occur. The district engineer will consider any comments received to decide whether the NWP 37 authorization should be modified, suspended, or revoked in accordance with the procedures at 33 CFR 330.5.

(4) In cases of where the prospective permittee is not a Federal agency, the district engineer will provide a response to NMFS within 30 calendar days of receipt of any Essential Fish Habitat conservation recommendations, as required by section 305(b)(4)(B) of the Magnuson-Stevens Fishery Conservation and Management Act.



**(5) Applicants are encouraged to provide the Corps with either electronic files or multiple copies of pre-construction notifications to expedite agency coordination.**



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

June 28, 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:

- **Winter Rose Ph II; Plat No. 2022-67 (Bogard Road, Trunk Road)**
  - No objection to the proposed lot division.
  - Please add as plat note: "No direct access to Bogard Road or Trunk Road will be granted for Tract 1A or Tract 1B."
  - Both lots must take access through Stringfield Road. Future lot division and development required to continue taking access through Stringfield Road.
  - No new utility lines through Bogard Road, Trunk Road, or DOT&PF right of way. Utility connections must be made through Stringfield Road.
  - Please be advised that future access to Bogard Road from Stringfield Road will be restricted to right in and right out only.
  - DOT&PF requests a copy of any Traffic Impact Analysis for the Winter Rose Subdivision.
  
- **PA 05 HLS-Airstream; Parcel 1, MSB Waiver 75-72 recorded as 79-233W; Clyde A. Lee Jr & Peggy Lee (Palmer-Fishhook Road)**
  - No objection to the proposed plat.
  - Please add as plat note: "No direct access to Palmer-Fishhook Road for Lot 1 or Lot 2."
  - Both lots must take access through N Christiansen Lane.
  
- **TA 07 Correira Estates; Brian Correira, I & B Subdivision, Tax Parcel A2; Plat #2023-20 (Comsat Road)**
  - No objection to the proposed lot division.
  - Please add as plat note: "No direct access for all lots to Comsat Road."
  - Upgrade Shangrila Road to Mat-Su Borough standards.

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

**EXHIBIT E**



- Apply for an Approach Road Review for Shangrila Road. 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.
  - Existing driveway access on Comsat Road to I & B Lot 1, TA 07, MSB Property 544881 via lots subdivided within this platting action must be removed. I & B Subdivision Lot 1 access must be through Shangrila Drive. Driveway stub between Shangrila Dr through platted Lot 10 to Comsat Road must be removed.
  - All utility access must be through Shangrila Drive or Camelot Place. No new utility connections through Comsat Road.
  - Please add as plat note: "No utility connections through Comsat Road."
  - Suggest dedication of right of way at Lot 10 corner with Shangrila and Comsat Road to allow for potential Shangrila realignment at meeting point with Comsat Road.
- **WA 08 HLS Green (MG) (Palmer-Wasilla Highway)**
    - No change to existing access on Palmer-Wasilla Highway.
    - No additional access points will be permitted.
    - Platting actions invalidate existing driveway permits. Reapply for driveway permits for existing accesses. 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.
    - DOT&PF recommends dedication of portion of Lot 1 right of way to match existing Frontage Road right of way to the west of Lot 1 at Midtown Est I RSB B/12 L6&T1&4 Block 12 Lot 3.

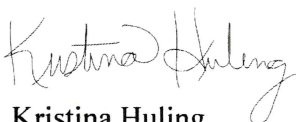
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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



## Jesse Curlin

---

**From:** Jamie Taylor  
**Sent:** Wednesday, July 3, 2024 3:51 PM  
**To:** Jesse Curlin  
**Cc:** Brad Sworts; Daniel Dahms; Tammy Simmons; Fred Wagner  
**Subject:** Re: RFC Winter Rose Ph II (CC)

Hi Chris -

The soils report must contain evidence of the existing conditions. In similar cases where recently filled gravel pads are claimed as useable septic area, we have required new test holes. Additionally, the soils report should include a location map which shows the test holes in relation to the proposed lot lines. The location map that was included appears to be for a previous lot configuration.

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](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Monday, June 24, 2024 3:59 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Braun, Victoria K (DNR) <victoria.braun@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net <stark@mtaonline.net>; Dolores McKee <Dee.McKee@matsugov.us>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop <mearow@mea.coop>; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Winter Rose Ph II (CC)

Hello,

## Jesse Curlin

---

**From:** Permit Center  
**Sent:** Tuesday, June 25, 2024 12:03 PM  
**To:** Jesse Curlin  
**Subject:** RE: RFC Winter Rose Ph II (CC)

Good Afternoon,

No Comments from Permitting.

Thank you,

Jennifer Monnin, CFM  
Permit Technician  
350 E Dahlia Ave  
Palmer, AK 99645  
[Jennifer.monnin@matsugov.us](mailto:Jennifer.monnin@matsugov.us)  
907-861-7822



---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Monday, June 24, 2024 3:59 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Braun, Victoria K (DNR) <victoria.braun@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way



## Jesse Curlin

---

**From:** Jeffrey Anderson  
**Sent:** Tuesday, June 25, 2024 10:19 AM  
**To:** MSB Platting  
**Cc:** Jesse Curlin; Peggy Horton  
**Subject:** RE: RFC Winter Rose Ph II (CC)

It should be known that this project has already been reviewed, approved and is being constructed. I am unsure if this proposal or any unapproved permits will affect any approved plans for this commercial development? If changes are made to the project in regards to Fire Apparatus Access Roads or similar, coordination with this office will be needed to ensure compliance with Fire and Life Safety standards as per AS 18.70.080.

Before beginning the construction, alteration, repair, or changing the occupancy of a building, substantial land structure, or structure regulated by the state division of fire and life safety, plans and specifications need to be submitted to this office. 13 AAC 50.027 Any changes to approved plans will need to be submitted for review.



### JEFF ANDERSON

Assistant Chief / Fire Marshal  
**CENTRAL MAT-SU FIRE DEPARTMENT**  
Fire & Life Safety Division (907) 861-8383  
[FireCode@matsugov.us](mailto:FireCode@matsugov.us)

---

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

**Sent:** Monday, June 24, 2024 3:59 PM

**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Braun, Victoria K (DNR) <victoria.braun@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>

**Subject:** RFC Winter Rose Ph II (CC)

Hello,

The following link is a request for comments on the proposed Winter Rose Ph II Subdivision.

## Jesse Curlin

---

**From:** James Christopher <James.Christopher@enstarnaturalgas.com>  
**Sent:** Tuesday, June 25, 2024 10:33 AM  
**To:** Jesse Curlin  
**Cc:** Sterling Lopez  
**Subject:** RE: RFC Winter Rose Ph II (CC)  
**Attachments:** MSB No Comment 2024-080.pdf

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

Hello,

Please see ENSTARS attached letter with no comments.

Thank you,

Jimmy Christopher  
Right of Way Agent  
**ENSTAR Natural Gas Company, LLC**  
O: (907) 334-7944  
C: (614) 623-3466

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Monday, June 24, 2024 3:59 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Braun, Victoria K (DNR) <victoria.braun@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ENSTAR ROW Shared Mailbox <row@enstarnaturalgas.com>  
**Subject:** RFC Winter Rose Ph II (CC)

**CAUTION:** This email originated outside of ENSTAR/TSU. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are not sure, use the "Report Phish" button or contact [enstar.helpdesk@enstarnaturalgas.com](mailto:enstar.helpdesk@enstarnaturalgas.com)





**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

June 25, 2024

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

To whom it may concern:

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

- **WINTER ROSE SUBDIVISION, PHASE 2  
(MSB Case # 2024-080)**

If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com).

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher  
Right of Way Agent  
ENSTAR Natural Gas Company, LLC

## Jesse Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, July 2, 2024 3:20 PM  
**To:** Jesse Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Winter Rose Ph II (CC)  
**Attachments:** Agenda Plat.pdf

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

Jesse,

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

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Monday, June 24, 2024 3:59 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Braun, Victoria K (DNR) <victoria.braun@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Winter Rose Ph II (CC)

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

Hello,

The following link is a request for comments on the proposed Winter Rose Ph II Subdivision.

Please ensure all comments have been submitted by July 5, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Winter Rose Ph II](#)







North Lakes Community Council

3060 Lazy Eight Ct #2 PMB 449  
Wasilla, AK 99654

July 1, 2024

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

Attn: Chris Curlin, MSB Platting Technician  
Re: Winter Rose Phase 2 Subdivision - Response to Abbreviated Plat RFC

A top priority of the North Lakes Community Council is to advocate for funding and timely improvements to address the inadequate transportation infrastructure in our area. As such, further development and the resulting increased traffic impacts are of major concern for our members and area residents.

The North Lakes Community Council (NLCC) received the Abbreviated Plat Request for Comments for the proposed Winter Rose Phase 2 subdivision from the Mat-Su Borough on June 24, 2024. Comments were requested by July 5, 2024.

Please assure that our comments are included in the meeting packet and considered in the staff recommendations to the Platting Officer.

A. NLCC Review Process:

The NLCC used a structured process to provide our response:

1. We sent out summary information on the proposed subdivision, including a link to the MSB RFC to area residents. This was done through Mailchimp emails to our subscribers and through posts to the following Facebook Groups / Pages:
  - a. Wolf Lake Airport Neighborhood
  - b. Hart Lake Estates
  - c. Shaw's Tri Lakes Alaska
  - d. Shorewood Subdivision
  - e. Palmer & Wasilla Fishhook Homeowners
  - f. Families for Improvement of Safety & Health (Williwaw)
  - g. Friends of Cottonwood Lake
  - h. Mat-Su Valley News



2. Residents were asked to provide the NLCC with input. We provided a reminder that this subject would be on the Agenda for the June 27, 2024 Membership Meeting.
3. The NLCC monitored all responses, verbal and written, and reviewed the nature of the comments with attendees at our June 27, 2024 Membership Meeting. Present at the June 27th meeting were the NLCC Board; a number of other Members; several area residents; representatives from the Alaska State Department of Transportation; and representatives from the Mat-Su Borough Planning and Public Works Departments. State Senator David Wilson was also in attendance via Zoom.
4. NLCC Membership unanimously approved a motion authorizing the NLCC Board to prepare and submit comments to the MSB consistent with the nature of comments received prior to and during the June 27, 2024 meeting.

B. Comments, Concerns & Questions from the NLCC Members and Residents:

1. We take note the following factual information regarding the Winter Rose Phase 2 Subdivision:
  - a. Winter Rose development is still underway and provides a significant number of multi-family apartments.
  - b. The proposal we received does not show additional construction, but divides one large tract into two sections. The northern section currently has no buildings under construction. It is unknown whether there will be additional multi-family development, or if the northern section will become commercial property bordering Trunk and Bogard.
  - c. Road access to the undeveloped 4.5 acre Tract 1B is shown as shared with Tract 1A and ties into Stringfield Road.
  - d. There are no additional access points currently identified to connect to Bogard or Trunk.
  - e. Soils analysis and engineering for protection of wetlands and waterways has been conducted.
2. Our Comments, Questions & Requests:
  - a. Concern: As documented in the Sub Area Solution Studies (SASS) prepared for the new Municipal Planning Organization (MVP.MPO), in spite of prior Mat-Su Borough long range planning recommendations, the existing transportation infrastructure in the North Lakes Community remains woefully inadequate. In particular, Bogard Road between Trunk and Seldon is inadequate for current traffic loads, let alone increased traffic loads due to continuing and ongoing

- development. There are a number of unsafe intersection along this part of Bogard Road, including the intersection of Stringfield and Bogard.
- b. Request: The intersection of Stringfield and Bogard Road should be eliminated. Stringfield should be a dead-end street accessed from the Palmer Wasilla Highway. Traffic from the Winter Rose development should be routed to Trunk Road via Stringfield and the new street connecting Stringfield to Trunk.
  - c. Request: It seems likely that the new Tract 1B is being separated to allow for sale to a commercial property owner. As such, access for this new Tract should be provided as a frontage road that ties into the roundabout intersection at Trunk and Bogard. There should be no direct access to Bogard for Tract 1A.
  - d. Request: It is our understanding that the Platting Board has determined it does not have the authority to request clarity from a property owner on whether or not a lot is going to be single family, multi family, or commercial. If true, this issue should be elevated to the Mat-Su Assembly and an ordinance introduced to allow this type of information to be requested. Without such powers, we will continue to see developers provide simple residential standard access roads and intersections that then become substandard as soon as a commercial business or multi-family development is constructed. An example of this is the Mann commercial property in the southwest corner of the Bogard / Seldon intersection. The street intersection with Bogard should have been designed to incorporate a left turn and right turn lane. This will become more painfully obvious as additional commercial properties are developed in that area.

The NLCC recommends the Winter Rose Phase 2 abbreviated plat NOT be approved until there is clarity on the commercial nature of the new Tract 1B; until the intersection of Stringfield Drive and Bogard is eliminated; and until there is an appropriately designed access tied in to the Trunk / Bogard roundabout.

We look forward to a response from the Mat-Su Borough on our input to this Request for Comments.

Regards,

*Rod D. Hanson*

Rod D. Hanson  
President, North Lakes Community Council  
907-841-8735  
[board@nlakes.cc](mailto:board@nlakes.cc)



CC: Kim Sollien, MVP/MPO MPO Coordinator  
Alex Strawn, Mat-Su Borough Planning & Land Use Director  
Tom Adams, Mat-Su Borough Public Works Director  
Adam Bradway, Transportation Planner, Alaska DOT&PF  
Dmitri Fonov, Mat-Su Borough Assembly Member - District 6  
Dee McKee, Mat-Su Borough Assembly Member - District 3  
Rob Yundt, Mat-Su Borough Assembly Member - District 4  
Tim Hale, Mat-Su Borough Assembly Member - District 1  
Michael Shower, Alaska State Senator, District O  
David Wilson, Alaska State Senator, District N  
George Raucher, Alaska State Representative, District 29  
Jessee Sumner, Alaska State Representative, District 28



**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-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER \_\_\_\_\_ DATED \_\_\_\_\_ 2018, 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.

\_\_\_\_\_, 2023

PLANNING AND LAND USE DIRECTOR

ATTEST:

PLATTING CLERK

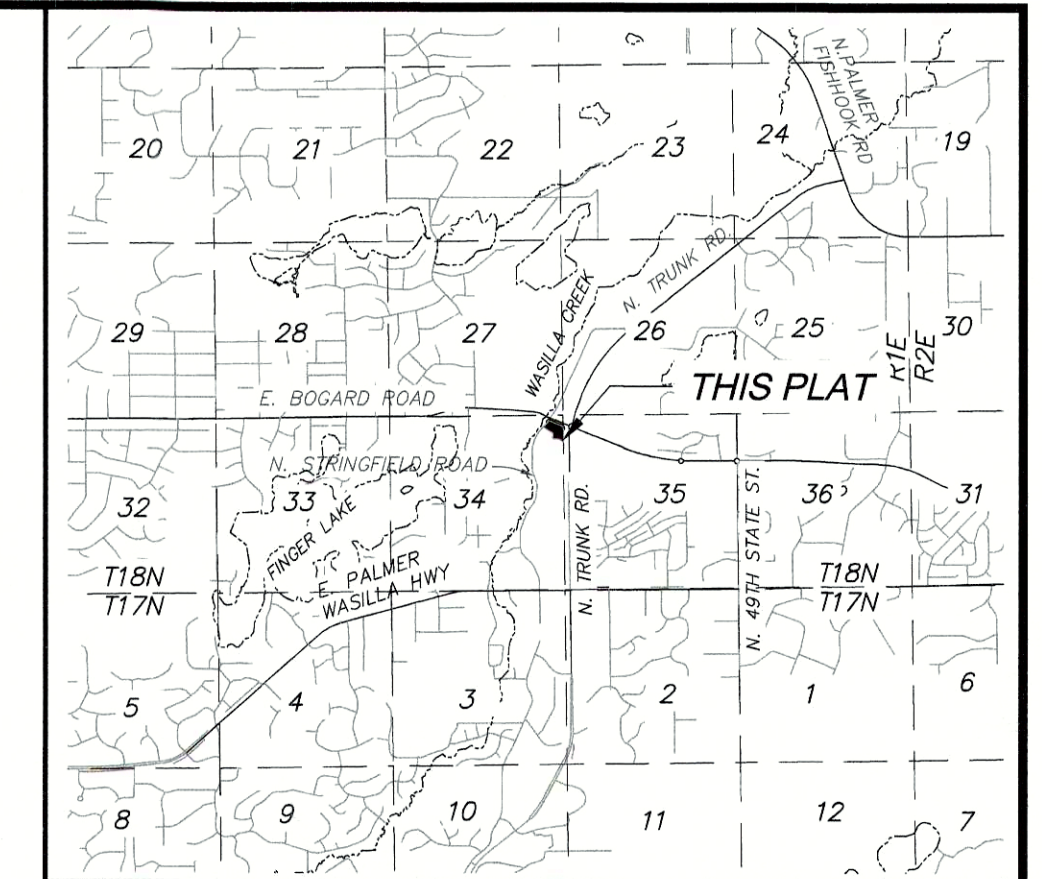
**CERTIFICATE OF PAYMENT OF TAXES**

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

TAX COLLECTION OFFICIAL (BOROUGH)

**LEGEND**

- GRAVEL DRIVE
- PAVEMENT
- FOUND BC MONUMENT
- FOUND YPC ON 3/4" REBAR
- FIBER OPTIC LINE MARKER
- WELL CASING
- EDGE WATER
- CONTOUR (2' INTERVAL)
- BUILDING UNDER CONSTRUCTION
- WETLANDS PER DATA PROVIDED BY ABR INC.



VICINITY MAP SCALE: 1"=1 MILE

**SURVEYORS CERTIFICATE**

I, ANTHONY HOFFMAN, LS-9020, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

PALMER FAMILY ASSOCIATES II, AN ALASKA LIMITED PARTNERSHIP  
430 E. STATE STREET, STE. 100, EAGLE, ID., 83616

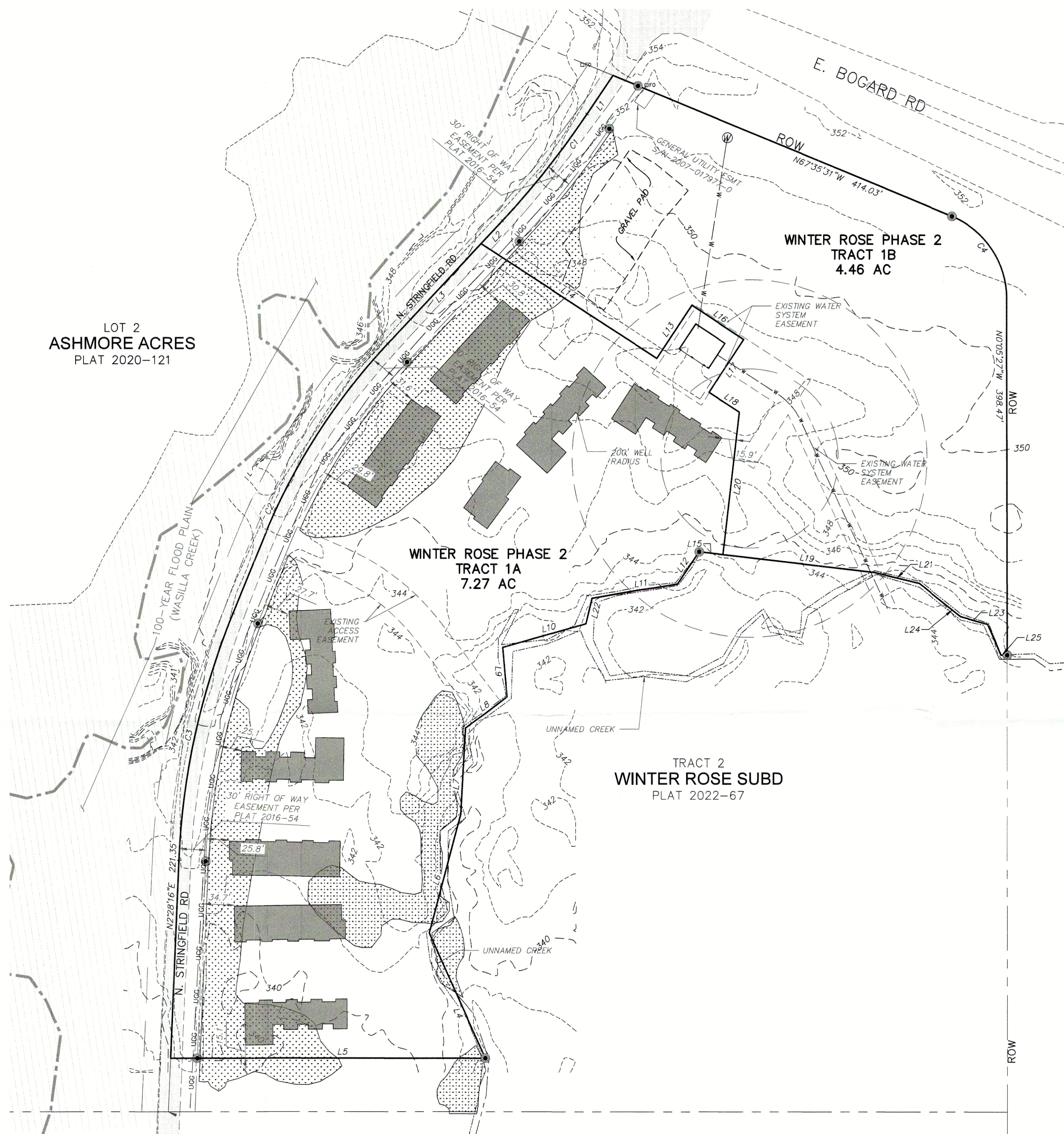
DATE \_\_\_\_\_

**NOTARYS ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: \_\_\_\_\_



| Line # | Length | Direction   |
|--------|--------|-------------|
| L1     | 52.06  | S33°57'26"W |
| L2     | 35.10  | S43°09'47"W |
| L3     | 153.86 | N43°09'47"E |
| L4     | 153.68 | N24°20'04"W |
| L5     | 355.82 | N89°58'50"E |
| L6     | 136.99 | N14°55'27"E |
| L7     | 96.87  | N31°4'44"E  |
| L8     | 59.16  | N52°32'45"E |
| L9     | 55.49  | N5°07'18"W  |
| L10    | 97.40  | N74°14'40"E |
| L11    | 97.83  | N80°22'48"E |
| L12    | 43.51  | N34°02'59"E |
| L13    | 71.64  | N33°26'10"E |
| L14    | 236.23 | S57°02'33"E |
| L15    | 27.04  | S83°23'17"E |
| L16    | 70.00  | S56°33'50"E |
| L17    | 71.06  | S33°26'10"W |
| L18    | 40.82  | S57°02'33"E |
| L19    | 171.71 | S83°23'17"E |
| L20    | 159.87 | S6°36'43"W  |
| L21    | 52.38  | S76°31'33"E |
| L22    | 29.05  | N13°30'35"E |
| L23    | 31.69  | S74°17'17"E |
| L24    | 59.93  | S51°42'51"E |
| L25    | 7.10   | S87°21'55"E |

| Curve # | Length | Radius | Delta     | Chord Direction | Chord Length |
|---------|--------|--------|-----------|-----------------|--------------|
| C1      | 153.43 | 954.92 | 97°2'21"  | S38°33'37"W     | 153.26       |
| C2      | 259.01 | 716.19 | 20°43'16" | N32°48'08"E     | 257.60       |
| C3      | 285.29 | 818.50 | 19°58'14" | N12°27'23"E     | 283.85       |
| C4      | 117.81 | 100.00 | 67°30'01" | N33°50'27"W     | 111.11       |

**GENERAL NOTES**

- DISTANCES SHOWN ARE IN FEET. DISTANCES SHOWN TO THE FOOT ARE TO THAT FOOT (I.E. 30'-30.00').
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF. GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: SEPTEMBER 8, 1977 BOOK: 148 PAGE: 11 AFFECTS: 20 FEET ALONG THE EXISTING MEA RIGHT-OF-WAY. NOTE: THIS EASEMENT DESCRIBES THE LOCATION AS BEING "ALONG THE EXISTING MATANUSKA ELECTRIC ASSOCIATION RIGHT OF WAY" WHICH DOES NOT EXIST. THEREFORE IT CANNOT BE PLOTTED.
- LOCATION OF WASILLA CREEK SHOWN IS PER FEMA FLOOD PRODUCTS. REFERENCE FEMA MAP 021702C03D.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF. GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: OCTOBER 3, 2023 AT 2023-018106-0.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF. GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: APRIL 6, 2023 AT 2023-005512-0.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF. GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: JANUARY 27, 2023 AT 2023-001576-0.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF. GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: JANUARY 27, 2023 AT 2023-001576-0.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF. GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: JANUARY 27, 2023 AT 2023-001574-0.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF. GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: NOVEMBER 18, 2022 AT 2022-026486-0.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF. GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: NOVEMBER 18, 2022 AT 2022-026486-0.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF. GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: SEPTEMBER 16, 2022 AT 2022-021627-0.
- THIS PROPERTY IS SUBJECT TO A NATURAL GAS EASEMENT OVER ALL THAT PART OF LOT 1, ASHMORE ACRES SUBDIVISION, ACCORDING TO PLAT NUMBER 2020-121, PALMER RECORDING DISTRICT, PROVIDING THAT SAID EASEMENT SHALL REDUCE TO A 15 FOOT WIDE NATURAL GAS EASEMENT, CENTERED ON THE NATURAL GAS PIPELINES INSTALLED OVER, UNDER AND THROUGH SAID PARCEL. GRANTED TO: ENSTAR NATURAL GAS COMPANY. RECORDED: JULY 12, 2022 AT 2022-016131-0.

Preliminary Plat of:  
**WINTER ROSE SUBDIVISION, PHASE 2**  
Tracts 1A and 1B  
A Subdivision of Tract 1, Winter Rose Subdivision, per Plat 2022-67, Located in the N½ NE¼ of Section 34, Township 18 North, Range 1 East, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska.  
Containing 11.73 Acres, More or Less

Case No:  
FB/PG: 2021-3/35-36  
Tax Map:  
Scale: 1"=80'  
Drawn By: TH  
Checked: JZ  
Date: 10/31/23  
SHEET: 1 of 1



**B**





STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JULY 24, 2024

ABBREVIATED PLAT: GUNFLINT  
LEGAL DESCRIPTION: SEC 31, T18N, R02W, SEWARD MERIDIAN AK  
PETITIONERS: VALERIE WARREN  
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING  
ACRES: 19.99 ± PARCELS: 2  
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-081

---

**REQUEST:** The request is to adjust the common lot line between Parcels C & D, MSB Waiver Resolution #83-78-PWm, Recorded as 83-148w to be known as **GUNFLINT**, containing 19.99 acres +/- . The property is located east of Frog Lake, west of Seymour Lake, and south of W. King Arthur Drive; within the NE ¼ Section 31, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #6.

**EXHIBITS**

Vicinity Map and Aerial Photos **EXHIBIT A – 5 pgs**  
Topographic Narrative **EXHIBIT B – 1 pg**

**AGENCY COMMENTS**

Department of Public Works PD&E **EXHIBIT C – 1 pg**  
Development Services **EXHIBIT D – 1 pg**  
Utilities **EXHIBIT E – 4 pgs**

**DISCUSSION:** The proposed subdivision is adjusting the common lot line between Parcels C & D, Waiver No. 83-78-PWm. Access for both lots is from N. Gunflint Trail, a Borough maintained road.

**Topographic Narrative:** A topographic Narrative was submitted (**Exhibit B**) pursuant to MSB 43.20.281(A)(1)(i)(i). Robert Hoffman, Professional Land Surveyor notes that the proposed Lot 1 property has shop and shed building structures, as well as two dwellings that are serviced by their own septic systems while sharing a common well. The proposed Lot 2 is undeveloped without any structures. The highest elevations begin at 320' at the southeastern property line along Proposed Lot 2. The property can be described as gently rolling and dense with timber and undergrowth. The property decreases in elevation when traveling in a northerly or westerly direction. The typical elevations range from 320' along the southeastern property line to 300' along the northern property line and western extents of the property.

**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 did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Meadow Lakes Community Council; Fire Service Area #136 West lakes; Road Service Area #27 Meadow lakes; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.

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

#### **FINDINGS OF FACT**

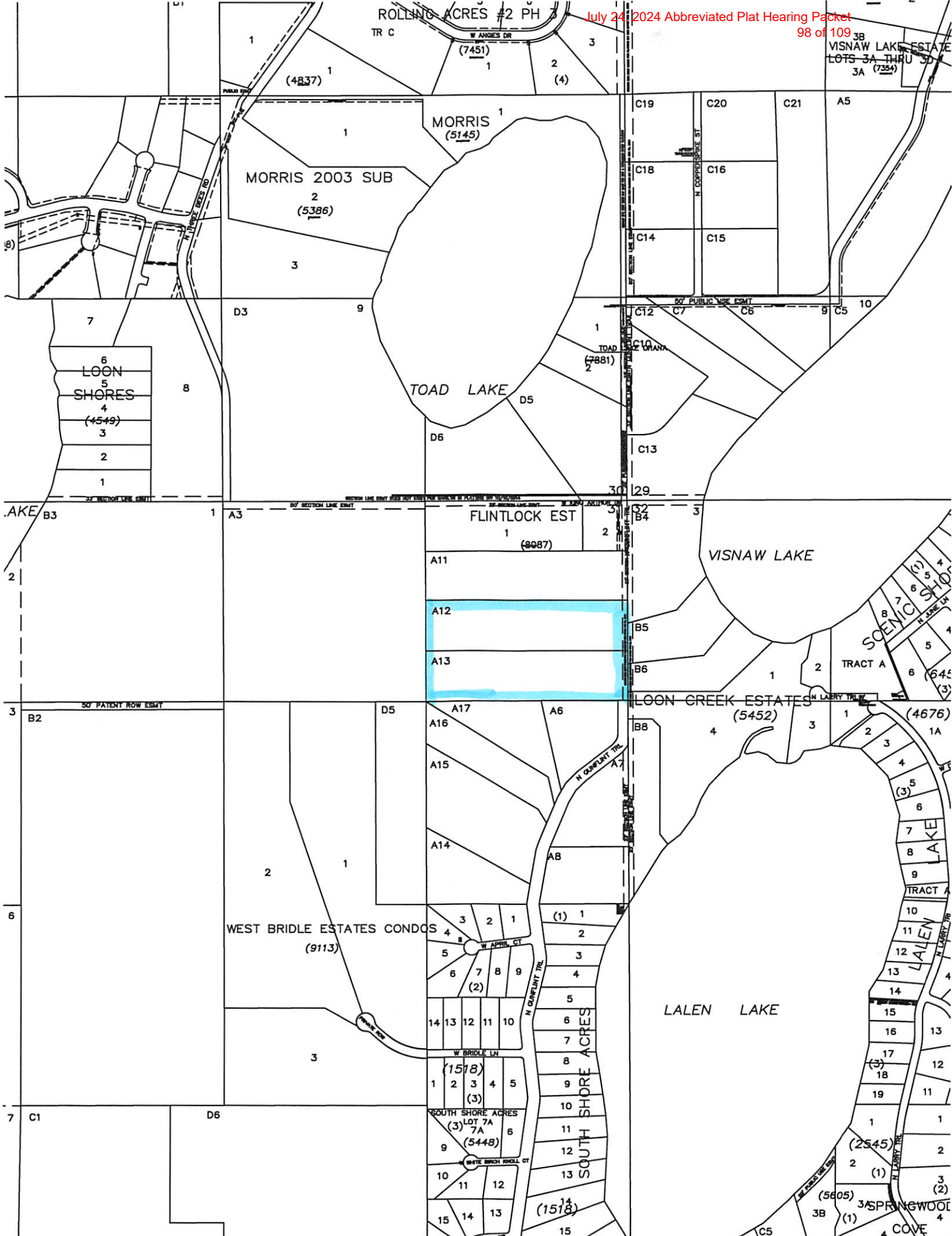
1. The plat of Gunflint is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A Topographic Narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Meadow Lakes Community Council; Fire Service Area #136 West lakes; Road Service Area #27 Meadow lakes; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

#### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Gunflint, Section 31, 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.







3B  
VISNAW LAKE ESTATE  
LOTS 3A THRU 3D  
3A (7354)

ROLLING ACRES #2 PH  
TR C  
W ANGLES DR  
(7451)

MORRIS  
(5145)

MORRIS 2003 SUB  
2  
(5386)

FLINTLOCK EST  
1  
(8087)

A12

A13

WEST BRIDLE ESTATES CONDOS  
(9113)

SOUTH SHORE ACRES  
(3) LOT 7A  
7A  
(5448)

LOON CREEK ESTATES  
(5452)

TRACT A  
(4676)

LALLEN LAKE

(2545)

(5805)  
3B  
(1)  
3A SPRINGWOOD  
(1)  
4 COVE



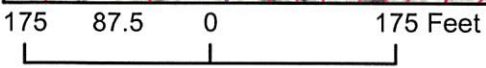
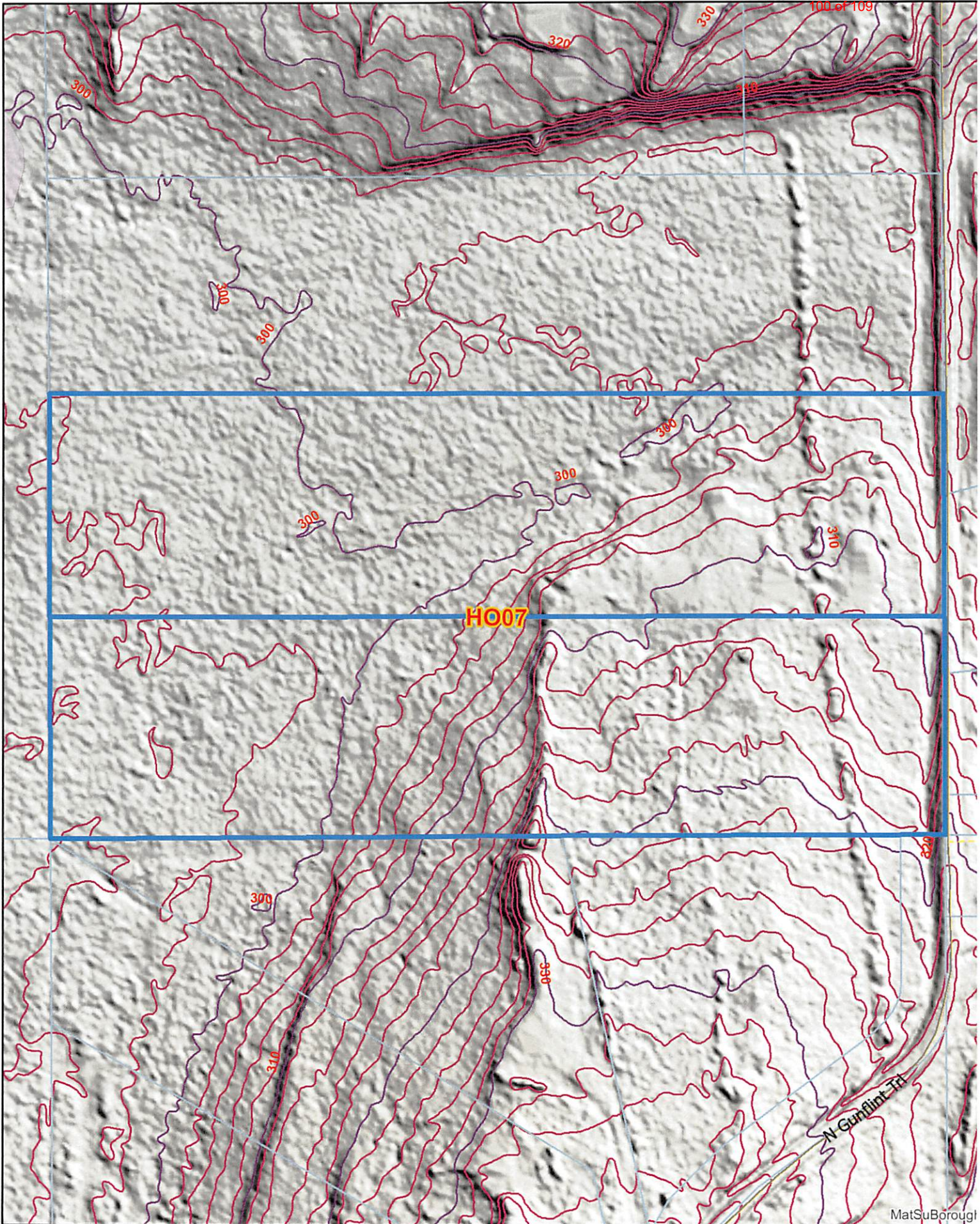


175 87.5 0 175 Feet

MatSu Borough



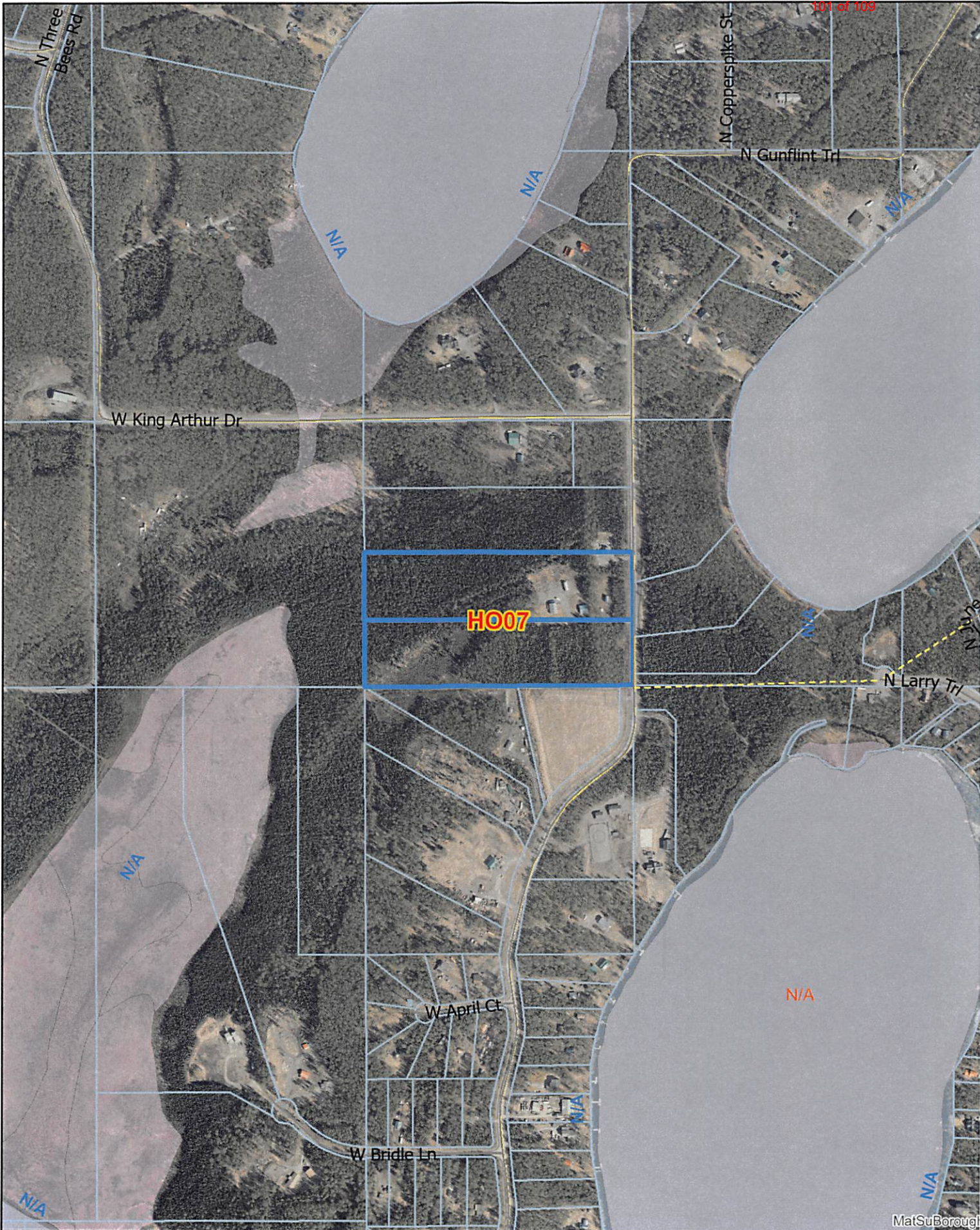




MatSu Borough







590 295 0 590 Feet





## Bull Moose Surveying LLC

Robert S. Hoffman, P.L.S.  
200 E. Hygrade Lane  
Wasilla, Alaska 99654  
Phone 907.357.6957  
Email: office@bullmoosesurveying.com

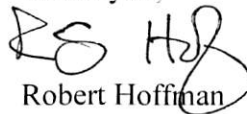


Date: 07/09/2024

Topographic Narrative for proposed Lots 1 & 2, Gunflint

The Proposed Lot 1 property has shop and shed building structures, as well as two dwellings that are serviced by their own septic systems while sharing a common well. The Proposed Lot 2 is undeveloped without any structures. The highest elevations begin at 320' at the Southeastern property line along Proposed Lot 2. The property can be described as gently rolling and dense with timber and undergrowth. The property decreases in elevation when traveling in a Northerly or Westerly direction. The typical elevations range from 320' along the Southeastern property line to 300' along the Northern property line and Western extents of the property. Both lots have over 400,000 square feet of area and over 10,000 square feet of buildable area.

Thank you.

  
Robert Hoffman



## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Tuesday, July 2, 2024 3:56 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Gunflint (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:** Wednesday, June 26, 2024 10:10 AM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; lana@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@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>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; 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>; Right of Way Dept. <row@mtasolutions.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Gunflint (MG)

Hello,

The following link is a request for comments for the proposed Gunflint Subdivision. Please ensure all comments have been submitted by July 5, 2024, so they can be incorporated into the staff report.

[Gunflint](#)

Feel free to contact me if you have any questions.

Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)



## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Friday, June 28, 2024 11:02 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Gunflint (MG)

Good morning sir! They've already applied for a permit for their driveway, so no comments from the Permit Center.

### Brandon Tucker

Permit Technician  
[Matanuska-Susitna Borough Permit Center](#)  
350 E Dahlia Ave  
Palmer AK 99645  
P (907) 861-7871  
F (907) 861-8158

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, June 26, 2024 10:10 AM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; lana@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@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>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; 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>; Right of Way Dept. <row@mtasolutions.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Gunflint (MG)

Hello,

The following link is a request for comments for the proposed Gunflint Subdivision. Please ensure all comments have been submitted by July 5, 2024, so they can be incorporated into the staff report.

 [Gunflint](#)

Feel free to contact me if you have any questions.

Matthew Goddard  
Platting Technician  
907-861-7881



**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

June 11, 2024

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

To whom it may concern:

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

- **GUNFLINT Subdivision  
(MSB Case # 2024-081)**

If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com).

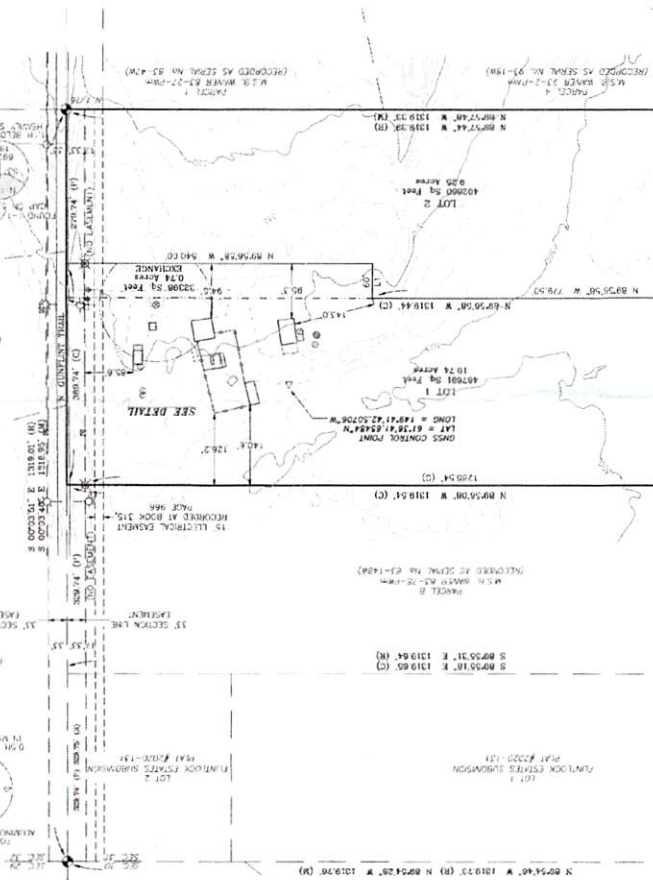
Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher  
Right of Way Agent  
ENSTAR Natural Gas Company, LLC



- NOTES
1. THE BASIS OF EASMENT IS GEOMETRY NORTH AS DERIVED ON FEBRUARY 09, 2024 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING NATIONAL GEODETIC SURVEY (NAD 83) COORDINATES REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL CANON BUREAU (CNBS) (GLOBAL AERIAL NAVIGATION SAFETY SYSTEM) SURVEY EQUIPMENT REFERRED TO AS NATIONAL SPATIAL REFERENCE SYSTEM (NSRS).
  2. WHERE THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDERED, THE PLANTER MUST FILE WITH THE ALASKA DEPARTMENT OF REVENUE AND EASMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION INC.
  3. CONDUCTED AND COMPARED WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERN THESE SYSTEMS.
  4. REARVIEW ELECTRIC & TELEPHONE EASMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION INC. RECORDED AS PLAT # 1987-21-PHM.
  5. REARVIEW ELECTRIC & TELEPHONE EASMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION INC. RECORDED AS PLAT # 1987-21-PHM.
  6. REARVIEW ELECTRIC & TELEPHONE EASMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION INC. RECORDED AS PLAT # 1987-21-PHM.
  7. COMMENTS, CONDITIONS AND RESTRICTIONS: RECORDED: OCTOBER 20, 1983 IN BOOK 737, PAGE 921.



**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

THIS CERTIFICATE IS ISSUED TO CERTIFY THAT THE PLANNING & LAND USE DIRECTOR HAS REVIEWED THE PLANNING & LAND USE INFORMATION, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING & LAND USE DIRECTOR.

PLANNING & LAND USE DIRECTOR DATE

PLANNING & LAND USE DIRECTOR

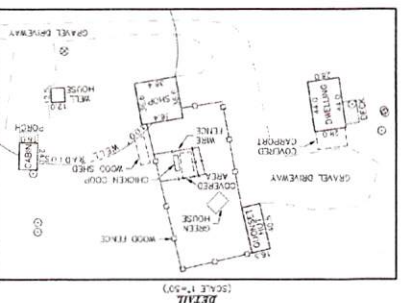
**PRELIMINARY**

**BULL MOOSE SURVEYING**

15 16699 PROFESSIONALS AND SERVICES  
ROBERT S. HELMAN, P.L.S.  
DATE: 05/23/2024

**BULL MOOSE SURVEYING**

15 16699 PROFESSIONALS AND SERVICES  
ROBERT S. HELMAN, P.L.S.  
DATE: 05/23/2024



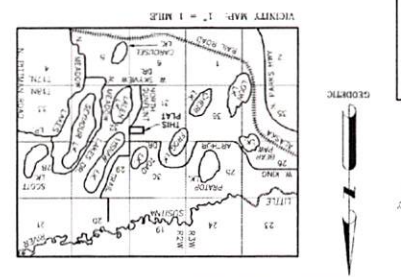
**CERTIFICATE OF COMPLETION**

THE PLAN OF SUBDIVISION BY OUR FIRM COMPLET...  
DRAWN AND CHECKED IN THIS FIRM AND THAT WE AGREE...  
DATE

**VALERIE A. WARREN REVOCABLE TRUST**  
DATE

**NOTARY ACKNOWLEDGEMENT**  
DATE

**ADOLE NEALON, AGENT**  
DATE



RECEIVED

PLATTING

Agenda Copy

## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, July 2, 2024 4:02 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Gunflint (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,

**GCI** | OSP Design

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

---

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

**Sent:** Wednesday, June 26, 2024 10:10 AM

**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; lana@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@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>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; 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>; Right of Way Dept. <row@mtasolutions.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop

**Subject:** RFC Gunflint (MG)

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

Hello,

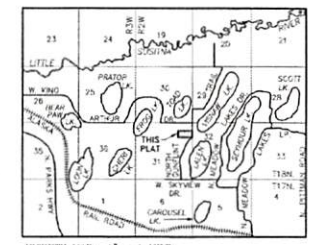
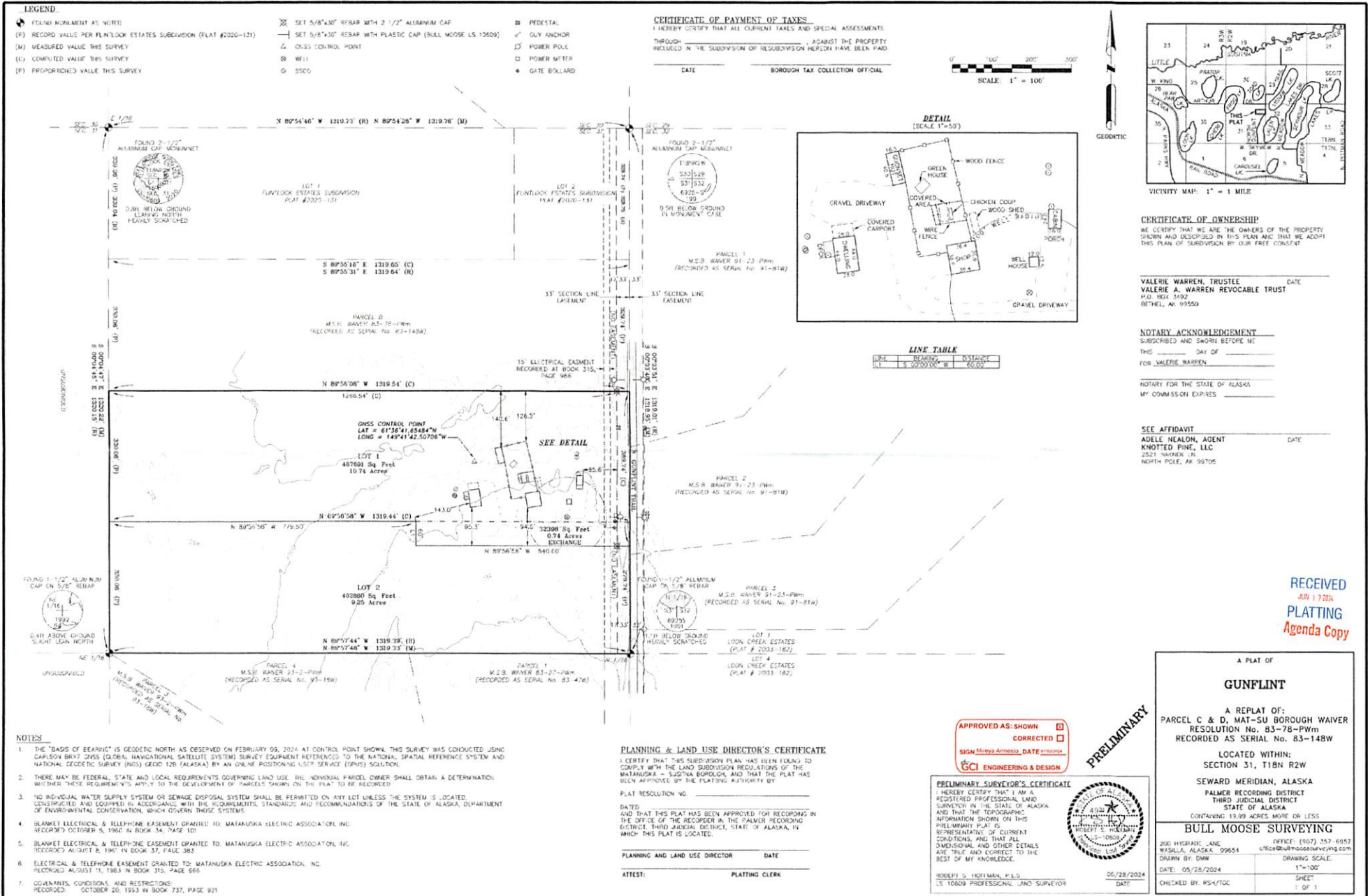
The following link is a request for comments for the proposed Gunflint Subdivision.

Please ensure all comments have been submitted by July 5, 2024, so they can be incorporated into the staff report.

 [Gunflint](#)

Feel free to contact me if you have any questions.





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

**VALERIE WARREN, TRUSTEE** DATE \_\_\_\_\_  
**VALERIE A. WARREN REVOCABLE TRUST**  
M.S.R. NUMBER 83-78-PWm  
RETEL, AL 99559

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ FOR VALERIE WARREN.

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**SEE AFFIDAVIT** DATE \_\_\_\_\_  
**ADELLE HEALON, AGENT**  
**KNOTTED PINE, LLC**  
2521 HAWKER LN  
NORTH POLE, AK 99705

APPROVED AS SHOWN   
CORRECTED   
SIGN: Myra Armenta, DATE: 07/24/2024  
GCI ENGINEERING & DESIGN

**PRELIMINARY**

**PRELIMINARY SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

06/28/2024  
DATE



A PLAT OF  
**GUNFLINT**

A REPLAT OF:  
PARCEL C & D, MAT-SU BOROUGH WAIVER  
RESOLUTION No. 83-78-PWm  
RECORDED AS SERIAL No. 83-148W

LOCATED WITHIN:  
SECTION 31, T18N R2W

SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA

CONTAINING 19.99 ACRES, MORE OR LESS

**BULL MOOSE SURVEYING**

200 HIGHLAND AVE. OFFICE (907) 257-8857  
WASILLA, ALASKA 99654 c:rice@bullmoosesurveying.com  
DRAWN BY: DMW DRAWING SCALE:  
DATE: 05/28/2024 1"=100'  
CHECKED BY: R54/TJC SHEET:  
1 OF 1



**LEGEND**

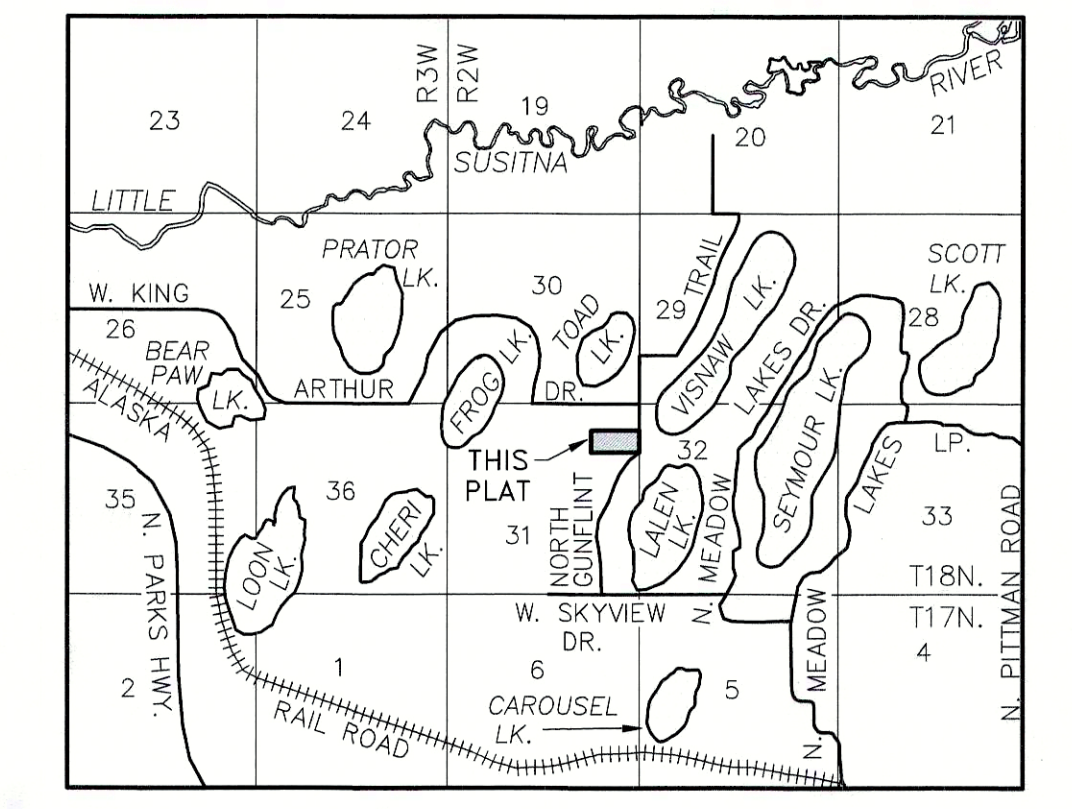
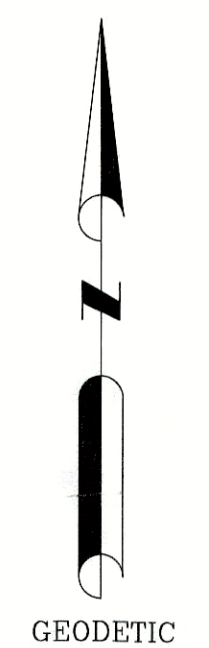
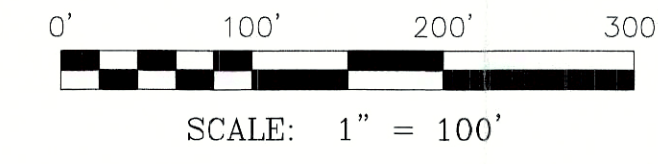
- ⊕ FOUND MONUMENT AS NOTED
- (R) RECORD VALUE PER FLINTLOCK ESTATES SUBDIVISION (PLAT #2020-131)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- (P) PROPORTIONED VALUE THIS SURVEY
- ⊗ SET 5/8"x30" REBAR WITH 2 1/2" ALUMINUM CAP
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- △ GNSS CONTROL POINT
- ⊙ WELL
- SSCO
- ⊗ PEDESTAL
- ✓ GUY ANCHOR
- ⊕ POWER POLE
- ⊖ POWER METER
- ⊕ GATE BOLLARD

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS

THROUGH \_\_\_\_\_, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_



VICINITY MAP: 1" = 1 MILE

**CERTIFICATE OF OWNERSHIP**

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

VALERIE WARREN, TRUSTEE DATE \_\_\_\_\_  
VALERIE A. WARREN REVOCABLE TRUST  
P.O. BOX 3492  
BETHEL, AK 99559

**NOTARY ACKNOWLEDGEMENT**

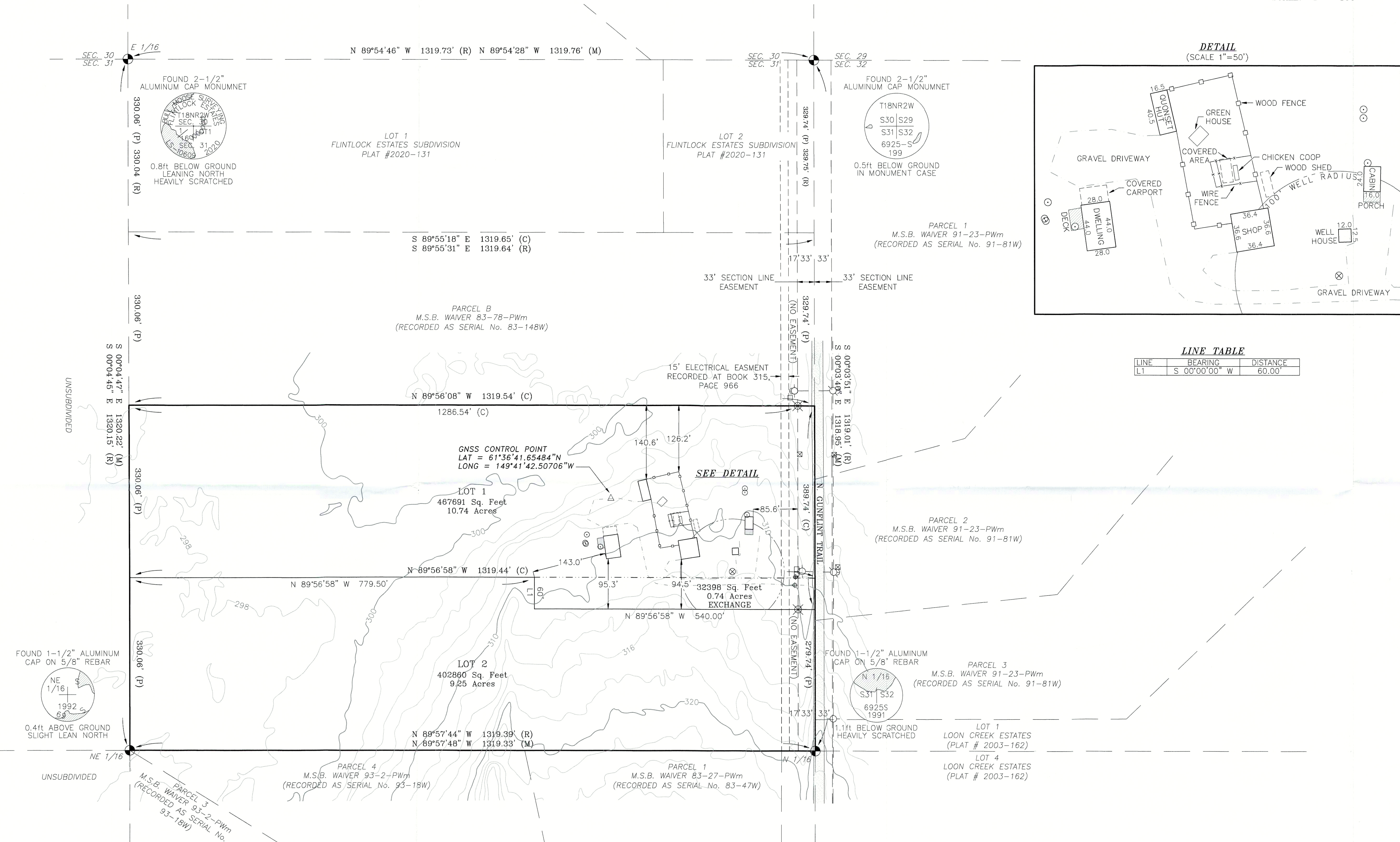
SUBSCRIBED AND SWORN BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
FOR VALERIE WARREN \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**SEE AFFIDAVIT**

ADELE NEALON, AGENT DATE \_\_\_\_\_  
KNOTTED PINE, LLC  
2521 NAKNEK LN.  
NORTH POLE, AK 99705

RECEIVED  
JUN 17 2024  
PLATTING  
Agenda Copy



**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 00°00'00" W | 60.00'   |

- NOTES**
- THE "BASIS OF BEARING" IS GEODETTIC NORTH AS OBSERVED ON FEBRUARY 09, 2024 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETTIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
  - THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
  - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
  - BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED OCTOBER 5, 1960 IN BOOK 34, PAGE 101
  - BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 8, 1961 IN BOOK 37, PAGE 383
  - ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 11, 1983 IN BOOK 315, PAGE 966
  - COVENANTS, CONDITIONS, AND RESTRICTIONS: RECORDED: OCTOBER 20, 1993 IN BOOK 737, PAGE 921

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

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

PLAT RESOLUTION NO. \_\_\_\_\_

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

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ PLATTING CLERK \_\_\_\_\_

**PRELIMINARY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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



PRELIMINARY

A PLAT OF  
**GUNFLINT**

A REPLAT OF:  
PARCEL C & D, MAT-SU BOROUGH WAIVER  
RESOLUTION No. 83-78-PWm  
RECORDED AS SERIAL No. 83-148W

LOCATED WITHIN:  
SECTION 31, T18N R2W

SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 19.99 ACRES MORE OR LESS

**BULL MOOSE SURVEYING**

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

DRAWN BY: DMW DRAWING SCALE: 1"=100'  
DATE: 05/28/2024 SHEET 1 OF 1  
CHECKED BY: RSH/TGC