

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING CLERK  
Kayla Kinneen

PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin  
Natasha Heindel



PLATTING BOARD  
Chair Ron Johnson, District 1  
Brian Goodman, District 2  
Vice Chair Eric Koan, District 3  
Dan Bush, District 4  
Michelle Traxler, District 5  
Sandra Kreger, District 6  
Sidney Bertz, District 7  
Karla McBride, Alternate A  
Robert Hallford, Alternate B

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

**PLATTING BOARD MEETING** **1:00 P.M.** **August 1, 2024**

Ways you can participate in Platting Board meetings:

**IN PERSON**

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

**TELEPHONIC TESTIMONY:** (Audio only)

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

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

**OBSERVE:** You can observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough – YouTube

**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES**

A. July 18, 2024

### 3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

### 4. UNFINISHED BUSINESS

A. **LAZY MOOSE RUN**: The request is to create 7 lots from Lots 5, 6, and 7, Ranchettes, Plat #76-64, to be known as **LAZY MOOSE RUN**, containing 6.86 acres +/- . The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and directly east of N. Thor Road (Tax ID #3035B01L005 / L006 / L007); within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. (*Petitioner/Owner: Thomas & Megan Van Diest, Staff: Matthew Goddard, Case # 2024-048*)

### 5. RECONSIDERATIONS/APPEALS

(None)

### 6. PUBLIC HEARINGS

A. **STONE CREEK PH 7/PUE VAC**: The request is to create 15 lots and one tract from Tract Z, Stone Creek Phase 6, Plat No. 2021-48; to vacate a Public Use Easement along the southern and eastern boundary of Tract Z, Plat No. 2021-48; and to dedicate of right of way for the connection of N. Engstrom Road along the southern and eastern boundary of Tract Z, to be known as **STONE CREEK PHASE 7**, containing 106.17 acres +/- . The parcel is located directly northeast of N. Engstrom Road, north of Cornelius Lake, and southwest of N. Palmer-Fishhook Road (Tax ID# 8124000T00Z); within the N 1/2 of Section 22, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #1. (*Petitioner/Owner: JRK Group LLC, Staff: Natasha Heindel, Case # 2024-076 / 077*)

B. **KALMBACH LAKE 2023**: The request is to remove a plat note from Lot 5, Block 1, Kalmbach Lake N #1, Plat #2002-48, and to eliminate the common lot line between Tract A and Lot 9, Block 1, Kalmbach Lake N, Plat #96-1, to be known as **Kalmbach Lake 2023**, containing 3.218 acres +/- . The property is located south and east of W Beverly Lake Road, north of Kalmbach Lake, and south of Beverly Lake(Tax ID #5227B01L005, 4518B01L009, & 4518000T00A); within the NE ¼ Section 35, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Marla Kalmbach, Staff: Matthew Goddard, Case # 2024-078*)

C. **LITTLE SUSITNA FLATS**: The request is to create 4 lots from Lot 4, Little Susitna Flats (Plat #2022-133), Vacate the Section Line Easement, and dedicate R.O.W., to be known as Little Susitna Flats 2024, containing 44.71 acres +/- . The property is directly north of N. Pittman Road, south of the Little Susitna River, and directly west and south of W. Sunrise Place;(Tax ID's 8333000L001, 2, 3, & 4); within the NW ¼ Section 23 and the SW 1/4 Section 14, Township 18 North, Range 2 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Aleksandr Baletskiy, Staff: Chris Curlin, Case # 2024-069*)

D. **LITTLE SUSITNA FLATS**: The request is to grant a 60' wide Public Use Easement on the northern boundary and vacate a 50' wide section line easement on the eastern boundary of Tract

B-1, Hatcher Pass Village Phase I, Plat 2018-112. The property is located west of the Little Susitna River, east of N. Mountain Trails Drive, and directly north of E. Edgerton Parks Road (Tax ID #7793000T00B-1); within the NE ¼ Section 33, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (Petitioner/Owner: Hatcher Pass Village, Inc, Staff: Matthew Goddard, Case # 2024-074)

## ITEMS OF BUSINESS & MISCELLANEOUS

(None)

### 6. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

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

B. Upcoming Platting Board Agenda Items (Staff: Fred Wagner & Clerk: Kayla Kinneen)

- August 15, 2024, Platting Board Meeting; we have one case to be heard:
  - Springs West

### 7. BOARD COMMENTS

### 8. ADJOURNMENT



# MINUTES



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
July 18, 2024**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 18, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson called the Meeting to order at 1:00 p.m.

**1. CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1, Chair  
Mr. Brian Goodman, District Seat #2  
Mr. Eric Koan, District Seat #3, Vice Chair  
Mr. Dan Bush, District Seat #4  
Ms. Michelle Traxler, District Seat #5  
Ms. Sandra Kreger, District Seat #6  
Mr. Sidney Bertz, District Seat #7

Platting Board members absent and excused were:

Ms. Karla McBride, Alternate A  
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Alex Strawn, Planning Director  
Ms. Kayla Kinneen, Platting Board Clerk  
Mr. Matthew Goddard, Platting Technician  
Mr. Chris Curlin, Platting Technician  
Ms. Natasha Heindel, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

Platting Member Bertz led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

**MOTION:** Platting Member Kreger made a motion to approve the Minutes. Platting Member Koan seconded.

**GENERAL CONSENT:** The agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- July, 3 2024.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
July 18, 2024**

Motion: Platting Member Kreger made a motion to approve the Minutes. Platting Member Traxler seconded.

The Minutes were approved unanimously.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

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

*(None)*

B. **UNFINISHED BUSINESS**

*(None)*

**4. RECONSIDERATIONS/APPEALS**

A. **LAZY MOOSE RUN:** The request is to create 7 lots from Lots 5, 6, and 7, Ranchettes, Plat #76-64, to be known as **LAZY MOOSE RUN**, containing 6.86 acres +/- . The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and directly east of N. Thor Road (Tax ID #3035B01L005 / L006 / L007); within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. *(Petitioner/Owner: Thomas & Megan Van Diest Staff: Matthew Goddard, Case #2024-048)*

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Kinneen provided the mailing report:

- Stating that 84 public hearing notices were mailed out on June 27, 2024.

Borough Attorney, John Aschenbrenner, addressed the potential ex-parte contact for Platting Member Bertz

Discussion ensued.

MOTION: Platting Member Kreger made motion to find Platting Member Bertz not in ex-parte contact. Platting Member Traxler seconded.

VOTE: The motion passed unanimously.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 9 findings of facts.

Staff invited Borough Attorney John Aschenbrenner to give a statement addressing comprehensive plans.

Discussion ensued.



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
July 18, 2024**

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

The petitioner's representatives, Gary LaRusso spoke.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Russ Pochatko
- Jerry Hupp
- Gail Volt
- John Vinbuska
- Amanda Wolfe
- Chandler Symonds
- John Nielsen
- Shelly Nielsen
- Rodger Cheadle
- Heidi Larabee
- Jerald Vinbuska
- Max Waddoups
- Abby Pochakto

There being no one else to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative Gary LaRusso and Curt Holler spoke.

Discussion ensued.

**MOTION:** Platting Member Traxler made a motion to approve the preliminary plat for Lazy Moose Run. Platting Member Bush seconded the motion.

Discussion ensued.

**MOTION:** Platting Member Bush made a motion to continue this case to August 1<sup>st</sup> Platting Board Meeting. Member Koan seconded.

**VOTE:** The motion passed without objection.

Recess 3:20

Returned 3:35

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
July 18, 2024**

**5. PUBLIC HEARINGS**

- A. **MEADOW CREEK HOMESTEAD:** The request is to create five lots and two tracts from Tax Parcel B2 (Tax ID #17N03W15B002), to be known as **MEADOW CREEK HOMESTEAD**, containing 40.00 acres +/- . The property is directly north of S. Henry Aaron Drive, east of S. Beaver Lake Road, and north & south of Meadow Creek; within the NW ¼ Section 15, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Monty & Jo Cassidy, Troy & Lieba Putnam. Staff: Chris Curlin, Case #2024-040*)

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Kinneen provided the mailing report:

- Stating that 89 public hearing notices were mailed out on June 27, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 6 findings of facts.

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

The petitioner's spoke

- Jo Cassidy
- Leiba Putnam
- Monty Cassidy

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Gary LaRusso spoke.

Discussion ensued.

**MOTION:** Platting Member Bush made a motion to approve the preliminary plat of Meadow Creek Homestead and the variance from MSB 43.20.281 Area. Platting Member Kreger seconded the motion.

Discussion ensued.

**VOTE:** The motion passed without objection.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
July 18, 2024**

- B. **LITTLE SUSITNA FLATS 2024:** The request is to create 4 lots from Lot 4, Little Susitna Flats (Plat #2022-133), Vacate the Section Line Easement, and dedicate R.O.W., to be known as **Little Susitna Flats 2024**, containing 44.71 acres +/- . The property is directly north of N. Pittman Road, south of the Little Susitna River, and directly west and south of W. Sunrise Place;(Tax ID's 8333000L001, 2, 3, & 4); within the NW ¼ Section 23 and the SW 1/4 Section 14, Township 18 North, Range 2 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *(Petitioner/Owner: Aleksandr Baletskiy. Office Staff: Chris Curlin, Case #2024-069)*

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Kinneen provided the mailing report:

- Stating that 31 public hearing notices were mailed out on June 27, 2024.

Staff gave an overview of the case:

- Staff recommends continuing the case to August 1, 2024 Platting Board Meeting

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson left the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative was not present.

**MOTION:** Platting Member Kreger made a motion to continue the preliminary plat of Little Susitna Flats. Platting Member Goodman seconded the motion.

Discussion ensued.

**VOTE:** The case was continued without objection.

- C. **SPRINGS WEST:** The request is to create 40 lots and one tract from Lot 1, Barry's Spring Crest (Plat #2022-16) and the SW1/4 SE1/4 and the NW1/4 SE1/4 Section 20, T18N, R01E; (Tax ID's 18N01E20D005, 18N01E20D002, & 8168000L001). The property is directly south of N. Sandburg Drive, directly west of E. Beverly Ann Lane, and north of N. Caribou Street; within the SE ¼ Section 20, T18 North, Range 2 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. *(Petitioner/Owner: Beverly Barry, Michelle Barry, Deanna Arthur & Jo Ann Hinds, Staff: Chris Curlin, Case # 2024-071)*

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
July 18, 2024**

Kayla Kinneen provided the mailing report:

- Stating that 136 public hearing notices were mailed out on June 27, 2024.

Staff gave an overview of the case:

- Staff recommends continuation to the August 15, 2024 Platting Board Meeting.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Kyle Strong
- Rod Hanson

There being no one else to be heard Chair Johnson left the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner/petitioner's representative was not present.

**MOTION:** Platting Member Kreger made a motion to continue the preliminary plat of Springs West. Platting Member Traxler seconded the motion.

Discussion ensued.

**VOTE:** The case was continued without objection.

- D. HATCHER PASS VILLAGE PH 1 SLEV PUE:** The request is to grant a 60' wide Public Use Easement on the northern boundary and vacate a 50' wide section line easement on the eastern boundary of Tract B-1, Hatcher Pass Village Phase I, Plat 2018-112. The property is located west of the Little Susitna River, east of N. Mountain Trails Drive, and directly north of E. Edgerton Parks Road (Tax ID #7793000T00B-1); within the NE ¼ Section 33, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.  
*(Petitioner/Owner:Hatcher Pass Village, Inc, Staff: Matthew Goddard, Case # 2024-074)*

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Kinneen provided the mailing report:

- Stating that 48 public hearing notices were mailed out on June 27, 2024.

Staff gave an overview of the case:

- Staff recommends continuing to August 1, 2024.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
July 18, 2024**

Chair Johnson opened the public hearing for public testimony.

There being no one else to be heard Chair Johnson left the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner/petitioner's representative was not present.

**MOTION:** Platting Member Traxler made a motion to continue the preliminary plat of Hatcher Pass Village Ph I SLEV PUE. Platting Member Koan seconded the motion.

Discussion ensued.

**VOTE:** The case was continued without objection.

**6. PLATTING STAFF & OFFICER COMMENTS**

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Board Clerk, Kayla Kinneen informed the board of upcoming items:

- August 1, 2024, Platting Board Meeting; we have five cases:
  - Stone Creek Ph 7 PUE VAC
  - Correira Estates
  - Kalmbach Lake 2023
  - Lazy Moose Run
  - Little Susitna Flats

**7. BOARD COMMENTS.**

- Platting Member Goodman- Sees sunlight
- Platting Member Bertz-Very educational day today, questions were answered.
- Platting Member Kreger-Agrees with Platting Member Bertz
- Platting Member Bush- Thanked Borough Staff
- Chair Johnson – Thanked everyone, it is important to hear public comment.

**8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at 4:37 PM.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
July 18, 2024**

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\_\_\_\_\_  
RON JOHNSON  
Platting Board Chair

ATTEST:

\_\_\_\_\_  
KAYLA KINNEEN  
Platting Board Clerk

DRAFT

UNFINISHED

BUSINESS





4A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
AUGUST 1, 2024

PRELIMINARY PLAT: LAZY MOOSE RUN  
LEGAL DESCRIPTION: SEC 27, T18N, R02E, SEWARD MERIDIAN AK  
PETITIONERS: THOMAS & MEGAN VAN DIEST  
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING  
ACRES: 6.86 ± PARCELS: 7  
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-048

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**REQUEST:** The request is to create seven lots from Lots 5, 6, and 7, Ranchettes, Plat #76-64, to be known as **LAZY MOOSE RUN**, containing 6.86 acres +/- . The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and directly east of N. Thor Road; within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. This case was originally heard by the Platting Board at the April 19, 2024, Platting Board meeting and was denied. During the June 6, 2024 Platting Board meeting, the petitioner requested and was granted a reconsideration. Lazy Moose Run was further continued by the Platting Board at the July 18, 2024 meeting due to questions on the monumentation.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A – 5 pgs</b>
Geotechnical Report	<b>EXHIBIT B – 12 pgs</b>
Average Daily Traffic Count (ADT)	<b>EXHIBIT C – 1 pg</b>
May 16, 2024 Platting Board Action Letter	<b>EXHIBIT D – 2 pgs</b>

**AGENCY COMMENTS**

USACE	<b>EXHIBIT E – 1 pg</b>
MSB Department of Public Works	<b>EXHIBIT F – 1 pg</b>
MSB Development Services	<b>EXHIBIT G – 2 pgs</b>
Utilities	<b>EXHIBIT H – 4 pgs</b>
May 16, 2024 Public Comments	<b>EXHIBIT I – 36 pgs</b>
Public Comments	<b>EXHIBIT J – 2 pgs</b>
Handout Packet from the July 18, 2024 Meeting	<b>EXHIBIT K – 154 pgs</b>
Materials submitted during the July 18, 2024 Meeting	<b>EXHIBIT L – 8 pgs</b>

**DISCUSSION:** This case was continued by the Platting Board by unanimous consent during the board discussion of the July 18, 2024 meeting. Lazy Moose Run was brought back before the board at the July 18<sup>th</sup> meeting for reconsideration after initial denial the at the May 16, 2024 Platting Board hearing. The

proposed subdivision is creating seven lots ranging in size from 40,394 square feet to 44,486 square feet. Access for all proposed lots is by N. Thor Road, a Borough maintained road. Based on the supplied Average Daily Traffic Count (ADT), no upgrades will be required for N. Thor Road.

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. All lots have the required legal and physical access. Frontage for all lots is required per MSB 43.20.320 Frontage. All lots have the required frontage.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, P.E. notes that existing vegetation within the wooded portion of the parent parcel primarily consists of willow, cottonwood, birch and spruce trees. Areas between mature trees are dominated by thick stands of second growth young trees with tall grasses and shrubs throughout. As shown in the drawing, grassy areas, some tussocks and an apparent minor spring pond appear in aerial images of proposed Lot 1, however there is no mapped wetlands. Five new test holes were dug on the parent parcel on 8/23/2023 to evaluate existing soil conditions. Receiving soils under the topsoil consisted primarily of relatively dense silty sands and gravels, with the silt content generally decreasing with depth. Soil samples were sieve tested for each logged test hole except test hole #4, which was dug to 11' and use as supplementary groundwater level information only. Groundwater was encountered in test holes 1, 2, 3, & 5 at depths of 11', 10', 9', & 11' respectively. Useable septic areas will be limited by setbacks to existing water wells, setbacks to surface water, areas with less than 8' groundwater table, steep areas, and lot lines. For useable building area, lot lines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to meet code requirements. Based on the available soils and water table information, topography contours, MSB Title 43 Code definitions, and observations at the site, the proposed new lots 1-7 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Topographic map and as-built are shown on the agenda plat. Average Daily Traffic (ADT) Calculations are at **Exhibit C**.

**Platting Board Action Letter:** (**Exhibit D**) The Platting Board denied the preliminary plat for Lazy Moose Run on May 16, 2024 with three findings of fact for denial.

1. Denied the subdivision after substantial public testimony that there is a water table problem.
2. Denied the subdivision after substantial public testimony stating the road is substandard.
3. Denied the subdivision as it violates the Lazy Mountain Comprehensive Plan.

**Comments:**

USACE (**Exhibit E**) notes that a permit from the Department of the Army will be required should any work take place within Waters of the U.S.

MSB Department of Public Works (**Exhibit F**) agrees with the engineer's findings. Per MSB 43.20.281, the seasonal high-water table is required to be determined between May 1<sup>st</sup> and October 30<sup>th</sup>. The soils exploration was conducted in August 2023, which should be a good representation of the seasonal high ground water table in this area. PD&E further notes that Thor Road is currently owned and maintained by the Borough. As such, any upgrades or repairs to Thor Road are the responsibility of the Road Service Area. Thor Road is classified as a Local/Residential Road, which can provide access for up to 40 lots per the 2022

Subdivision Construction Manual. The proposed subdivision is adding four lots, which is well within the capacity of a residential road. Any future development on Thor Road will be reviewed at that time.

MSB Development Services (**Exhibit G**) notes that a driveway permit will be needed for the existing access (**Recommendation #4**).

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

**Public Comments 5/16/2024:** (**Exhibit I**) There were 11 comments received from the public for the May 16, 2024 Hearing date, nine with objections and two with concerns.

**Public Comments:** (**Exhibit J**) John Vinduska, a property owner to the north, objects to the proposed subdivision due to the usable area, the soils report did not note the use of monitoring tubes, and the condition of Thor Road.

**Handout Packet from the July 18, 2024 Meeting:** is at **Exhibit K**.

**Materials Submitted During the July 18, 2024 Meeting:** is at **Exhibit L**.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #15 Lazy Mountain; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #19 Lazy Mountain; MSB Community Development, Assessments, or Planning; MEA or MTA.

**CONCLUSION:** The preliminary plat of Lazy Moose Run is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There was one objection to the plat from the public in response to the Notice of Public Hearing for the July 18, 2024 hearing. There were 11 comments received from the public for the May 16, 2024 hearing, nine with objections and two with concerns. 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 43.20.218(A)(1).

### **FINDINGS OF FACT**

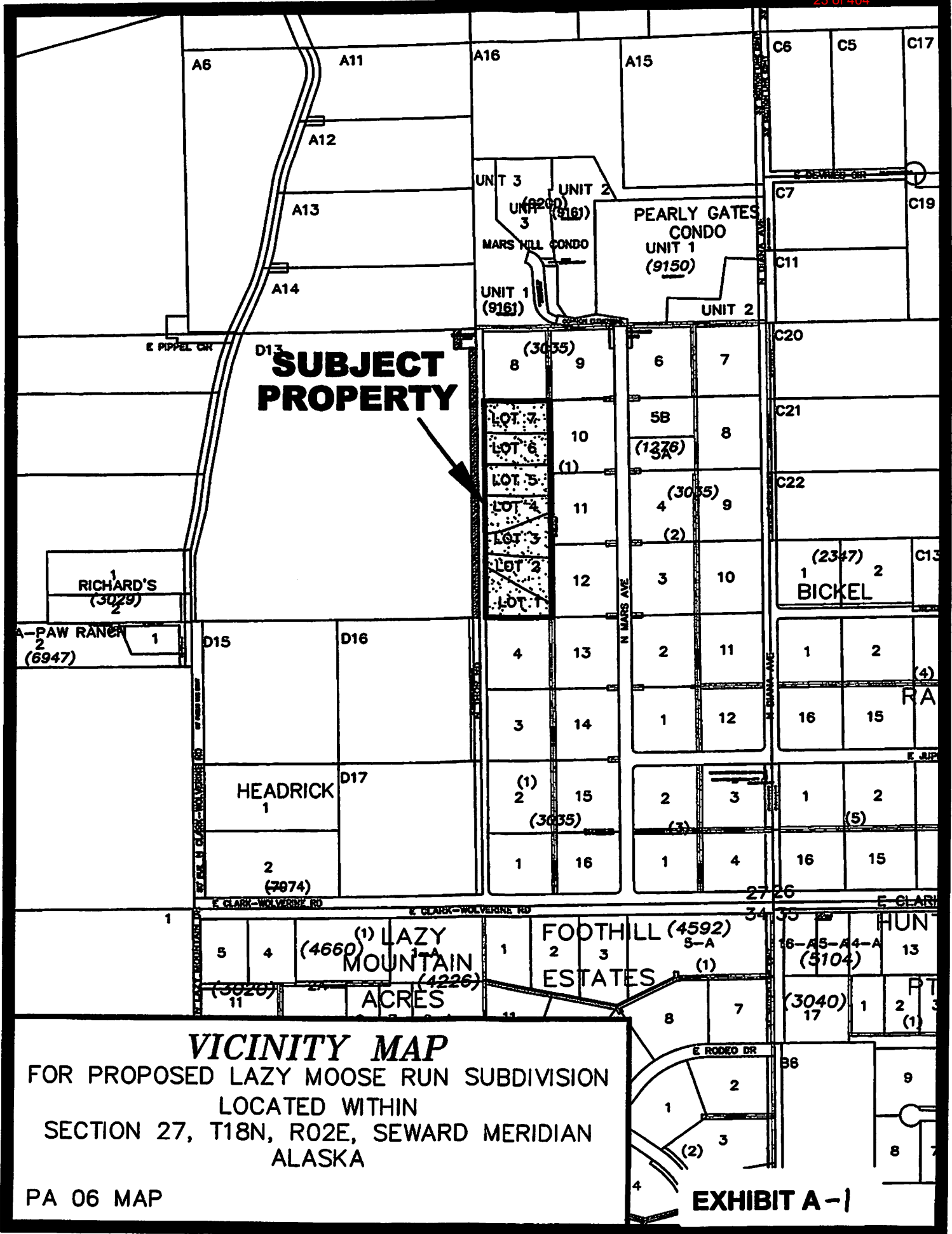
1. The preliminary case of Lazy Moose Run was originally denied by the Platting Board at the May 16, 2024 Platting Board meeting with three findings of fact for denial.
  - 1) Denied the subdivision after substantial public testimony that there is a water table problem.
  - 2) Denied the subdivision after substantial public testimony stating the road is substandard.
  - 3) Denied the subdivision as it violates the Lazy Mountain Comprehensive Plan.
2. A reconsideration request was granted at the June 6, 2024 Platting Board meeting.
3. The Platting Board put forth and passed a motion by unanimous consent to continue Lazy Moose Run to the August 1<sup>st</sup> 2024 Meeting.
4. The plat of Lazy Moose Run is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.

5. A soils report was submitted certifying that all proposed lots meet the minimum area requirements, pursuant to MSB 43.20.281(A)(1).
6. All lots have the required Legal and Physical access per MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, & MSB 43.20.140 Physical Access.
7. The lots have the required frontage pursuant to MSB 43.20.320.
8. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #15 Lazy Mountain; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #19 Lazy Mountain; MSB Community Development, Assessments, or Planning; MEA or MTA.
9. There were no objections from any federal or state agencies, Borough departments, or utilities.
10. At the time the staff report was written, there was one objection received from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Lazy Moose Run, Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:**

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



**SUBJECT PROPERTY**

PEARLY GATES  
CONDO  
UNIT 1  
(9150)

UNIT 3  
UNIT 2  
UNIT 1  
(9161)

(3035)  
8 9  
LOT 7  
LOT 6  
LOT 5  
LOT 4  
LOT 3  
LOT 2  
LOT 1

HEADRICK  
1

D17

2  
(7074)

FOOTHILL (4592)  
ESTATES  
S-A  
(1)

(1) LAZY  
MOUNTAIN  
ACRES  
(4660)  
(1226)

**VICINITY MAP**

FOR PROPOSED LAZY MOOSE RUN SUBDIVISION  
LOCATED WITHIN  
SECTION 27, T18N, R02E, SEWARD MERIDIAN  
ALASKA

PA 06 MAP

EXHIBIT A-1

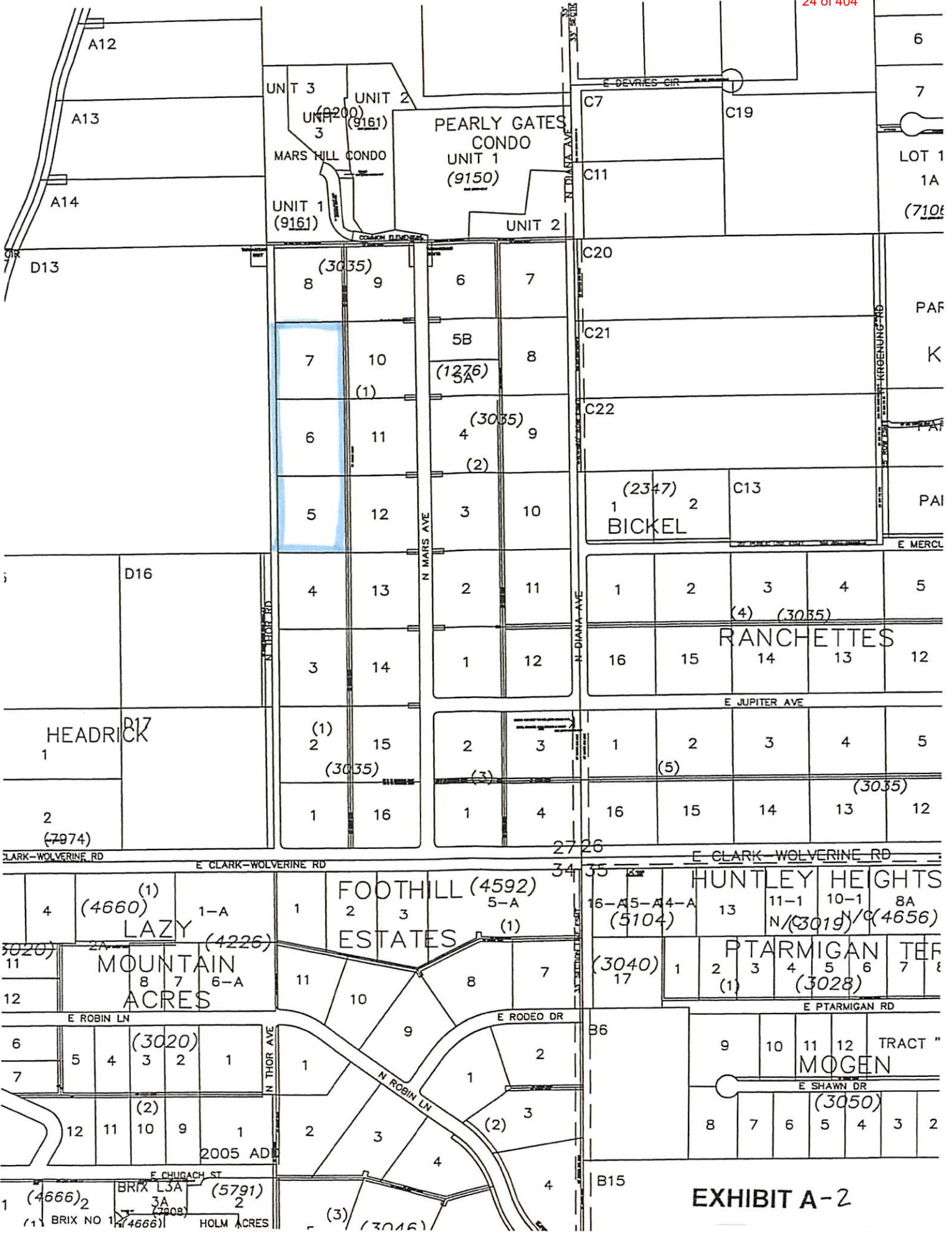


EXHIBIT A-2





N Thor Rd

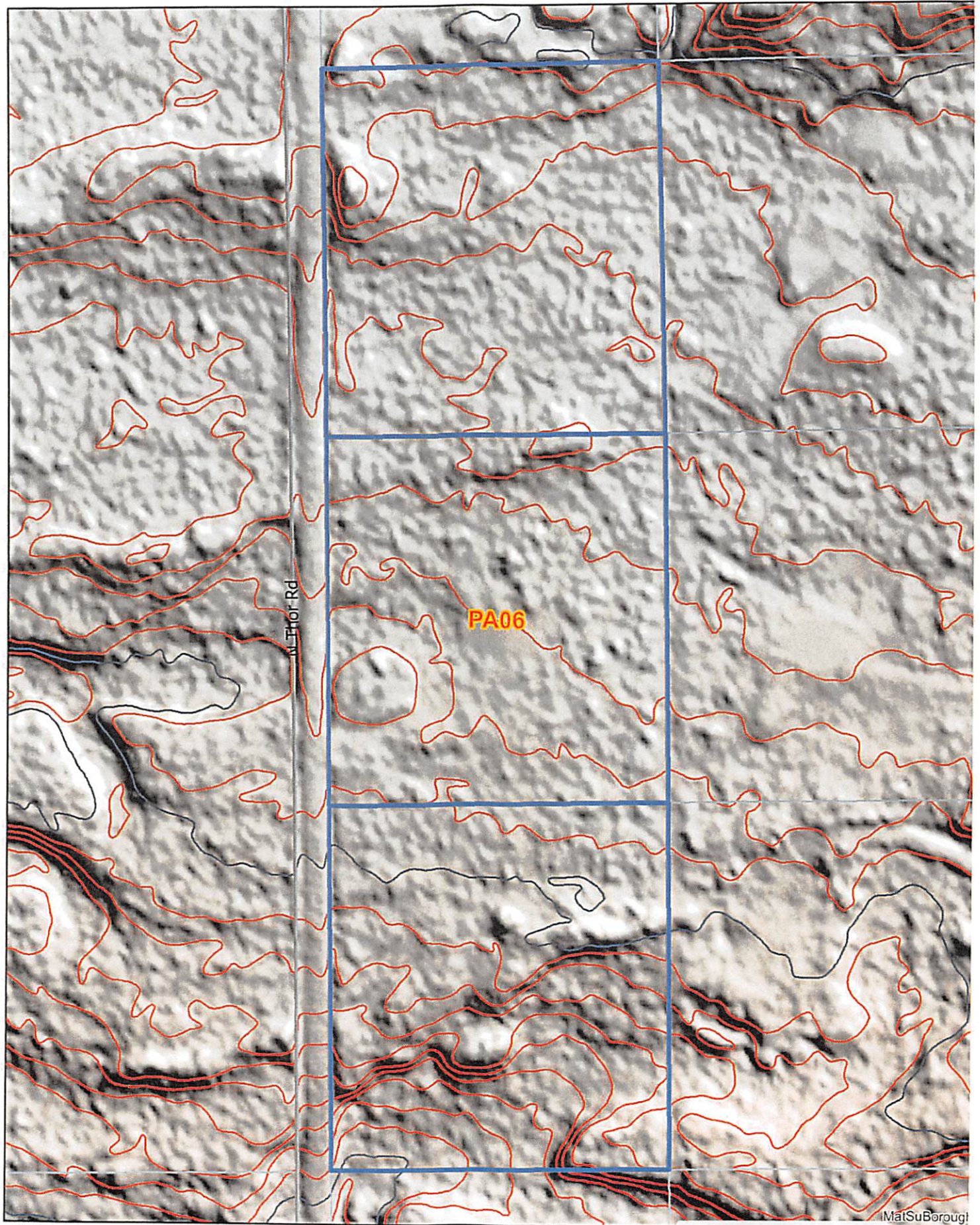
PA06

100 50 0 100 Feet

MatSuBeroug

EXHIBIT A-3





100 50 0 100 Feet

iMatSuBoroug

EXHIBIT A-4



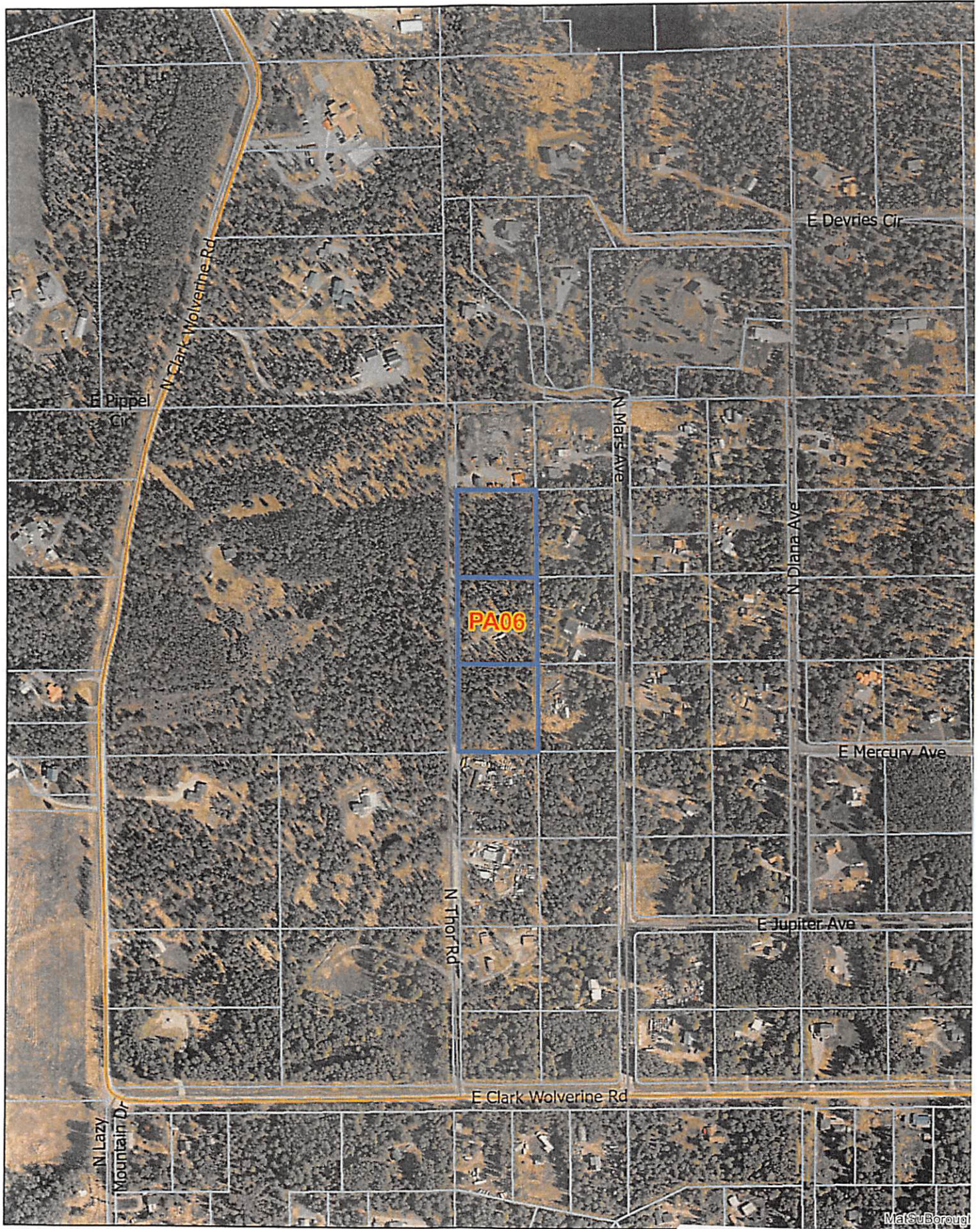


EXHIBIT A-5





# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

February 7, 2024

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

RECEIVED  
FEB 08 2024  
PLATTING

Re: *Lazy Moose Run Subdivision*; Useable Areas, Soils, and Drainage  
HE #23053

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 6 new lots from 3 existing lots totaling 6.9 acres. Our soils evaluation included logging 5 new testholes on the parent parcel, review of adjacent existing soils information, review of the provided topography information, review of multiple aerial images, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a long rectangle east of N. Thor Road, oriented north-south. The parcel generally slopes gently to the south, with the steepest grades near the south end. A few minor areas with steep slopes over 25% were noted and are delineated on the attached map. The total elevation differential indicated from the provided topographical map is approximately 40'.

Soils & Vegetation. The parent parcel contains an existing residence on lot 6 with related outbuildings, clearings, driveways, and utilities. The remainder of the parent parcel exists in an apparent native or near-native state. Existing vegetation within the wooded portion primarily consists of willow, cottonwood, birch and spruce trees. Areas between mature trees are dominated by thick stands of second growth young trees with tall grasses and shrubs throughout. As shown in the drawing, grassy areas, some tussocks and an apparent minor spring pond appear in aerial images of proposed Lot 1, however there is no mapped wetlands. Five new testholes were dug on the parent parcel on 8/23/2023 to evaluate existing soil conditions. Near surface soils encountered in the testholes typically included a thin organic mat over a thick layer of silty loess topsoils which extended down 2.5' to 3'. Receiving soils under the topsoils consisted primarily of relatively dense silty sands and gravels, with the silt content generally decreasing with depth. Soil samples were sieve tested for each logged testhole except #4, which was dug to 11' and used as supplementary groundwater level information only. Sieve tests on samples from testholes 1, 2, 3, & 5 returned results of 31%, 26%, 37%, and 37% percent silt

respectively. The soils were also all assessed as having a low plasticity. A copy of the logs and a testhole location/topography map is attached.

Groundwater. Groundwater was encountered in testholes labeled 1, 2, 3, & 5 at depths of 11', 10', 9', and 11' respectively. Supplementary testhole labeled testhole 4 did not contain groundwater and was dug to 11'. The testholes had been dug prior to our arrival at the site and had ample time to stabilize. Existing testholes to the east are shown on the map; these holes encountered water at 4 to 5 feet. Surface water is evident approximately 100' north of the northwest corner, and 75' northeast of the southeast corner of the project. Despite the presence of groundwater in the four testholes, and the adjacent surface waters, adequate useable septic area will exist on each lot.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to existing water wells, setbacks to surface water, areas with <8' groundwater table, steep areas and lotlines. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to meet the code requirements. Based on the available soils and water table information, topography contours, MSB Title 43 Code definitions, and our observations at the site, *the proposed new lots 1-7 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.*

Roads and Drainage. As no new roads are proposed no formal drainage plan is required. Lots will be accessed by new or existing driveways onto N. Thor Road. General existing drainage patterns are shown on the attached map.

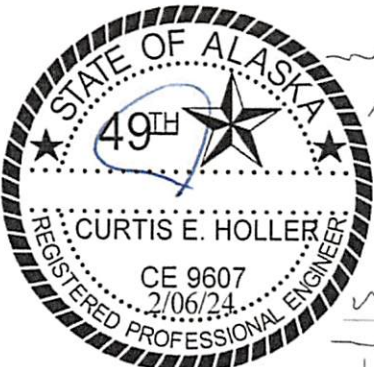
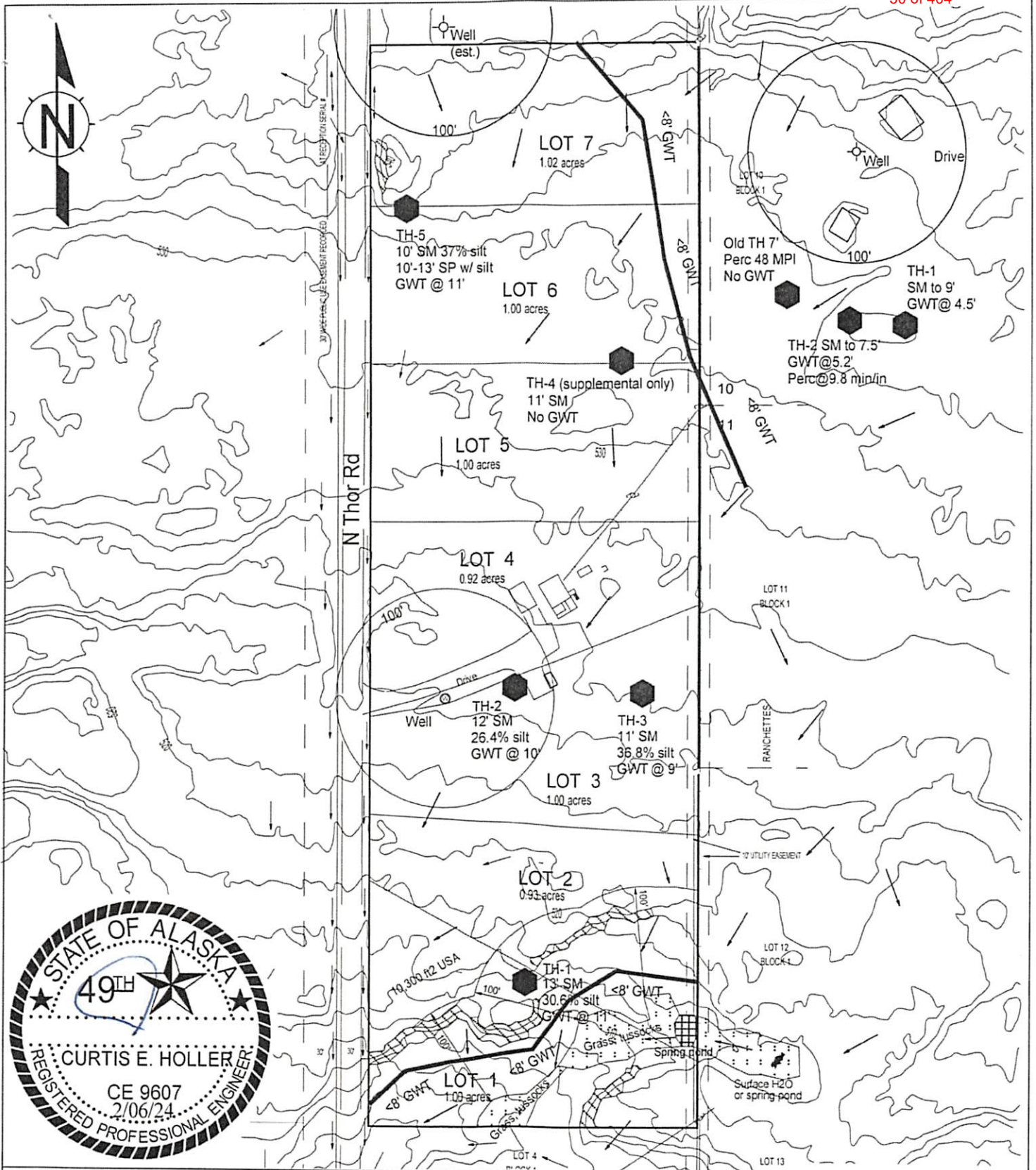
Please do not hesitate to call with any questions you may have.

Sincerely,

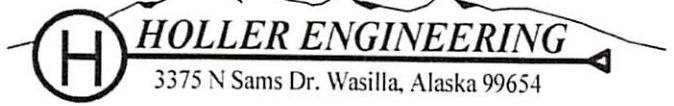
Curtis Holler, PE

c: T. Van Diest, w/attachments





Lazy Moose Run  
Useable Area, Testholes, and Topography Drawing



Job # 23053    Scale: 1" = 120'    Date: 2/06/24

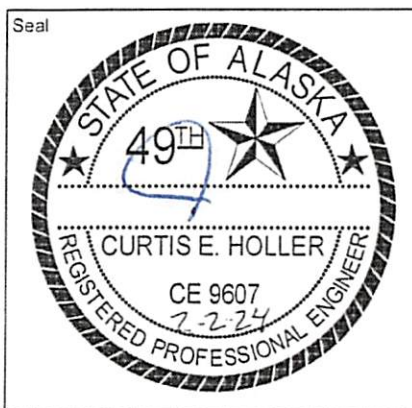
**Notes**

1. Location of some improvements approximate.
2. Base map & contours provided by surveyor.
3. Arrows denote apparent drainage patterns.
4. Testholes located using GP<sup>c</sup>



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

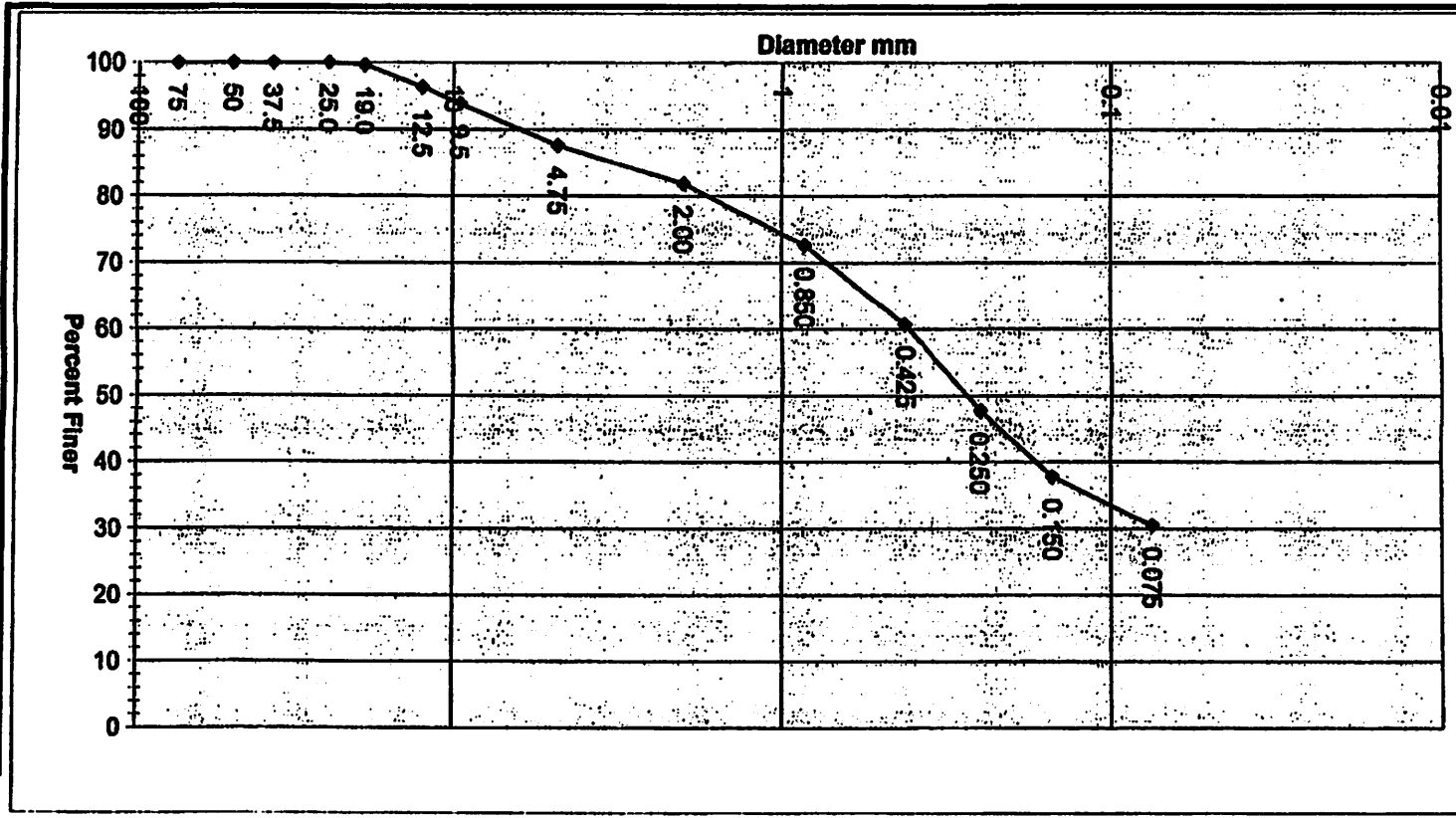
TEST HOLE # 1 of 5  
 Performed For: TOM VAN DIEST  
 Legal Description: LAZY MOOSE SUB PD

Depth, feet	Soil Type	Slope	Site Plan																																																																		
0 - 1	CL																																																																				
1 - 3	SM-ML BROWN LOESS																																																																				
3 - 6	SM w/ GRAVEL		(SEE MAP)																																																																		
6 - 7	CLUE GRAY, DENSE MOST ROCK < 4"																																																																				
7 - 8	FEW TO 10"																																																																				
8 - 9	SLIGHTLY LESS SILT WITH DEPTH																																																																				
9 - 11		WAS GROUNDWATER ENCOUNTERED? <u>YES</u> IF YES, AT WHAT DEPTH? <u>11.0'</u> DEPTH AFTER MONITORING? <u>OPEN + 1 HOUR</u>	Slope																																																																		
11 - 13		<b>PERCOLATION TEST</b> <table border="1"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td></td> <td>N/A</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop		N/A																																																										
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop																																																																
	N/A																																																																				
13 - 14		- PERCOLATION RATE _____ (min/inch)    PERC HOLE DIAMETER _____ - TEST RUN BETWEEN _____ FT AND _____ FT DEPTH - COMMENTS: <u>SEE SIEVE TEST 31% FINES @ 6'</u>																																																																			
14 - 15		- PERFORMED BY: <u>J. WILKINS</u> DATE: <u>8-23-2023</u>																																																																			



# HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY  
2805 N. Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	100
3/4"	19.0	100
1/2"	12.5	96
3/8"	9.5	94
#4	4.75	88
#10	2.00	82
#20	0.850	73
#40	0.425	61
#60	0.250	48
#100	0.150	38
#200	0.075	30.6

Client: Van Diest / Holler Eng

Soil Description: Silty Sand

Project: Thor Rd

Unified Classification: SM

Sample Location: TH #1 @ 6'

Sample appears to have a low PI.

Date: 9/8/2023

Sample Date: 8/23/2023

Proj. no: 23070

EXHIBIT B-5





# HOLLER ENGINEERING

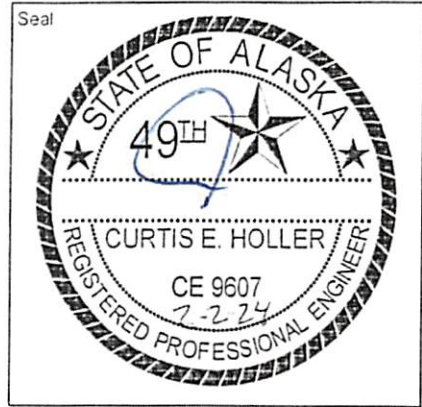
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

## SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 5

Performed For: TOM VAN DIEST

Legal Description: LAZY MOOSE SUB PD



Depth, feet. Soil Type

0-1	CL
1-3	SM-ML BROWN LOESS
3-4	
4-5	SM-GM
5-6	TO
6-7	SM w/ GRAVEL
7-8	MOST ROCK < 4"
8-9	Few to 12"
9-10	DENSE
10-11	
11-12	
12-13	
13-14	
14-15	
15-16	
16-17	
17-18	
18-19	
19-20	
20-21	
21-22	

GRAB SAMPLE

GWT  
▽  
=

Slope

Site Plan  
  
(SEE MAP)  
  
↑  
N  
↓

WAS GROUNDWATER ENCOUNTERED? YES

IF YES, AT WHAT DEPTH? 10.0

DEPTH AFTER MONITORING? OPEN + 1 HOUR

Slope

### PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A				

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

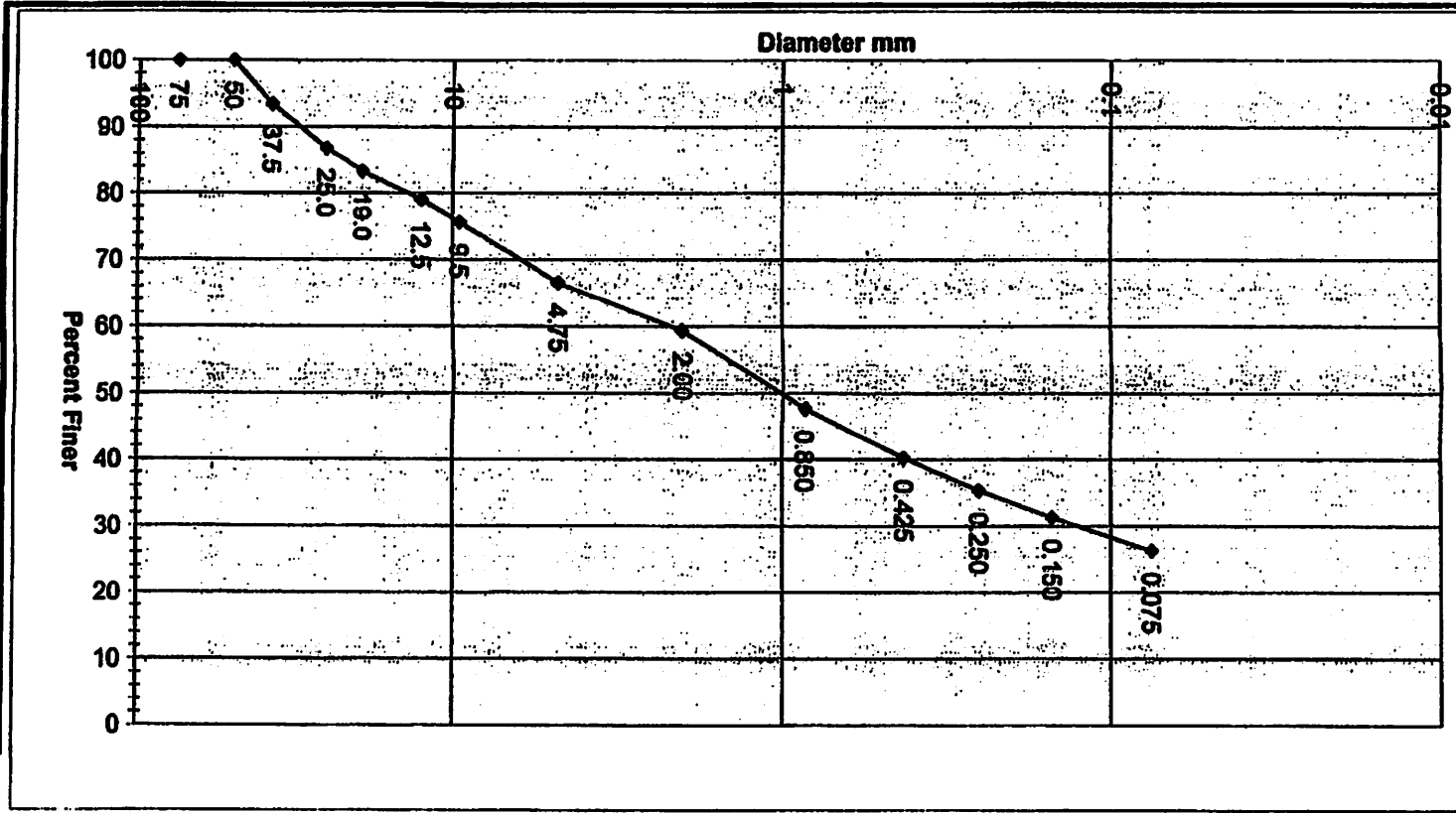
- COMMENTS: SEE SIEVE TEST 26% FINES @ 5'

- PERFORMED BY J. WILKINS DATE 8-23-2023



# HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY  
2605 N. Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	93
1"	25.0	87
3/4"	19.0	83
1/2"	12.5	79
3/8"	9.5	76
#4	4.75	67
#10	2.00	59
#20	0.850	48
#40	0.425	40
#60	0.250	35
#100	0.150	31
#200	0.075	26.4

Client: Van Diest / Holler Eng

Soil Description: Silty Sand with Gravel

Project: Thor Rd

Unified Classification: SM

Sample Location: TH #2 @ 5'

Sample appears to have a very low PI.

Date: 9/8/2023

Sample Date: 8/23/2023

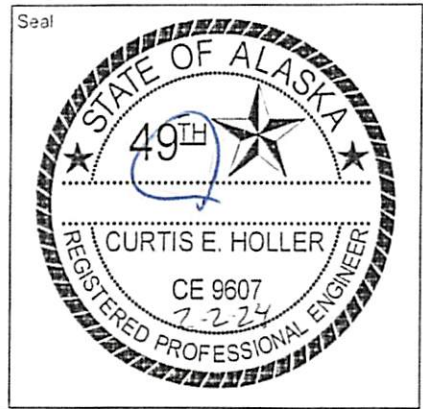
Proj. no: 23070

EXHIBIT B-7



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 5

Performed For: TOM VAN DIEST

Legal Description: LAZY MOOSE SUB PD

Depth, feet	Soil Type
0 - 1	CL
1 - 3	SM-ML BRN W/ LESS
3 - 5	SM W/ GRAVEL
5 - 6	CLAYE GRAY
6 - 7	Rock to 4" Few to 10"
7 - 8	
8 - 9	
9 - 10	
10 - 11	
11 - 12	
12 - 13	
13 - 14	
14 - 15	
15 - 16	
16 - 17	
17 - 18	
18 - 19	
19 - 20	
20 - 21	
21 - 22	

GRAB SAMPLE

SEEPS  
▽

Slope

Site Plan  
  
(SEE MAP)

↑  
N  
↓

WAS GROUNDWATER ENCOUNTERED? YES  
IF YES, AT WHAT DEPTH? SEEPS PAST 9'  
DEPTH AFTER MONITORING? OPEN + 1 HOUR

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	<u>N/A</u>				

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

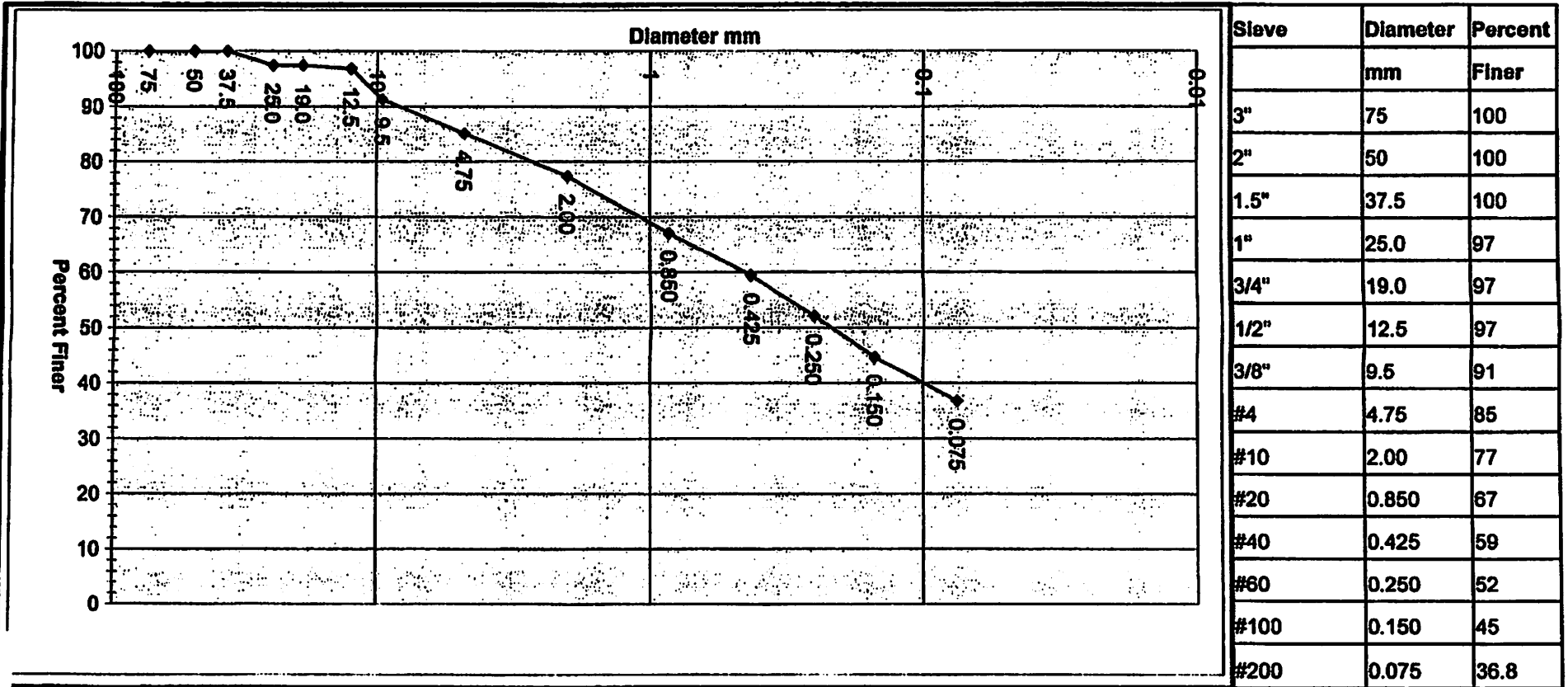
- COMMENTS: SEE SIEVE TEST 37% FINES @ 5'

- PERFORMED BY: J. WILKINS DATE: 8-23-2023



# HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY  
2605 N. Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net



Client: Van Diest / Holler Eng

Soil Description: Silty Sand with Gravel

Project: Thor Rd

Unified Classification: SM

Sample Location: TH #3 @ 5'

Sample appears to have a very low PI.

Date: 9/8/2023

Sample Date: 8/23/2023

Proj. no: 23070

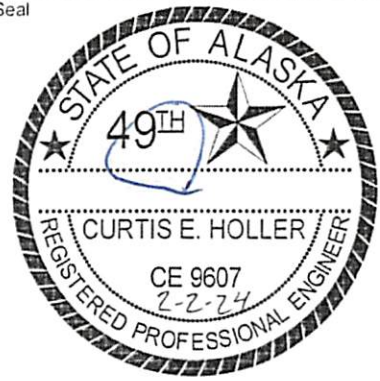
EXHIBIT B-7



# HOLLER ENGINEERING

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

Seal



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 5  
 Performed For: TCM VAN DIEST  
 Legal Description: LAZY MOOSE SUB 015

Depth, feet	Soil Type	Slope	Site Plan
1	OL	Slope	Site Plan  (SEE MAP)  ↑ N ↓
2	SM-ML Brown		
3			
4	SM-GM		
5	CLAYE GRAPE		
6	MOST ROCK 24"		
7	Few to 10"		
8	LESS SILT		
9	W.HT DEPTH		
10			
11	NO GWT/NO SEEP		

WAS GROUNDWATER ENCOUNTERED? NO

IF YES, AT WHAT DEPTH? \_\_\_\_\_

DEPTH AFTER MONITORING? OPEN + 1 HOUR

Slope

### PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A				

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN 7 FT AND \_\_\_\_\_ FT DEPTH

- COMMENTS: THIS TH CONSIDERED SUPPLEMENTAL INFO

- PERFORMED BY: J. WILKINS DATE: 8-23-2023



# HOLLER ENGINEERING

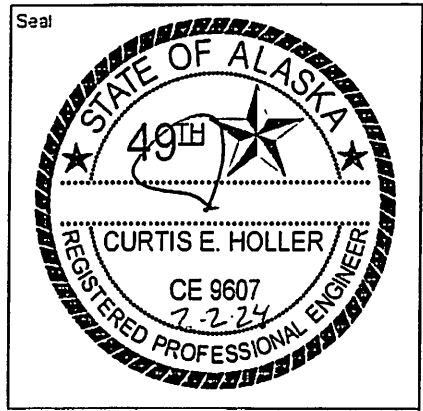
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

## SOILS LOG / PERCOLATION TEST

TEST HOLE # 5 of 5

Performed For: TOM VAN DIEST

Legal Description: LAZY MOOSE SUB DIV



Depth, feet	Soil Type
0 - 1	OL
1 - 3	SM-ML BRN W/ LESS TO YELLOW
3 - 4	SM W/ GRAVEL
4 - 6	VARIES TO SP W/ SILT & GRAVEL
6 - 7	Rock to 4", few 8"
7 - 8	CLAY GRAY
8 - 11	SP
11 - 13	CLEAN SANDS
13 - 22	

Slope

Site Plan  
N  
(SEE MAP)

WAS GROUNDWATER ENCOUNTERED? YES  
IF YES, AT WHAT DEPTH? 11.0  
DEPTH AFTER MONITORING? OPEN + 1 HOUR

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A				

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

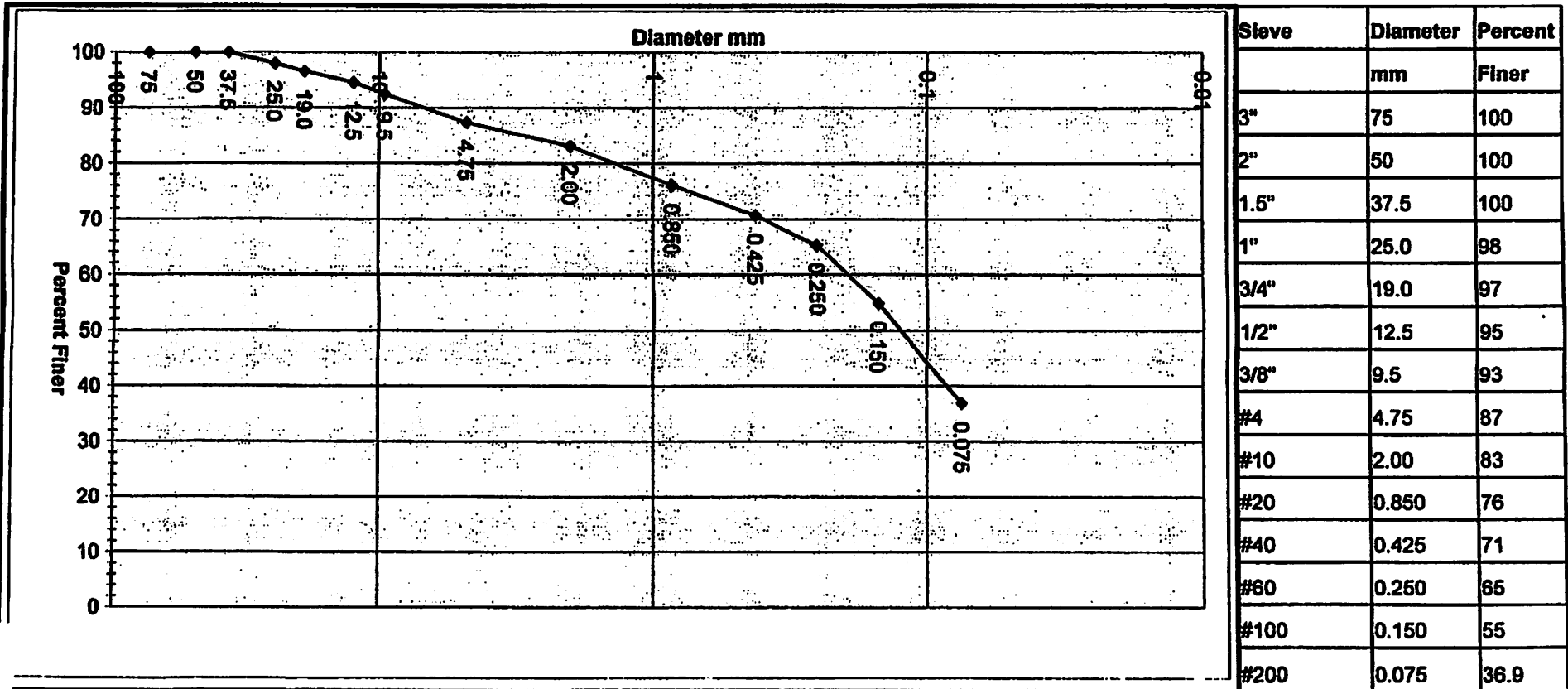
- COMMENTS: SEE SIEVE TEST 37% FINER @ 6'

- PERFORMED BY J. WILKINS DATE 8-23-2023



# HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY  
2605 N. Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721  
e-mail: mhpe@ntonline.net



Client: Van Diest / Holler Eng

Soil Description: Silty Sand

Project: Thor Rd

Unified Classification: SM

Sample Location: TH #5 @ 6'

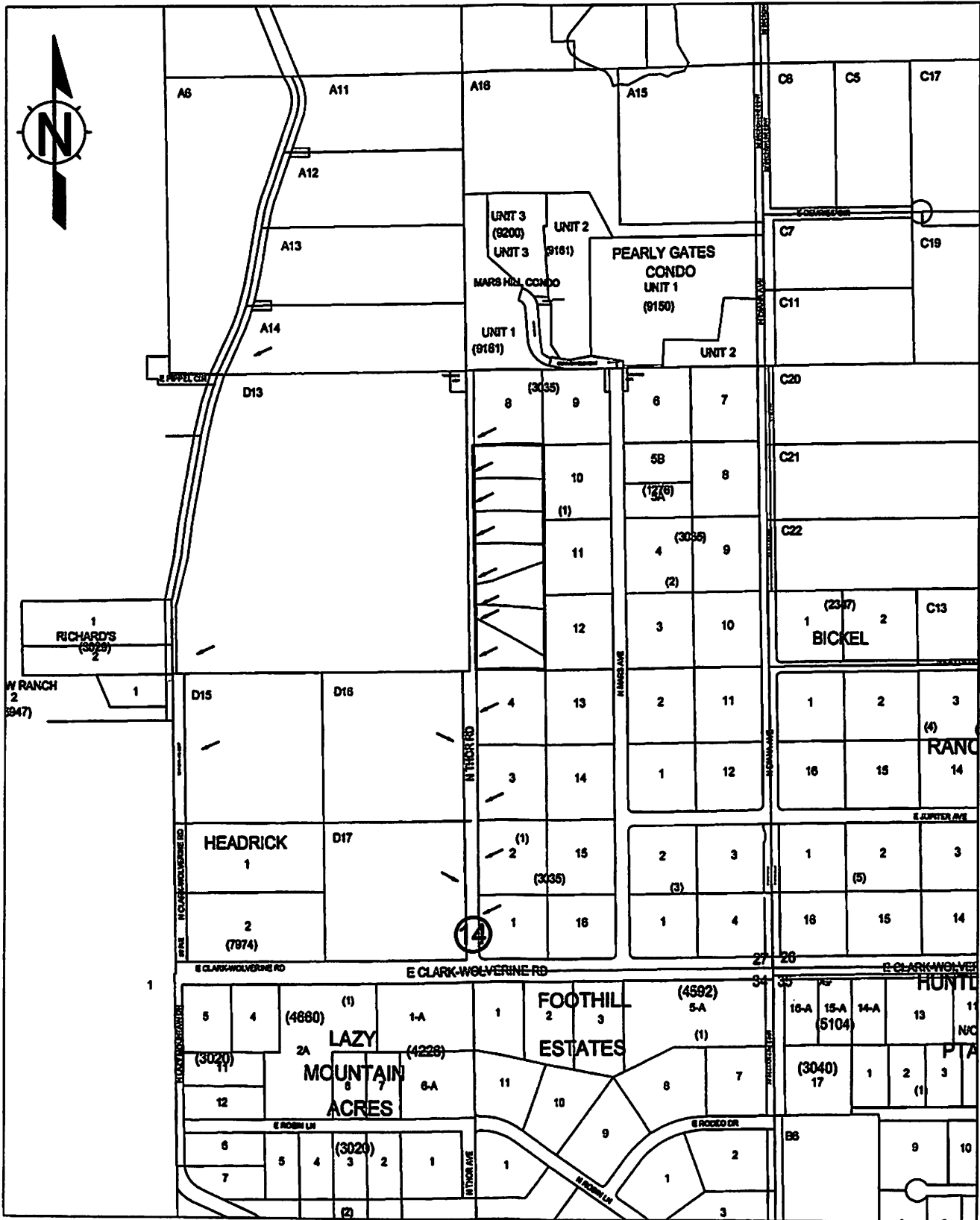
Sample appears to have a very low PI.

Date: 9/8/2023

Sample Date: 8/23/2023

Proj. no: 23070

EXHIBIT B-12



Lazy Moose Run Traffic Analysis/ Lot Count Map - Feb 2024

**EXHIBIT C**





# MATANUSKA-SUSITNA BOROUGH

## Platting Division

350 East Dahlia Avenue • Palmer AK 99645  
Phone (907) 861-7874 • Email: platting@matsugov.us

### PLATTING BOARD ACTION LETTER

May 20, 2024

Thomas & Megan Van Diest  
17360 Huntley Road  
Palmer, AK 99645

Case #: 2024-048

Case Name: LAZY MOOSE RUN

Action taken by the Platting Board on May 16, 2024, is as follows:

THE PRELIMINARY PLAT FOR LAZY MOOSE RUN WAS DENIED. FINDINGS OF FACT SUPPORTING THIS DECISION ARE ALSO INCLUDED.

ALL DECISIONS OF APPROVAL OR DISAPPROVAL BY THE PLATTING AUTHORITY SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39.

Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Mr. Fred Wagner, PLS  
Platting Officer

kk

cc: Keystone Surveying & Mapping  
PO Box 2216  
Palmer, AK 99645

Holler Engineering  
HC 32, Box 3380  
Wasilla, AK 99654

**FINDINGS OF FACT FOR DENIAL**

1. Denied the subdivision after substantial public testimony that there is a water table problem.
2. Denied the subdivision after substantial public testimony stating the road is substandard.
3. Denied the subdivision as it violates the Lazy Mountain Comprehensive Plan.

## Matthew Goddard

---

**From:** Marye, Tyler J CIV USARMY CEPOA (USA) <Tyler.J.Marye@usace.army.mil>  
**Sent:** Monday, June 10, 2024 5:18 PM  
**To:** Matthew Goddard  
**Subject:** RFC Lazy Moose Run (MG)

Good afternoon Matthew-

Hope you had a good weekend. The Corps of Engineers (Corps) does not have any specific comments regarding the proposed Lazy Moose Run subdivision. However, it appears regulated waters of the U.S. likely occur on the property and future work may require Corps authorization.

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

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

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

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

Future actions are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and they will be assigned a project manager to assist you. Contact our main line if there are any questions or concerns at 907-753-2712.

Best regards,

Tyler Marye  
Project Manager  
Regulatory Division  
US Army Corps of Engineers, Alaska District  
907.753.5778



Streamline the permitting process with the  
**Regulatory Request System (RRS)** — your new  
online platform for permit applications.

[rrs.usace.army.mil](http://rrs.usace.army.mil)

## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Tuesday, June 18, 2024 4:14 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Lazy Moose Run (MG)

Matthew,

PD&Es review of the soils report finds no disagreement with the Engineer's findings. Per 43.20.281, the seasonal high-water table is required to be determined between May 1<sup>st</sup> and October 30<sup>th</sup>. The soils exploration was conducted in August 2023, which should be a good representation of the seasonal high ground water table in this area.

Thor Road is currently owned and maintained by the Borough. As such, any upgrades or repairs to Thor Road are the responsibility of the Road Service Area. If there are concerns about the current condition of Thor Road, they should be brought to the attention of RSA 26. Thor Road is classified as a local/residential road, which can provide access for up to 40 lots per the 2022 SCM. The proposed subdivision is adding four lots, which is well within the capacity of a residential road. Any future developments on Thor Road will be reviewed at that time.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, June 7, 2024 12:13 PM  
**To:** regpagemaster@usace.army.mil; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; loori1991@gmail.com; nmyount@anthc.org; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; timhaledistrict1@gmail.com; Land Management <Land.Management@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Lazy Moose Run (MG)

Hello,

The following link is a request for comments on the proposed Lazy Moose Run subdivision. This case is being brought back to the Platting Board for reconsideration. Please ensure all comments have been submitted by June 24, 2024, so they can be incorporated in the staff report that will be presented to the Platting Board.

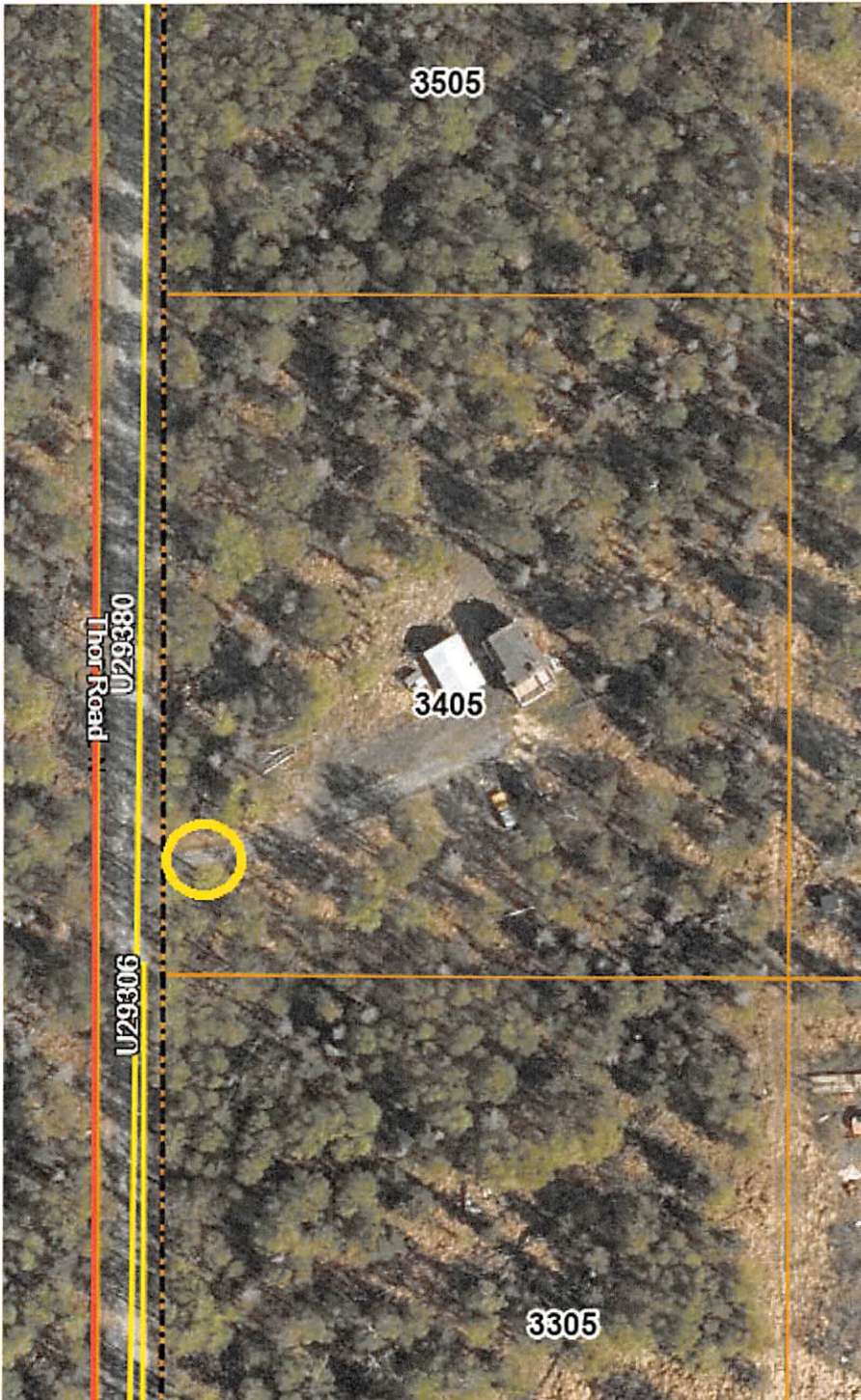
[Lazy Moose Run](#)

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Monday, June 10, 2024 9:35 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Lazy Moose Run (MG)

They'll need to apply for a driveway here:



No other comments.

**Brandon Tucker**

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

---

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

**Sent:** Friday, June 7, 2024 12:13 PM

**To:** regpagemaster@usace.army.mil; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; loori1991@gmail.com; nmyount@anthc.org; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; timhaledistrict1@gmail.com; Land Management <Land.Management@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop

**Subject:** RFC Lazy Moose Run (MG)

Hello,

The following link is a request for comments on the proposed Lazy Moose Run subdivision. This case is being brought back to the Platting Board for reconsideration.

Please ensure all comments have been submitted by June 24, 2024, so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Lazy Moose Run](#)

Feel free to contact me if you have any questions.

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



**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.

- **LAZY MOOSE RUN**  
**(MSB Case # 2024-048)**

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 black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

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

EXHIBIT H - 2

**CERTIFICATE OF OWNERSHIP & DEDICATION**

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ACCEPT THE PLAN OF SUBDIVISION BY OUR FREE CONSENT, BELIEVING THE RIGHTS SET-OUT TO THE MATANOKSA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MATANOKSA - SUSTINA BOROUGH WATER RESOLUTION SERIAL #2000-009 FROM RECORDED IN BOOK 1067 AT PAGE 186

WE HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 2020 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OF RESUBDIVISION, HEREON HAVE BEEN PAID.

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SHOWN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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

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

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANOKSA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ AND THAT DATED: \_\_\_\_\_ AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR  
 ATTEST: \_\_\_\_\_ PLATTING CLERK

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 2020 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OF RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_ BOROUGHS TAX COLLECTION OFFICIAL

**NOTES**

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- BASES OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE 1/4 CORNER SECTIONS 27 & 34 STATE PLANE COORDINATES IN METERS - SPC (100M, 40) NORTHING: 244288.624 EASTING: 518183.24
- 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.E.'S AND P.A.C.'S UNLESS NOTED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWER DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- EASEMENTS OF RECORD NOT PLOTTED HEREON:
  - a) MEA EASEMENT RECORDED SEPTEMBER 29, 1981 IN BOOK 38 AT PAGE 121

**LEGEND**

- FOUND 2-1/2" ALUMINUM CAP AS SHOWN AND DESCRIBED
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR WITH PLASTIC CAP AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR

(T) TOTAL DIMENSION  
 W/D DETAIL - NOT TO SCALE  
 — SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

METRIC  
 1:1250

**SCALE**  
 1 INCH = 60 FEET

**RECEIVED**  
 August 23, 2024  
**Agenda Copy**  
**PLATTING**

**A PLAT OF  
 LAZY MOOSE RUN**  
 A SUBDIVISION OF LOTS 5, 6 AND 7, BLOCK 1  
 RAINCHETTES, PLAT #77-64  
 WITHIN THE  
 E1/2 SE1/4 SECTION 27, T. 18 N., R. 2 E.  
 SEWARD MERIDIAN, ALASKA  
 PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA  
 CONTAINING 6.89 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
 GARY LORUSSO, PROFESSIONAL LAND SURVEYOR  
 ALASKA BUSINESS LICENSE #18416  
 MAILING ADDRESS: P.O. BOX 2716 • PALMER, ALASKA 99645  
 PHYSICAL ADDRESS: 3635 N. WISTA CIRCLE • PALMER, ALASKA 99645  
 PHONE: (907) 376-1811

**DRAWN BY:** JKL/PLM  
**CHECKED BY:** CLM

**DATE:** 2/7/24  
**SCALE:** 1 INCH = 100 FEET

**DRAWING:** 2024-5/LazyMoose  
**SHEET 1 OF 1**



**SURVEYOR'S CERTIFICATE**

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

2330-S GARY LORUSSO  
 REGISTERED LAND SURVEYOR



## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, June 18, 2024 10:11 AM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Lazy Moose Run (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:** Friday, June 7, 2024 12:13 PM  
**To:** regpagemaster@usace.army.mil; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; loori1991@gmail.com; nmyount@anthc.org; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; timhaldistrict1@gmail.com; Land Management <Land.Management@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Lazy Moose Run (MG)

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

Hello,

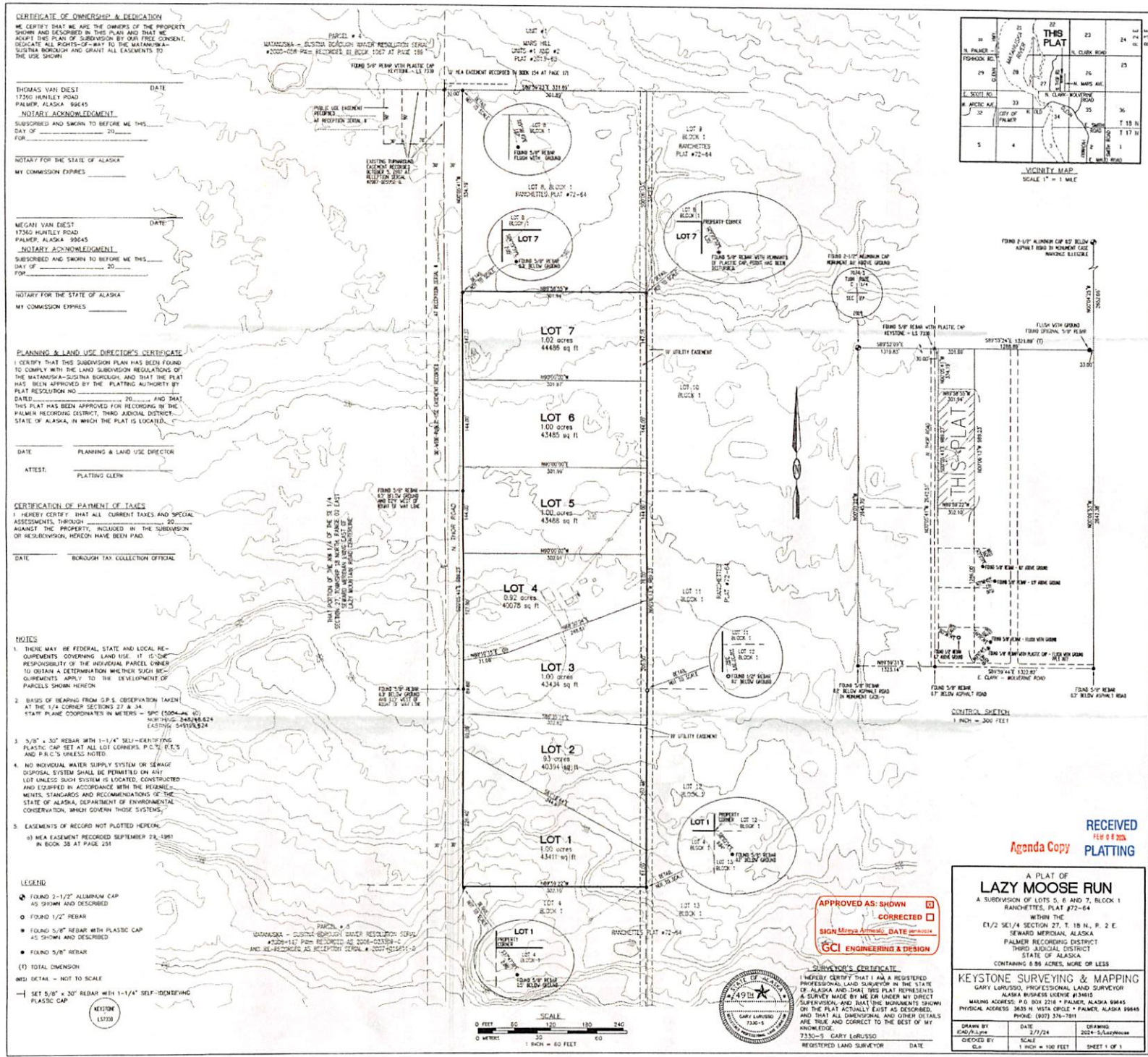
The following link is a request for comments on the proposed Lazy Moose Run subdivision. This case is being brought back to the Platting Board for reconsideration.

Please ensure all comments have been submitted by June 24, 2024, so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Lazy Moose Run](#)

Feel free to contact me if you have any questions.

Thank you,  
Matthew Goddard



**CERTIFICATE OF OWNERSHIP & DEDICATION**  
WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEARBY DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

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

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

**MEGAN VAN DEEST**  
DATE: \_\_\_\_\_  
17360 HUNTLEY ROAD  
PALMER, ALASKA 99645  
**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF \_\_\_\_\_ 20\_\_\_\_  
FOR \_\_\_\_\_

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

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_  
DATE: \_\_\_\_\_ AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE: \_\_\_\_\_  
PLANNING & LAND USE DIRECTOR  
ATTEST: \_\_\_\_\_  
PLATTING CLERK

**CERTIFICATION 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.  
DATE: \_\_\_\_\_  
BOROUGH TAX COLLECTION OFFICIAL

- NOTES**
- 1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS COVERING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
  - 2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE 1/4 CORNER SECTIONS 27 & 34, NORTHING: 24856824, EASTING: 54910824.
  - 3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, E.C.'S AND P.C.'S UNLESS NOTED.
  - 4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REGULATIONS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
  - 5. EASEMENTS OF RECORD NOT PLOTTED HEREON.  
a) NEA EASEMENT RECORDED SEPTEMBER 24, 1987 IN BOOK 28 AT PAGE 251

- LEGEND**
- FOUND 2-1/2" ALUMINUM CAP AS SHOWN AND DESCRIBED
  - FOUND 1/2" REBAR
  - FOUND 5/8" REBAR WITH PLASTIC CAP AS SHOWN AND DESCRIBED
  - FOUND 5/8" REBAR
  - (T) TOTAL DIMENSION
  - W&D DETAIL - NOT TO SCALE
  - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

**APPROVED AS SHOWN**   
**CORRECTED**   
**Sign Meters, Arrows, DATE**   
**ECI ENGINEERING & DESIGN**

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
7330-5 GARY LORUSSO  
REGISTERED LAND SURVEYOR DATE \_\_\_\_\_

RECEIVED  
Agenda Copy  
FEB 9 2024  
PLATTING

A PLAT OF  
**LAZY MOOSE RUN**  
A SUBDIVISION OF LOTS 5, 6 AND 7, BLOCK 1  
RANCHETTES, PLAT #72-64  
WITHIN THE  
E1/2 SEC 1/4 SECTION 27, T. 18 N., R. 2 E.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 8.88 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
GARY LORUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #28483  
MAILING ADDRESS: P.O. BOX 2218 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3635 N. VISTA DRIVE • PALMER, ALASKA 99645  
PHONE: (907) 336-7881  
DRAWN BY: GLO  
CHECKED BY: GLO  
DATE: 2/7/24  
SCALE: 1" = 100 FEET  
DRAWING: 2024-SLSM0004  
SHEET 1 OF 1

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

RECEIVED  
APR 29 2024  
PLATTING

9161000U001 25  
NIELSEN BENJAMIN JOHN CLYDE  
NIELSEN SOMMER DAWN 3566 N MARS AVE  
PALMER, AK 99645

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: THOMAS & MEGAN VAN DIEST**

**REQUEST:** The request is to create 7 lots from Lots 5, 6, and 7, Ranchettes, Plat #76-64, to be known as **LAZY MOOSE RUN**, containing 6.86 acres +/- . The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and directly east of N. Thor Road (Tax ID #3035B01L005 / L006 / L007); within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **May 16, 2024**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

[ ] No Objection [  ] Objection [ ] Concern

Name: Ben & Sommer Nielsen Address: 3566 N Mars Ave

Comments: Ranchettes were made with the units size to intentionally maintain privacy and space. This subdivision goes against that purpose. The increased activity will only increase problems of traffic and unsavory activity already experienced by neighbors due to a dead end road. Already we experience regular traffic and people attempting to access our private property from the end of Thor. Upgrading and increasing a parking area here, doubling

Case # 2024-048 MG

Note: Vicinity map Located on Reverse Side

the # of lots + exposure via more homes or rentals will undoubtedly increase that problem.

**EXHIBIT I-1**

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

**RECEIVED**  
MAY 09 2024  
**PLATTING**

9161000U002 28  
NIELSEN NATHANAEL H  
NIELSEN LAURIE D3580 N MARS AVE  
PALMER, AK 99645

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: THOMAS & MEGAN VAN DIEST**

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[ ] No Objection [X] Objection [ ] Concern

Name: Nathanael Nielsen Address: 3580 N Mars Ave, Palmer AK 99645

Comments: This sets a new precedent for the area. The wet land will not support septic well for smaller lots. This also circumvents borough subdivision requirements for expanding the road to 60' wide. The partial easement proposed is NOT a road & connects to nothing.

Case # 2024-048 MG

Note: Vicinity map Located on Revers.

HANDOUT #

**EXHIBIT I-2**

**MEETING DATE: MAY 16, 2024**

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

RECEIVED  
MAY 10 2024  
PLATTING

3035B01L011 12  
FOLCIK NEIL J & CHARITY B  
2005 N BYERS CIR  
PALMER, AK 99645-8609

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: THOMAS & MEGAN VAN DIEST**

**REQUEST:** The request is to create 7 lots from Lots 5, 6, and 7, Ranchettes, Plat #76-64, to be known as **LAZY MOOSE RUN**, containing 6.86 acres +/- . The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and directly east of N. Thor Road (Tax ID #3035B01L005 / L006 / L007); within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1.

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[ ] No Objection [X] Objection [ ] Concern

Name: Neil Folcik Address: 3400 N Mars Ave

Comments: ~~at~~ Ranchettes subdivision was created with 2 acre residential lots for a reason. The two acre lot size provides the privacy that all of us residents enjoy and is the primary reason we live in the area. If we wanted sub acre lots and close neighbors we would live in the municipality of Palmer.

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

RECEIVED  
MAY 13 2024  
PLATTING

3035B01L015 16  
SALLISON WILLIE & CHARLOTTE TRES  
SALLISON FAM TR3100 N MARS AVE  
PALMER, AK 99645-8724

**NOTIFICATION OF PUBLIC HEARING**

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

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**REQUEST:** The request is to create 7 lots from Lots 5, 6, and 7, Ranchettes, Plat #76-64, to be known as **LAZY MOOSE RUN**, containing 6.86 acres +/- . The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and directly east of N. Thor Road (Tax ID #3035B01L005 / L006 / L007); within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1.

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[ ] No Objection [ ] Objection [X] Concern

Name: Charlotte Sallison Address: 3100 N Mars Ave. Palmer AK 99645

Comments: Since we have had trouble with our water well and now again this year with our septic, yes, I have real concerns

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

**RECEIVED**  
MAY 14 2024  
**PLATTING**

1276B02L005B 52  
LARRABEE PATRICK W& HEIDI  
PO BOX 4691  
PALMER, AK 99645-4691

**NOTIFICATION OF PUBLIC HEARING**

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[ ] No Objection [ ] Objection  Concern

Name: Pat Larrabee Address: 3505 N Mars Ave

Comments: Remove from sub-division

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

«Tax\_ID» «No»  
«Name\_1»  
«Name\_2»  
«Address\_1»  
«Address\_2»

**NOTIFICATION OF PUBLIC HEARING**

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[ ] No Objection [X] Objection [X] Concern

Name: Shelly Nielsen Address: 3572 N. Mars Ave, Palmer,

Comments: AT 99645

See attached papers  
+ photos also

(Photos are for both  
these objections + Thor Rd.  
addition PUE objections.



(Shelly) Objections and Concerns to proposed Lazy Moose Run Subdivision:

And Objections to Thor Rd Easement and expansion included also: Attached photos to be shared.

1. This proposal goes against the 2008 Mat Su Borough planning commission's Lazy Mountain Comprehensive Plan. Especially the "maintaining the rural character of Lazy Mountain" including maintaining quiet nature, privacy, and agricultural characteristics, as well as discouraging an increase in population density. Not only does the proposed subdivision go against this ordinance, but it also sets a devastating precedence. I think it is shameful that the Borough seems to be ignoring the ordinance and not advising different counsel to those proposing further subdividing of already "minimal" lots. I also think it is shameful that realtors in the area seem either unaware or indifferent to the ordinance when guiding their clients.
2. The terrain of the Lazy Mountain area is not conducive to absorbing Palmer's urban sprawl. It is notorious for ground water issues, septic issues, and unpredictable well drilling results. If an aquifer is found, there's no telling if it is big enough for multiple neighbors to tap into. (Our son had to drill 2 wells not far from this proposal.) Each lot needs to have enough usable space for septic and well presently and in the future. One acre or less does not provide this assurance.
3. I was told the newly proposed Lazy Moose Run passed the percolation tests; I believe last August. I think it should need to pass in more months of the year! We have found water 4 feet down on our property many months out of the year. Yet it was also not easy finding well water. I took lots of pictures along Thor and Mars Ave showing very wet ground. (SEE attached physical hard copy). I have walked across several local lots during a dry summer month and still sunk into water over my ankles in what appeared to be dry level ground. Our 10 acres originally had dry perk holes, yet 2 out of 3 septic systems are mounded (Gravel all had to be brought in). We had to go back and double the leach sand for another. We also had to add and then further extend a French Drain around our house. We know multiple neighbors who had to add sump pumps for their houses. We purposely built on slab to avoid the problems we've seen in the neighborhood. We had to bring in all the needed gravel to do this.
4. The current roads in the Ranchettes area of this subdivision are sub-par. There are seasonally wet sections full of very muddy heaving. A while back I was pleased to hear that there'd be improvements made to Mars Ave. I was subsequently disappointed when improvements only included a very, very short section of the road from Clark Wolverine to Jupiter. If money is so scarce, why should Thor be expanded to benefit just a few owners? The Butlers already have access to their property from Clark-Wolverine Road and Thor Rd. If they want to subdivide in the future, they can punch their own road in off Clark-Wolverine. We hope future plans respect the existing Lazy Mountain Comprehensive Plan. Ranchette subdivision roads are not adequate for increased population density. Besides mud issues, when there is a rare dry spell in the summertime the dust kicked up into residents' yards is unbearably thick. No one with asthma can enjoy their own 2+ acre yard.

5. We bought and built in this area because there was a minimum of 2+ acre lots in the Ranchettes for less population density and space for a couple of animals. We were told that we could not subdivide our 10 acres into anything under 2 acres. So why is this new proposal even being considered? It doesn't sound equal.
6. I don't see how it is legal for the original plan and intent of the Ranchettes Subdivision lots to be 2+ acres can be disregarded. It is certainly unethical treatment to the existing neighbors.
7. The Borough needs to uphold the 2008 Borough Planning Commission and Lazy Mountain Community Council's adopted Lazy Mountain Comprehensive Plan. Not to do so erodes all trust in our local Mat-Su Borough government.
8. I quote from John Nielsen: "In 2008 the Borough planning commission and Lazy Mountain Community Council finalized and adopted the Lazy Mountain Comprehensive Plan. This plan was the result of extensive research and was consistent with the wishes of most all residents. On page 1 it reads: BE IT ENACTED (in caps): Section 1: Classification (underlined). This ordinance is of a general and permanent nature and shall become a part of the borough code. Under Comprehensive Plan Goals, there are six emphases, more than can be listed here, but "maintaining the rural character of Lazy Mountain" along with conserving open space, forested, quiet nature, privacy and agricultural characteristics are central to them. These are repeated over and over throughout the plan. At one point it addresses population density and discourages any moves to increase density. Obviously, the proposed subdividing flies in the face of this ordinance. It also sets a precedent that effectively negates it. One borough employee told me because the community did not create a special use district this plan has no weight. Really! It says it is an ordinance and part of borough code. Plus, at the very least it should give guidance to present decision making. Does the borough just pretend this isn't in the books? I'm sure a vote on Lazy Mountain today would support the goals and direction of this plan. Maybe we need a lawyer.

I find it extremely ironic and sad that on the MSB planning and land use viewer, under the plan for Lazy Mountain, the only plan listed is the Lazy Mountain Comprehensive Plan. Yet its major goals and emphasis seem to be ignored and negated, certainly in the case of this proposed subdivision. Ranchettes has worked, albeit minimally, for Lazy Mountain with its rural character. Dividing three lots into seven doesn't come close." End quote.

Sincerely,  
Shelly Nielsen  
3572 N. Mars Ave  
Palmer, AK 99645



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**EXHIBIT I-10**

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**EXHIBIT I-16**

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**MEETING DATE: MAY 16, 2024**



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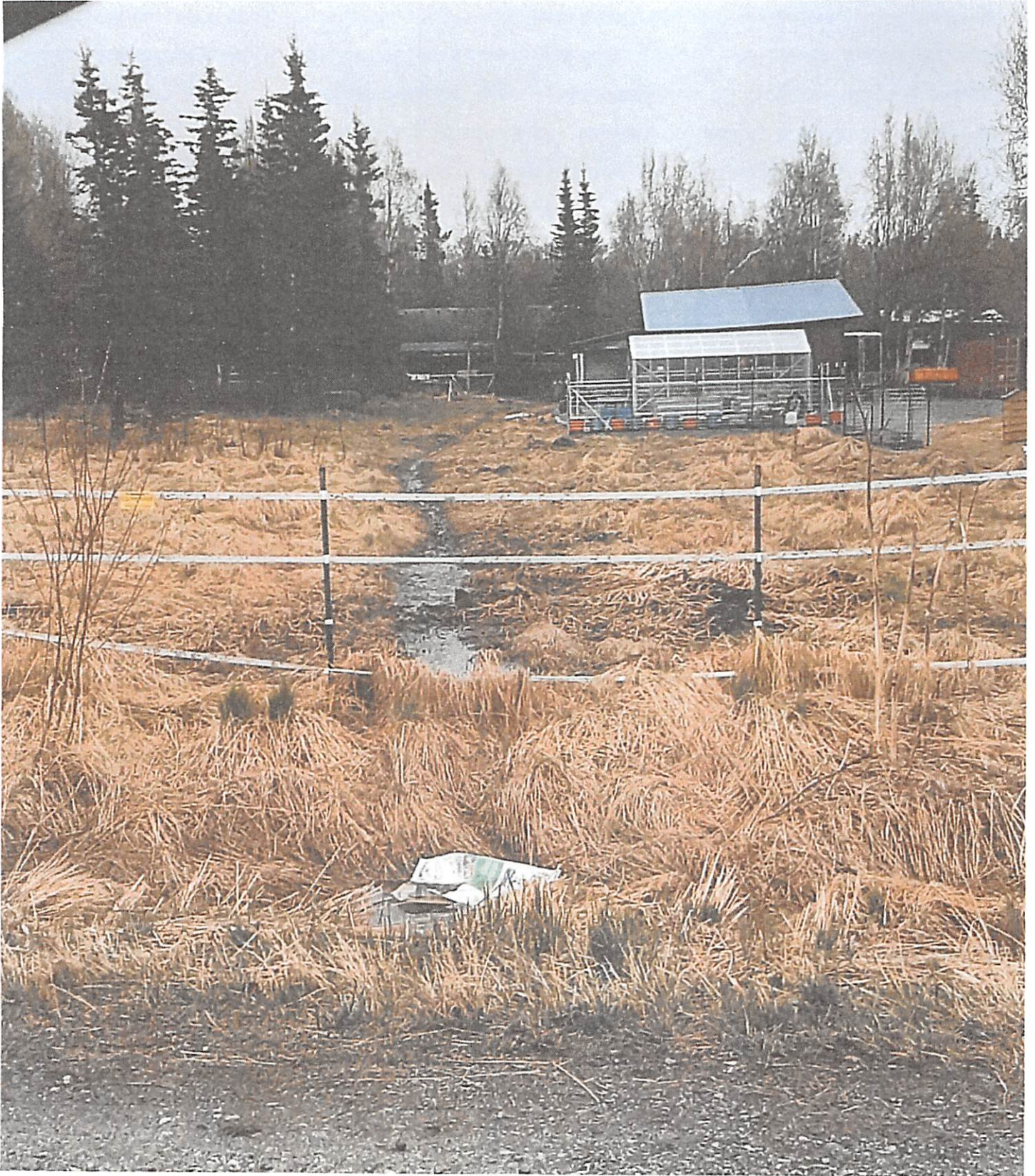


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**CASE # 2024-048**

**MEETING DATE: MAY 16, 2024**

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

RECEIVED  
MAY 15 2024  
PLATTING

3035B01L001 39  
ANTHONY NANCY L  
PO BOX 3168  
PALMER, AK 99645-3168

**NOTIFICATION OF PUBLIC HEARING**

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

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[ ] No Objection [X] Objection [ ] Concern

Name: Nancy Anthony Address: 3055 N Thor Rd. Palmer AK 99645

Comments: I don't want to set a precedent allowing the subdivision of more lots. I think that it's important to maintain the feeling of a rural area by not having houses built so close to one another. Thor Rd is a small road and that much added traffic is also a concern.



**NOTIFICATION OF PUBLIC HEARING**

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[ ] No Objection [X] Objection [ ] Concern

Name: Mark E. Webb Address: 16160 E. Mercury Ave. Palmer, Ak. 99645

Comments: I am very concerned about retaining the rural character of Lazy Mt. I have lived in the Ranchettes Subdivision, on Mercury Ave., for 30+ years. The lots in Ranchettes are about 2 1/4 acres each. The size has allowed for space for the residents in the area to have room for a rural lifestyle. The thought of allowing a "developer" to resubdivide 2 1/4 acre lots into about 1 acre lots goes against what the established residents moved here for. We do not want additional traffic, dust, and noise in our neighborhood. And if this resubdivision were to be allowed, what is to stop other "developers" from buying lots and carving up more property?

Case # 2024-048 MG

Note: Vicinity map Located on Reverse Side

(see next attached page)

*It is my understanding that the Comprehensive Plan for Lazy Mountain was designed to conserve open space, creating privacy, temper congestion, and create quality-living neighborhoods.*

*I ask that you deny any attempt to degrade our neighborhood.*

*Sincerely,  
Mark Webb*

**EXHIBIT I-31**

**CASE # 2024-048**

**MEETING DATE: MAY 16, 2024**

RECEIVED  
MAY 15 2024  
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Dear Matanuska-Susitna Borough Platting Board,

Concern:

The Hillshade layer from the Borough property map shows 3541 N Diana has 2 streams that run East to West southwest and cross many properties. During breakup and heavy rains, these waterways carry a deluge of water. The East side culvert on Diana handles most flow on that street. The East side culvert on N Mars Ave handles the flow that makes it to Mars. Further down Mars, near Ranchette 13, there is another cross-under culvert that handles further flow towards Thor and on. Historically, the flow was probably through Ranchettes 6 and 10/11, if you look at the ravines in lot D13. The properties on the West side of N Diana and West side of N Mars have few options for standing water. For example, it is uphill to reach the West culvert of N Mars on Ranchette 10. Down slope water run is toward the power line easement between Thor and N Mars. This pools SUBSTANTIAL water; as it has now where to go, it can only go down into the ground. Ranchette 11 has similar issues as well as Ranchettes on the West side of N Diana. Serious water issues currently persist between Thor and N Mars that are not properly addressed. The subdividing of Ranchettes will only further exacerbate this problem.

Concern:

The Ranchettes 5, 6, 7, 10, 11, 12 are all typical bog like surfaces if you look at the Matsugov.us Hillshade. In each of the plats, you can see that substantial fill was needed to elevate structures due to water table and drainage. Lot 10 had an initial leach field that was abandoned and an above ground leach field was placed for proper function due to water table issues. The subdividing the already subdivided Ranchettes 5, 6, and 7 will put more pressure on water issues in this area from the added elevation required to properly handle 7 additional septic systems and leach fields.

Objection:

We steadfastly object to the additional subdividing of these minimum-sized Ranchette lots. The entirety of the neighborhood is concerned AND confused by the proposal of putting a Lazy Moose Run inside the confines of the Ranchette subdivision upon 3 of the smallest lots in the community. We ardently request the Borough object to this idea that is laden with problematic water drainage issues.

We thank you for addressing our concerns,

Amanda Wolfe and Max Waddoups

EXHIBIT I-32  
CASE # 2024-048  
MEETING DATE: MAY 16, 2024

Richard and Abby Pochatko  
3172 N. Thor Road  
Palmer, AK 99645  
(907) 232-1357  
[abbypochatko@hotmail.com](mailto:abbypochatko@hotmail.com)

May 15, 2024

MSB Platting Division  
350 E. Dahlia Avenue  
Palmer, AK 99645  
[platting@matsugov.us](mailto:platting@matsugov.us)

RECEIVED  
MAY 15 2024  
PLATTING

To Whom It May Concern,

With regards to Case #2024-048 MG, resubdivision of Lots 5, 6, and 7 Ranchettes to be known as LAZY MOOSE RUN, we are objecting the proposed project. Please see below for reasoning.

Urban Sprawl Issues:

1. Subdividing large rural lots into smaller ones promotes urban sprawl, which can lead to the loss of open spaces, agricultural lands, and natural habitats. Cutting down more trees on Lazy Mtn could result in wind pattern changes.
2. Uncontrolled urban sprawl can strain public services, increase traffic congestion, and contribute to air and water pollution. Thor Road is already an under maintained dirt road. Added vehicle traffic will tear the road up quicker.
3. Smaller lot sizes may not align with the rural character and aesthetic appeal of the existing community. All lots on Thor Road are 1.9 acres or larger, including 10 acre and 40 acre lots. These new lots will be under 1 acre in size.

Loss of Quality of Life:

1. The increased density resulting from smaller lot sizes can lead to noise pollution, light pollution, and a general loss of privacy and tranquility associated with rural living. We chose to live on Thor Road because of the large lot sizes, tree coverage, and minimal neighbors. Adding vehicle traffic will decrease privacy passing our home.
2. Overcrowding and overuse of shared resources, such as roads and recreational areas, can diminish the quality of life for existing residents.
3. The rural lifestyle and sense of community may be compromised by the influx of new residents in a high-density development.

Dirt Road Maintenance:

1. Increased traffic due to higher population density can accelerate the deterioration of dirt roads, leading to higher maintenance costs for the community or local government.
2. Dust from heavily used dirt roads can become a nuisance and potential health hazard for residents.

EXHIBIT I-33 PAGE 1

CASE # 2024-048

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3. Upgrading dirt roads to paved surfaces may be necessary, which can be costly and disruptive to the rural character of the area.

**Well and Septic Issues:**

1. Smaller lot sizes may not provide adequate space for proper septic system installation and maintenance, increasing the risk of groundwater contamination.
2. High-density development can strain existing well water resources, potentially leading to water shortages or the need for costly infrastructure upgrades. The proposed lots are at the top of our road's hill. Adding multiple new septic systems and wells can greatly impact all the lower lots' wells.
3. Concentrated septic systems in a small area can increase the risk of groundwater pollution, impacting the quality and safety of well water.

**Wetland Habitat Destruction:**

1. Subdividing larger lots may encroach upon or destroy valuable wetland habitats, which serve essential ecological functions, such as flood control, water filtration, and wildlife habitats.
2. Wetland destruction can disrupt the delicate balance of the local ecosystem, potentially leading to the loss of biodiversity and the displacement of plant and animal species.
3. Moose, lynx, hares, fox, and multiple bird species call Thor Road home. Breaking down their habitat will cause them to disperse.

**Additional Issues:**

1. Negative impacts on property values, as smaller lot sizes and higher density will affect the desirability and market value of existing properties.
2. Preserving the rural character, aesthetic appeal, and sense of community that attracted residents to the area in the first place will be greatly affected with the addition to 6 new lots.

Thank you for your time.

Respectfully,

Richard and Abby Pochatko

**EXHIBIT 1-34 PAGE 2**

**CASE # 2024-048**

**MEETING DATE: MAY 16, 2024**

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MAY 15 2024  
PLATTING

Objections to proposed Lazy Moose Run Subdivision:

The proposed subdivision undermines all stated intent within the 2008 comprehensive plan, which as far as I'm concerned will no longer exist should this subdivision move forward. It sets a bad precedent for the future of Lazy Mountain and erodes community trust.

My wife and I purchased a house and associated property on Lazy Mountain in 2019 under the pretext that further development would be limited, maintained to no less than ranchette (2+acre) size lots (5 acres where we are). And in accordance with the 2008 Lazy Mountain Comprehensive Plan.

Seven houses, each presumably occupied by a husband/wife and one child will entail 21 additional people, at least 21 additional vehicles if not many more, along with associated RVs, campers, boats etc. This would have an enormous impact on Lazy and acutely severe to the immediate neighbors of this development. Additionally, my wife and I have livestock, as is a desirable reason to live on Lazy Mountain. We occasionally contend with neighborhood pets but have come to know those who live around us and have a cooperative understanding regarding the control of dogs and potentially costly predatory behavior. How many additional dogs will now be roaming the neighborhood between seven additional families?

Water tests were conducted in August, as I understand, however exactly when matters a great deal. If you remember, it began raining in August of last year and virtually did not stop raining clear through to winter. Our ground water is often within arms reach of the well opening.

The following is directly from the 2008 Lazy Mountain Comprehensive Plan.

- Survey results point to a recognition among the Lazy Mountain community to safeguard values that protect the existing quality of life. Scenic views, country living, agricultural activities, access to local trails and recreational areas, and privacy are high priorities for most survey respondents.
- Overall, little support was shown for increasing residential densities..... - Most respondents did not want to encourage rapid population growth on Lazy Mountain, but favored minimal (0-1% or 0 -75 people) to no population growth.
- This Comprehensive Plan gives the community a voice in the decisions made by the state, federal, and borough entities. It expresses the community voice regarding decisions that may affect Lazy Mountain. The Comprehensive Plan helps residents gain greater community control and plan Lazy Mountain's future
- Purpose of this Plan Lazy Mountain is an unincorporated community within the Matanuska-Susitna Borough (MSB) that enjoys a rural, quiet lifestyle and has a long history of agricultural and subsistence activities.

EXHIBIT I -35

PAGE 1

CASE # 2024-048

MEETING DATE: MAY 16, 2024

- **As development occurs, concerns over ensuring water quality, protecting water availability, and maintaining privacy and open space are priorities for the community.**
- **This slower rate of growth is due in large part to the topographical constraints, varying water quality and availability, and limited supply of private land physically suited for development. However, there are some large tracts that could be subdivided in the future.**
- **Throughout the area, water sources tend to be erratic and found in pockets; which can create difficulty with obtaining good drinking water from wells.**
- **Strive to minimize automobile and pedestrian conflicts and create low-profile, modest parking areas.**
- **Goal (GI-1): Design developments that protect natural functions, (such as the recharge of ground and surface water supplies, and wildlife habitat and corridors) while respecting the needs and desires of the landowners and other stakeholders.**

**This development erodes Lazy Mountain community standards and trust in our community leaders. Please reconsider the proposed subdivision and help maintain our beautiful community.**

**Jason and Shannon Isley  
2840 N Kroenung Rd  
Palmer Ak 99645  
907-414-7258**

My name is John Vinduska. I am a 50 year resident of Lazy Mt. I am an excavator by trade. I work almost exclusively on Lazy Mt and part of my work is digging for wells and septic systems in all areas of the mountain. I don't think any contractor has done more work on Lazy Mt or knows the area better than I.

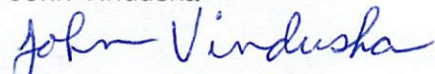
I have worked with Holler Engineering on numerous occasions . I have hired Curt and his dad Leo, numerous times to engineer septic systems for me when I was excavating for builders and he has hired me to dig test holes for him when he was hired to test for ground water levels for proposed subdivisions, as in this case. What concerns me about this subdivision, when looking at the engineers report, I don't see where monitor tubes were used. In the past Holler Engineering was adamant about placing monitor tubes in every test hole because that is the only way to be sure of the ground water level in an area and they were meticulous about that. The engineers report for this one notes that water was present at 11' in one hole, 10' in one and 9' in another after one hour. It takes many hours and sometimes days to know what the actual water table is and that is why a monitor tube is the only way to actually determine it. That gives assurance to potential buyers of the proposed lots as to what type of septic system they will need to build. I have attempted to contact Holler Engineering to find out why this one has been done differently, but he has not responded back to me.

I am strongly against this proposed subdivision because I don't think it meets borough code by identifying the actual water table. If approved , this is totally unfair to potential buyers. Instead of thinking they might have to spend \$8,000 to \$10,000 for a simple septic system, they will have to spend \$40,000 to \$50,000 for a lift station. I think this could open up the potential for litigation for misrepresentation.

This is also unfair to the taxpayers of RSA 19 because Thor Rd does not meet borough standards. Not even close. The subdivider should be responsible to upgrade it. Not the taxpayers of this road service area and it will have to be upgraded with the added traffic caused by 7 added homes.

The 30' PUE (public use easement) that was acquired from the elderly widow on the other side of the road may be legal but in my opinion is certainly not at all ethical. If the easement had been split 15 ' on each side of Thor road, the proposed subdivision lots would not meet borough code of 40,000 square feet needed for a buildable lot.

John Vinduska



907-521-9887

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JUN 21 2024

PLATTING

EXHIBIT J-1

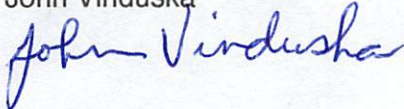
I have a proposal for your consideration. As I explained in my comments, I believe the only way to accurately determine the surface water table anywhere, is by the use of monitor tubes in each hole.

If you are willing to postpone your decision, I would offer, at my own expense, to dig test holes in the exact same places as they were previously dug so as not to disturb any more land and place a monitor tube in each hole. And return one week later to check them. Whatever the water is in the monitor tube will be the accurate water table. If the water table is indeed at the levels noted in the engineer's report, I will not challenge this any further.

The subdivider, the engineer, the borough platting department and the public should welcome this offer.

Monitor tubes should be required by borough code when testing for any surface water anywhere.

John Vinduska



907 521 9887

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JUN 24 2024  
PLATTING

EXHIBIT J-2



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

**RECEIVED**  
JUL 03 2024  
**PLATTING**

3035B05L005 50  
FRANK THOMAS R & NANCY E  
PO BOX 1266  
WILLOW, AK 99688

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**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: THOMAS & MEGAN VAN DIEST**

**REQUEST:** The request is to create 7 lots from Lots 5, 6, and 7, Ranchettes, Plat #76-64, to be known as **LAZY MOOSE RUN**, containing 6.86 acres +/- . The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and directly east of N. Thor Road (Tax ID #3035B01L005 / L006 / L007); within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **July 18, 2024**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [plattting@matsugov.us](mailto:plattting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

No Objection [ - ] Objection [ ] Concern

Name: \_\_\_\_\_ Address: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case # 2024-048 MG

Note: Vicinity map Located on Revers

**HANDOUT #1**  
**LAZY MOOSE RUN**  
**CASE # 2024-048**  
**MEETING DATE: JULY 18, 2024**

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

HANDOUT #2  
LAZY MOOSE RUN  
CASE # 2024-048  
MEETING DATE: JULY 18, 2024

3035B04L001 2  
WADDELL JAMES E & SHERRY J  
1150 S COLONY WAY  
STE 3 PMB 127  
PALMER, AK 99645-6967

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**NOTIFICATION OF PUBLIC HEARING**

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No Objection  Objection  Concern

Name: James and Sherry Waddell Address: 15600 E. Mercury Ave., Palmer

Comments: Aside from not wanting more people living close by, we are concerned about the potential impact on the local water table and additional septic in the soil. Additional building above our address caused us to have to put a second well in. There is also one road up the mountain and congestion when forced to leave in an emergency is a real concern. With additional people comes increased crime and the

Case # 2024-048 MG

Note: Vicinity map Located on Reverse Side

Alaska State Troopers do not patrol up here.

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

RECEIVED  
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1276B02L005A 77  
LARRABEE PATRICK W& HEIDI  
PO BOX 4691  
PALMER, AK 99645-4691

HANDOUT #3  
LAZY MOOSE RUN  
CASE # 2024-048  
MEETING DATE: JULY 18, 2024

**NOTIFICATION OF PUBLIC HEARING**

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

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[ ] No Objection [X] Objection [ ] Concern

Name: Heidi Larrabee Address: 3505 N. Mars Ave

Comments: Small lots will not allow septic systems & wells to be required distance apart by law. Especially on Lazy mountain where percolation of septic systems is a challenge. Also small lots take away our rural farm life style that our community prides it self upon that attracts people to the rural life style of agriculture & the matanuska valley in the first place!

Case # 2024-048 MG

Note: Vicinity map Located on Reverse Side

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### **The System is Broken, Let's Fix It**

The Platting Board is reconsidering the petition for a new subdivision out of Ranchettes on Lazy Mountain. This would create 7 lots about 1 acre each, out of 3 that were about 2.25 acres each. At a recent meeting they made it clear they have no foreseeable reason not to pass it this time. I, along with many others, have found this process for creating a new subdivision in the already established Ranchettes Subdivision very disturbing. It seems the Platting Department is all too eager to approve development at any cost through selectively picking and choosing code and refusing to listen to reason. Local concerns and input are labeled nothing but whining. Their process controls development all over Mat-Su Borough and we the residents feel threatened. The more I investigate this, it is wrong, on many levels. I believe the system is broken.

I'm not a part of Ranchette subdivision. I live next to it. But I received notice about the petition to subdivide and heard many more neighbors who were legitimately very concerned. They felt threatened in three ways. They felt threatened by the propensity for ground water problems in the neighborhood. Poor septic systems can impact neighbor wells and yards. This is always an issue in the neighborhood due to water tables being high, but now greatly exasperated if they double the lot densities and populations. Neighbors are also threatened by increased access problems due to a substandard road. Boots on the ground have measured Thor Road as little as 17 feet wide. It is not adequate for increased traffic and emergency vehicles consistent with the new subdivision. The would-be developer is not being required to pay for the upgrade as in the past. Subdivision requirements have changed. Instead the local tax payers (rsa), who are overwhelmingly opposed to this new subdivision will have to pay for it. Thirdly, their quality of life is threatened. Most everyone who lives here says they bought it and stay here because they have adequate privacy and have a quiet, rural lifestyle where they can raise horses, goats, etc. They love the area as is. Subdividing would change this for surrounding neighbors, greatly impacting their privacy and totally changing the atmosphere, destroying much of what they have already developed and love. This may not make sense to someone from suburbia, but it is very real for rural people. This also opens the floodgates of change for all the Lazy Mountain area. Suburbia and Anchorage are about to overwhelm us.

In the first platting board meeting on this, when the petition was denied, these issues came up. Most of the board and director were convinced the petitioner had done adequate due diligence but two were not. Earlier Mr. Bush had been publicly berated and reprimanded by Mr. Wagner for not being up to date on code and issues. Mr. Bush responded meekly that he was. With the Ranchettes case Mr. Bush was concerned about the first two threats (ground water and access) and wanted to investigate these further. This constituted a "No Vote" and was met with open displeasure. Mr. Borst voted No because he said this clearly was opposed to the Lazy Mountain Comprehensive Plan (LMCP). Earlier, Mr. Wagner stated that the Comprehensive Plan was not relevant. After Borst's no vote Mr. Wagner was red-faced, loud and angry. In an exchange Mr. Borst tried to justify his vote and said they do use their Comprehensive plan in their Willow area for planning. Mr. Wagner countered, that is wrong. They should not use the Comprehensive plan. He insisted you must only use code and demanded that he find a code reference for his no vote in the next five minutes, challenging the validity of his vote. Mr. Borst said he needed more time. Mr. Wagner eventually gave him 10 minutes during an adjournment. Mr. Borst was unable to come up with a code number so recorded his justification as the Lazy Mt Comprehensive Plan. Thus, the

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petition failed. They needed a majority of four yes votes to pass but only had three. However, rather than this being appealed this petition is now coming up for reconsideration.

Many red flags should be going up with this. However, the Platting Department and Board (PDB) are convinced everything is fine, the facts are clear, their ducks are lined up and the petitioner has met the requirements. This should have passed at the first meeting and they will correct the injustice. This was put forward at the next board meeting and resulted in their setting up the reconsideration.

**However, the policies and actions of the department, and in some instances the code they use, are illegal and flawed. The system is broken, and the citizens of the Mat Su Borough are being tread upon. This becomes evident the more we look at what is going on. Consider how the board meetings are run, the threats that Ranchette neighbors are listing and how these are addressed, The Lazy Mountain Comprehensive Plan (LMCP), State mandates, and court decisions relevant to this case, and the Platting Department and Board (PDB) interpretations and actions. The deeper one investigates it; the more flaws emerge. Some may seem trivial, but together they are not. Below, a few are touched on.**

**With respect to ground water issues in Ranchettes:**

Various agencies/organizations have set standards for safe septic systems. Ground water must be below a certain depth for a recognized safe system. Borough Code recognizes this and says that holes must be dug to verify it meets the standard on at least one occasion between May and Oct. The petitioner had this done. However, contrary to standard practice there was no monitor tube left in place. Neighbors, septic installers and anyone familiar with Lazy Mountain find it incredible that the lots would pass given the new size and ground waters levels during most all of the year. This area water table is too problematic, neighboring septic systems have failed and ground water is a continual problem. The current code is flawed by not adequately verifying the real conditions. Code should require a monitor tube and inspections over a longer period of time. This would settle the question. Later, lot buyers should be able to know what the usual reality is rather than it passed once during a brief dry moment. Planners and Platters could then have good data to work with for informed decisions rather than helping developers strive for a check mark. The code is flawed and justifies irresponsible thinking. Who benefits from this? The developers, not the landowner and citizens of the borough. Is there a pattern here? An excavator with as much experience digging test holes on Lazy Mountain as anyone is very upset by the situation and has offered to install test holes at his own expense to verify or falsify what the Platting Office is using. You can be sure everyone involved will refuse this offer. It passed once. That's all they want to count. Regard for the real consequences and responsible planning is missing. The system is broken.

**The Lazy Mountain Comprehensive Plan (LMCP):**

**In brief the purpose of and goals of the plan are to protect and maintain the rural, agrarian way of life on Lazy Mountain with its privacy and natural order and features. This is stated explicitly in the general introduction and the following sections.**

The Platting Department and Board (PDB) along with people working closely with them (surveyors and engineers) have several responses. "It is not code, not relevant, a wish list, a joke, a way to get state and federal money, it has no teeth". I'm quoting exactly. I will address some of these, but first

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note that there is zero respect for LMCP. But what does this disrespect represent. It disrespects the purpose of the plan, content of the plan, who made the plan, also the mandate with its respective reasoning, and the authority it has. All of these are under attack from the PDB and partners. Am I exaggerating? Talk to one of them about the plan. They will either be very ignorant concerning the LMCP or disrespectful along one of the lines mentioned above. One could counter their positions, but that I'm afraid is not going to accomplish anything. Their underlying attitudes, prejudices, and world view come into play. Here it gets ugly, and here they betray the public who they are supposed to serve and put themselves above the law.

**For example, "it is just a wish list". This will be addressed in different ways. Here we are dealing with attitude.**

"It is just a wish list" has a context in body language, tone and further comments. When used, it is meant to be very disparaging, accompanied very often with a smirk or laugh or disdain. Often it is used in the context of whining children. Children who are fickle and don't really know what they want or what is good for them. Children who whine about trivial issues. In contrast PDB claim to stand on objective code that is equal for all. They are smug in their position and won't truly consider others. But if PDB choose to remember, and many know the history, this wish list is not from one person or a few, it was agreed upon by the community. It is what they wanted at the time and still do. Lots of effort went into getting this, 4 plus years of work, and the Borough paid employees to help. And it reflects heart felt desires at a very deep level, tied to people's identity of who they are. The PDB and company literally laugh at this, the people of Lazy Mountain, and what went into coming up with this "wish list", and what it says. Remember another of their responses, "it's a joke". They are disrespectful and act arrogantly, justifying their attitude because they think they know the law (which they don't), what is best, and will not listen to the public, whom they treat like children. The PDB's and company are not public servants for the people of Lazy Mountain. They are bullies. The system is broken.

**What about "it's just a wish list" at another level. Is The Lazy Mountain Comprehensive Plan code?:**

It clearly was and remains so. On March 4, 2008 the Borough Assembly adopted the Lazy Mountain Comprehensive Plan as an amendment to the Borough Wide Comprehensive Plan (BWCP) giving it its own code ordinance number of 08-030 IM # 08-044. The plan in its entirety is indeed Borough Code. It, along with other comprehensive community codes, of which there are many, says "This ordinance is of a general and permanent nature". It may be modified but is otherwise permanent. This is our present plan for Lazy Mountain by law and will continue to be so until modified. It is the official guide and compass for matters specific to Lazy Mountain. The Planning Department lists this as the plan for Lazy Mountain on their website!

Some have objected that the plan was nullified by a no vote on a SPUD (Special Use District). Not true! SPUDs are tools for implementing plans not vice versa. There were no contingencies in approving this as The PLAN for Lazy Mountain by the Assembly and Mayor. Implementing the plan is difficult without a SPUD, but as the BWCP states there are other ways to implement the plan and in some situations a SPUD is not the right tool.

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Some would further argue that without the SPUD “the Comprehensive Plan has no teeth”, no means of enforcement. So practically speaking is worthless. Perhaps this is the position of Mr. Wagner? How else does he justify his insistence to not use a Comprehensive Plan? His attitudes and actions regarding LMCP and other Comprehensive Plans seem outrageous. Particularly damning is the insistence to “not even consider” (his words), the LMCP, the “wish list” as they call it, of an entire community, a list that is officially Mat Su Borough law. Who is in charge of long-range planning? The Platting Department chooses not to consider the LMCP. It appears they believe that they, with their one code, trump ‘the people’ with theirs. Has arrogance, that blinder of us all, played its part? Regardless, this is wrong, logically and legally. The system is broken.

**“It’s only a wish list”, let’s think about that.:**

All law/code/regulations are wish lists. Speed limits, the Bill of Rights, board game rules, are wish lists. They are goals that someone or some group wants to make reality. Objections to the LMCP because it is a wish list is ..... But there is more to note here. In considering laws and wish lists, it is imperative that we recognize whose wish list. Is it the King, the guy next door, my daughter’s wish list? We live in a democracy and so have agreed that individuals must be heard with their wishes but the group, community, nation has the final say, not an individual or minority. Hence a Comprehensive Plan. But there is more to the import of a Comprehensive Plan as the name implies. It is supposed to address all the relevant factors, as well as analyze the triage of needs and wants for the next 20 years, minimum, but within that democratic framework. This is a very tall order and will not be perfect. Thus, individuals or minority groups are tempted to push their own better way. Such efforts and actions are extremely dangerous and in a democratic society contemptible. Comprehensive plans should have the highest authority in a local hierarchy of authority and by State law they do. More on that later.

The above comment demands other responses as well. If we see code and community wish lists as separate/different things, then we are lost. We don’t see the forest for the trees. If we can’t identify the deep purpose of the code, what it wishes to accomplish, then we don’t understand it, and cannot properly apply the code. Should we even be using it? Code is the tool of community wishes in any democratic society, not an end.

Also, if we concentrate on “only” we might be saying The PLAN is worthless because it produces no results. That is a problem that all wish lists or laws must deal with. But if that list has the backing of authority, then efforts can be directed toward making it a reality. Comprehensive Plans have that authority. But how is it actually implemented? One way is through the codes and policies and efforts of public servants, like the Platting Department. But I don’t hear them saying, “How can we make LMCP a reality?” To the contrary. The system is broken.

**Next look again at “it has no teeth”, “it’s not code”. The Alaska State Supreme Court”.**

A case, The Lazy Mountain Land Club (LMLC) vs Matanuska Borough Board of Adjustment and Appeals (BOAA), 904 P.2d 373 (Alaska 1995) Alaska State Supreme Court. The case is complex but deals directly with the authority of a Comprehensive Plan. It is particularly instructive because it includes several appeals that clarify questions about encumbrances on that authority. This case is reported in the Court Listener and found on the web through [Lazy Mountain Land Club v. Matanuska-Susitna Borough Board of Adjustment & Appeals, 904 P.2d 373 – CourtListener.com](https://www.courtlistener.com/cases/matanuska-susitna-borough-board-of-adjustment-appeals-904-p2d-373/).

Looking at relevant portions we move down to: ***“B. Was MSB 17.60 Validly Enacted?”***

LMLC's primary argument is that MSB 17.60 was not validly enacted because the Borough does not have a comprehensive plan. Alternatively, LMLC argues that even if the Borough's 1970 plan could be considered a comprehensive plan, this document was adopted by resolution rather than ordinance as required by the enabling statute, and is therefore invalid. Because AS 29.40.040 would seem to require the adoption of a comprehensive development plan prior to the adoption of zoning ordinances, LMLC contends that the adoption of such an ordinance without a validly adopted plan is *ultra vires*.”

In other words This challenge says Borough zoning code (this would include all code dealing with subdivisions) must be based on a Comprehensive Plan and since they only had a resolution rather than an ordinance, their code is invalid.

***“1. Adoption of a comprehensive plan must precede enactment of zoning ordinances<sup>[14]</sup>”***

In other words, this section reiterates that a Comprehensive Plan is mandatory prior to zoning ordinances with the rationale it is to guide zoning law. It also requires the Borough to remedy the situation. Some highlights:

“The planning and zoning process as enacted by the Alaska Legislature is typical of most state zoning statutes. It envisions a hierarchical process in which the comprehensive plan serves as a “long-range policy guide for development of the [municipality] as a whole.”<sup>[14]</sup> The plan is then implemented through zoning decisions. Additionally, the existence of a comprehensive plan helps to “guard against prejudice, arbitrary decision-making, and improper motives” by providing “substantive standards against which to measure individual zoning decisions.”<sup>[14]</sup>” And “We therefore hold: (1) that the plain language of AS 29.40.030(b) is mandatory<sup>[379]</sup> and requires that the municipality adopt a comprehensive plan;<sup>[121]</sup> (2) that AS 29.40.040 requires that the plan be adopted prior to zoning regulations; and (3) where zoning is enacted prior to the adoption of a comprehensive plan, these statutory sections require that a legal remedy be imposed.<sup>[121]</sup> “

In other words, “require that a legal remedy be imposed” BOAA must fix things since no comprehensive plan preceded the code.

In other words, The next sections deal with the Borough justifying the zoning law by saying there was a de facto Comprehensive Plan, there is latitude in demanding all policies grow out of a Plan given local variations and needs, and a relevant ordinance was amended to an existing plan to cover for deficiencies. While this gave the Borough a remedy, the state statute is clear in its intent. Note too, that with respect to Lazy Mountain, the LMCP is ordinance for Lazy Mountain, thus there is less room or latitude for policies that are necessary to cover areas not covered by a plan. LMCP is the policy guide for zoning on Lazy Mountain.



Then comes another challenge. “*C. Due Process*<sup>(50)</sup>

LMLC's next claim is that even assuming it was validly enacted, the definition for “junkyard/refuse area” in MSB 17.60.010(F) is unconstitutionally vague.”

In other words Note, this charge has been leveled at LMCP, that it is too vague. By design it is general. But too vague? In this section it does say laws that are vague and not clear are not valid, particularly in criminal cases, not so much in civil. The general guide with respect to civil statutes, “[a]ll that should be required is legislative language which is not so conflicting and confused that it cannot be given meaning in the adjudication process.”<sup>(60)</sup>

In other words The purpose and goals of LMCP, when taken together, and the plan itself, and in the context of Alaska, and the time they were written, are clearly intelligible. They become particularly clear when considering what is inconsistent with them. Dividing up Ranchettes into less than 1 acre lots is an example. This is in opposition to the clear intent of the language in the purpose and goals of LMCP and the plan in general.

In other words, Does the LMCP have teeth? Indeed, it does. The state requires that it exists prior to land use laws and that it acts as a guide for them. Without Comprehensive plans zoning laws are invalid. This is a hierarchical process in most states. Comprehensive plans are high up and are the foundation for zoning and land use regulations. Zoning laws (subdivisions fall under this) are a means not an end. Comprehensive plans trump subdivision code. But we are told Comprehensive plans have no weight, should not be used for planning, are not code. The PDB world has turned the legal world upside down. The system is broken.

**Again, “it is just a wish list” by State Law:**

In other words, in the previous section it is clear that zoning rules depends on Comprehensive Plans and are invalid without them. But can a land use/zoning/subdivision code be inconsistent with the LMCP plan and still be valid or more weighty code? For instance, code that came after a Comprehensive plan, was guided by it, but diverges from it, is that still valid code?

The following sections are helpful, based on Alaska State Statutes:

“ Section 29.40.040 - Land use regulation (a) In accordance with a comprehensive plan adopted under AS 29.40.030 and in order to implement the plan, the assembly by ordinance shall adopt or amend provisions governing the use and occupancy of land that may include, but are not limited to, (1) zoning regulations restricting the use of land and improvements by geographic districts; (2) land use permit requirements designed to encourage or discourage specified uses and construction of specified structures, or to minimize unfavorable effects of uses and the construction of structures; (3) measures to further the goals and objectives of the comprehensive plan. (b) A variance from a land use regulation adopted under this section may not be granted if (1) special conditions that require the variance are caused by the person seeking the variance; (2) the variance will permit a land use in a district in which that use is prohibited; or (3) the variance is sought solely to relieve pecuniary hardship or inconvenience.”

7

**In other words Note that the power to adopt or amend land use regulations depends on its accordance with a Comprehensive Plan adopted under AS29.40.030, (which includes LMCP) and are there, or exist, to implement the plan. Land use regulations are a tool of the Comprehensive Plan and inconsistency with the plan excludes their worth and purpose and makes them invalid! Obviously, this pertains to policies as well.**

The above is clear, land use code and policy are supposed to come from and be based on Comprehensive Plans. When they are not, they are invalid. But what about conflicts in code that are based on these plans, different Comprehensive plans? First consider the plans themselves. The state and MSB have been careful to have procedures in place such that the plans themselves do not conflict. If regional plans conflict with Borough Wide Plan (BWP), the latter has the authority, and the former must be remedied. Conflicts at this level should already have been sorted out. But with code, how you implement the plan, you will have conflicts. This is to be expected.

Recognizing that different areas of the Borough have different needs, the Borough chose to have the local communities decide what they need in terms of goals and implementation. Thus, regional comprehensive plans are addendums to the general plan. Once regional goals are in place, the borough recognizes that they need their own ways to make those reality, and as long as the means to do so do not conflict with the general goals of the Borough, it's good. There are a few exceptions where means or code must be universally recognized. Waterfront setbacks for septic systems for example. More on that later. But to the point, diverse means are recognized in BWP when they address implementation of regional plans. They suggest SPUDs as a good way to do this, but comment that this is not the only way, or may not be the best way, to implement your plan They also say, "In addition to zoning ordinances, comprehensive plans may be implemented through subdivision regulations, capital improvement programs, specific ordinances, and general policy."

**In other words, Regional plans are free to use whatever legal tool they want to implement their plan. Different plans will need different tools. They make several suggestions. Noteworthy for LMCP are SPUDs, but also subdivision regulations, specific ordinances and general policy.**

This is emphasized again in "P19 Subdivision zoning:

Goal (I-1): Encourage flexibility in the implementation of the Borough's comprehensive plans. Policy I1-1: Provide a variety of methods, including land-use regulations, subdivision standards and capital improvement plans, to implement the comprehensive plan. Goal (I-2): Allow local communities to have the ability to tailor implementation methods to local needs and desires. Policy I2-1: Allow the use of special use districts as a means of implementing locally adopted community based comprehensive plans if they comply with the borough-wide plan. Policy I2-2: Allow local communities to consider land use regulations that are more flexible than Borough-wide zoning measures.

**In other words, note that in all this, except G 2.1, no SPUD is involved. In each of these instances, which includes subdivision rules and policy, accommodation and assistance (AS 29.40.040) are to be made to implement the local Comprehensive Plan. Thus, the job of the Planning and Platting departments is to serve and implement the LMCP by means spelled out above, such as special zoning regulations, that would help the plan become reality. What that means specifically should come through conversations between the borough and the community. This also emphasizes a SPUD would be helpful but is not necessary for special zoning rules for Lazy**

8

Mountain. Also, through the process of developing regional comprehensive plans, the Borough recognizes each area as a de facto SPUD. The borough together with the community should be working together to these plans reality. Where should we start? On the part of PDB, at the very least they should be evaluating each case on Lazy Mountain in the light of the LMCP and say "NO" when it is inconsistent with the Plan. No code to the contrary is applicable or supersedes this. If it does not serve LMCP, it is invalid unless it is one of the few exceptional codes. For example, with the current petition in Ranchettes, the petition is clearly not consistent with LMCP and no exceptional Borough wide code is applicable; minimum lot size code is not exceptional. The BWP comments that different size limits may be more appropriate in different regions and of course does so through SPUDs.

Back to our question, can there be valid codes inconsistent to LMCP? Yes, as long as they are not applied on Lazy Mountain and yes, if they are the exceptional code for all regions including SPUDs. Otherwise, no. Land code exists to implement the regional plans, when it does not, or is contrary to them, by state law it has no power. Variances are just that, variance to Comprehensive Plans which are the base and represent the people, and should not be undermined. This is meant to ensure that the plans are the guide and followed, not code. If a contrary code becomes necessary, the plan needs evaluation and amending first. The horse needs to stay in front of the cart.

In summary, land codes exist to support Comprehensive Plans. They have no authority when they don't. This is clear state law, not opinion (AS 29,40.040). We find just the opposite view with Mr Wagoner and the majority of the Platting Board members. Mr. Borst was right. Yet he was berated. The system is broken.

Time and space constrain "the end". There is more to report and explore, but so far, it continues to read: The system is broken.

John Nielsen

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

**RECEIVED**  
JUL 15 2024  
**PLATTING**

3035B04L003 43  
LEWIS APRIL C TRUST  
JONES CASSIDY M  
3605 N DIANA AVE  
PALMER, AK 99645

**HANDOUT #5  
LAZY MOOSE RUN  
CASE # 2024-048  
MEETING DATE: JULY 18, 2024**

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: THOMAS & MEGAN VAN DIEST**

**REQUEST:** The request is to create 7 lots from Lots 5, 6, and 7, Ranchettes, Plat #76-64, to be known as **LAZY MOOSE RUN**, containing 6.86 acres +/- . The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and directly east of N. Thor Road (Tax ID #3035B01L005 / L006 / L007); within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **July 18, 2024**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

[ ] No Objection  Objection [ ] Concern

Name: April C. Lewis Trustee, Cassidy Jones Address: 15750 E. Meury Ave, 3605 N. Diana Ave (mailing)

Comments: This proposed subdividing into extremely small lots is completely not in accordance with the goals & policies of Lazy Mountain Comprehensive Plan, which is part of the Borough's Comprehensive plan put together as requested by the state of Alaska. As a set of policies to be followed in accordance to the way the community of people who live in the area want their area developed. This does not reflect keeping a more rural area, it does not protect well water which is already an issue in this area, does not keep area in low residential impact

Case # 2024-048 MG

Note: Vicinity map Located on Reverse Side

which comprehensive plan clearly calls out.

**Matthew Goddard**

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**From:** Gail Volt <gail.volt@gmail.com>  
**Sent:** Tuesday, July 16, 2024 1:52 PM  
**To:** MSB Platting  
**Subject:** Public comment for Public Hearing on July 18, 2024 Case # 2024-048 Proposed Lazy Moose Run Subdivision

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

Gail Volt  
PO Box 1529  
Palmer, AK 99645  
15755 E. Jupiter Ave  
Ranchettes Subdivision  
Palmer, Alaska

I object to the Proposed Lazy Moose Run Subdivision. Case #: 2024-048

**POINT ONE**

“The Lazy Mountain Community Comprehensive Plan encourages retaining the rural, low density residential, pastoral, agricultural, and forested characteristics that the community favors.” It also has a goal to “strive for well-designed and well-placed residential development and improved transportation infrastructure while fostering and maintaining the rural character of Lazy Mountain.” Subdividing three lots into seven lots less than one acre and building a house, septic, and well on each lot clearly defies the Lazy Mountain Comprehensive Plan. Most of the landowners in the Ranchettes subdivision (including me) where this property is located, are opposed to any further subdividing of any properties within its boundaries.

The Lazy Mountain Comprehensive plan was adopted and signed by the Matanuska-Susitna Borough Assembly in Ordinance Serial No. 08-030 on March 4, 2008. This amended MSB 15.24.030 (B) to include the Lazy Mountain Comprehensive Plan which designates the Lazy Mountain Comprehensive Plan as an officially adopted borough plan. As stated in the Code Ordinance MSB 15.24.030 (B), Section 1., “This ordinance is of a general and permanent nature and shall become part of the borough code”.

During the Reconsideration of this case, The Lazy Mountain Comprehensive Plan should have been one of the considerations used by the Platting Division Staff to base their recommendations on. However, in the Staff Review and Recommendations of conditions of approval in the upcoming reconsideration meeting packet, there is no mention of the Lazy Mountain Comprehensive Plan in their recommendations. The Platting Division Services Platting Procedures were not followed. On the public Matanuska-Susitna Borough website

**HANDOUT #6 PAGE 1 OF 3  
LAZY MOOSE RUN**

**CASE # 2024-048  
MEETING DATE: JULY 18, 2024**

Platting Division page (<https://matsugov.us/platting#board>) under "Platting Services", sub-section "Platting Procedures – Step 4", it reads the following: "Approximately five days before the public hearing, staff recommendations on the proposed action are available for review in the Platting Division. The staff recommendations will be based upon Title 43, the data received from the reviewing agencies, adopted borough plans, and sound platting principles". Since the Lazy Mountain Comprehensive Plan was adopted into a borough code ordinance and thus is a Borough Plan, the platting division staff is clearly instructed that they "will" use it in making their recommendations. But they did not. The Lazy Mountain Comprehensive plan is not a joke, nor is it a wish list. It is a legal document adopted by the Matanuska Susitna Borough and must be used by the Platting Division when considering the approval or rejection of this proposal.

### **POINT TWO**

Lazy Mountain is well known for its high-water table, and very wet lots with well and septic issues. Many of the lots have raised septic holding tanks and raised septic fields requiring a lift station to pass state code. The lots in question are well known to also be very wet lots with a high-water table most months, making it doubtful that each can support its own septic system year-round. Monitoring wells, which are a standard practice in locating suitable locations for septic fields on Lazy Mountain, were not used in this case. When Mr. Curt Holler engineered our septic system 8 years ago, we installed a monitoring well on our property before choosing the location of the septic field. Since Mr. Holler also was the engineer for the perk tests for this subdividing project, I question why that same methodology was not recommended for the seven wet lots on Thor Road.

Lazy Mountain is well known for its difficulty to drill a viable well. Many residents have had to drill more than one well on their 2 acre lots to get to potable groundwater. Getting seven functional wells next to seven septic fields on less than seven acres is doubtful.

### **POINT THREE**

Thor Road is unimproved and narrow. There is not enough room for two emergency vehicles to pass each other in most places on Thor Road, which is against code. Jupiter Ave is currently under construction to meet that same code even though it was wider than Thor Road currently is. Adding seven residences (including the uninhabited and dilapidated house already on one lot) will significantly increase traffic and likely require all Mat-Su Borough residents to pay for the road improvements to bring Thor Road up to code. The landowner subdividing the properties should be shouldering that cost.

The proposed Lazy Moose Run is against the Lazy Mountain Comprehensive Plan. It is against the desires of the neighboring homeowners who bought their property specifically because of the larger wooded lots, privacy, and peace and quiet it provides. It will increase traffic, crowding, natural resource use, and destroy the overall rural character of the Ranchettes Subdivision and neighboring properties. It will also encourage other realtors to buy up lots within the subdivision and all over the mountain, subdivide them into the smallest lots

possible, pocket the hundreds of thousands of dollars they make in profit, and leave the neighbors to deal with the ugly fallout.

I sincerely request that the Platting Board oppose this proposal.

**HANDOUT #7 PAGE 1 OF 2**  
**LAZY MOOSE RUN**  
**CASE # 2024-048**  
**MEETING DATE: JULY 18, 2024**

**Matthew Goddard**

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**From:** jerry hupp <huppjerry@gmail.com>  
**Sent:** Tuesday, July 16, 2024 2:26 PM  
**To:** MSB Platting  
**Subject:** Object in Case 2024-048

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

As a resident of the Ranchettes Subdivision on Lazy Mountain, I strongly object to the request to create seven lots, to be known as Lazy Moose Run, by subdividing Lots 5, 6, and 7, Ranchettes, Plat #76-64. My reasons follow:

- Subdividing three lots of 2+ acres in size into seven lots of approximately 1 acre each is not consistent with the stated goals of the Lazy Mountain Comprehensive Plan (LMCP) that encourages "retaining the rural, low density residential, pastoral, agricultural, and forested characteristics that the community favors." In 2008, the Mat-Su Borough Assembly approved the LMCP as Borough Code (08-030 IM# 08-044). On June 6, 2024, the Platting Board correctly determined that the guidelines in the LMCP were a legitimate basis for denying the requested formation of Lazy Moose Run. For the Platting Board to reverse its earlier decision would demonstrate blatant disregard for the LMCP and Borough Code. Furthermore, it would create a dangerous precedent that could lead to further subdividing of lots on Lazy Mountain, which would diminish the rural character of the area favored by myself and my neighbors. My wife and I purchased our property in the Ranchettes Subdivision specifically due to the low density of housing. Our neighbors likewise are opposed to further subdivision of Ranchettes lots. Platting staff have not given adequate consideration to the LMCP in their review for the reconsideration vote.
- The Ranchettes Subdivision is well known for drainage problems and unpredictable ground water. We were challenged to find a suitable location for a septic field on our 2.25 acre lot and many of our neighbors have had to drill multiple wells after their original well failed. Creating approximately 1 acre lots in an area with highly unpredictable groundwater and poor drainage poses an extreme risk that the future owners will be unable to maintain adequate separation between septic systems and wells. Furthermore, placing seven wells and septic systems in an area where currently three would be allowed could exacerbate drainage and groundwater issues for adjoining neighbors. This area is simply not suited for high density housing. There is also a reasonable question as to whether the test excavations done on these lots would discover drainage problems, since monitoring wells were not used. We placed a monitoring well in the test excavation pit on our property and measured ground water depth over the subsequent 12 months. That information was vital in helping us decide where to place our septic field.
- There are currently six residences that are accessed from Thor Road. Creation of Lazy Moose Run will add up to five additional residences. Thor Road is narrow and in poor condition. Adding additional residences will accelerate deterioration of Thor Road, which over time will likely cause the Borough to invest taxpayer dollars into its improvement. Widening Thor Road to improve emergency access, similar to justification for recent widening of Jupiter and Mercury avenues in Ranchettes, is also more likely should Lazy Moose Run be developed. I note that the developer of the property has no responsibility to improve the road prior to creation of Lazy Moose Run. Yet, development of those properties is likely to result in an expense to taxpayers.



As you are probably aware, there has been considerable opposition in the Ranchettes Subdivision to this proposal. I ask you to respect the views of the majority of people that live near the proposed Lazy Moose Run, and to reject this proposal.

Thank you.

Jerry Hupp  
Residence:  
15755 E. Jupiter Ave  
Palmer, AK 99645

Mailing address:  
PO Box 1529  
Palmer, AK 99645

Lazy Moose Run Subdivision and Thor Road OBJECTIONS, July 2024. By Shelly Nielsen

I feel betrayed that The Lazy Moose Run Subdivision is up for RECONSIDERATION after it did NOT PASS the first Platting Board Meeting. It looks very suspicious that the 2 members who voted NO previously were conspicuously absent from the second meeting where reconsideration was approved.

I agree that the public should be able to “know what to expect” and that code matters. Most of us expect, and mistakenly trust, that the CODE ordinance number 08-030 IM #08-044 will be followed; that this Lazy Mountain Comprehensive Plan will guide Planning and Platting.

At the first meeting when the vote denied Lazy Moose Run Subdivision, many people gave thoughtful testimony. No one cited silly reasons like, “I like to walk my dog on someone else’s property”. All gave serious concerns. Concerns they expect their officials to heed.

- Important concerns were and are for the current Thor Road specs, safety, and congestion. If the MSB staff did their job with boots on the ground, they would verify testimony that Thor is well under 20 feet wide in places. None of Thor is the required 60 feet width. I and many others know people who subdivided land in MSB and were required at their own expense to upgrade and widen the road it was on. Why is this waived for a developer at taxpayers’ expense in the future? Nothing is in the current plan for Lazy Moose Run to be required to upgrade Thor Road. This is not equal treatment!
- Legitimate concerns are for the water table issues on the proposed lots. People are right to be worried about septic contamination of their water wells. Also, any septic pollution from Lazy Mountain eventually ends up in the Matanuska River. It doesn’t matter that the property owner squeaked by on one momentary ground water test hole. We all know the property is very wet with a very high water-table. The neighbors have sump pumps in their crawl space. Many test companies’ standards require a perforated monitor tube to be left in the ground for some time to give accurate groundwater results for developers and future buyers. (In this case the unfortunate future buyers). Our Borough requirements need to change to require monitor tubes in the water table test holes for a prolonged time!!! When we divided our land, we were told no lots in this area should be less than 2 acres in order to have needed space to adequately separate septic and well because of the groundwater issues.
- All the people I’ve talked to who live in Ranchettes bought here expecting the subdivision lot sizes to remain at the approximate 2.25-acre size. They did not know anyone could secede from and chop up their existing subdivision. They expect to enjoy their space and buffer as purchased. Ranchettes Subdivision was designed to allow owners space for a large animal like a goat or a horse. This also coincides with the Lazy Mountain Comprehensive Plan. If Lazy Moose Run goes forward, it is ethically unsound and flies in the face of the people who already live in Ranchettes. Lazy Moose Run also sets a bad precedent. This area does not have the infrastructure for more than doubling the population. Nor does it follow the rural desire and design of the Lazy Mountain Comprehensive Plan.

RECEIVED  
JUL 16 2024  
PLATTING

HANDOUT #8  
LAZY MOOSE RUN  
CASE # 2024-048  
MEETING DATE: JULY 18, 2024

**Matthew Goddard**

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**From:** Ruth Hirsiger <ruthhirsiger@gmail.com>  
**Sent:** Tuesday, July 16, 2024 4:43 PM  
**To:** MSB Platting  
**Subject:** Case #: 2024-048 Lazy Moose Run Subdivision

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

Case #: 2024-048 Lazy Moose Run Subdivision

Re: OBJECTION

Michael Hofmayer / Ruth Hirsiger, 3614 N Diana Avenue

To the Members of the Platting Board:

We are residents of the Lazy Mountain Community since 20 years.

We object this project for the following reasons:

1. Reading the groundwater section of Holler Engineering's report of February 7, 2024 (Exhibit B-2) raises major concerns about the time frame of the monitoring as well as the lack of monitor test tubes. Considering the water table conditions in this area it is irresponsible to proceed without installing monitor tubes and an extended period of monitoring.

While it may not be legally required, this procedure would provide the developer with an excellent opportunity to show the potential buyers that there is, in fact, a large enough area to install a conventional septic system.

Therefore we highly recommend to the Platting Board to accept the concerns and advice from John Vinduska who is very knowledgeable in this field and has decades of experience in this entire community.

We also ask you to accept John Vinduska's generous offer (Exhibit J-2) to install monitor tubes at no cost and accurately determine the water table in that area.

2. N Thor Road does not meet current Mat Su Borough standards and needs to be upgraded by the developer. The current width of that road does not accommodate unimpeded emergency access for fire apparatus and also would be a safety hazard during emergency situations such as a wildfire.

Thank you for your consideration.

**Matthew Goddard**

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**From:** Stefanie CB <chahtasashki@gmail.com>  
**Sent:** Wednesday, July 17, 2024 3:10 AM  
**To:** MSB Platting  
**Subject:** Lazy Moose Run Case 2024-048

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

My name is Stefanie Colbert-Bruner and I live on Lazy Mountain in Palmer. I respectfully request that permits for Thor Road Ranchettes be denied.

We have insufficient roadways, access to emergency services such as fire and EMS, insufficient and inadequate water for current residents and lack connectivity to city sewers. Roads are also too heavily traveled and maintenance is poor.

This community was established to be large family tracts that are not to be subdivided or for developed real estate mini communities and developers.

Thank you,  
Stefanie Colbert-Bruner

**Matthew Goddard**

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**From:** Keri Shannon <kshannonp@yahoo.com>  
**Sent:** Wednesday, July 17, 2024 6:26 AM  
**To:** MSB Platting; jim bob  
**Subject:** Platting 2024-048 Proposed Lazy Mountain Subdivision

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

As residents of Lazy Mountain, please accept this dissenting opinion on creating a Ranchette subdivision on Lazy Mountain off of Thor Road. There is a lack of infrastructure in the roads and electric system to sustain a subdivision off of Clark Wolverine. The bylaws of the Lazy Mountain Community also contradict the creation of a subdivision on Lazy Mountain.

Please accept this as a formal letter in opposition of the platting proposal.

Respectfully,

Keri Shannon  
Lazy Mountain Resident

**Matthew Goddard**

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**From:** Rog Cheadle <rogcheadle@gmail.com>  
**Sent:** Wednesday, July 17, 2024 9:14 AM  
**To:** MSB Platting  
**Subject:** Thor Road comments for 7/18/24 Platting meeting

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

> Dear Platting Board,

>

> Here are my comments on Thor Road, and the proposed 7-lot subdivision.

>

> First, I find it very disturbing that you feel that a money grabbing developer has more consideration than that of the current property owners, who have intentionally purchased and developed their private natural paradise in a subdivision which was divided into 2-plus acres lots. If we had wanted neighbors breathing down our backs we would have purchased a small city lot.

>

> Second, living in this area I feel like I have a fair idea of water table conditions, and feel that this developer's personally-hired engineer's assessment is inaccurate. I feel a second testing should be done, so that the proper septic be installed should you pass this money grabbing developer's request to more than double the amount of houses the subdivision was designed to have.

>

> Please respect current property owners desire, and do not pass this.

>

> Rodger Cheadle

>

> 3105 N. Thor Road , Palmer, AK

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

HANDOUT #13  
LAZY MOOSE RUN  
CASE # 2024-048  
MEETING DATE: JULY 18, 2024

RECEIVED  
JUL 17 2024  
PLATTING

3035B01L001 63  
ANTHONY NANCY L  
PO BOX 3168  
PALMER, AK 99645-3168

**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough Platting Board will consider the following:

**PETITIONER/OWNER: THOMAS & MEGAN VAN DIEST**

**REQUEST:** The request is to create 7 lots from Lots 5, 6, and 7, Ranchettes, Plat #76-64, to be known as LAZY MOOSE RUN, containing 6.86 acres +/- . The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and directly east of N. Thor Road (Tax ID #3035B01L005 / L006 / L007); within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **July 18, 2024**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

[ ] No Objection  Objection [ ] Concern

Name: Nancy Anthony Address: 3055 N Thor Rd, Palmer AK 99645

Comments: I purchased my home on Thor Rd about 8 years ago with the desire of living in an area with the feel of a rural area. I am concerned that if the lots in question are subdivided, the "feel" of the area will change to a more urban "feel". This I do not want. I am also concerned that this will open up more land in the Ranchettes to subdivision which will go against what the Ranchettes were originally created for, to have a rural feel. I am also concerned that the physical Thor Rd can not accommodate this rapid development and additional traffic. I already have doubts that emergency vehicles can effectively respond to an incident because the road is so narrow. This concern is even more amplified in winter and spring due to snow pile-up. I hope that you will decide not to allow this subdivision. Thank you.

Case # 2024-048 MG

Note: Vicinity map Located on Reverse Side

**Matthew Goddard**

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**From:** Catherine Cheadle <catherine.cheadle20@gmail.com>  
**Sent:** Wednesday, July 17, 2024 10:19 AM  
**To:** MSB Platting  
**Subject:** Comments for Platting Board Meeting 7/18/2024, Thor Road/Lazy Moose Run

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

Dear Platting Board,

In the interest of responsible, appropriate development, I am writing to ask you to deny the Lazy Moose Run proposed subdivision.

1. Comprehensive Plan

It goes against the Mat-Su Borough's own Comprehensive Plan. Lazy Mountain, and Ranchettes in particular, supports a rural lifestyle, chosen by residents who bought here. Dividing into 1-acre lots destroys the intent and the character of our Ranchettes Subdivision.

The Lazy Mountain Comprehensive plan was adopted and signed by the Matanuska-Susitna Borough Assembly in Ordinance Serial No. 08-030 on March 4, 2008. This amended MSB 15.24.030 (B) to include the Lazy Mountain Comprehensive Plan which designates the Lazy Mountain Comprehensive Plan as an officially adopted borough plan. As stated in the Code Ordinance MSB 15.24.030 (B), Section 1., "This ordinance is of a general and permanent nature and shall become part of the borough code".

From the Plan: "The Lazy Mountain Community Comprehensive Plan encourages retaining the rural, low density residential, pastoral, agricultural, and forested characteristics that the community favors." It also has a goal to "strive for well-designed and well-placed residential development and improved transportation infrastructure while fostering and maintaining the rural character of Lazy Mountain." Subdividing three lots into seven lots less than one acre and building a house, septic, and well on each lot clearly defies the Lazy Mountain Comprehensive Plan. I am opposed to any further subdividing of any properties within Ranchettes Subdivision, or within the Comprehensive Plan's defined area.

2. Inappropriate site for small lots

The proposed 7 lots are on a high water table. From what I understand, water level testing standard is to install monitor tubes, and return more than a few hours later, to see what the water table actually is. The water assessment was not adequately conducted. Why was normal protocol broken for this private developer? Septic systems, without expensive above-ground mound systems, risk groundwater contamination, septic system failures, future landowner expense, and possible legal action from those of us who have our water rights secured. This assessment done without monitor tubes is puzzling and disheartening.

I live straight downhill from this proposed project, on the east side of Thor Road. I would welcome a second opinion on suitability.



I object to the Proposed Lazy Moose Run Subdivision. I respectfully request that the Platting Board reject it.

Sincerely,

Catherine Cheadle  
3105 N. Thor Rd.  
Palmer, AK 99645  
Mat-Su Conservation Services  
Ranchettes Subdivision

P.S. I am a Geomorphologist by professional training, specializing in drainage issues, stormwater runoff bioremediation, and vegetative erosion control. In the past, I coordinates dozens of stormwater runoff remediation projects in direct partnership with the Mat-Su Borough's Planning Department, especially raingarden installation. This is not subdivision expertise, but I am not entirely a layman to land use and community development.



Virus-free. [www.avast.com](http://www.avast.com)

**Matthew Goddard**

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**From:** chan simonds <chaninak@hotmail.com>  
**Sent:** Wednesday, July 17, 2024 10:22 AM  
**To:** MSB Platting  
**Subject:** Proposed Lazy Moose Run Subdivision

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

Hello,

This letter is concerning the re-subdivision of lots 5,6&7 Ranchettes Estates on Thor.

My wife and I were both born and raised in Alaska. I bought my first house in Palmer in the mid-seventies, and we bought our lot in Ranchettes Estates over 30 years ago because the tranquil setting, large lots, and the rural atmosphere. On any given day or night there are families walking the block, babies in strollers, people walking their dogs, kids on bicycles, and occasional horse riders. People move here to live, not to transit.

Many new subdivisions and additions have come in that time; However, this is different. This turns existing large lots into smaller ones, doubling the population density and traffic in an already established neighborhood. This defies the "Rural" described in the Lazy Mountain Comprehensive plan, and our purpose for buying/living here.

This will set a precedent that will likely turn Lazy Mountain into another hillside in Anchorage. "It ain't broke" so please don't fix it!

Thor will need to be upgraded, and continuation of this re-subdividing, small lot thinking will create a population crush requiring additional upgrades, and roads up the mountain, as there is only the one critical route- Clark Wolverine. All at the taxpayer's expense, not the developer's.

Due to the very poor soils, and scarce availability of water on the mountain, the new, starter home- small lot types will undoubtedly push for a very much unwanted annexation into Palmer for these utilities due to the prohibitive cost of doing them on site; more cost, more taxes, roads, bigger water/waste water facilities...and the list goes on.

Please do not destroy the lifestyles of the established folks already here for the temporary income of a nonresident developer who will just continue on for their own gain. We want to maintain our life, they just want profit with no regard to our preestablished lifestyle. Do not sell us out.

Thank you for your kind consideration,

Chandler and Ahna Simonds

15705 E. Jupiter

Palmer, Alaska 99645

9077958427

**HANDOUT #15  
LAZY MOOSE RUN  
CASE # 2024-048  
MEETING DATE: JULY 18, 2024**

**Matthew Goddard**

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**From:** Rusty Pochatko <PochatkoR@akrr.com>  
**Sent:** Wednesday, July 17, 2024 10:35 AM  
**To:** MSB Platting  
**Subject:** 2024-048 Lazy Moose Run  
**Attachments:** Lazy Moose Run.docx; Thor Rd Measurements.docx

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

Please see attached

**Rusty Pochatko**

*Director, Car & TOFC Operations*

907-265-3917 office | 907-280-9189 mobile  
mailing: PO Box 107500, Anchorage, AK 99510-7500  
physical: 411 West First Ave, Anchorage, AK 99501  
web: [www.AlaskaRailroad.com](http://www.AlaskaRailroad.com)



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**HANDOUT #16 PAGE 1 OF 18  
LAZY MOOSE RUN  
CASE # 2024-048  
MEETING DATE: JULY 18, 2024**

## Vote No on Lazy Moos Run

1. **Road not up to code**
  - a. Borough Public Works employees inspected road
    - i. Verified road not up to code
    - ii. Will not give written statement (fear of retaliation)
  - b. Code is 24'
    - i. We measured the road with a tape measure (photos attached)
    - ii. Majority of the road is only 19' wide
    - iii. 17' at most narrow
  - c. Road is not maintained to any standard
    - i. Road in summer is nearly impassable at times
    - ii. Winter maintenance almost non-existent
2. **Cannot approve if road not up to code**
  - a. The excuse of "if the road is maintained by the Borough, it is up to code" is valid; no reasonable person would use this logic
3. **Lorusso quotes from Platting Meeting**
  - a. "If it's passed the board, it's already approved"
    - i. Blatantly not true
    - ii. Wants you to ignore testimony because he profits from this
  - b. "My mom taught me not to play in the road"
    - i. Zero empathy
    - ii. Mocking parents
  - c. "Valley needs starter homes"
    - i. These will not be starter homes
    - ii. \$500k-\$700k houses
  - d. "Wrongfully denied first time"
    - i. He is lying
    - ii. Denied for road code, well/septic, and Lazy Mountain Comprehensive Plan
4. **VanDiest Quotes from Platting Meeting**
  - a. "stick to the code"
    - i. Not true, public testimony counts
    - ii. Only says that cause his son profits from it.
  - b. "what you do here makes a difference"
    - i. Exactly! That's why you need to make a difference
  - c. "Effects the valley as a whole"
    - i. Yes! This is the start of the end
  - d. "Subdivide the entire Valley"
    - i. That is their goal!
    - ii. Is this what we want?
5. **Well and septic testing done incorrectly**
  - a. This will be covered in depth by local experts
  - b. Their testimony cannot be ignored
6. **Chance to sand up to bullies Wagner and Lorusso**

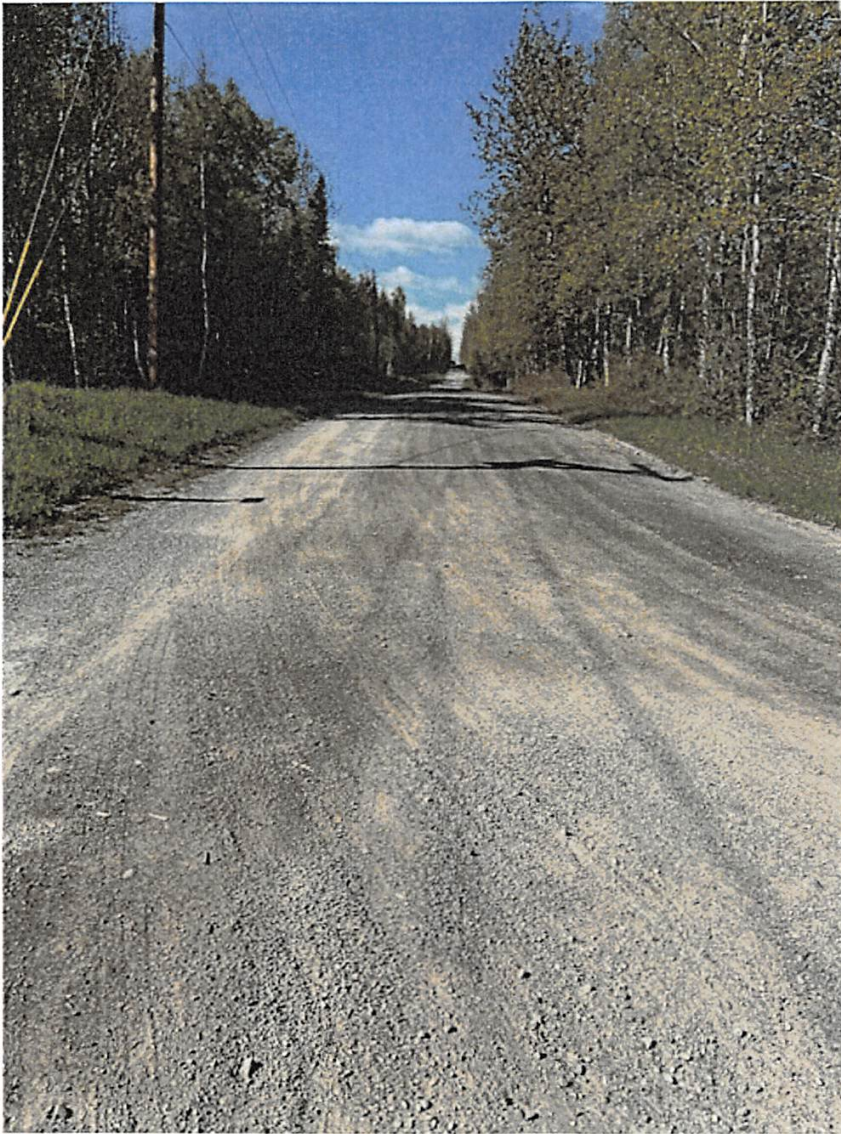
*PG 2 of 18*

- a. Fred Wagner
    - i. Bullied Bush and Bertz when voted no
    - ii. Bullies constitutes
    - iii. Mocked LMCP
  - b. Gary Lorusso
    - i. Zero empathy for families
    - ii. Mocks families
- 7. Teddy Roosevelt**
- a. Every politician would embrace a favorable comparison to Teddy
  - b. He stood up to developers
    - i. Set land aside
    - ii. Recognized the need to keep some land free
  - c. Not popular in his day but looked back on as a hero
    - i. We need a Teddy now
    - ii. This is your chance to do the right thing and be a hero
- 8. Lazy Mountain Comp Plan**
- a. Borough Code states that the LMCP will be followed
    - i. Cannot just be ignored
    - ii. States larger than 1 acre
    - iii. Keep rural character
    - iv. Sets horrible precedent for Lazy Mtn. and Valley as a whole
- 9. Just cause you can, doesn't mean you should**
- a. You can use discretion
    - i. Cops don't always give speed tickets
  - b. Developers keep saying go by code
    - i. Nowhere in the code does it say you must approve if meets code
      - 1. Just cause you can build a deck, doesn't mean you have to build a deck
- 10. Property owner VanDiest bought property knowing it was a part of Ranchettes**
- a. He knew this going in
  - b. Not saying he can't build 3 houses
  - c. Plenty of other places to buy if he wants to subdivide
- 11. Lorusso "knows how to dig test wells"**
- a. He knows how to dig them to pass
  - b. He works for the builders and real estate agents
  - c. His past history shows that he cannot be trusted
- 12. Michelle Traxler voted to allow**
- a. Should not be allowed to vote
  - b. She benefits from this
    - i. Owns milling company
- 13. Valley needs starter homes**
- a. True, but Lazy Mtn. is not the place
    - i. \$500k - \$700k houses are not starter homes
  - b. Better places to subdivide to build
    - i. Closer to towns and schools

PG 3 of 18

- ii. Cheaper homes
- 14. Correctly denied the first time**
  - a. Reasons were correct
    - i. Road not up to code
    - ii. Well and septic issues
    - iii. LMCP

*PG 4 of 18*



*PG 5 of 18*

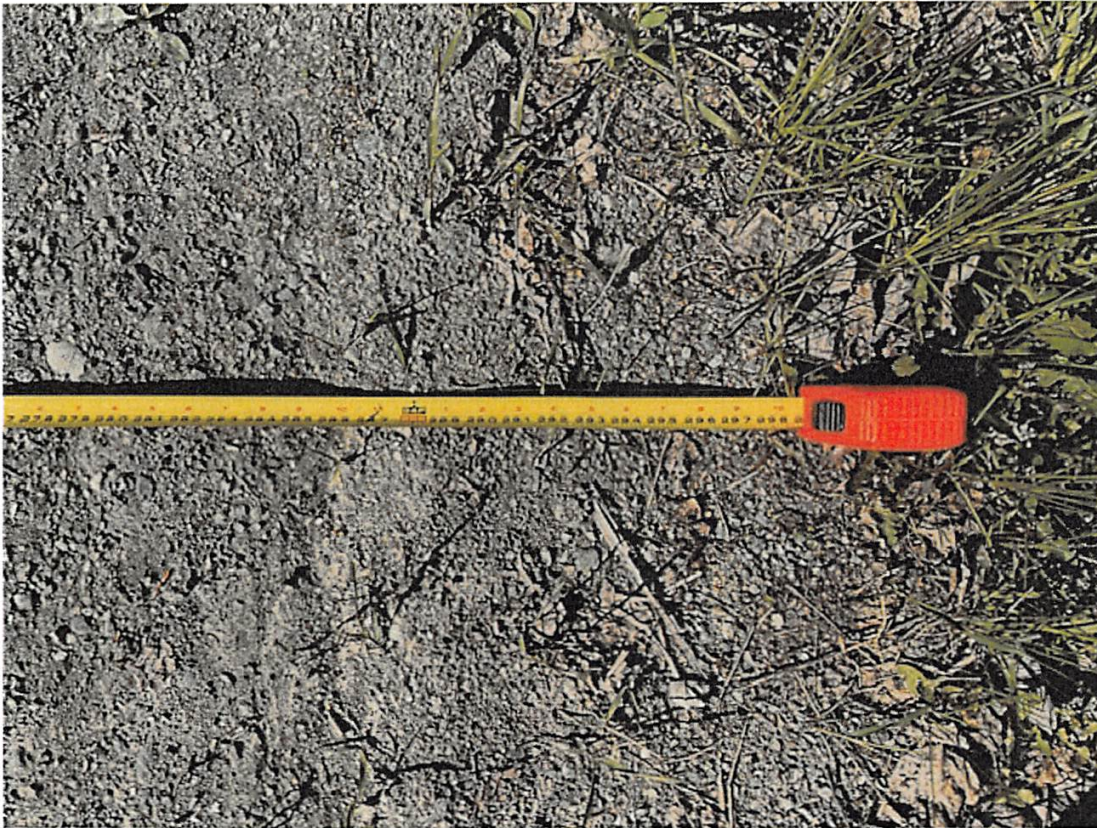


PG 6 of 18





*PG 7 of 18*



*PG 8 of 18*



*Plg 9 of 18*



PG 10 of 18



PG 11 of 18



PG 12 of 18



PG13 of 18



*PG 14 of 18*





PG 15 of 18



*Pg 16 of 18*



*PG 17 of 18*



PG 18 of 18

**Matthew Goddard**

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**From:** Amanda Wolfe <apismellifera100@icloud.com>  
**Sent:** Wednesday, July 17, 2024 11:35 AM  
**To:** MSB Platting  
**Cc:** alaskawolfe@proton.me  
**Subject:** objection to case 2024-048

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

Case No: 2024-048

3035B01L010  
Amanda Wolfe  
3500 N Mars Ave  
Palmer, AK 99645

Dear platting staff and board members,

Our family's primary objection to creating seven lots from current Ranchettes 5, 6, and 7 centers around MSB code 43.20.281. This code requires all lots to have a minimum 10,000 contiguous square feet of usable septic area surrounded by a well exclusion area. Local knowledge of the upper Ranchettes, corroborated by both property owners and industry professionals, stresses that water tables are less than the requisite 8 feet, thereby rendering much of the terrain as unusable septic area. Plats of existing wells in close proximity to the proposed property further reduce viable septic area and increase the difficulty of meeting code compliance.

Many of subdivision members, as original 2.27 acre plats, often struggle to meet well and septic demands. A reduction in lot size to the minimum 40,000 square feet (which is less than 1 acre) will render code compliance potentially impossible. To proactively ensure the health and safety of residents, how does the platting board plan to address these concerns?

Also, if we interpret MSB code 43.10.065 B.2.b. correctly, because the property described lies within a recorded subdivision, all record owners are to be mailed a notice of public hearing. According to minutes from the May 16th meeting, 58 notices were mailed, but there are 65 Ranchette subdivision lots. Additionally, per the aforementioned MSB code subsection (a), all property owners within a 1200 foot exterior boundary of the proposed property were required to be alerted by mail. In the event insufficient notices were sent out, we would like to highlight that there may have been a violation of notification procedures.

We thank you for including our concerns in your discussion,

Amanda Wolfe 🐼 & Max Waddoups

**HANDOUT #17  
LAZY MOOSE RUN  
CASE # 2024-048  
MEETING DATE: JULY 18, 2024**

Abby Pochatko  
3172 N Thor Rd  
Palmer, AK 99645

**I object to the Proposed Lazy Moose Run Subdivision, Case # 2024-048**

**Objection Point 1: Lazy Mtn Comprehensive Plan**

The Lazy Mountain Comprehensive plan was adopted and signed by the Matanuska-Susitna Borough Assembly in Ordinance Serial No. 08-030 on March 4, 2008. This amended MSB 15.24.030 (B) to include the Lazy Mountain Comprehensive Plan which designates the Lazy Mountain Comprehensive Plan as an officially adopted borough plan. As stated in the Code Ordinance MSB 15.24.030 (B), Section 1., "This ordinance is of a general and permanent nature and shall become part of the borough code."

"The Lazy Mountain Community Comprehensive Plan encourages retaining the rural, low density residential, pastoral, agricultural, and forested characteristics that the community favors." It also has a goal to "strive for well-designed and well-placed residential development and improved transportation infrastructure while fostering and maintaining the rural character of Lazy Mountain."

Subdividing lots into less than an acre does not keep the rural, low density residential area described in the Lazy Mtn Comprehensive Plan.

**Objection Point 2: Ground Water Levels**

Per the report: "Five new test holes were dug on the parent parcel on 8/23/2023 to evaluate existing soil conditions. Receiving soils under the topsoil consisted primarily of relatively dense silty sands and gravels, with the silt content generally decreasing with depth. Soil samples were sieve tested for each logged test hole except test hole #4, which was dug to 11' and use as supplementary groundwater level information only. Groundwater was encountered in test holes 1, 2, 3, & 5 at depths of 11', 10', 9', & 11' respectively."

I find it hard to believe that they are encountering groundwater so far down. As a resident of the area with knowledge of the groundwater issues, groundwater is often found as little as 4 feet. Please see some attached DEC reports done around the area that show groundwater at 4 feet. Septic systems have to be redone when they fail. Pump systems have to be installed to meet state codes.

It is my understanding that a monitor tube should have been used to determine the accurate groundwater levels.

**HANDOUT #18  
LAZY MOOSE RUN  
CASE # 2024-048  
MEETING DATE: JULY 18, 2024**

**Objection Point 3: Road**

Thor Rd does not meet borough code standards. Although it is “technically” plowed by the borough contractor, it is not plowed well or in a timely manner. There are boulder-sized rocks that protrude from the road. Every spring, April to May timeframe, the road washes out due to insufficient culverts. At multiple points on the road, it is only 17 feet at the widest and that is being generous on where the road is measured.

Thor Road CANNOT withstand more traffic than it already has. It is a safety issue. Emergency vehicles cannot pass with safe distance. Due to poor plowing, it is difficult for two midsize cars to pass in the winter months.

**Objection Point 4: Overpopulation**

It is an overall safety issue to continue subdividing on Lazy Mountain. There is one road that is the only access point for thousands of people. Emergency vehicles have difficulty reaching emergencies. In a natural disaster, there is only one way out to evacuate.

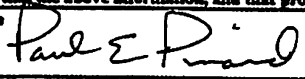
Subdividing more and more of these larger lots with the intent to boost the population could cause the need for schools, city water and septic, more fire stations, etc. The road system cannot handle these additions.

Thank you for your time!  
Abby Pochatko

Date Received

**STATE OF ALASKA**  
**DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**APPLICATION FOR ON-SITE WATER AND SEWER**  
**SYSTEM APPROVAL**  
**OR**  
**DOCUMENTATION OF SYSTEM INSTALLATION**

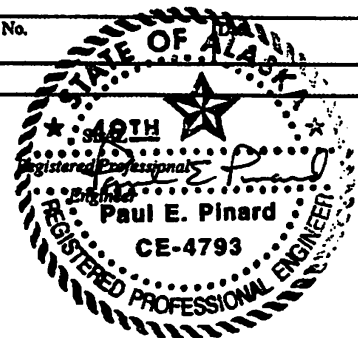
<b>I. GENERAL INFORMATION</b>			
Legal Description of the Location <p style="text-align: center;">Lot 15, Block 5, Ranchettes Subdivision</p>			
Applicant Name: Ken Mattingley		Applicant is: (Check one) <input type="checkbox"/> Bank <input type="checkbox"/> Certified Installer, No. <input checked="" type="checkbox"/> Owner/Builder <input type="checkbox"/> Engineer	
Mailing Address PO Box 2993		Type of Residence: <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family	Total Number Bedrooms 3
City, State, Zip Code Palmer, Alaska 99645		Telephone: (907)746-1016	
Send Approval to: <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Other (Give Name & Address)			

<b>II. WATER SUPPLY SYSTEM</b>					
Source of Water and Containment (Check all that Apply) <input checked="" type="checkbox"/> Well (Drilled or Driven) <input type="checkbox"/> Surface (Identify) <input type="checkbox"/> Roof Catchment <input type="checkbox"/> Other (Identify) <input type="checkbox"/> Holding Tank			Type of Water Supply System <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public (Serves more than one family)		Treatment of Water (Check all that Apply) <input type="checkbox"/> None <input type="checkbox"/> Chlorination <input type="checkbox"/> Filtration <input type="checkbox"/> Mineral Removal <input type="checkbox"/> Other:
Well Data					
Is the height of the well casing more than 12" above the ground?				<input type="checkbox"/> Yes	<input type="checkbox"/> No *
Is a sanitary seal or well cap installed on the well casing?				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is drainage directed away from or around the casing within a radius of 10 feet of the well casing?				<input type="checkbox"/> Yes	<input type="checkbox"/> No *
Is well wire enclosed in conduit?				<input type="checkbox"/> Yes	<input type="checkbox"/> No *
Date Drilled 9/9/98	Depth of Well (Feet) 100**	Static Water Level (Feet) Unknown	Yield (If available) 0	Pump Rate (If available)	
Separation Distance from the Well Casing to each of the Following Sources of Contamination:					
Septic/Holding Tank on Lot 112'		Sewer Lines on Lot 50' +		Absorption Area on Lot 100' +	
Closest Septic/Holding Tank on Adjacent Lot 100' +		Closest Sewer Lines on Adjacent Lot 100' +		Closest Edges of an Absorption Area on Adjacent Lot 100' +	
If toxic materials are stored on the property, including fuel tanks, paints, lubricants and other petroleum based materials, pesticides, fungicides or herbicides, indicate distance from contaminants to well casing:				On Lot *	On Adjacent Lot None w/in 25'
Water Sample Taken by: (Name)			Sampler is: <input type="checkbox"/> Buyer <input type="checkbox"/> Engineer <input type="checkbox"/> Banker <input type="checkbox"/> Government Official		
Address					
Water Sample Results: Attach Copy <input type="checkbox"/> Satisfactory - Date <input type="checkbox"/> Unsatisfactory - Date					
Comments/Recommendations: <p style="text-align: center;">* House under construction, well not hooked up, final grading to be done after completion of construction. **Well perforated from 52' to 60'</p>					
I certify that the above information, and that provided in Section IV, is correct:					
Signature 	Typed/Printed Name Paul E. Pinard, PE		Title CE-4793	Date 9/23/98	

Note: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or Owner/Builder



<b>III. WASTEWATER DISPOSAL</b>		Legal Description: <u>Lot 15, Bk 5, Ranchettes Subd</u>	
<input checked="" type="checkbox"/> Septic Tank/Absorption System		<input type="checkbox"/> Package Treatment <i>(Specify Brand Name or Process)</i>	
<input type="checkbox"/> Holding Tank - Specify	Capacity of Tank	Where Waste is Disposed	Frequency of Pumping
<input type="checkbox"/> Septic Tank Outfall Discharged To:		<input type="checkbox"/> Other (Specify): (Outhouse, Incinerator, etc.)	
<input checked="" type="checkbox"/> <b>NEW SYSTEM</b>			
Name of Installer <u>Bailey's Backhoe</u>		Date Installed <u>9/15/98</u>	
<input type="checkbox"/> Owner/Builder	<input type="checkbox"/> Certified Installer No.	<input checked="" type="checkbox"/> Other: <u>Excavator</u>	Septic Tank Type/Manufacturer <u>Steel/Greer w/Orenco Lift Station</u>
Septic Tank Size (Gallons) <u>1250</u>	Number of Compartments <u>2</u>	Soil Type and Rating <u>GM --- 335 sf/bdrm</u>	
Type Soil Absorption System <u>Seepage Bed</u>	Dimensions/Size Soil Absorption System <u>18 x 56 (1008 sf)</u>	Type/Quantity Backfill Material Used for Soil Absorption System <u>3/4-1.5" Sewer Rock</u>	
Percolation Test Results (Attach Copy of Report) <u>11 min/in -- use 335 sf/b</u>		Percolation Test by: (Name) <u>Pinard Engineering</u>	
Minimum Ground Cover over Absorption Area <u>2' soil + 2" in</u>	* Minimum Ground Cover over Septic Tank <u>6 Feet</u>	Cleanout Pipes/Caps Installed on Septic Tank <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes/Caps Installed on Absorption System <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance To: <u>112 Feet</u>	Water Supply Source on Lot Adjacent Lot <u>100+ Feet</u>	Nearest Water Supply Source on Adjacent Lot <u>100+ Feet</u>	Nearest Body of Water <u>100+ Feet</u>
	Water Table/Bedrock <u>4/6 Feet</u>		Lot Line <u>30+ Feet</u>
Comments/Recommendations  <p style="text-align: center;">* Seepage Bed insulated with 2" board insulation with 2' of soil cover.</p>			
I certify that the above information, and that provided in Section IV, is correct:			
Signature <u>Paul E. Pinard</u>	Typed/Printed Name <u>Paul E. Pinard, PE</u>	Title, Reg./Cert No., Inst. No. <u>CE-4793</u>	Date <u>9/23/98</u>
<i>NOTE: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or approved Owner/Builder</i>			
<input type="checkbox"/> <b>EXISTING SYSTEM</b>			
Name of Installer		Date Installed	
<input type="checkbox"/> Owner/Builder	<input type="checkbox"/> Certified Installer No.	<input type="checkbox"/> Other:	Septic Tank Type/Manufacturer
Septic Tank Size (Gallons)	Number of Compartments	Soil Type and Rating	
Type Soil Absorption System	Dimensions/Size Soil Absorption System	Type/Quantity Backfill Material Used for Soil Absorption System	
Adequacy Test Results (Attach Copy of Report) <input type="checkbox"/> Pass <input type="checkbox"/> Fail		Adequacy Test Performed by: (Name)	
Date Septic Tank Pumped (Attach Copy of Receipt)			
Minimum Ground Cover over Absorption Area <u>Feet</u>	Minimum Ground Cover over Septic Tank <u>Feet</u>	Cleanout Pipes/Caps Installed on Septic Tank <input type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes/Caps Installed on Absorption System <input type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance To: <u>Feet</u>	Water Supply Source on Lot Adjacent Lot <u>Feet</u>	Nearest Water Supply Source on Adjacent Lot <u>Feet</u>	Nearest Body of Water <u>Feet</u>
	Water Table/Bedrock <u>Feet</u>		Lot Line <u>Feet</u>
Comments/Recommendations			
I certify that the above information, and that provided in Section IV, is correct:			
Signature	Typed/Printed Name	Title, Reg./Cert No.	
<i>NOTE: Must be signed by a Professional Engineer.</i>			



**IV. DIAGRAM OF SYSTEM(S)  
INSTRUCTIONS FOR DIAGRAM**

1. In a plan view, locate and identify each of the following:

- |                                                             |                             |                                                |                                                   |
|-------------------------------------------------------------|-----------------------------|------------------------------------------------|---------------------------------------------------|
| a) Well                                                     | b) All Structures           | c) Septic Tank                                 | d) Soil Absorption System<br>(include dimensions) |
| e) Surface Water                                            | f) Sources of contamination | g) Property Line                               |                                                   |
| h) Closest well on adjacent property                        |                             | i) Closest septic tank on an adjacent property |                                                   |
| j) Closest edge of an absorption field on adjacent property |                             | k) All cleanouts and monitor tubes             |                                                   |

2. Show distances between the well and each of the other items listed in 1.

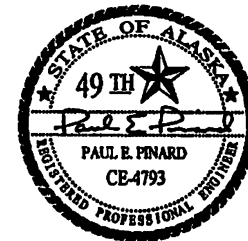
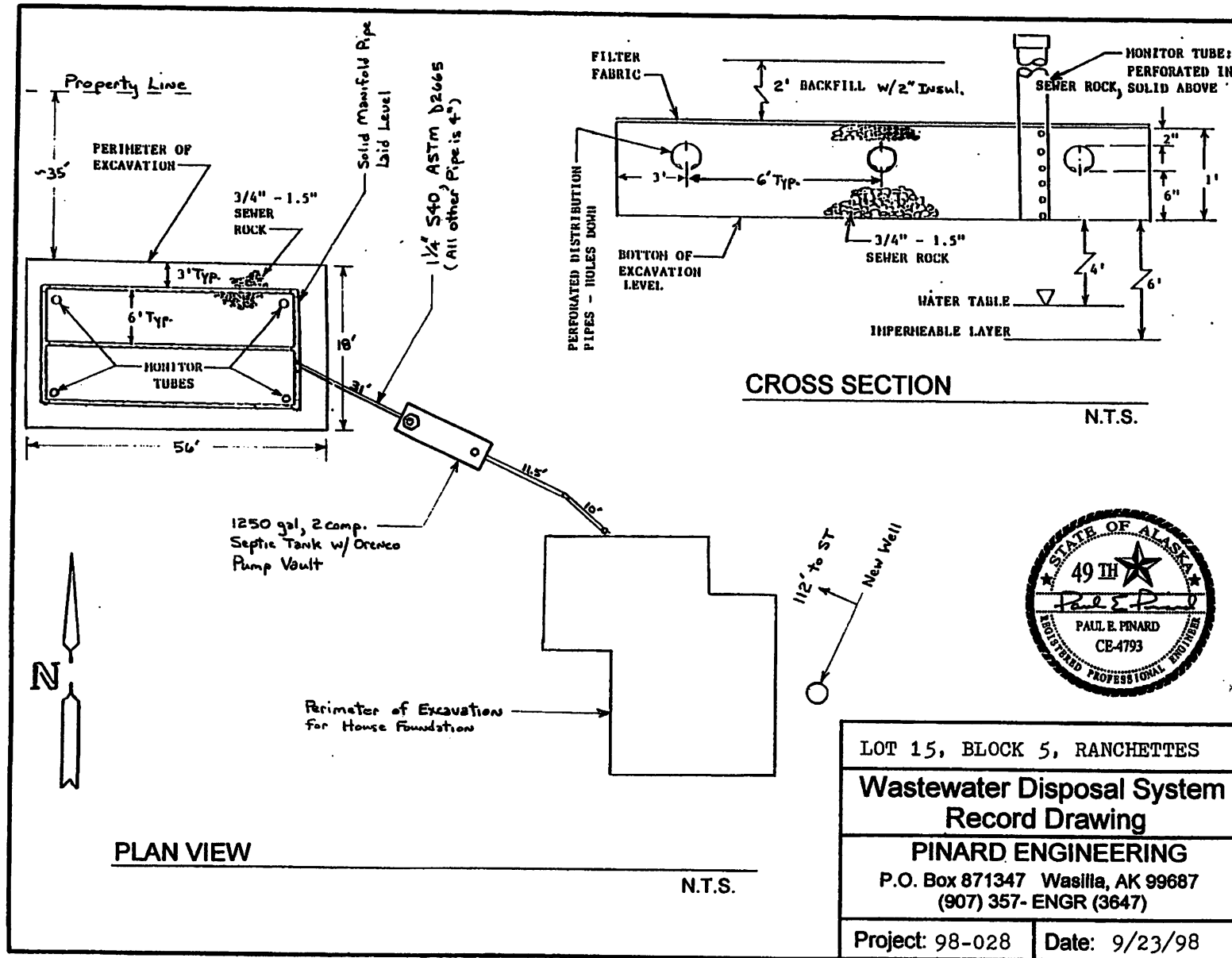
3. Show distances between water bodies and each of the other items listed in 1.

4. In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:

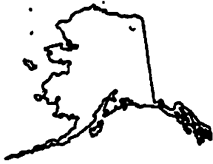
- |               |                        |                |            |                    |
|---------------|------------------------|----------------|------------|--------------------|
| a) Soil Cover | b) Absorption Material | c) Water Table | d) Bedrock | e) Discharge pipes |
|---------------|------------------------|----------------|------------|--------------------|

See Attached Record Drawing for Details of New Wastewater Disposal System.

Note - F810 Perforated and D3034 Solid Pipe was used for the new Seepage Bed. 1.25" Schedule 40, ASTM D2665 was used for the pressure line from the ST to the seepage bed.



LOT 15, BLOCK 5, RANCHETTES	
Wastewater Disposal System Record Drawing	
PINARD ENGINEERING P.O. Box 871347 Wasilla, AK 99687 (907) 357- ENGR (3647)	
Project: 98-028	Date: 9/23/98



**PINARD ENGINEERING**  
P.O. Box 871347 Wasilla, AK 99687  
(907) 357- ENGR (3647)



# TEST HOLE LOG / PERCOLATION TEST

TEST HOLE # 1 DATE: 9/1/98

JOB NUMBER: 98-028

LOCATION: Lot 15, Bk 5, Ranchettes Subd.

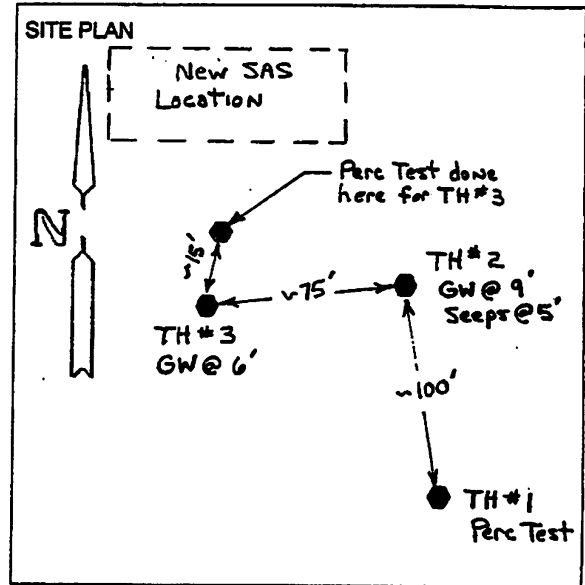
FIELD STAFF: A. Wien

SLOPE \_\_\_\_\_  
LEVEL \_\_\_\_\_

DEPTH, FEET                      SOIL TYPE

1	OL
2	
3	
4	
5	GM - Silty, Sandy Gravel
6	
7	
8	
9	Seeps
10	
11	
12	
13	
14	BOH
15	
16	

SLOPE  
3-5%



Was Ground Water Encountered? Yes / No  
If YES, Depth to Ground Water. Seeps at 9'

## PERCOLATION TEST DATA

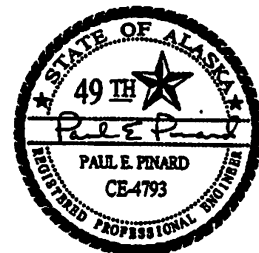
Time	Δ Time (minute)	Measurement (inches)	Drop in Level (inches)	Perc Rate (min. / inch)	Comments
9:31	----	8	----	----	Filled Hole to 8"
10:01	30	7 14/16	2/16		Refilled to 8"
10:31	30	7 14/16	2/16		Refilled to 8"
11:01	30	7 14/16	2/16	240	

PERCOLATION RATE 240 min/inch

PERC HOLE DIAMETER 6"

TEST RUN BETWEEN 5.5 FT  
and 6 FT in DEPTH

COMMENTS: Perc Hole Soaked 9:30PM on 9/1/98. Test done 9/2/98





**PINARD ENGINEERING**  
P.O. Box 871347 Wasilla, AK 99687  
(907) 357- ENGR (3647)



## TEST HOLE LOG / PERCOLATION TEST

TEST HOLE # 2 DATE: 9/2/98  
JOB NUMBER: 98-028  
LOCATION: Lot 15, Bk 5, Ranchettes Subd.  
FIELD STAFF: A. Wien

SLOPE \_\_\_\_\_  
LEVEL LEVEL

DEPTH, FEET	SOIL TYPE
1	OL
2	
3	
4	GM - Silty, Sandy Gravel
5	Seeps
6	
7	
8	
9	
10	
11	BOH
12	
13	
14	
15	
16	

SLOPE  
3-5%

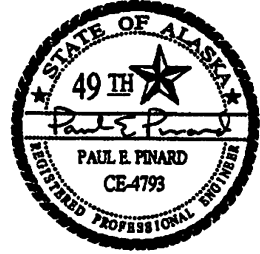
SITE PLAN  
  
See Site Plan for TH #1

Was Ground Water Encountered?  Yes / No  
If YES, Depth to Ground Water. 9'

### PERCOLATION TEST DATA

Time	Δ Time (minute)	Measurement (inches)	Drop in Level (inches)	Perc Rate min. / inch	Comments

PERCOLATION RATE NA min/inch  
PERC HOLE DIAMETER NA  
TEST RUN BETWEEN NA FT  
and NA FT in DEPTH  
COMMENTS: \_\_\_\_\_





**PINARD ENGINEERING**  
P.O. Box 871347 Wasilla, AK 99687  
(907) 357- ENGR (3647)



# TEST HOLE LOG / PERCOLATION TEST

TEST HOLE # 3 DATE: 9/2/98

JOB NUMBER: 98-028

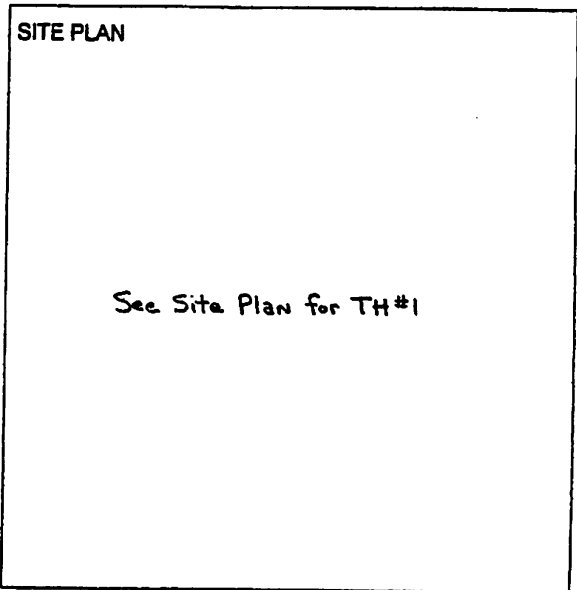
LOCATION: Lot 15, Bk 5, Ranchettes Subd.

FIELD STAFF: A. Wien

SLOPE \_\_\_\_\_  
LEVEL \_\_\_\_\_

DEPTH, FEET                      SOIL TYPE

1	OL
2	
3	
4	GM - Silty, Sandy Gravel
5	
6	V
7	
8	BOH
9	
10	
11	
12	
13	
14	
15	
16	



Was Ground Water Encountered? Yes / No

If YES, Depth to Ground Water. 6'

## PERCOLATION TEST DATA

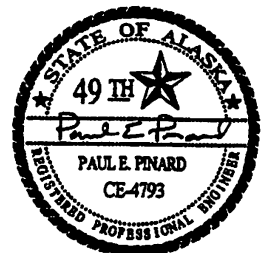
Time	Δ Time (minute)	Measurement (inches)	Drop in Level (inches)	Perc Rate min. / inch	Comments
741A	---	8	---	---	Filled Hole to 8"
811	30	4 9/16	3 7/16		Refilled to 8"
841	30	5 4/16	2 12/16		Refilled to 8"
911	30	5 5/16	2 11/16	11	

PERCOLATION RATE 11 min/inch

PERC HOLE DIAMETER 6"

TEST RUN BETWEEN 2 FT  
and 2.5 FT in DEPTH

COMMENTS: Perc Hole Soaked 8 30AM on 9/2/98. Test done on 9/3/98



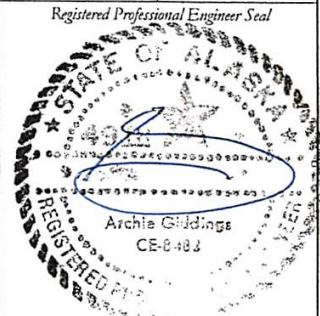
Date Received  <b>OCT 27 2020</b>	State of Alaska Department of Environmental Conservation Documentation of Construction	Processed by:
		Date:
		SEPTS Key #:

Part I. General Information

Legal Description	Lot 15 Block 5 Ranchettes	PAN or Tax ID#: <b>65096</b>
Street Address	15705 E Clark Wolverine Rd	City (or nearest community): Palmer
Coordinates	Latitude: _____ Longitude: _____	Datum: <select one>
Installer Name, Email, & Phone #	Nelson & Company; 746-6214	

Part II. Wastewater Disposal System

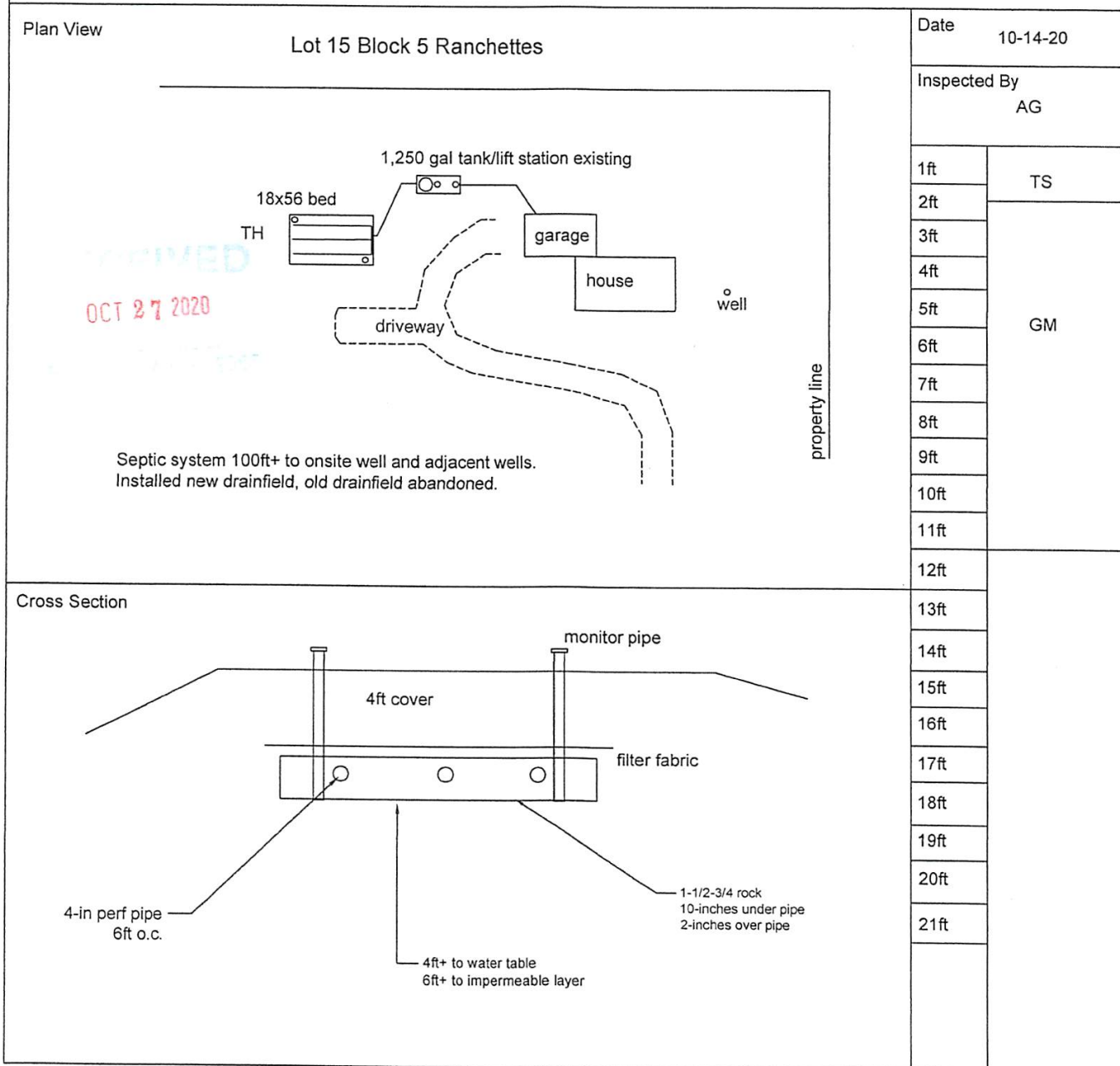
Facility Served	<input checked="" type="checkbox"/> Private Residence - # of buildings: 1	<input type="checkbox"/> Multi-family - # of Units:	Total # Bedrooms: 3			
	<input type="checkbox"/> Small Commercial Facility (< 500 gpd)	<i>show design flow calculations in Comments section below</i>		Total Design Flow (gpd):		
<input type="checkbox"/> New System <input checked="" type="checkbox"/> Repair/Replace Existing (state new components installed and decommissioning/inspection results of existing components): Installed new drainfield, old drainfield abandoned.						
System Installed By: <input type="checkbox"/> Certified Installer <input type="checkbox"/> Approved Homeowner			Notification Date: na			
<input checked="" type="checkbox"/> Registered Engineer/Supervision or Inspection by Registered Engineer			Date Installed: 10-14-20			
Septic Tank	Capacity (gal): 1,250	# of Compartments: 2	Material: steel	Manufacturer: existing		
Lift Station	Manufacturer: existing		Pump (make/model):	Alarms: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Type of Field	<input type="checkbox"/> Deep Trench	<input type="checkbox"/> Shallow Trench	<input type="checkbox"/> Leach Pit	<input checked="" type="checkbox"/> Bed <input type="checkbox"/> 5-Wide		
Soils – Visual and Perc Test	Classification: GM Application Rate (sq. ft./bedroom): 335 Percolation Rate (min/inch): Attach percolation test results or other soils report sealed by registered professional engineer as applicable.					
Soil Absorption System Details	Length (ft): 56	Width (ft): 18	Rock Depth: 12-in	Effective Area (sq ft): 1,008		
	Rock Grade: fine	Graveless Media: # Units:	Unit Area:	Manufacturer:		
Freeze Protection	Soil Cover (feet)	Septic Tank: existing	Absorption Area: 4	Sewer Lines: existing		
	Insulation (inches)					
Cleanout Pipes	# Cleanout(s): 1	# Septic Tank Vents: 2	# Leach Field Monitor Tubes: 2			
Vertical Separation Distance from Bottom of Soil Absorption System to: Groundwater 4+ Impermeable Soils 6+						
Horizontal Separation Distances (measured from nearest edge to nearest edge)	list distances to all nearest:	Private Well	Public Well	Waterline	Surface Water	Property Line
	Septic Tank	100+	na	10+	100+	survey
	Soil Absorption System	100+	na	10+	100+	survey
	Lift Station	na	na	na	na	na
	Sewer Line(s)	25+	na	10+		
Horizontal Separation Distance from Soil Absorption System to Slope exceeding 25%: 50+						
Comments/Criteria used to size commercial facility (state type of facility, # people, gpd/person, etc.):						
I certify that the information provided in Parts I, II, III and IV is correct:						
Signature	Printed Name Archie Giddings, PE					
Title or Certification No.	Date 10/18/20					
NOTE: Certified Installers or Approved Homeowners must sign and date. Professional Engineers must seal, sign, and date.						



### Part III - Required Diagram of System(s)

- In a plan view, locate and identify each of the following:
  - a) Well
  - b) All Structures
  - c) Septic Tank
  - d) Soil Absorption system (include dimensions)
  - e) Surface Water
  - f) Sources of Contamination
  - g) Property Line
  - h) Closest well on adjacent property
  - i) Closest septic tank on an adjacent property
  - j) Closest edge of an absorption field on adjacent property
  - k) All Cleanouts and monitor tubes
  - l) Testhole location
- Show distances between the well and each of the sources of contamination listed in 1.
- Show distances between water bodies and each part of the onsite system listed in 1.
- In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:
  - a) Soil Cover
  - b) Absorption Material
  - c) Water Table
  - d) Bedrock
  - e) Discharge Pipes
  - f) Insulation

Testhole total depth: 11 ft. Groundwater/Seeps encountered? Y/N at 9 ft.  
 Impermeable soil (Silt/Clay/Bedrock) encountered? Y/N at na ft.





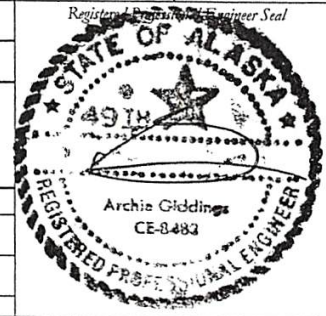
Date Received <b>RECEIVED</b> SEP 4 2020 State Of Alaska DEC Wasilla Alaska 99654	State of Alaska Department of Environmental Conservation Documentation of Construction	Processed by:
		Date:
		SEPTS Key #:

Part I. General Information

Legal Description	Lot 3 Block 2 Ranchettes	PAN or Tax ID#: 31637
Street Address	3305 N Mars Ave	City (or nearest community): Palmer
Coordinates	Latitude: Longitude: Datum: <select one>	
Installer Name, Email, & Phone #	Nelson & Company; 746-6214	

Part II. Wastewater Disposal System

Facility Served	<input checked="" type="checkbox"/> Private Residence - # of buildings: 1	<input type="checkbox"/> Multi-family - # of Units:	Total # Bedrooms: 3			
	<input type="checkbox"/> Small Commercial Facility (< 500 gpd)	<i>show design flow calculations in Comments section below</i>		Total Design Flow (gpd):		
<input type="checkbox"/> New System <input checked="" type="checkbox"/> Repair/Replace Existing (state new components installed and decommissioning/inspection results of existing components): Installed new septic tank and drainfield, old system abandoned.						
System Installed By: <input type="checkbox"/> Certified Installer <input type="checkbox"/> Approved Homeowner		Notification Date: na				
<input checked="" type="checkbox"/> Registered Engineer/Supervision or Inspection by Registered Engineer		Date Installed: 8-19-20				
Septic Tank	Capacity (gal): 1,000	# of Compartments: 2	Material: steel	Manufacturer: Greer		
Lift Station	Manufacturer:	Pump (make/model):		Alarms: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Type of Field	<input type="checkbox"/> Deep Trench <input type="checkbox"/> Shallow Trench <input type="checkbox"/> Leach Pit <input checked="" type="checkbox"/> Bed <input type="checkbox"/> 5-Wide					
Soils - Visual and Perc Test	Classification: GM Application Rate (sq. ft./bedroom): 333 Percolation Rate (min/inch): 24 Attach percolation test results or other soils report sealed by registered professional engineer as applicable.					
Soil Absorption System Details	Length (ft): 56	Width (ft): 18	Rock Depth: 12-in	Effective Area (sq ft): 1,008		
	Rock Grade: fine	Graveless Media: # Units:	Unit Area:	Manufacturer:		
Freeze Protection	Septic Tank		Absorption Area	Sewer Lines		
	Soil Cover (feet)	2	4	2		
	Insulation (inches)	2		2		
Cleanout Pipes	# Cleanout(s): 1	# Septic Tank Vents: 2	# Leach Field Monitor Tubes: 2			
Vertical Separation Distance from Bottom of Soil Absorption System to: Groundwater 4+ Impermeable Soils 6+						
Horizontal Separation Distances (measured from nearest edge to nearest edge)	list distances to all nearest:	Private Well	Public Well	Waterline	Surface Water	Property Line
	Septic Tank	100+	na	10+	100+	survey
	Soil Absorption System	100+	na	10+	100+	survey
	Lift Station	na	na	na	na	na
	Sewer Line(s)	25+	na	10+		
Horizontal Separation Distance from Soil Absorption System to Slope exceeding 25%: 50+						
Comments/Criteria used to size commercial facility (state type of facility, # people, gpd/person, etc.):						
I certify that the information provided in Parts I, II, III and IV is correct:						
Signature	Printed Name Archie Giddings, PE Date 8/23/20					
Title or Certification No.						

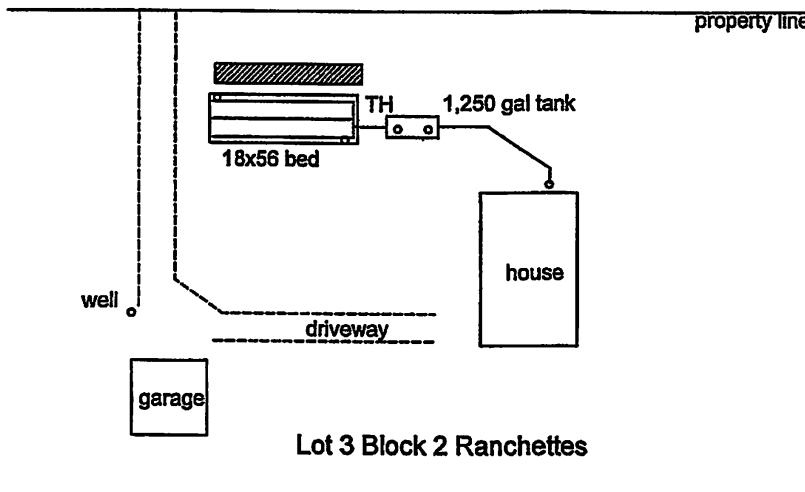


### Part III - Required Diagram of System(s)

- In a plan view, locate and identify each of the following:
  - a) Well
  - b) All Structures
  - c) Septic Tank
  - d) Soil Absorption system (include dimensions)
  - e) Surface Water
  - f) Sources of Contamination
  - g) Property Line
  - h) Closest well on adjacent property
  - i) Closest septic tank on an adjacent property
  - j) Closest edge of an absorption field on adjacent property
  - k) All Cleanouts and monitor tubes
  - l) Testhole location
- Show distances between the well and each of the sources of contamination listed in 1.
- Show distances between water bodies and each part of the onsite system listed in 1.
- In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:
  - a) Soil Cover
  - b) Absorption Material
  - c) Water Table
  - d) Bedrock
  - e) Discharge Pipes
  - f) Insulation

Testhole total depth: 16 ft. Groundwater/Seeps encountered? Y/N at 9 ft.  
Impermeable soil (Silt/Clay/Bedrock) encountered? Y/N at na ft.

#### Plan View



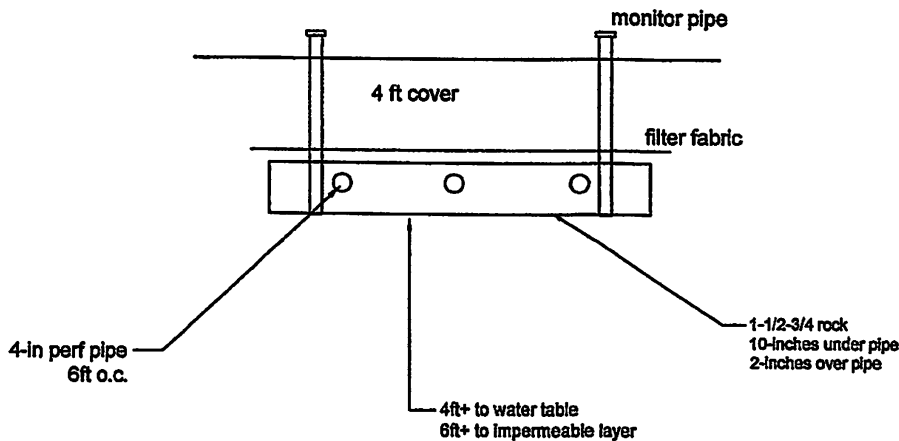
Septic system 100ft+ to onsite well and adjacent wells.  
Installed new septic tank and drainfield, old system abandoned.

Date 8-19-20

Inspected By  
AG

1ft	TS
2ft	
3ft	GM
4ft	
5ft	
6ft	
7ft	
8ft	
9ft	
10ft	
11ft	
12ft	

#### Cross Section



13ft
14ft
15ft
16ft
17ft
18ft
19ft
20ft
21ft

# STATE OF ALASKA

## DEPT. OF ENVIRONMENTAL CONSERVATION

MATANUSKA-SUSITNA FIELD OFFICE

JAY S. HAMMOND, GOVERNOR

P. O. BOX 1064  
WASILLA, ALASKA 99687

March 5, 1982

Marston Realty  
Box 150  
Wasilla, Alaska 99687

RE: Lot 3 Block 2 Ranchettes Subdivision

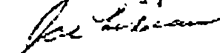
To Whom This May Concern:

This Department has completed its review of the on-site wastewater disposal system located on the above referenced lot. The results of this review are indicated below by the check mark(s) opposite the appropriate statement:

- A. On \_\_\_\_\_ the Department inspected the installation of the septic tank and soil absorption system. The construction, location and size of this disposal system satisfies the requirements of the Department and is approved to serve the subject \_\_\_\_\_ ( ) bedroom dwelling.
- B. On 9-3-81 the septic tank and soil absorption system was installed by a Department certified installer, number WSI-76-19. According to the information provided by this installer, the construction, location and size of the disposal system satisfies the requirements of the Department and is approved to serve the subject three (3) Bedroom dwelling.
- C. The septic tank and soil absorption system was installed and covered over prior to our inspection that was conducted on \_\_\_\_\_. According to the information provided by: \_\_\_\_\_, the location and size of this disposal system satisfies the requirements of the Department and is approved to serve the subject \_\_\_\_\_ ( ) bedroom dwelling.
- D. The water well meets the separation requirements and construction standards of this Department. Also, on 1-20-82 a water sample from the on-site well was collected by: B. Heppinstall. The total coliform density meets the requirements of 18 AAC 80.050(a)(5).

NOTE: The above approval does not guarantee the well or septic disposal system is free of material or installation defects and/or possible subsequent failure.

Sincerely,



Joe LeBeau

Environmental Field Officer

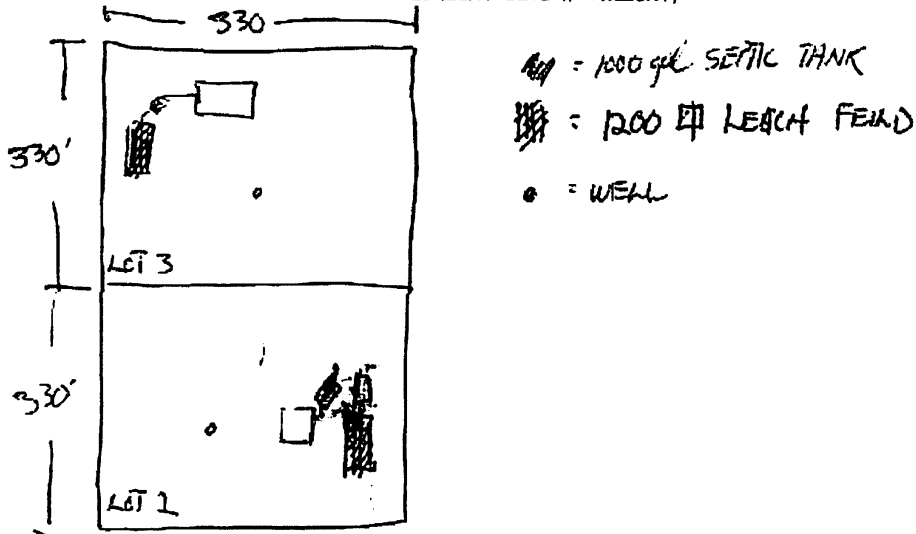
REQUEST FOR APPROVAL OF INDIVIDUAL SEWAGE AND WATER FACILITIES

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

INSTALLER Pioneer Excavating FAIRBANKS-745-4422 CERTIFICATE NO. \_\_\_\_\_

1. Name of person requesting approval PAUL KROENUNG
2. Mailing address ST RT D 9377
3. Legal description LOT 3 BLK 2 RANCHETT SUBD.
4. Directions to get to property TURN RIGHT OFF OF CLARK-WOLVERINE ON TO MARS Rd. - TURN RIGHT ON 2ND DR. WY OFF MARS
5. Size of lot 2 1/2 ACRES 6. Number of bedrooms 3
7. Well Data:
  - a. Type 6" STEEL CASING c. Casing size 6"
  - b. Depth 95' d. Pump type MVEPS 1/2 hp.
  - e. Distance from well to existing or proposed:
    - 1) Sewer line 150' 2) Septic Tank 150'
    - 3) Seepage pit 150' 4) Property line 150'
    - 5) Other sources of possible contamination: i.e., creeks, lakes, barn, drainage ditch, etc. NONE
- 6) Closest neighbor's sewer system 400'
8. Sewage Disposal System (attach photograph) Date Installed 9/3/81
  - a. Septic tank-liquid capacity (gallons) and type 1000 gal.
  - b. Type of sewer pipe CAST IRON
  - c. Type of soil in seepage area SCREENED ROCK Original Hand Pan
  - d. Ground water within four feet of bottom of seepage pit or invert of perforated pipe in drain field. NO
  - e. Disposal field or seepage pit size and type 70x30
  - 1) Distance to property line 20' + 2) Distance to house foundation 60' +

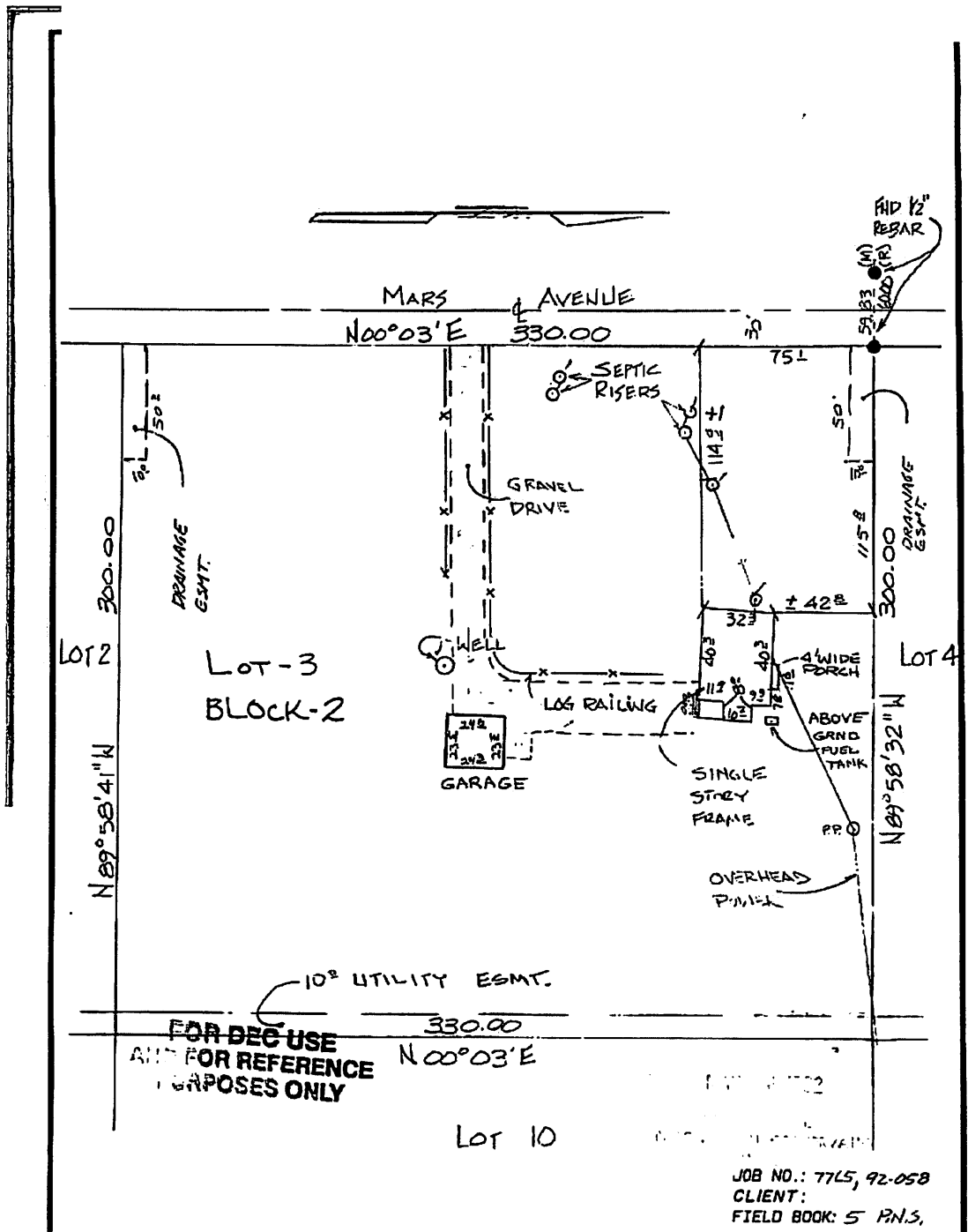
DIAGRAM OF SEWER AND WATER FACILITIES  
(SHOW LOCATION OF SYSTEMS ON ADJACENT LOTS IF PRESENT)



I certify that the information contained in this request for approval to be a true and accurate representation of the subject sewer and water facilities at the time of installation and that the system complies with Title 18, Chapter 72 of the Alaska Administrative Code.

Pioneer Excavating INSTALLER Sept 9, 1981 DATED

Based on the information provided above the subject systems appear to meet the requirements of the Department of Environment Conservation.



FOR DEC USE  
AND FOR REFERENCE  
PURPOSES ONLY

JOB NO.: 7745, 92-058  
CLIENT:  
FIELD BOOK: 5 P.N.S.

SCALE: 1" = 50'	PLOT PLAN:	AS-BUILT: <input checked="" type="checkbox"/>	MAP:	DRAWN BY: HJ	CHECKED BY: WJ
-----------------	------------	-----------------------------------------------	------	--------------	----------------

**DENALI NORTH** P.O. BOX 870086 WASILLA, ALASKA 99687  
PHONE (907) 373-1110

I HEREBY CERTIFY THAT THE IMPROVEMENTS SITUATED ON LOT 3, BLOCK 2, RANCHETTES SUB PALMER RECORDING DISTRICT, AK, ARE WITHIN THE PROPERTY LINES AND DO NOT ENCRDACH ON THE PROPERTY LYING ADJACENT THERETO. THAT NO IMPROVEMENTS ON PROPERTY LYING ADJACENT THERETO ENCRDACH ON THE PREMISES IN QUESTION AND THAT THERE ARE NO ROADWAYS, TRANSMISSION LINES OR OTHER VISIBLE EASEMENTS ON SAID PROPERTY EXCEPT AS INDICATED HEREON.

DATED THIS 29<sup>TH</sup> DAY OF APRIL, 1992, WASILLA, ALASKA

IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER, PRIOR TO CONSTRUCTION, TO VERIFY PROPERTY LINES AND PROPOSED BUILDING GRADE RELATIVE TO FINISH GRADE AND UTILITY CONNECTIONS AND TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. THIS IS NOT A CORNER LOCATION SURVEY.

# DAILY DRILLING LOG H & H DRILLING

Wasilla, Alaska 99687

376-5851

OWNER OF LAND.....	PAUL KROENUNG.....	DEPTH OF WELL.....	95 ft.
ADDRESS.....	ST. RT. 1 1643 PALMER, ALASKA.....	STATIC LEVEL OF WATER FT.....	
WELL-SITE.....	LOT 3 BK. 2 RANCHETTE.....	DRAW DOWN FT.....	10 ft.
DATE-STARTED.....	4/24/79.....	GALS. PER HR.....	420
DATE-ENDED.....	4/24/79.....	KIND OF CASING.....	6 in. x 17 lb.

KIND OF FORMATION:

FROM.....	0	FT. TO	20	FT.	gravel	FROM.....	FT. TO	FT.	
FROM.....	20	FT. TO	80	FT.	alluvial	FROM.....	FT. TO	FT.	
FROM.....	80	FT. TO	95	FT.	gravel/sand	FROM.....	FT. TO	FT.	
FROM.....		FT. TO		FT.		FROM.....	FT. TO	FT.	
FROM.....		FT. TO		FT.		FROM.....	FT. TO	FT.	
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MISCL. INFORMATION:

**RECEIVED**

FEB 9 1982

SCRO  
WASILLA


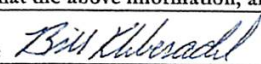
DRILLER'S NAME..... JERRY HOJOHAN.....

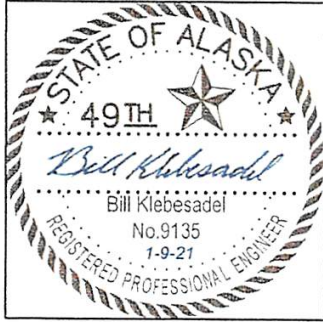
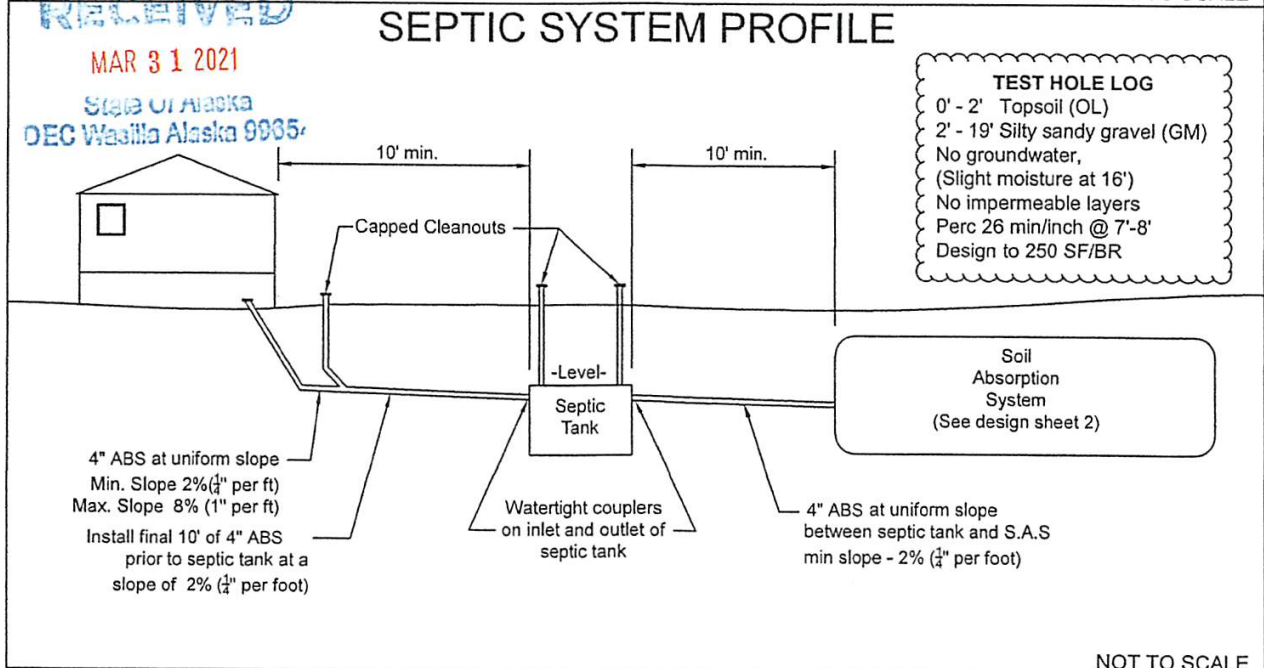
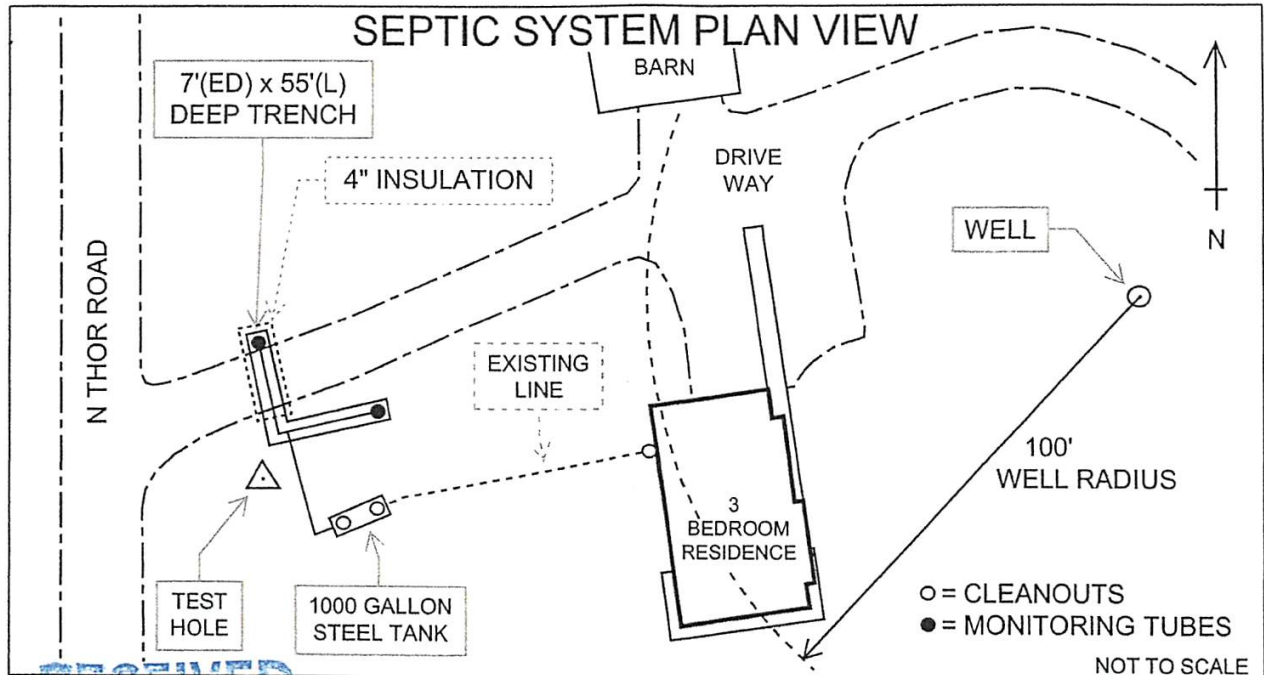
 Date Received <b>MAR 31 2021</b> State of Alaska DEC Wasilla Alaska 99655	State of Alaska Department of Environmental Conservation Documentation of Construction	ADEC Review Date and Initial
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------	---------------------------------

**Part I. General Information**

Legal Description	Ranchettes, Lot 2 Block 1	
Street Address	3105 N Thor Road	Tax/ParcelID# 80747
Submitted By	<input checked="" type="checkbox"/> Registered Engineer <input type="checkbox"/> Approved Homeowner <input type="checkbox"/> Certified Installer No. CE 9135	
Installer Name Mailing Address, Email, & Phone	Mike Rolston c/o Northern Dirtworks, 2500 N Larkspur Circle, Palmer, AK 99645 ndirtw@gmail.com 907-354-2552	

**Part II. Wastewater Disposal**

Onsite Wastewater System Serves	<input checked="" type="checkbox"/> Single Family # of bedrooms <u>3</u> <input type="checkbox"/> Duplex Total # of bedrooms _____ <input type="checkbox"/> Small Commercial Facility with Estimated Design Flow of less than 500 gpd. - show calcs below			
	<input type="checkbox"/> New System <input checked="" type="checkbox"/> Repair / Replace Existing Components (describe): Replaced tank & absorption area			
System Installed By:	<input type="checkbox"/> Certified Installer <input type="checkbox"/> Registered Engineer <input checked="" type="checkbox"/> Inspection by a Registered Engineer <input type="checkbox"/> Approved Homeowner (attach approval letter)		Installation Notification Date Date Installed <u>1-7-21</u>	
Septic Tank	Size <u>1000</u> # of Compartments <u>2</u> Material <u>Steel</u> Manufacturer <u>Greer</u> Lift Station Manufacturer <u>N/A</u> Alarms <input type="checkbox"/> Yes <input type="checkbox"/> No			
Type of Soil Absorption System	<input checked="" type="checkbox"/> Deep Trench <input type="checkbox"/> Shallow Trench <input type="checkbox"/> Seepage Pit <input type="checkbox"/> Bed <input type="checkbox"/> Mound <input type="checkbox"/> Infiltrators (# of Units _____ Unit Area _____ sq. ft.) <input type="checkbox"/> Other _____			
Soils	Classification <u>GM</u> Rating - sq ft/bedroom <u>250</u>			
Soil Absorption Area	Field Dimensions (Length <u>55</u> ft Width <u>3</u> ft Thickness/Depth of Rock <u>7</u> ft)			
	Effective Absorption Area <u>770 SF</u> Size of Rock <u>1 1/2" to 3"</u>			
Perc Test Results	Minutes per Inch <u>* 26</u> Application Rate <u>* 250</u> sq ft / bedroom Performed By <u>* J. Ulery</u> (Attach results - sealed and signed by a registered engineer)			
Ground Cover Over	Septic Tank <u>&gt;4</u> ft Insulation Thickness _____ in	Absorption Area <u>&gt;4</u> ft Insulation Thickness _____ in	Sewer Pipes <u>&gt;4</u> ft Insulation Thickness _____ in	
Cleanout Pipes/Caps	# Cleanout(s) <u>1</u>	# Septic Tank Vents <u>2</u>	# of Leach Field Monitor Tubes <u>2</u>	
Separation Distances from septic tank or absorption area, whichever is closest, to all nearby Public drinking water sources <u>N/A</u> ft. Class <u>N/A</u> Private drinking water sources <u>&gt;150</u> ft Nearest water bodies (see 18 AAC 72.020(b)) <u>N/A</u> ft Lot Line <u>&gt;10</u> ft				
Separation Distances from On Lot Sewer Lines to Drinking Water Sources - Public <u>N/A</u> Private <u>&gt;25'</u>				
Separation Distances from Bottom of Distribution Rock to - Groundwater Table <u>* &gt;4'</u> Impermeable Soils <u>* &gt;6'</u>				
Separation Distance from Absorption Area to Slope exceeding 25% <u>&gt; 50'</u>				
Comments / Recommendations / Criteria used to size commercial facility: * = Information from DEC Key # 35794 dated 12-6-83.				
I certify that the above information, and that provided in Section III, is correct:				
Signature				Printed Name <u>William Klebesadel</u>
Title, Reg/Cert No, Inst No.	<u>CE 9135</u>	Date		<u>1-9-21</u>



## Conventional Single Family Residential SEPTIC SYSTEM AS-BUILT

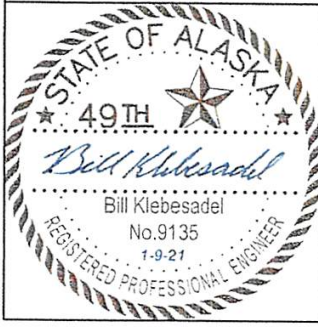
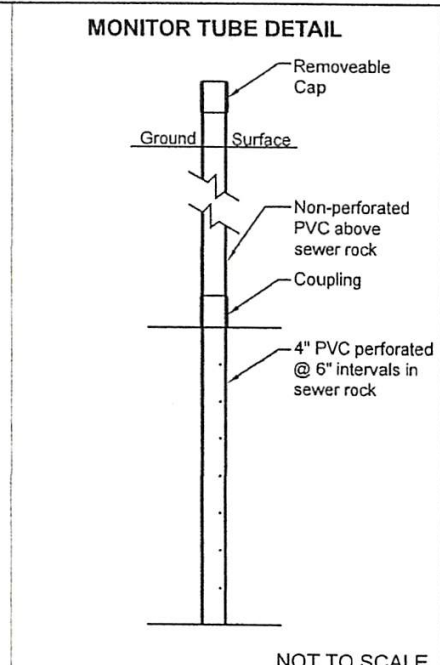
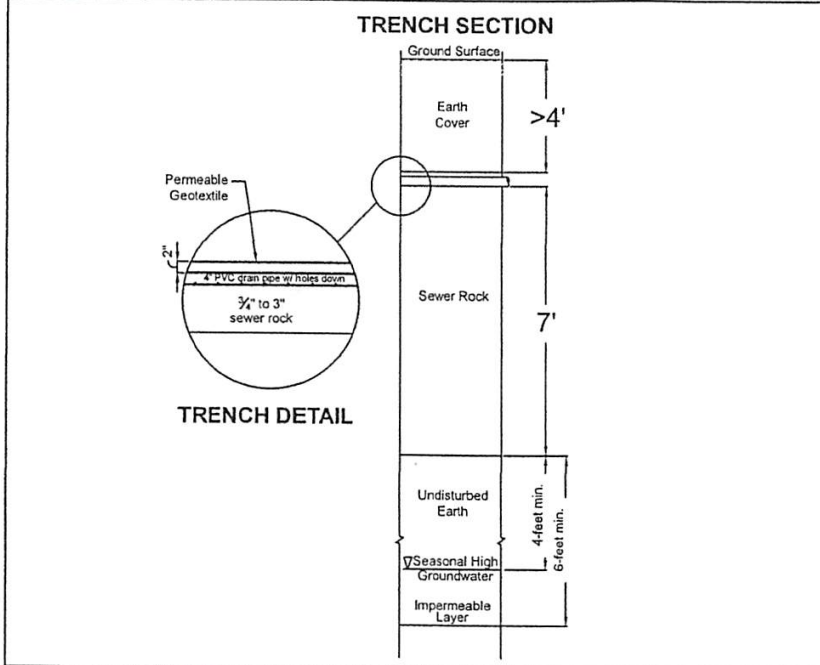
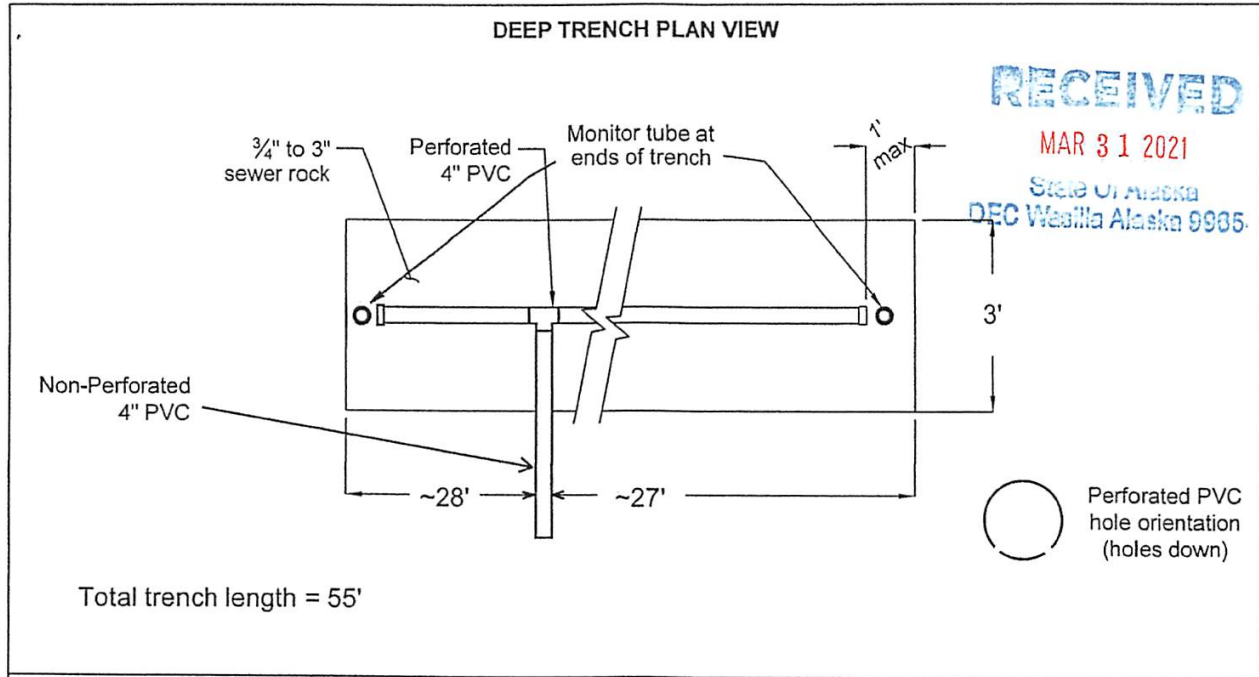
LEGAL DESCRIPTION: Ranchettes, Lot 2 Block 1

RECORD DRAWING

This record drawing represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.

PIONEER ENGINEERING LLC	SHEET 1 OF 2	COMPLETED DATE 1-7-21
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## Conventional Single Family Residential SEPTIC SYSTEM AS-BUILT

LEGAL DESCRIPTION: Ranchettes, Lot 2 Block 1

RECORD DRAWING  
This record drawing represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.

PIONEER ENGINEERING LLC	SHEET 2 OF 2	COMPLETED DATE 1-7-21
-------------------------	--------------	-----------------------

<p style="text-align: center;">DATE RECEIVED</p> <div style="text-align: center; font-size: 2em; color: red; font-weight: bold;">MAY 19 2009</div> <p style="text-align: center; font-size: 0.8em;">ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION</p>	<h2 style="margin: 0;">DOLLERHIDE ENGINEERING</h2> <p style="font-size: 0.8em; margin: 0;">POST OFFICE BOX 871812 • WASILLA ALASKA 99687</p> <h3 style="margin: 10px 0 0 0;">DOCUMENTATION OF ON - SITE WATER AND / OR SEWER SYSTEM OR SYSTEM INSTALLATION</h3> <p style="font-size: 0.7em; margin: 0;">based on Alaska Department of Environmental Conservation Form 18 - 0307 (revised 9/96)</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<b>I GENERAL INFORMATION</b>		
Legal Description: <div style="text-align: center; font-size: 1.2em; margin: 10px 0;">LOT 2, BLOCK 1, RANCHETTES</div>		
Applicant Name: KELLER WILLIAMS REALTY	Applicant is: <input type="checkbox"/> Owner / Builder <input checked="" type="checkbox"/> Real Estate Agency <input type="checkbox"/> Engineer <input type="checkbox"/> Bank <input type="checkbox"/> Certified Installer No.	
Mailing Address: 5131 East Mayflower Lane Wasilla, Alaska 99654	Type of Residence: <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family	Total Number of Bedrooms: <div style="text-align: center; font-size: 1.2em;">3</div>
Telephone: (907) 373 - 3575		

<b>II WATER SUPPLY SYSTEM</b>				
Source of Water and Containment <input checked="" type="checkbox"/> Well (drilled or driven) <input type="checkbox"/> Surface _____ <input type="checkbox"/> Roof Catchment <input type="checkbox"/> Other _____ <input type="checkbox"/> Holding Tank <input type="checkbox"/> Other _____		Type of Water Supply System <input checked="" type="checkbox"/> Private (single - family or duplex) <input type="checkbox"/> Public (multi - family)		Treatment of Water <input type="checkbox"/> None <input type="checkbox"/> Chlorination <input type="checkbox"/> Filtration <input type="checkbox"/> Mineral Removal <input checked="" type="checkbox"/> Other <u>unknown</u>
Well Data				
Is the height of the well casing more than 12 inches above the ground?			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is a sanitary seal or well cap installed on the well casing?			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is drainage directed away from or around the casing within a radius of 10 feet of the well casing?			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is well wire enclosed in conduit?			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Date Drilled <u>2/17/97</u>	Depth of Well <u>287</u> ft	Static Water Level _____ ft	Yield <u>20</u> gpm	Pump Rate <u>6</u> gpm
Separation distance from the well casing to each of the following sources of contamination:				
septic / holding tank on lot <u>100+</u> ft		sewer lines on lot <u>25+</u> ft		absorption area on lot <u>100+</u> ft
closest septic / holding tank on adjacent lot <u>100+</u> ft		closest sewer lines on adjacent lot <u>25+</u> ft		closest edge of an absorption area on adjacent lot <u>100+</u> ft
If toxic materials are stored on the property (including fuel tanks, paints lubricants, and other petroleum based materials, pesticides, fungicides, or herbicides), indicate distance from contaminants to well casing:			<u>on lot:</u> none observed within <u>25</u> ft	
			<u>on adjacent lot:</u> none observed within <u>25</u> ft	
Water Sample taken by: DOLLERHIDE ENGINEERING			Sampler is: <input checked="" type="checkbox"/> Engineer <input type="checkbox"/> Buyer <input type="checkbox"/> Banker <input type="checkbox"/> Government Official	
Address: Post Office Box 871812 • Wasilla, Alaska 99687				
Water Sample Results (copy attached): <input checked="" type="checkbox"/> satisfactory (date) <u>4/17/09</u> <input type="checkbox"/> unsatisfactory (date)				
Comments / Recommendations:  Background information has been taken from Alaska Department of Environmental Conservation records.  <u>NEW WELL DRILLED 2/17/97. WELL LOG ATTACHED.</u>  <u>STEEL PLATE WELDED ON TOP OF OLD WELL CASING.</u>				

I certify that the above information and that provided in Section IV are correct.			
Signature 	Typed / Printed Name Floyd R. Dollerhide	Title CE - 1620	Date 5/13/09

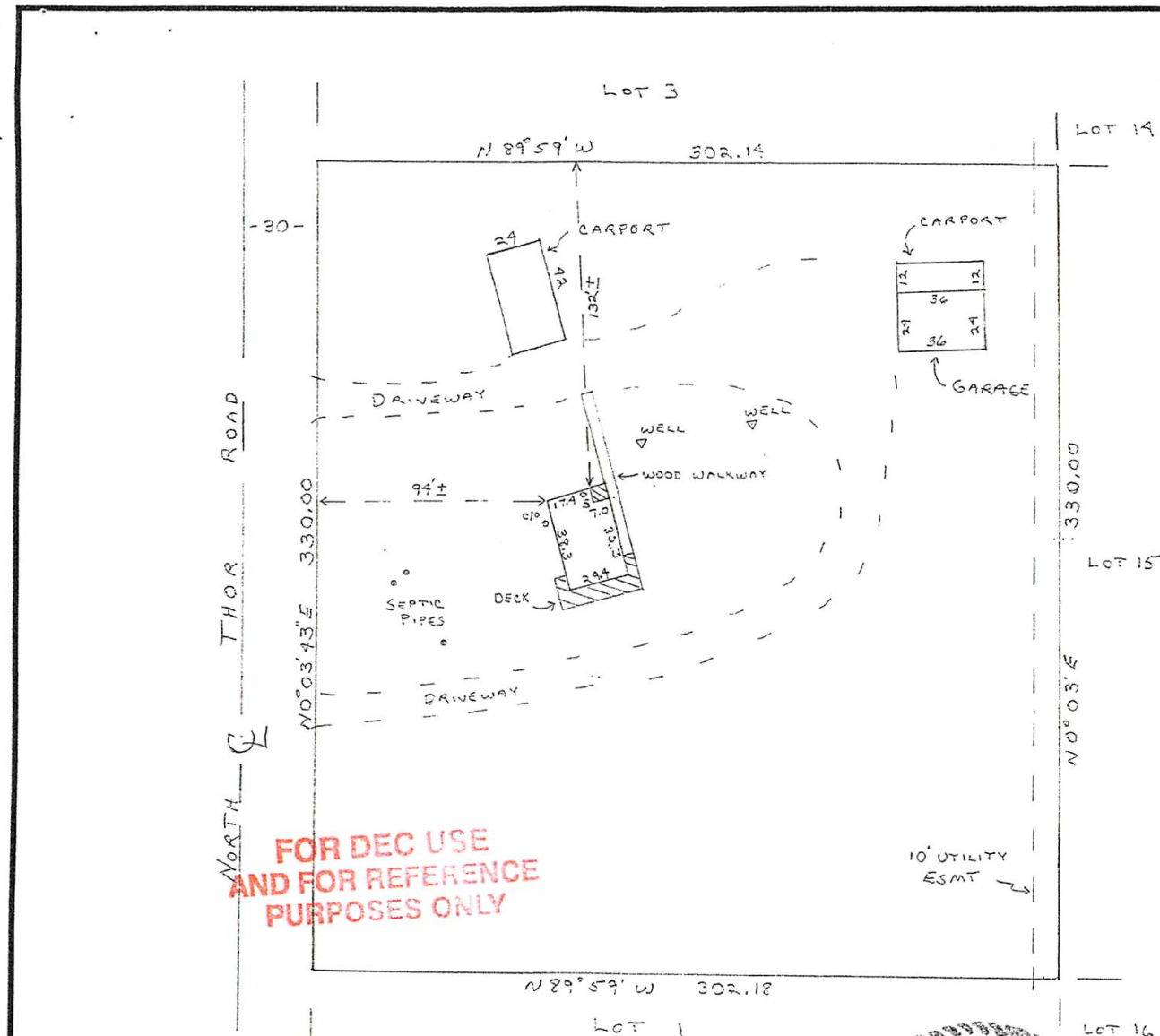
<b>III WASTEWATER DISPOSAL</b>		Legal Description: LOT 2, BLOCK 1, RANCHETTES			
<input checked="" type="checkbox"/> Septic tank / absorption system		<input type="checkbox"/> Package treatment (specify brand name or process)			
<input type="checkbox"/> Holding tank (specify)	capacity of tank gal	where waste is disposed		frequency of pumping	
<input type="checkbox"/> Septic tank outfall discharged to		<input type="checkbox"/> other (outhouse, incinerator, etc.)			
<input type="checkbox"/> <b>NEW SYSTEM</b>					
Name of installer:			Date installed:		
<input type="checkbox"/> owner / builder <input type="checkbox"/> Certified Installer <input type="checkbox"/> other No. _____			septic tank type / manufacturer		
septic tank size gal	number of compartments: _____		soil type and rating		
type soil absorption system	dimensions / size soil absorption system		type / quantity backfill material used for soil absorption system		
percolation test results (copy attached)			percolation test by:		
minimum ground cover over absorption area ft		cleanout pipes / caps installed on septic tank		<input type="checkbox"/> yes	<input type="checkbox"/> no
minimum ground cover over septic tank ft		cleanout pipes / caps installed on absorption system		<input type="checkbox"/> yes	<input type="checkbox"/> no
separation distance to:	water supply source ft	nearest water supply source on adjacent lot ft	nearest body of water ft	water table/bedrock ft	lot line ft
comments / recommendations:					
I certify that the above information and that provided in Section IV are correct:					
Signature		Typed / Printed Name		Title	

<input checked="" type="checkbox"/> <b>EXISTING SYSTEM</b>					
Name of installer: <u>J M H ENTERPRISES</u>			Date installed: <u>9/9/83</u>		
<input type="checkbox"/> owner / builder <input checked="" type="checkbox"/> Certified Installer <input type="checkbox"/> other No. <u>82-45</u>			septic tank type / manufacturer <u>STEEL / ANCH TANK</u>		
septic tank size <u>1000</u> gal	number of compartments: <u>2</u>		soil type and rating <u>225 SF/BR</u>		
type soil absorption system <u>TRENCH</u>	dimensions / size soil absorption system <u>50' x 7' ED</u>		type / quantity backfill material used for soil absorption system <u>36 cy SEPTIC ROCK</u>		
adequacy test results (copy attached) <input checked="" type="checkbox"/> pass <input type="checkbox"/> fail		adequacy test performed by: <u>DOLLERHIDE ENGINEERING</u>		date septic tank pumped (receipt attached) <u>NOT REQUIRED</u>	
minimum ground cover over absorption area <u>4</u> ft		cleanout pipes / caps installed on septic tank		<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
minimum ground cover over septic tank <u>4</u> ft		cleanout pipes / caps installed on absorption system		<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
separation distance to:	water supply source <u>100+</u> ft	nearest water supply source on adjacent lot <u>100+</u> ft	nearest body of water <u>100+</u> ft	water table/bedrock <u>4/6+</u> ft	lot line <u>SEE AS-BUILT</u> ft
comments / recommendations:  Background information has been taken from Alaska Department of Environmental Conservation files.					
I certify that the above information and that provided in Section IV are correct:					
Signature <u>Floyd R. Dollerhide</u>			Typed / Printed Name <u>Floyd R. Dollerhide</u>		
Title / Registration <u>CE - 1620</u>			Date <u>5/13/09</u>		

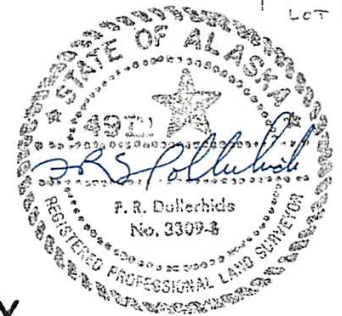


PROFESSIONAL ENGINEERING STAMP

THIS DOCUMENTATION ACCURATELY PORTRAYS THE CONDITIONS  
FOUND ON THE DATE OF TESTING.  
  
IT DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND, EXPLICIT OR IMPLIED,  
OF THE CONTINUED SATISFACTORY PERFORMANCE OF THE  
WATER SUPPLY AND/OR WASTEWATER DISPOSAL SYSTEMS.



**FOR DEC USE  
AND FOR REFERENCE  
PURPOSES ONLY**



**AS - BUILT SURVEY**

**NOTE:** THIS AS-BUILT SURVEY DATA SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES OR TO CONSTRUCT IMPROVEMENTS.

SCALE: 1" = 60'  
DATE: 5/8/09

**LOT 2 BLOCK 1  
RANCHETTES**  
PLAT NO. 72 - 064  
PALMER RECORDING DISTRICT

**DOLLERHIDE ENGINEERING**  
POST OFFICE BOX 871812  
WASILLA, ALASKA 99687  
907/376-5485 FAX 907/373-1882

# DOLLERHIDE ENGINEERING

POST OFFICE BOX 871812 • WASILLA ALASKA 99687  
 TELEPHONE (907) 376-5485 • FAX (907) 373-1882

<b><u>WELL FLOW TEST</u></b>
<i>Legal Description</i> : LOT 2, BLOCK 1, RANCHETTES
<i>Applicant</i> : KELLER WILLIAMS REALTY 5131 East Mayflower Lane Wasilla, Alaska 99654
<i>Date</i> : 4/26/09

<i>WELL LOG DATA</i>	<i>WELL CHARACTERISTICS</i>
Depth : <u>287</u> feet	Size of Casing : <u>6</u> inches
Static : _____	Sanitary Seal : <input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Yield : <u>20</u>	Grading around Casing : <input checked="" type="checkbox"/> yes <input type="checkbox"/> no

<b>TEST DATA</b>			
Time	Static Level (feet)	Flow Rate (gpm)	Total Gallons
1:40	BELOW 200 FT -	6	
3:00	NOT MONITORED	6	
			<u>480 gal</u>

<b>SUMMARY</b>

# DOLLERHIDE ENGINEERING

POST OFFICE BOX 871812 • WASILLA ALASKA 99687  
TELEPHONE (907) 376-5485 • FAX (907) 373-1882

<b><u>SEPTIC ADEQUACY TEST</u></b>	
Legal Description: LOT 2, BLOCK 1, RANCHETTES	
Applicant: KELLER WILLIAMS REALTY 5131 East Mayflower Lane Wasilla, Alaska 99654	
Date: 4/26/09	

<b>SYSTEM DATA</b>	
SEPTIC TANK Size: <u>1000</u> gallons Scum: _____ Sludge: <u>&lt; 6"</u> Needs to be pumped: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Currently in use: <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Number of Bedrooms: <u>3</u> Absorption System: <u>TRENCH</u> Absorption Required ( <u>3</u> bedrooms x 150 gal/br): <u>450</u>

TEST DATA						
Time	Flow Rate (gpm)	Volume (gallons)	Septic Tank liquid level*	Soil Absorption System		COMMENTS
				Monitor Tube 1*	Monitor Tube 2*	
1:40	6		5.3	5.0		BOTTOM OF MT = 8.9
2:00	6		5.2	5.0		
2:20	6		5.1	4.9		
2:40	6		5.1	4.9		
3:00	6		5.1	4.9		
		<u>480 gal</u>				
RECOVERY				* All measurements from top of monitor tubes		
Time	Date	SAS MT1	SAS MT2			

SEPTIC ADEQUACY TEST	<input checked="" type="checkbox"/> passed	<input type="checkbox"/> failed
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<b>COMMENTS</b>

04/17/2009 20:10 9073732157

ERDMAN ASSOCIATES

PAGE 02

# ERDMAN & ASSOCIATES

ENGINEERING/WATER TESTING

## DRINKING WATER ANALYSIS COLIFORM BACTERIA

**SECTION I**  
COMPLETED BY PERSON TAKING THE SAMPLE

FLOYD DOLLERHIDE, PE  
P.O. Box 871812  
Wasilla, AK 99687  
907/376-5485 Fax 373-1882

Project: \_\_\_\_\_  
Legal Description: Lot: 2 Block: 1  
Subdivision: Ranchettes

Private  Public water PWSID \_\_\_\_\_  
 Repeat sample Lab ref # \_\_\_\_\_

COLLECTION INFORMATION

Date: 4-16-09 Time: 2:45 AM /  PM  
Collected By: CKD (Circle One)  
Location: \_\_\_\_\_ (Sink, Hose Bibb, etc.)  
Delivered to Lab By: CKD

**SECTION II**  
COMPLETED BY LAB

LAB ID # 0904023

Date/Time Received: 4/16/09 609 AM /  PM Initial: MDE  
Date/Time Test Set-up: 4/16/09 610 AM /  PM Initial: MDE  
Comments: \_\_\_\_\_

TEST	READING *		DATE	TIME	INTL	RESULTS
	PRESENT	ABSENT				
MMO MUG Total Coliform Read in 24-28 hours		✓				<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY
MMO MUG Fecal Coliform (E. Coli) read in 24 - 28 hours		✓	<u>4/17/09</u>	<u>800 PM</u>	<u>MDE</u>	<input type="checkbox"/> INCONCLUSIVE <i>Please submit another sample</i>

\* Bacteria Present in or Absent from Water Sample

**SECTION III**  
NOTIFICATION / DISTRIBUTION

Date ADEC Notified (Public Positives Only): \_\_\_\_\_ Date Client Notified (Positives Only): \_\_\_\_\_  
Comments: \_\_\_\_\_ Comments: \_\_\_\_\_  
Faxed Copy:  Date: 4/17/09 Invoice #/Date: \_\_\_\_\_

ADEC copy                      Client file                      Client copy                      Numeric File copy

5200 Dunbar Drive Wasilla, Alaska 99654 Tel: 907-376-6989 Fax: 907-373-2157  
FLOYD.BCT

# McKay Well Drilling

P.O. Box 878148  
Wasilla, Alaska 99687-7704  
Phone 376-5058

Well Owner DEUNNIS BEGEN Date 2-17-97  
Well Location LOT # 2 BLC # 1 Phone \_\_\_\_\_  
RACHETTES SUB. D.U.  
Size Casing 6" Depth of Hole 287 Cased to 287 feet  
Static Water Level \_\_\_\_\_ feet Well Test 20 Gal per Minute for 1 Hours  
Date of Completion 2-21-97

## WELL LOG

0 - 205' SILTY GRAVEL  
205 - 208' GRAVEL SMALL GRAVEL  
208 - 245' HARD PAN SAND GRAVEL  
245 - 280' SMALL WATER SAND & GRAVEL  
280 - 285' COARSE GRAVEL

*Calvin F. McKay*

## AUTHORIZATION TO DRILL

I hereby authorize McKay Drilling to proceed with the above work. Payment shall be made in the following manner:

Rig up Minimum \_\_\_\_\_ feet. @ \_\_\_\_\_ per foot  
Balance due upon completion.

In the event it is necessary to institute legal proceedings to collect any amounts due on this contract, I agree to pay an additional sum of fifteen percent (15%) of the original contract price. Plus attorney's fees, and cost for legal proceedings.

Name \_\_\_\_\_

Date \_\_\_\_\_

Address \_\_\_\_\_



Date Received  
**RECEIVED**  
JUN 14 1984  
Environmental Conservation

2175

STATE OF ALASKA  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

APPLICATION FOR ON-SITE WATER AND SEWER  
SYSTEM APPROVAL

**I. GENERAL INFORMATION**

Legal Description of the Location  
BLOCK 1 LOT 2 RANCHETTE  
Ranchettes L2 B1

Applicant Name: DENNIS BEGUN  
Address (Street or P. O. Box): SRD 9363  
City, State and Zip Code: PALMIR  
Telephone: 745 7048

Applicant is: (Check one)  
 Bank  
 Certified Installer No. \_\_\_\_\_  
 Owner/Builder

Type of Residence:  Single Family  Multi-Family  
Total No. of Bedrooms: \_\_\_\_\_

Send Approval to:  
 Applicant  Other: (Give Name & Address)

**II. WATER SUPPLY SYSTEM**

Source of Water and Containment (Check all that Apply):  
 Well (Drilled or Driven)  Surface (Identify) \_\_\_\_\_  
 Roof Catchment  Other (Identify) \_\_\_\_\_  
 Holding Tank

Type of Water Supply System:  
 Private  
 Public (Serves more than one family)

Treatment of Water (Check all that Apply):  
 None  Chlorination  
 Filtration  Mineral Removal  
 Other: \_\_\_\_\_

Well Data:  
 Is the Height of the Well Casing more than 12" above the Ground?  Yes  No  
 Is a sanitary seal installed on the well casing?  Yes  No  
 Is drainage directed away from or around the casing within a radius of 10 feet of the well casing?  Yes  No

Date Drilled: 2-17-83	Depth of Well (Feet): 141	Static Water Level (Feet): NA	Yield (If Available): 2 Gal/Min	Pump Rate (If Available): NN Gal/M
-----------------------	---------------------------	-------------------------------	---------------------------------	------------------------------------

Separation Distances from the Well Casing to each of the Following Sources of Contamination:

Septic/Holding Tank on Lot: 115 FT ✓	Sewer Lines on Lot: 50 FT ✓	Absorption Area on Lot: 140 ✓
Closest Septic/Holding Tank on Adjacent Lot: 200 FT ✓	Closest Sewer Lines on Adjacent Lot: 200 FT ✓	Closest Edge of an Absorption Area on Adjacent Lot: 100 FT ✓

If toxic materials are stored on the property, including fuel tanks, paints, lubricants and other petroleum based materials, pesticides, fungicides or herbicides, indicate distance from contaminants to well casing:  
 On Lot: ~~100 FT~~ None  
 On Adjacent Lot: ~~100 FT~~ None

Water Sample Taken by: Name: DENNIS BEGUN  
 Address: \_\_\_\_\_  
 Sampler is:  Buyer  Engineer  
 Banker  Government Official

Water Sample Results:  
 Attach Copy  Satisfactory - Date: 6-1-84  Unsatisfactory - Date: \_\_\_\_\_

Comments/Recommendations:

I certify that the above information is correct:

Signature: Dennis Begun	Typed/Printed Name: DENNIS BEGUN	Title: OWNER	Date: 5-12-84
-------------------------	----------------------------------	--------------	---------------

NOTE: Must be signed by a Certified Installer, Professional Engineer, Department of Environmental Conservation or the Owner/Builder

Ranchettes L2 B1

III. WASTEWATER DISPOSAL					
<input type="checkbox"/> Septic Tank/Absorption System			<input type="checkbox"/> Package Treatment: (Specify Brand Name or Process)		
<input type="checkbox"/> Holding Tank - Specify:	Capacity of Tank	Where Waste is Disposed		Frequency of Pumping	
<input type="checkbox"/> Septic Tank Outfall Discharged To:			<input type="checkbox"/> Other (Specify): (Outhouse, Incinerator, etc.)		
<input type="checkbox"/> New System					
Name of Installer <i>J. H. M Enterprises</i>				Date Installed <i>9/9/83</i>	
<input type="checkbox"/> Owner/Builder No. <i>82-45</i>			<input checked="" type="checkbox"/> Certified Installer No. <i>82-45</i>		
Type/Manufacturer <i>ORCA TK</i>			Soil Type or Rating <i>225</i>		
Septic Tank Size (Gallons) <i>1000</i>		Number of Compartments <i>2</i>		Type/Quantity Backfill Material used for Soil Absorption System <i>Septic Rock 36 lbs</i>	
Type Soil Absorption System <i>Deep Trench</i>		Dimensions/Size Soil Absorption System <i>50' X 7' ED</i>		Percolation Test Results	
Percolation Test Results		Percolation Test by: (Name)			
Minimum Ground Cover over Absorption Area <i>4</i> Feet	Minimum Ground Cover over Septic Tank <i>4</i> Feet	Cleanout Pipes/Caps Installed on Septic Tank <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Cleanout Pipes/Caps Installed on Absorption System <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Separation Distance to:	Water Supply Source on Lot <i>110</i> Feet	Nearest Water Supply Source on Adjacent Lot <i>N/A</i> Feet	Nearest Body of Water <i>N/A</i> Feet	Water Table/Bedrock <i>18"</i> Feet	Lot Line <i>25'</i> Feet
Comments/Recommendations					
I certify that the above information is correct:					
Signature <i>M. Moran</i>		Typed/Printed Name <i>MURRAY LA COUR</i>		Title, Reg./Cert. No., Inst. No. <i>WSE 52-45</i>	Date <i>9/9/83</i>
<i>NOTE: Must be signed by a certified installer, professional engineer or DEC Staff.</i>					
<input type="checkbox"/> Existing System					
Name of Installer				Date Installed	
<input type="checkbox"/> Owner/Builder No. _____			<input type="checkbox"/> Certified Installer No. _____		
Type/Manufacturer			Soil Type or Rating		
Septic Tank Size (Gallons)		Number of Compartments		Type/Quantity Backfill Material used for Soil Absorption System	
Type Soil Absorption System		Dimensions/Size Soil Absorption System		Percolation Test Results	
Adequacy Test Results: <input type="checkbox"/> Pass <input type="checkbox"/> Fail		Adequacy Test Performed By: (Attach Copy of Report)		Date Septic Tank Pumped (Attach Copy of Receipt)	
Minimum Ground Cover over Absorption Area Feet	Minimum Ground Cover over Septic Tank Feet	Cleanout Pipes/Caps Installed on Septic Tank <input type="checkbox"/> Yes <input type="checkbox"/> No		Cleanout Pipes/Caps Installed on Absorption System <input type="checkbox"/> Yes <input type="checkbox"/> No	
Separation Distance to:	Water Supply Source on Lot Feet	Nearest Water Supply Source on Adjacent Lot Feet	Nearest Body of Water Feet	Water Table/Bedrock Feet	Lot Line Feet
Comments/Recommendations					
I certify that the above information is correct:					
Signature		Typed/Printed Name		Title, Reg./Cert. No., Inst. No.	Date
<i>NOTE: Must be signed by a professional engineer.</i>					

ADEC  
RCW'D  
11-23-1983

SEAL  
Registered Professional  
Engineer

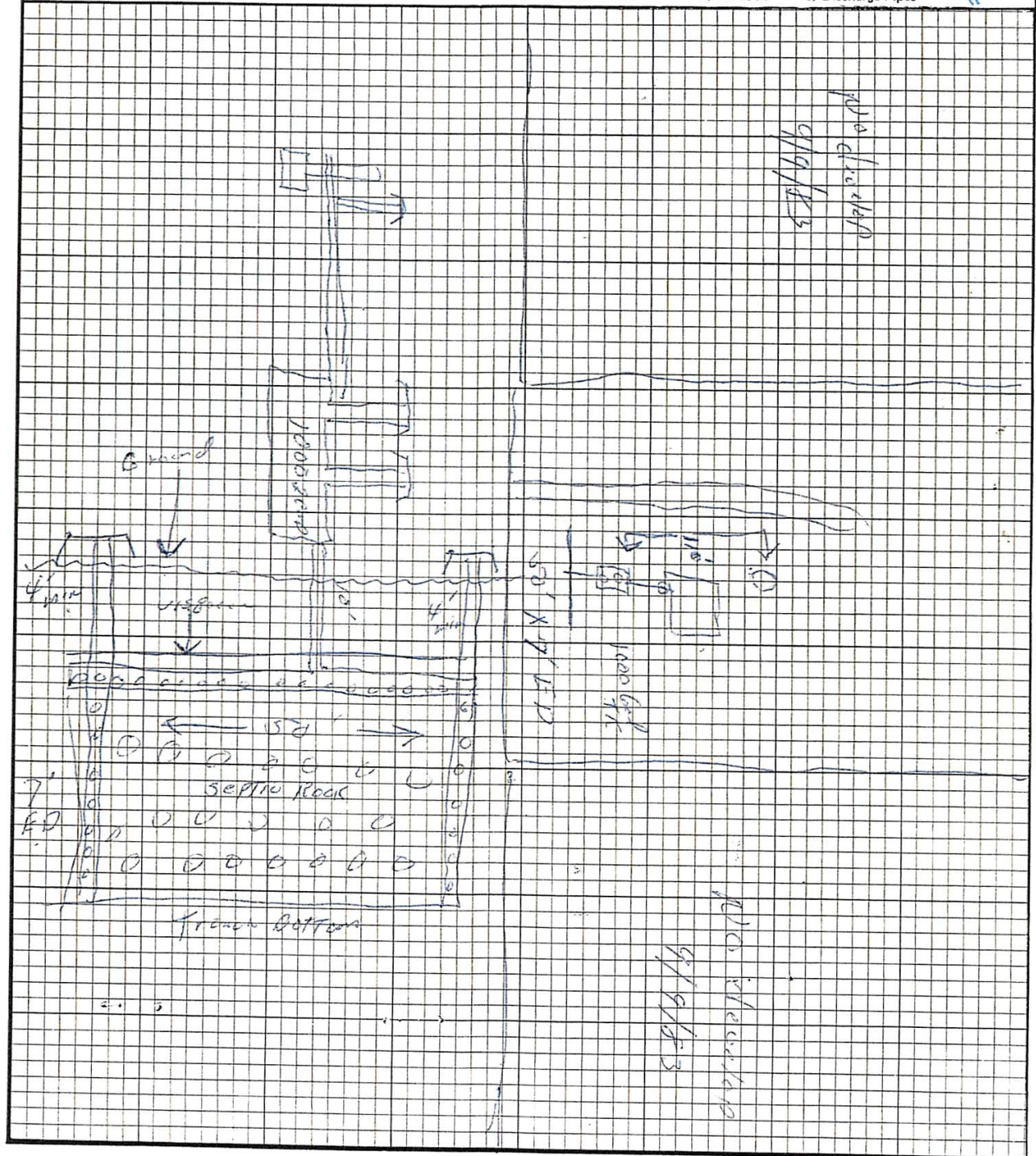
IV. DIAGRAM OF SYSTEM(S)

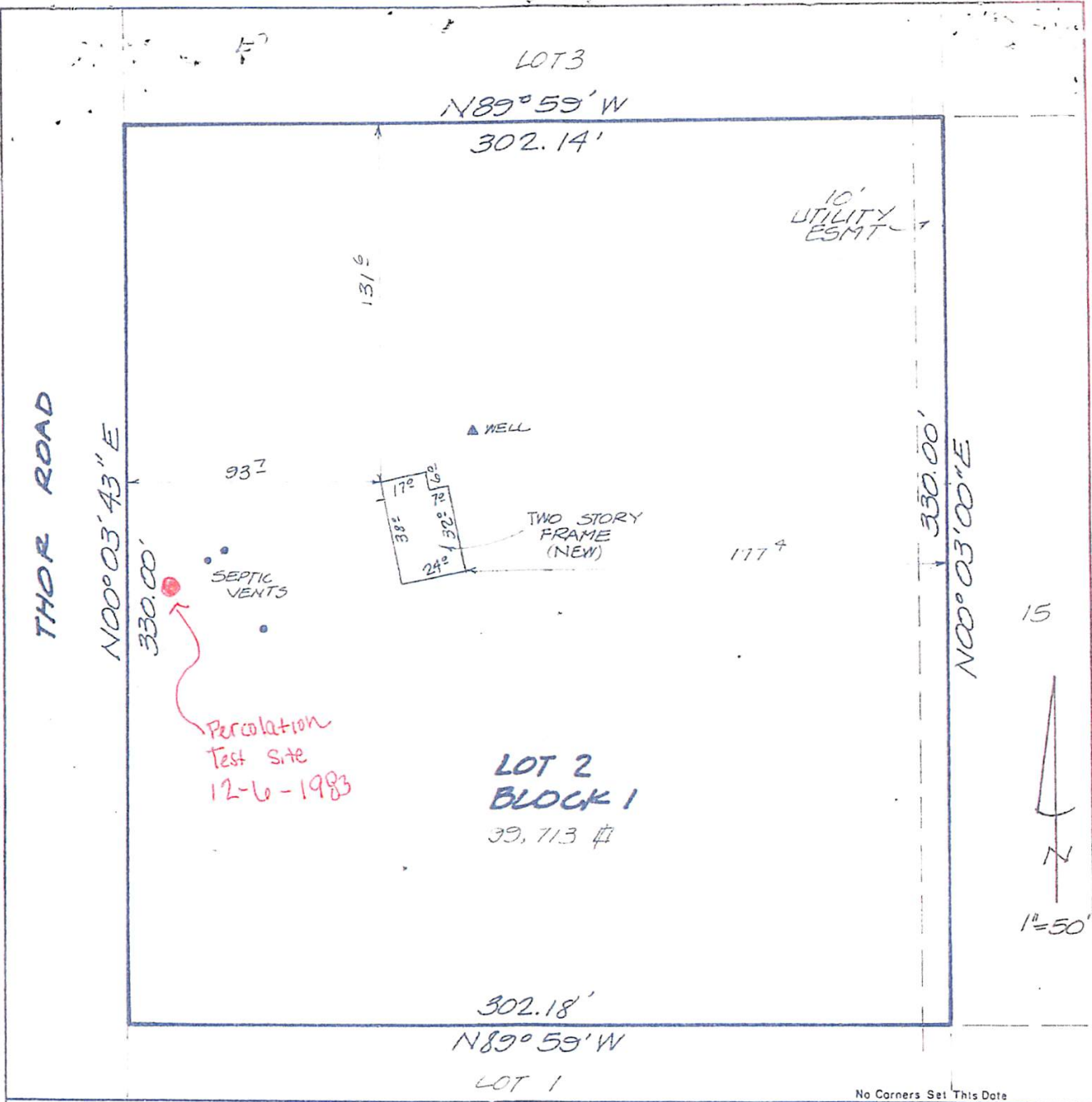
INSTRUCTIONS FOR DIAGRAM

- In a plan view, locate and identify each of the following:
  - a) Well
  - b) All Structures
  - c) Septic Tank
  - d) Soil Absorption System (Include Dimensional)
  - e) Surface Water
  - f) Sources of Contamination
  - g) Property Line
  - h) Closest well on an adjacent property
  - i) Closest septic tank on an adjacent property
  - j) Closest edge of an absorption field on an adjacent property
- Show distances between the well and each of the other items listed in 1.
- Show distances between water bodies and each of the other items listed in 1.
- In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:
  - a) Soil Cover
  - b) Absorption Material
  - c) Water Table
  - d) Bedrock
  - e) Discharge Pipes

Ranchettes L2 B1

RWD  
11-23-83





AS-BUILT  **SILVERS ENGINEERING**  
ENGINEERS PLANNERS SURVEYORS  
P.O. BOX 1292 PALMER, ALASKA 99645

W.O. 23-23369	FB. 11-18-83	DATE: 11-21-83	SCALE: 1"=50	DRWN: <i>js</i>	CHK: <i>js</i>
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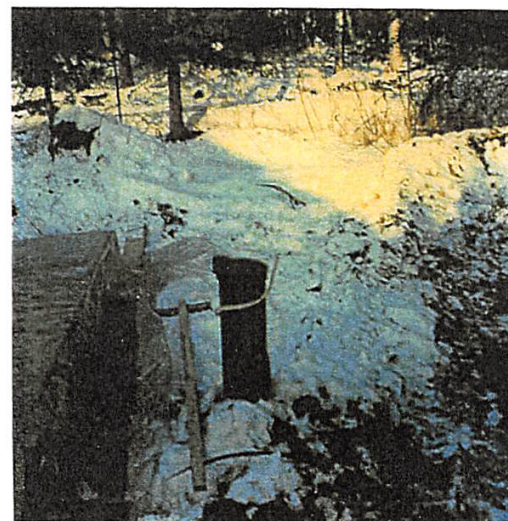
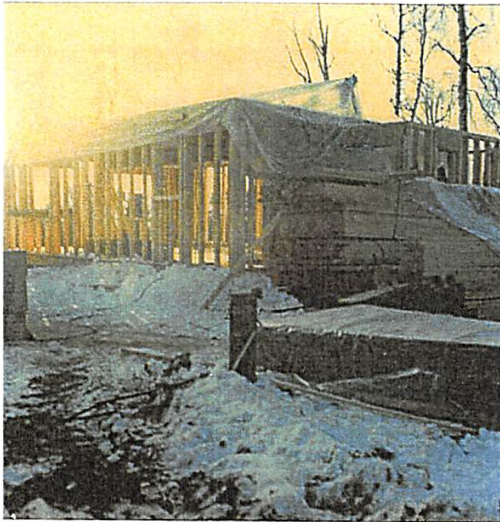
I hereby certify that I have performed a Mortgage's inspection of the following described property: LOT 2, BLOCK 1, RANCHETTES  
SUBDIVISION

Located in the Palmer Recording Precinct, Alaska, and that the improvements situated thereon are within the property lines and do not overlap or encroach on the property lying adjacent thereto, that no improvements on property lying adjacent thereto encroach on the premises in question and that there are no roadways, transmission lines or other visible easements on said property except as indicated herein.

Dated at Palmer, Alaska This 21<sup>st</sup> day of NOVEMBER 1983  
easements of record other than those shown on the recorded plat, are not shown herein.

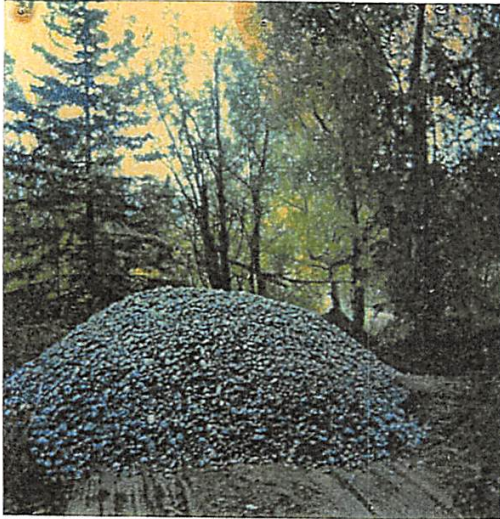
Ranchettes LZ B1

1983



Ranchettes LZ B1

1983





STATE OF ALASKA 10677  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND & WATER  
Alaska Hydrologic Survey

WATER WELL LOG Revised 08/18/2016

Drilling Started: / / Completed: 8 / 17 / 1983 Pump Install: / /

City/Borough	Subdivision	Block	Lot	Property Owner Name & Address
Palmer	RANCHETTES	B1	L02	DENNIS BEGEN ,
Well location: Latitude		Longitude		
Meridian S		Township 018N Range 002E Section 27 , NW 1/4 of SW 1/4 of SE 1/4 of SE 1/4		
<b>BOREHOLE DATA:</b> (from ground surface) Suggest T.M. Hanna's hydrogeologic classification system* <a href="https://my.ngwa.org/NC_Product?id=a185000000BYub3AAD">https://my.ngwa.org/NC_Product?id=a185000000BYub3AAD</a>		Drilling method: <input type="checkbox"/> Air rotary, <input type="checkbox"/> Cable tool, <input type="checkbox"/> Other		
Well use: <input type="checkbox"/> Public supply, <input type="checkbox"/> Domestic, <input type="checkbox"/> Reinjection, <input type="checkbox"/> Hydrofracking <input type="checkbox"/> Commercial, <input type="checkbox"/> Observation/Monitoring, <input type="checkbox"/> Test/Exploratory, <input type="checkbox"/> Cooling, <input type="checkbox"/> Irrigation/Agriculture, <input type="checkbox"/> Grounding, <input type="checkbox"/> Recharge/Aquifer Storage, <input type="checkbox"/> Heating, <input type="checkbox"/> Geothermal Exploration, <input type="checkbox"/> Other		Fluids used: _____		
Depth From To		Depth of hole: 141 ft Casing stickup: _____ ft		
		Casing type: _____ Casing thickness: _____ inches		
		Casing diameter: _____ inches Casing depth: _____ ft		
		Liner type: _____ Depth: _____ ft Diameter: _____ inches		
		Note: _____		
		Well intake opening type: <input type="checkbox"/> Open end, <input type="checkbox"/> Open hole, <input type="checkbox"/> Other		
		Screen type: _____, Screen mesh size: _____		
		Screen start: _____ ft, Screen stop: _____ ft, Perforated <input type="checkbox"/> Yes <input type="checkbox"/> No		
		Perforation description: _____ Perf from: _____ ft, Perf to: _____ ft, Perf from: _____ ft, Perf to: _____ ft		
		Gravel packed <input type="checkbox"/> Yes <input type="checkbox"/> No Gravel start: _____ ft, Gravel stop: _____ ft		
		Note: _____		
		Static water (from top of casing): _____ ft on / / Artesian well <input type="checkbox"/>		
		Pumping level & yield: _____ feet after _____ hours at _____ gpm		
		Method of testing: _____		
		Development method: _____ Duration: _____		
		Recovery rate: _____ gpm		
		Grout type: _____ Volume _____		
		Depth: From _____ ft, To _____ ft		
Include description or sketch of well location (include road names, buildings, etc.):		Final pump intake depth: _____ ft Model: _____		
		Pump size: _____ hp Brand name: _____		
		Was well disinfected upon completion? <input type="checkbox"/> Yes <input type="checkbox"/> No		
		Method of disinfection: _____		
		Was water quality tested? <input type="checkbox"/> Yes <input type="checkbox"/> No		
		Water quality parameters tested: _____		
		Well driller name: _____		
		Company name: MOON DRILLING		
		Mailing address: _____		
		City: _____ State: AK Zip: _____		
		Phone number: ( ) -		
		Driller's signature: _____		
		Date: / /		
		Anchorage Municipal Code 15.55.060(I) and North Pole Ordinance 13.32.030(D) require that a copy of this well log be submitted to the Development Services Department/City within 30 days of well completion.		
		City Permit Number: _____		
		Date of Issue: / /		
		Parcel Identification Number: - -		

AS 41.08.020(b)(4) and AAC 11 AAC 93.140(a) require that a copy of the well log be submitted to the Department of Natural Resources within 45 days of well completion. Well logs may be submitted using the online well log reporting system available at:

<https://dnr.alaska.gov/welts/>

OR email electronic well logs to

[dnr.water.reports@alaska.gov](mailto:dnr.water.reports@alaska.gov)

\*Guide for Using the Hydrogeologic Classification System for Logging Water Well Boreholes by Thomas M. Hanna NGWA Press

This well is producing    gallons of water per hour

Set pump @ 1.24 feet.

**MOON DRILLING**  
BOX 3370  
PALMER, ALASKA 99645  
TELEPHONE 745-4071

INVOICE NO. 745-3252 INVOICE 745-5607  
**DENNIS BEGEN**  
SRA 6465  
PALMER AK

INVOICE NO. 10677  
DATE 8-17-88  
YOUR P. O. NUMBER             
TERMS CASH  
SALESMAN Tony

Lot 2 Blk 1 Sub RANCHETTE WELL LOG

DEPTH IN FT.	CASIN	FORMATION	DEPTH IN FT.	CASIN	FORMATION	DEPTH IN FT.	CASIN	FORMATION
1			101			101		
2			102			102		
3			103			103		
4			104			104		
5			105			105		
6			106			106		
7			107			107		
8			108			108		
9			109			109		
10			110			110		
11			111			111		
12			112			112		
13			113			113		
14			114			114		
15			115			115		
16			116			116		
17			117			117		
18			118			118		
19			119			119		
20			120			120		
21			121			121		
22			122			122		
23			123			123		
24			124			124		
25			125			125		
26			126			126		
27			127			127		
28			128			128		
29			129			129		
30			130			130		
31			131			131		
32			132			132		
33			133			133		
34			134			134		
35			135			135		
36			136			136		
37			137			137		
38			138			138		
39			139			139		
40			140			140		
41			141			141		
42			142			142		
43			143			143		
44			144			144		
45			145			145		
46			146			146		
47			147			147		
48			148			148		
49			149			149		
50			150			150		
51			151			151		
52			152			152		
53			153			153		
54			154			154		
55			155			155		
56			156			156		
57			157			157		
58			158			158		
59			159			159		
60			160			160		
61			161			161		
62			162			162		
63			163			163		
64			164			164		
65			165			165		
66			166			166		
67			167			167		
68			168			168		
69			169			169		
70			170			170		
71			171			171		
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73			173			173		
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83			183			183		
84			184			184		
85			185			185		
86			186			186		
87			187			187		
88			188			188		
89			189			189		
90			190			190		
91			191			191		
92			192			192		
93			193			193		
94			194			194		
95			195			195		
96			196			196		
97			197			197		
98			198			198		
99			199			199		
100			200			200		

PLAS-12400  
Dennis Mary Begen  
NW SW SE SE Sec. 27  
T18N, R2E, SM (N08-W18)

STATIC  
FUEL 27

THIS WELL  
IS PERFORATED  
BETWEEN  
32' TO 36'  
@ 26PM

PERFORATE  
@ 123 TO 125  
FOR ADDITIONAL  
RECOVERY

SRA-2-27 DOCS 1-11

PLEASE PAY FROM THIS INVOICE 141' @ \$22.00 per foot AMOUNT \$3102.00

Labor & Material to perf - 1450.00





**SILVERS ENGINEERING**  
ENGINEERS-PLANNERS & SURVEYORS  
P.O. BOX 1292 PALMER, ALASKA 99645

**RECEIVED**

DEC 7 1983

SCRO  
WASILLA

**PERCOLATION TEST**

PROJECT: LOT 2, B/LK. 1 PANCHETTES SUB. W.O. 93-00377 DATE: 12-6-83

EQUIPMENT: LOGE 580-B & Post Hole INSPECTOR: J. ULEBY

TEST NO.: 1 TEST HOLE DEPTH: 7' SWELL & SATURATION TIME: 24 hrs.

FORMULAS

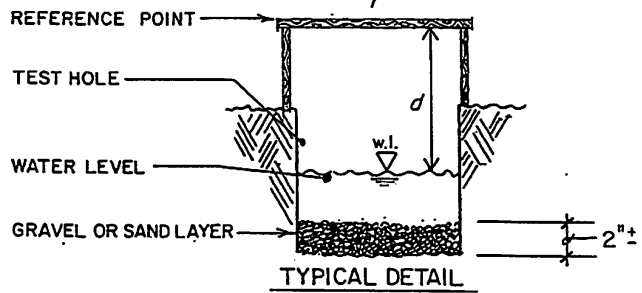
T = TIME IN HRS. - MIN.

d = DISTANCE IN INCHES

$\Delta-T = T_1 - T_2$

$\Delta-d = d_1 - d_2$

NOTE: DISTANCE (d) IS MEASURED AS THE DISTANCE BETWEEN THE REFERENCE POINT (r) AND WATER LEVEL (w.l.).



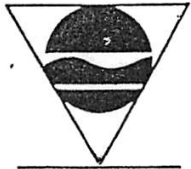
TIME t-1	WATER-LEVEL d-1	TIME t-2	WATER-LEVEL d-2	$\Delta-t$	$\Delta-d$	min./inch
11:35	10 1/2"	12:05	12"	30 MIN	1 1/2"	20
12:05	10 1/2"	12:35	12 1/4"	30 MIN	1 3/4"	17
12:35	10 1/2"	1:05	11 7/8"	30 MIN	1 3/8"	21
1:05	10 1/2"	1:35	11 3/4"	30 MIN	1 1/4"	24
1:35	10 1/2"	2:05	11 7/8"	30 MIN	1 3/8"	21
2:05	10 1/2"	2:35	11 3/4"	30 MIN	1 1/4"	24
2:35	10 1/2"	3:05	11 3/4"	30 MIN.	1 1/4"	24
3:05	10 1/2"	3:15	10 7/8"	10 MIN	3/8"	26
3:15	10 7/8"	3:25	11 1/4"	10 MIN	3/8"	26
3:25	11 1/4"	3:35	11 5/8"	10 MIN	3/8"	26

COMMENTS:

PERCOLATION RATE = 26 MIN. / INCH

APPROVED BY:

SIGNED:



# MAT-SU TEST LAB

Soils - Concrete - Water  
Field and Laboratory Testing Services

**RECEIVED**  
JUN 6 1984

Environmental Conservation

(907) 376-3005 • P.O. Box 871868, Wasilla, Alaska 99687

## DRINKING WATER ANALYSIS FOR TOTAL COLIFORM BACTERIA

### APPLICANT INFORMATION

Name: Norris Begez Phone Number: 745-7048  
Mailing Address: SPA-6465 Palmer

### SAMPLE INFORMATION

State I.D. No. \_\_\_\_\_

Legal Description: L 2 B 1 Ranchet

Date Collected: 6/1/84 Time Collected: 9:30 Collected By: Donna Begez

Sample Type:  Routine  Check Sample  treated  Untreated

### THIS SECTION TO BE COMPLETED BY LAB

### ANALYSIS RESULTS

- Satisfactory
- Unsatisfactory
- Sample Rejected: over 48 hours in transit. Please Resample.

No. of Positive Tubes from five 10 ml Portions 0 :MPN <sup>2.2</sup> per 100 ml  
Date Analysis Completed: 6-3-84 Reported By: PO [Signature]

### MICROBIOLOGY LABORATORY RECORD-COLIFORM MPN ANALYSIS

Date Received: 6-1-84 Time Received: 1140 Lab Number: 840899  
Date Test Started: 6-1-84 Time Test Started: 1620 Analyst: mkc

043colt Presumptive (LTB)	Tube#	501	502	503	504	505	Date/Time/Analyst
	24 Hr.	=	=	=	=	=	=
48 Hr.	=	=	=	=	=	=	6-3-84 1330 BEG
Confirmatory (EGB)	Tube#						
	24 Hr.						
	48 Hr.						
Completed Tested	Plate#						
	EMB 24 Hr.						
	Tube# LTB 48 Hr.						

REFER TO BACK SIDE FOR INSTRUCTIONS



STATE OF ALASKA  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

APPROVAL OF ON-SITE RESIDENTIAL WATER AND SEWER SYSTEMS

PROPERTY DESCRIPTION

Lot, Block & Subdivision or U.S. Survey  Lot 2, Block 1, Ranchettes Subdivision
---------------------------------------------------------------------------------------

Certificate Issued for Application No.: 85-2-2-18-199
----------------------------------------------------------

The Department of Environmental Conservation does not guarantee the continued satisfactory performance of the water supply and wastewater disposal systems. The validation dates are based on evaluation of the systems using accepted engineering practices and assuming satisfactory maintenance.

WATER SUPPLY

The water system has been evaluated and found to comply with 18 AAC 80, satisfying standards for system construction and water quality of Class C water supplies and for minimum separation distances as appropriate.

This approval is valid for xxx months for the Water Supply System from date of issuance, provided the system is properly maintained.

WATER SYSTEM NOT APPROVED AT THIS TIME.

Name XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	Title XXXXXXXXXXXX	Date XXXXXX
----------------------------------------------	-----------------------	----------------

WASTEWATER DISPOSAL

The domestic wastewater treatment and disposal system has been evaluated and has been found to be in compliance with 18 AAC 72 for a  single family  multi-family unit with three total bedrooms, satisfying the requirements for design, sizing and construction of a wastewater disposal system.

This certificate is valid for \*45\* months for the Wastewater Disposal System from date of issuance, provided the system is properly maintained. Receipts for Septic Tank Pumping, which is required every 24 months, must be retained for a valid approval.


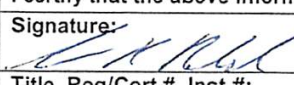
Name <i>Joe Tolbain</i>	Title Environmental Field Officer	Date 12/8/85
----------------------------	--------------------------------------	-----------------

State of Alaska Department of Environmental Conservation  <b>DOCUMENTATION OF                  CONSTRUCTION</b>		ADEC USE ONLY  SEPTS 29613
---------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------	-------------------------------------

**Part I - General Information**

Legal Description & Physical Address	Lot 1, Block 1 RANCHETTES SUBD. MSB	
	3055 N. THOR RD.	Tax ID # (optional) 15151
Submitted by:	<input checked="" type="checkbox"/> Registered Engineer <input type="checkbox"/> Certified Installer <input type="checkbox"/> Approved Homeowner	Installer Mailing Address & Phone Number: SCHWETTER TRUCKING & EXC. 746-4133 3505 BERGMAN RD. PALMER, AK

**Part II - Wastewater Disposal**

Onsite Wastewater System serves:	<input checked="" type="checkbox"/> Single Family - Number of bedrooms <u>1</u> <input type="checkbox"/> Duplex - Total number of bedrooms _____ <input type="checkbox"/> Small Commercial Facility (with estimated design flow of less than 500 gpd)	Type of well on property:
		<input type="checkbox"/> Class A <input type="checkbox"/> Class C <input type="checkbox"/> Class B <input checked="" type="checkbox"/> Private
System Installed by:	<input checked="" type="checkbox"/> NEW SYSTEM <input type="checkbox"/> REPAIR EXISTING SYSTEM	
<input type="checkbox"/> Certified Installer - CI #: _____ <input type="checkbox"/> Registered Engineer <input checked="" type="checkbox"/> Inspection by a Registered Engineer <input type="checkbox"/> Approved Homeowner (attach approval letter)	Installation Notification Date: Date Installed: <u>6/26/08 - 4/24/09</u>	
Septic Tank	Size: <u>1000 gal</u>	# of compartments: <u>2</u> Manufacturer: <u>ANCH. TANK</u>
Type of Soil Absorption System	<input type="checkbox"/> Deep Trench <input type="checkbox"/> Shallow Trench	<input checked="" type="checkbox"/> Bed <input type="checkbox"/> Seepage Pit <input type="checkbox"/> Mound (by engineer only) <input type="checkbox"/> Other (specify)
Soils	Classification: <u>GM</u>	Rating (sq ft/bdrm): <u>300</u>
Perc Test Results	Minutes per inch <u>40</u>	Sq. ft. per bedroom <u>300</u>
	Performed by: <u>STEVE ROWLAND PE</u> (Attach results by sealed/signed registered engineer)	
Dimensions	Size of absorption area: <u>10' x 30'</u>	Quantity of rock: <u>12 cyds</u>
	Thickness/depth of distribution rock: <u>12" +</u>	Size of rock: <u>3/4" - 1 1/2"</u>
Ground Cover over (ft)	Septic Tank: <u>4' +</u>	Absorption Area: <u>4' +</u> Sewer Pipes: <u>ABS 4' +</u>
Cleanout Pipes/Caps	Foundation Cleanout: <u>Y</u>	Septic Tank: <u>Y</u> Monitor Tubes: <u>Y</u>
Separation Distances	From septic tank or absorption area, whichever is closest, to all nearby: Private drinking water sources within 100': <u>NONE</u> Nearest water bodies (see 18 AAC 72.020(b)): <u>100' +</u> Public drinking water sources within 200': <u>NA</u> Lot line: <u>10' +</u>	
	From on-lot sewer lines to drinking water sources:    Public: <u>NA</u> Private: <u>&gt; 100'</u>	
	From bottom of distribution rock to:    Groundwater Table: <u>4' +</u> Bedrock: <u>6' +</u>	
	From absorption area to slope exceeding 25%: <u>NA</u>	
Comments/Recommendations:	WATER SYSTEM & WELL NOT CONNECTED TO CABIN AS OF 4/24/09. WATER + WELL IS CONNECTED - N. HOMSTAD SR	
I certify that the above information, and that provided in Section III, is correct:		
Signature:	Printed Name:	
	<u>STEVEN ROWLAND</u>	
Title, Reg/Cert #, Inst #: <u>CE 7241</u>	Date:	

NOTE: Must be signed by a Certified Installer, DEC staff or Approved Homeowner.  
If engineering seal bears printed name, registration number and is signed, these blocks need not be completed for engineered submittals.

**Part III – Required Diagrams of System(s)**

Legal Description: LI B1 RANCHETTES SUBD.

1. In a plan view drawing, locate and identify each of the following:

- a) Well
- b) All structures
- c) Septic tank
- d) Soil absorption system (include dimensions)
- e) Surface water
- f) Sources of contamination (optional)
- g) Property line
- h) Closest well on adjacent property
- i) Closest septic tank on an adjacent property
- j) Closest edge of an absorption field on adjacent property
- k) All cleanouts and monitor tubes
- l) Testhole location

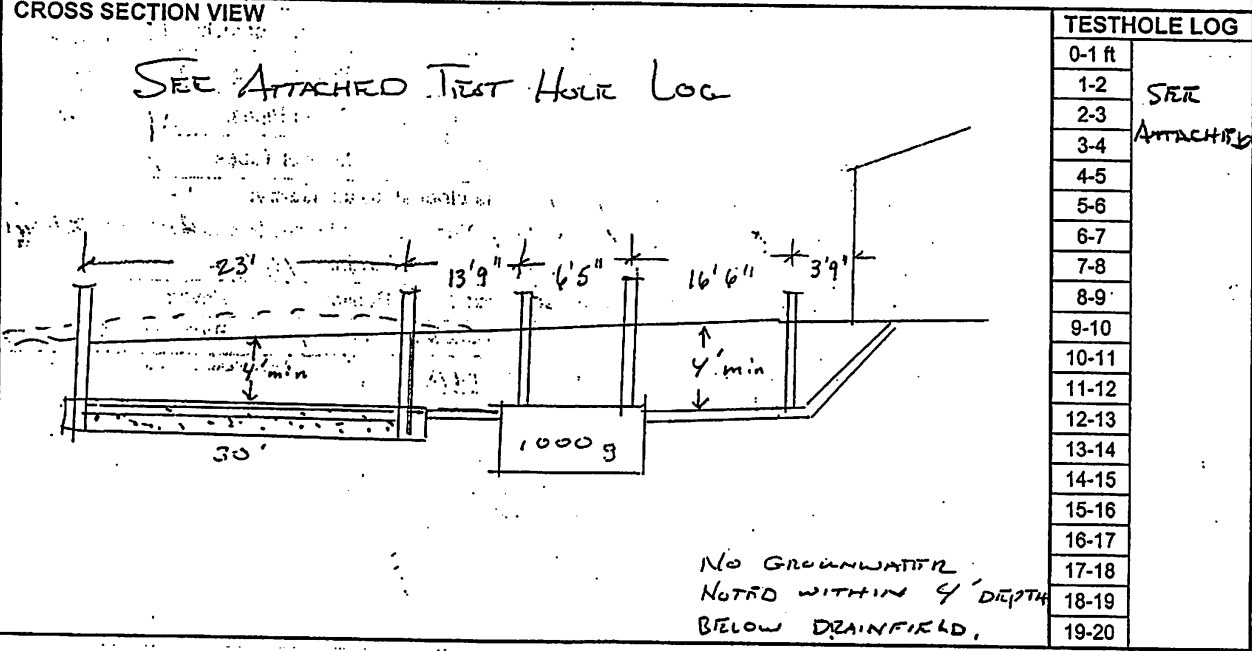
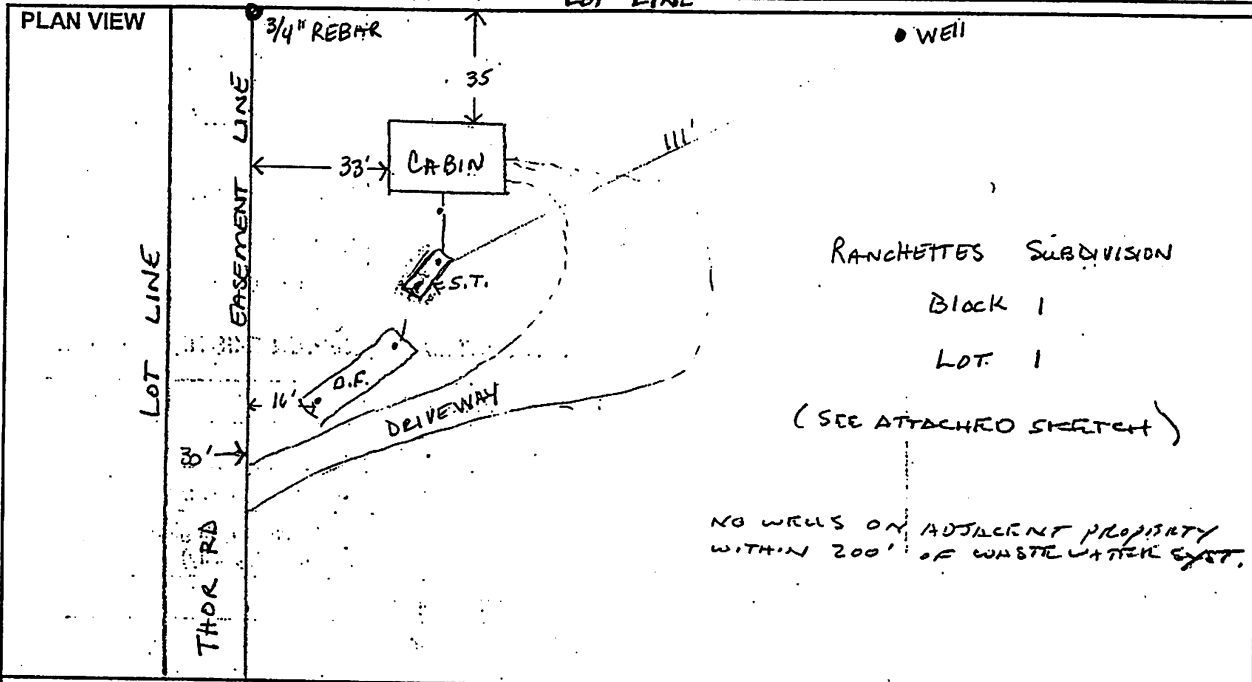
2. Show distances between the well and each source of contamination listed in 1.

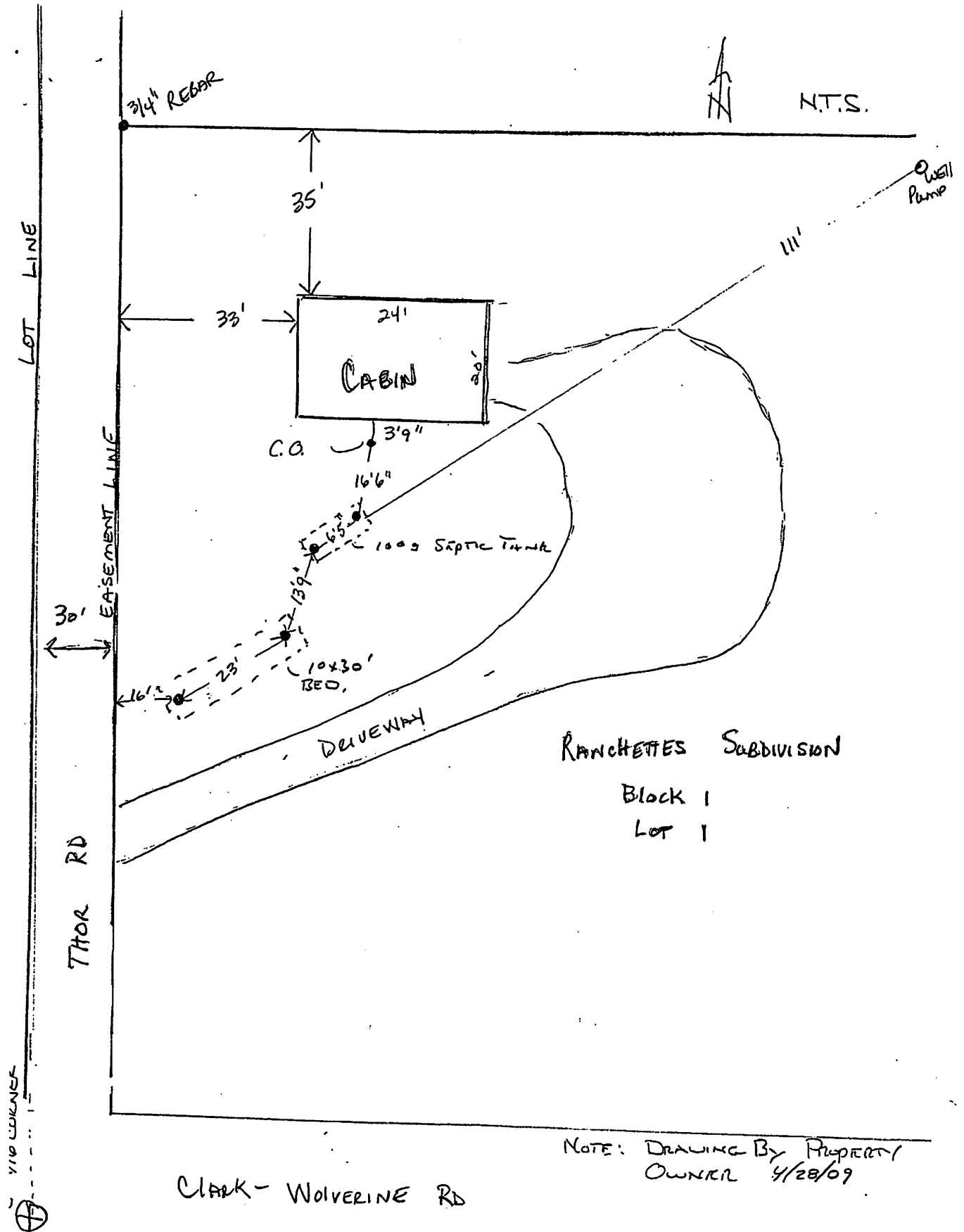
3. Show distances between water bodies and each part of the onsite system listed in 1.

4. In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:

- a) soil cover
- b) absorption material
- c) water table
- d) bedrock
- e) discharge pipes
- f) insulation *none*

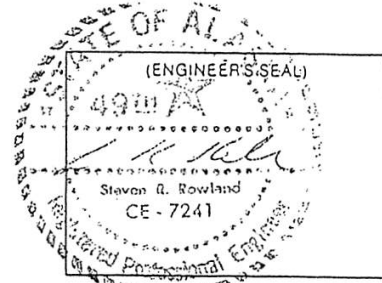
Total testhole depth: 11 FT  
 Groundwater/Seeps encountered?  YES at \_\_\_ FT  NO  
 Impermeable soils encountered? (Silt, Clay, Bedrock)  YES at \_\_\_ FT  NO





STEVE R. ROWLAND, P.E.  
GEOLOGICAL and CIVIL ENGINEERING  
14001 W. ARCTIC AVENUE  
PALMER, ALASKA 99645

(907) 746-3630  
FAX (907) 745-1775

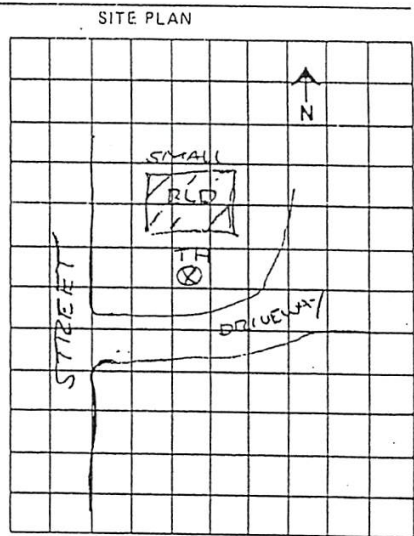
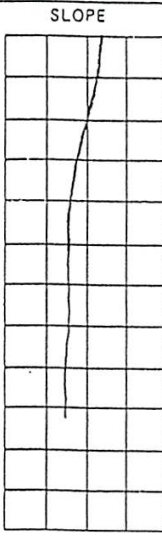


PERFORMED FOR: HOME STAY DATE PERFORMED: 5/29/06

LEGAL DESCRIPTION: Ranchettes L1 B1 Township, Range, Section:

DEPTH (FEET)  
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20

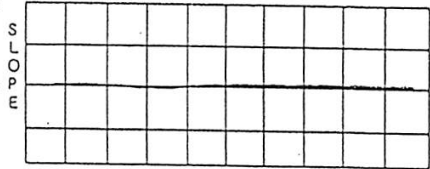
SILTY GRAVEL (GM)  
TAN to BROWN, DENSE  
to VERY DENSE,  
Dry to MOIST.  
Cobbles & few BOULDERs  
MOISTURE CONTENT  
& DENSITY INCREASE  
WITH DEPTH.



WAS GROUND WATER ENCOUNTERED? NO

IF YES, AT WHAT DEPTH? \_\_\_\_\_

Depth to Water Alter Monitoring? \_\_\_\_\_ Date: \_\_\_\_\_



Reading	Date	Gross Time	Net Time (m.in)	Depth to Water	Net Drop
13:55	5/29				
14:15			20		3/4"
14:20			20		5/8"
14:40			20		1/2"
14:43					
15:03			20		1/2"
15:05					
15:25			20		1/2"

SIZE BED SYSTEM 2 300# / BEDROOM.

PERCOLATION RATE 40 (minutes:inch) PERC HOLE DIAMETER 6"

TEST RUN BETWEEN 5 FT AND 6 FT

COMMENTS SITE ONLY SUITABLE FOR BED TYPE SYSTEM WITH BASE  
NO GREATER THAN 5 ft BELOW EXISTING SURFACE.

PERFORMED BY: Steve R. Rowland I \_\_\_\_\_ CERTIFY THAT THIS TEST WAS PERFORMED IN  
ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THIS DATE DATE: 5/29/06

Flow test by Dwight & Nancy Homstad  
9/27 - 9/28 - 9/30, 2008

Ranchettes LI B1

**DON'S WELL**

**9-27**

Gallons/min.		TOTAL TIME	# GALLONS	COLOR OF WATER
12	1:10	5 min	± 60	
	1:56	4 min		CLEAN, THEN DIRTY
15	2:00	3 min.	± 50	Cloudy → Dirty
10	2:33	3 min	30	Cloudy
<u>10.8</u>	3:00	2 1/2 min	27 Gal.	DK Cloudy
AVERAGE 11.95 Gal/min				

**9-28**

13.6	10:20	6 min	82	Cloudy
13.6	11:20	4.25	58	RUSTY
13.6	12:20	4.25	58	DIRTY
	1:40	4	54	SILTY
	3:00	4	55	SILTY
	3:45	3	43	Cloudy

**9-30**

	12:30	5.75	79	LESS Cloudy
	1:00	3	42	Cloudy
	1:30	2.75	39	Cloudy
	2:00	2.25	35	cloudy
	2:45	3 1/2	45	LESS Cloudy
	3:15	2 1/2	31	LESS Cloudy



# STATE OF ALASKA

## DEPT. OF ENVIRONMENTAL CONSERVATION

DIVISION OF WATER  
WASTEWATER DISCHARGE PROGRAM

**SEAN PARNELL, GOVERNOR**

1700 E. Bogard Rd., Bldg. B, Ste. 202  
Wasilla, AK 99654  
PHONE: (907) 376-1851  
FAX: (907) 376-2382  
<http://www.state.ak.us/dec/>

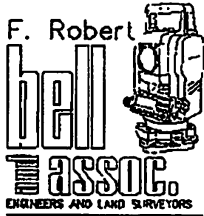
### **CONDITIONAL WAIVER APPROVAL** **T18N, R02E, Section 27, Tax Parcel C4** **Proposed Hana-Paw Subdivision**

Plan Review# 8043                      Effective Date: December 30, 2009  
Sent via: Email  
cc: Kurt Mackenzie, FRBA & Lisa Gray, MSB Platting



<b>Issued to:</b>	<b>J. H. PRICE</b>
<b>Contact Name:</b>	Craig B. Shavlik, P.E., P.L.S. Alaska Rim Engineering, Inc.
<b>Address:</b>	801 W. Fireweed Lane, #201 Anchorage, Alaska 99577
<b>Attachments:</b>	None
<b>Conditions:</b>	<ul style="list-style-type: none"> <li>• Waiver is granted for the for the 110' separation distance between the proposed Class C Public Water Supply Well on Lot 2 of the proposed Hana-Paw Subdivision and the wastewater system on said proposed Lot 2</li> <li>• Approval is contingent on the submission of acceptable bacteriological and nitrate/nitrite analyses for the proposed Class C Well. If the analyses are unacceptable the owner water provide water treatment to affect acceptable analyses.</li> <li>• Approval is contingent on the registration of the wastewater systems on proposed Lots 1 and 2, of the proposed Hana-Paw Subdivision with ADEC within one year of the approval of the Final Hana-Paw Subdivision Plat.</li> <li>• Approval is contingent upon receipt of any other state, federal or local authorizations which are required for this project. If this development will require placing fill in wetlands or working in a stream, river, or lake, permits from the U.S. Army Corps of Engineers and the Alaska Department of Fish and Game may be required. A Coastal Projects Questionnaire will help you identify other permits and approvals that may be required for your project. You must take steps to protect surface water from contamination during construction. If required, a Storm Water Pollution Prevention Plan must be done.</li> <li>• Deviations from approved plans, which affect capacity, flow, operation, major design, point of discharge, major components, or separation distances, must be approved by DEC in writing prior to implementation.</li> <li>• Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. Informal review requests must be delivered to the Division Director, 555 Cordova Street, Anchorage, Alaska 99501, within 15 days of receiving the decision. Guidance information on the informal review process may be found at <a href="http://www.dec.state.ak.us/commish/ReviewGuidance.htm">http://www.dec.state.ak.us/commish/ReviewGuidance.htm</a>. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99801, within 30 days of the decision. If a hearing is not requested within 30 days, the right to appeal is waived.</li> </ul>

Kyle J. Cherry  
Wastewater Discharge Program



1365 E. Parks Highway Suite # 203  
Wasilla, AK 99654  
Phone: (907)357-5247

December 29, 2009

Alaska Department of Environmental Conservation  
Division of Water  
1700 E. Bogard Rd. Bldg. B-02  
Wasilla, AK 99654

Re: Comment in Regard to Request for Well Separation Variance  
Proposed Hana-Paw Ranch Subdivision

Dear Mr. Kyle Cherry:

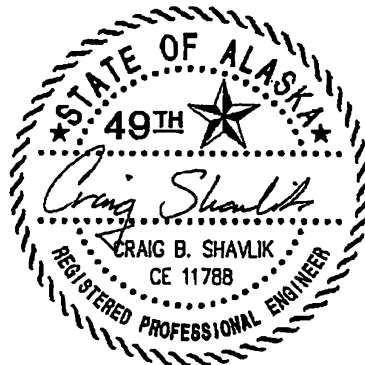
To address comments in your e-mail from earlier today we have prepared the following letter in reference to the request for a well variance for the class C well which will serve the existing houses on proposed lots 1 and 2 of Hana-Paw Ranch Subdivision.

- Attached are the completed registration forms for the Class C Public Water Supply System.
- Water samples will be collected and tested for bacteriological and nitrate/nitrite levels. To meet the MSB Planning Department 2009 recording deadline we must have this well variance approved by ADEC today. Assuming all other comments are addressed we request a conditional approval be granted until satisfactory water tests have been obtained.
- The wastewater systems serving the existing houses are not on file with ADEC. We have prepared engineer's evaluations for each of the systems stating from visual evidence the systems appear to conform to ADEC standards.
- Well logs submitted with the original well variance request were downloaded from the WELTS database. The locations of these well logs were interpreted from the general areas listed on the well logs. Specific locations (addresses or tracts) cannot be specifically identified.
- A stamped and signed copy of an on-site utility site plan has been attached.

If additional information is required please let me know.

Sincerely,

F. Robert Bell & Associates  
Craig Shavlik P.E./P.L.S.



Attachments:

- Class C Public Water System Application Form
- Public Water System Location Data Collection Form
- Engineers Evaluation forms for existing septic systems (F. Robert Bell & Associates; 12/29/2009)
- On-site utility site plan (F. Robert Bell & Associates; 12/29/2009)

801 W. Fireweed Lane #201  
Anchorage, AK 99577

1 of 1

1365 E. Parks Highway #203  
Wasilla, AK 99654



STATE OF ALASKA  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
INVENTORY AND SOURCE REGISTRATION FORM  
FOR  
CLASS "C" PUBLIC WATER SYSTEM



**PUBLIC WATER SYSTEM NAME AND LOCATION:**

System Name: \_\_\_\_\_

Legal Description of Property: Lots 1 & 2 of Hana-Paw Ranch Subdivision (Proposed)

Number of People Served Daily: 16;(2) 4-bedroom homes Number of Service Connections: 2

Owner's Name: James Price

Address: PMB 4, S. Colony Way, Ste 3, Palmer, Alaska 99645-6967

Phone: 715-6300 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**ITEMS REQUIRED FOR APPROVAL:**

Check box if complete. Provide written explanation if not complete.

- \$75.00 registration fee as required by 18 AAC 80.1910(c)(3). Make checks payable to "State of Alaska".
- Results of nitrate and coliform water samples, indicating those contaminants do not exceed the MCL set in 18 AAC 80.300. Attach reports from certified laboratory. **\*Pending Water Test Results**
- All source water protection requirements of 18 AAC 80.015 listed on page 4 have been meet.
- All minimum separation distance requirements of 18 AAC 80.020 listed on page 4 have been meet.
- All cross-connection requirements of 18 AAC 80.025 listed on page 4 have been meet.

**PUBLIC WATER SYSTEM SOURCE:**

Circle Yes or No.

- |     |           |                                                                                |
|-----|-----------|--------------------------------------------------------------------------------|
| Yes | <u>No</u> | Well depth is less than 30 feet to the first opening for water collection.     |
| Yes | <u>No</u> | Well is located less than 50 horizontal feet to a surface water source.        |
| Yes | <u>No</u> | Source uses an infiltration gallery, spring, rain catchment, or surface water. |
| Yes | <u>No</u> | Source requires treatment to meet required MCL's set in 18 AAC 80.300.         |

If answer is "Yes" to any of the above, then water treatment must be provided and the items on page 5 under PUBLIC WATER SYSTEM SOURCE TREATMENT must be addressed. If all answers are "No" continue to page 4.

For Department Use Only

**ADEC APPROVAL:**

This water system is hereby granted Department approval to operate. The following public water system identification number (PWSID) is assigned to this public water system: \_\_\_\_\_

\_\_\_\_\_  
(Signature of ADEC Staff) (Title) (Date)

**SOURCE WATER PROTECTION REQUIREMENTS - 18 AAC 80.015:**

*Applies to wells only*

Check box if complete.

- The well casing is provided with a suitable well cap or sanitary seal.
- The well casing extends a minimum of one foot above ground level or above the level of the well house floor.
- The well casing is grouted with a watertight cement grout, sealing clay, bentonite, or an equivalent material. The well must have at least 10 feet of continuous grouting within the first 20 feet below ground surface or another method approved by the Department.
- The well is adequately protected against flooding.
- For at least 10 feet in all directions, the ground surface around the well is sloped or contoured to drain water away from the well.
- Before use, a newly constructed or reworked well has been flushed of sediment and disinfected.
- Copy of the well log is attached. Well log requirements are found at 18 AAC 80.210(h) and can be downloaded from our web site at [www.state.ak.us/dec/deh/water/welllogs.htm](http://www.state.ak.us/dec/deh/water/welllogs.htm).

**MINIMUM SEPARATION DISTANCE REQUIREMENTS - 18 AAC 80.020:**

*Applies to all water systems*

Check box if complete.

- Source is located a minimum of 150 feet from a wastewater treatment works, wastewater disposal system, pit privy, sewer manhole, lift-station, or sewer cleanout.
- Source is located a minimum of 100 feet from a community sewer line, holding tank, or other potential source of contamination including sanitary landfill, domestic animal and agriculture waste and industrial discharge lines.
- Source is located a minimum of 75 feet from a private sewer line, petroleum lines, and drinking water treatment wastes.
- A letter from ADEC granting the necessary waiver(s) needs to be attached if a system does not meet the requirements of 18 AAC 80.020.

**CROSS-CONNECTION REQUIREMENTS - 18 AAC 80.025:**

*Applies to all water systems*

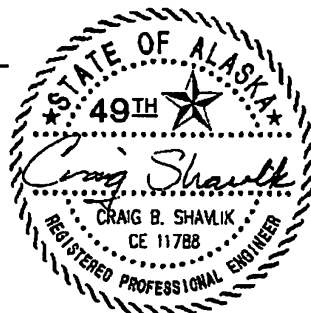
Check box if complete.

- This water system is not connected directly or indirectly, to any unapproved water system, sewer, drain, conduit, pool, storage reservoir, plumbing fixture, glycol loop, or other device that contains, or might contain, wastewater or other substances of unknown or unsafe quality that might be capable of contaminating the water supply through backflow (loss of pressure), without an approved backflow prevention device or assembly.  
\*Per owner's statement; no records of existing system being inspected during installation

**CERTIFICATION:**

I certify that the above statements have been satisfied, and that the source water protection requirements of 18 AAC 80.015, the minimum separation distance requirements of 18 AAC 80.020, and the cross-connection requirements of 18 AAC 80.025 have been met.

\_\_\_\_\_  
(Signature of Owner or Engineer)



December 29, 2009

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

**PUBLIC WATER SYSTEM SOURCE TREATMENT:**

This section must be completed if any "Yes" answer was given to questions under PUBLIC WATER SYSTEM SOURCE on page 3.

Check box if complete.

- The water treatment is designed to consistently achieve 99.9 percent removal and inactivation of Giardia lamblia cysts and have 1 NTU or less of treated water turbidity.
- The water treatment is designed to consistently meet the MCL set in 18 AAC 80.300.
- Specific design plans and calculations for this water system have been completed by a registered engineer and are attached with this registration form.
- The person responsible for operating this water system understands how to operate the system as it was designed. (If an ADEC Certified Operator will be responsible for operating this system, they must sign this form.)

**CERTIFICATION:**

I certify that the above statements have been satisfied and that this water system was constructed in accordance with 18 AAC 80 Drinking Water regulations to provide public health protection.

\_\_\_\_\_  
(Signature of Owner or Operator) (Date)

\_\_\_\_\_  
(Signature of Person Who Constructed System) (Date)

\_\_\_\_\_  
(Signature of Engineer) (Date)

\_\_\_\_\_  
(Signature of ADEC Certified Operator if Applicable) (Certification Number) (Date)

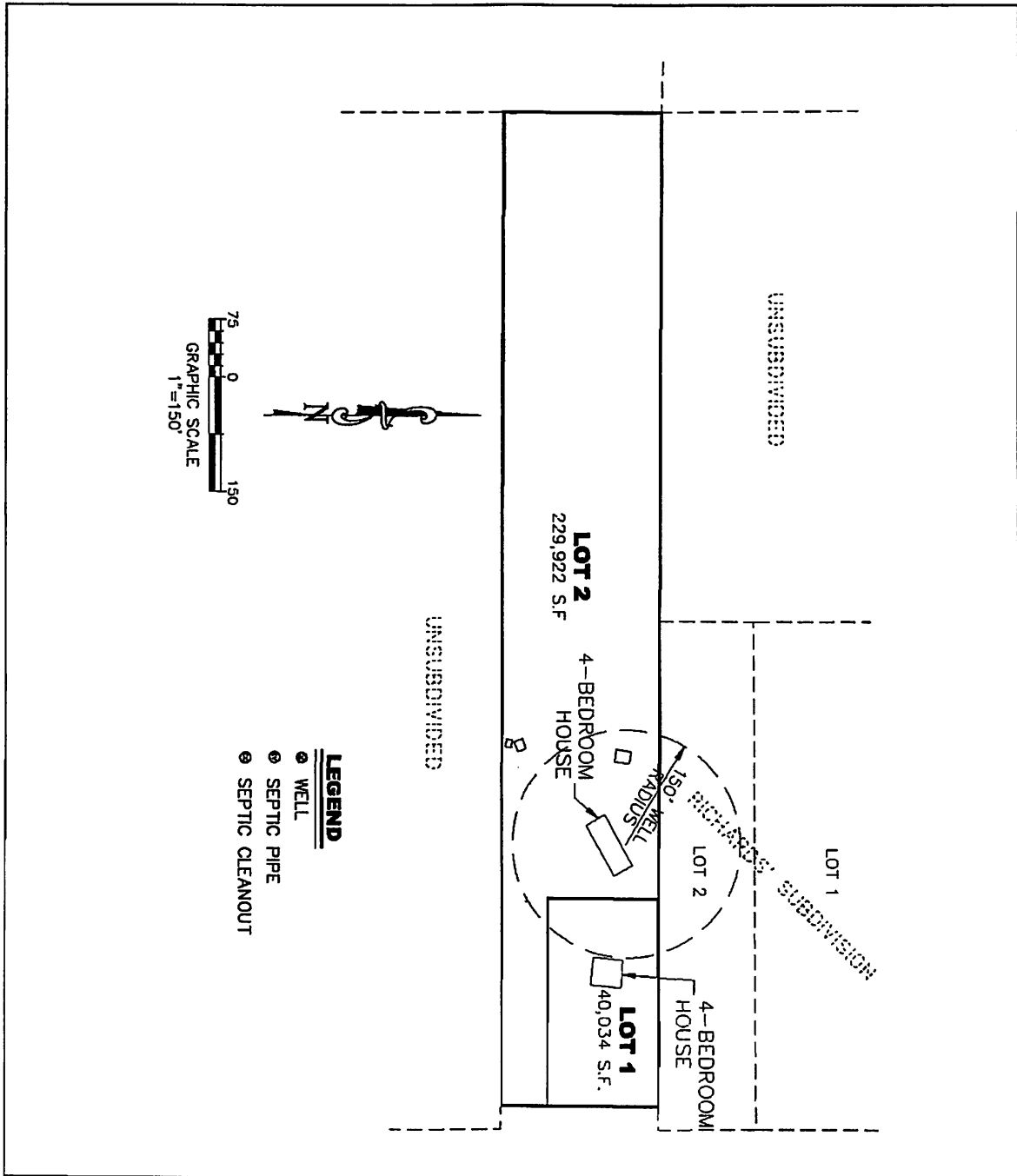
Comments:

This well currently serves 2 houses located on the same property. Through refinancing conditions the property is being subdivided with each house being located on its on lot. Through these procedures the common well will become classified as a class C well. A variance for the required 150' separation from the the existing wastewater system on proposed lot 2 has been requested from ADEC.


**DIAGRAM OF PUBLIC WATER SYSTEM:**

In a plan view, locate and identify each of the following, include distances measured in feet.

- a) System source: well, infiltration gallery, spring, rain catchment area, or surface water source and intake structure.
- b) All buildings and structures.
- c) Water and sewer lines to each building.
- d) Wastewater treatment and disposal system.
- e) Water pumps with type and maximum flow rate listed.
- f) Storage tanks including type, size and content.
- g) Property lines, adjacent roads and driveways.
- h) Sources of contamination within 150 feet of source.
- i) All surface water within 50 feet of source.





**ENGINEER'S EVALUATION**

**ON-SITE DRINKING WATER &  
WASTEWATER DISPOSAL SYSTEMS**

Property Description (Legal): Lot 2 Block - of Hana-Paw Ranch (PROPOSED)

Physical Address: 3300 Clark-Wolverine Rd, Palmer, AK 99645

Owner's Name(s): James Price Buyer's Name(s): N/A

Owner's Address: PMB 104, 1150 S. Colony Way Buyer's Address: \_\_\_\_\_  
Palmer, AK 99645-6967

Serving:  Single Family  Multi-Family (No. of Units \_\_\_\_\_)

No. of Bedrooms 4

**ON-SITE DRINKING WATER SYSTEM:**

Property Served By:

\_\_\_\_\_ Property is served by a Public Water System, approved by ADEC and currently in monitoring compliance

Recent water samples have been tested by a certified ADEC laboratory. Sample results were found to meet current ADEC drinking water standards for coliform bacteria levels.

Notes: Pending lab test results, active well with no history of noncompliance

**ON-SITE WASTEWATER DISPOSAL SYSTEM:**

\_\_\_\_\_ This wastewater disposal system was installed by an ADEC Certified Installer and approved by ADEC.

\_\_\_\_\_ This wastewater disposal system was tested in accordance with current ADEC policies and was found to be operating adequately. The readily identifiable features of the system were observed and documented.

\_\_\_\_\_ From visual site evidence and ADEC documentation on the system's installation it appears this system was installed to meet 18 AAC 72 regulations and ADEC policies at the time of installation.

No documents are available for the design or construction of this system. It appears the system meets the separation requirements outlined in the current ADEC regulation 18 AAC 72. It also appears the system meets other ADEC policies that were in place at the time of installation.

Notes: No adequacy test was performed

*This report accurately portrays the conditions found on the date the system(s) were tested/inspected and to any documents obtained from ADEC or other agency. This report does not constitute a guarantee, explicit or implied, for the future performance of this water supply and/or wastewater disposal system.*

Company Job No.: 2009-1432.00

Inspected By: Kurt Mackenzie

Engineer Responsible: Craig Shavlik

Date: December 29, 2009

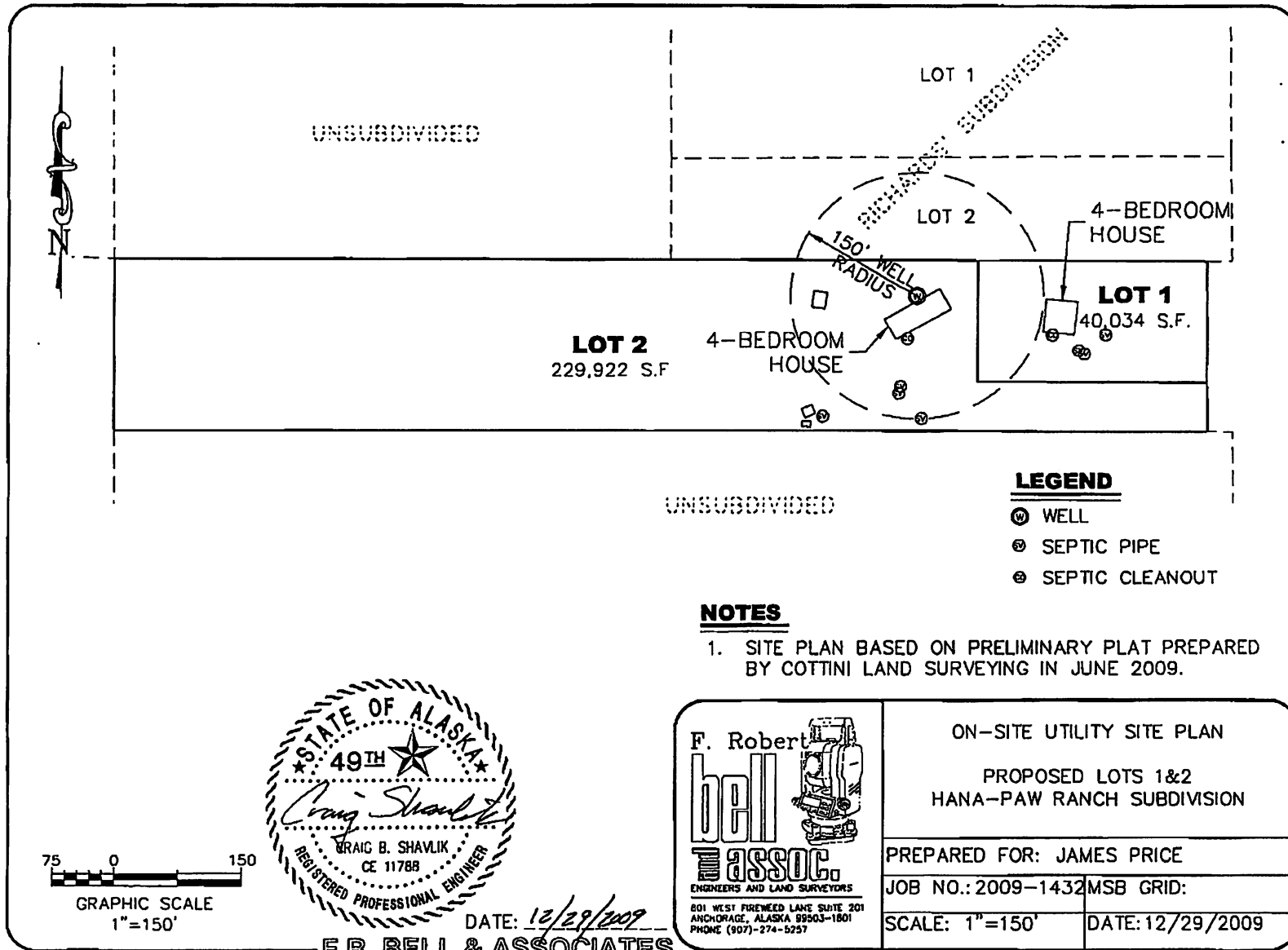


801 W. Fireweed Lane #201  
Anchorage, AK 99503  
Phone: (907)274-5257

F. Robert Bell and Associates

1365 E. Parks Hwy #203  
Wasilla, AK 99654  
Phone: (907)357-5247

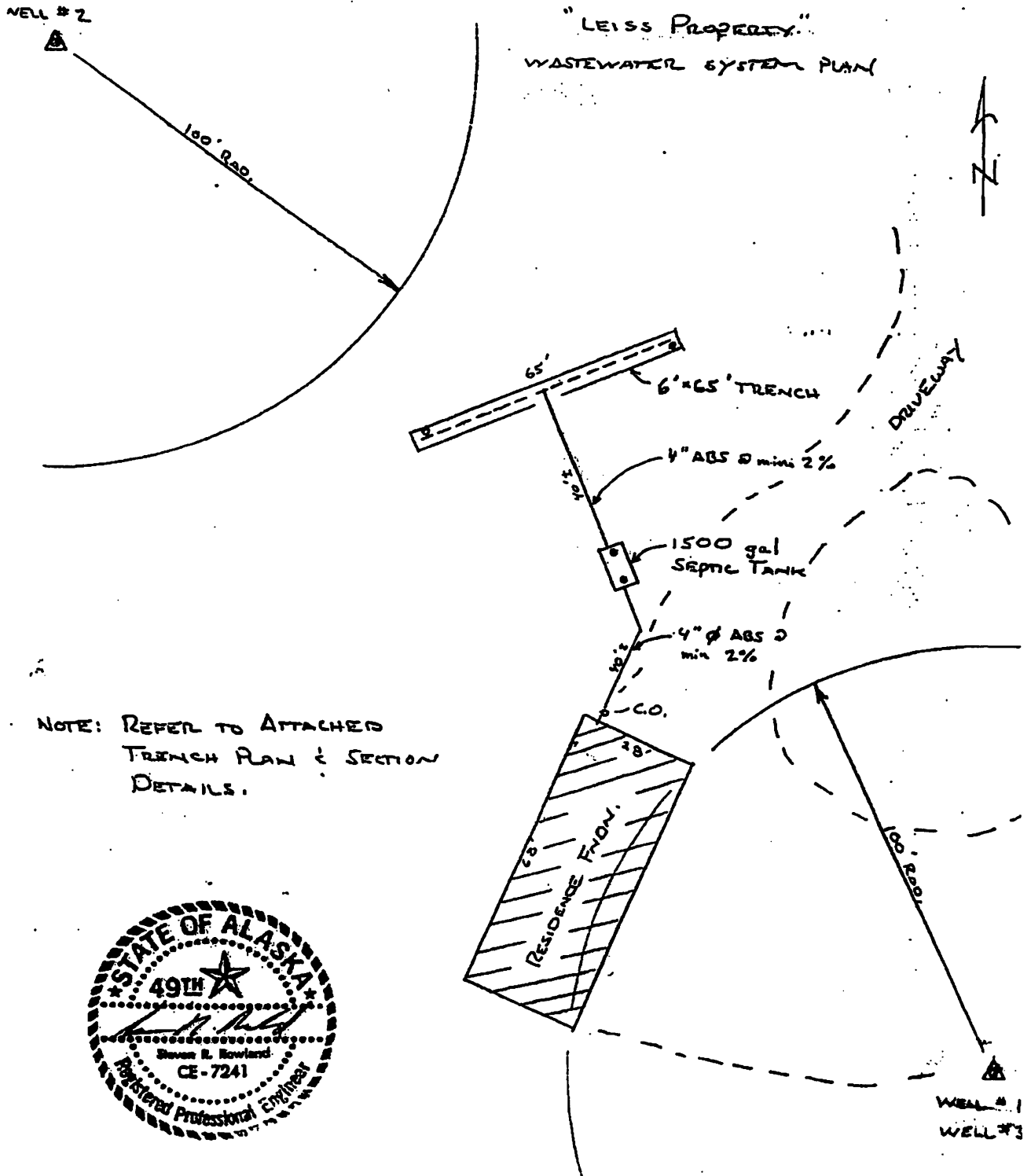


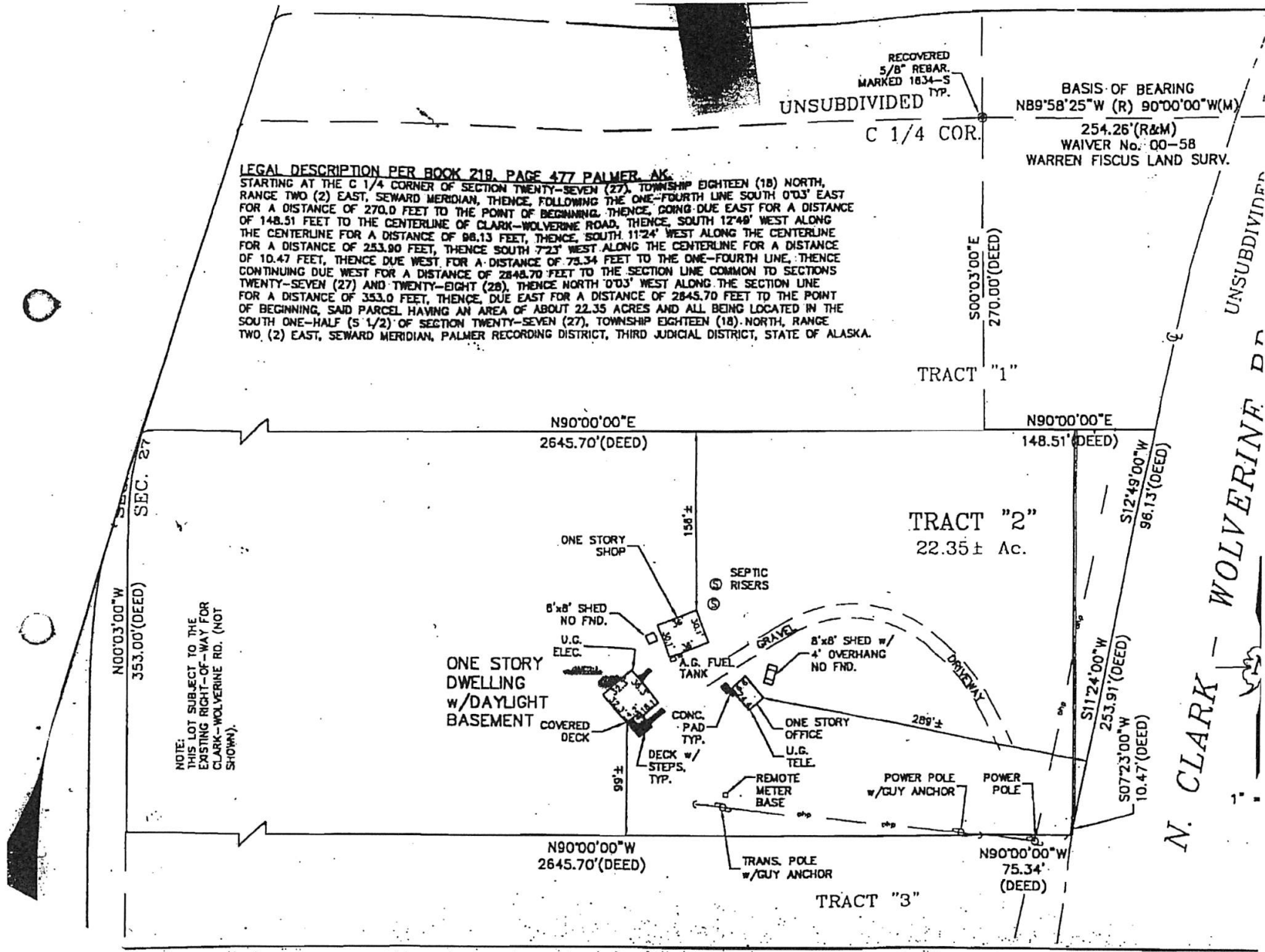


**STEVE R. ROWLAND, P.E.**  
GEOLOGICAL and CIVIL ENGINEERING

14001 W. ARCTIC AVENUE PALMER, ALASKA 99645

(907) 746-3630 FAX (907) 745-1775







Drilling Co. U & O DRILLING CO. WELL NO. \_\_\_\_\_  
 Driller LEE H. COHR Area \_\_\_\_\_  
 Well Owner DUAINE RICHARDS Use of Well HOSE

Location (address of: Township, Range, & Section (if known); distance from road:

G51/16 S27- T-18-N R2E, PALMER AREA Lazy Mtn Road

Size of Casing 6"19 Depth of Hole 295 feet. Cased to 295 feet.

Static water level 270 feet (MKN) (below) land surface. Finish of well.

(check one) Open end (): Screen (); Perforated ().

Describe screen or perforations:

Well pumping test at 600 gallons per (hr) (min) for 2 hours with  
11 feet of drawdown from static level.

Remarks IN THE BOTTOM OF WELL PIT

Date completed \_\_\_\_\_ WELL LOG

Depth in feet from ground surface Give details of formations penetrated, size of material, color, and hardness.

<u>0</u> to <u>22</u>	<u>SOIL, SAND &amp; GRAVEL</u>
<u>22</u> to <u>43</u>	<u>CLAY &amp; PEA GRAVEL</u>
<u>43</u> to <u>47</u>	<u>BOULDERS</u>
<u>47</u> to <u>83</u>	<u>CLAY, HARD</u>
<u>83</u> to <u>92</u>	<u>GRAVEL</u>
<u>92</u> to <u>117</u>	<u>SANDY CLAY, SOFT</u>
<u>117</u> to <u>145</u>	<u>CLAY &amp; GRAVEL, SEEPAGE</u>
<u>145</u> to <u>196</u>	<u>CLAY &amp; PEA GRAVEL, HARD</u>
<u>196</u> to <u>215</u>	<u>CLAY, PEA GRAVEL, &amp; SAND, SEEPAGE</u>
<u>215</u> to <u>222</u>	<u>CLAY</u>
<u>222</u> to <u>224</u>	<u>ROCK, VERY HARD</u>
<u>224</u> to <u>268</u>	<u>CLAY</u>
<u>265</u> to <u>270</u>	<u>SAND &amp; GRAVEL</u>
<u>270</u> to <u>295</u>	<u>SAND &amp; GRAVEL, WATER-BEARING</u>

(296 FT. CASING LEFT IN WELL)

( SET PUMP 287 FT. FROM TOP OF CASING)

### LOG OF DRILLING by A & L DRILLING COMPANY

OWNER OF LAND LeRoy NORD DEPTH OF WELL 347  
 ADDRESS P.O. Box 384, Palmer STATIC LEVEL OF WATER FT. 290  
 WELL SITE LAZY M.T.N., PALMER ALASKA DRAW DOWN FT. 50  
 DATE-STARTED MARCH 28, 1975 GALS. PER MIN. 15  
 DATE-ENDED APRIL 1, 1975 KIND OF CASING 6 5/8" OD

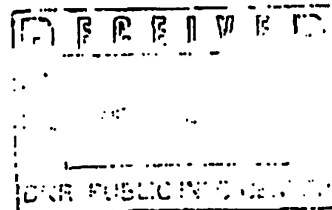
KIND OF FORMATION:

FROM <u>0</u> FT. TO <u>3</u> FT. OVER BURDEN	FROM	FT. TO	FT.
FROM <u>3</u> FT. TO <u>100</u> FT. SAND & GRAVEL	FROM	FT. TO	FT.
FROM <u>100</u> FT. TO <u>135</u> FT. HARD PAN	FROM	FT. TO	FT.
FROM <u>135</u> FT. TO <u>139</u> FT. SAND & GRAVEL	FROM	FT. TO	FT.
FROM <u>139</u> FT. TO <u>245</u> FT. HP & BOULDERS	FROM	FT. TO	FT.
FROM <u>245</u> FT. TO <u>290</u> FT. CLAY & GRAVEL	FROM	FT. TO	FT.
FROM <u>290</u> FT. TO <u>335</u> FT. SAND & GRAVEL	FROM	FT. TO	FT.
FROM <u>335</u> FT. TO <u>347</u> FT. SAND & GRAVEL	FROM	FT. TO	FT.

MISCL. INFORMATION:

WATER BEARING  
509. INSTALL PUMP 6FT. FROM BOTTOM

DRILLER'S NAME Bill Sullivan



30497

# WELL LOG

## Zac's Well Drilling

~ And Pump Service ~  
P.O. Box 521068  
Big Lake, Alaska 99652  
376-0227

(2)

OWNER <u>HILARY &amp; BARBRA LEISS</u> <u>P.O. Box 1329</u>	DEPTH OF WELL <u>145'</u>
ADDRESS <u>PALMEE AK 99645</u> <u>MILE 5 CLARK WOLVERINE</u>	STATIC LEVEL <u>65'</u>
WELL-SITE _____	GALS. PER MIN. <u>24</u>
DATE <u>8-23-96</u>	SIZE OF CASING <u>6"</u>
<u>RF 95-100</u>	TOTAL CASING <u>115'</u>

KIND OF FORMATION:

From 0 Ft. to 5 Ft. Sandy Top Soil From 95 Ft. to 97 Ft. GRAVEL WATER  
 From 5 Ft. to 10 Ft. SAND & GRAVEL From 97 Ft. to 115 Ft. HARD SAND  
 From 10 Ft. to 15 Ft. SAND From 115 Ft. to 145 Ft. BED ROCK  
 From 15 Ft. to 20 Ft. APPROX SAND & GRAVEL From \_\_\_\_\_ Ft. to \_\_\_\_\_ Ft. \_\_\_\_\_  
 From 20 Ft. to 31 Ft. BROWN CLAY From \_\_\_\_\_ Ft. to \_\_\_\_\_ Ft. \_\_\_\_\_  
 From 31 Ft. to 56 Ft. SAND & GRAVEL From \_\_\_\_\_ Ft. to \_\_\_\_\_ Ft. \_\_\_\_\_  
 From 56 Ft. to 65 Ft. HARD SAND From \_\_\_\_\_ Ft. to \_\_\_\_\_ Ft. \_\_\_\_\_  
 From 65 Ft. to 75 Ft. BROWN DAMP CLAY & GRAVEL From \_\_\_\_\_ Ft. to \_\_\_\_\_ Ft. \_\_\_\_\_  
 From 75 Ft. to 95 Ft. HARD SAND From \_\_\_\_\_ Ft. to \_\_\_\_\_ Ft. \_\_\_\_\_

CONTRACTOR Joe Kluge

Adel

18-0307 (Rev 6/96)

Date Received

**STATE OF ALASKA**  
**DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**APPLICATION FOR ON-SITE WATER AND SEWER**  
**SYSTEM APPROVAL**  
**OR**  
**DOCUMENTATION OF SYSTEM INSTALLATION**

**I. GENERAL INFORMATION**

Legal Description of the Location

Unit 3 Mars Hill Condos

Applicant Name: John Nielsen	Applicant is: (Check one) <input type="checkbox"/> Bank <input checked="" type="checkbox"/> Owner/Builder <input type="checkbox"/> Certified Installer, No. _____ <input type="checkbox"/> Engineer
Mailing Address: 3055 S. Marth Rd.	Type of Residence: <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family Total Number Bedrooms: 3
City, State, Zip Code: Palmer, Alaska 99645	Telephone: (907) 746-4639
Send Approval to: <input type="checkbox"/> Applicant <input type="checkbox"/> Other (Give Name & Address)	

**II. WATER SUPPLY SYSTEM**

Source of Water and Containment (Check all that Apply)		Type of Water Supply System	Treatment of Water (Check all that Apply)	
<input checked="" type="checkbox"/> Well (Drilled or Driven)	<input type="checkbox"/> Surface (Identify)	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> None	<input type="checkbox"/> Chlorination
<input type="checkbox"/> Roof Catchment	<input type="checkbox"/> Other (Identify)	<input type="checkbox"/> Public (Serves more than one family)	<input type="checkbox"/> Filtration	<input type="checkbox"/> Mineral Removal
<input type="checkbox"/> Holding Tank			<input type="checkbox"/> Other:	

Well Data

Is the height of the well casing more the 12" above the ground?  Yes  No

Is a sanitary seal or well cap installed on the well casing?  Yes  No

Is drainage directed away from or around the casing within a radius of 10 feet of the well casing?  Yes  No

Is well wire enclosed in conduit?  Yes  No

Date Drilled	Depth of Well (Feet)	Static Water Level (Feet)	Yield (If available)	Pump Rate (If available)
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Separation Distance from the Well Casing to each of the Following Sources of Contamination:

Septic/Holding Tank on Lot	Sewer Lines on Lot	Absorption Area on Lot
+100 Feet	+25 Feet	+100 Feet
Closest Septic/Holding Tank on Adjacent Lot	Closest Sewer Lines on Adjacent Lot	Closest Edge of an Absorption Area on Adjacent Lot
Feet	Feet	Feet

If toxic materials are stored on the property, including fuel tanks, paints, lubricants and other petroleum based materials, pesticides, fungicides or herbicides, indicate distance from contaminants to well casing:

Water Sample Taken by: (Name)	On Lot	On Adjacent Lot
	<input type="checkbox"/> Buyer	<input type="checkbox"/> Engineer
Address	<input type="checkbox"/> Banker	<input type="checkbox"/> Government Official

Water Sample Results:  
Attach Copy  Satisfactory - Date  Unsatisfactory - Date

Comments/Recommendations:

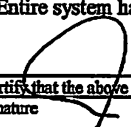
Well approval not requested at this time.

I certify that the above information, and that provided in Section IV, is correct:

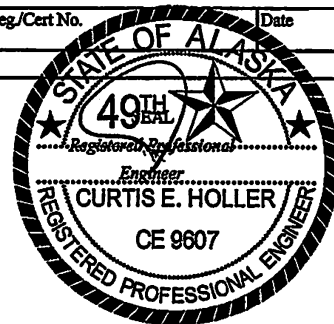
Signature	Typed/Printed Name	Title	Date
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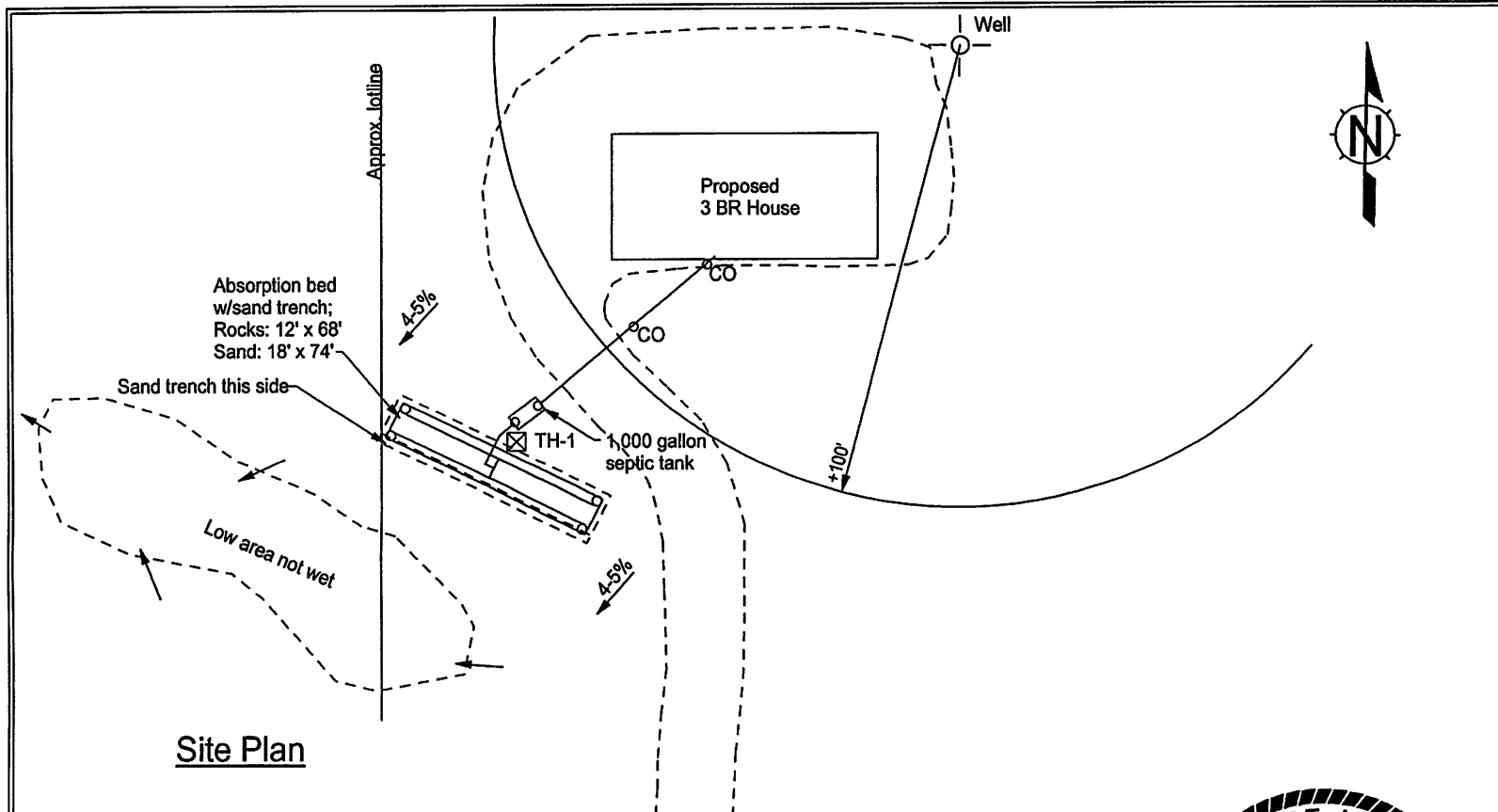
Note: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or Owner/Builder




<b>III. WASTEWATER DISPOSAL</b>		Legal Description: <b>Unit 3 Mars Hill Condos</b>	
<input checked="" type="checkbox"/> Septic Tank/Absorption System		<input type="checkbox"/> Package Treatment <i>(Specify Brand Name or Process)</i>	
<input type="checkbox"/> Holding Tank - Specify	Capacity of Tank	Where Waste is Disposed	Frequency of Pumping
<input checked="" type="checkbox"/> Septic Tank Outfall Discharged To: <p style="text-align: center;">Subsurface drainfield</p>		<input type="checkbox"/> Other (Specify): <p style="text-align: center;">(Outhouse, Incinerator, etc.)</p>	
<b>NEW SYSTEM</b>			
Name of Installer <p style="text-align: center;">Ben Nielsen</p>		Date Installed <p style="text-align: right;">10/08/15</p>	
<input checked="" type="checkbox"/> Owner/Builder <input type="checkbox"/> Certified Installer <input type="checkbox"/> Other: <p style="text-align: center;">No.</p>		Septic Tank Type/Manufacturer <p style="text-align: center;">Steel/Greer Tank</p>	
Septic Tank Size (Gallons) <p style="text-align: center;">1,000</p>	Number of Compartments <p style="text-align: center;">2</p>	Soil Type and Rating <p style="text-align: center;">SM-GM (335)</p>	
Type Soil Absorption System <p style="text-align: center;">Absorption bed w/sand trench</p>	Dimensions/Size Soil Absorption System <p style="text-align: center;">12' x 68' rocks within 18' x 74' sand base</p>	Type/Quantity Backfill Material Used for Soil Absorption System <p style="text-align: center;">3/4-3" s. rock, 38 cyd</p>	
Percolation Test Results (Attach Copy of Report) <p style="text-align: center;">14 min/inch</p>	Percolation Test by: (Name) <p style="text-align: center;">Holler Engineering</p>		
Minimum Ground Cover over Absorption Area <p style="text-align: center;">+2 w/2" insul Feet</p>	Minimum Ground Cover over Septic Tank <p style="text-align: center;">+2 w/2" insul Feet</p>	Cleanout Pipes/Caps Installed on Septic Tank <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes/Caps Installed on Absorp. System <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance To: Water Supply Source on Lot <p style="text-align: center;">+100 Feet</p>	Nearest Water Supply Source on Adjacent Lot <p style="text-align: center;">+100 Feet</p>	Nearest Body of Water <p style="text-align: center;">+ 100 Feet</p>	Water Table/Bedrock Lot Line <p style="text-align: center;">+ 4/+ 6 Feet</p>
Comments/Recommendations 1. Holler Engineering logged a test hole, conducted a perc test, monitored GWT, designed and documented this new septic system. 2. Special construction: sand base/trench sized at 335 ft <sup>2</sup> /BR; septic rock within sand sized at 200 ft <sup>2</sup> /BR w/9" under pipes. 3. Entire system has 2" board insulation and minimum 2' of soil cover.			
I certify that the above information, and that provided in Section IV, is correct:			
Signature 	Typed/Printed Name <p style="text-align: center;">Curtis E. Holler, P.E.</p>	Title, Reg./Cert No., Inst. No. <p style="text-align: center;">CE 9607</p>	Date <p style="text-align: right;">10/21/15</p>
<i>NOTE: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or approved Owner/Builder</i>			

<input type="checkbox"/> <b>EXISTING SYSTEM</b>			
Name of Installer		Date Installed	
<input type="checkbox"/> Owner/Builder <input type="checkbox"/> Certified Installer <input type="checkbox"/> Other: <p style="text-align: center;">No.</p>		Septic Tank Type/Manufacturer	
Septic Tank Size (Gallons)	Number of Compartments	Soil Type and Rating	
Type Soil Absorption System	Dimensions/Size Soil Absorption System	Type/Quantity Backfill Material Used for Soil Absorption System	
Adequacy Test Results (Attach Copy of Report) <input type="checkbox"/> Pass <input type="checkbox"/> Fail	Adequacy Test Performed by: (Name)	Date Septic Tank Pumped (Attach Copy of Receipt)	
Minimum Ground Cover over Absorption Area <p style="text-align: center;">Feet</p>	Minimum Ground Cover over Septic Tank <p style="text-align: center;">Feet</p>	Cleanout Pipes/Caps Installed on Septic Tank <input type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes/Caps Installed on Absorp. System <input type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance To: Water Supply Source on Lot <p style="text-align: center;">Feet</p>	Nearest Water Supply Source on Adjacent Lot <p style="text-align: center;">Feet</p>	Nearest Body of Water <p style="text-align: center;">Feet</p>	Water Table/Bedrock Lot Line <p style="text-align: center;">Feet</p>
Comments/Recommendations			
I certify that the above information, and that provided in Section IV, is correct:			
Signature	Typed/Printed Name	Title, Reg./Cert No.	Date
<i>NOTE: Must be signed by a Professional Engineer.</i>			



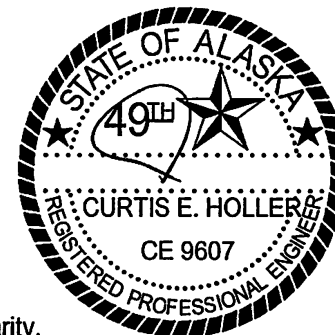


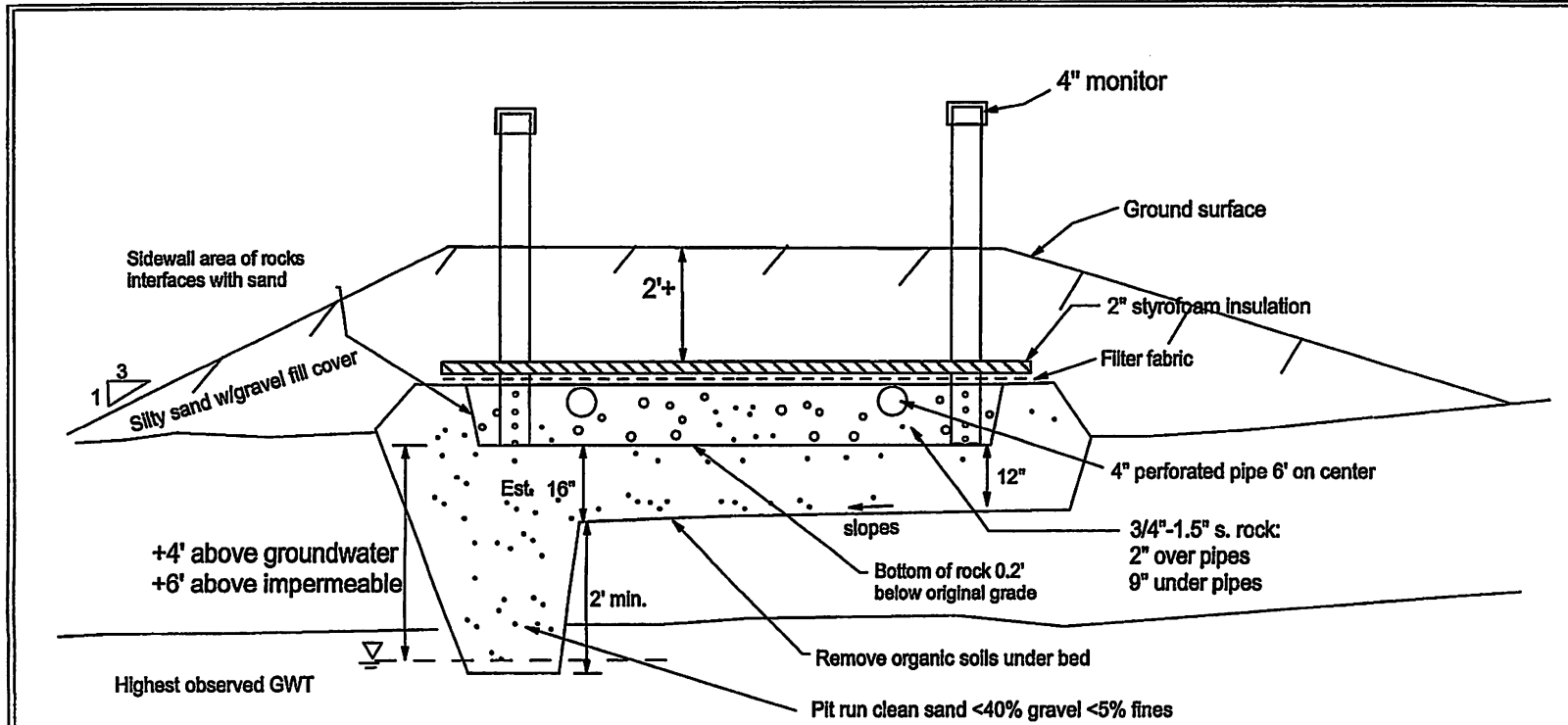
Site Plan

Mars Hill Condos Future Unit 3 Wastewater System Asbuilt		
 <b>HOLLER ENGINEERING</b> 3375 N Sams Dr. Wasilla, Alaska 99654		
Job # 15054	10/21/15	no scale

Notes

1. This septic system does not lie within the protective radius of any known well.
2. No survey staking provided.
3. Entire system has 2" insulation; not shown for clarity.





**Absorption Bed w/Sand Trench Detail**

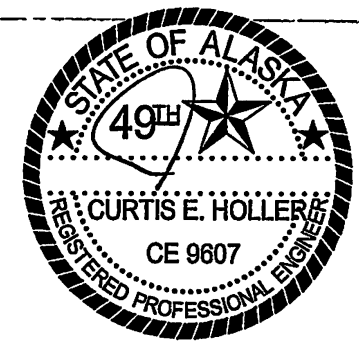
Mars Hill Condos Unit 2  
Wastewater System Asbuilt

**HOLLER ENGINEERING**  
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 15054	10/14/15	no scale
-------------	----------	----------

**Notes**

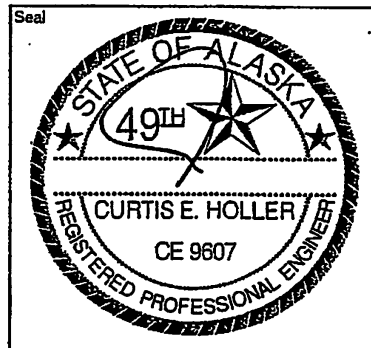
1. This septic system shall not lie within the protective radius of any known well.
2. No survey staking provided - lotlines/easements are owner's/developer's responsibility.





# HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska (907) 376-0410

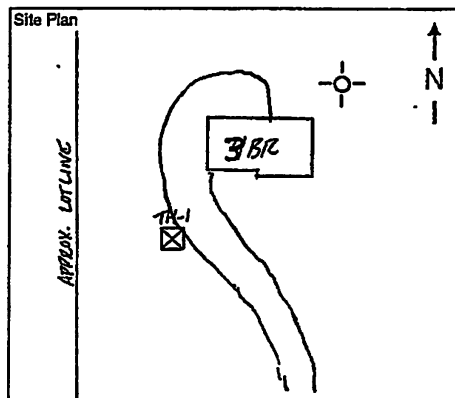
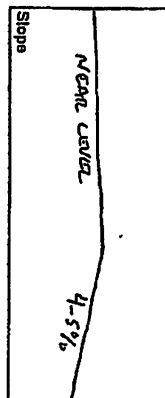
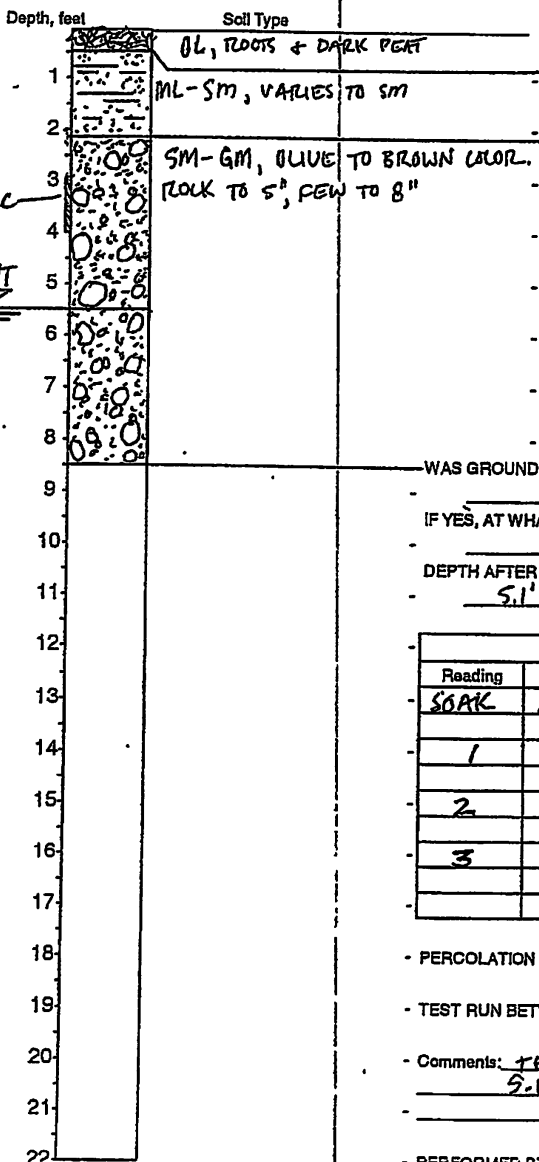


## SOILS LOG / PERCOLATION TEST

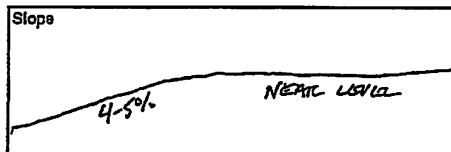
TEST HOLE # 1

Performed For: JOHN NIELSON

Legal Description: \_\_\_\_\_



WAS GROUNDWATER ENCOUNTERED? Yes  
 IF YES, AT WHAT DEPTH? 5.5' ±  
 DEPTH AFTER MONITORING? 5.1' MAX.



PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
SOAK	8-5-15				
1		10:41	30.0 MIN	-4 13/16"	2 6/16"
2		11:12	30.0 MIN	-4 9/16"	2 3/16"
3		11:43	30.0 MIN	-4 2/16"	2 2/16"

- PERCOLATION RATE 14.1 (ml/min) PERC HOLE DIAMETER 6"  
 - TEST RUN BETWEEN 3 FT AND 4 FT DEPTH  
 - Comments: TEST HOLE OPEN FOR 4 MONTH ±. LEVEL 5.5' TO 5.1' - 1360 Bottom pipe JUST BELOW ORIGINAL GRADE.  
 - PERFORMED BY: C. HOLLER DATE: 07-09-15

4-02 2/2004 4 25 2214

# Lazy Mountain Comprehensive Plan



2008

## **Acknowledgements:**

### **Borough Assembly**

Curtis D. Menard, Mayor

Mary Kvalheim, Assembly District 4

Lynne Woods, Assembly District 1

Cindy Bettine, Assembly District 5

Pete Houston, Assembly District 2

Robert Wells, Assembly District 6

Michelle Church, Assembly District 3

Tom Kluberton, Assembly District 7

### **Planning Commission**

Helga Larson, Chair

Mark Masteller

Ken Klunder

Dick Zobel

David Webster

Vern Halter

### **Lazy Mountain Community Planning Team**

John Bitney

Lorene Lynn

Barbara Bitney

Paul Morley

Ken Klunder

John Vinduska

Gary LoRusso

Chris Whittington-Evans

Michael Miller

### **Department of Planning and Land Use**

John Duffy, Borough Manager

Eileen Probasco, Acting Chief of Planning

Lauren M. Kruer, Project Planner

Mary Brodigan, Project Assistant

CODE ORDINANCE

By: Borough Manager  
Introduced: 02/19/08  
Public Hearing: 03/04/08  
Adopted: 03/04/08

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 08-030**

**AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING  
MSB 15.24.030 (B) TO INCLUDE THE LAZY MOUNTAIN COMPREHENSIVE PLAN.**

WHEREAS, the Lazy Mountain Community Council recommended approval of the Lazy Mountain Comprehensive Plan; and

WHEREAS, the Planning Commission at their December 17, 2007, regular meeting passed Resolution Serial No. 07-058, recommending adoption of the Lazy Mountain Comprehensive Plan.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the borough code.


Section 2. Amendment of subsection. MSB 15.24.030 (B) is hereby amended to read as follows:

(22) Lazy Mountain Comprehensive Plan, adopted

March 4, 2008.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this 4 day  
of March, 2008.

  
\_\_\_\_\_  
CURTIS D. MENARD, Borough Mayor

ATTEST:

  
\_\_\_\_\_  
JOELL CHURCH, Acting Borough Clerk

(SEAL)

PASSED UNANIMOUSLY: Woods, Houston, Church, Kvalheim, Bettine,  
Wells, and Kluberton



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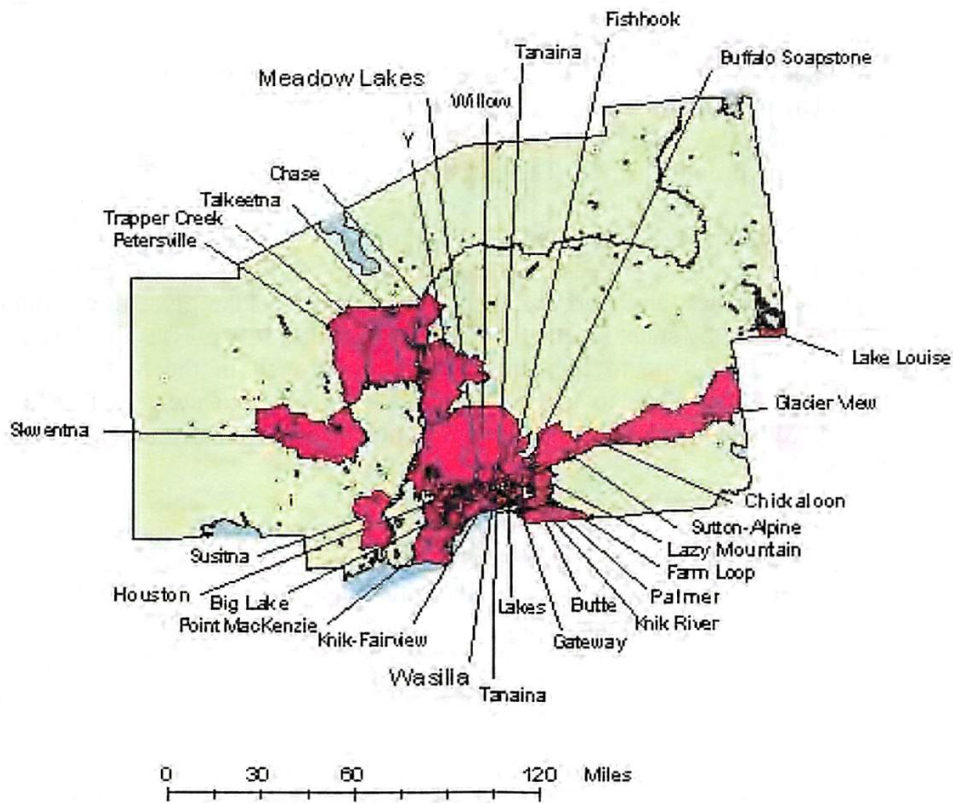
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# Matanuska-Susitna Borough



Source: Alaska Department of Labor And Workforce Development, Research and Analysis and US Census Bureau, 2000 Tigerline files.

## Executive Summary

The Lazy Mountain Community Council approved and requested the development of a comprehensive plan with technical assistance from the borough in October 2004. A total of 16 planning team member applications were received in January 2005. Monthly planning team meetings were held beginning March 2005 and a community survey was provided to all property owners on Lazy Mountain and interested individuals in July 2005. Along with monthly planning team meetings, the team held open houses to discuss the survey results, identify community goals and priorities, and examine open space/recreation concerns.

The Lazy Mountain Community Council area is located at the base of 3,720-foot Lazy Mountain, 3 miles east of Palmer in the Mat-Su Borough (See Figure 1). It lies east of the Matanuska River, off the Old Glenn Highway and has a bearing of approximately 61.647790° North Latitude and 148.96363° West Longitude. (Sec. 7, T018N, R003E, Seward Meridian.) Lazy Mountain is located in the Palmer Recording District. The area encompasses 35.5 sq. miles of land.

The Lazy Mountain Community Comprehensive Plan provides a flexible framework to address existing and future community needs and goals, such as open space and recreation, transportation, public facilities, and land use. This Comprehensive Plan gives the community a voice in the decisions made by state, federal, and borough entities. It expresses the decisions that may affect Lazy Mountain. Due to the rapid population growth in the Matanuska-Susitna Borough, many communities hope to guide development in order to create safe and livable communities. Lazy Mountain has steadily grown at nearly 3% annually and this growth is expected to continue.

Alaska Statutes Title 29.40.030 requires the Assembly of a second-class borough, such as the Matanuska-Susitna Borough, to adopt a comprehensive plan by ordinance. The Matanuska-Susitna Borough adopted a borough-wide comprehensive plan in 1970. In 1985, the Assembly adopted Resolution 86-7, which established a policy of deferring to each borough community the opportunity to prepare its part of the borough's comprehensive plan. Community plans must meet specific community planning guidelines. The summary of the planning process is shown in Table 1 on page 10.

A "living, adaptable" document, the Comprehensive Plan can incorporate changing conditions, and helps to set the general direction of community priorities and policies. This Comprehensive Plan recommends goals and policies, which emphasize protecting the rural character of Lazy Mountain. Six goals were identified during the planning process; these goals encourage retaining the rural lifestyle and scenic beauty of the area. From these goals, policies were developed that provide direction and help to guide community decisions and actions.

If the community wishes to implement these recommendations through a Special Land Use District (SPUD), then these policies may be used to develop land use regulations in the form of a SPUD. In order to implement the Comprehensive Plan recommendations, the community must request a SPUD.

The Lazy Mountain Community Comprehensive Plan encourages retaining the rural, low density residential, pastoral, agricultural, and forested characteristics that the community favors.

## Vision Statement and Community Goals

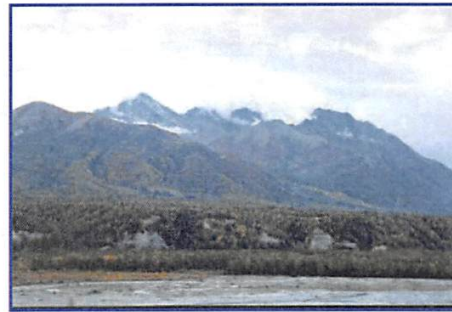
### Introduction

The following vision statement is used as a framework for preparing the Lazy Mountain Comprehensive Plan and developing the specific community goals, objectives, and policies found in the plan.

### VISION STATEMENT

“The Lazy Mountain Community Comprehensive Plan is intended to provide for the planned and orderly growth of Lazy Mountain.”

From the vision statement and community input, the team developed the following community comprehensive goals.



Courtesy: GeoCities, March, 2006.

### COMPREHENSIVE PLAN GOALS

In keeping with the desires of the majority of its land owners and residents and without depriving individuals of the reasonable use of their land, the goals of the comprehensive plan are to:

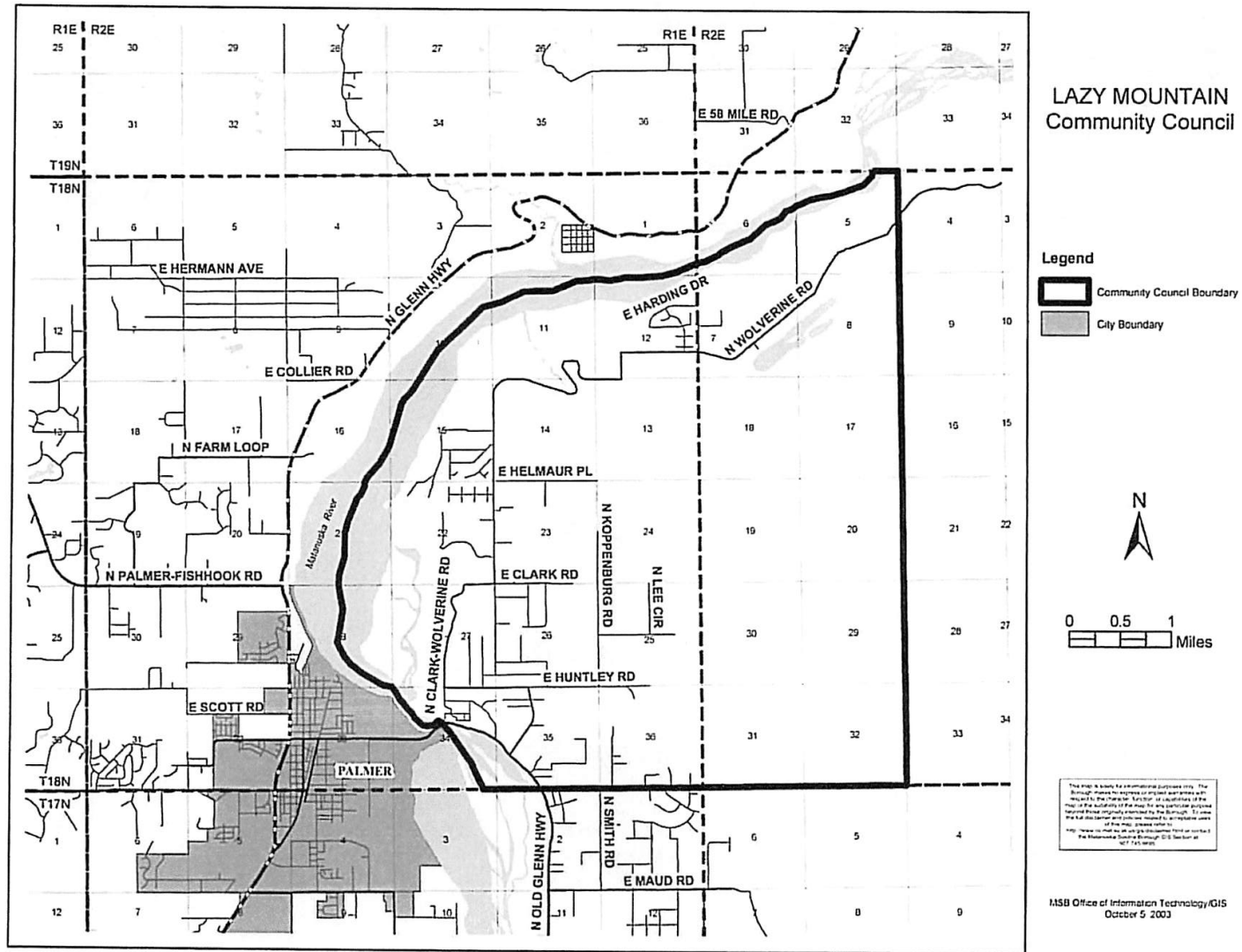
- *Protect and maintain the natural resources, natural environment, water and air quality, scenic viewsheds, trails, and recreational opportunities;*
- *Conserve the open space, forested, quiet nature, privacy, and agricultural characteristics of the area;*
- *Recognize the historical agricultural operations and strive to maintain agricultural land uses;*
- *Support safe, diverse neighborhoods where people know and interact with each other;*
- *Strive for well designed and well placed residential development and improved transportation infrastructure while fostering and maintaining the rural character of Lazy Mountain; and*
- *Promote a volunteer community education approach to increase community awareness and cohesion.*

## Purpose and Goals

### *Purpose of this Plan*

Lazy Mountain is an unincorporated community within the Matanuska-Susitna Borough (MSB) that enjoys a rural, quiet lifestyle and has a long history of agricultural and subsistence activities.

Figure 1:  
Lazy Mountain Community Council Area



The Comprehensive Plan addresses the current conditions, examines how to retain Lazy Mountain’s rural characteristics, determines the steps needed to get there, and offers methods to realize the community’s hopes. The goals and recommendations brought forward in this plan will help the community to establish guidelines and a vision for Lazy Mountain.

***Planning Process & Public Involvement Schedule***

In order to develop successful community comprehensive plans, public comment and participation are essential. A variety of methods were used to gather the residents’ thoughts and ideas about current concerns and the community’s future vision regarding land use, public facilities, open space and recreation, community resources, economic development, community governance, and transportation.

**Table 1: Lazy Mountain Community Comprehensive Plan – Public Involvement and Input Summary**

<b>Date</b>	<b>Action</b>
July 2005	Planning Team, working with MSB staff, conducts community survey, sent to all post office box holders, regarding Lazy Mountain issues, characteristics, future (See Appendix B).
Jan. 2006	Community-wide open house, attended by 20+ community members, to review & refine community issues and goals.
Winter 2006	Preparation of “Draft Comp Plan”.
Sept. 2007- Dec. 2007	Community Council public hearing and approval of plan, recommendation to forward revised Draft plan to Planning Commission for public hearing and approval.
February 2008-March 2008	Assembly public hearing and approval of plan.

**Community Background and History**

Lazy Mountain is historically known by many as “Black Bear Mountain.” One of the first establishments near Lazy Mountain began operations in 1900, when “Palmer’s Upper House,” a boat-accessible trading post owned by George Palmer, was located on the east side of the Matanuska River near today’s bridge (George W. Palmer Bridge) on the Old Glenn Highway. George Palmer’s store catered to Dena’ina Athabascans who traded with the Ahtna from the Copper River region. The Lazy Mountain area was homesteaded as early as 1915, when the Matanuska branch of the Alaska railroad brought employment.

In 1935, President Franklin D. Roosevelt's New Deal projects established the Matanuska Colony. This agricultural colony brought an additional 203 families who homesteaded throughout the area, including Lazy Mountain. Lazy Mountain Children's Home operated from 1947 until the early 1960s. At one time, the Mat-Su Borough established a ski lift and warm-up hut at the Lazy Mountain Recreation area. It has since been dismantled. Today, Lazy Mountain is largely a rural residential area, with low-density housing and agricultural activities. Local farms raise organic beef, hay and produce, which is sold at regional grocery stores and local markets.

Due to the direct access from Lazy Mountain into the City of Palmer and other major road corridors (such as the Glenn Highway and the Palmer-Wasilla Highway), Lazy Mountain residents can easily obtain goods and services and can participate in community events and various social organizations within City of Palmer and the Core Area.

While the growth on Lazy Mountain is slower than other areas of the borough, new subdivisions are being established on Lazy Mountain. As development occurs, concerns over ensuring water quality, protecting water availability, and maintaining privacy and open space are priorities for the community.

#### Planning Area

The Lazy Mountain Community Council area is approximately 36 square miles in size and is located nearly 3 miles east of the City of Palmer. The western edge of the Community Council boundary (See Figure 1) extends along the Matanuska River and reaches the northern most extent of the planning area near the Homestead Trail. The eastern boundary runs about 6 miles along a section line following the Smith Road extension. The southern boundary follows the Old Glenn Highway approximately 5 miles to Smith Road.

The Sutton Community Council lies to the northwest across the Matanuska River, the Butte Community Council to the southeast, and the Palmer City Council to the west. Land within the area is largely privately held, although some parcels are owned by the Chickaloon-Moose Creek Native Association, Inc., the Matanuska-Susitna Borough, and the Alaska Mental Health Trust (See Figure 2). For further land ownership information see page 23.

#### ***Community Context***

The natural characteristics and topographic features of Lazy Mountain create an ideal setting for quiet, rural living. The gentle slope of Lazy Mountain combined with extensive forested lands and large, open fields used for agricultural operations offer individuals privacy and spectacular scenic vistas of the surrounding mountain peaks, such as Pioneer Peak. Close to the City of Palmer, services, employment, and shopping are readily available.

Equally, the Glenn Highway, Parks Highway, and Palmer-Wasilla Highway are easily accessible, allowing vehicular travel to Anchorage in about 60 minutes and to Wasilla in approximately 20 minutes. Additionally, Lazy Mountain residents enjoy an extensive trail system for both motorized and non-motorized uses. Other nearby recreational facilities include, the Lazy Mountain Recreation Facility, the Lazy Mountain Trail, the Matanuska Peak Trail, the



City of Palmer Municipal Airport, the Matanuska River Park, the Matanuska River, Jim Creek, and the Knik River.

Utilities and related services are readily available throughout most of the planning area. Fuel oil or natural gas, cable, and telephone services are found in a large percentage of homes. Approximately 90% of homes have individual water wells and septic systems, and are fully plumbed.

***Socio-Economic Data***

Purchasing a home on Lazy Mountain is still affordable, with the median value of homes at about \$106,900 compared to the overall borough-wide average of \$144,200 (See Appendix A). The Matanuska-Susitna Borough population grew from 39,683 to 59,322 between the 1990 and the 2000 census, an increase of nearly 50% in 10 years. Most of this growth took place in Wasilla, Palmer, and the surrounding areas. By 2020, the borough population could reach 100,000. If these economic and population trends continue, then Lazy Mountain could steadily increase in population.

The Lazy Mountain community is not experiencing the rapid population growth found in the rest of the borough. However, from 2000 - 2004, the community had a population growth of 6.5% (Alaska Department of Labor and Statistics, Economic Trends, January 2006) compared to a population growth of 35.2% for the rest of the borough between 2000- 2005 (Alaska Department of Labor and Statistics, January 25, 2006). This slower rate of growth is due in large part to the topographical constraints, varying water quality and availability, and limited supply of private land physically suited for development. However, there are some large tracts that could be subdivided in the future.

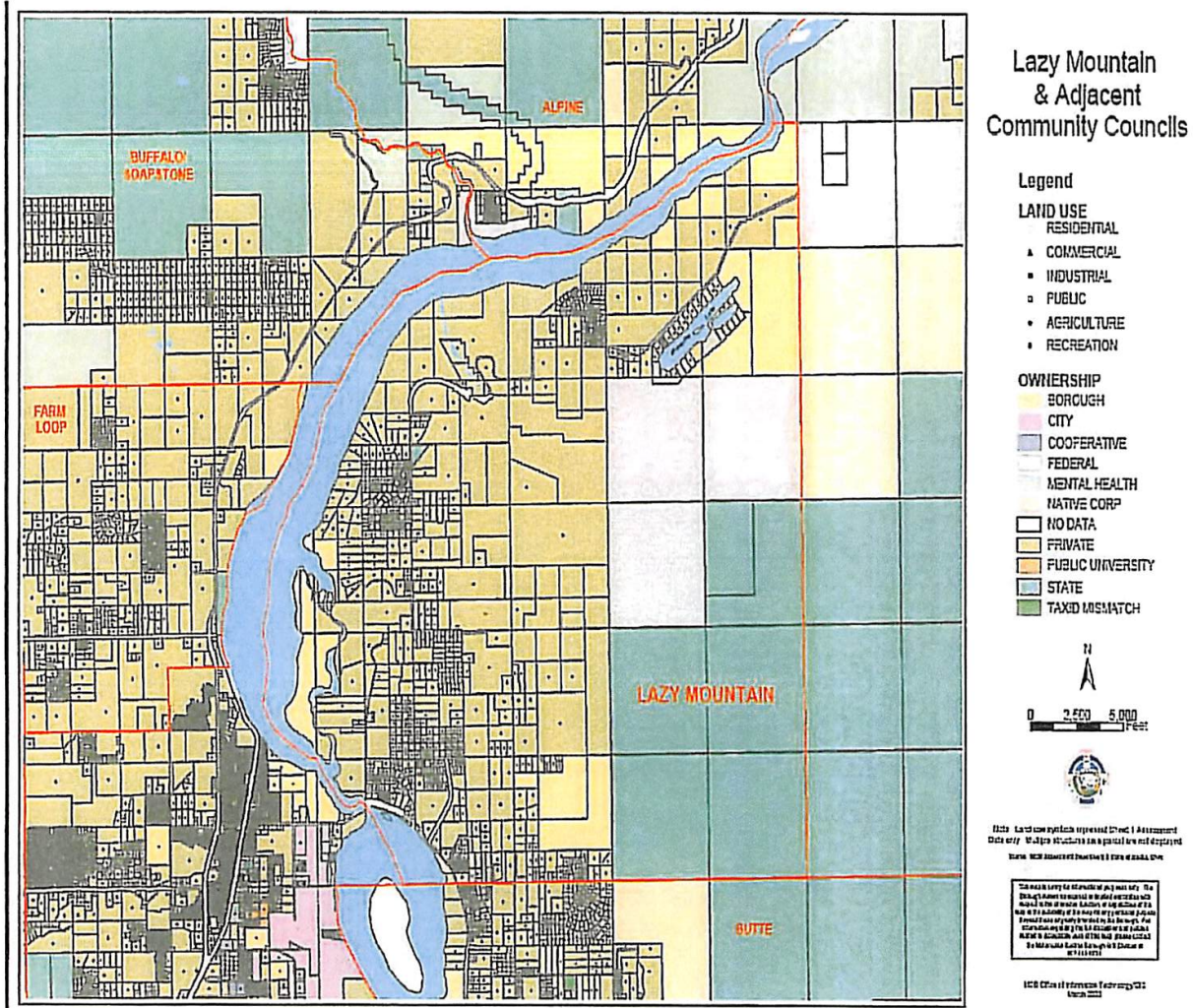


FIGURE 2: EXISTING LAND USE & OWNERSHIP

## ***Natural and Physical Environment***

### **Topography**

The Lazy Mountain Community Council area consists of mixed spruce and birch forests, wetlands, and tundra at the higher elevations. The topography ranges from flat to rolling hills over most of the area, with steep bluffs and canyons along the Matanuska River, and some of the stream drainages. Land uses range from agricultural, forestry, recreational to residential development.

### **Geology and Soils**

Glaciers shaped much of the Matanuska-Susitna Valley, leaving moraines, outwashes, terraces, hills, ridges, and foothills in the Lazy Mountain area. Soils on Lazy Mountain are generally slightly to moderately acidic. Soils in the Cook Inlet and Susitna River Valley are generally well drained, strongly acidic silt-loams, while extremely shallow and rocky soils are found in the Chugach Mountains and Alaska Range (USDA, NRCS. 2002. Soil Survey of Matanuska-Susitna Valley Area, Alaska. National Cooperative Soil Survey, pp. 9-16). Patches of poorly drained soils occur in the Susitna River Valley (See Figure 3: Soils Map and Appendix A for additional soils information).

### **Hydrology**

The dominant surface waters within the Lazy Mountain Community Council area are the Matanuska River, Wolverine Creek and Lake, McRoberts Creek, and an unnamed lake referred to locally as Hecker's Lake. Smaller unnamed ponds, springs and creeks are interspersed among the forest and wetlands. The Matanuska River is a large, braided glacial river stretching from the Matanuska Glacier to Knik Arm. The effects of this major river drainage on the community include an ever-changing river course, erosion, dust and wind.

Throughout the area, water sources tend to be erratic and found in pockets; which can create difficulty with obtaining good drinking water from wells.

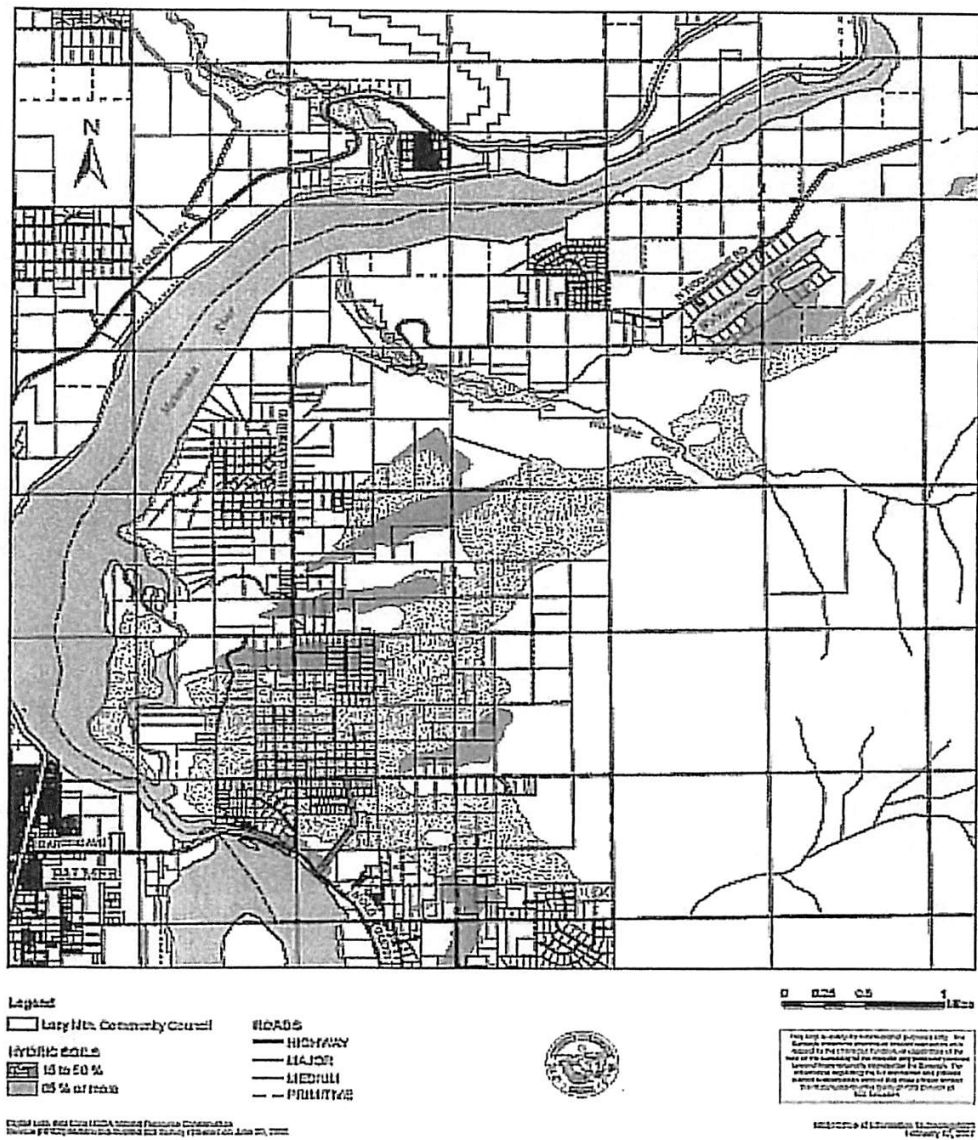
### **Fish and Wildlife**

Lazy Mountain is home to a variety of wildlife. Moose, fox, squirrels, wolves, wolverines, and bear are prevalent throughout the area. The forest cover and wetlands provide excellent travel corridors and habitat for moose. Song birds, raptors, grouse, eagles, water fowl and other birds are also prevalent. Native rainbow trout, Dolly Varden, and Coho salmon migrate and spawn in the area (primarily in Wolverine Creek and Wolverine Lake).

### **Climate**

The Lazy Mountain climate is in the transition zone between coastal and continental climates. The climate is directly influenced by the ocean and the surrounding mountain ranges. The temperatures in January range from -35 to 33; in July, from 42 to 85.

Figure 3: Soils Map



## ***Community Infrastructure***

### **Transportation**

The Old Glenn Highway, a state-maintained road provides access to the Lazy Mountain community, via Clark-Wolverine Road, which is also a state road. During the next 20 years, vehicular traffic is expected to peak on the Old Glenn Highway, causing potential traffic congestion. Traffic counts were conducted by the borough in the summer of 2005 (See Appendix A).

### **Road Service Area (RSA)**

There is an established Road Service Area (RSA) on Lazy Mountain (See Figure 4). The RSA oversees the maintenance of borough owned roads and the Lazy Mountain Trail facility. The RSA Advisory Board advises the assembly and the administration on local road policy within the borough. The board is comprised of one road supervisor from each of the road service areas within the borough. This board makes recommendations to the manager or assembly, as appropriate, on borough policy and actions.

The road service area advisory board also reviews the budget for each road service area and makes recommendations to the administration through the Capital Improvement Project Needs List.

### **Utilities**

Electricity, telephone, internet service, and cable/satellite television services are widely available on Lazy Mountain. Approximately 90% of homes have individual water wells and septic systems, and are fully plumbed. A municipal pump is available at the Palmer airport or city hall for hauling. For waste removal, a borough refuse transfer site is located in the Butte, or garbage is hauled to Palmer to the borough's Central Landfill. Slightly over 50% of 410 households use fuel oil or kerosene for heat.

### **Community Government**

On Lazy Mountain, the Community Council is the primary form of community governance.

### **Public Facilities**

Local public services include the W.T. Phillips Public Safety Building that houses Fire Station #33 at Mile 3.3 Clark Road. To enhance fire protection and safety, the Community Council has requested as a project on the MSB FY 2005-2010 Capital Improvement Needs List a dry hydrant at Wolverine Creek. Other alternative water storage could include strategically placed tanks within the community. In addition, the Community Council identified an Emergency Access Airstrip at the end of Wolverine Road (where State maintenance ends). It is also recommended that the community implement a "Firewise Communities" program to prepare for potential fire emergencies.

### **Firewise Communities Program**

The national Firewise Communities program is a multi-agency effort designed to reach beyond the fire service by involving homeowners, community leaders, planners, developers, and others in the effort to protect people, property, and natural resources from the risk of wildland fire -

before a fire starts. The Firewise Communities approach emphasizes community responsibility for planning in the design of a safe community as well as effective emergency response, and individual responsibility for safer home construction and design, landscaping, and maintenance.

**Additional Public Amenities**

Additional public amenities include the local trail system, which comprises the Lazy Mountain trailhead, the Morgan Horse, Homestead, and Moorehouse trails and other local trails, attracting both residents and visitors to the area.

**Land Ownership, Management, and Use Patterns**

The majority of the 10,666 acres of land on Lazy Mountain is privately owned. Development has occurred on smaller parcels from less than one acre to 2 acres. Table 2 shows the number of lots, lot sizes and vacant lots.

**Table 2: Lot Size and Number, Number of Vacant Lots**

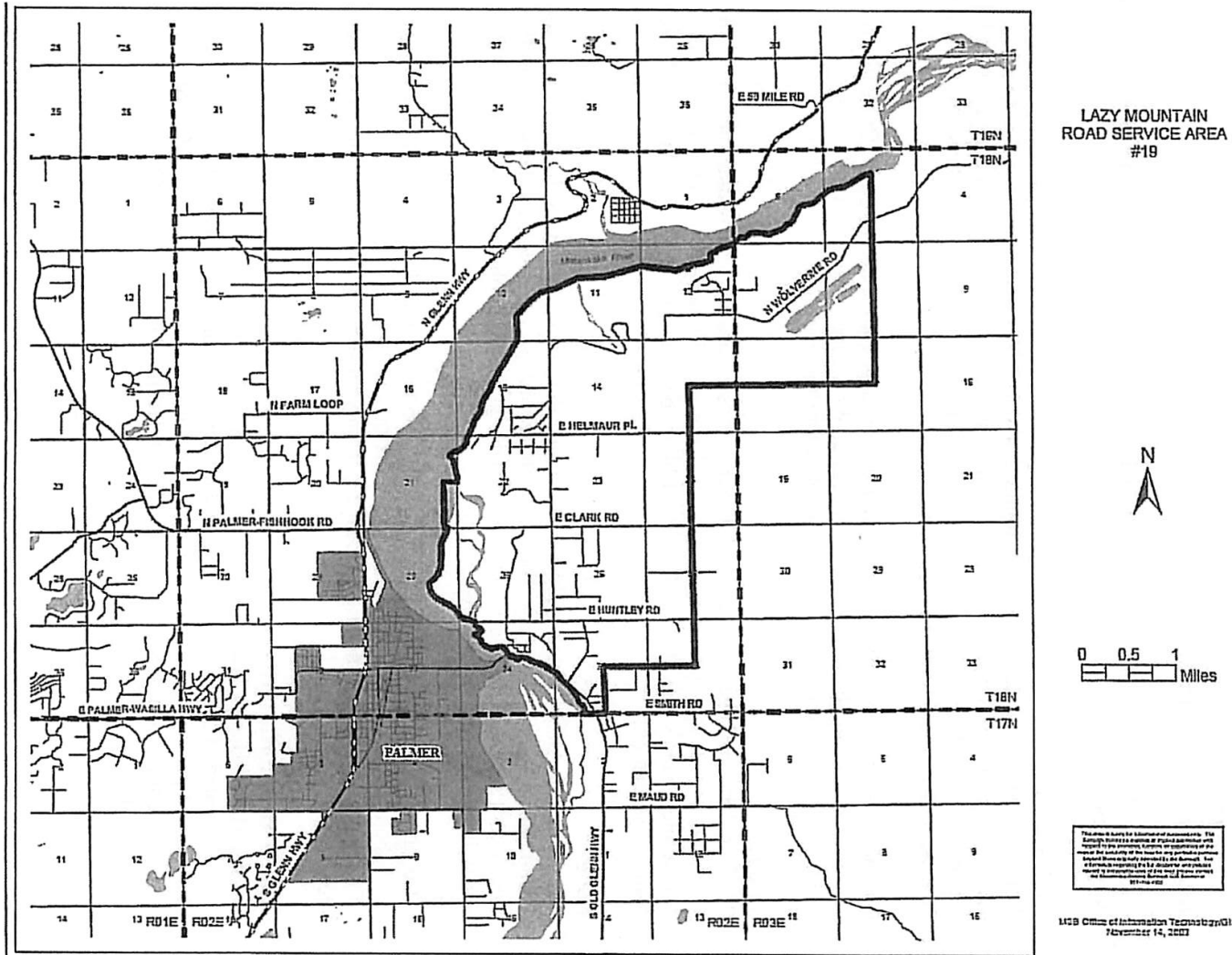
Lot Size	Number of Lots	Number of Vacant Lots
0-2 acres	527	267
3-5 acres	132	44
6-10 acres	97	33
11-20 acres	58	23
21-40 acres	36	29
41-60 acres	8	4
61-100 acres	10	7
101-150 acres	4	2
151-200 acres	4	3
201-300 acres	3	1
301-400 acres	2	1
401-650 acres	2	2

Source: MSB Assessment Department, 2006.

Much of the undeveloped land is in large parcels of between 40 and 600 acre sizes. Besides privately held land, the borough, federal, state, the Alaska State Mental Health Trust, and the Chickaloon Moose Creek Native Association hold land. Development on Lazy Mountain has primarily occurred in areas where suitable soils, water, access to recreational uses (such as the Lazy Mountain Trail facility), and a view of the mountain ranges are found. Some higher density housing is located on the lower end of Lazy Mountain, where sites are less rolling and flat.

In general, most of the residential development is sited southwest of Wolverine Canyon. Interspersed among the residential development are large agricultural parcels. Types of agricultural uses include raising livestock and growing crops (farming). Beyond Wolverine

### Figure 4: Road Service Area



Canyon, to the northeast are additional agricultural, residential, and recreational uses. There are numerous vacant lots on Lazy Mountain. In the future, the smaller lots could be occupied with residential housing, if suitable for construction, and larger parcels may also be subdivided. Table 3 shows MSB, Federal, State, Alaska Mental Health Trust, and Chickaloon Moose Creek Native Association land ownership.

Table 3: MSB, Federal, State, Alaska Mental Health Trust and Chickaloon Moose Creek Native Association Lands

**MSB Lands**

Borough lands include 22 parcels totaling about 1,300 acres and are classified as either recreational or forest management. This also includes the Lazy Mountain Trail and Public Facility, and the Fire Station. These parcels are mainly located along water bodies, such as the Matanuska River and Wolverine Lake.

The northeast portion of Wolverine Lake has a borough public access point. Currently, there are borough parcels that lie to the east and south of Wolverine Lake which are currently listed both as unclassified areas and some are classified as forest management.

**Federal**

Three federal parcels, each about 640 acres in size are located within the Lazy Mountain Community Council area. These federal lands are immediately south and south-east of Wolverine Lake. Some of these lands will likely be conveyed to the Chickaloon Moose Creek Native Association.

**State**

The State of Alaska owns 3,200 acres along the southeast corner of the Lazy Mountain Community Council boundary. These parcels are managed through the Department of Natural Resources (Susitna Area Plan) and have been designated as public recreation and wildlife habitat and will be retained in public ownership.

Also, the State of Alaska Department of Transportation and Public Facilities (DOT) currently hold about 16 acres, with one parcel of approximately 10 acres located on Wolverine Road east of Kathleen Drive. The remaining acreage is mainly DOT rights-of-way, scattered throughout the area.

**Alaska Mental Health Trust**

Alaska Mental Health Trust lands are state lands, but for the purpose of this plan, all Trust lands shall be treated as private lands. The Alaska Mental Health Trust has smaller parcels surrounding Wolverine Lake within the Lazy Mountain Community Council boundaries. Coordinating future planning efforts between the Alaska Mental Health Trust and the Community Council is encouraged.



### **Chickaloon Moose Creek Native Association**

The Chickaloon Moose Creek Native Association holds a small parcel near the western edge of Wolverine Lake. For the purposes of this plan, the Chickaloon Moose Creek Native Association lands will be treated as private lands. Many federal parcels within the Lazy Mountain area have been selected by the Chickaloon Moose Creek Native Association. Cooperative planning efforts between the Lazy Mountain Community Council and the Chickaloon Moose Creek Native Association are encouraged to enhance community planning efforts and to address future infrastructure and local needs.

In addition to these lands, there are section line easements and other public and utility easements and rights-of-way within the area. It is recommended that the Lazy Mountain Community Council continue to work with the borough, and federal, state, and tribal entities to develop suitable public access.

## **Land Use**

### **Introduction**

The residents of Lazy Mountain value its natural beauty and rural lifestyle. In summer 2005, with the assistance of the Lazy Mountain Community Planning Team, the borough conducted a survey to identify local concerns and values primarily regarding land use, transportation, public facilities, and water/air quality. A total of 137 responses were tabulated; with a response rate of nearly 24%.

The survey results pointed to a growing recognition among the Lazy Mountain community of the need to safeguard values that protect the existing quality of life. Scenic views, country living, agricultural activities, access to local trails and recreational areas, and privacy are high priorities for most of the survey respondents. While some of the respondents preferred to have no government assistance, many recognized the governments and the community's role in creating an attractive, livable community for the future.

After adoption of the Comprehensive Plan, the community may wish to guide and reduce the impacts of potential development by establishing a Special Land Use District (SPUD), which would regulate land uses and provide land use standards. A SPUD can only be developed through a request to the Borough Planning Department from the Lazy Mountain Community Council in accordance with their bylaws.

There are primarily three land uses on Lazy Mountain: Residential, Agricultural, and Public Open Space and Recreation (in public ownership). Secondary uses include: Business, commercial, and industrial, and institutional.

### **Land Use Goals and Policies:**

- Goal (LU-1): *Protect existing land uses and patterns, while respecting the agrarian character, existing recreational opportunities, open space, local heritage, and culture of Lazy Mountain.*

- Policy LU1-1: Recommend appropriate development strategies and policies, such as Rural Community and Site Specific Development Design (See Appendix D) to guide the location and character of future growth.
- Policy LU1-2: Protect water quality, watersheds and natural resources.
- Policy LU1-3: Manage growth to protect the existing land use patterns and maintain the rural character of Lazy Mountain. Provide a diverse number, type, and size of lots.
- Policy LU1-4: Balance future housing and community needs while protecting compatible land uses that are complementary with the rural landscape.
- Policy LU1-5: Protect the agriculture potential of lands and assure a reasonable relationship between the availability of agriculture lands for various agriculture uses.
- Policy LU1-6: Encourage low impact uses, such as low intensity residential, and retaining land as open space corridors.

## Transportation

### Introduction

Transportation involves the range of systems that move people and goods through and around Lazy Mountain. This includes private vehicles, airplanes, four-wheelers, snowmachines, walking, skiing, horseback riding, and other trail activities.

The only vehicular access to Lazy Mountain is directly from the Old Glenn Highway to Clark-Wolverine Road. Road maintenance is performed by both the State of Alaska Department of Transportation and Public Facilities and the borough. Based on community input, the following transportation goals were identified.

These goals focus on maintaining current transportation facilities on Lazy Mountain, and improving and upgrading existing roads and pedestrian/bicycle paths. The MSB's "Subdivision Construction Manual" provides further information about road design criteria and guidelines.

### Transportation Goals and Policies:

- Goal (T-1): *Set Appropriate Standards for Road Improvement, Surfacing and Maintenance*
  - Policy T1-1: Retain the rural character on existing local and neighborhood roads by establishing road improvements that do not encourage straight roads, higher speed limits.

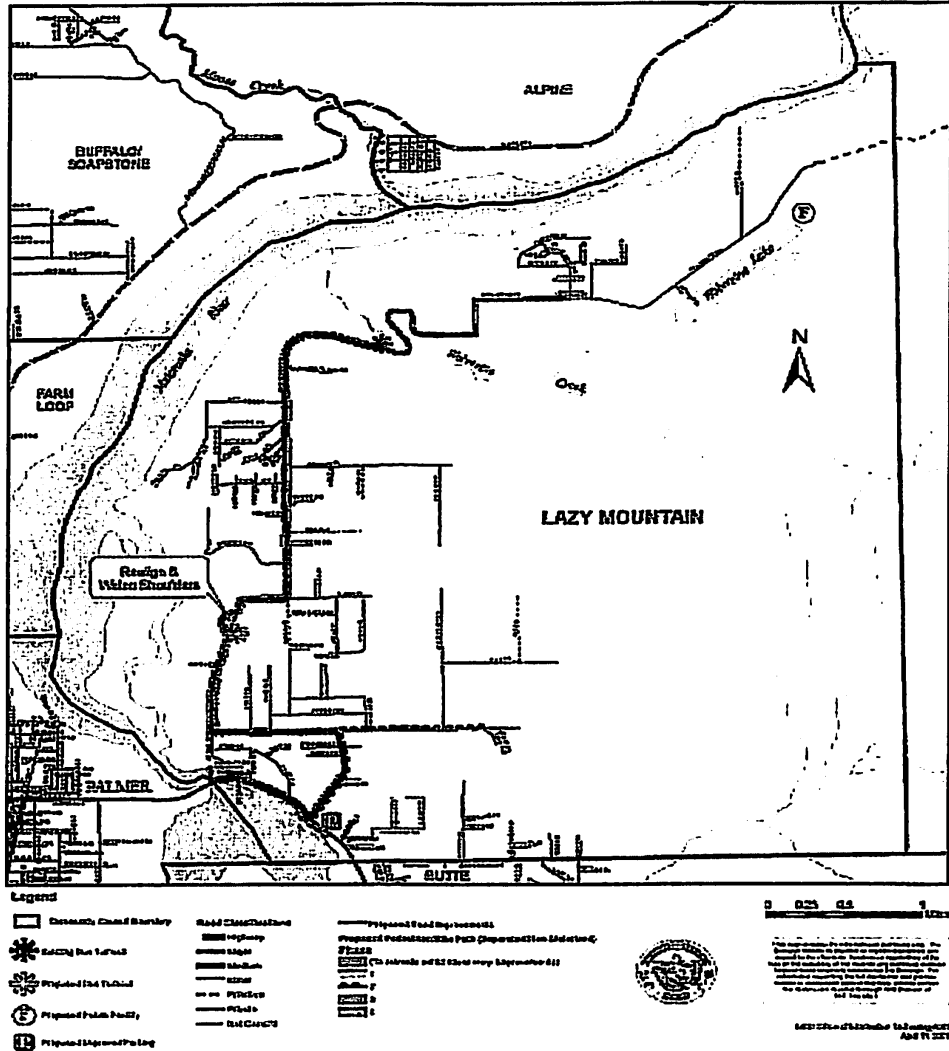
- Policy T1-2: When road improvements or new construction is proposed, the natural and constructed environment of the area and adequate access for emergency vehicles and services should be considered.
- Policy T1-3: To improve vehicular safety and traffic circulation, provide adequate right-of-way, appropriate road design, road access, lighting, signage, speed limits, and possible bus turn-arounds.
- Policy T1-4: Work with state and borough entities to improve road maintenance, such as grading, snow removal/plowing, dust management, surface improvements, vegetation removal, and chip seal.
- Goal (T-2): *Identify Potential Road Improvement/Construction Projects*
  - Policy T2-1: Work with the state and borough entities to identify appropriate road improvement and construction projects within the Lazy Mountain area.
  - Policy T2-2: Projects identified in the LRTP (Long Range Transportation Plan) shall be recognized as potential road improvement/construction projects.
- Goal (T-3): *Recommend Appropriate Road Design for Residential and Multi-Family Developments*
  - Policy T3-1: Develop inter-connectivity between public amenities, adjoining neighborhoods, and adjacent developments.
  - Policy T3-2: Provide for adequate road width and turning radius for emergency vehicles and equipment.
  - Policy T3-3: Strive to minimize automobile and pedestrian conflicts and create low-profile, modest parking areas.
  - Policy T3-4: If lighting and signage is installed, then it is recommended that low-level downcast lighting be used.
- Goal (T-4): *Establish, Improve, and Maintain Appropriate Roadside Trails/Pedestrian Paths*
  - Policy T4-1: Encourage street and trail connectivity. Encourage new developments to integrate street and trail connectivity as a component of their proposal.
  - Policy T4-2: Work with the ADOT/PF and the borough to improve roadside trails, in particular those along Clark-Wolverine Road. Future road projects should include roadside trails. See Table 3 and Figure 5 that shows the proposed pedestrian and bicycle paths.

- Policy T4-3: Establish pedestrian/bicycle paths and safe access for other modes of transportation; especially along the Clark-Wolverine Road Corridor and connecting the Old Glenn Highway to the George W. Palmer Bridge.
- Goal (T5): *Improve Emergency Access*
  - Policy T5-1: Provide appropriate staging areas (i.e. local fire station) and pre-position emergency equipment and vehicles.
  - Policy T5-2: Secondary access is strongly encouraged.
  - Policy T5-3: Develop and ensure an adequate water supply/pumping area for the Wolverine Canyon area.
  - Policy T5-4: Improve interconnectivity between neighborhoods to permit easier evacuation of residents, families, animals, and equipment in fire or other emergencies.
- Goal (T6): *Regularly Update and Support Lazy Mountain's Transportation Projects - MSB Capital Improvement Program Priorities:*
  - Policy T6-1: Regularly nominate and update Lazy Mountain's transportation projects and priorities.
  - Policy T6-2: Coordinate transportation planning efforts with the state and borough.

The Lazy Mountain Community Council nominated the following transportation projects for the borough's FY 2005-2010 Capital Improvement Program (CIP) and Capital Improvements Needs List. This CIP program was adopted by the borough assembly. These projects mainly address safety and emergency access concerns.

- Clark-Wolverine Road Upgrade and Minor Realignment
- Wolverine Canyon Guard Rails
- Wolverine Lake Staging Area
- Extend Wolverine Lake Access Road to Glenn Highway
- Old Glenn Highway/Clark-Wolverine Road Intersection Improvements
- Matanuska River Park to Lazy Mountain Trailhead Pedestrian/Bike Path (Trails and Recreation Access for Alaska project)
- Wolverine Creek Dry Hydrant
- Wolverine Lake Alternate Access
- Wolverine Lake/Wolverine Glacier Trail Alternate Access
- Wolverine Road Emergency Access Airstrip at end of State Maintenance

**FIGURE 5 -Proposed Transportation Needs**



## Public Facilities

### Introduction

Public facilities include parks, libraries, schools, community centers, fire stations, water and sewer systems, landfills, and recreational structures. Little support was shown for additional public facilities or infrastructure on Lazy Mountain. The community survey indicated that some respondents preferred no further development of public facilities, while others pointed to a need for a fire station on the east side of Wolverine Canyon, possible neighborhood playgrounds, and a community center (See Figure 5).

With limited available borough lands, choosing a specific site for a potential fire station near Wolverine Canyon proved difficult. A community center/playground and recreation facility could be considered on the borough parcel at the north end of Wolverine Lake, where public access already exists. No further future public facilities were identified by the community.

### Public Facilities Goals and Policies:

- Goal (PF-1): *Develop public facilities, as appropriate to meet the needs of the Lazy Mountain community*
  - Policy PF1-1: If needed, identify and retain public lands that are appropriate for future public facilities, such as a fire station in the Wolverine Canyon area.
  - Policy PF1-2: To the extent feasible and practical, co-locate selected sites for public facilities to reduce construction, operating and maintenance costs, and potential negative impacts (such as a community center and playground).

## Green Infrastructure

The community shall comply with all State, Federal, and Borough “best management practice” guidelines and laws.

### Green Infrastructure Goals and Policies:

- Goal (GI-1): *Design developments that protect natural functions, (such as the recharge of ground and surface water supplies, and wildlife habitat and corridors) while respecting the needs and desires of the landowners and other stakeholders.*

## Environmental Quality – Air, Water Scenic Viewshed, Night Sky, and Land

### Environment Quality Goals and Policies:

- Goal (EQ-1): *Protect and preserve the environmental quality – air, water, scenic viewshed, night sky, and land found on Lazy Mountain:*

- Policy EQ1-1: Encourage site specific development that preserves environmental quality, such as air, water, scenic viewshed, night sky, and land quality. Site design that carefully takes into account the natural system's ability to accommodate varying density levels, population, open space, soils, slope, erosion, and pollution should be considered (See Appendix D).
- Policy EQ1-2: Identify, monitor, protect, and enhance the quantity and quality of the available watersheds, and clean air resources, and groundwater for residential development. Best available technology should be used for new developments.
- Policy EQ1-3: Prevent degradation or loss of natural features and functions, and to limit risks to life and property.
- Policy EQ1-4: Utilize the borough adopted "Best Management Practices for Development Around Water Bodies" (See Appendix E) and use best available technology to protect water quality.

## Open Space Corridors and Recreation

### Open Space Corridors and Recreation Goals

- Goal (OS-1): *Maintain and improve existing public recreational facilities and opportunities on Lazy Mountain:*
  - Policy OS1-1: Maintain, inventory, and protect existing trail uses (both motorized and non-motorized), public access points, and public facilities. Consider developing a trails plan.
  - Policy OS1-2: Limit existing trailheads and parking areas in size to prevent vandalism. Trailheads and parking should be located away from neighborhoods and private property.
  - Policy OS1-3: Convenient, safe public access, trash containers, and trail use information should be provided and maintained at trailheads and public facilities.
  - Policy OS1-4: Create a trail system when desired, and appropriate, that meets the needs of diverse users.
  - Policy OS1-5: Cooperate and coordinate with other agencies, groups/organizations, and trail users to connect, maintain, and preserve historic public trails/significant public trail access (motorized and non-motorized) wherever possible.

- Policy OS1-6: Work with developers whenever the project site could provide a linkage to existing public trail access.
- Policy OS1-7: Encourage public education and involvement with the trail system.

## **Public Lands**

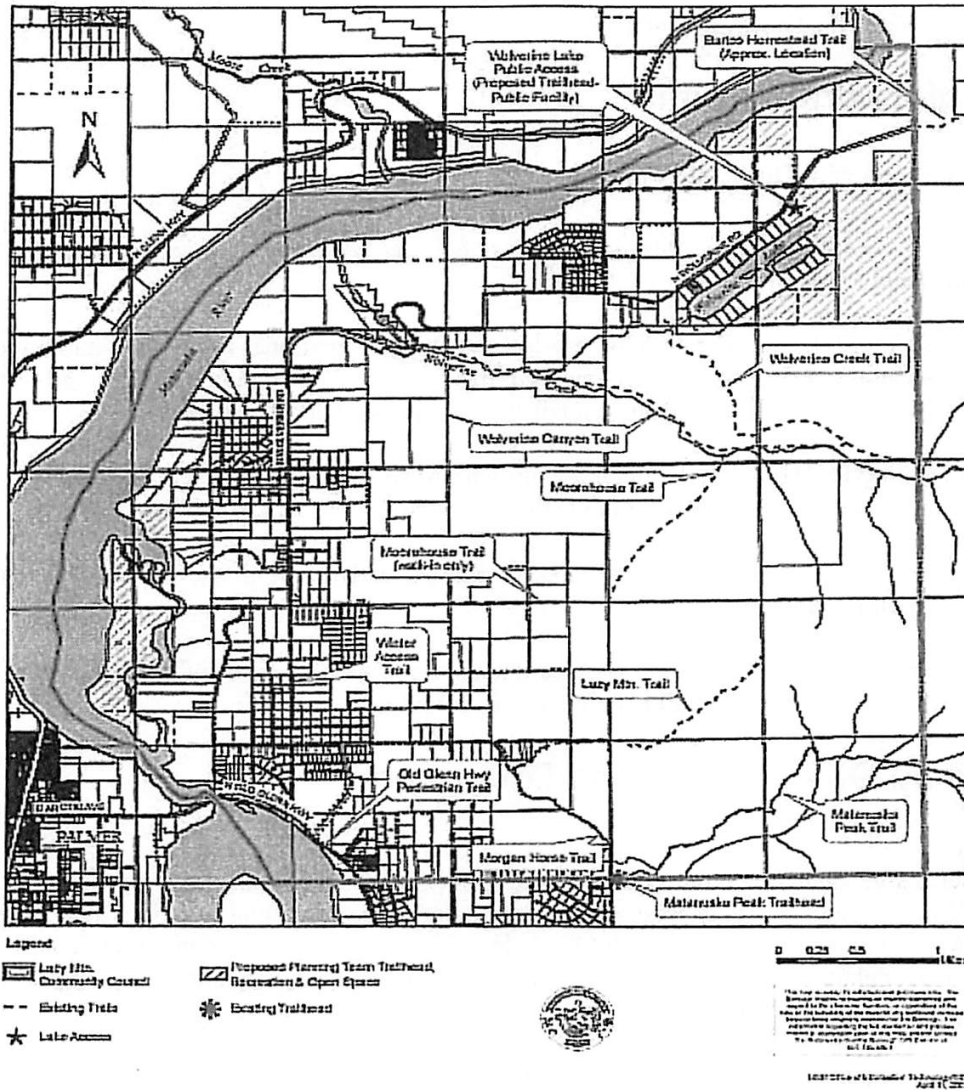
### **Public Lands Goals and Policies**

- Goal (PL-1): *Reserve appropriately suited public lands for open space and recreational use:*
  - PL1-1: Reserve, as appropriate, borough parcels on Lazy Mountain for public open spaces, trails, wildlife viewing, recreational areas, and public facilities, such as trailheads.
  - PL1-2: Changes in land classifications and designations, or proposed sales should be closely examined. The Lazy Mountain Community Council and residents should be alerted by the federal, state, and borough agencies when these actions may occur.
  - PL1-3: Retain State of Alaska lands as public recreational and wildlife habitat lands (Susitna Area Plan).

Little public land exists on Lazy Mountain. Figure 6 shows existing and proposed public open space and recreational lands.



Figure 6 - Existing and Proposed Trails and Open Space/Recreation;  
Trailhead



## Public Rights-of-Way

### Public Rights-of-Way Goals and Policies

- Goal (ROW-1): *Preserve and Dedicate Appropriate Rights-of-Way.*
  - Policy ROW1-1: Preserve, map, and dedicate appropriate public rights-of-way as needed for Lazy Mountain.

## Public Safety and Health

### Public Safety and Health Goals and Policies

- Goal (PS/H-1): *Manage and protect public safety and health in neighborhoods, public facilities and recreation areas.*
  - Policy PS/H1-1: Create a system for managing recreational use with community supported measures such as emptying trash cans and encouraging regular trail use by local residents to reduce vandalism or trespass on private property.
  - Policy PS/H1-2: Work cooperatively with MSB Code Compliance and other law enforcement agencies to limit vandalism, improper parking, and other concerns.
  - Policy PS/H1-3: Engage residents to take an active role in the maintenance of existing public trails.
  - Policy PS/H1-4: Establish a recreation and trails subcommittee of the Community Council to examine trail maintenance and funding.

## Community Governance and Education

### Introduction

This Comprehensive Plan gives the community a voice in the decisions made by the state, federal, and borough entities. It expresses the community voice regarding decisions that may affect Lazy Mountain. The Comprehensive Plan helps residents gain greater community control and plan Lazy Mountain's future. The following goals and policies outline strategies to improve community governance and education.

### Community Governance and Education Goals and Policies:

- Goal (IC/CG 1): *Improve communication among the Lazy Mountain Community Council, Lazy Mountain residents, and borough, state, tribal, and federal entities.*
  - Policy IC/CG1-1: Establish accessible locations where the community and others can get updates on meetings, plans, projects, etc.

- Policy IC/CG1-2: Establish a collection of e-mail addresses that would receive regular updates on community issues (i.e. electronic newsletter). Coordinate community information with the borough website.
- Policy IC/CG1-3: Utilize media opportunities, such as radio, print, and television to announce meetings, events, and report on local issues.
- Goal (IC/CG 2): *Maintain and strengthen the advisory capacity of the Community to represent community-wide agreed upon policies and goals.*
  - Policy IC/CG2-1: Encourage active public participation and citizen planning teams to develop Community Council goals and recommendations.
  - Policy IC/CG2-2: To ensure that the community's values, goals, and policies are heard by those outside of the community, appoint a Lazy Mountain community representative to attend borough Planning Commission, Platting Board, and Assembly meetings or other state, tribal, or federal meetings as needed.
  - Policy IC/CG2-3: Actively work to increase leadership capacity (skills, and confidence) in the community.
  - Policy IC/CG2-4: Promote active and representative citizen participation in decision making so that community members can meaningfully influence decisions that affect their lives.

## **Implementation**

### **Introduction**

The Lazy Mountain Comprehensive Plan is a long-term planning tool, which presents short-term and long-term community objectives. This section provides a summary of these actions and policy recommendations. Periodic review of these goals and how to implement these policies will make the plan more useful. Table 5 presents a summary of the Comprehensive Plan goals.

### **Implementation Goals and Policies:**

- Goal (I-1): *Develop and review the objectives of the Lazy Mountain Community Comprehensive Plan.*
  - Policy I1-1: Regularly review and update the Lazy Mountain Community Comprehensive Plan, at least once every five (5) years.

- Policy I1-2: The Lazy Mountain Community Comprehensive Plan will be consistent with the Matanuska-Susitna Borough Comprehensive Plan, 2005 Update (Matanuska-Susitna Borough Comprehensive Plan, 2005 Update, page 4).
- Goal (I-2): *Develop a Common Voice.*
  - Policy I2-1: Strengthen the advisory capacity of the Community Council to represent community wide values and goals to those outside of the community.
  - Policy I2-2: Continue to work closely with property owners, and federal, state, and borough entities on issues important to Lazy Mountain residents.
- Goal (I-3): *Develop a Special Land Use District.*
  - Policy I3-3: If requested by the community, create a Special Land Use District (SPUD) to implement development standards consistent with the community's goals and desires.

## **Comprehensive Plan Revision Process**

As a long-range planning document, a comprehensive plan helps to guide future growth and development over 20 years and longer. It is a “living” document intended to address the goals and strategies of the Lazy Mountain community. Since the character of development and the community may change quickly, the comprehensive plan can be modified in two ways:

- Amend the Comprehensive Plan
  - The Community Council can request amendments (MSB Title 2.76), which will require review and comment by the Borough Planning Commission and approval by the Assembly.
- Regularly update the Comprehensive Plan, once every five (5) years.
  - The Community Council can request an update and review of the Comprehensive Plan (MSB Title 2.76), which will require review and comment by the Borough Planning Commission and approval by the Assembly.

Both methods must follow the public participation process as outlined in MSB Chapter 15. New priorities and further revisions should be reflected in an updated or amended comprehensive plan. Also, completed tasks and accomplishments can help the community determine if they are “headed in the right direction.” The community may want to track these accomplishments during the next 20 years and continue to obtain additional community input for future projects or needs.

## **Comprehensive Plan Recommendations/Special Land Use District Process**

The Comprehensive Plan makes recommendations for land use, transportation, and public facilities as well as other topics of concern to the community. The Comprehensive Plan acts as a guideline for the borough (and other state, federal and local entities) to consult and provide recommendations to the Planning Commission, Platting Board, and the Assembly. In the future, the Lazy Mountain Comprehensive Plan may include specific regulations through a Special Land Use District (SPUD). In order to implement the Rural Community Design and Site Specific Design Standards (Appendix D) into MSB code, the community and Assembly would need to approve a Special Land Use District (SPUD). The Special Land Use District planning process is similar to the Comprehensive Planning process.

## Appendix A: Community Background

The following table shows the area's employment by industry:

### Lazy Mountain - Employment by Industry

Agriculture, Forestry, Fishing & Hunting, Mining:	36
Construction:	126
Manufacturing:	11
Wholesale Trade:	0
Retail Trade:	13
Information:	7
Finance, Insurance, Real Estate, Rental & Leasing:	9
Professional, Scientific, Management, Administrative & Waste Mgmt:	60
Education, Health & Social Services	138
Arts, Entertainment, Recreation, Accommodation & Food Services	37
Other Services (Except Public Admin	0
Public Administration	43

Source: State of Alaska, Department of Labor and Statistics 2000,  
[www.http://almis.labor.state.ak.us](http://almis.labor.state.ak.us)

The following table presents a summary of socio-economic information, such as household income, housing characteristics, household types, and household structure types:

**Summary of Socio-Economic Information**

**Income**

Per Capita Income:	\$22,789
Median Household Income:	\$46,500
Median Family Income:	\$54,881
Persons in Poverty:	95
Percent Below Poverty:	7.8%

**Housing Characteristics**

<b>Total Housing Units</b>	<b>465</b>
Occupied Housing (Households):	410
Vacant Housing:	55
Vacant Due to Seasonal Use:	25
Owner-Occupied Housing:	337
Median Value Owned Homes:	\$106,900
Renter-Occupied Housing:	73
Median Rent Paid:	\$659
<b>Total Households</b>	<b>410</b>
Avg. Household Size:	2.82
Family Households:	304
Avg. Family Household Size:	3.30
Non-Family Households:	106
Pop. Living in Households:	1,158
Pop. Living in Group Quarters:	0

**Housing Structure Types**

Single Family (Detached):	386
Single Family Attached:	7
Duplex:	13
3 or 4 Units:	14
5 to 9 Units:	0
10 to 19 Units:	7
20 plus Units:	0
Trailers/Mobile Homes:	39
Boats/Other Types:	0

The following table shows the Lazy Mountain Population by estimated population growth trends, gender and age, the median age of the community residents, and a breakdown of the population cohort.

#### Estimated Population Growth Trends

Year	Population
1990	838
2000	1,158
2005	1,347

#### ***Geology:***

The following soil series have been mapped along the Matanuska River and the foothills of Lazy Mountain: Bodenburg, Doone, Knik, Matanuska, Niklason, Susitna, and Homestead. Bodenburg and Knik soils are well drained and are seldom saturated. Bodenburg, Doone, and Knik soils all have less than 18 percent clay.

The Niklason soils consist of very deep, well drained or moderately well drained soils overlying very gravelly sand. Niklason soils are on stream terraces, flood plains and alluvial fans. Cleared areas of Niklason soils are generally used for cropland and pasture. The principal crops are oats, barley, brome grass, potatoes, and hardy vegetables.

The Matanuska soils consist of deep, well drained soils which are underlain by sand and gravel. The Matanuska soils are found on low terraces and border major rivers and tributary streams. The Homestead series consists of very deep well drained soils that are very shallow to sand and gravel. Homestead soils are found on glacial outwash plains, hill, ridges, escarpments, and moraines.

The Susitna soils consist of very deep and well drained soils that formed on floodplains and low alluvial terraces. Susitna soils are subject to flooding.

Borough Road Traffic Counts, Summer 2005:

The following table includes the following borough maintained streets: Curt Circle, Mars Avenue Olympus Road, Teresa Drive, and Thor Road.



**Appendix B: Public Involvement – TO BE COMPLETED WHEN ALL PUBLIC  
HEARINGS ARE CONDUCTED**

## **Appendix C: Community Survey, Summer 2005**

As a first of many approaches of collecting data for the development of a Lazy Mountain Community Comprehensive Plan, the Lazy Mountain Community Planning Team appreciates the initial survey responses from the community.

In summer 2005, with the assistance of the Lazy Mountain Community Planning Team, the Matanuska-Susitna Borough conducted a survey of 582 Lazy Mountain property owners to identify local concerns and values primarily regarding land use, transportation, public facilities, and water/air quality. Surveys were sent via the United States Postal Service and available online at the Matanuska-Susitna Borough planning website. A total of 137 responses were tabulated; with a response rate of nearly 24%.

The information obtained through this public outreach provides an initial understanding of the community's values. This survey is not scientifically valid and these preliminary results are not intended to produce reliable statistical data. It is a means to gauge current public sentiment on particular issues that may help guide the development of a comprehensive plan. It is anticipated that through the planning process, these concerns will be refined. The survey results will not be used as a justification for policy decisions, but instead is one of many parts of an extensive public participation process, that will eventually result in a community-based plan.

### ***Overview***

Survey results point to a recognition among the Lazy Mountain community to safeguard values that protect the existing quality of life. Scenic views, country living, agricultural activities, access to local trails and recreational areas, and privacy are high priorities for most survey respondents. While some respondents prefer to have no government assistance, many recognize the government's and the community's role in creating an attractive, liveable community for the future.

### ***Density, Lot Size, Land Use, and Public Facilities***

Respondents were also asked about preferred density, lot size, and land use types (residential, industrial, commercial). Overall, little support was shown for increasing residential densities, developing industrial areas, establishing commercial nodes, or installing or building public facilities (water, sewer, utilities, parks, schools). However, limited commercial development along the Old Glenn Highway was indicated by many respondents as a possible area for commercial growth. Most respondents did not want to encourage rapid population growth on Lazy Mountain, but favored minimal (0-1% or 0-75 people) to no population growth.

Minimum lot sizes above the current MSB standards of 40,000 square feet (.92 acres) for on-site well and septic, 20,000 square feet when either community well or septic is provided, and/or 7,200 square feet if community water and sewer is provided, was also desired by most respondents. Several comments indicated that respondents did not feel comfortable determining the lot size or number of structures that could be on neighboring properties.

### ***Transportation/Trails***

In general, respondents were split on improving or expanding the existing road system, believed road maintenance was adequate, and encouraged access to public lands. Yet, when asked later in the survey about road improvements, a large majority indicated that road improvements were needed.

Road and trail improvements that residents wanted largely focused on paving and pathway upgrades to Clark-Wolverine. On many areas of Lazy Mountain, respondents requested no road improvements. However, traffic congestion and traffic levels remained a concern for a majority of the respondents.

Overwhelming support for trail and recreational opportunities was shown. Residents enjoy the ability to use public trailheads and would like to see improvements to the existing trail system. Respondents did not indicate a need for additional or new recreational trails.

### ***Agricultural/Environment***

It was clear that respondents continue to actively support existing agricultural operations, and would like to preserve water quality, air quality, and protect lakes and wetlands. Scenic view and view shed was also highly valued by community residents. A large majority of responses also indicated the need to identify and protect wildlife/habitat corridors on Lazy Mountain. Limiting noise, the size of signs and lighting was also favored by respondents.

## **Survey Results**

In general, the survey results indicate:

- Overall, a large portion of the respondents indicated that public facilities were not needed (Water, Sewer, Utilities, Schools, Parks, Community Center, Telephone, Natural Gas, T.V./Satellite).

### ***Transportation/Trails***

- Nearly half indicated that they supported access to public lands.
- About half said that road improvements were needed. A similar question posed later in the survey indicated that about half of the respondents felt road improvements were not needed with nearly a third having no answer.

### ***Agricultural/Environment***

- Nearly everyone agreed that they liked the rural atmosphere of Lazy Mountain. Equally, almost all of the respondents stated that their community was a good place to live.
- Over half stated that the quality and quantity of their water supply was adequate.
- Nearly all of the respondents agreed that their septic system was adequate.

- Almost all of the respondents felt protecting the water quality was important.
- Over half of the respondents indicated that lakes and wetlands should be protected.

While these survey results do not provide precise answers to all of the questions facing the community, such as future growth patterns and possible impacts to land use, transportation, and public facilities, they do provide residents an indication of what issues the Lazy Mountain area may face in the coming years and how residents may want to address them.

These survey results along with additional community and public input will be used to develop reasonable, practical goals that will form the foundation for developing the Lazy Mountain Comprehensive Plan.

## **Appendix D: Rural Community and Site Specific Design Standards**

### **Rural Community Design**

Rural Community Design encourages protecting natural areas, providing opportunities for recreation, maintaining habitats, preserving scenic views, and enhancing community open space networks. Rural Community Design principles are as follows:

- Density neutral – there is no overall loss of buildable units. The building footprint is reduced, while allowing for the same density;
- Conserves more open space by reconfiguring lots to meet the site constraints and permits flexible lot design standards;
- Protects a natural landscape and drainage system;
- Reduces impervious surface areas by maintaining open space;
- Implements sustainable stormwater management and low impact development techniques.

### **Site Specific Design Standards**

To encourage quality development, the physical characteristics of the land should be considered. These characteristics include: topography, soils, water quality, water availability, slopes, buffers, erosion, sediment control, drainage, lighting, noise, signs, and the viewshed.

- Topography
  - Site development should be fitted to the topography to create the least potential for vegetation loss and site disturbance.
  - Developers should be encouraged to use land compatible site designs to fit the topography and features of the natural landscape.
  - Minimal grading is encouraged; substantial alteration of the existing site landscape is discouraged.
  - Vegetation removal should be limited to the amount necessary for the site development.
  - Site design should minimize the disturbance and loss of vegetation.
- Soils
  - Minimum lot sizes are acceptable where soil quality and drainage is good; lots should be larger where soil quality and drainage is poor.
  - Soil stabilization during construction is encouraged.

- **Water Quality**

- Site designs that maintain natural drainage patterns and watercourses (seasonal or constant) are encouraged.
- Alterations to natural drainage patterns that create flooding or degradation in water quality or water availability are discouraged.
- Soil stabilization during construction is encouraged.
- Preserve a partial buffer of continuous, undisturbed vegetation along the development's shoreline or stream bank.
- Avoid adding fill material to lakeshore, streams, or wetland areas.
- Use landscaping practices that will reduce degradation of waterbodies.
- Minimize impervious surfaces on shoreline lots.
- Maintain a setback from the water's edge for additional permanent or accessory buildings; driveways, roads, or impervious surfaces; livestock or dog quarters or yards; manure or compost piles; long-term vehicle or equipment storage.
- Best available technology for septic systems and wells should be encouraged.
- Wells and springs shall not be located in areas where surface water may pond or flow around it, or in areas that are prone to flooding.
- Proper disposal of wastewater is required.

- **Water Availability**

**Water Supply Certification:** Developers are encouraged to provide the following documents in order to certify that adequate water is available. This certification should be performed by an engineer or engineer's representative.

- For domestic use, a water system should be able to produce an adequate supply;
  - A well log showing quantity;
  - A pump test, air test or bailer test, independently performed by qualified party is recommended.
  - Water samples are recommended.

- Slopes

- Development is encouraged on level ground or gentle slopes, usually less than 10%. Residential sites are relatively flat and generally have less than 5% slope, and often not more than 10% slope.

- Buffers

- Natural areas and buffers are encouraged and should be preserved on the site, including native vegetation, wetlands, natural floodplain storage, or other valuable environmental and biological resources, such as wildlife corridors.
- Buffer protection is encouraged to protect community resources. These areas should be designed for passive use and preserved to extend existing open space and natural areas.
- Vegetative buffers between buildings and lots are encouraged to maintain privacy, ensure compatibility, and reduce potential impacts to adjacent properties from noise, lighting, or parking, etc.
- Developers are encouraged to interconnect natural areas with open space areas and trails on abutting parcels where possible and appropriate.

- Erosion, Sediment Control

It is recommended that developers implement these site design standards to limit erosion:

- Provide temporary vegetation sufficient to stabilize the soil on all disturbed areas to prevent soil erosion.
- Preserve healthy, native vegetation to the extent possible and reduce clearing of all native vegetation from the entire lot.
- New planting should be given sufficient water and fertilizer to ensure re-establishment.
- Minimize impervious surfaces.
- Provide vegetative buffers to minimize any runoff from fertilizers, or other chemicals.

- Drainage

A drainage plan is recommended for all proposed site development. A drainage plan should be prepared by an engineer registered to practice in Alaska.

- Developers are encouraged to reduce the quantity and improve the quality of stormwater runoff from the proposed development.

- Proposed development should provide on-lot retention of drainage.
- Implement Best Management Practices for Stormwater Runoff, such as swales, infiltration trenches, and cluster development.
- Lighting
  - Developers are encouraged to have all sources of illumination directed downward and, when necessary, shielded so as not to produce directed glare on adjacent properties.
- Noise
  - Limit maximum noise levels as discernable on adjoining properties.
- Signs
  - Signs should be modest in size and not interfere with the view of the surrounding properties and scenic areas.
- Viewshed
  - To protect the scenic values on Lazy Mountain and the associated views, tall or large structures and other similar construction that blocks the view of the mountains, and other natural features is discouraged.





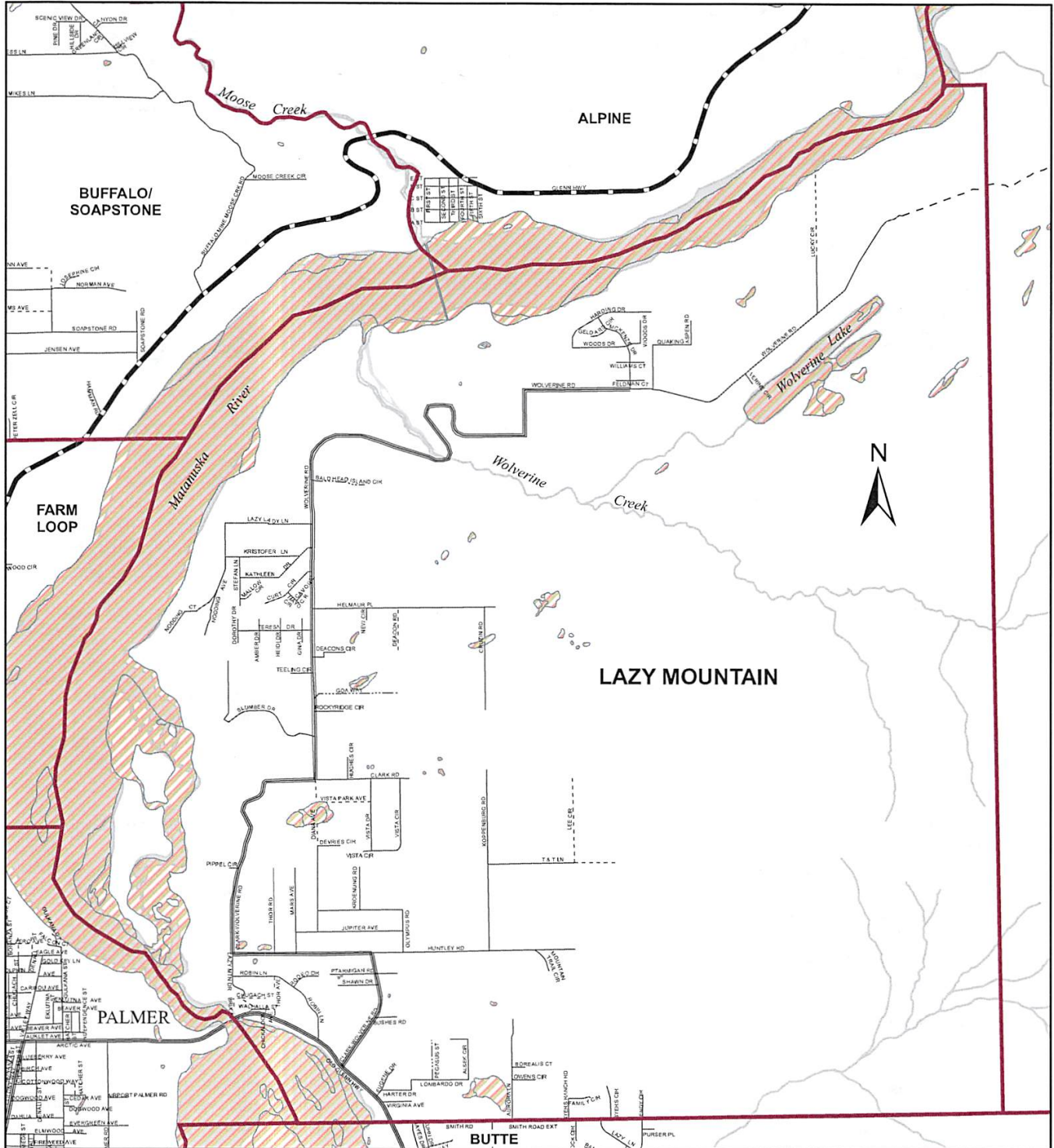
## HOW CAN YOU HELP PROTECT WATER QUALITY?

### Voluntary Best Management Practices For Development around Waterbodies

Best Management Practice	Rationale
<p>Maintain the natural shoreline or riparian habitat.</p> <ul style="list-style-type: none"> <li>• Preserve a minimum 75 foot wide buffer of continuous, undisturbed native vegetation along at least 50% of the parcel's shoreline or stream bank.</li> <li>• Along remaining 50% of shoreline, limit vegetation removal to what is necessary to accommodate paths, docks, or other limited development.</li> </ul>	<p>Protects water quality by reducing nutrient loading in lakes and minimizing temperature changes to stream environments.</p> <p>Provides flood control and reduces erosion and sedimentation.</p> <p>Protects fish and wildlife habitat by providing cover, nest sites and spawning areas.</p>
<p>Minimize impervious surfaces on shoreline lots.</p> <ul style="list-style-type: none"> <li>• Limit to maximum of 25% of lot area.</li> <li>• Minimize as much as possible within 75 feet of the water's edge.</li> </ul>	<p>Impervious surfaces such as pavement, roof tops, and compacted soil allow runoff to enter waterbodies more readily.</p> <p>Runoff in residential or commercial areas may contain phosphorus and other nutrients that lead to oxygen deficits and algal blooms.</p>
<p>Avoid adding sand beaches or adding fill material to lakeshore, stream banks or wetland areas.</p>	<p>Sand or fill reduces water clarity, is harmful to aquatic life and may contain phosphorus that enriches waterbodies.</p>
<p>Adhere to the state of Alaska's 100 foot waterbody separation for septic systems and outhouses, and keep septic systems in good working order.</p>	<p>Bacterial contamination from poorly maintained or leaking septic systems or outhouses is a human health concern.</p> <p>Nutrients from poorly functioning septic systems or outhouses are waterbody pollutants.</p>
<p>Use landscaping practices that will reduce degradation of waterbodies, including:</p> <ul style="list-style-type: none"> <li>• Test soils to see if fertilizers are needed and use sparingly.</li> <li>• Design a smaller lawn to reduce fertilizer use.</li> <li>• Use native species that grow well without fertilizer.</li> <li>• Avoid fertilizer use completely within 50 feet of the water's edge.</li> </ul>	<p>Lawns are often over-fertilized, which leads to harmful levels of nutrients in the water.</p> <p>Lawns are not as effective as natural vegetation for pollution filtration.</p> <p>Lawns do not provide protective cover for fish and wildlife populations that are part of the waterbody system.</p>
<p>Maintain at least a 75 foot distance from the water's edge for:</p> <ul style="list-style-type: none"> <li>• Additional permanent or accessory buildings.</li> <li>• Driveways, roads and other impervious surfaces.</li> <li>• Livestock or dog quarters or yards.</li> <li>• Manure or compost piles.</li> <li>• Long-term vehicle or equipment storage.</li> </ul> <p>Exceptions may include boathouses, floatplane hangers, marinas, piers and docks that need to be closer than 75 feet to serve their purposes.</p>	<p>Protects human health and water quality by reducing contamination from animal waste, compost, fuels, sediment and other substances that pollute waterbodies.</p>

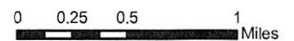
Mat-Su Borough Ordinance 05-023 established voluntary measures that property owners can use to protect the quality of our lakes, streams and wetlands. For more information, contact the Matanuska-Susitna Borough, Department of Planning and Land Use at 745-9851.

# WETLANDS



**Legend**

- Community Council Boundary
- Wetlands
- Road Classifications**
- Highway
- Major
- Medium
- Minor
- Primitive
- Private
- Not Const'd



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-745-4501.

Source: National Wetlands Inventory

MSB Office of Information Technology/GIS  
April 12, 2007

17.73.040 DENSITY.

THIS is what a  
"Greedy Developer"  
would do

(B) Density ceiling is the maximum number of dwelling units that can be built per 40,000 square feet. A density ceiling applies when allowed through the application of this chapter and unless otherwise established within a SPUD or another codified standard.

(1) Two density ceilings are provided.

(a) Core Area (As Delineated in the MSB Core Area Comprehensive Plan).

(i) The maximum number of dwelling units allowed within the core area is 18 units per 40,000 square feet.

(b) Non-Core Area.

(i) The maximum number of dwelling units allowed outside of the core area is 12 units per 40,000 square feet.

$$299019 \div 40,000 = 7 \times 12 =$$

84 Units  
Multi-Family

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### Appendix C: Community Survey, Summer 2005

As a first of many approaches of collecting data for the development of a Lazy Mountain Community Comprehensive Plan, the Lazy Mountain Community Planning Team appreciates the initial survey responses from the community.

In summer 2005, with the assistance of the Lazy Mountain Community Planning Team, the Matanuska-Susitna Borough conducted a survey of 582 Lazy Mountain property owners to identify local concerns and values primarily regarding land use, transportation, public facilities, and water/air quality. Surveys were sent via the United States Postal Service and available online at the Matanuska-Susitna Borough planning website. A total of 137 responses were tabulated; with a response rate of nearly 24%.

The information obtained through this public outreach provides an initial understanding of the community's values. This survey is not scientifically valid and these preliminary results are not intended to produce reliable statistical data. It is a means to gauge current public sentiment on particular issues that may help guide the development of a comprehensive plan. It is anticipated that through the planning process, these concerns will be refined. The survey results will not be used as a justification for policy decisions, but instead is one of many parts of an extensive public participation process, that will eventually result in a community-based plan.

#### Overview

Survey results point to a recognition among the Lazy Mountain community to safeguard values that protect the existing quality of life. Scenic views, country living, agricultural activities, access to local trails and recreational areas, and privacy are high priorities for most survey respondents. While some respondents prefer to have no government assistance, many recognize the government's and the community's role in creating an attractive, liveable community for the future.

#### Density, Lot Size, Land Use, and Public Facilities

Respondents were also asked about preferred density, lot size, and land use types (residential, industrial, commercial). Overall, little support was shown for increasing residential densities, developing industrial areas, establishing commercial nodes, or installing or building public facilities (water, sewer, utilities, parks, schools). However, limited commercial development along the Old Glenn Highway was indicated by many respondents as a possible area for commercial growth. Most respondents did not want to encourage rapid population growth on Lazy Mountain, but favored minimal (0-1% or 0 -75 people) to no population growth.

Minimum lot sizes above the current MSB standards of 40,000 square feet (.92 acres) for on-site well and septic, 20,000 square feet when either community well or septic is provided, and/or 7,200 square feet if community water and sewer is provided, was also desired by most respondents. Several comments indicated that respondents did not feel comfortable determining the lot size or number of structures that could be on neighboring properties.

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- o Policy I1-2: The Lazy Mountain Community Comprehensive Plan will be consistent with the Matanuska-Susitna Borough Comprehensive Plan, 2005 Update (Matanuska-Susitna Borough Comprehensive Plan, 2005 Update, page 4).
- Goal (I-2): *Develop a Common Voice.*
  - o Policy I2-1: Strengthen the advisory capacity of the Community Council to represent community wide values and goals to those outside of the community.
  - o Policy I2-2: Continue to work closely with property owners, and federal, state, and borough entities on issues important to Lazy Mountain residents.
- Goal (I-3): *Develop a Special Land Use District.*
  - o Policy I3-3: If requested by the community, create a Special Land Use District (SPUD) to implement development standards consistent with the community's goals and desires.

### Comprehensive Plan Revision Process

As a long-range planning document, a comprehensive plan helps to guide future growth and development over 20 years and longer. It is a "living" document intended to address the goals and strategies of the Lazy Mountain community. Since the character of development and the community may change quickly, the comprehensive plan can be modified in two ways:

- Amend the Comprehensive Plan
  - o The Community Council can request amendments (MSB Title 2.76), which will require review and comment by the Borough Planning Commission and approval by the Assembly.
- Regularly update the Comprehensive Plan, once every five (5) years.
  - o The Community Council can request an update and review of the Comprehensive Plan (MSB Title 2.76), which will require review and comment by the Borough Planning Commission and approval by the Assembly.

Both methods must follow the public participation process as outlined in MSB Chapter 15. New priorities and further revisions should be reflected in an updated or amended comprehensive plan. Also, completed tasks and accomplishments can help the community determine if they are "headed in the right direction." The community may want to track these accomplishments during the next 20 years and continue to obtain additional community input for future projects or needs.

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infrastructure and local needs.

In addition to these lands, there are section line easements and other public and utility easements and rights-of-way within the area. It is recommended that the Lazy Mountain Community Council continue to work with the borough, and federal, state, and tribal entities to develop suitable public access.

## Land Use

### Introduction

The residents of Lazy Mountain value its natural beauty and rural lifestyle. In summer 2005, with the assistance of the Lazy Mountain Community Planning Team, the borough conducted a survey to identify local concerns and values primarily regarding land use, transportation, public facilities, and water/air quality. A total of 137 responses were tabulated; with a response rate of nearly 24%.

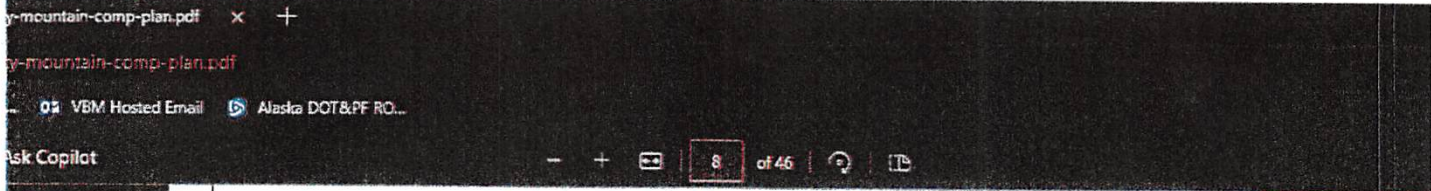
The survey results pointed to a growing recognition among the Lazy Mountain community of the need to safeguard values that protect the existing quality of life. Scenic views, country living, agricultural activities, access to local trails and recreational areas, and privacy are high priorities for most of the survey respondents. While some of the respondents preferred to have no government assistance, many recognized the governments and the community's role in creating an attractive, livable community for the future.

After adoption of the Comprehensive Plan, the community may wish to guide and reduce the impacts of potential development by establishing a Special Land Use District (SPUD), which would regulate land uses and provide land use standards. A SPUD can only be developed through a request to the Borough Planning Department from the Lazy Mountain Community Council in accordance with their bylaws.

There are primarily three land uses on Lazy Mountain: Residential, Agricultural, and Public Open Space and Recreation (in public ownership). Secondary uses include: Business, commercial, and industrial, and institutional.

### Land Use Goals and Policies:

- Goal (LU-1): *Protect existing land uses and patterns, while respecting the agrarian character, existing recreational opportunities, open space, local heritage, and culture of Lazy Mountain.*



## Executive Summary

The Lazy Mountain Community Council approved and requested the development of a comprehensive plan with technical assistance from the borough in October 2004. A total of 16 planning team member applications were received in January 2005. Monthly planning team meetings were held beginning March 2005 and a community survey was provided to all property owners on Lazy Mountain and interested individuals in July 2005. Along with monthly planning team meetings, the team held open houses to discuss the survey results, identify community goals and priorities, and examine open space/recreation concerns.

The Lazy Mountain Community Council area is located at the base of 3,720-foot Lazy Mountain, 3 miles east of Palmer in the Mat-Su Borough (See Figure 1). It lies east of the Matanuska River, off the Old Glenn Highway and has a bearing of approximately 61.647790° North Latitude and 148.96363° West Longitude. (Sec. 7, T018N, R003E, Seward Meridian.) Lazy Mountain is located in the Palmer Recording District. The area encompasses 35.5 sq. miles of land.

The Lazy Mountain Community Comprehensive Plan provides a flexible framework to address existing and future community needs and goals, such as open space and recreation, transportation, public facilities, and land use. This Comprehensive Plan gives the community a voice in the decisions made by state, federal, and borough entities. It expresses the decisions that may affect Lazy Mountain. Due to the rapid population growth in the Matanuska-Susitna Borough, many communities hope to guide development in order to create safe and livable communities. Lazy Mountain has steadily grown at nearly 3% annually and this growth is expected to continue.

Alaska Statutes Title 29.40.030 requires the Assembly of a second-class borough, such as the Matanuska-Susitna Borough, to adopt a comprehensive plan by ordinance. The Matanuska-Susitna Borough adopted a borough-wide comprehensive plan in 1970. In 1985, the Assembly adopted Resolution 86-7, which established a policy of deferring to each borough community the opportunity to prepare its part of the borough's comprehensive plan. Community plans must meet specific community planning guidelines. The summary of the planning process is shown in Table 1 on page 10.

A "living, adaptable" document, the Comprehensive Plan can incorporate changing conditions, and helps to set the general direction of community priorities and policies. This Comprehensive Plan recommends goals and policies, which emphasize protecting the rural character of Lazy Mountain. Six goals were identified during the planning process; these goals encourage retaining the rural lifestyle and scenic beauty of the area. From these goals, policies were developed that provide direction and help to guide community decisions and actions.

If the community wishes to implement these recommendations through a Special Land Use District (SPUD), then these policies may be used to develop land use regulations in the form of a SPUD. In order to implement the Comprehensive Plan recommendations, the community must request a SPUD.

## **LAZY MOOSE RUN - ADDITIONAL FINDINGS OF FACT**

### **43.05.015 PURPOSE AND SCOPE.**

(A) - **FINDING a)** AS 29.40.70 prescribes what authority the MSB has in regards to lot sizes and other items. This authority was granted to the MSB Assembly. It was not delegated to the Platting Board.

(B) - **FINDING b)** Title 43 lists the documents that are incorporated. It does not list "every document, plan or drawing" ever produced by the MSB.

(C) - **FINDING c)** Title 43 Each manual, excepting for the BLM manual of survey instructions, may be modified by the platting board subject to review by the planning commission and adoption by the assembly. The authority to change this list to include documents outside of Title 43 does not rest with the Platting Board. The authority rests with the Assembly.

### **43.10.010 BOARD ESTABLISHED; DELEGATION.**

(A) - **FINDING d)** The platting board shall hear and decide applications for approval of preliminary plats, variances, public use easements, plat note amendments, and vacations of public interest in accordance with this title. there is **NO** authority granted to the Platting Board to go outside of Title 43.

### **43.10.055 CONFLICT OF INTEREST; EX PARTE CONTACT.**

(B) **FINDING e)** Title 43 Board members shall be impartial in all administrative decisions. The Platting Board does not have the authority to make up it's own rules based on the number of objections received.

### **43.10.060 PLATTING AUTHORITY PROCEDURE.**

(C) **FINDING f)** The platting authority shall approve an application after finding that the application conforms to the standards set forth in this title and other applicable statutes and ordinances.

### **43.15.016 PRELIMINARY PLAT SUBMITTAL AND APPROVAL.**

(A) (1) (a) - **FINDING g)** Topographic information shall be stamped by a land surveyor verifying current conditions. This authority is not granted to adjoining landowners and would be illegal under AS 08.48 and under 12 AAC 36, both which are Alaska Licensing Statutes.

(A) (6) **FINDING h)** soils and engineering data as required by this title. Title 43, AS 08.48 12 and AAC 36 require soils to be certified by a Professional Engineer licensed by the State of Alaska. This authority is not granted to any other person or entity.

### **43.20.020 STANDARDS; GENERAL.**

(A) **FINDING i)** This chapter establishes general design standards for subdivision development which, except as provided otherwise, govern all subdivisions in the borough.

(B) **FINDING j)** Construction of improvements within subdivision shall also comply with Subdivision-construction standards for public improvements under the Subdivision Construction Manual. The authority to make the determination rests with MSB Public Works



### 43.20.281 AREA.

(A) **FINDING k)** The authority to determine minimum lot sizes rests with the MSB Assembly, NOT with the Platting Board.

**FINDING l)** Usable area is determined by a Professional Engineer in accordance with Title 43, AS 08.48 12 and AAC 36. The authority does not rest with the Platting Board, adjoining landowners or anyone that has operated heavy equipment.

(b) **FINDING m)** All of the borings and test holes shall be located within the perimeter of the proposed subdivision. Soils do not follow lot lines or subdivision boundaries unless originally designed to do so. Testing is done on the property that is the subject of the application.

(c) **FINDING n)** The minimum number of test holes shall be determined by the engineer.

(g) **FINDING o)** These borings or test holes shall be accomplished under the direct supervision of a state of Alaska registered civil engineer,

(B) **FINDING p)** Within jurisdictions having authority, minimum lot sizes and dimensions shall be those established under or pursuant to the applicable provisions of MSB Title 17; however, where a size or dimension has not been established under or pursuant to MSB Title 17, the applicable provision of this title applies. This authority rests within Title 17, not within Title 43. Minimum lot sizes are determined by the MSB Assembly, NOT the Platting Board. In this case the minimum lot sizes are determined by 43.20.281.

### 11.04.020 DESIGN AND CONSTRUCTION STANDARDS.

The Public Works Department is authorized to establish standards for the design and construction of roads in the borough, including standards for maintenance and repairs. Engineering specifications shall be consistent with the transportation element of the comprehensive development plan.

**FINDING q)** - road authority is granted to the MSB Public Works Department Dept. which has Certified this road for maintenance. The authority does not rest with adjoining landowners or anyone that has operated heavy equipment.

that is the subject of the application, or to the record owners of at least the five tax parcels nearest the property that is the subject of the application, whichever is the greater number of parcels. The notices will announce the date, time and location of the public hearing as well as the description of the proposed action and the names of the parties requesting the action. Postage and advertising fees are paid by the petitioner. A letter will be sent informing them of the amount due.

#### STEP 4 - AGENCY COMMENT

As agencies and the Platting Staff review the proposal, the petitioner may be asked to meet with the agencies that have questions. The petitioner will be notified of such meetings by the Platting Staff or the agency questioning the action.

Approximately five days before the public hearing, staff recommendations on the proposed action are available for review in the Platting Division. The staff recommendations will be based upon Title 43, the data received from the reviewing agencies adopted borough plans and sound platting principles. The petitioner may pick up a copy of these recommendations at the Platting Division prior to or at the public hearing.

#### STEP 5 - PUBLIC HEARING

Each petition is scheduled on the Platting Authority's agenda. The Platting Authority follows the agenda in the order in which the petitioners are listed. The Platting Authority will conduct a public hearing as follows:

1. Announcement of case to be heard.
2. Platting Staff presents the proposal & staff's recommendations.
3. The Platting Authority may question the staff.
4. Public hearing is opened to anyone who wishes to speak regarding the proposal.
5. Following testimony from all interested public present, the public hearing is closed or continued.
6. Petitioner or their representative discusses the proposal and staff recommendations with the Platting Authority.
7. The Platting Authority then renders a decision on the petition. It takes at least four positive votes by members of the Platting Board to approve the petition.

NOTE: The Platting Board hears requests for subdivisions, variances, public use easements, plat note amendments, vacations and extensions. The Platting Board meets on the first and third Thursday of each month.

CERTIFICATE OF OWNERSHIP & DEDICATION

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, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

THOMAS VAN DIEST DATE
17360 HUNTLEY ROAD
PALMER, ALASKA 99645
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF \_\_\_\_\_, 20\_\_\_\_
FOR \_\_\_\_\_

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

MEGAN VAN DIEST DATE
17360 HUNTLEY ROAD
PALMER, ALASKA 99645
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF \_\_\_\_\_, 20\_\_\_\_
FOR \_\_\_\_\_

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR
ATTEST: \_\_\_\_\_ PLATTING CLERK

CERTIFICATION 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.

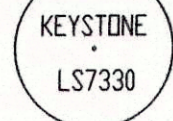
DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL

NOTES

- 1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE 1/4 CORNER SECTIONS 27 & 34. STATE PLANE COORDINATES IN METERS - SPC (5004-AK 40) NORTHING: 843248.624 EASTING: 549199.524
3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
a) MEA EASEMENT RECORDED SEPTEMBER 29, 1961 IN BOOK 38 AT PAGE 251

LEGEND

- FOUND 2-1/2" ALUMINUM CAP AS SHOWN AND DESCRIBED
FOUND 1/2" REBAR
FOUND 5/8" REBAR WITH PLASTIC CAP AS SHOWN AND DESCRIBED
FOUND 5/8" REBAR
(T) TOTAL DIMENSION
(NTS) DETAIL - NOT TO SCALE
SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

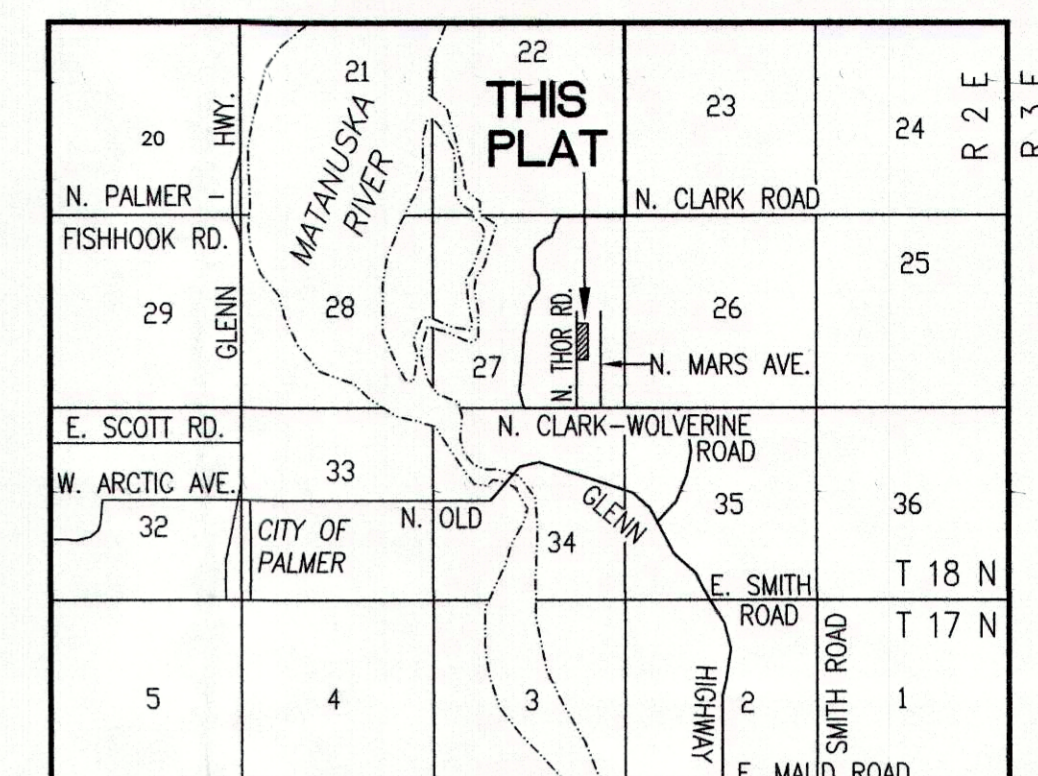
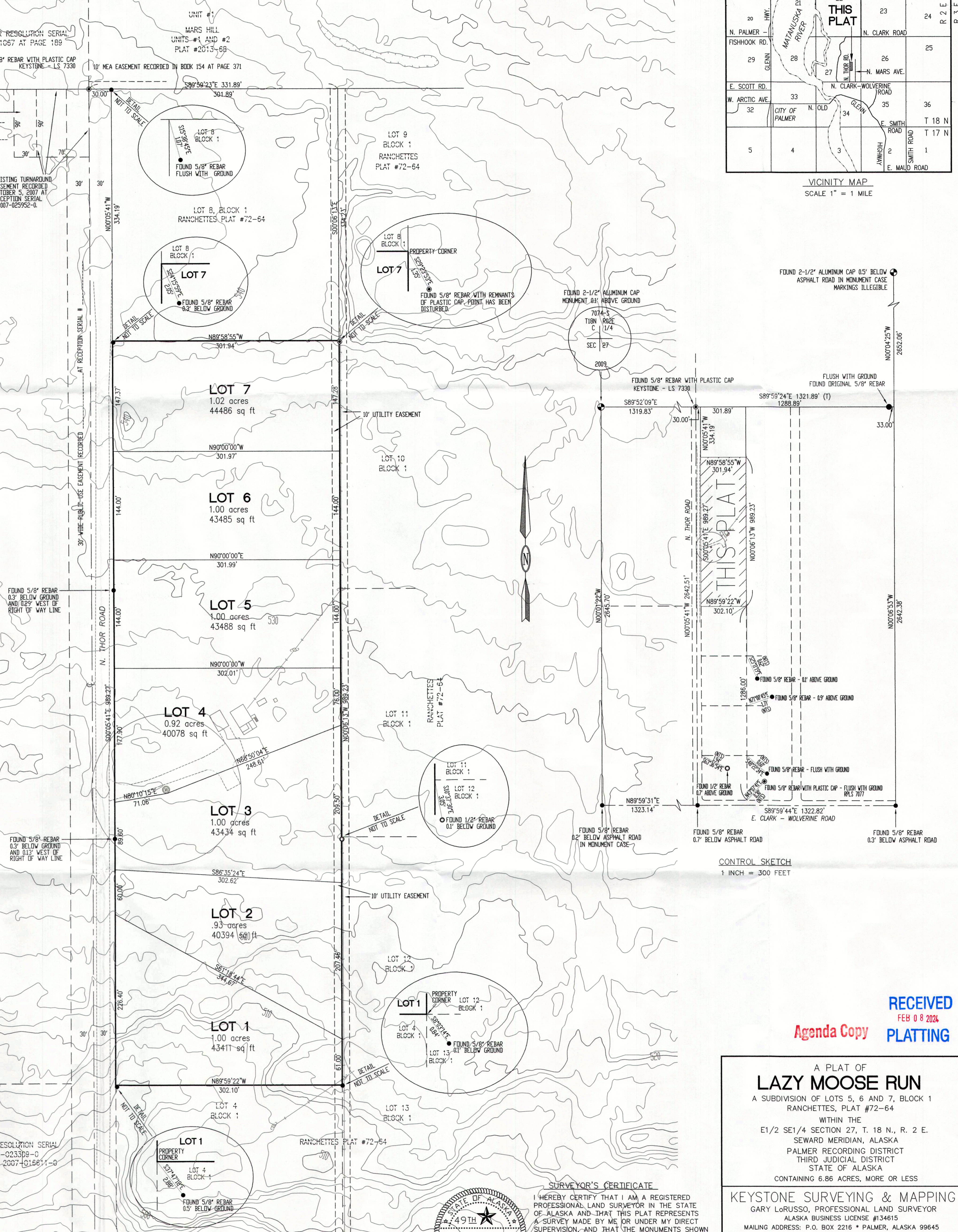


PARCEL # 4
MATANUSKA - SUSITNA BOROUGH WAIVER RESOLUTION SERIAL #2000-036-PHW RECORDED IN BOOK 1057 AT PAGE 189
UNIT #1
MARS HILL
UNITS #1 AND #2
PLAT #2013-68

PUBLIC USE EASEMENT RECORDED AT RECEPTION SERIAL #

EXISTING TURNAROUND EASEMENT RECORDED OCTOBER 5, 2007 AT RECEPTION SERIAL #2007-02952-0

THAT PORTION OF THE NW 1/4 OF THE SE 1/4 SECTION 27, TOWNSHIP 18 NORTH, RANGE 02 EAST SEWARD MERIDIAN, ALASKA, BEING PART OF LAST MOUNTAIN ROAD CENTERLINE



VICINITY MAP SCALE 1" = 1 MILE

FOUND 2-1/2" ALUMINUM CAP 0.5' BELOW ASPHALT ROAD IN MONUMENT CASE MARKINGS ILLEGIBLE

FOUND 5/8" REBAR WITH PLASTIC CAP KEYSTONE - LS 7330

FOUND 5/8" REBAR WITH REMNANTS OF PLASTIC CAP. POINT HAS BEEN DISTURBED

FOUND 2-1/2" ALUMINUM CAP MONUMENT 0.5' ABOVE GROUND

FOUND 5/8" REBAR WITH PLASTIC CAP KEYSTONE - LS 7330

FOUND 5/8" REBAR - 0.1' ABOVE GROUND

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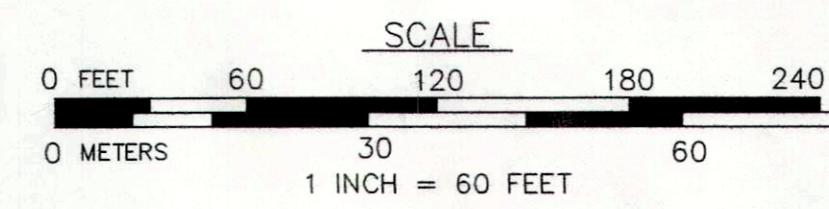
FOUND 5/8" REBAR - 0.1' ABOVE GROUND

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FOUND 5/8" REBAR - 0.1' ABOVE GROUND

FOUND 5/8" REBAR - 0.1' ABOVE GROUND



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE

RECEIVED FEB 08 2024
Agenda Copy PLATTING

LAZY MOOSE RUN
A PLAT OF
A SUBDIVISION OF LOTS 5, 6 AND 7, BLOCK 1
RANCHETTES, PLAT #72-64
WITHIN THE
E1/2 SE1/4 SECTION 27, T. 18 N., R. 2 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 6.86 ACRES, MORE OR LESS
KEYSTONE SURVEYING & MAPPING
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 376-7811
DRAWN BY: icad/k.lyne DATE: 2/7/24 DRAWING: 2024-5/LazMoose
CHECKED BY: Glo SCALE: 1 INCH = 100 FEET SHEET 1 OF 1



6A



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
AUGUST 1, 2024**

PRELIMINARY PLAT: STONE CREEK PHASE 7  
LEGAL DESCRIPTION: SEC 22, T18N, R01E, SEWARD MERIDIAN AK  
PETITIONERS: JRK GROUP, LLC  
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING / HOLLER ENGINEERING  
ACRES: 106.17 ± PARCELS: 16  
REVIEWED BY: NATASHA HEINDEL CASE #: 2024-076  
2024-077

---

**REQUEST:** The request is to create 15 lots and one tract from Tract Z, Stone Creek Phase 6, Plat No. 2021-48; to vacate a Public Use Easement along the southern and eastern boundary of Tract Z, Stone Creek Phase 6, Plat No. 2021-48; and to dedicate right of way along the southern and eastern boundary of Tract Z, Stone Creek Phase 6, Plat No. 2021-48, to be known as **STONE CREEK PHASE 7**, containing 106.17 acres +/- . The parcel is located directly northeast of N. Engstrom Road, north of Cornelius Lake, and southwest of N. Palmer-Fishhook Road; within the N 1/2 of Section 22, Township 18 North, Range 01 East, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map & Aerial Imaging	<b>EXHIBIT A</b> – 4 pp
Soils Report	<b>EXHIBIT B</b> – 11 pp
Design & Drainage Plan	<b>EXHIBIT C</b> – 8 pp
Average Daily Traffic (ADT)	<b>EXHIBIT D</b> – 1 p
Section Line Easement (SLE) Documentation	<b>EXHIBIT E</b> – 12 pp

**AGENCY COMMENTS**

US Army Corp of Engineers	<b>EXHIBIT F</b> – 1 p
Department of Public Works, Pre-Design & Engineering Division	<b>EXHIBIT G</b> – 1 p
Division of Development Services	<b>EXHIBIT H</b> – 2 pp
Utilities: Enstar & GCI	<b>EXHIBIT I</b> – 5 pp
Community Council: #7 North Lakes	<b>EXHIBIT J</b> – 3 pp

**DISCUSSION:** This platting action is creating 15 lots and one tract from Tract Z, Stone Creek Phase 6, Plat No. 2021-48; vacating a Public Use Easement, known as E. Basalt Drive, along the southern and eastern boundary of Tract Z, Stone Creek Phase 6, Plat No. 2021-48; and dedicating a replacement right of way along the southern and eastern boundary of Tract Z, Stone Creek Phase 6, Plat No. 2021-48. The petitioner will be extending N. Rubble Drive which will connect with the connection of N. Engstrom Road. Internal streets of E. Silica Circle and E. Gneiss View Circle will be constructed to connect with the extension of

N. Rubble Drive. All interior subdivision roads will be constructed to borough residential street standards (*see Recommendation #6*).

**Access:** Legal and physical access will exist to the proposed lots pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.

**Soils Report: (Exhibit B)** A soils report was submitted pursuant to MSB 43.20.281(A). Curtis Holler, PE Holler Engineering, notes that the soils evaluation included logging eight new testholes, review of adjacent existing soils information, review of topography information and aerial imagery, and other observations at the site. Testhole location map and testhole logs are included in the report. The parcel contains rolling terrain with benches, minor bluff and ridge features, and lower ground along a creek that runs from north to south through the eastern half.

The majority of the parent parcel exists in a native or near native state, or has previously been developed as hay fields. One site previously had a dry log barn structure and related outbuilding. Existing vegetation within the wooded portion primarily consists of mature growth cottonwood, spruce, and birch trees. Areas between the trees, and a few low open areas along the creek are dominated by tall grasses. Eight new testholes were dug on the parent parcel on 05/01/2024 to evaluate the existing soils conditions, and Holler Engineering previously logged numerous testholes on adjacent projects to the west. Near surface soils encountered in the testholes typically included a thick organic mat over a layer of silty loess topsoils which extend down as deep as 3'. Receiving soils under the topsoils were relatively clean sands and gravels. Copies of the on-project testhole logs and a location/topography map are attached.

Groundwater or seeps/moisture was encountered only in testholes 49 and 50, at depths of 15' and 5.3' respectively. All of the other testholes were dry to at least 12'. Despite the presence of groundwater in some of the testholes, all of the proposed lots have adequate usable septic area to meet requirements, and groundwater will not be a limiting factor.

The proposed lots have few limitations on areas defined by MSB code as *usable septic area or useable building area*. Useable septic areas will be limited by setbacks to surface waters, steep areas and related setbacks, areas with shallow groundwater, and lot lines. For useable building area, lot lines, utility easements, and right of way/public use easement setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, the proposed 15 new lots will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Proposed remainder Tract Y will be well over 400,000 square feet and as such is not subject to useable area verification; nonetheless it is expected to contain useable septic and building area as well.

**Design & Drainage: (Exhibit C)** A preliminary road design and drainage report was submitted for the construction of approximately 1,900' of new roads and an additional 300' of existing road base to be improved. General existing drainage patterns are shown on the attached preliminary drainage map. A full drainage report will be prepared by others prior to the road preconstruction meeting.

Average Daily Traffic (ADT) count is at **Exhibit D**.



**Section Line Easement: (Exhibit E)** Section Line Easement research was submitted for portions of Sections 15, 16, 21, 22, and 23. This research verified the existence of Section Line Easements on the subject and adjacent properties; there is no SLE on the subject property.

**Comments:** US Army Corps of Engineers (USACE) **(Exhibit F)** commented that though an official jurisdictional determination was not made, an initial review of information indicates that this parcel likely does not contain jurisdictional waters such as wetlands with continuous surface connections to navigable waters. Department of Army authorization is required if anyone proposed to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform any work in waters of the U.S.

MSB Public Works Department, Division of Pre-Design & Engineering (PD&E) **(Exhibit G)** commented that the drainage plan shows areas where the ditchline is outside of the right of way (between Lot 1 and 2, Block 7 and on Lot 8). This has the potential to cause maintenance issues in the future; PD&E requested that the petitioner redesigns with ditch lines inside the right of way, widen the right of way to accommodate, or dedicate a drainage/maintenance easement to cover the area (*see Recommendation #3*). PD&E also requested that the drainage easement between Lots 3 and 4, Block 8 be extended along the full length of the ditch flow line (*see Recommendation #4*), and noted that culverts longer than 100' require maintenance access (*see Recommendation #5*). *Staff notes that the surveyor is aware of said recommendations and plans to refine the design along with MSB Department of Public Works prior to the pre-construction meeting.*

MSB Planning Department, Division of Development Services **(Exhibit H)** has no comments.

Utility companies **(Exhibit I)**, Enstar and GCI, stated that they have no objections to the proposed plat.

North Lakes Community Council **(Exhibit J)**, commented that increased traffic impacts from further development is a major concern for their members and area residents. North Lakes Community Council noted a concern of inadequate existing transportation infrastructure; in particular the Engstrom Road and the Engstrom / Bogard intersection. They commented that they are pleased to see as part of this platting action a dedicated right of way for an eventual road connection between the east-west section of Engstrom Road to Trunk Road noting that once constructed this project will greatly improve the traffic on Engstrom Road. The community council requested that the current traffic study be expanded to identify the impacts all the way from the proposed development to Bogard Road, noting the acknowledgement that the petitioner isn't responsible for improvements to those roads but voiced that they should provide the data that can be passed on the to MSB Planning Commission and Assembly for transparency and accountability). *Staff notes that per SCM A15(C) the petitioner is required to submit potential ADT calculations for the preliminary plat at each intersection within the subdivision, at each intersection en route to an existing Residential Collector street or higher classification, and at an existing Residential Collector street or higher classification. The petitioner has submitted ADT calculations (Exhibit D) that meets requirements for intersection calculations up to the connection of N. Engstrom Road which has a classification of Minor Collector. The community council also requested that they would like the Mat-Su Borough to communicate the impact to schools as a result of the expected population increase in the area, noting that they have significant concern that schools are already overcrowded and they desire transparency on the expected population increase. Staff notes that this concern is not directly related to platting and should be addressed to the appropriate audience.*

At the time of this staff report, there were no responses to the request for comments from the following: Alaska Department of Fish & Game; Road Service Area #25 Bogard, MSB Community Development, MSB Assessments, MSB Planning, MSB Attorney, US Post Master, MEA and MTA.

**CONCLUSION:** The preliminary plat of **Stone Creek Phase 7** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plats*. No objections were received from any federal or state agencies, Borough departments, or utilities. One concern was received from the area community council. No objections were received in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, and MSB 43.20.140 *Physical Access*. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 *Frontage*. A soils report was submitted pursuant to MSB 43.20.218(A)(1).

### **FINDINGS OF FACT**

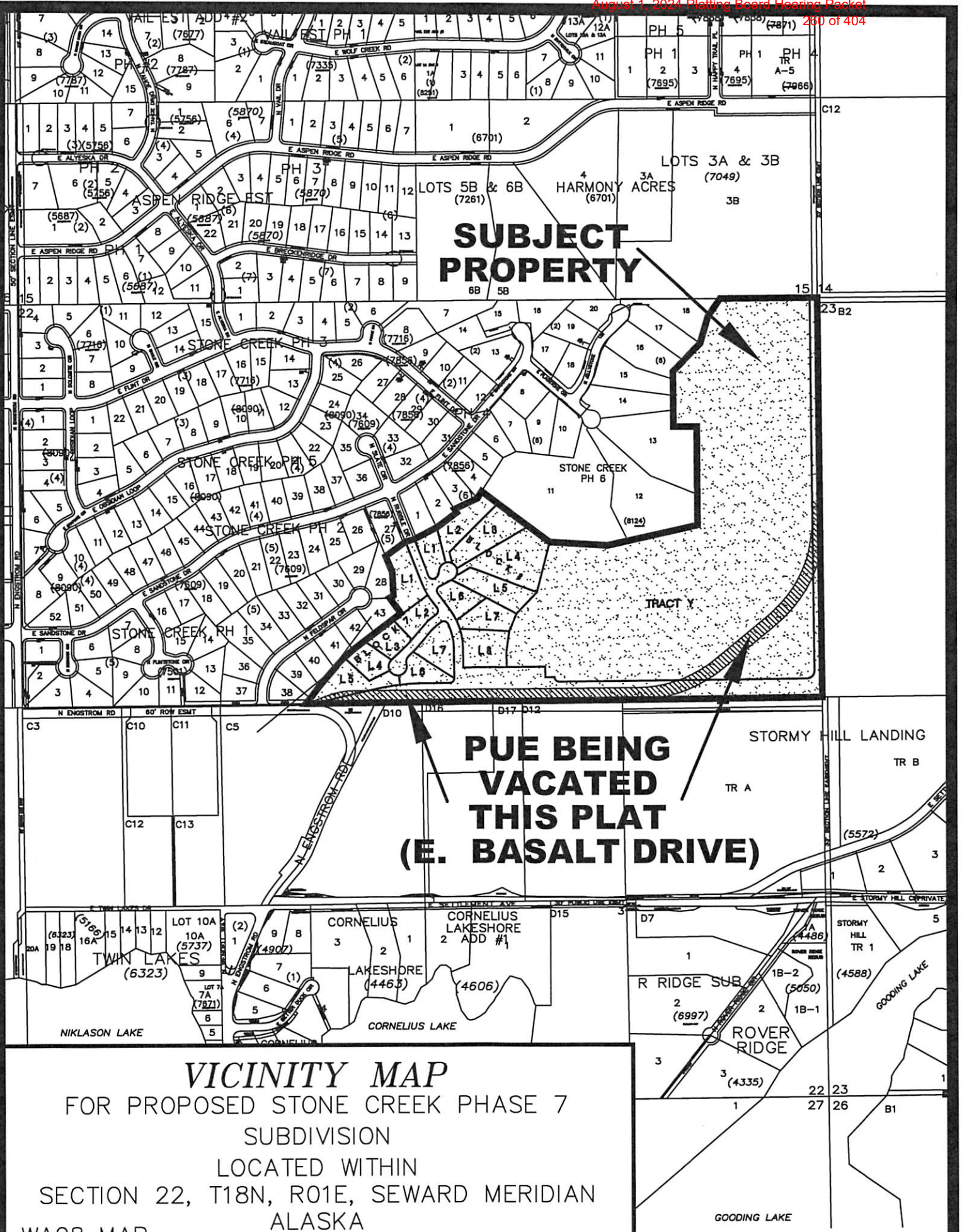
1. The preliminary plat of **Stone Creek Phase 7** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plats*.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1) *Area*. All lots will have the required usable septic area and usable building area.
3. All proposed lots will have legal and physical access pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, and MSB 43.20.140 *Physical Access*.
4. The proposed lots will have the required frontage pursuant to MSB 43.20.320 *Frontage*.
5. No objections were received from any federal or state agencies, Borough departments, or utilities.
6. One concern was received from the area community council.
7. No objections were received from the public in response to the Notice of Public Hearing.
8. At the time of this staff report, no responses were received from Alaska Department of Fish & Game; Road Service Area #25 Bogard, MSB Community Development, MSB Assessments, MSB Planning, MSB Attorney, US Post Master, MEA and MTA.

### **RECOMMENDED CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Stone Creek Phase 7, Section 22, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, per 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 prior to recording and submit Beneficiary Affidavit for any holders of a beneficial interest, if any.
3. Redesign for ditchlines to be inside the right of way and widen the right of way to accommodate, or dedicate a drainage/maintenance easement to cover the area.
4. Extend the drainage easement between Lots 3 and 4, Block 8 along the full length of the ditch flow line.
5. Grant an easement for maintenance access for culverts longer than 100'.
6. Construct all interior streets to Borough residential street standard, according to the 2022 Subdivision Construction Manual (SCM):
  - a. Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
  - b. Arrange a preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff.

- c. Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8.
  - d. Obtain Certificate of Construction Acceptance from DPW per F01.9.
  - e. Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
  - f. Obtain approval of street names from Platting Assistant.
7. Pay postage and advertising fees.
  8. Show all easements of record on final plat.
  9. Submit recording fees, payable to Department of Natural Resources (DNR).
  10. Submit final plat in full compliance with Title 43.



**SUBJECT PROPERTY**

**PUE BEING VACATED THIS PLAT (E. BASALT DRIVE)**

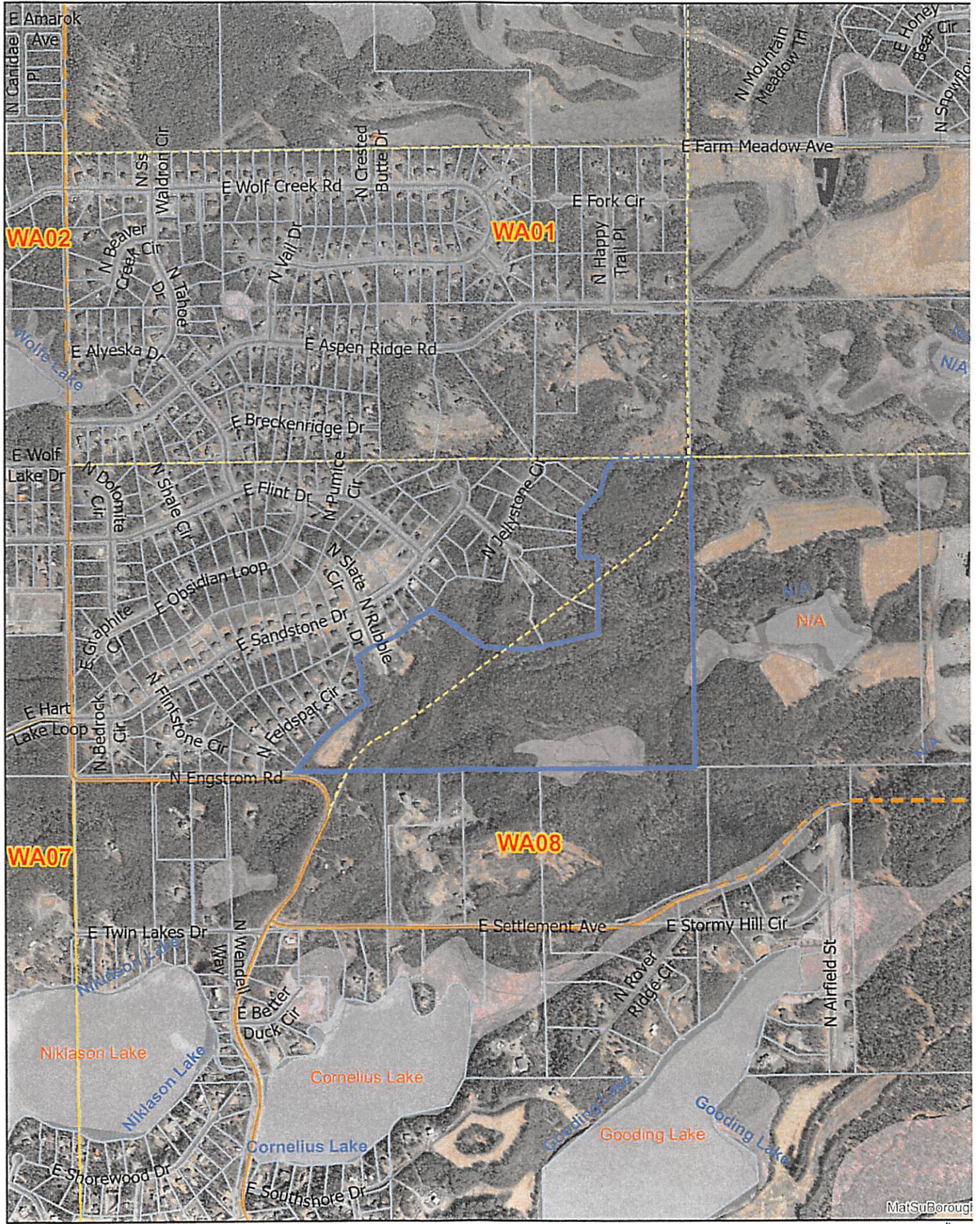
**VICINITY MAP**

FOR PROPOSED STONE CREEK PHASE 7  
SUBDIVISION

LOCATED WITHIN

SECTION 22, T18N, R01E, SEWARD MERIDIAN  
ALASKA

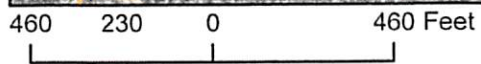
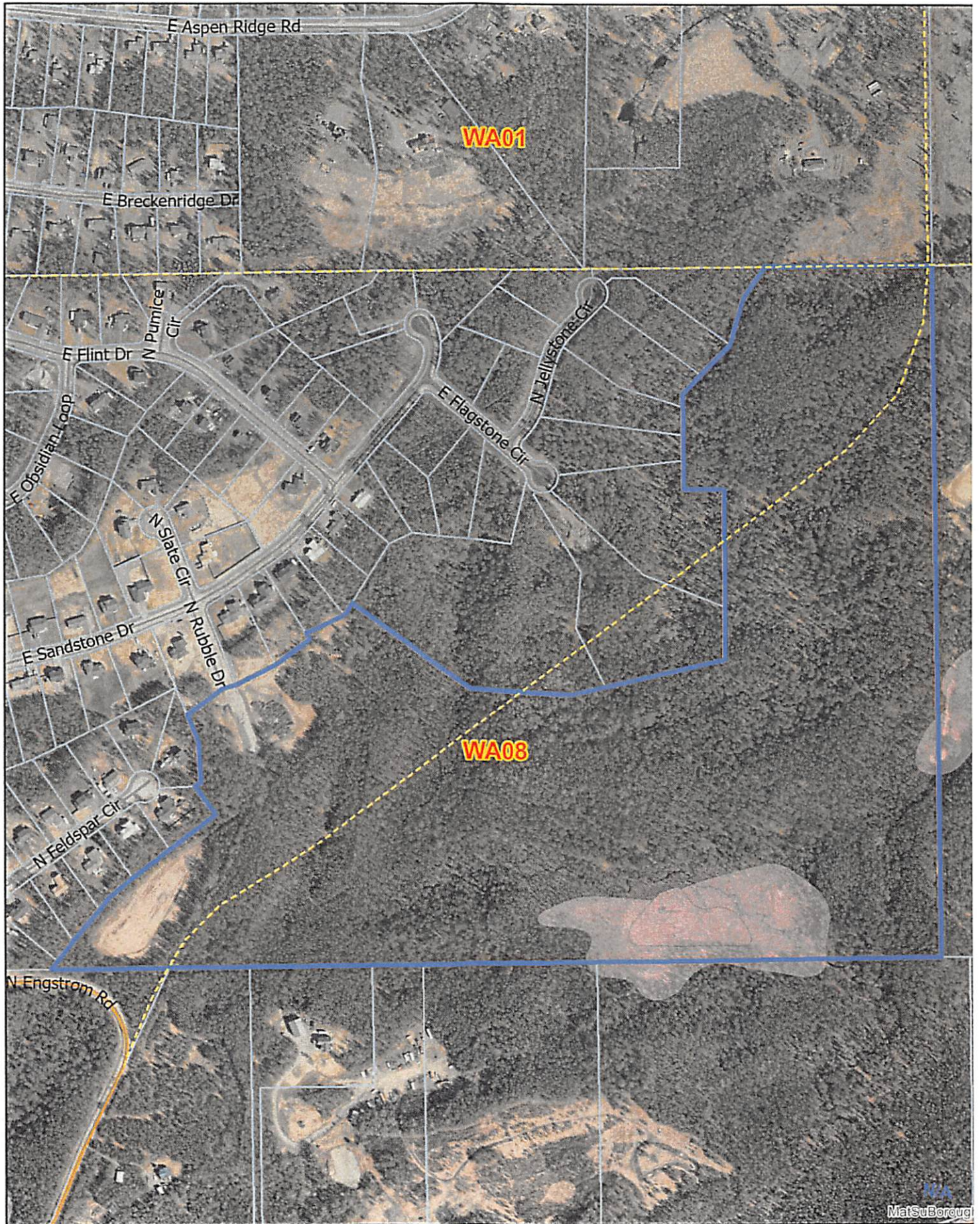
WA08 MAP



1,000 500 0 1,000 Feet

EXHIBIT A -2





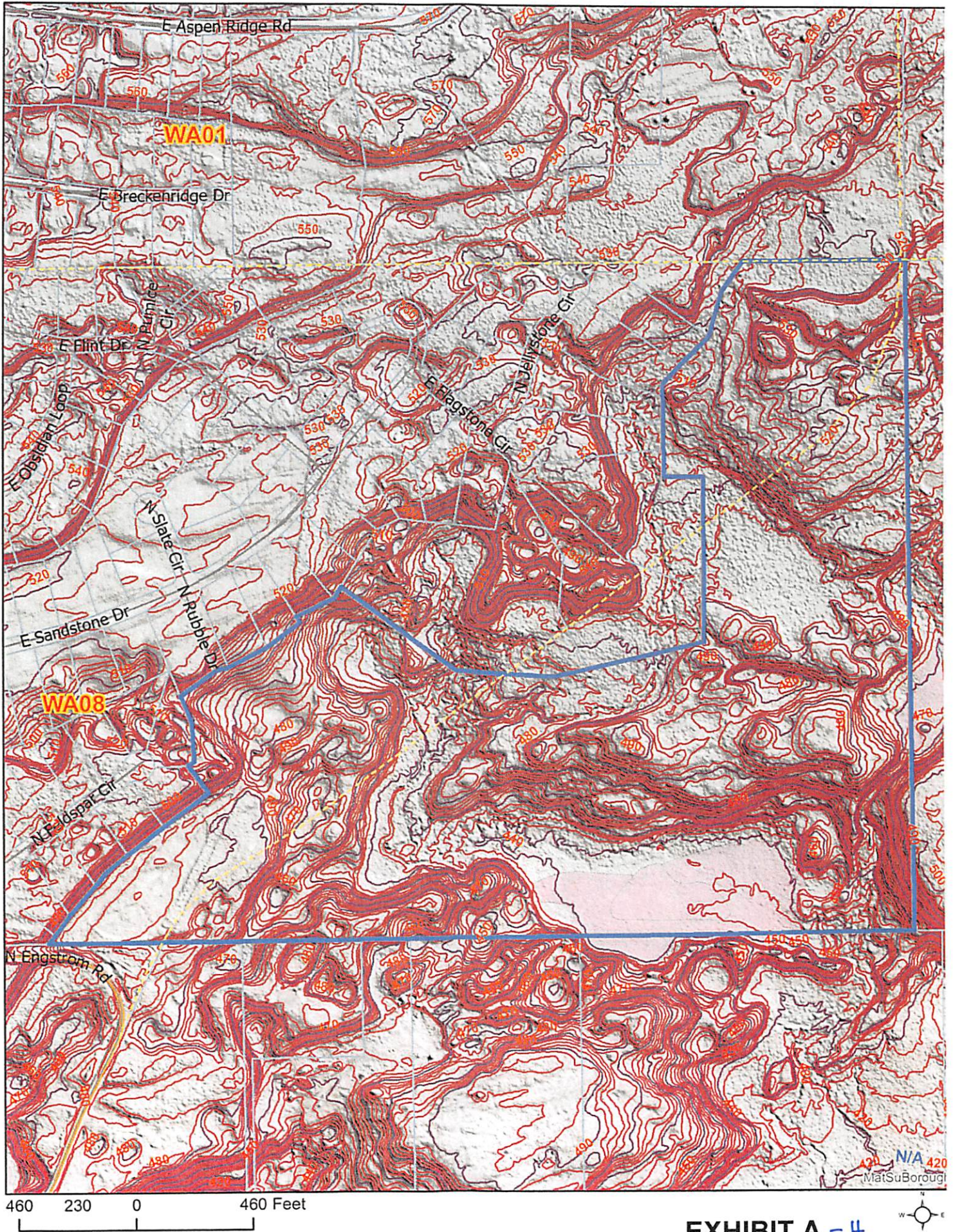


EXHIBIT A - 4



# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

June 11, 2024

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

RECEIVED  
JUN 11 2024  
PLATTING

Re: *Stone Creek Phase 7 Subdivision*; Useable Areas, Soils, Roads and Drainage  
HE #15014

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 15 new residential lots and a large remainder tract from one existing parcel totaling 106 acres. Our soils evaluation included logging 8 new testholes on the parent parcel, review of adjacent existing soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an irregular shape, nearly rectangular on the east end and adjoining the perimeter of earlier phases of the same project on the west end. The south is bordered by ROW being created to support a future collector connection for Engstrom Road. The parcel contains rolling terrain with benches, minor bluff and ridge features, and lower ground along a creek that runs from north to south through the eastern half. The terrain falls generally to the south or southeast, with the lowest region at the creek along the southern border, with some related steep slopes and valleys. Regions with steep slopes over 25% have been delineated on the attached map. The total elevation differential indicated from the provided topographical map is approximately 80'.

Soils & Vegetation. The majority of the parent parcel exists in a native or near native state, or has previously been developed as hay fields. One site previously had a dry log barn structure and related outbuildings. Existing vegetation within the wooded portion primarily consists of mature growth cottonwood, spruce, and birch trees. Areas between the trees, and a few low open areas along the creek are dominated by tall grasses. Eight new testholes were dug on the parent parcel on 5/01/24 to evaluate existing soils conditions, and our firm previously logged numerous testholes on adjacent projects to the west. Near surface soils encountered in the testholes typically included a thick organic mat over a layer of silty loess topsoils which extend down as deep as 3'. Receiving soils under the topsoils were relatively clean sands and gravels. Copies of the on-project testhole logs and a location/topography map are attached.



Groundwater. Groundwater or seeps/moisture was encountered only in testholes 49 and 50, at depths of 15' and 5.3' respectively. All of the other testholes were dry to at least 12'. Despite the presence of groundwater in some of the testholes, all of the proposed lots have adequate useable septic area to meet requirements, and groundwater will not be a limiting factor.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to surface waters, steep areas and related setbacks, areas with shallow groundwater, and lotlines. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed 15 new lots will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Proposed remainder Tract Y will be well over 400,000 ft2 and as such is not subject to useable area verification; nonetheless it is expected to contain useable septic and building area as well.***

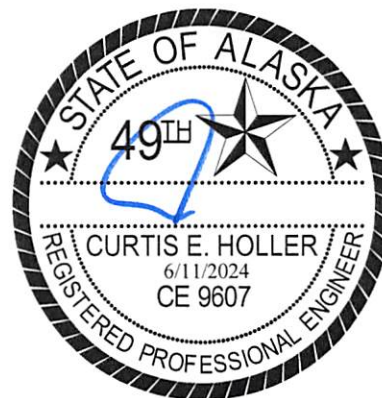
Roads and Drainage. Approximately 1,900' of new roads will be constructed, and an additional 300' of existing road base will be improved to provide access to the proposed lots. Road construction will include 2 permanent cul-de-sac bulbs and a tee turn-around. Material adequate to construct the road base exist on the site. Road topping would need to be screened or imported, and the developer will likely elect to pave the streets in lieu of placing road topping. A preliminary road design is being prepared by others. General existing drainage patterns are shown on the attached preliminary drainage map. A full drainage report will be prepared by others prior to the road pre-construction meeting. The attached preliminary drainage plan matches the draft version of the drainage report.

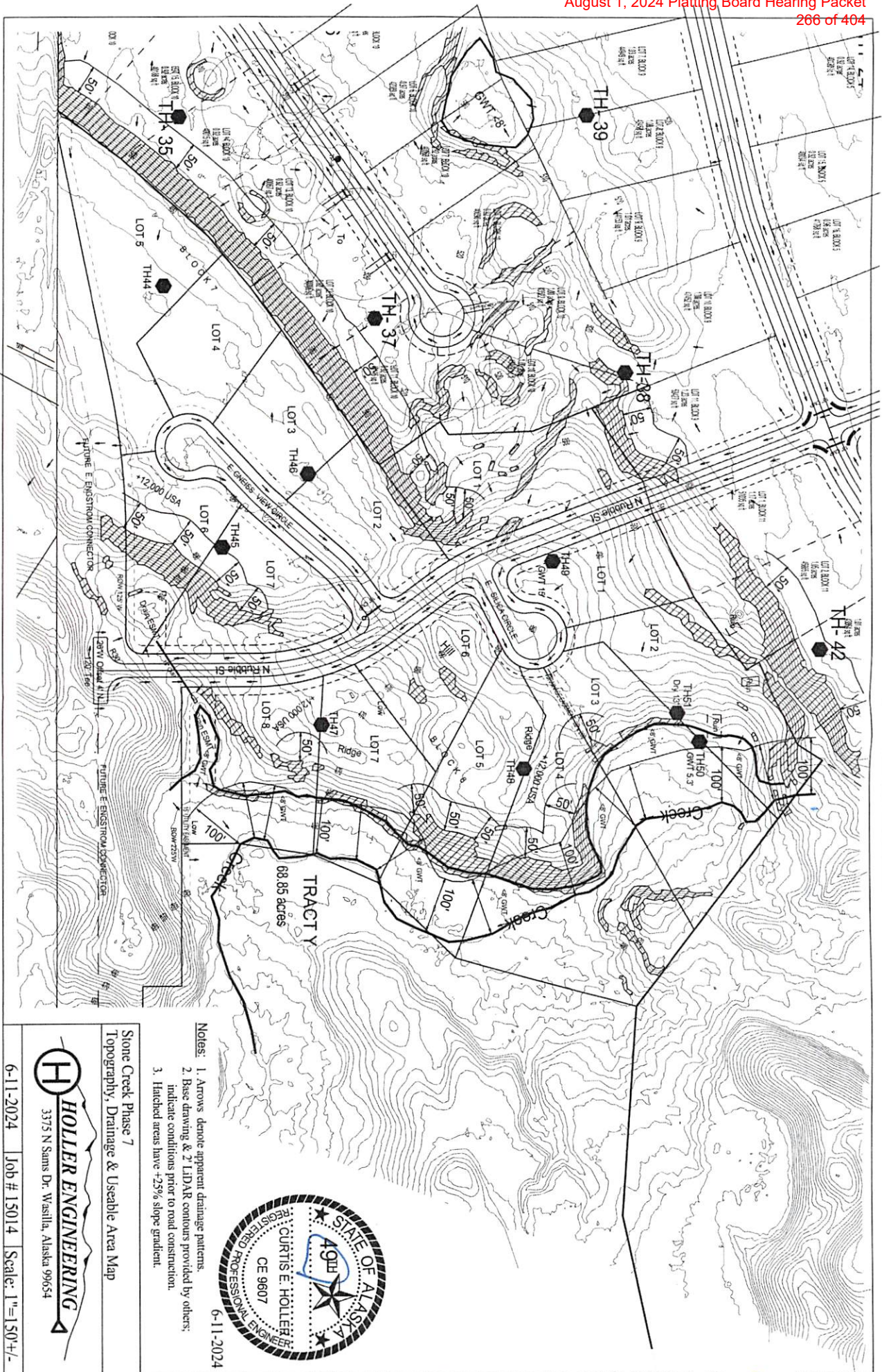
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

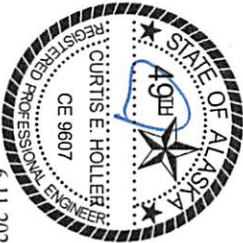
c: JRK Group LLC, w/attachments





- Notes:
1. Arrows denote apparent drainage patterns.
  2. Base drawing & 2' LIDAR contours provided by others; indicate conditions prior to road construction.
  3. Hatched areas have +25% slope gradient.

6-11-2024



Stone Creek Phase 7  
Topography, Drainage & Useable Area Map



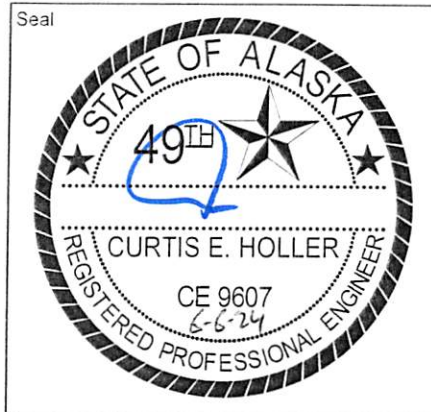
3375 N Sams Dr. Wasilla, Alaska 99654

6-11-2024 Job # 15014 Scale: 1"=150' +/-



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 44 of 51  
 Performed For: JRK Group LLC  
 Legal Description: Stone Creek Ph 7

Depth, feet	Soil Type
0 - 1	CL
1 - 2	ML
2 - 3	SP-GP Varies to SP <sup>W</sup> Gravel
3 - 4	OLIVE mortar rock < 5"
4 - 6	Very few to 15"
6 - 7	CLEAN
7 - 8	MEDIUM SANDS
8 - 13	NO GW / NO STAINS

Slope

Site Plan

See attached testhole & topo map.

↑  
N  
↓

WAS GROUNDWATER ENCOUNTERED?  
 - No  
 IF YES, AT WHAT DEPTH?  
 - N/A  
 DEPTH AFTER MONITORING?  
 - N/A

Slope

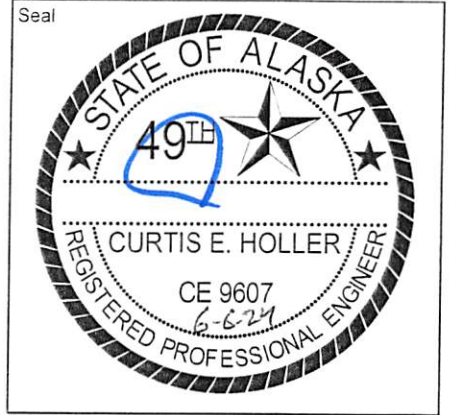
PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN    FT AND    FT DEPTH  
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
 \_\_\_\_\_  
 \_\_\_\_\_  
 - PERFORMED BY: C. Holler  
 DATE: 5-01-2024



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 45 of 51  
 Performed For: JRK Group LLC  
 Legal Description: Stone Creek Ph 7

Depth, feet	Soil Type	Slope	Site Plan																																																												
1	<i>a</i>		See attached testhole & topo map.																																																												
2	ML																																																														
3																																																															
4	SP-GP, clive,																																																														
5	most rock < 6"																																																														
6	w/ quite a few 6" to 10"																																																														
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WAS GROUNDWATER ENCOUNTERED? No  
 IF YES, AT WHAT DEPTH? N/A  
 DEPTH AFTER MONITORING? N/A

- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH  
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
 \_\_\_\_\_  
 \_\_\_\_\_

- PERFORMED BY: C. Holler      DATE: 5-01-2024

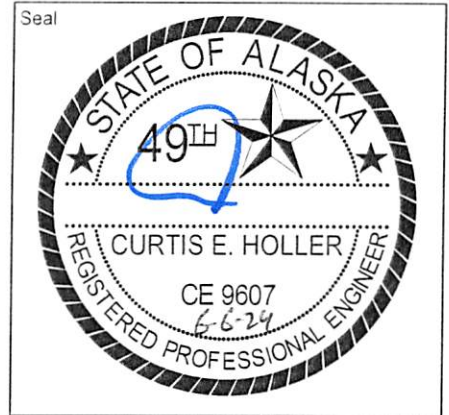


# HOLLER ENGINEERING

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

## SOILS LOG / PERCOLATION TEST

TEST HOLE # 46 of 51  
 Performed For: JRK Group LLC  
 Legal Description: Stone Creek Ph 7



Depth, feet	Soil Type	Slope	Site Plan
1	OL		See attached testhole & topo map. <div style="text-align: right;">↑ N ↓</div>
2	ML		
3	SP w/ GRAVEL, CLIVE		
4	MOST ROCK < 4" FEW 6"		
5			
6			
7	W/ FEW BANDS SP-SW		
8	CLEAN		
9			
10			
11			
12			
13	No GW / No STAIN		

WAS GROUNDWATER ENCOUNTERED?  
 - No  
 IF YES, AT WHAT DEPTH?  
 - N/A  
 DEPTH AFTER MONITORING?  
 - N/A

Slope

### PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

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

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

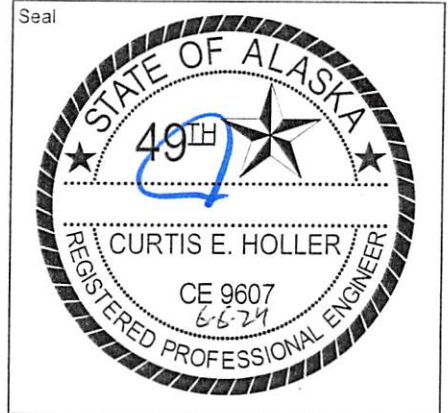
- PERFORMED BY: C. Holler

DATE: 5-01-2024



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 47 of 51  
 Performed For: JRK Group LLC  
 Legal Description: Stone Creek Ph 7

Depth, feet	Soil Type	Slope	Site Plan
1	a		See attached testhole & topo map.
2	ML		
3	SP w/Gravel		
4	Rock 4"		
5	CLAY to CLAY GRAY		
6	MEDIUM SAND		
7	CLEAN		
8			
9			
10	SP-GP VARY TO SP w/Gravel		

WAS GROUNDWATER ENCOUNTERED? No  
 IF YES, AT WHAT DEPTH? N/A  
 DEPTH AFTER MONITORING? N/A

Slope

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

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

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Holler DATE: 5-01-2024

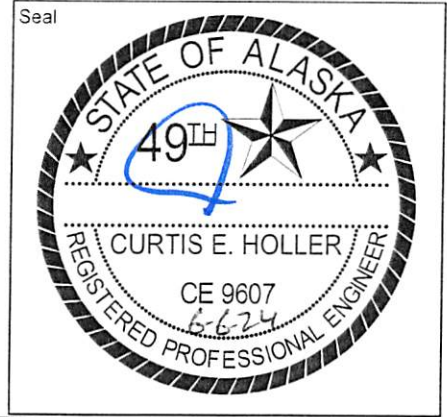


# HOLLER ENGINEERING

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

## SOILS LOG / PERCOLATION TEST

TEST HOLE # 48 of 51  
 Performed For: JRK Group LLC  
 Legal Description: Stone Creek Ph 7



Depth, feet	Soil Type
0 - 1	OL
1 - 2	ML
2 - 5	SP-SW OLIVE CLEAN
5 - 11	SP w/ GRAVEL most rock < 4" occasional 6"
11 - 14	SP <sub>i</sub> OLIVE MED-FINE SANDS NO GWT/NO STAIN
14 - 22	

Slope

Site Plan

See attached testhole & topo map.

↑  
N  
↓

WAS GROUNDWATER ENCOUNTERED?  
 - No  
 IF YES, AT WHAT DEPTH?  
 - N/A  
 DEPTH AFTER MONITORING?  
 - N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

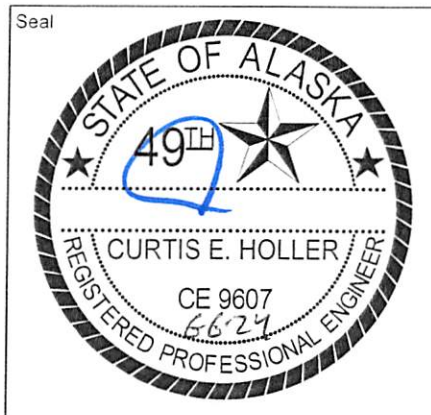
- PERFORMED BY: C. Holler

DATE: 5-01-2024



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 49 of 51  
 Performed For: JRK Group LLC  
 Legal Description: Stone Creek Ph 7

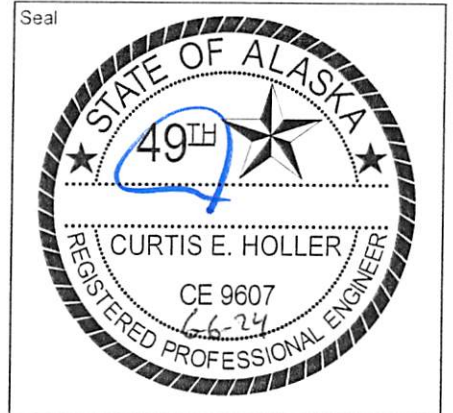
Depth, feet	Soil Type	Slope	Site Plan																																																																		
1	<u>NNF: ML, CL, FEW ROOTS</u>		See attached testhole & topo map.																																																																		
2																																																																					
3																																																																					
4	<u>NATIVE ML, SOFT BROWN LOESS</u>																																																																				
5																																																																					
6	<u>SP-GP OLIVE BROWN MOST ROCK &gt; 5" FEW TO 15" MEDIUM TO M-C SANDS</u>																																																																				
7																																																																					
8																																																																					
9																																																																					
10	<u>SP-GP AS ABOVE, OLIVE COLOR</u>																																																																				
11																																																																					
12																																																																					
13	<u>STAINS PAST 15'</u>																																																																				
14																																																																					
15																																																																					
16																																																																					
17																																																																					
18	<b>PERCOLATION TEST</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: center;">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																																											
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop																																																																
N/A visual analysis only																																																																					
19	- PERCOLATION RATE _____ (min/inch)      PERC HOLE DIAMETER _____ - TEST RUN BETWEEN _____ FT AND _____ FT DEPTH																																																																				
20	- COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u>																																																																				
21	- PERFORMED BY: C. Holler																																																																				
22	DATE: 5-01-2024																																																																				





# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 50 of 51  
 Performed For: JRK Group LLC  
 Legal Description: Stone Creek Ph 7

Depth, feet	Soil Type
1	OL
2	ML
3	
4	SP-GP Rock < 4"
5	w/ Few to 12"
6	CLAY GRAY
7	VARIES TO: SP w/ GRAVEL
8	AN w/ TRACE SILT

Slope

Site Plan

See attached testhole & topo map.

↑  
N  
↓

WAS GROUNDWATER ENCOUNTERED?  
 - Yes  
 IF YES, AT WHAT DEPTH?  
 - FAST @ 5.3'  
 DEPTH AFTER MONITORING?  
 -

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

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

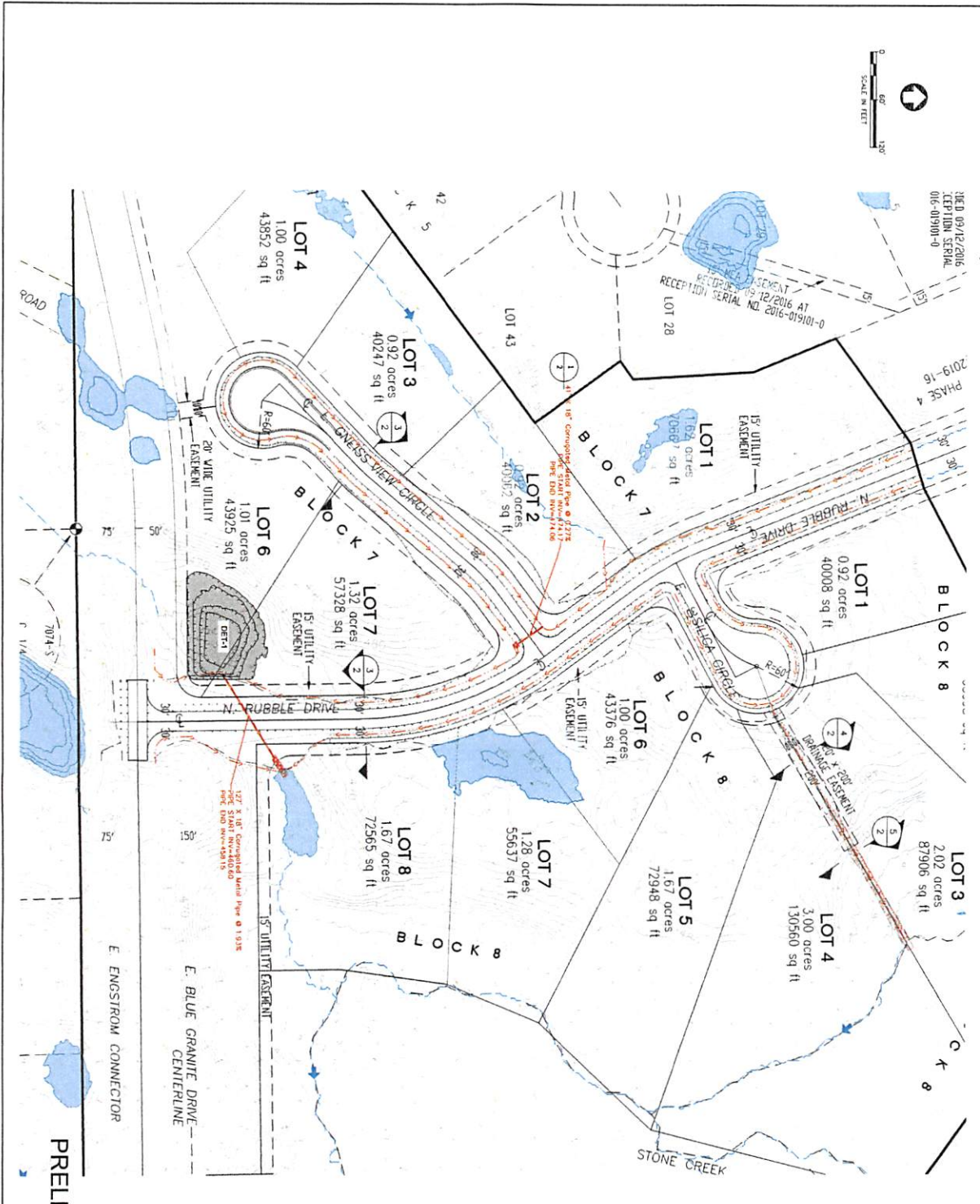
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Holler DATE: 5-01-2024



CIVIL RESOURCES, LLC

STONE CREEK PH7



PRELIMINARY DRAINAGE DESIGN  
6/10/2024

MAP - 1  
PRELIMINARY DRAINAGE DESIGN  
6/10/2024

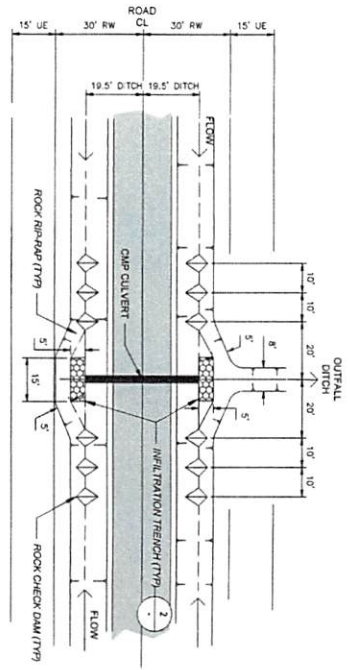
- LEGEND**
- TOP OF SLOPE DITCH
  - DRAINAGE SWALE
  - DITCH FLOW LINE
  - FLOW DIRECTION
  - NATURAL DEPRESSION
  - DETECTION BASIN
  - RIP-RAP



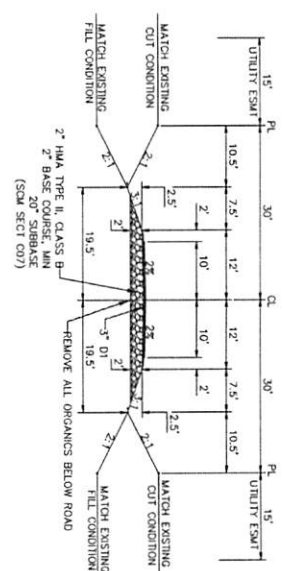
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JUN 11 2024  
PLATTING

CIVIL RESOURCES, LLC

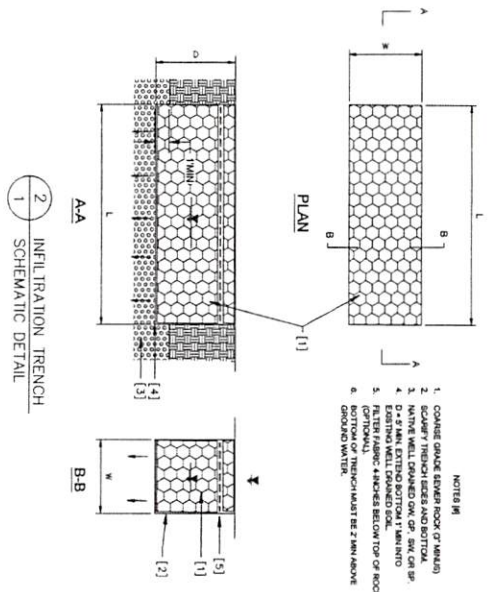
STONE CREEK PH7



1 CULVERT SCHEMATIC DETAIL

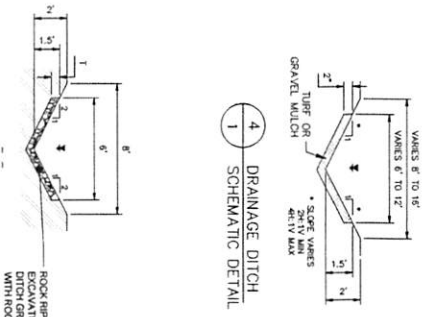


3 TYPICAL ROAD SECTION SCHEMATIC DETAIL

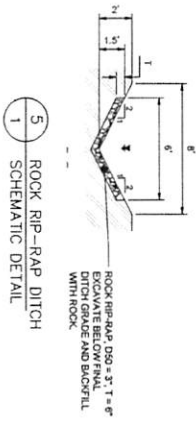


2 INFILTRATION TRENCH SCHEMATIC DETAIL

- NOTES IN
1. COARSE GRADE STONE OR ROCK 2" MINIMUM
  2. SQUEEGER THICK EDGES AND BOTTOM
  3. NATIVE WELL DRAINED SOIL OR, SW OR SP
  4. 2" HMA TYPE II, CLASS B FILL INTO
  5. FILTER FABRIC 4" MINIMUM BELOW TOP OF ROCK (OPTIONAL)
  6. INFILTRATION TRENCH MUST BE 2" MINIMUM ABOVE GROUND WATER



4 DRAINAGE DITCH SCHEMATIC DETAIL



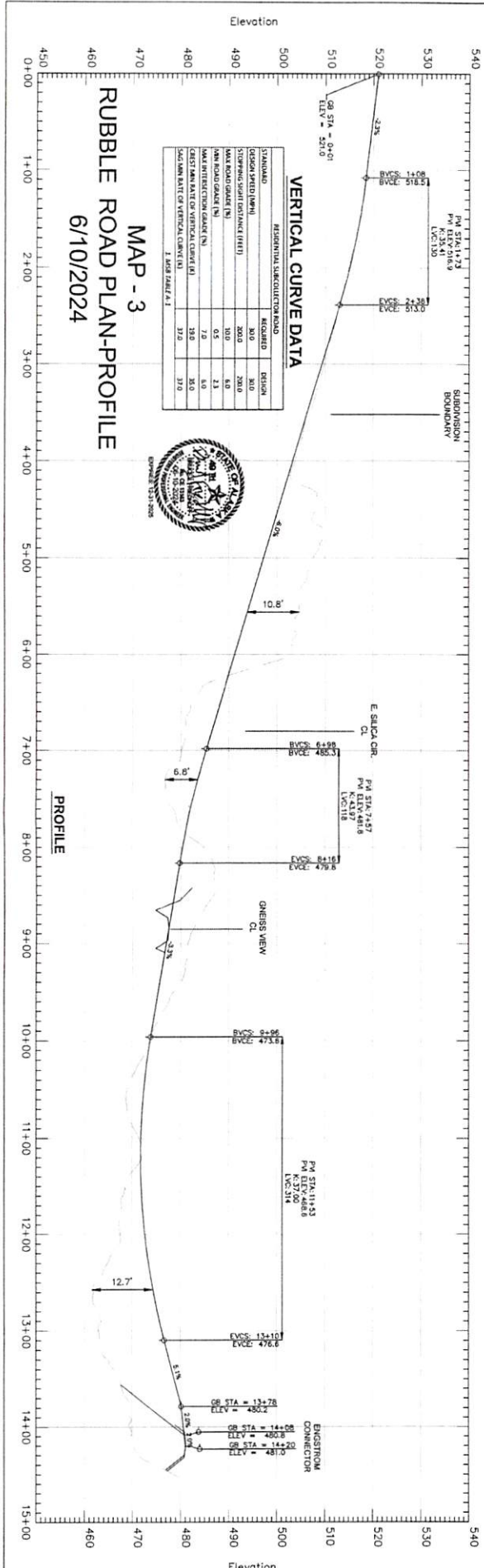
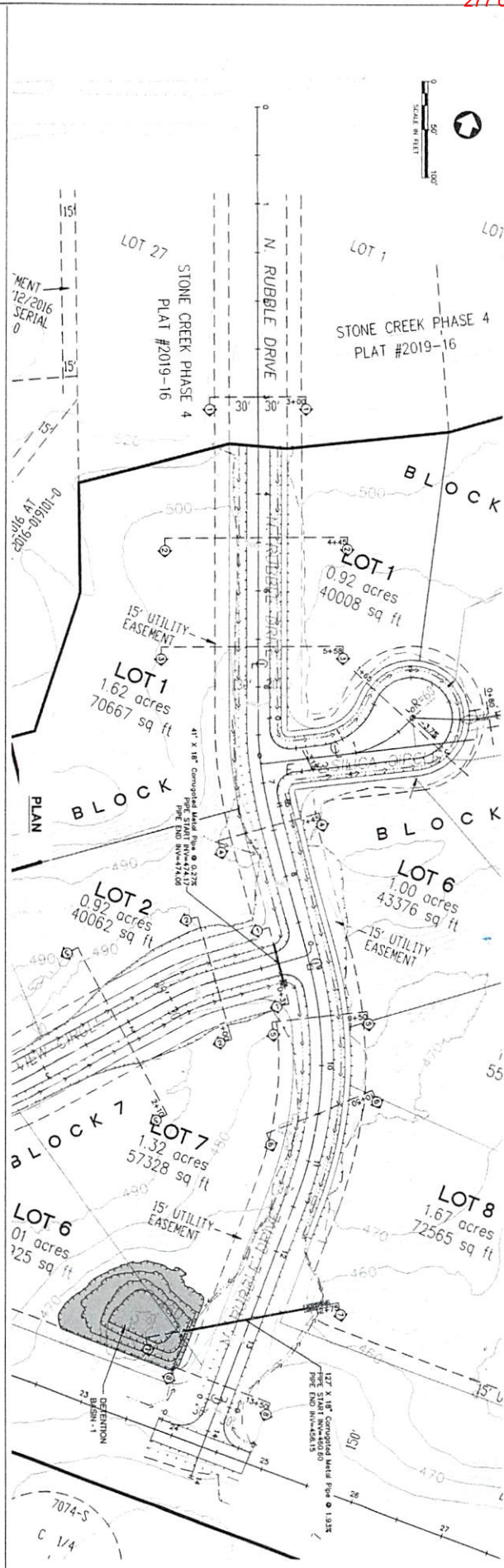
5 ROCK RIP-RAP DITCH SCHEMATIC DETAIL



MAP - 2  
SCHEMATIC DETAILS  
6/10/2024

CIVIL RESOURCES, LLC

STONE CREEK PH7

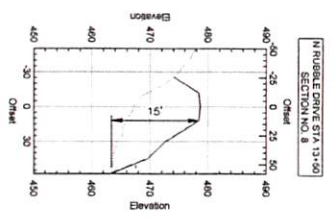
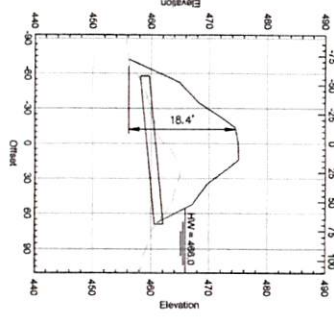
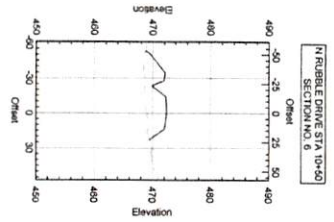
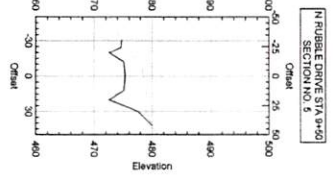
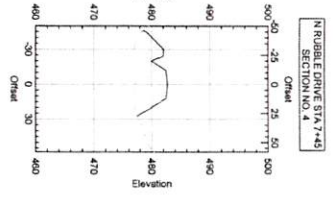
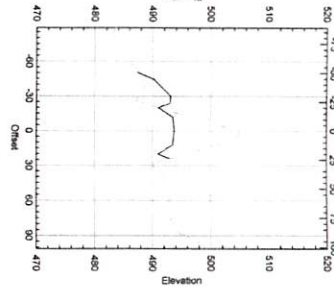
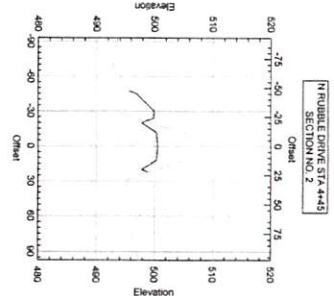
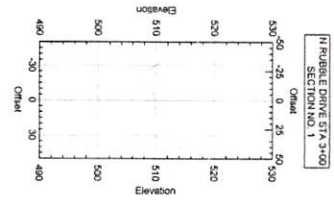


MAP - 3  
RUBBLE ROAD PLAN-PROFILE  
6/10/2024



CIVIL RESOURCES, LLC

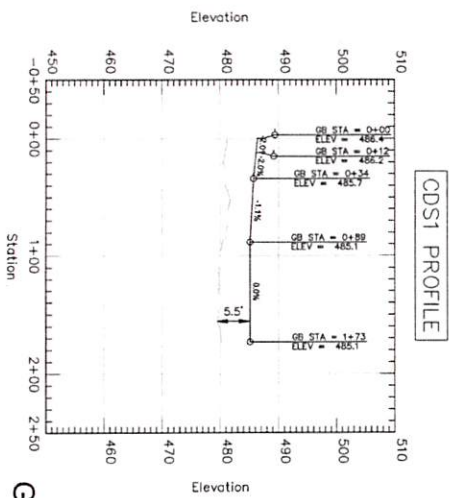
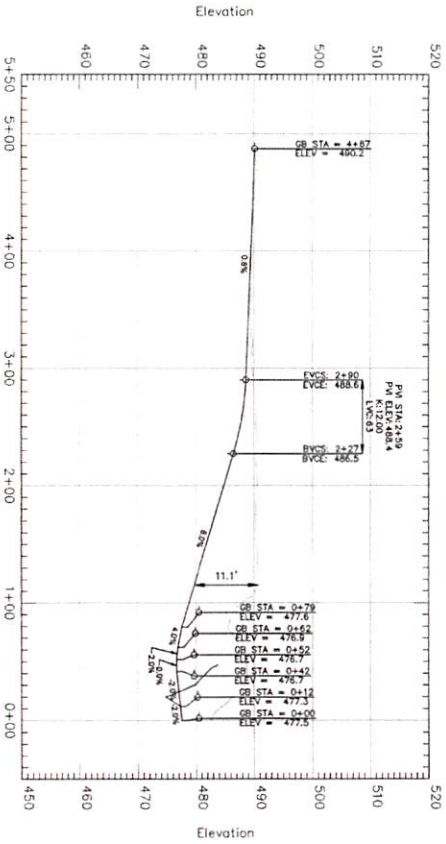
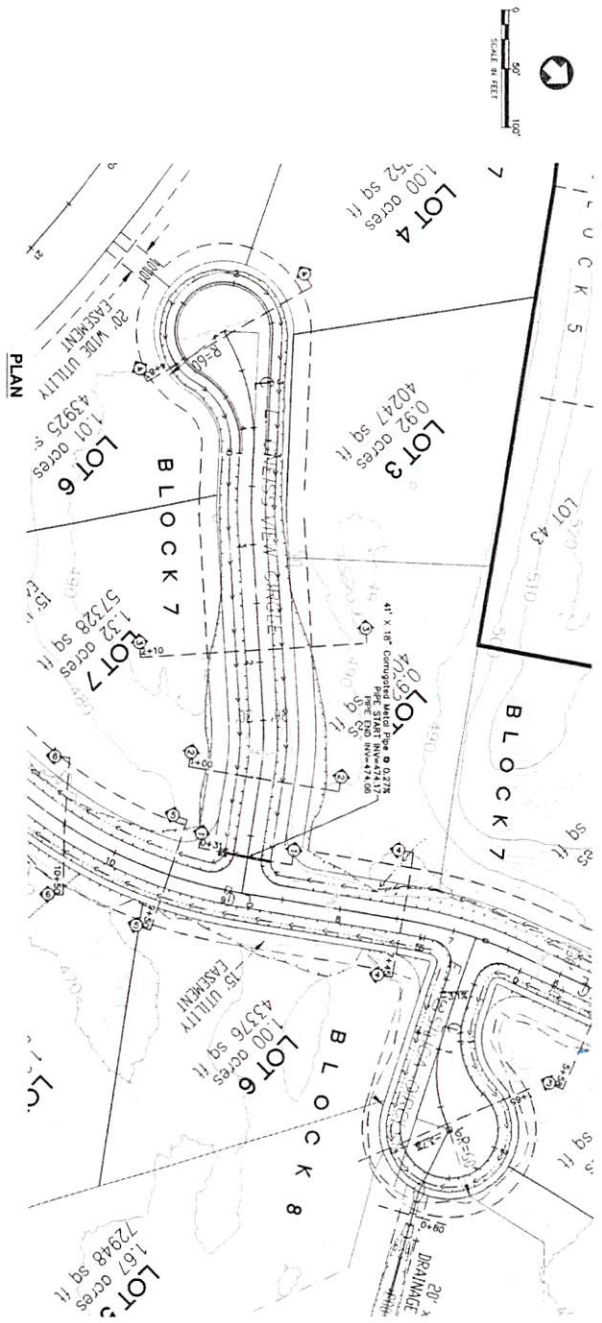
STONE CREEK PH7



MAP - 4  
RUBBLE ROAD - SECTIONS  
6/10/2024

CIVIL RESOURCES, LLC

STONE CREEK PH7



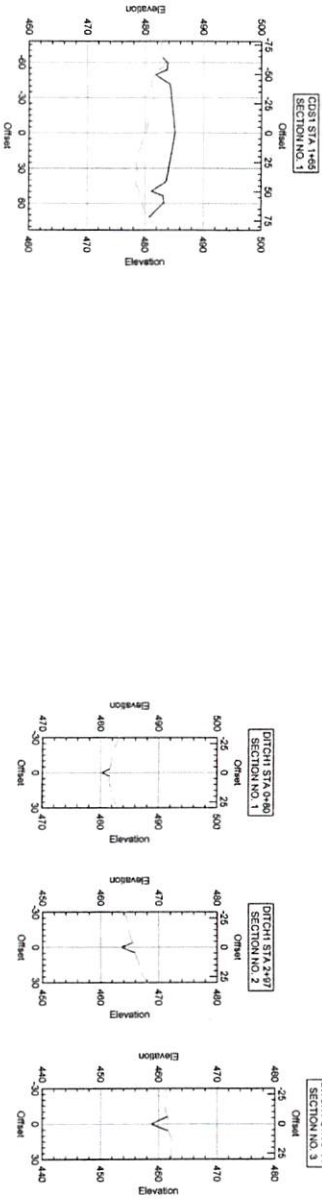
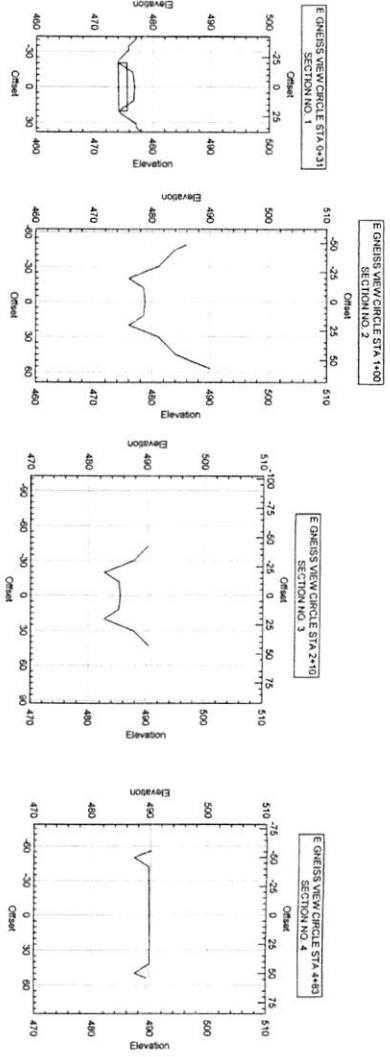
MAP - 5  
GNEISS VIEW CIR ROAD  
PLAN-PROFILE  
6/10/2024



CIVIL RESOURCES, LLC

STONE CREEK PH7

1

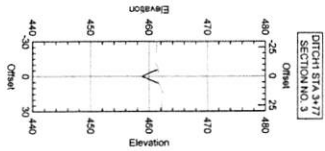
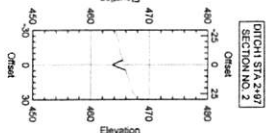
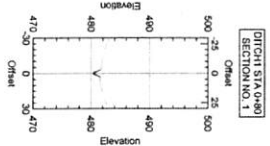
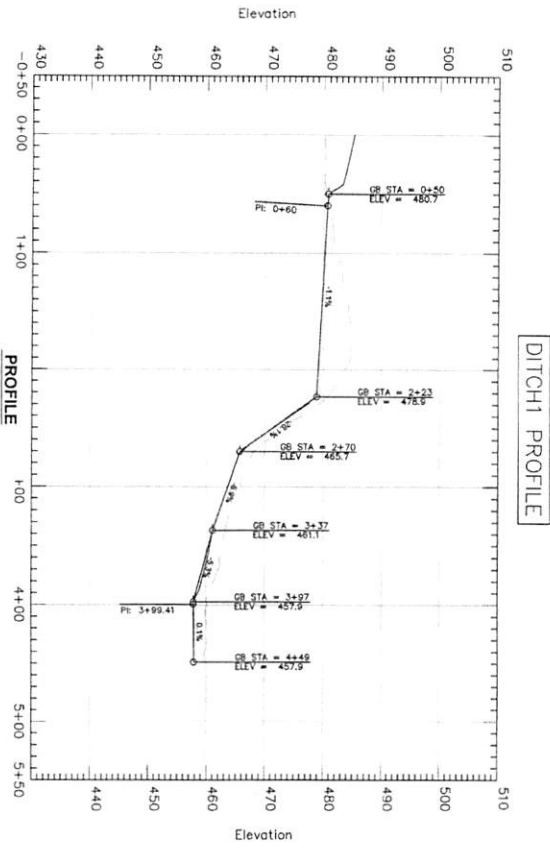
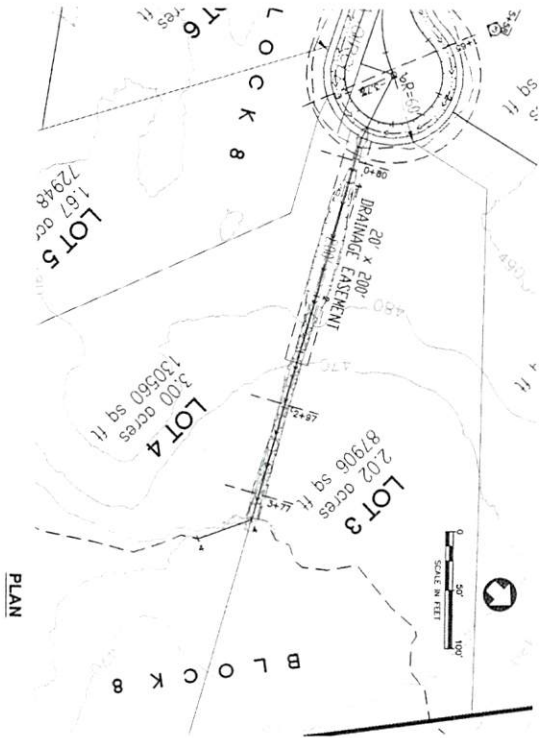


MAP - 6  
GNEISS CDS1 AND OUTFALL DITCH -  
SECTIONS  
6/10/2024



CIVIL RESOURCES, LLC

STONE CREEK PH7

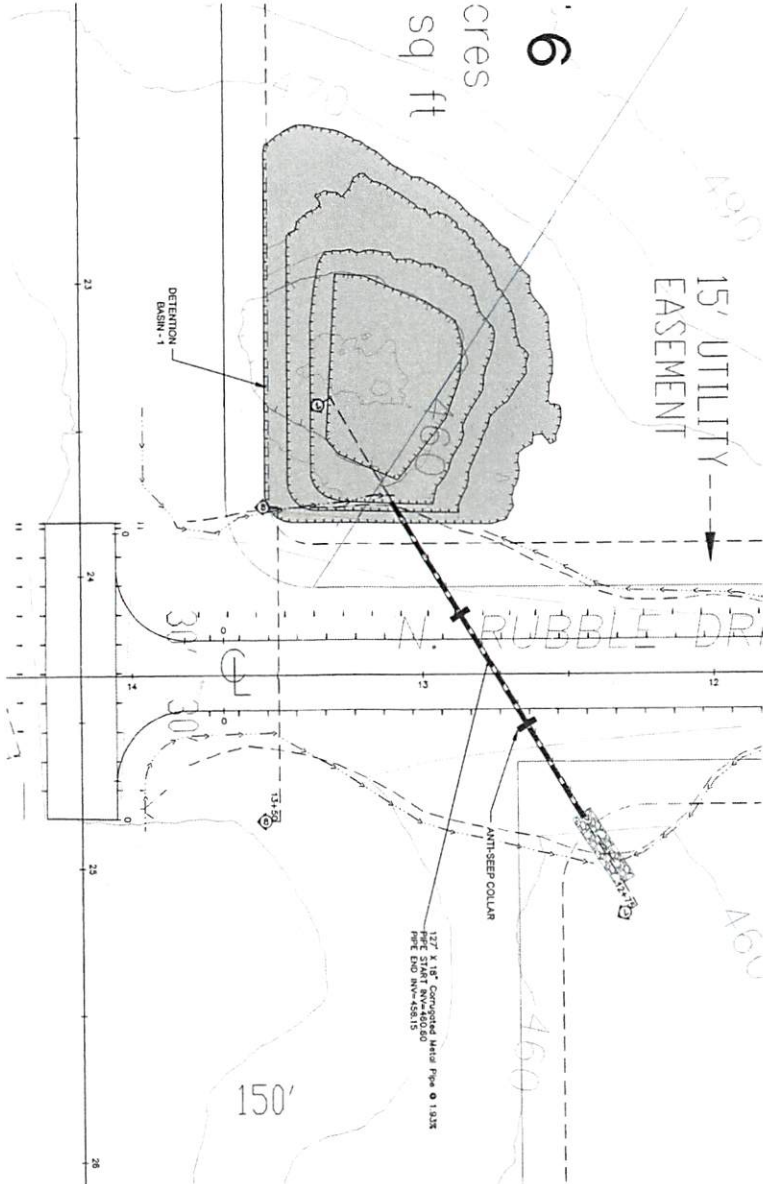
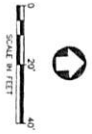


MAP - 7  
OUTFALL DITCH PLAN-PROFILE  
6/10/2024



CIVIL RESOURCES, LLC

STONE CREEK PH7



MAP - 8  
DETENTION BASIN - 1  
6/10/2024

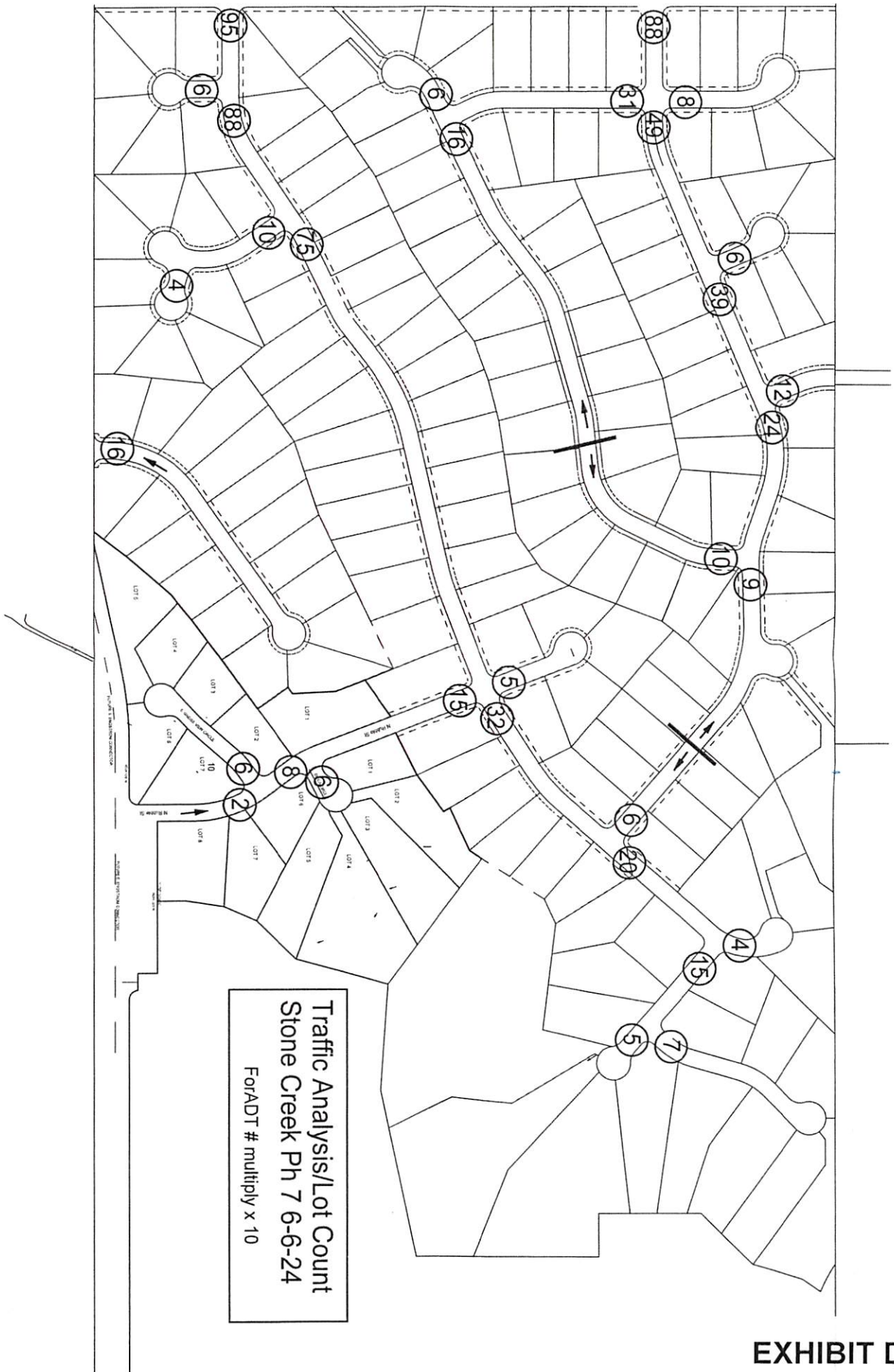


EXHIBIT D



GARY LORUSSO

**KEYSTONE SURVEYING AND MAPPING**

*P.O. Box 2216, Palmer, Alaska  
99645*

*Email: garyl@mtaonline.net*

*Phone: (907) 376-7811*

**SECTION LINE EASEMENT RESEARCH**

**STONE CREEK**

**TOWNSHIP 18 NORTH, RANGE 01 EAST  
PORTIONS OF SECTIONS 15, 16, 21, 22 and 23**

The section line for the above referenced sections were surveyed and the survey approved by the U.S. Surveyor General's Office on April 02, 1915.

The subject parcel in Section 22 was patented to Carl Engstrom by Federal Patent # 786776. Entry date was on March 25, 1916. There is not Section Line easement on this parcel.

To the south of the subject parcel in Section 22, the land was patented Gustal A. Abrahamson by Federal Patent # 832498. Entry date was on November 02, 1915. There is not Section Line easement on this parcel.

To the east of the subject parcel in Section 23, the land was patented to the A.R.R.C. by Federal Patent # 1120981. Entry date was on October 01, 1943. There is a 33' Section Line easement on this parcel.

To the north of the subject parcel in Section 15, the land was patented Nels E. Ofrenberg by Federal Patent # 757019. Entry date was on October 29, 1915. There is not Section Line easement on this parcel.

To the northwest of the subject parcel in Section 16, the land was patented to the State of Alaska by Patent # 50660146. Entry date was on November 02, 1915. There is a 50' Section Line easement on this parcel.

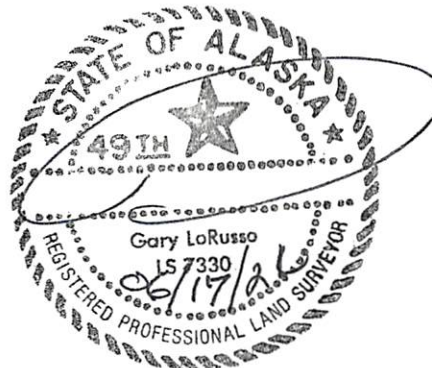
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**PLATTING**

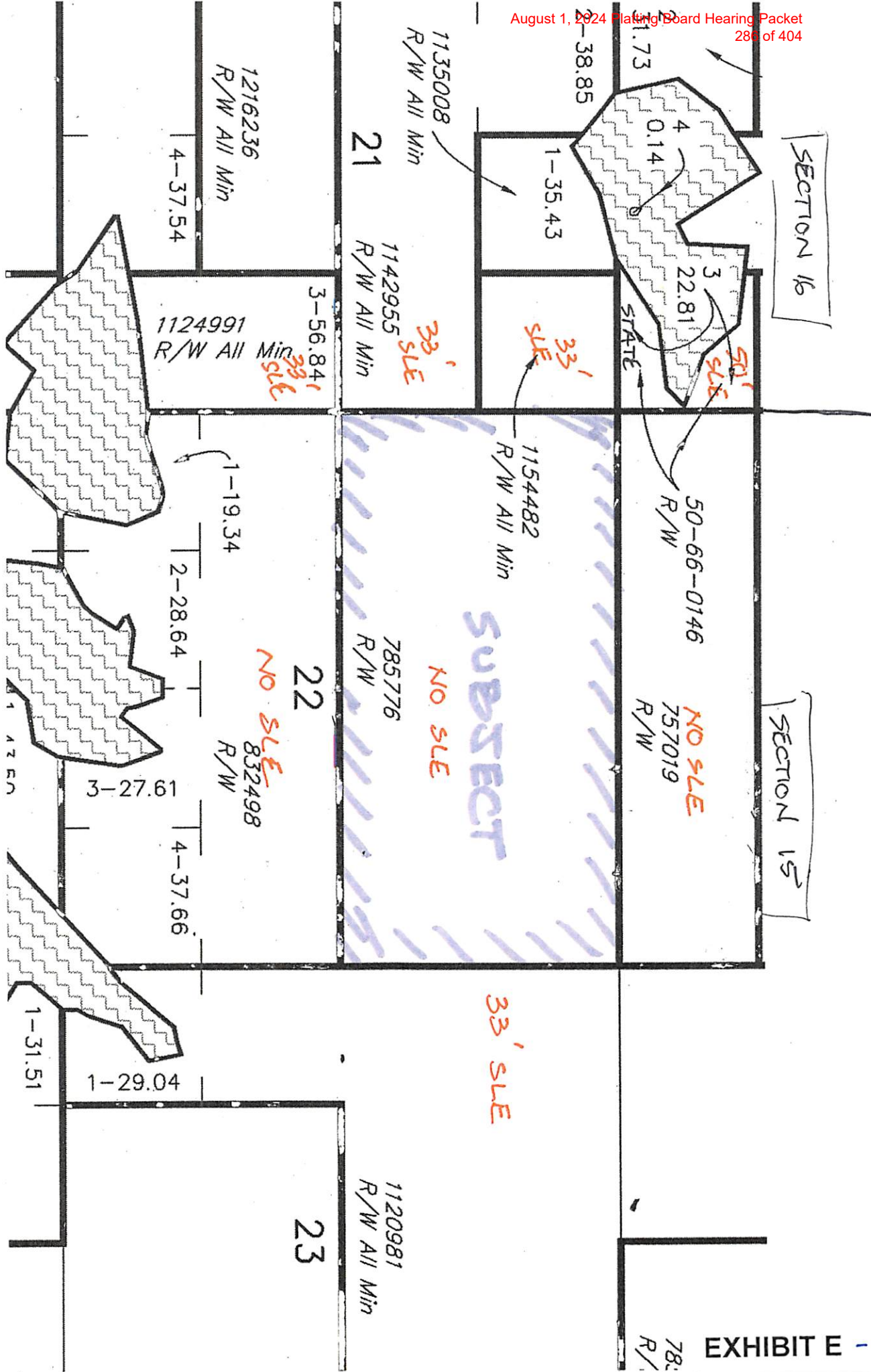
To the west of the subject parcel in Section 21, the land was patented to Carl F. Mielke by Federal Patent # 1154482. Entry date was on July 27, 1955. There is a 33' Section Line easement on this parcel.

To the west of the subject parcel in Section 21, the land was patented to Moel William Woods by Federal Patent # 1142955. Entry date was on November 06, 1953. There is a 33' Section Line easement on this parcel.

To the southwest of the subject parcel in Section 21, the land was patented to Anna S. Borden by Federal Patent # 1124991. Entry date was on November 10, 1947. There is a 33' Section Line easement on this parcel.

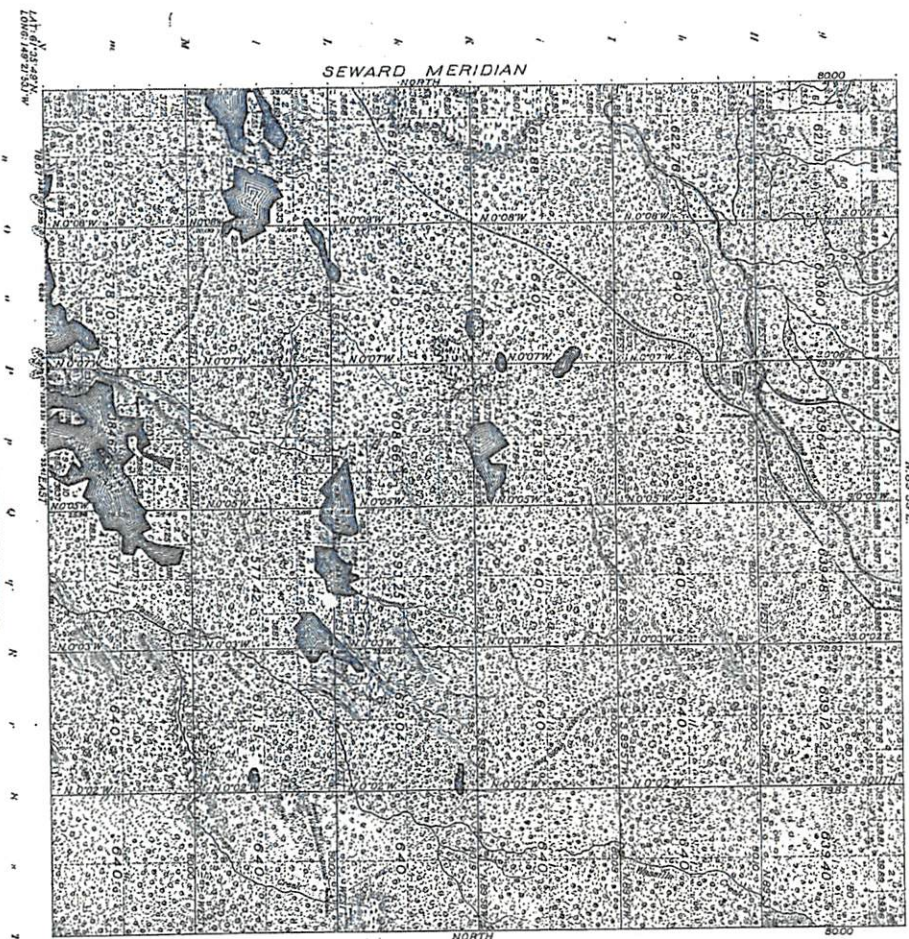
Gary LoRusso  
Keystone Surveying & Mapping, Inc.  
P.O. Box 2216, Palmer, Alaska 99645  
(907) 376-7811  
Email: [garyl@mtaonline.net](mailto:garyl@mtaonline.net)





Township No 18 North, Range No 1 East of the Seward Meridian, Alaska.

(4-1716-4)



Section	Acres	Original Patent	Original Patent Date	Original Patent No.	Original Patent Recd.
1	36	1891	1891	1891	1891
2	36	1891	1891	1891	1891
3	36	1891	1891	1891	1891
4	36	1891	1891	1891	1891
5	36	1891	1891	1891	1891
6	36	1891	1891	1891	1891
7	36	1891	1891	1891	1891
8	36	1891	1891	1891	1891
9	36	1891	1891	1891	1891
10	36	1891	1891	1891	1891
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34	36	1891	1891	1891	1891
35	36	1891	1891	1891	1891
36	36	1891	1891	1891	1891

The above map of Township No. 18 NORTH Range No. 1 EAST of the SEWARD Meridian ALASKA is hereby confirmed to the field notes of the survey thereof in file in this office, which have been examined and approved by the U.S. Surveyor General's Office at Fairbanks, Alaska, April 2, 1915.

*Charles E. Davidson*  
Surveyor General.

Section	Acres	Original Patent	Original Patent Date	Original Patent No.	Original Patent Recd.
1	36	1891	1891	1891	1891
2	36	1891	1891	1891	1891
3	36	1891	1891	1891	1891
4	36	1891	1891	1891	1891
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34	36	1891	1891	1891	1891
35	36	1891	1891	1891	1891
36	36	1891	1891	1891	1891

These gross sections 1 to 36 of March 21, 1901, returned to entry lands returning or otherwise on March 18, 1901. It does not, however, affect areas, situated or otherwise, where such sections are or may be returned for sale to the public land under Sec. 75, 119 and 272.

See Executive Order No. 6457 withdrawing for classification purposes:  
 1. 17 Sec. 1, 2 and 3 E.  
 2. 13 Sec. 1, 2 and 3 E.  
 3. 12 Sec. 1 and 2 E.  
 4. 10 Sec. 1 E.  
 5. 10 Sec. 1 E.

# SUBJECT

Bureau of Land Management - Alaska LIS-Online Reports  
Case Abstract for: AKA 002895

```

-----
Case Serial Num: AKA 002895          FRC Site Code: SEA
Case Type:      256700 He Alaska     Accession Num:
Case Status:    Closed                Box Num: of
Case Status Actn: Case Closed        Disp Date:
Case Status Date: 27-DEC-1926       Location Code:
-----

```

```

-----
Customer Data
Custid:      000017376  Int Rel: Applicant  Pct Int: 0.0000
Cust Name:   ENGSTROM CARL
Cust Address: Withheld
-----

```

```

-----
Administrative/Status Action Data
Date   Code/Description  Remarks          Doc ID  Ofc Emp
-----
25-MAR-1916 001 Application Filed  APPLICATION RECEIVED  --      DAL GDH
10-DEC-1920 879 Patent Issued    --              PA0000785776 DAL GDH
27-DEC-1926 970 Case Closed    TITLE TRSF        --      DAL GDH
27-AUG-1992 996 Converted To Prime  --              --      940 BKM
-----

```

No Financial Actions Found

No Case Remarks Found

No Geographic Names Found

```

-----
Land Description
Mr Twp  Rng  Sec  Aliquot  Survey ID  Tr Blk  Lot  Di Bor NR LS  Acres
-----
28  018N  001E  022 N2    - -        - - -  - -  AA 170 07 PA  320.0000
Doc ID: PA0000785776  10-DEC-1920
Patented: 320.0000          Conveyed: 320.0000
-----
Total Case Acres: 320
-----

```

End of Case: AKA 002895

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data. Refer to specific BLM case files for official land status information.

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TO THE SOUTH

Bureau of Land Management - Alaska LIS-Online Reports  
Case Abstract for: AKJ 002740

Case Serial Num: AKJ 002740                      FRC Site Code: SEA  
Case Type:                      251101 He Original                      Accession Num:  
Case Status:                      Closed                      Box Num: of  
Case Status Actn: Case Closed                      Disp Date:  
Case Status Date: 29-NOV-1921                      Location Code: 98115

Customer Data

Custid:                      000024815                      Int Rel: Applicant                      Pct Int: 0.0000  
Cust Name:                      ABRAHAMSON GUSTAL A  
Cust Address:                      Withheld

Administrative/Status Action Data

Date	Code/Description	Remarks	Doc ID	Ofc	Emp
02-NOV-1915	001 Application Filed	--	--	964	EH
15-NOV-1921	879 Patent Issued	--	PA0000832498	964	EH
29-NOV-1921	970 Case Closed	--	--	964	EH
27-AUG-1992	996 Converted To Prime	--	--	940	BKM

No Financial Actions Found

No Case Remarks Found

No Geographic Names Found

Land Description

Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres
28	018N	001E	022	--	--	--	--	1	AA	170	07	PA	19.3400
					Doc ID: PA0000832498								15-NOV-1921
28	018N	001E	022	--	--	--	--	2	AA	170	07	PA	28.6400
					Doc ID: PA0000832498								15-NOV-1921
28	018N	001E	022	--	--	--	--	3	AA	170	07	PA	27.6100
					Doc ID: PA0000832498								15-NOV-1921
28	018N	001E	022	--	--	--	--	4	AA	170	07	PA	37.6600
					Doc ID: PA0000832498								15-NOV-1921
28	018N	001E	022	N2S2	--	--	--	--	AA	170	07	PA	160.0000
					Doc ID: PA0000832498								15-NOV-1921
				Patented:	273.2500				Conveyed:	273.2500			
													Total Case Acres: 273.25

End of Case: AKJ 002740

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data. Refer to specific BLM case files for official land status information.

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TO THE EAST

Bureau of Land Management Alaska LIS-Online Reports  
Case Abstract for: AKA 010338

-----  
Case Serial Num: AKA 010338 FRC Site Code: SEA  
Case Type: 260010 Gt-Specific Public Accession Num:  
Laws  
Case Status: Closed Box Num: of  
Case Status Actn: Case Closed Disp Date:  
Case Status Date: 23-NOV-1976 Location Code:  
-----

Customer Data

Custid: 000000371 Int Rel: Applicant Pct Int: 0.0000  
Cust Name: ALASKA RURAL REHABILITATION CORPORATION  
Cust Address: Withheld

Administrative/Status Action Data

Date	Code/Description	Remarks	Doc ID	Ofc Emp
17-OCT-1940	264 Legislation Enacted	54STAT1191	--	941 RHF
01-OCT-1943	001 Apln Recvd/Case Estb	--	--	PSA JM
27-MAY-1946	879 Patent Issued	--	PA0001120981	LIS EG
23-NOV-1976	970 Case Closed	--	--	PSA JM

No Financial Actions Found

No Case Remarks Found

No Geographic Names Found

Land Description

Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres	
28	017N	001E	005	--	--	--	--	3	AA	170	07	PA	31.3900	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	001E	006	--	--	--	--	1	AA	170	07	PA	15.6500	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	001E	006	--	--	--	--	2	AA	170	07	PA	28.9500	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	001E	006	--	--	--	--	3	AA	170	07	PA	37.5600	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	001E	006	--	--	--	--	4	AA	170	07	PA	37.8600	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	001E	006	--	--	--	--	5	AA	170	07	PA	33.3800	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	001E	006	--	--	--	--	6	AA	170	07	PA	37.5700	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	001E	006	--	--	--	--	7	AA	170	07	PA	14.7900	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	001E	016	W2	--	--	--	--	AA	170	07	PA	320.0000	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	001E	017	SWSE	--	--	--	--	AA	170	07	PA	40.0000	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	002E	006	--	--	--	--	3	AA	170	07	PA	40.0200	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	002E	006	SE	--	--	--	--	AA	170	07	PA	160.0000	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	002E	006	SE	--	--	--	--	AA	170	07	PA	40.0000	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	002E	016	--	--	--	--	1	AA	170	07	PA	39.7500	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	002E	016	--	--	--	--	2	AA	170	07	PA	49.8800	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	002E	016	--	--	--	--	3	AA	170	07	PA	26.0000	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	002E	016	--	--	--	--	4	AA	170	07	PA	51.7400	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	002E	016	N2NE	--	--	--	--	AA	170	07	PA	80.0000	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	002E	016	NW	--	--	--	--	AA	170	07	PA	160.0000	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	002E	017	--	--	--	--	1	AA	170	07	PA	35.7700	
					Doc ID: PA0001120981								27-MAY-1946	USR: 026
28	017N	002E	019	NENE	--	--	--	--	AA	170	07	PA	40.0000	

**TO THE NORTH**  
Bureau of Land Management - Alaska LIS-Online Reports  
Case Abstract for: AKJ 002731

-----  
Case Serial Num: AKJ 002731                      FRC Site Code: SEA  
Case Type:            251101 He Original            Accession Num:  
Case Status:        Closed                            Box Num: of  
Case Status Actn: Case Closed                      Disp Date:  
Case Status Date: 10-AUG-1920                      Location Code:  
-----

-----  
                                                         Customer Data  
Custid:            000024336    Int Rel: Applicant                      Pct Int: 0.0000  
Cust Name:        OFREBERG NELS E  
Cust Address:     Withheld  
-----

-----  
                                                         Administrative/Status Action Data  
      Date    Code/Description            Remarks                      Doc ID    Ofc Emp  
-----  
29-OCT-1915 001 Application Filed        --                                      --            964 EH  
16-JUN-1920 879 Patent Issued            --                                      PA0000757019 964 EH  
10-AUG-1920 970 Case Closed            --                                      --            964 EH  
27-AUG-1992 996 Converted To Prime       --                                      --            940 BKM  
-----

-----  
No Financial Actions Found  
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No Case Remarks Found  
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-----  
No Geographic Names Found  
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-----  
                                                         Land Description  
Mr Twp   Rng   Sec   Aliquot    Survey ID   Tr Blk   Lot   Di Bor NR LS    Acres  
-----  
28   018N   001E   015 S2S2       - -        - - - -    --    AA 170 07 PA       160.0000  
      Doc ID: PA0000757019    16-JUN-1920  
          Patented:    160.0000                                      Conveyed:    160.0000  
                                                         -----  
                                                         Total Case Acres:                      160  
-----

End of Case: AKJ 002731  
-----

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**TO THE NORTHWEST**

Bureau of Land Management - Alaska LIS-Online Reports  
Case Abstract for: AKA 062420

Case Serial Num: AKA 062420                      FRC Site Code: ANC  
Case Type: 262730 General Grant              Accession Num: 49  
Case Status: Closed                                      Box Num: 624 of  
Case Status Actn: Case Closed                      Disp Date:  
Case Status Date: 16-DEC-1976                      Location Code: RIP

Customer Data

Custid: 000027242    Int Rel: Applicant                      Pct Int: 0.0000  
Cust Name: AK DEPARTMENT OF NATURAL RESOURCES  
                    DIV OF MINING LAND AND WATER REALTY SERVICES SECT  
Cust Address: Withheld

Administrative/Status Action Data

Date	Code/Description	Remarks	Doc ID	Ofc	Emp
29-APR-1965	001 Application Filed	APPLICATION RECEIVED	--	PSA	BD
18-MAY-1965	239 Publication Directed	NEWSPAPER	--	AJA	AKN
24-JUN-1965	341 Proof Of Pub Receive	--	--	AJA	AKN
18-AUG-1965	521 Field Report Receive	--	--	AJA	AKN
10-SEP-1965	521 Field Report Receive	--	--	AJA	AKN
23-SEP-1965	940 Tentative Appv Given	--	TA0019650085	AJA	AKN
28-SEP-1965	879 Patent Issued	--	PA0050660146	AJA	BD
03-AUG-1966	962 Case Sent To Nara	--	--	PSA	BD
16-DEC-1976	970 Case Closed	TITLE TRSF	--	PSA	BD
23-JUN-1983	974 Automated Record Ver	--	--	AJA	AKN
27-AUG-1992	996 Converted To Prime	--	--	940	BKM
20-DEC-1993	953 Topfiled Anilca 906	--	--	940	BKM

Financial Action Data

Date	Code/Description	Ofc	Emp	Money Amt	Acct Adv	Asmt
29-Apr-1965	072 Filing Fee Received	AJA	AKN	10.00	--	--

General Remarks

TA ISSUED DOCUMENT NUMBER RETROACTIVELY ASSIGNED FOR  
RECORD KEEPING PURPOSES AS OF JUN 1, 2009. NOT ALL  
DOCUMENTS ARE SCANNED.

No Geographic Names Found

Land Description

Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres
28	018N	001E	015	E2NENENW	--	--	--	AA	170	07	PA		5.0000
				Doc ID: PA0050660146	28-SEP-1965			USR: 754					
28	018N	001E	016	--	--	--	--	3	AA	170	07	PA	22.8100
				Doc ID: PA0050660146	28-SEP-1965			USR: 754					
				Patented:	27.8100			Conveyed:				27.8100	
Total Case Acres:												27.81	

End of Case: AKA 062420

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data. Refer to specific BLM case files for official land status information.

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**TO THE WEST**

Bureau of Land Management - Alaska LIS-Online Reports  
Case Abstract for: AKA 030950

-----  
Case Serial Num: AKA 030950 FRC Site Code: SEA  
Case Type: 277100 Sale- Ak Pub Sale Act Accession Num: 05-1961  
Case Status: Closed Box Num: of  
Case Status Actn: Case Closed Disp Date:  
Case Status Date: 07-JAN-1977 Location Code: 20409  
-----

Customer Data

Custid: 000011521 Int Rel: Applicant Pct Int: 0.0000  
Cust Name: MIELKE CARL F  
Cust Address: Withheld  
  
Custid: 000024342 Int Rel: Applicant Pct Int: 0.0000  
Cust Name: MIELKA THELK  
Cust Address: Withheld

Administrative/Status Action Data

Date	Code/Description	Remarks	Doc ID	Ofc Emp
27-JUL-1955	001 Apln Recd/Case Estab	APPLICATION RECEIVED	--	PSA CC
26-SEP-1955	879 Patent Issued	--	PA0001154482	PSA CC
07-JAN-1977	970 Case Closed	TITLE TRSF	--	PSA CC
27-AUG-1992	996 Converted To Prime	--	--	940 BKM

No Financial Actions Found

No Case Remarks Found

No Geographic Names Found

Land Description

Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres
28	018N	001E	021	NENE	--	--	--	--	AA	170	07	PA	40.0000
					Doc ID: PA0001154482	26-SEP-1955		USR: 026 754					
					Patented:	40.0000		Conveyed:		40.0000			
												Total Case Acres:	40

End of Case: AKA 030950

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**TO THE WEST**

Bureau of Land Management - Alaska LIS-Online Reports  
Case Abstract for: AKA 025788

Case Serial Num: AKA 025788                      FRC Site Code: SEA  
Case Type: 277100 Sale- Ak Pub Sale Act Accession Num:  
Case Status: Closed                                      Box Num: of  
Case Status Actn: Case Closed                      Disp Date:  
Case Status Date: 23-FEB-1977                      Location Code:

Customer Data  
Custid: 000019968    Int Rel: Applicant                      Pct Int: 0.0000  
Cust Name: WOODS NOEL WILLIAM  
Cust Address: Withheld

Date	Code/Description	Administrative/Status Action Data Remarks	Doc ID	Ofc Emp
06-NOV-1953	001 Apln Recd/Case Estab	APPLICATION RECEIVED	--	PSA JM
23-FEB-1954	879 Patent Issued	--	PA0001142955	PSA JM
23-FEB-1977	970 Case Closed	TITLE TRSF	--	PSA JM
27-AUG-1992	996 Converted To Prime	--	--	940 BKM

No Financial Actions Found

No Case Remarks Found

No Geographic Names Found

Mr	Twp	Rng	Sec	Aliquot	Land Description Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres
28	018N	001E	021	--	--	--	--	2	AA	170	07	PA	38.8500
					Doc ID: PA0001142955								23-FEB-1954
													USR: 026 754
28	018N	001E	021	S2NE	--	--	--	--	AA	170	07	PA	80.0000
					Doc ID: PA0001142955								23-FEB-1954
													USR: 026 754
28	018N	001E	021	SENW	--	--	--	--	AA	170	07	PA	40.0000
					Doc ID: PA0001142955								23-FEB-1954
													USR: 026 754
					Patented: 158.8500								Conveyed: 158.8500
												Total Case Acres:	158.85

End of Case: AKA 025788

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**TO THE SOUTHWEST**  
Bureau of Land Management - Alaska LIS-Online Reports  
Case Abstract for: AKA 011762

-----  
Case Serial Num: AKA 011762                      FRC Site Code: ANC  
Case Type:            277100 Sale- Ak Pub Sale Act Accession Num: 49  
Case Status:            Closed                                      Box Num: 184 of  
Case Status Actn: Case Closed                      Disp Date:  
Case Status Date: 16-DEC-1976                      Location Code: RIP  
-----

-----  
Customer Data  
Custid:            000002433      Int Rel: Applicant                      Pct Int: 0.0000  
Cust Name:        BORDEN ANNA S  
Cust Address:     Withheld  
-----

-----  
Administrative/Status Action Data

Date	Code/Description	Remarks	Doc ID	Ofc Emp
10-NOV-1947	001 Apln Recd/Case Estab	APPLICATION RECEIVED	--	PSA LH
18-MAR-1949	879 Patent Issued	--	PA0001124991	PSA LH
16-DEC-1976	970 Case Closed	TITLE TRSF	--	PSA LH
27-AUG-1992	996 Converted To Prime	--	--	940 BKM

-----

No Financial Actions Found

-----  
General Remarks

PART A & B IN RIP 060

-----  
No Geographic Names Found

-----  
Land Description

Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr Blk	Lot	Di Bor	NR LS	Acres
28	018N	001E	021	--	--	--	3	AA	170 07 PA	56.8400
					Doc ID: PA0001124991	18-MAR-1949	USR: 026 754			
					Patented:	56.8400	Conveyed:	56.8400		
-----										
Total Case Acres:                      56.84										

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End of Case: AKA 011762

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## Natasha Heindel

---

**From:** Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>  
**Sent:** Monday, June 17, 2024 3:23 PM  
**To:** Natasha Heindel  
**Cc:** Land, Frederick J CIV USARMY CEPOA (USA)  
**Subject:** Stone Creek Phase 7

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

Hello,

This is in regard to your request for comment on the Stone Creek Phase 7 project. A review of ArcGIS information available from the Mat-Su Borough indicates that this parcel likely does not contain jurisdictional waters such as wetlands with continuous surface connections to navigable waters. However, please note that this does not constitute an official jurisdictional determination.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in waters of the U.S. A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sample drawings can also be found on our website at [www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

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

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

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

Sincerely,



**US Army Corps  
of Engineers®**

**Greg Mazer**

Project Manager, North Central Section | Regulatory Division | U.S. Army Corps of Engineers | Alaska District

Cell: 907.347.9059 | Regulatory Main Line: 907.753.2717

Website: [www.poa.usace.army.mil/missions/regulatory](http://www.poa.usace.army.mil/missions/regulatory)

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[rrs.usace.army.mil](http://rrs.usace.army.mil)



## Natasha Heindel

---

**From:** Daniel Dahms  
**Sent:** Monday, July 8, 2024 11:08 AM  
**To:** Natasha Heindel  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Stone Creek Phase 7

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Natasha,

The drainage plan shows areas where the ditchline is outside of the ROW (between Lot 1 and 2, Block 7 and on Lot 8). This has potential to cause maintenance issues in the future. Please redesign with ditch lines inside the ROW, widen the ROW to accommodate, or dedicate a drainage/maintenance easement to cover the area. Extend the drainage easement between Lots 3 and 4, Block 8 along the full length of the ditch flow line. Per SCM D05.1(B), culverts longer than 100' require maintenance access.

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

---

**From:** Natasha Heindel <Natasha.Heindel@matsugov.us>  
**Sent:** Monday, June 17, 2024 1:27 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; board@nlakes.cc; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Land Management <Land.Management@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>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Michelle Olsen <Michelle.Olsen@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; timhaledistrict1@gmail.com  
**Subject:** RFC Stone Creek Phase 7

Hello team,

The following link contains a Request for Comments for Stone Creek Phase 7, tax ID # 8124000T00Z, MSB Case 2024-076 & 2024-077.  
Comments are due by 07/10/2024.

## Natasha Heindel

---

**From:** Permit Center  
**Sent:** Monday, June 17, 2024 1:31 PM  
**To:** Natasha Heindel  
**Subject:** RE: RFC Stone Creek Phase 7

No comments.

Thank you,

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



---

**From:** Natasha Heindel <Natasha.Heindel@matsugov.us>  
**Sent:** Monday, June 17, 2024 1:27 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; board@nlakes.cc; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Land Management <Land.Management@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>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Michelle Olsen <Michelle.Olsen@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; timhaldistrict1@gmail.com  
**Subject:** RFC Stone Creek Phase 7

## Natasha Heindel

---

**From:** Code Compliance  
**Sent:** Monday, June 17, 2024 3:24 PM  
**To:** Natasha Heindel  
**Subject:** RE: RFC Stone Creek Phase 7

No comments from Code Compliance.

Thank you,

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



---

**From:** Natasha Heindel <Natasha.Heindel@matsugov.us>  
**Sent:** Monday, June 17, 2024 1:27 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; board@nlakes.cc; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Land Management <Land.Management@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>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Michelle Olsen <Michelle.Olsen@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; timhaldistrict1@gmail.com  
**Subject:** RFC Stone Creek Phase 7



**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 18, 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.

- **STONE CREEK PHASE 7**  
**(MSB Case # 2024-077)**

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

## Natasha Heindel

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, July 10, 2024 8:32 AM  
**To:** Natasha Heindel  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Stone Creek Phase 7  
**Attachments:** Agenda Plat 1 of 3.pdf; Agenda Plat 2 of 3.pdf; Agenda Plat 3 of 3.pdf

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

Natasha,

In review GCI has no objections, only the following comment for the attached signed plat.

The legal description in the title block needs to show the Township to be 18N and Range 1E.

Thanks,

**GCI** | OSP Design

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

---

**From:** Natasha Heindel <Natasha.Heindel@matsugov.us>  
**Sent:** Monday, June 17, 2024 1:27 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; board@nlakes.cc; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Land Management <Land.Management@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>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Michelle Olsen <Michelle.Olsen@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; timhaledistrict1@gmail.com  
**Subject:** RFC Stone Creek Phase 7

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

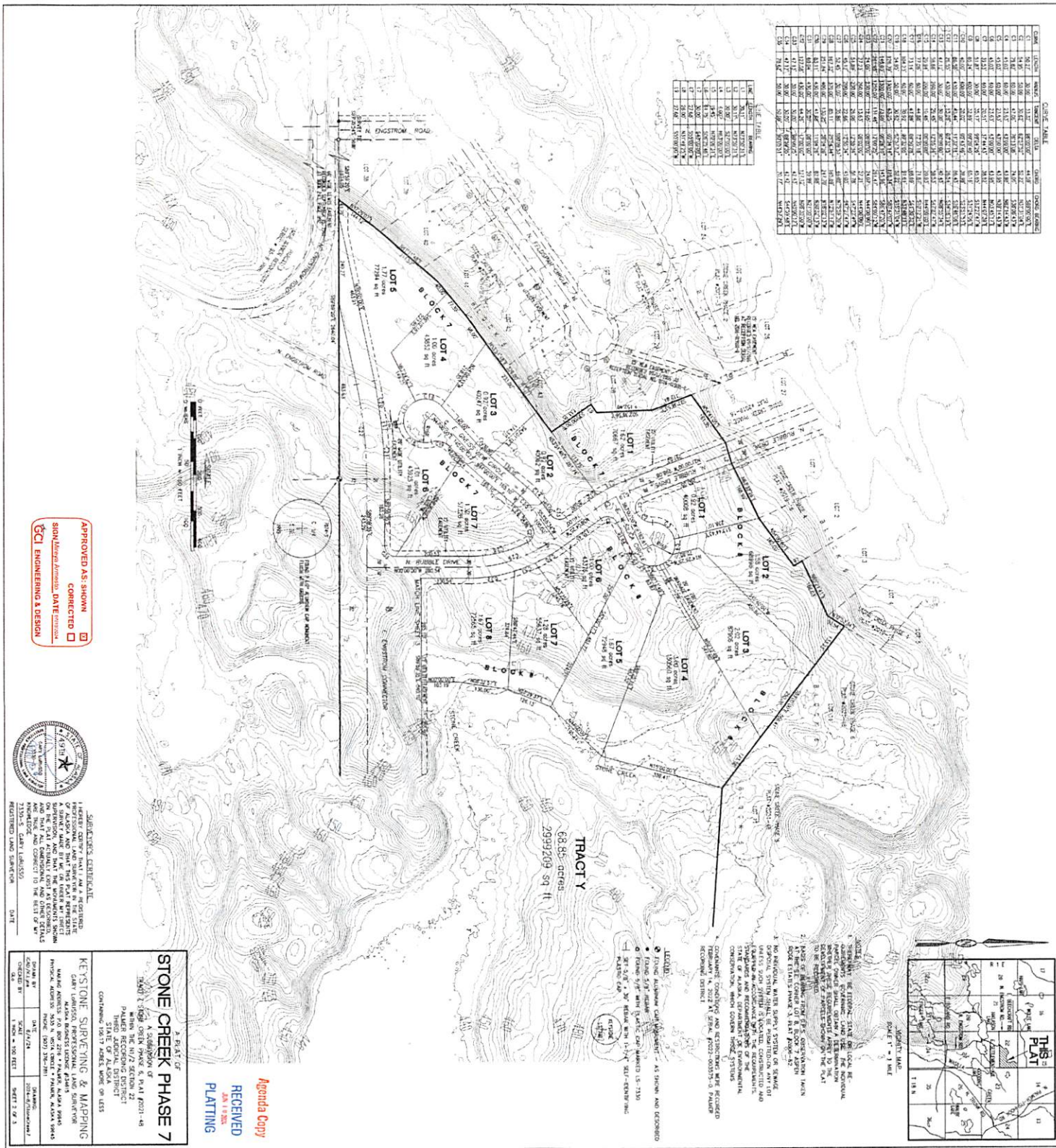
Hello team,

The following link contains a Request for Comments for Stone Creek Phase 7, tax ID # 8124000T00Z, MSB Case 2024-076 & 2024-077.

Comments are due by 07/10/2024.

[Stone Crk Ph 7](#)





APPROVED AS SHOWN  
CORRECTED DATE 10/15/2023  
SIGNATURE AUTHORITY DATE 10/15/2023  
GCI ENGINEERING & DESIGN



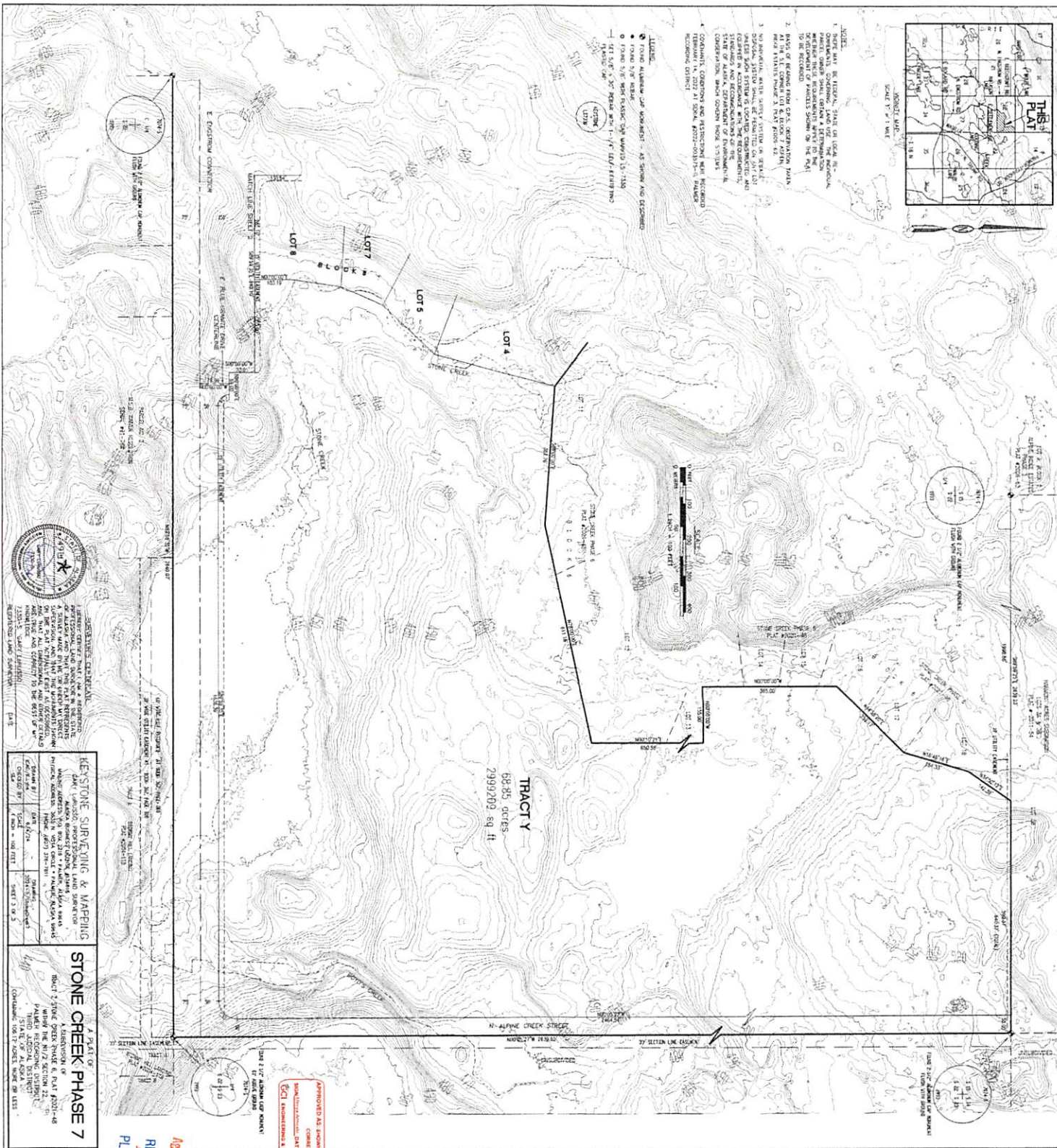
**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR OF ALASKA AND THAT THIS PLAN REPRESENTS MY BEST AND MOST ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND THAT THE MONUMENTS SHOWN ON THE PLAN FULLY COMPLY WITH THE REQUIREMENTS OF THE ALASKA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING AND THAT I AM NOT PROVIDING ANY SERVICE IN CONNECTION WITH THIS SURVEY.  
GARY LABOVITZ  
REGISTERED LAND SURVEYOR DATE

**STONE CREEK PHASE 7**  
A SUBDIVISION OF  
TRACT 7, S099 GREEN PARK & TKA1 P201-48  
PALMER RECORDING DISTRICT  
COMMISSION 19417 AERIAL, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
DARYL LARSEN, LICENSED SURVEYOR  
MADEIRA AVENUE, BOX 278, PALMER, ALASKA 99754  
PHONE: (907) 738-7811  
FAX: (907) 738-7811  
WWW.KEYSTONE-SURVEYING.COM

DATE: 10/15/2023  
SCALE: 1" = 100 FEET  
SHEET 2 OF 3

Agenda Copy  
RECEIVED  
DATE 10/15/2023  
PLATTING







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

RECEIVED  
JUL 01 2024  
PLATTING

Attn: Natasha Heindel, MSB Platting Technician  
Re: Stone Creek Phase 7 Subdivision - Response to Preliminary 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 Preliminary Plat Request for Comments for the proposed Stone Creek Phase 7 subdivision from the Mat-Su Borough on June 17, 2024. Comments were requested by July 10, 2024.

Please assure that our comments are included in the meeting packet and considered in the staff recommendations to the Platting Board during the Public Hearing scheduled for August 1, 2024.

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 Stone Creek Phase 7 Subdivision:
  - a. Expansion of the existing Stone Creek Subdivision.
  - b. Development is 15 lots and 1 larger tract.
  - c. Construction of roads is underway.
  - d. New roads tie in to existing Stone Creek residential streets.
  - e. Will bring additional traffic adding to the load on Engstrom.
  - f. The new subdivision provides a dedicated right-of-way to the MatSu Borough through the property for their planned project to construct a road connecting Engstrom to Trunk.
  - g. Traffic studies and predicted increases have been completed.
  - h. Soils analysis and preliminary engineering for protection of wetlands and waterways has been conducted. Buildable areas and areas suitable for septic systems have been identified for each proposed piece of property.
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, Engstrom Road and the Engstrom / Bogard intersection are

inadequate for current traffic loads, let alone increased traffic loads due to continuing and ongoing development.

- b. Comment: We are pleased to see that, as part of this plat, there will be a dedicated section of ROW assigned to the Mat-Su Borough for an eventual road connection between the east-west section of Engstrom Road to Trunk Road. Once constructed this project will greatly improve the traffic on Engstrom Road
- c. Request: NLCC members and residents request the current traffic study be expanded to identify the impacts, not just to the streets in Stone Creek Subdivision, but all the way from the proposed development to Bogard Road. While the property owner isn't accountable for improvements to those roads, they should provide the data that can then be passed on to the MSB Planning Commission and Assembly (transparency and accountability).
- d. Request: NLCC area members and residents would like the Mat-Su Borough to communicate the impact to schools as a result of the expected population increase in our area. There is significant concern that schools are already overcrowded and a desire for transparency on the expected population increase.

The NLCC looks 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

**CERTIFICATE OF OWNERSHIP & DEDICATION**  
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT. DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

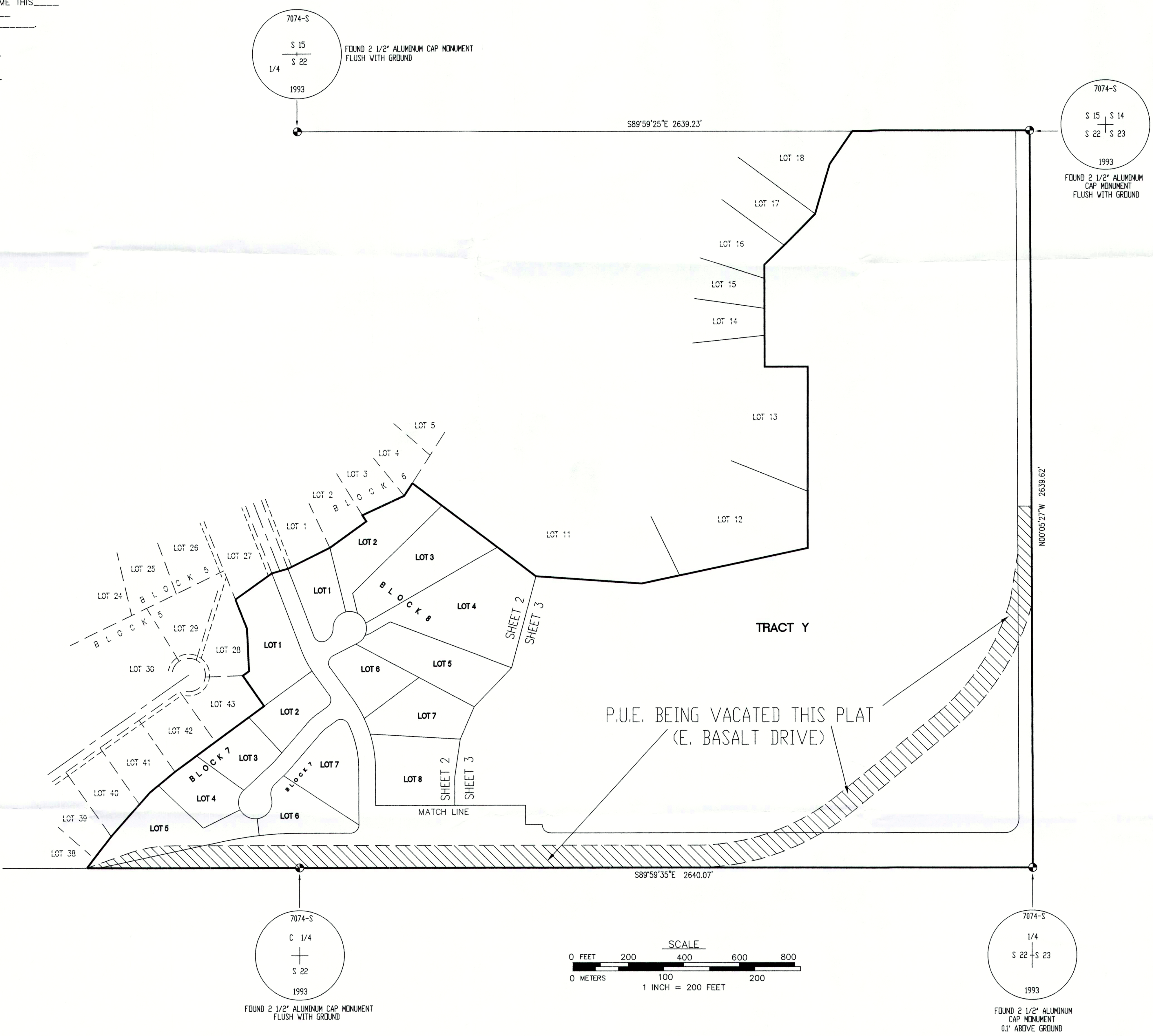
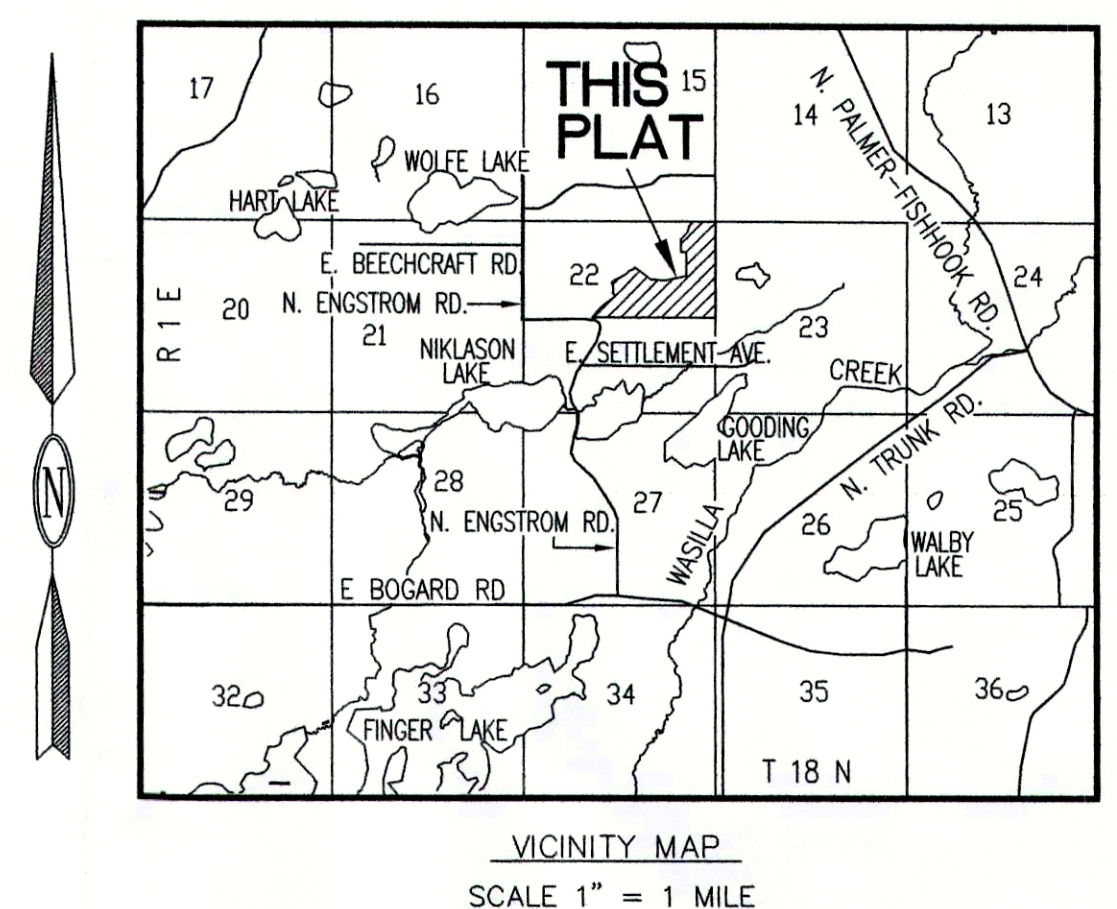
JESS HALL / MANAGING PARTNER

JRK GROUP, LLC  
P.O. BOX 1987  
PALMER, ALASKA 99645

**NOTARY ACKNOWLEDGMENT**

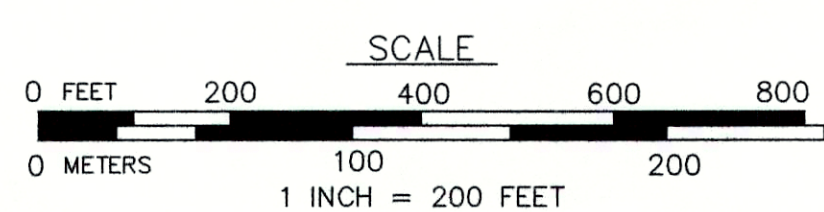
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ FOR \_\_\_\_\_

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



- NOTES**
1. THERE MAY BE FEDERAL, STATE OR 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.
  2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE S.E. CORNER LOT 8, BLOCK 7 ASPEN RIDGE ESTATES PHASE 3, PLAT #2006-62.
  3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
  4. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED FEBRUARY 14, 2022 AT SERIAL #2022-003575-0, PALMER RECORDING DISTRICT.

- LEGEND**
- FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
  - FOUND 5/8" REBAR
  - FOUND 5/8" WITH PLASTIC CAP MARKED LS-7330
  - SET 5/8" x 30" WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP
- KEYSTONE  
LS7330

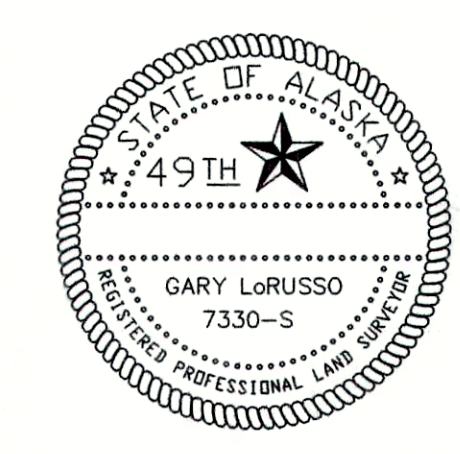


**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_,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

DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR  
ATTEST: \_\_\_\_\_ PLATTING CLERK

**CERTIFICATION 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.

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



**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
7330-S GARY LoRUSSO  
REGISTERED LAND SURVEYOR DATE \_\_\_\_\_

A PLAT OF  
**STONE CREEK PHASE 7**  
A SUBDIVISION OF  
TRACT Z STONE CREEK PHASE 6, PLAT #2021-48  
WITHIN THE N1/2 SECTION 22  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 106.17 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #134615  
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645  
PHONE: (907) 376-7811

DRAWN BY ICAD/KLyne	DATE 8/4/24	DRAWING: 2024-8/StoneCreek7
CHECKED BY GLO	SCALE 1 INCH = 200 FEET	SHEET 1 OF 3

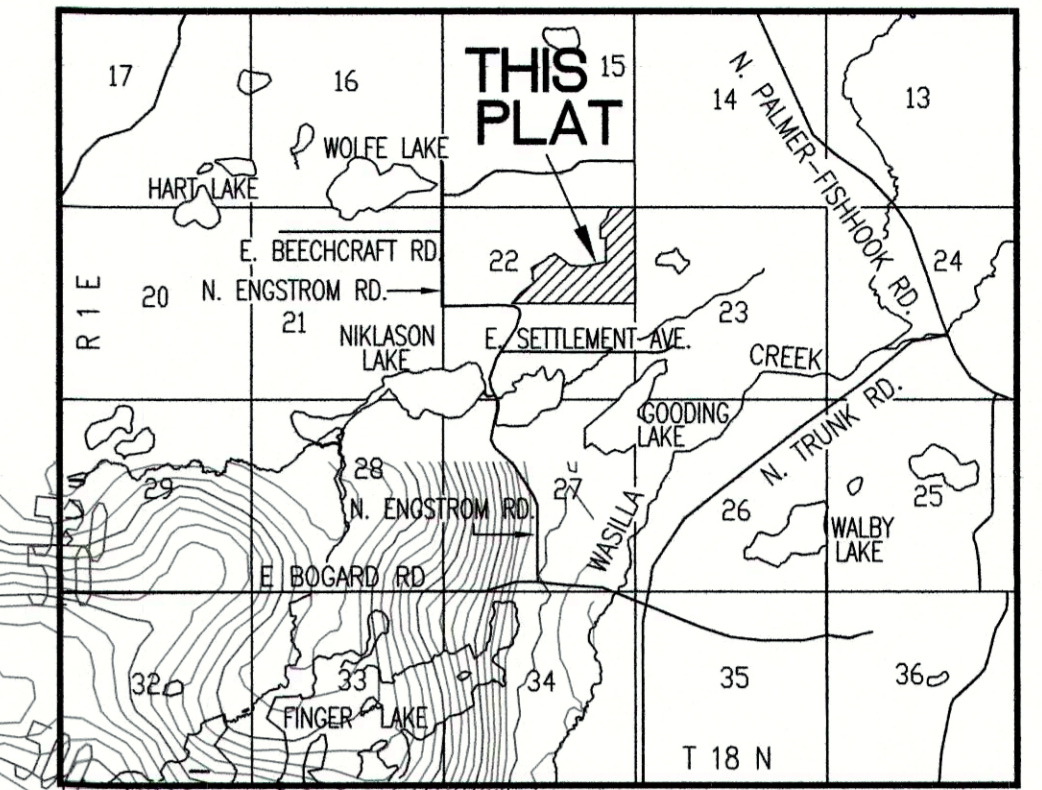
**Agenda Copy**  
**RECEIVED**  
JUN 10 2024  
**PLATTING**

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	50.27	30.00	33.32	96°00'00"	44.59	S69°00'00"E
C2	54.95	50.00	30.62	62°57'52"	52.22	N31°31'04"E
C3	79.82	60.00	47.06	76°13'08"	74.06	S38°08'43"W
C4	45.03	60.00	23.63	43°00'00"	43.98	N82°14'43"W
C5	45.03	60.00	23.63	43°00'00"	43.98	N39°14'43"W
C6	45.03	60.00	23.63	43°00'00"	43.98	N03°45'17"E
C7	39.53	60.00	20.51	37°44'43"	38.82	N44°07'39"E
C8	51.87	30.00	35.17	99°04'26"	45.65	S13°27'47"W
C9	65.24	400.00	32.69	09°20'40"	65.18	S31°24'06"E
C10	40.00	400.00	20.02	05°43'46"	39.98	S23°51'53"E
C11	86.38	430.00	43.44	11°32'11"	86.43	S26°46'06"E
C12	26.55	430.00	13.98	03°32'15"	26.54	S34°18'19"E
C13	47.12	30.00	30.00	90°00'00"	42.43	N08°55'34"E
C14	58.66	260.00	29.45	12°55'34"	58.53	S47°27'47"W
C15	20.94	200.00	10.48	06°00'00"	20.93	N44°00'00"E
C16	77.06	60.00	44.88	73°35'18"	71.87	S10°12'21"W
C17	73.14	60.00	41.89	69°50'28"	68.69	S61°30'32"E
C18	104.23	60.00	70.92	99°32'06"	91.61	N33°48'11"E
C19	54.95	50.00	30.62	62°57'52"	52.22	S15°31'04"W
C20	126.39	1300.00	63.25	05°34'14"	126.34	S80°47'07"W
C21	146.03	1300.00	73.09	06°26'10"	145.96	S86°47'20"W
C22	281.95	1250.00	131.46	12°00'25"	281.47	S84°00'12"W
C23	24.09	230.00	12.05	06°00'00"	24.07	N44°00'00"E
C24	27.23	260.00	13.63	06°00'00"	27.21	N44°00'00"E
C25	51.89	230.00	26.06	12°55'34"	51.78	S47°27'47"W
C26	45.12	200.00	22.66	12°55'34"	45.03	S47°27'47"W
C27	52.45	30.00	35.86	100°09'51"	46.02	N75°59'30"W
C28	167.32	370.00	85.11	25°54'34"	165.89	N12°57'17"W
C29	251.84	400.00	130.25	35°04'26"	247.70	N18°02'13"W
C30	83.11	430.00	41.88	11°04'26"	82.98	N30°32'13"W
C31	60.04	430.00	30.07	08°00'00"	59.99	N21°00'00"W
C32	127.58	430.00	64.26	17°00'00"	127.12	N08°30'00"W
C33	47.13	30.00	30.00	90°00'25"	42.43	N45°00'12"E
C34	47.12	30.00	30.00	89°59'35"	42.42	S44°59'48"E
C35	78.62	50.00	50.00	90°05'51"	70.77	N44°57'29"E

**LINE TABLE**

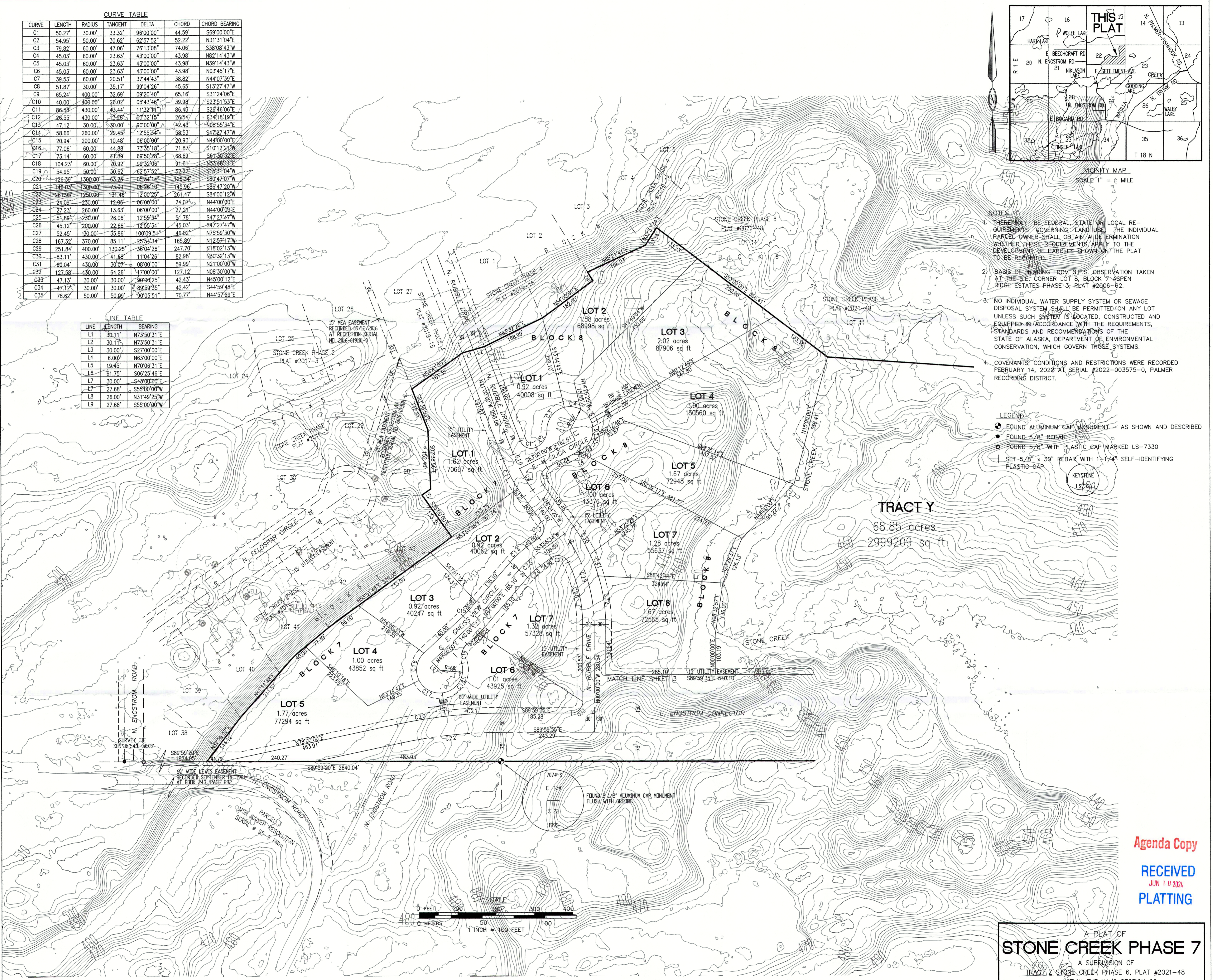
LINE	LENGTH	BEARING
L1	30.11	N73°50'31"E
L2	30.11	N73°50'31"E
L3	30.00	S27°00'00"E
L4	6.00	N63°00'00"E
L5	19.45	N70°08'31"E
L6	61.75	S06°25'46"E
L7	30.00	S43°00'00"E
L8	27.68	S55°00'00"W
L9	27.68	S55°00'00"W



VICINITY MAP  
SCALE 1" = 1 MILE

- NOTES**
1. THERE MAY BE FEDERAL, STATE OR 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.
  2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE S.E. CORNER LOT 8, BLOCK 7 ASPEN RIDGE ESTATES PHASE 3, PLAT #2006-82.
  3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
  4. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED FEBRUARY 14, 2022 AT SERIAL #2022-003575-0, PALMER RECORDING DISTRICT.

- LEGEND**
- FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
  - FOUND 5/8" REBAR
  - FOUND 5/8" WITH PLASTIC CAP MARKED LS-7330
  - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



A PLAT OF  
**STONE CREEK PHASE 7**  
A SUBDIVISION OF  
TRACT Z, STONE CREEK PHASE 6, PLAT #2021-48  
WITHIN THE N1/2 SECTION 22  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 106.17 ACRES, MORE OR LESS

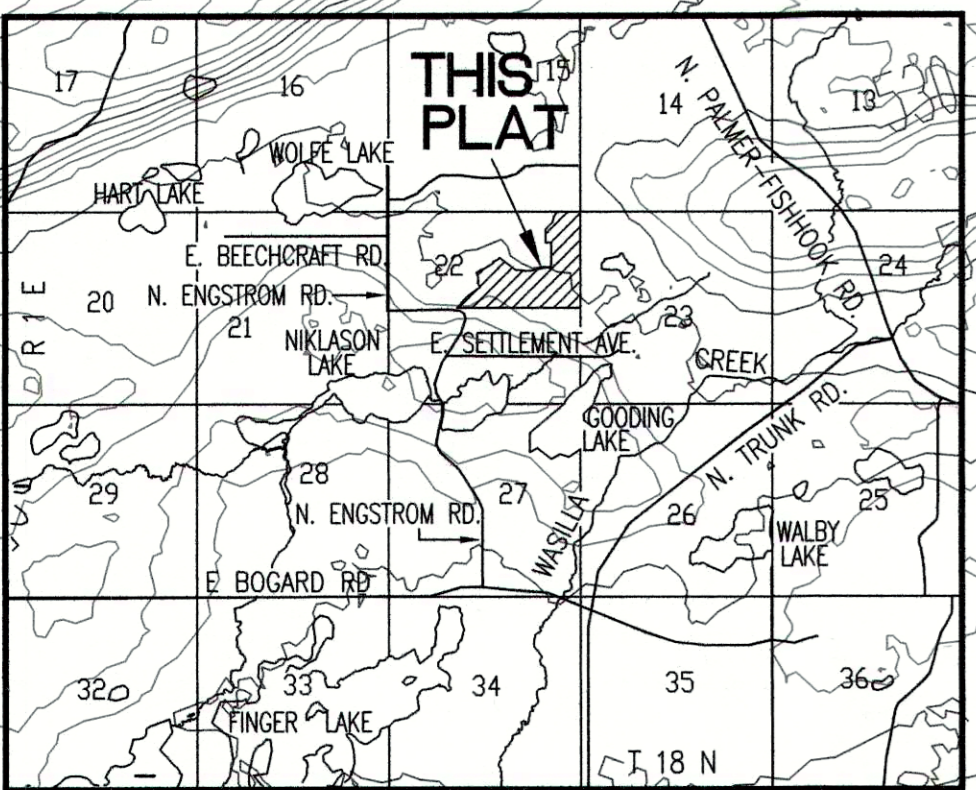
**KEYSTONE SURVEYING & MAPPING**  
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #134615  
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645  
PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 6/4/24	DRAWING: 2024-8/StoneCreek7
CHECKED BY GLO	SCALE 1 INCH = 100 FEET	SHEET 2 OF 3

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
7330-S GARY LoRUSSO  
REGISTERED LAND SURVEYOR DATE



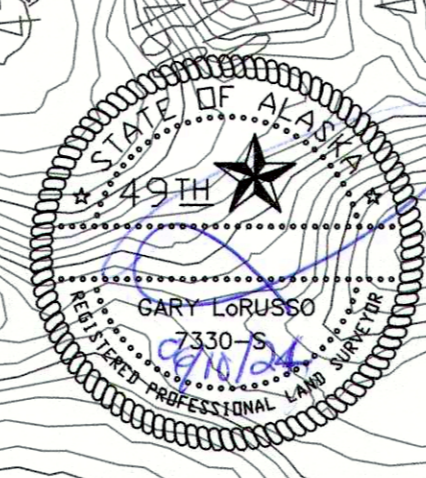
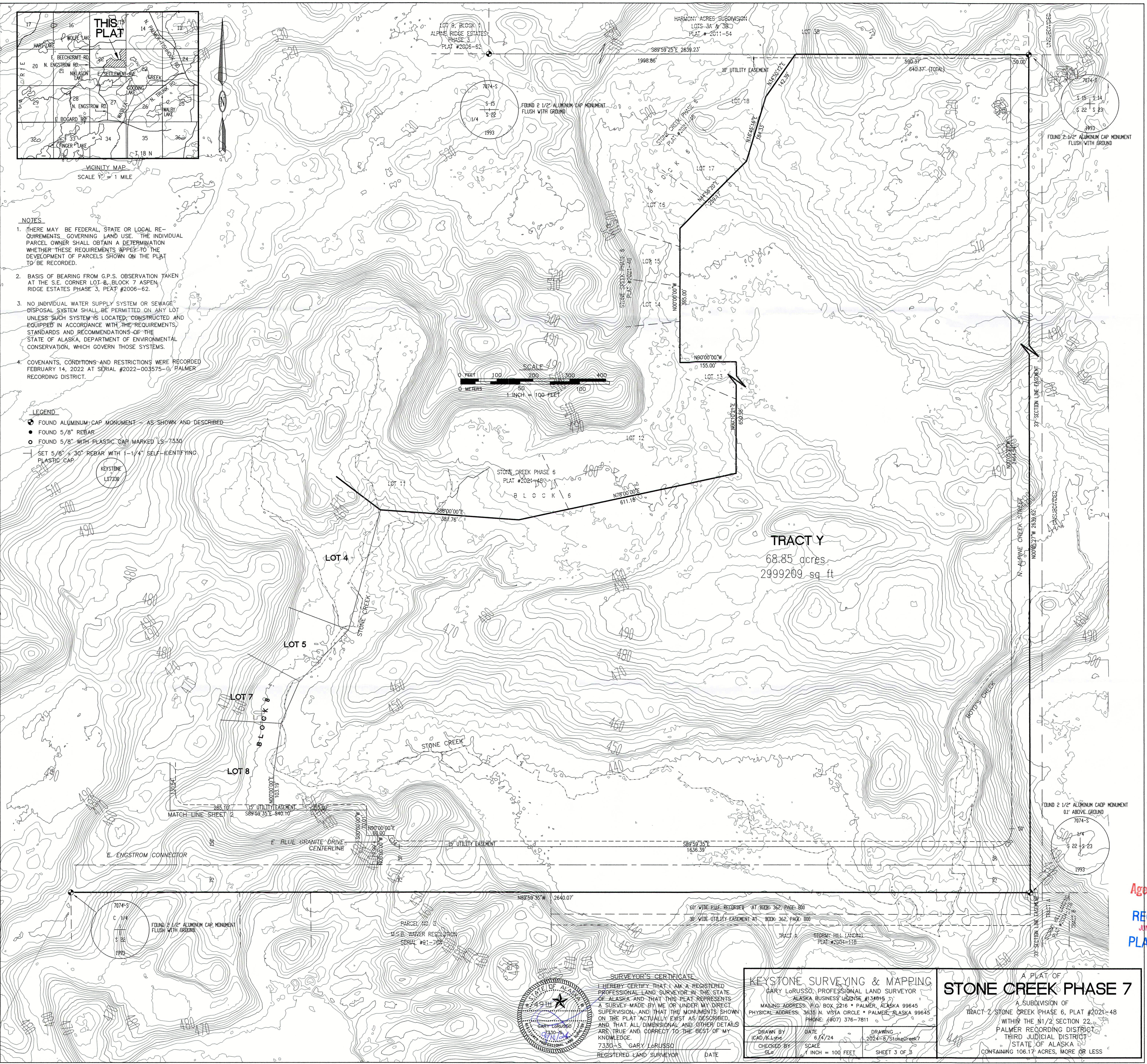
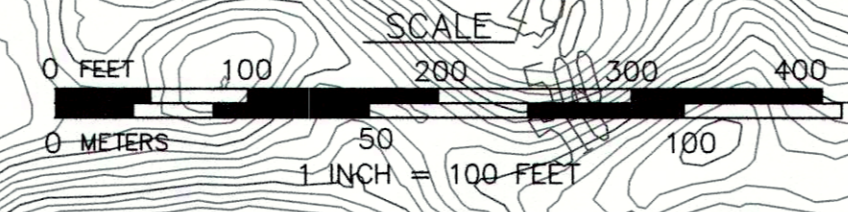
Agenda Copy  
RECEIVED  
JUN 10 2024  
PLATTING



VICINITY MAP  
SCALE 1" = 1 MILE

- NOTES**
1. THERE MAY BE FEDERAL, STATE OR 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.
  2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE S.E. CORNER LOT 8, BLOCK 7 ASPEN RIDGE ESTATES PHASE 3, PLAT #2006-62.
  3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
  4. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED FEBRUARY 14, 2022 AT SERIAL #2022-003575-0, PALMER RECORDING DISTRICT.

- LEGEND**
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  - FOUND 5/8" REBAR
  - FOUND 5/8" WITH PLASTIC CAP MARKED LS-7330
  - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
7330-S GARY LORUSSO  
REGISTERED LAND SURVEYOR

**KEYSTONE SURVEYING & MAPPING**  
GARY LORUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #138015  
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645  
PHONE: (907) 376-7811

DRAWN BY GLO/ALL	DATE 8/1/24	DRAWING 2024-8/StoneCreek7
CHECKED BY GLO	SCALE 1 INCH = 100 FEET	SHEET 3 OF 3

A PLAT OF  
**STONE CREEK PHASE 7**  
A SUBDIVISION OF  
TRACT 2, STONE CREEK PHASE 6, PLAT #2021-48  
WITHIN THE N1/2 SECTION 22,  
PALMER RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT,  
STATE OF ALASKA  
CONTAINING 106.17 ACRES, MORE OR LESS

Agenda Co  
RECEIVED  
JUN 10 2024  
PLATTING

**B**





STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
AUGUST 1, 2024

PRELIMINARY PLAT: KALMBACH LAKE 2023  
LEGAL DESCRIPTION: SEC 35, T18N, R02W, SEWARD MERIDIAN AK  
PETITIONERS: MARIA KALMBACH  
SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING  
ACRES: 3.218 ± PARCELS: 2  
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-078

---

**REQUEST:** The request is to remove a plat note from Lot 5, Block 1, Kalmbach Lake North #1, Phase 4 Plat #2002-48, originally added to provide sufficient septic area to Tract A, and to eliminate the common lot line between Tract A and Lot 9, Block 1, Kalmbach Lake North, Plat #96-1, to be known as **Kalmbach Lake 2023**, containing 3.218 acres +/- . The property is located south and east of W Beverly Lake Road, north of Kalmbach Lake, and south of Beverly Lake; within the NE ¼ Section 35, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

**EXHIBITS**

Vicinity Map and Aerial Photos EXHIBIT A – 5 pgs  
Petition to Remove a Plat Note EXHIBIT B – 1 pg

**AGENCY COMMENTS**

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

**DISCUSSION:** The proposed subdivision will eliminate the common lot line between Tract A and Lot 9, Block 1, of Kalmbach Lake North Subdivision, and remove the plat note on Lot 5, Block 1, Kalmbach Lake North Add. No. 1, Phase 4. The Plat note on Lot 5 created a septic area reserve for Tract A to meet the minimum usable septic area requirements at the time Kalmbach Lake North Subdivision was created. With the combination of Lot 9, Block 1, and Tract A, there will no longer be a need for the septic reserve on Lot 5, Block 1, Kalmbach Lake North Add. No. 1, Phase 4.

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. All lots meet the minimum access requirements per code.

**Soils Report:** A geotechnical report was not required as this is an elimination of common lot line with a plat note removal.

**Petition to Remove a Plat Note (Exhibit B)** was provided by the petitioner signed by the affected parties.

**Comments:**

USACE (**Exhibit C**) notes that the property may contain jurisdictional waters including wetlands. Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in waters of the U.S.

MSB Department of Public Works PD&E (**Exhibit D**) notes the petitioner should provide a soils report. *Platting staff notes that as this is basically an elimination of common lot line process, it was determined that a soils report would be unnecessary in this situation.*

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

**Utilities:** (**Exhibit F**) ENSTAR has no comments or recommendations. GCI has no comments or objections to the plat. 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 DNR Division of Mining/Land/Water; ADF&G; Community Council #1 Meadow Lakes; Fire Service Area #136 West lakes; Road Service Area #27 Meadow lakes; MSB Emergency Services, Community Development, Assessments, or Planning; MEA or MTA.

**CONCLUSION:** The preliminary plat of Kalmbach Lake is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access 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 not required.

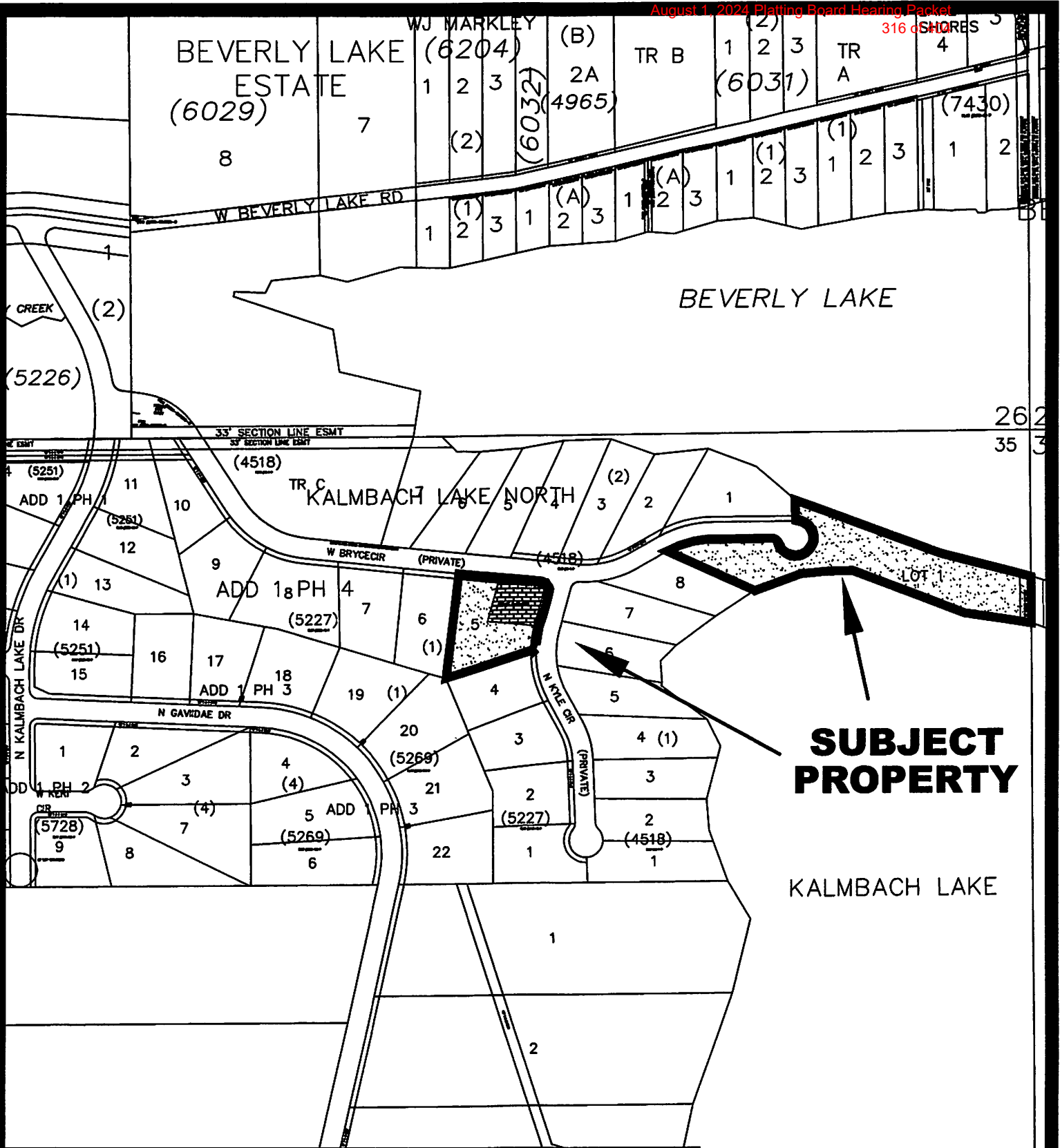
**FINDINGS OF FACT**

1. The plat of Kalmbach Lake 2023 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The lot has the required frontage pursuant to MSB 43.20.320.
3. A soils report was not required.
4. With the elimination of common lot line between Tract A and Lot 9, Block 1, the septic reserve on Lot 5, Block 1 for the benefit of Tract A is no longer necessary.
5. At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining/Land/Water; ADF&G; Community Council #1 Meadow Lakes; Fire Service Area #136 West lakes; Road Service Area #27 Meadow lakes; MSB Emergency Services, Community Development, Assessments, or Planning; MEA or MTA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Kalmbach Lake, Section 35, 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 plat in full compliance with Title 43.



**SUBJECT PROPERTY**

**VICINITY MAP**

FOR PROPOSED KALMBACH LAKE 2023  
SUBDIVISION

LOCATED WITHIN

SECTION 35, T18N, R02W, SEWARD MERIDIAN  
ALASKA

HO 08 MAP

**EXHIBIT A-1**

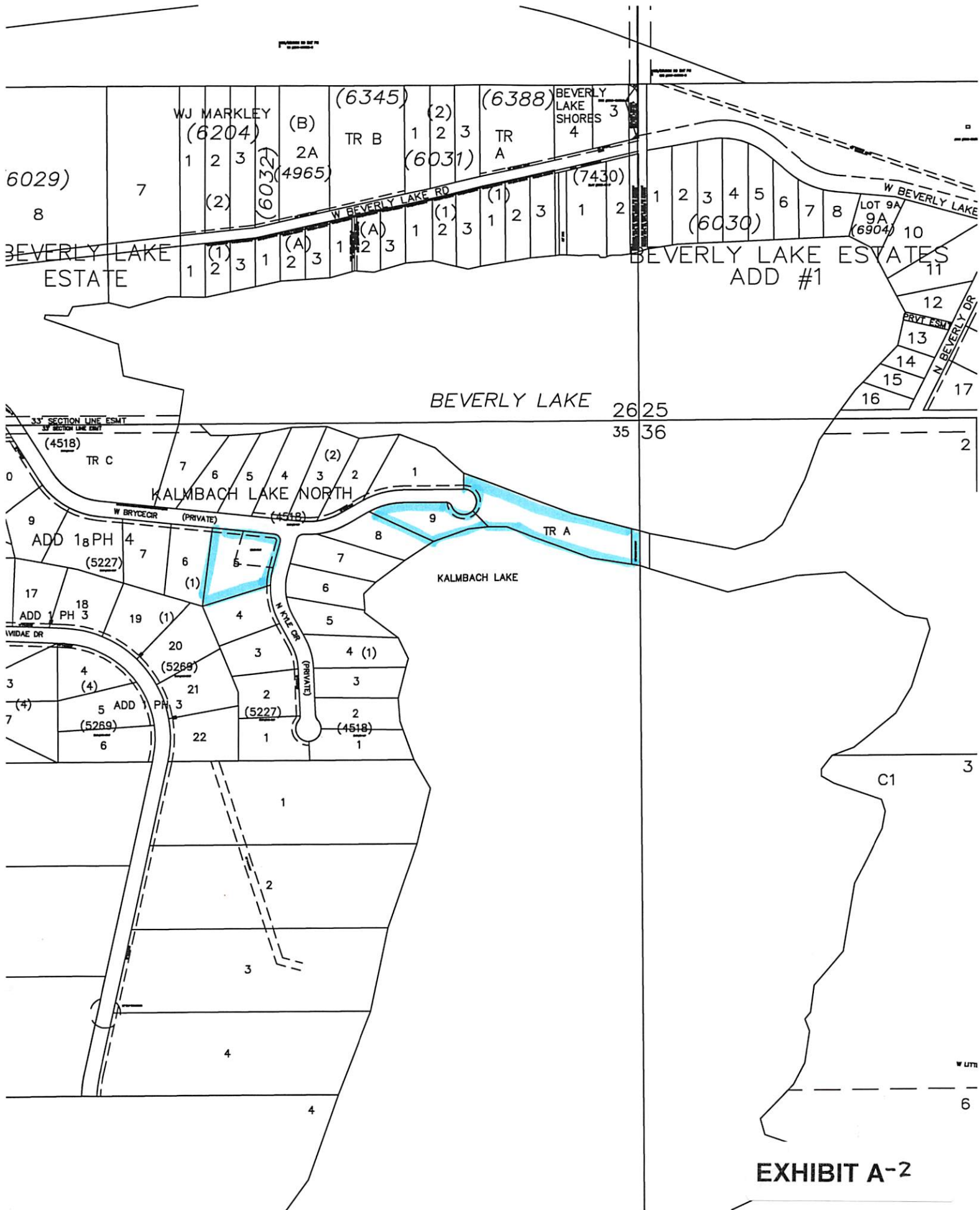


EXHIBIT A-2



230 115 0 230 Feet

MatSu Borough

**EXHIBIT A-3**





230 115 0 230 Feet

MatSuBorough

**EXHIBIT A-4**





520 260 0 520 Feet





720 N Yeti Street  
Palmer, AK 99645

Platting Office  
Matanuska-Susitna Borough  
350 E Dahlia Ave  
Palmer, AK 99645

June 7, 2024

Re: PA# 20230086 Tax Ids: 4518B01L009, 5227B01L005, 4518000T00A

Dear Matthew,

The owners of the three lots in this platting Action, Lake Properties, LLC, John Bryce Kalmbach Trust, Kyle Daniel Kalmbach Trust and George Frederick Kalmbach Family Trust UW, wish to remove the lot line between Tract A, and Lot 9, Kalmbach Lake North Subdivision, Plat 96-1, PRD and remove the existing septic reservation for said Tract A on Lot 5, Kalmbach Lake North Add. No. 1, Phase 4, plat 2002-48 PRD, formally Tract B, Kalmbach Lake North Subdivision, plat 96-1 PRD.

Said Tract A is 100% unbuildable due to lake setbacks, right-of-way setbacks and configuration and is undeveloped. Adding Tract A to said Lot 9, an undeveloped lot with the required septic and buildable area, removes the need for a septic reservation on said Lot 5. Lot 5 is also undeveloped at this time. Removing the current septic reservation on Lot 5 for Tract A makes Lot 5 more developable.

Sincerely,

Dayna Rumfelt, PLS, CFedS  
Lavender Survey & Mapping

Authentisign  
Maria Victoria Kalmbach  
Maria Victoria Kalmbach  
Lake Properties, LLC  
George Frederick Kalmbach Family Trust UW

06/07/24

date

Authentisign  
John B Kalmbach  
John Bryce Kalmbach  
Lake Properties, LLC  
John Bryce Kalmbach Trust

06/07/24

date

Authentisign  
Kyle Daniel Kalmbach  
Kyle Daniel Kalmbach  
Kyle Daniel Kalmbach Trust

06/09/24

date

## Matthew Goddard

---

**From:** Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>  
**Sent:** Monday, June 17, 2024 3:34 PM  
**To:** Matthew Goddard  
**Cc:** Land, Frederick J CIV USARMY CEPOA (USA)  
**Subject:** Kalmbach Lake Subdivision

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

Hello,

This is in regard to your request for comment on the Kalmbach Lake Subdivision project. A review of ArcGIS information available from the Mat-Su Borough indicates that this property may contain jurisdictional waters including wetlands. Please note that this does not constitute an official jurisdictional determination.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in waters of the U.S. A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sample drawings can also be found on our website at [www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

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

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

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

Sincerely,



**US Army Corps  
of Engineers®**

**Greg Mazer**

Project Manager, North Central Section | Regulatory Division | U.S. Army Corps of Engineers | Alaska District

Cell: 907.347.9059 | Regulatory Main Line: 907.753.2717

Website: [www.poa.usace.army.mil/missions/regulatory](http://www.poa.usace.army.mil/missions/regulatory)

**RRS** REGULATORY  
REQUEST  
SYSTEM  
beta

Streamline the permitting process with the  
Regulatory Request System (RRS) — your new  
online platform for permit applications.

[rrs.usace.army.mil](http://rrs.usace.army.mil)

## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Tuesday, July 2, 2024 4:13 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons; Avry Antonio  
**Subject:** RE: RFC Kalmbach Lake 2023 (MG)

Matthew,

Petitioner will need to provide a soils report per 43.15.016 (A)(6).

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, June 17, 2024 9:13 AM  
**To:** dnr.scro@alaska.gov; 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; lana@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; 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>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Kalmbach Lake 2023 (MG)

Hello,

The following link is a request for comments on the proposed Kalmbach Lake 2023 subdivision. Please ensure all comments have been submitted by July 5, 2024, so they can be incorporated into the staff report packet that will be presented to the Platting Board.

[☐ Kalmbach Lake 2023](#)

Feel free to contact me if you have any questions.

Have a great day,  
Matthew Goddard  
Platting Technician

## Matthew Goddard

---

**From:** Code Compliance  
**Sent:** Monday, June 17, 2024 11:16 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Kalmbach Lake 2023 (MG)

Good Morning,

No comments from Code Compliance.

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:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, June 17, 2024 9:13 AM  
**To:** dnr.scro@alaska.gov; 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; lana@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; 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>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept.

<row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Kalmbach Lake 2023 (MG)

Hello,

The following link is a request for comments on the proposed Kalmbach Lake 2023 subdivision. Please ensure all comments have been submitted by July 5, 2024, so they can be incorporated into the staff report packet that will be presented to the Platting Board.

 [Kalmbach Lake 2023](#)

Feel free to contact me if you have any questions.

Have a great day,  
Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Monday, June 17, 2024 10:31 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Kalmbach Lake 2023 (MG)

No comments (Private Roads)

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:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, June 17, 2024 9:13 AM  
**To:** dnr.scro@alaska.gov; 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; lana@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; 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>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Kalmbach Lake 2023 (MG)

Hello,

The following link is a request for comments on the proposed Kalmbach Lake 2023 subdivision.  
Please ensure all comments have been submitted by July 5, 2024, so they can be incorporated into the staff report packet that will be presented to the Platting Board.

 [Kalmbach Lake 2023](#)

Feel free to contact me if you have any questions.

Have a great day,  
Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)



**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 18, 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.

- **KALMBACH LAKE 2023**  
**(MSB Case # 2024-078)**

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





## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, July 2, 2024 3:35 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Kalmbach Lake 2023 (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 | w: [www.gci.com](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, June 17, 2024 9:13 AM  
**To:** dnr.scro@alaska.gov; 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; lana@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; 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>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Kalmbach Lake 2023 (MG)

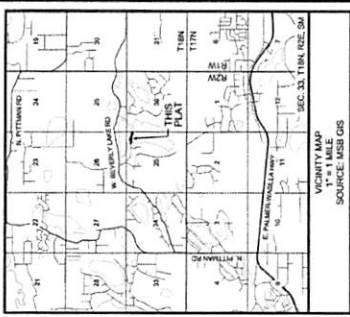
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

The following link is a request for comments on the proposed Kalmbach Lake 2023 subdivision. Please ensure all comments have been submitted by July 5, 2024, so they can be incorporated into the staff report packet that will be presented to the Platting Board.

 [Kalmbach Lake 2023](#)

Feel free to contact me if you have any questions.



**CERTIFICATION OF PAYMENT OF TAXES**  
THROUGH 2023, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE: \_\_\_\_\_  
ASSESSMENTS: \_\_\_\_\_  
RESUBDIVISION: HEREON HAVE BEEN PAID.

DATE: \_\_\_\_\_  
MUNICIPAL SEWER FUNDATION TAX COLLECTION OFFICIAL: \_\_\_\_\_

**PLANNING & LAND USE DISCRETIONARY CERTIFICATE**  
WHEREAS, THE PLANNING & LAND USE DISCRETIONARY CERTIFICATE HAS BEEN ISSUED TO THE SUBDIVISION OF THE KALAMACH LAKE NORTH SUBDIVISION, PLAT NO. 1, PHASE 4, PLATTED IN ACCORDANCE WITH THE LAND SUBDIVISION REGULATIONS OF THE ALASKA SURVEY AND MAPPING DIVISION, AND WHEREAS, THE PLANNING & LAND USE DISCRETIONARY CERTIFICATE HAS BEEN APPROVED IN THE PLANNING AND LAND USE DIVISION, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PLANNING RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE: \_\_\_\_\_  
PLANNING & LAND USE DIRECTOR: \_\_\_\_\_

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

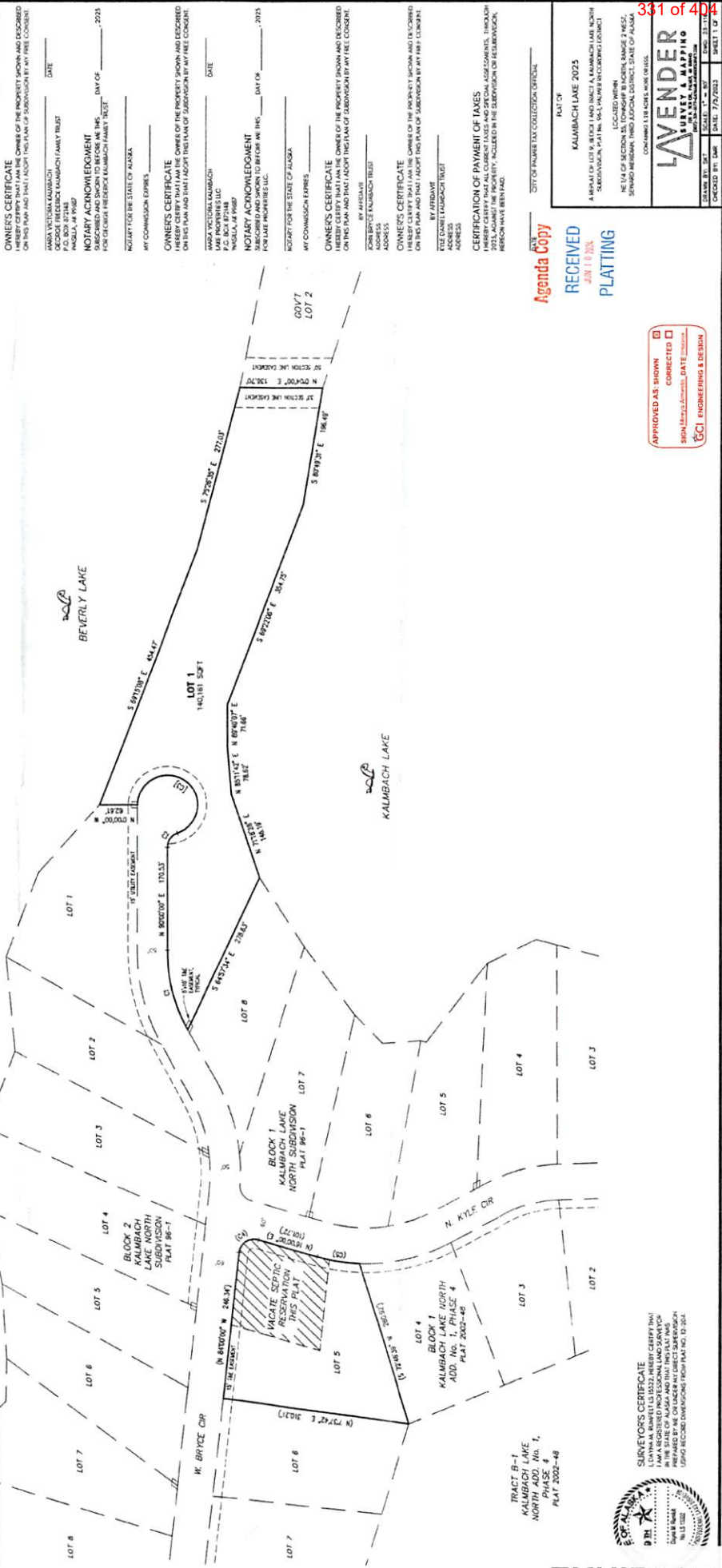
**NOTES**  
1. THE MAP BEING RECORDED, STATES AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL, PARTIAL OWNER, ETC. TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
2. DIMENSIONS ARE GIVEN FOR EACH PLAT OF KALAMACH LAKE NORTH SUBDIVISION. PLAT NO. 1, PHASE 4, UNLESS NOTED OTHERWISE.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	138.52'	271.66'	29.92°	-	137.24'
C2	30.77'	25.00'	79.74°	-	28.87'
C3	218.83'	50.00'	250.91°	N 37°55'11" E	81.65'
C4	61.83'	25.00'	100.00°	N 34°00'00" W	58.97'
C5	102.57'	262.00'	152.24°	S 07°50'40" W	70.66'

**LEGEND**

N 07°00'00" E 138.70' RECORD FOR PLAT 19-1  
N 37°55'11" E 81.65' COMPILED FOR PLAT 19-1

N 34°00'00" W 708.89' RECORD FOR PLAT 2002-48  
RESERVATION FOR BLOCK 1 SEPTIC VACATED BY THIS PLAT



**OWNERS CERTIFICATE**  
OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY FREE CONSENT.

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**  
I, \_\_\_\_\_, NOTARY PUBLIC FOR THE STATE OF ALASKA, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY FREE CONSENT.

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

**OWNERS CERTIFICATE**  
OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY FREE CONSENT.

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**  
I, \_\_\_\_\_, NOTARY PUBLIC FOR THE STATE OF ALASKA, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY FREE CONSENT.

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

**OWNERS CERTIFICATE**  
OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY FREE CONSENT.

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**  
I, \_\_\_\_\_, NOTARY PUBLIC FOR THE STATE OF ALASKA, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY FREE CONSENT.

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

**OWNERS CERTIFICATE**  
OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY FREE CONSENT.

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

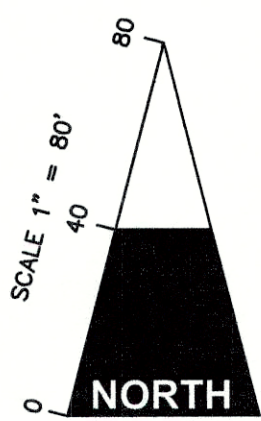
**NOTARY ACKNOWLEDGMENT**  
I, \_\_\_\_\_, NOTARY PUBLIC FOR THE STATE OF ALASKA, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY FREE CONSENT.

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

Agenda Copy  
RECEIVED  
JAN 13 2024  
PLATTING

APPROVED AS SHOWN  
CORRECTED  
SIGNATURE, DATE  
E.C.I. ENGINEERING & DESIGN





CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	138.51'	273.66'	29°00'00"	-	137.04'
C2	30.77'	25.00'	70°31'43"	-	28.87'
[C3]	[218.63']	50.00'	[250°31'43"]	[N 35°15'51" E]	[81.65']
(C4)	(43.63')	(25.00')	(100°00'00")	(N 34°00'00" W)	(38.30')
(C5)	(70.23')	(295.00')	(13°38'24")	(S 09°10'48" W)	(70.06')

**LEGEND**  
 N 00°04'00" E 136.70' RECORD PER PLAT 96-1  
 [N 35°15'51" E] COMPUTED PER PLAT 96-1  
 (N 84°00'00" W 768.89') RECORD PER PLAT 2002-48  
 RESERVATION FOR TRACT A SEPTIC VACATED BY THIS PLAT

**CERTIFICATION OF PAYMENT OF TAXES**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2023, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

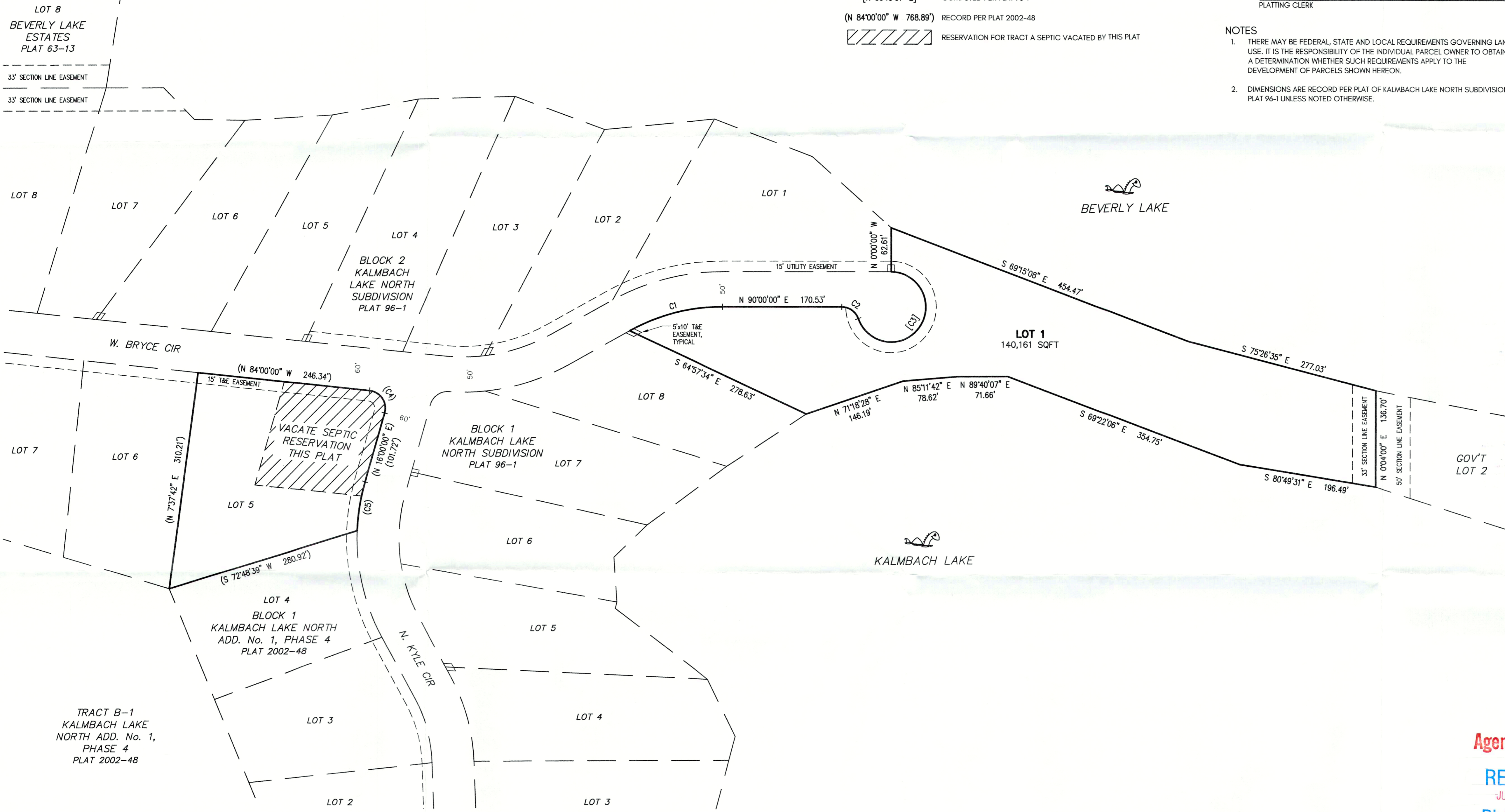
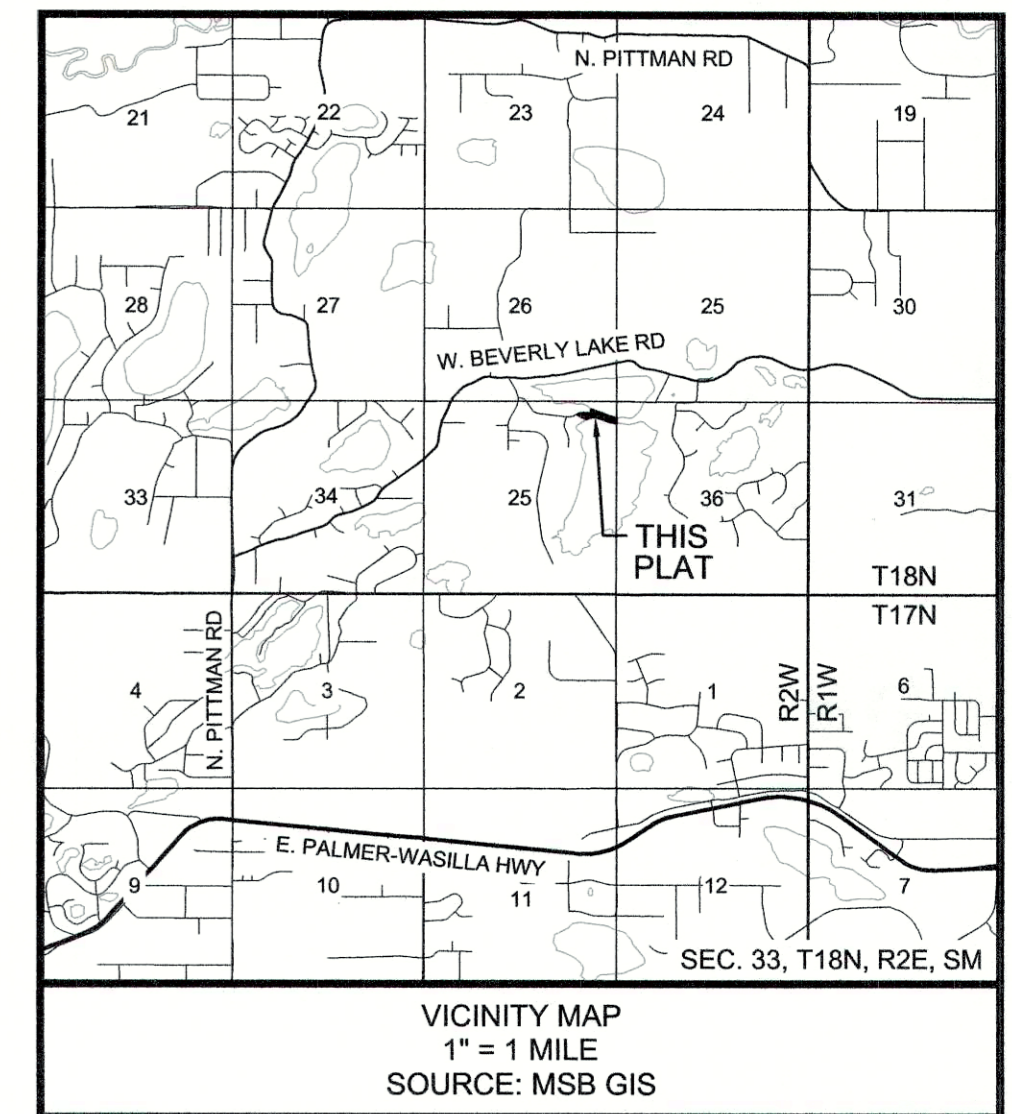
DATE \_\_\_\_\_ MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
 I HEREBY 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. \_\_\_\_\_ DATE \_\_\_\_\_ 2023, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR

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

- NOTES**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
  - DIMENSIONS ARE RECORD PER PLAT OF KALMBACH LAKE NORTH SUBDIVISION, PLAT 96-1 UNLESS NOTED OTHERWISE.



**OWNER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

MARIA VICTORIA KALMBACH \_\_\_\_\_ DATE \_\_\_\_\_  
 GEORGE FREDERICK KALMBACH FAMILY TRUST  
 P.O. BOX 872148  
 WASILLA, AK 99687

**NOTARY ACKNOWLEDGMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
 FOR GEORGE FREDERICK KALMBACH FAMILY TRUST.

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

**OWNER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

MARIA VICTORIA KALMBACH \_\_\_\_\_ DATE \_\_\_\_\_  
 LAKE PROPERTIES LLC  
 P.O. BOX 872148  
 WASILLA, AK 99687

**NOTARY ACKNOWLEDGMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
 FOR LAKE PROPERTIES LLC.

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

**OWNER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

BY AFFIDAVIT  
 JOHN BRYCE KALMBACH TRUST  
 ADDRESS \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

**OWNER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

BY AFFIDAVIT  
 KYLE DANIEL KALMBACH TRUST  
 ADDRESS \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

**CERTIFICATION OF PAYMENT OF TAXES**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2023, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_ CITY OF PALMER TAX COLLECTION OFFICIAL

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 JUN 10 2024  
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PLAT OF  
**KALMBACH LAKE 2023**  
 A REPLAT OF LOT 9, BLOCK 1 AND TRACT A, KALMBACH LAKE NORTH SUBDIVISION, PLAT No. 96-1, PALMER RECORDING DISTRICT  
 LOCATED WITHIN  
 NE 1/4 OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
 CONTAINING 3.218 ACRES, MORE OR LESS.

**LAVENDER**  
 SURVEY & MAPPING  
 720 N. YETI DR., PALMER, AK 99645  
 (907) 301-3177-DATA@LAVENDERSURVEY.COM

DRAWN BY: SKT    SCALE: 1" = 80'    DWG: 23-116  
 CHECKED BY: DMR    DATE: 7/5/2023    SHEET 1 OF 1



**SURVEYOR'S CERTIFICATE**  
 I, DAYNA M. RUMFELT LS 13322, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT NO. 12-204.

C



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
August 1, 2024

PRELIMINARY PLAT: LITTLE SUSITNA FLATS 2024  
LEGAL DESCRIPTION: SEC 14 & 23, T18N, R02W, SEWARD MERIDIAN AK  
PETITIONER: ALEKSANDR BALETSKIY  
SURVEYOR: HANSON LAND SOLUTIONS  
ACRES: 44.71 ± PARCELS: 7  
REVIEWED BY: CHRIS CURLIN CASE #: 2024-069

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**REQUEST:** The request is to create four lots from Lot 4, Little Susitna Flats (Plat#2022-133), vacate the section line easement, and dedicate a fifty foot right of way along the northern boundary of N. Pittman Road, to be known as **LITTLE SUSITNA FLATS 2024**, containing 44.71 acres +/- . The plat is located directly north of N. Pittman Road and south of the Little Susitna River, located within the SW ¼ Section 14, NW ¼ Section 23, Township 18 North, Range 02 West, Seward Meridian, Alaska.

**This case is continued from July 18, 2024.**

**EXHIBITS**

Vicinity Map and Aerial Photos  
Soils Report  
Topographic Mapping and As-Built  
AK DNR Preliminary Decision

**EXHIBIT A** – 2 pgs  
**EXHIBIT B** – 6 pgs  
**EXHIBIT C** – 2 pgs  
**EXHIBIT D** – 6 pgs

**AGENCY COMMENTS**

USACE  
AK DNR  
ADOT&PF  
MSB DPW PD&E  
Permit Center  
Meadow Lakes Community Council  
Utilities

**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 1 pg  
**EXHIBIT G** – 1 pg  
**EXHIBIT H** – 1 pg  
**EXHIBIT I** – 1 pg  
**EXHIBIT J** – 1 pg  
**EXHIBIT K** – 4 pgs

**DISCUSSION:** The proposed subdivision is creating 7 lots ranging in size from 1.13 acres up to 1.59 acres, vacate the section line easement and dedicate right of way adjoining N. Pittman Road. The petitioner has submitted a Preliminary Decision from the Alaska Department of Natural Resources regarding the vacation of the section line easements (**Exhibit D**). The petitioner is granting a fifty-foot easement along the northern boundary of N. Pittman Road.

**Soils Report:** (**Exhibit B**) A soils report was submitted pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, Hanson Land Solutions, notes test holes were excavated to 12'; soils are classified as 1 -2 feet of (OL)

organic silts and organic silty clays of low plasticity over 10 – 11 feet of (GP) poorly graded gravels and gravel sand mix with little fines. No groundwater was encountered. Mr. Klebesadel concludes all lots have 10,000 sf of useable building area and 10,000 sf of contiguous useable septic area. Topographic mapping and As-Built are at (Exhibit C).

**Comments:**

USACE (Exhibit E) Based on aerial imagery, it appears that there may be wetlands on Lot 2A and the lots below it. Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

AK DNR (Exhibit F) Has no objections.

ADOT&PF (Exhibit G) Edit plat note 10 to read: “No direct access to Pittman Road. Lots 2A, 4A, 4B, 4C, and 4D to share one access.”

Dimension and show single access point for Lots 2A, 3A, 4A, 4B, 4C, and 4D.

Dedicate access easement with dimensioned access for Lots 2A, 3A, 4A, 4B, 4C, and 4D.

DOT&PF recommends Lot 1A flag connect to Sunrise Place and not Pittman Road. Recommend coordination with Sunrise Place easement owner to access Pittman Road through Sunrise Place easement. DOT&PF cannot guarantee that a driveway access at Lot 1A flag location would be permissible due to potential safety and utility conflicts. Access through Sunrise Place would eliminate potential conflicts with existing utilities.

Platting actions invalidate existing driveway permits. Reapply or apply for new driveway permits and Approach Road Review’s 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.

Please be advised that this plat is within the boundary of DOT&PF project Pittman Road Shoulder Widening and Slope Flattening. Further questions can be directed to the project manager, Kristina Busch, at [kristina.busch@alaska.gov](mailto:kristina.busch@alaska.gov) or (907) 269-0567.

No new utility connections through Pittman Road or Pittman Road right of way. New utility connections must be through utility easements, access easements, or driveways.

Please be advised of existing MEA, MTA, and ENSTAR utility systems in this corridor.

MSB DPW PD&E (Exhibit H) Has no comment.

MSB Permit Center (Exhibit I) Has no comment.

Meadow Lakes Community Council (Exhibit J) Supports the proposed plat.

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

At the time of staff report write-up, there were no responses to the Request for Comments from, ADF&G, Fire Service Area #136 West Lakes, Road service area #28 Gold Trail, MSB Community Development, Planning, MEA or MTA.

**CONCLUSION:** The preliminary plat of LITTLE SUSITNA FLATS 2024 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies or Borough departments. The petitioner has provided a Preliminary Decision from AKDNR and is granting an easement along N. Pittman Road. At the time this staff report was written, there were no objections from the public in response to the Notice of Public. The lots have the required legal and



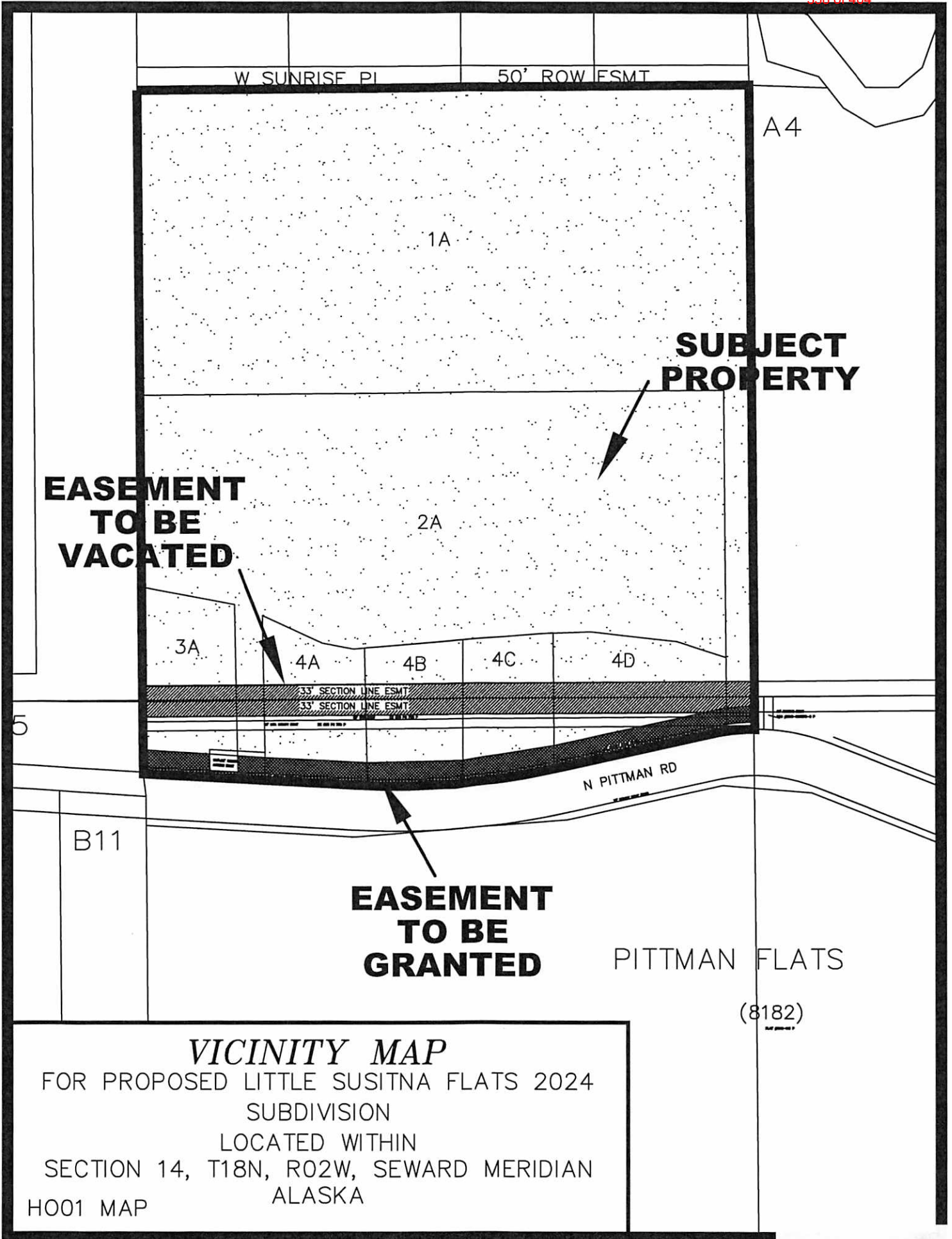
physical access, pursuant to MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140. The lots have the required frontage, pursuant to MSB 43.20.320. A soils report was provided by the surveyor.

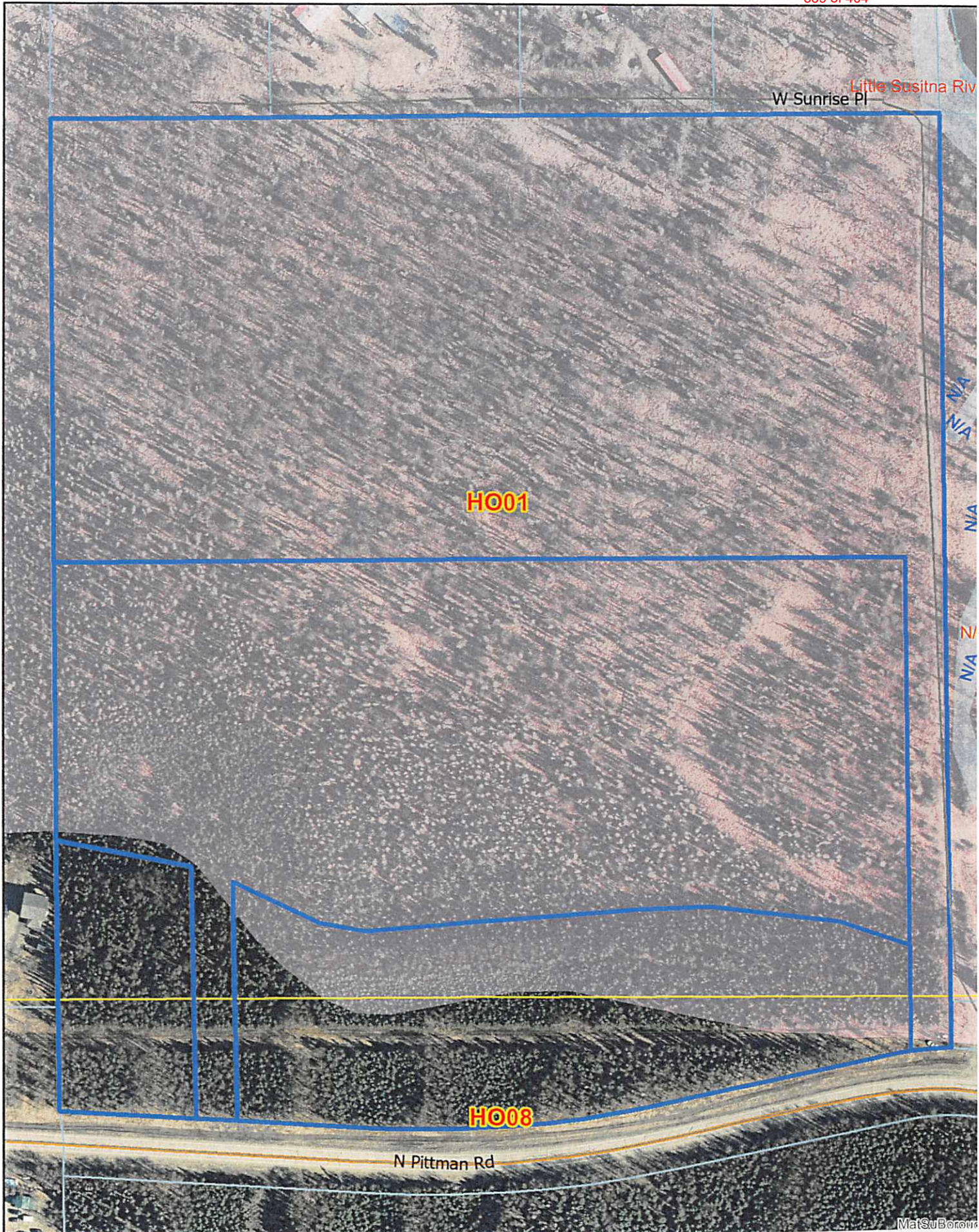
### **FINDINGS OF FACT**

1. The plat of LITTLE SUSITNA FLATS 2024 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A).
3. All lots have the required legal and physical access, pursuant to MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140.
4. All lots have the required area pursuant to MSB 43.20.281.
5. All lots have the required frontage, pursuant to MSB 43.20.320.
6. AK DNR does not object to vacating the section line easement.
7. Petitioner has submitted an AKDNR Preliminary approval.
8. The petitioner is granting an easement along N. Pittman Road.
9. At the time of staff report write-up, there were no responses to the Request for Comments from, Fire Service Area #132, Road Service Area #28 Gold Trail, MSB Community Development, Assessments, Planning, MEA or MTA.
10. There were no objections from any federal or state agencies, Borough departments, utilities, or the public.

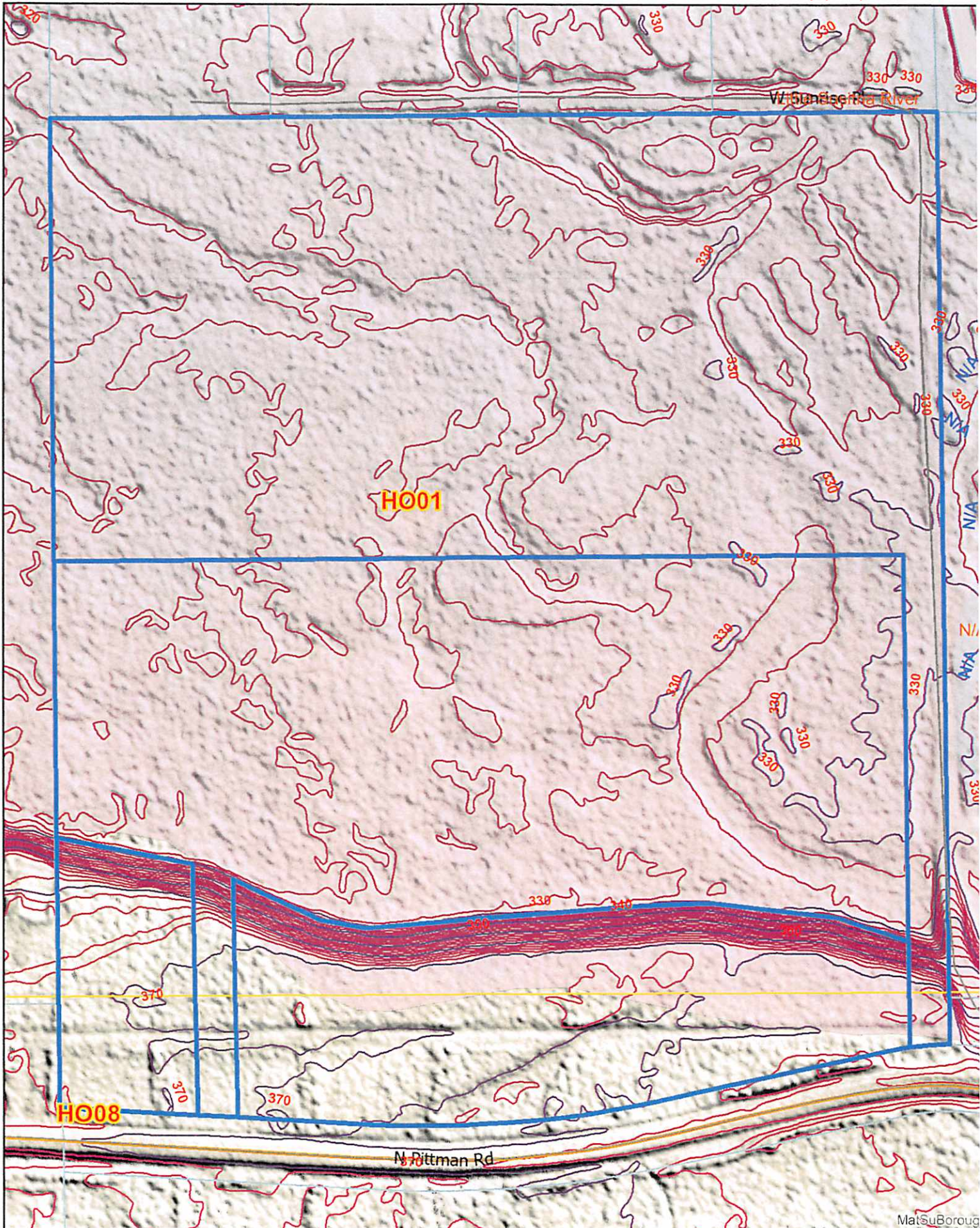
### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the preliminary plat of LITTLE SUSITNA FLATS 2024, the section line easement vacation, and the dedication of right-of-way for N. Pittman Road, Township 18 North, Range 02 East, Section 30, Seward Meridian, Alaska:**

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 common access easement with dimensioned access for Lots 2A, 3A, 4A, 4B, 4C, and 4D on final plat.
5. Dedicate right-of-way to ADOT&PF.
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.





180 90 0 180 Feet



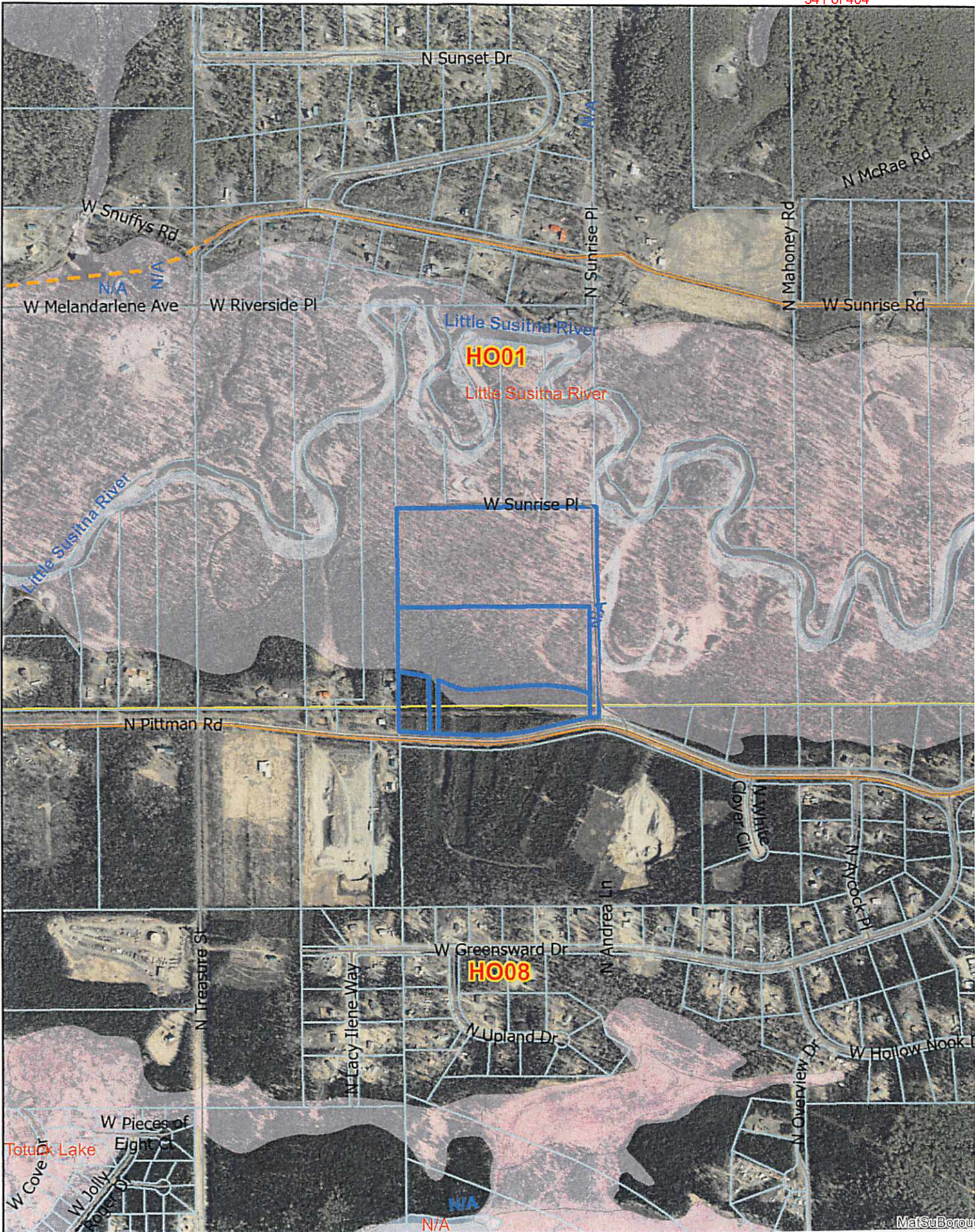


EXHIBIT A-4

**HANSON LAND SOLUTIONS**  
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES  
305 E. Fireweed Ave. Palmer, AK 99645



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**USEABLE AREA CERTIFICATION**

LITTLE SUSITNA FLATS 2024

A SUBDIVISION OF

LOTS 1 THRU 4 LITTLE SUSITNA FLATS (2022-133)

**INTRODUCTION TO INVESTIGATION**

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

**INDIVIDUAL LOTS: GEOMETRY**

- All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

**USABLE BUILDING AREAS**

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

**USABLE SEPTIC AREAS**

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- The useable area consists entirely of land sloping less than 25% or will be at final certification.
- The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- The useable area is outside of any known debris burial site.

**SOILS INVESTIGATION**

EXCAVATIONS

- Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

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SOIL CLASSIFICATIONS

- Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:  
 (GW) TEST HOLES:  (GP) TEST HOLES:   
 (SW) TEST HOLES:  (SP) TEST HOLES:
- Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:  
 (GM) TEST HOLES:  (SM) TEST HOLES:
- Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:
- Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

**GROUND WATER INVESTIGATION**

- No groundwater was encountered in any of the Test Holes
- Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:  
 Monitoring Test Holes May through October: TEST HOLES:   
 Soil Mottling or Staining Analysis: TEST HOLES:
- Depth to seasonal high water is a min. of 8' TEST HOLES:
- Depth to seasonal high water is less than 8'  
 Fill will be required  A suitable standard design will be provided

**SUMMARY OF REQUIRED FURTHER ACTION**

- Additional Fill required to ensure 8' of coverage above water table Lots:
- The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:
- Re-Grading will be required to eliminate slopes in excess of 25% Lots:
- No further action required to establish sufficient usable area.

*I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".*

*William Klebesadel* 5/16/24  
 WILLIAM KLEBESADEL P.E. Date  
 Professional Engineer



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305 E. Fireweed Ave. Palmer, AK 99645

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel:	LOT 5 PITTMAN FLATS (2021-121) & SE1/4 SW1/4 SEC 14 T18N R2W	TEST HOLE NO.	Date:	03/25/22
Insp. By:	SIMON GILLILAND	1	Job #	22-114

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																	
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached																	
2ft																				
3ft																				
4ft																				
5ft																				
			PERCOLATION TEST																	
			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop												
6ft			1																	
7ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	2																	
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16ft			11																	
17ft			12																	
			Perc. Hole Diam. (in.):																	
			Test Run Between:																	
			ft	and	ft	Deep														
18ft																				
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Date	WATER LEVEL																			
Depth																				
12ft	Total Depth of Test Hole																			
None	Depths where Seeps encountered																			
None	Depths where Ground Water encountered																			
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered																			
No	Monitor Tube Installed?																			



**HANSON LAND SOLUTIONS**  
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES  
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	LOT 5 PITTMAN FLATS (2021-121) & SE1/4 SW1/4 SEC 14 T18N R2W	TEST HOLE NO.	Date: 03/25/22
Insp. By:	SIMON GILLILAND	2	Job # 22-114

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7ft	GP POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	<table border="1"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	1						2						3						4						5						6						7						8						9						10						11						12					
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COMMENTS:

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL

**HANSON LAND SOLUTIONS**  
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES  
305 E. Fireweed Ave. Palmer, AK 99645

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel:	LOT 5 PITTMAN FLATS (2021-121) & SE1/4 SW1/4 SEC 14 T18N R2W	TEST HOLE NO.	Date:	03/25/22
Insp. By:	SIMON GILLILAND	3	Job #	22-114

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft								
5ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	PERCOLATION TEST					
6ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
7ft			1					
8ft			2					
9ft			3					
10ft			4					
11ft			5					
12ft			6					
13ft			7					
14ft			8					
15ft			9					
16ft			10					
17ft			11					
18ft			12					
19ft			Perc. Hole Diam. (in.):					
20ft			Test Run Between:					
	ft		and		ft Deep			



COMMENTS:

Depth	
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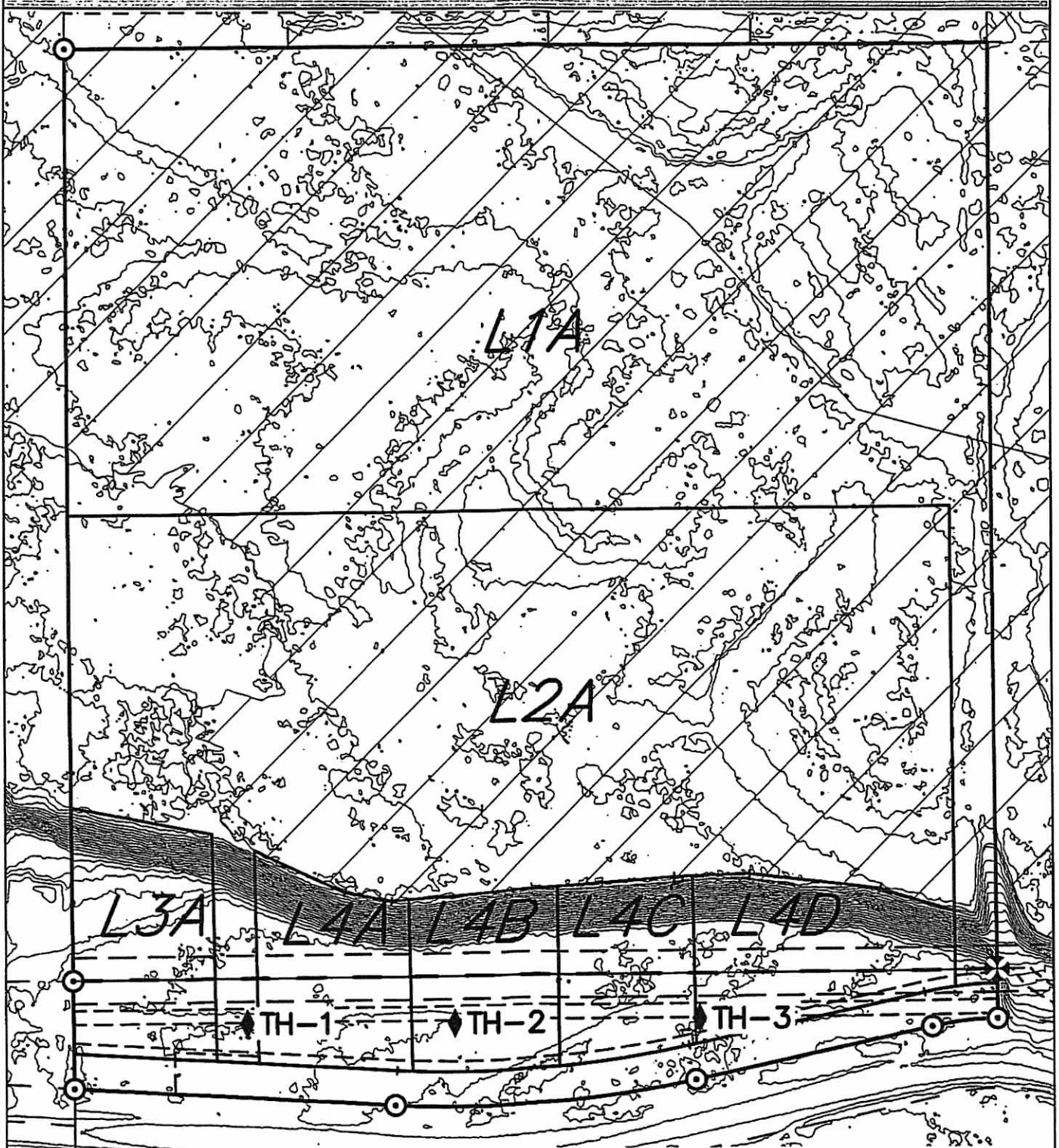
WATER LEVEL MONITORING	
Date	WATER LEVEL

# HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

## TEST HOLE LOCATION EXHIBIT MAP



**LEGEND**

◆ TEST HOLE

**LITTLE SUSITNA FLATS SUBDIVISION**

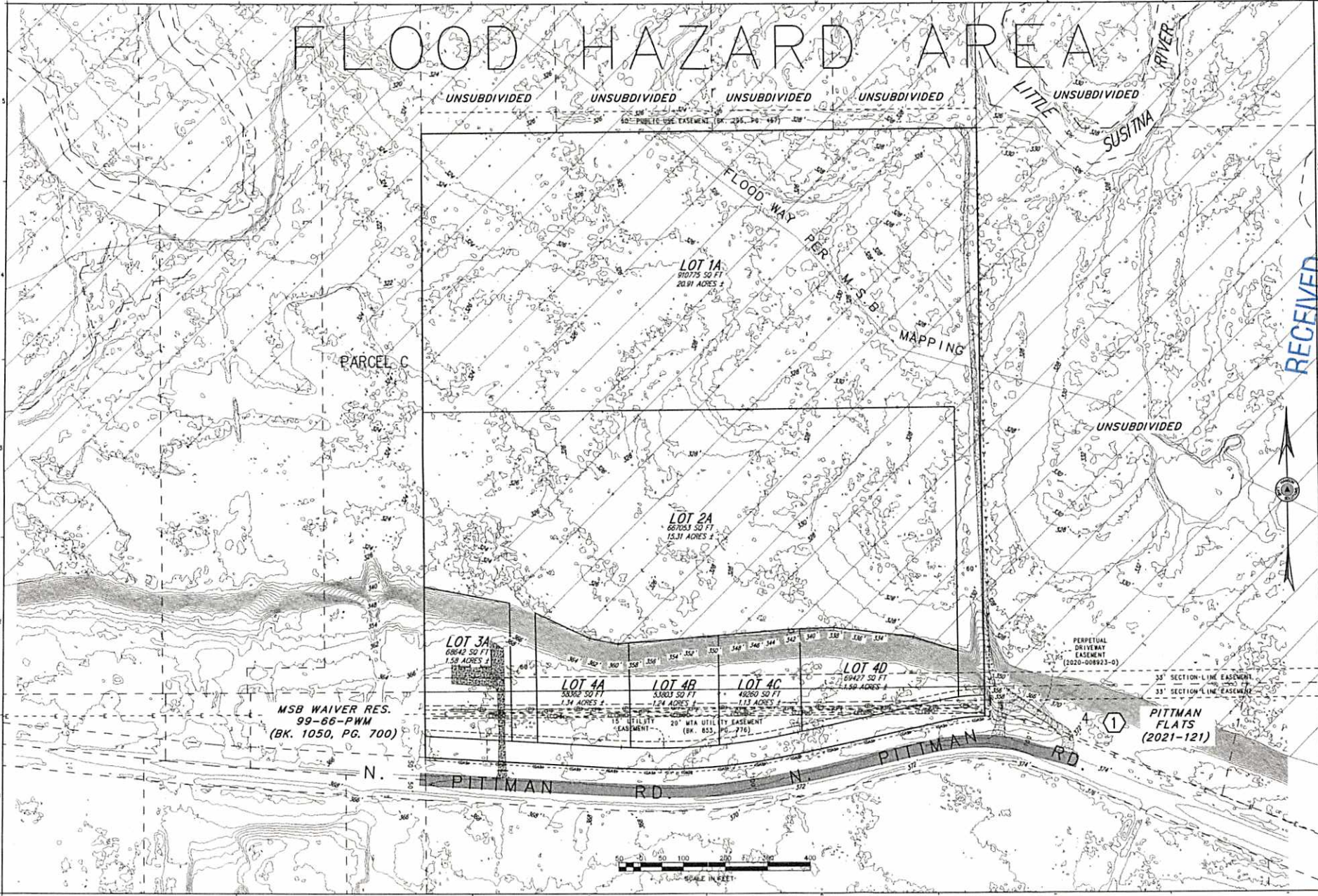
FILE: 23-103

DRAWN: ELF

04/19/24

**EXHIBIT A**

Page 1 of 1



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WALKER, ALASKA  
(907) 746-7170



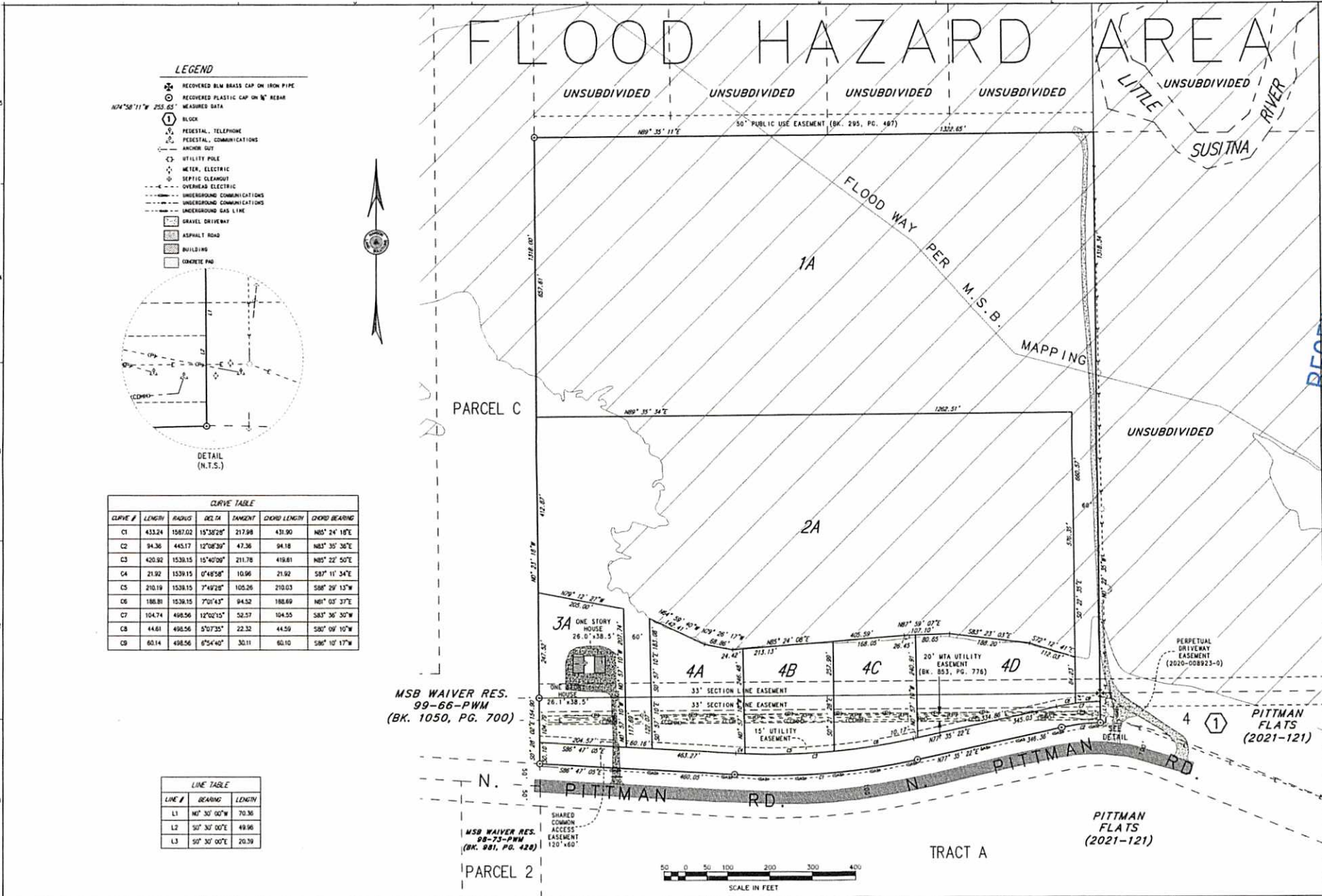
NOTES:  
1. CONTIGUOUS SHOWN AREAS WERE DERIVED FROM RECORDS OF THE METEOROLOGICAL SERVICE, WILSON, ALASKA, AND THE U.S. GEOLOGICAL SURVEY.  
2. THE HORIZONTAL DATUM IS NAD 83 (GEOID 1988).  
3. THE VERTICAL DATUM IS MGSN (GEOID 1988).

RECEIVED  
WASILLA, ALASKA  
PLATTING

WASILLA, ALASKA  
LITTLE SUSITNA FLATS 2024  
SITE PLAN - EXISTING CONDITIONS  
TOPOGRAPHY

DWG #: 23-103C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
11x17: 1"=200'  
22x34: 1"=100'  
REVISION DATE:  
04/19/24

REFERENCE  
NUMBER:  
V-2.2  
SHEET 3 OF 3



NOTES: FIELD SURVEY WAS CONDUCTED ON FEBRUARY 3, 2023, AND REVISIONS WERE MADE ON SET AS DESCRIBED HEREIN.  
ALL DIRECTIONS SHOW ARE TRUE BEARINGS, AS OBTAINED BY ME ON 2/2/2024.

RECEIVED  
PLATTING

WASILLA, ALASKA  
LITTLE SUSITNA FLATS 2024  
SITE PLAN - EXISTING CONDITIONS  
PLANIMETRY-AB

DRG #: 23-103C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
11x17: 1"=200'  
22x34: 1"=100'  
REVISION DATE:  
04/19/24

REFERENCE NUMBER:  
V-21  
SHEET 2 OF 3

**STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND AND WATER**

**Preliminary Decision  
Petitioners: Aleksandr Baletsky  
Section Line Easement Vacation**

**EV-3-375**

**Petitioned Action:**

The proposed action consists of vacating within Lots 1-4 of Little Susitna Flats, Plat 2022-133, Palmer Recording District, the 33-foot section line easements either side of the section line common to Sections 14 & 23, T18N, R2W, S.M., Alaska. This action falls within the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 14, T18N, R2W, S.M., Alaska, and the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 23, T18N, R2W, S.M., Alaska as depicted on Attachment A.

The reasons for the easement vacation cited by the applicant: “to create useable areas and remove setbacks incurred by the section line easement.” The setbacks referenced by the petitioner are Matanuska-Susitna Borough setbacks per MSB code 17.55.010 Setbacks.

**Legal Authority**

AS 38.05.035(e), AS 38.05.945, 11 AAC 51.065, AS 19.10.010, 11 AAC 51.025, 11 AAC 51.100 and AS 19.30.410.

**Administrative Record:**

The DNR Survey Case File EV-3-375 constitutes the administrative record used for the basis of this decision.

**Borough:**

The proposed action is located within the Matanuska-Susitna Borough.

**State Easement Interest:**

Two 33-foot wide section-line easements exist within the subject property pursuant to Chapter 19, SLA 1923 and AS 19.10.010 (See Discussion).

**Underlying Interest:**

The petitioners own the estate underlying the two 33-foot section line easements proposed for vacation.

**Alternate Route:**

The proposed alternate access is N. Pittman Road, a newly dedicated 50-foot right-of-way adjacent to the north side of N. Pittman Road, and remaining section line easements. N. Pittman Road is a dedicated 100-foot right-of-way located adjacent to the south border of Lots 1-4 of Little Susitna Flats, Plat 2022-133, Palmer Recording District.

Preliminary Decision, EV-3-375

**Land Management Policies:**

1) Pursuant to AS 19.30.410 the Department of Natural Resources, the Department of Transportation and Public Facilities, or another agency of the state may not vacate a right-of-way acquired by the state under former 43 U.S.C. 932 unless:

- a reasonably comparable, established alternate right-of-way or means of access exists that is sufficient to satisfy all present and reasonably foreseeable uses.

2) Pursuant to 11 AAC 51.065, before any vacation, modification, or relocation of a public easement, the petitioner must demonstrate to the satisfaction of the department that equal or better access is available. Equal or better access must be access that is:

- protected by an easement of record that is adequately wide for the purpose; if the easement of record is new, the petitioner must arrange for a note in the vacation document to be recorded that identifies the new easement as a replacement for the vacated easement; and,
- at least equally usable, considering length, type of terrain, and level of improvement, as the easement to be vacated; if development or improvement is needed to make the replacement easement at least equally usable, the petitioner must arrange for the development or improvement to be completed before the vacation takes effect.
- The Department will determine if the vacation is in the State's best interest.

**Public Use Patterns:**

The two subject SLEs are both unconstructed. A field inspection was not conducted. Looking at Google Earth Imagery dated June 17, 2023, it appears the 20' MTA Utility Easement (Bk. 853, Pg. 776) has been cleared. It appears the public is using the cleared Utility Easement for ATV travel instead of utilizing the two 33' section lines that fall within Lots 1-4 of Little Susitna Flats, Plat 2022-23. According to this plat, the cleared utility easement is approximately 10' south of the southern border of the 33' SLE within the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 23, T18N, R2W, S.M., Alaska.

**Practicality of Use:**

The alternate route, N. Pittman Road shares the south boundary of Lots 1-4. N. Pittman Road is constructed. Access within the vicinity is improved with the constructed road. The section line easement immediately to the west of the subject area was previously vacated within the SW $\frac{1}{4}$ SW $\frac{1}{4}$  Section 14, and the NW $\frac{1}{4}$ NW $\frac{1}{4}$  Section 23 by EV 2-686, Plat 98-23, Palmer Recording District. The subject 66-foot-wide section-line easement has not been cleared. The proposed easement vacation will not adversely affect land in other ownership, nor will it negatively impact public access in this area.

**Agency Review:**

Initial Agency review of the proposed action began on August 17, 2023 and concluded December 5, 2023. Agencies notified included Department of Transportation & Public Facilities (DOT&PF) Central Region, Alaska Department of Fish and Game (ADFG), DNR Division of Mining, Land and Water – Southcentral Regional Land Office (SCRO), Alaska Mental Health Trust Land Office (MHTLO), DNR Division of Parks and Outdoor Recreation (DPOR), Matanuska-Susitna Borough, Matanuska Electric Association, Enstar Natural Gas Company and Matanuska Telephone Agency (ROW).

Preliminary Decision, EV-3-375

**Agency Comments:**

1. The following Agencies submitted comments of non-objection: DPOR, ADFG, MHTLO, MTA, SCRO.
2. DOT&PF submitted an approval with conditions as follows: "The petitioner dedicates an additional fifty-foot (50') wide right of way adjacent to the existing Pittman Road right of way for future realignment and/or straightening."
3. An email was received from the petitioner's surveyor, Craig Hanson with Hanson Land Solutions, LLC, stating:  
"The Petitioner and I have considered the ramifications of the DOT request for a 50' wide ROW dedication along the north side of Pittman Road to facilitate future realignment.  
  
The Petitioner agrees to the request and will dedicate said 50' with the vacation of the Section Line Easement."  
  
This confirmation of compliance with DOT&PF's conditional approval formally reconciled the agency comments related to this proposed section line easement vacation.
4. No other comments or objections for the proposed easement vacation action were received.

**Discussion:**

1. **Determination of the existence of section-line easements:**
  - a. The lands underlying the SLE proposed to be vacated were conveyed into private ownership by Patent Number 1223485. Patent Number 1223485 granted the E $\frac{1}{2}$ SW $\frac{1}{4}$  Section 14 and NW $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ NW $\frac{1}{4}$  Section 23, Township 18 North, Range 2 West, Seward Meridian to Jimmie Clayton Randell on October 19, 1961. The date of entry (application filed) according to the BLM case file abstract for AKA 47557 was February 24, 1959 (for both sections).
  - b. The protraction diagram "S 2-17" of Townships 17 to 20 North, Ranges 1 to 4 West, Seward Meridian, Alaska was approved by the Bureau of Land Management on November 16, 1959. This protraction diagram was published in the Federal Register on December 24, 1959.
  - c. The Rectangular Survey Plat for Township 18N, Range 2W, Seward Meridian was accepted by the United States Department of the Interior, Bureau of Land Management on November 18, 1960.
  - d. Pittman Flats Subdivision was recorded in the Palmer Recording District on October 8, 2021, as Plat 2021-121. According to the Pittman Flats Subdivision, thirty-three foot section line easements are depicted either side of the section line common to Sections 14 and 23 of T18N, R2W, S.M.
  - e. Little Susitna Flats, a Subdivision of Lot 5 Pittman Flats (2021-121), was recorded in the Palmer Recording District on December 2, 2022, as Plat 2022-133. According to the Little Susitna Flats Plat, thirty-three foot section line easements are depicted either side of the section line common to Sections 14 and 23 of T18N, R2W, S.M.
2. Pursuant to 11 AAC 51.065(e)(1), the Department will give consideration to the recommendations of the MSB Platting Board regarding this action when a copy of the Approved Minutes are received at DNR.



Preliminary Decision, EV-3-375

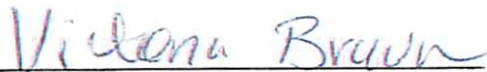
**Approval of the proposed action is contingent upon the following conditions:**

1. Pursuant to AS 38.05.945, a Public Notice must be completed. The Department of Natural Resources may modify the decision after analyzing public comments.
2. Comply with Matanuska-Susitna Borough's conditions of approval unless waived by the Director, DMLW.
3. Per the conditional approval submitted from the Department of Transportation and Public Facilities, the petitioner will dedicate a fifty-foot (50') wide right of way adjacent to the existing Pittman Road (North) right of way for future realignment and/or straightening.
4. A final plat (owner signed / surveyor sealed Mylar) must be submitted to DNR within two years from the date of approval of the Final Finding and Decision unless extended by DMLW, Survey Section.
4. Submittal of a Certificate to Plat, current within 90-days, with the final plat.

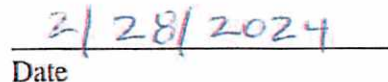
**Recommendation:**

Based on our findings, the applicant meets DNR's requirements to vacate the subject section line easements. The proposed vacation may be in the state's best interest. Therefore, the Division of Mining, Land and Water, Survey Section recommends approval of this action and may proceed with adjudication and public notice in accordance with AS 38.05.945.

Prepared by:



Victoria Braun, Adjudicator  
Natural Resource Specialist 2

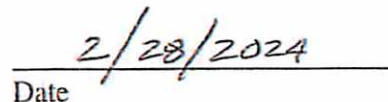


Date

Approved by:



Gwen M. Gervelis, PLS  
Chief, Survey Section



Date

Enclosures: Attachment A

**PUBLIC NOTICE:**

**Notice of Preliminary Decision  
Section Line Easement Vacation  
EV-3-375**

Per 11 AAC 51.065, the Department of Natural Resources, Division of Mining, Land and Water has made a Preliminary Decision (PD) giving contingent approval to a petition to vacate the two 33-foot section line easements within Lots 1-4 of Little Susitna Flats, Plat 2022-133, Palmer Recording District. This action falls within the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 14, T18N, R2W, S.M., Alaska, and the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 23, T18N, R2W, S.M., Alaska as depicted on Attachment A. It should be noted that the petitioner will donate a 50-foot easement adjacent to the north side of Pittman Road per the Department of Transportation and Public Facilities conditional approval stipulation.

The public is invited to comment on the PD. Copies are available from DMLW, 550 W. 7<sup>th</sup> Avenue, Suite 650, Anchorage, AK 99501-3576 or <https://aws.state.ak.us/OnlinePublicNotices/>. Persons wanting to provide comments on this proposed easement vacation can **submit their comments in writing or by e-mail. To be eligible to appeal under AS 38.05.035(i)(j), one must respond in writing during the comment period. All comments must be received in writing at DMLW on or before April 1, 2024.** Correspondence or questions should be addressed to DNR, DMLW, Survey Section, Attn: Victoria Braun, 550 W. 7th Ave., Suite 650, Anchorage, Alaska 99501. Comments may also be submitted via e-mail at [victoria.braun@alaska.gov](mailto:victoria.braun@alaska.gov). Please reference EV 3-360 in your correspondence, include the date, your name, telephone number, mailing and e-mail address to ensure you receive copies of all subsequent decisions.






If public comment in response to this notice indicates the need for significant changes to the Preliminary Decision, additional public notice will be given. If no significant change is required, the PD, including any minor changes, will be issued as a Final Finding & Decision.

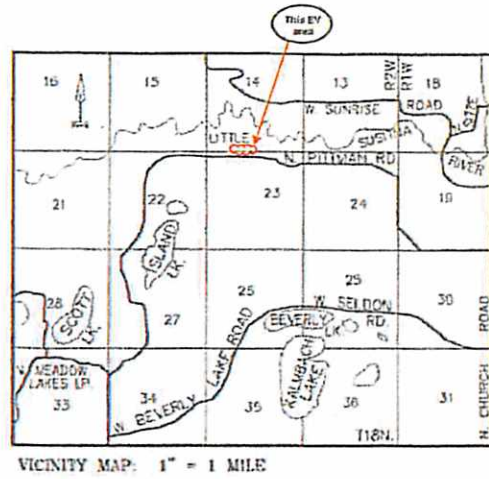
DMLW reserves the right to waive technical defects in this publication.

Those with audio impairments may call Anchorage DNR Public Information Center, 10-5, M-F, TDD#269-8411.

# EV 3-375 Attachment A

Legend:

-  33' SLEs proposed for vacation
-  Previously Vacated EV 2-686
-  Alternate Route: N. Pittman Road
-  Section Line
-  50-Foot wide right-of-way to be dedicated by Petitioner



Sections 14 & 23, T18N, R2W  
Seward Meridian, Alaska

Little Susitna Flats, Lots 1-4,  
Plat 2022-133, Palmer Recording District

Two 33' Section Line Easements proposed for vacation total 66'. The Petitioner will dedicate a 50-foot right of way adjacent to the north side of N. Pittman Road.

## Jesse Curlin

---

**From:** Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>  
**Sent:** Friday, June 7, 2024 7:41 AM  
**To:** Jesse Curlin  
**Subject:** RFC Little Susitna Flats 2024

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

Good morning Mr. Curlin,

Thank you for bringing this project to our attention and for allowing us to comment. The Corps of Engineers (Corps) does have a comment regarding RFC Little Susitna Flats 2024. Based on aerial imagery, it appears that there may be wetlands on Lot 2A and the lots below it.

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

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

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

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

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

Thank you,  
Olivia Ortiz  
Regulatory Specialist  
Alaska District | POA  
U.S. Army Corps of Engineers  
P: (907) 753-2586

## Jesse Curlin

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**From:** Braun, Victoria K (DNR) <victoria.braun@alaska.gov>  
**Sent:** Thursday, June 20, 2024 9:07 AM  
**To:** Jesse Curlin  
**Subject:** RE: RFC Little Susitna Flats 2024

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

Greetings, Thank you for the opportunity to comment. Our office has no objections. May I please get a copy of the minutes from the June 18<sup>th</sup> meeting?

Regards,  
Victoria Braun  
Natural Resource Specialist 2  
Department of Natural Resources, DMLW  
Attn: Survey Section  
550 West 7<sup>th</sup> Avenue, Suite 650  
Anchorage, AK 99501  
Phone: 907-375-7733

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Wednesday, June 5, 2024 4:43 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>; Post, David E (DOT) <david.post@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Braun, Victoria K (DNR) <victoria.braun@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; mschoming@crweng.com; Ron Bernier <Ron.Bernier@matsugov.us>; 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 Little Susitna Flats 2024

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The following link is a request for comments on the proposed Little Susitna Flats 2024. Please ensure all comments have been submitted by June 21, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.



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 13, 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:

- **SU 13 Rose; Plat 72-34 (Glenn Highway MP 59)**
  - No objection to the proposed lot division.
  - Please add as plat note: "One shared access for both lots."
  - Dedicate common access easement on plat for shared access to the Glenn Highway.
  - Consolidate utility access so that utilities are accessing through common access and not the Glenn Highway or Glenn Highway right of way.
  - Platting actions invalidate existing driveway permits. Reapply for driveway permit as shared access for both lots. 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.
- **Frankslagoon; Waiver Parcel #2, MSB Waiver 84-43-PWm recorded as 84-97w (Hollywood Road)**
  - No objection to lot subdivision.
  - Both lots must take access through S Elkins Street.
  - Please add as plat note: "No direct access for Lot 1 or Lot 2 to Hollywood Road."
- **PA 11 Acutek for Johnson Ferris (MG); Plat #2016-134, Plat #10-39 (Old Glenn Highway)**
  - No objection to the proposed redivision of lots.
  - No direct access to the Old Glenn Highway for Lot 7C.
  - One access to the Old Glenn Highway will be permitted for Lot 6A.
  - Platting actions invalidate existing driveway permits. Reapply for driveway permit for existing access to the Glenn Highway for Lot 6A. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website:

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

<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.

- Consolidate utility access to access through Lot 6A driveway to the Old Glenn Highway or through Childers Circle to Lot 7C.

- **Little Susitna Flats 2024; HO 01 HLS-Baletskiy; Plat #2022-132 (Pittman Road)**

- Edit plat note 10 to read: "No direct access to Pittman Road. Lots 2A, 4A, 4B, 4C, and 4D to share one access."
- Dimension and show single access point for Lots 2A, 3A, 4A, 4B, 4C, and 4D.
- Dedicate access easement with dimensioned access for Lots 2A, 3A, 4A, 4B, 4C, and 4D.
- DOT&PF recommends Lot 1A flag connect to Sunrise Place and not Pittman Road. Recommend coordination with Sunrise Place easement owner to access Pittman Road through Sunrise Place easement. DOT&PF cannot guarantee that a driveway access at Lot 1A flag location would be permissible due to potential safety and utility conflicts. Access through Sunrise Place would eliminate potential conflicts with existing utilities.
- Platting actions invalidate existing driveway permits. Reapply or apply for new driveway permits and Approach Road Review's 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.
- Please be advised that this plat is within the boundary of DOT&PF project [Pittman Road Shoulder Widening and Slope Flattening](#). Further questions can be directed to the project manager, Kristina Busch, at [kristina.busch@alaska.gov](mailto:kristina.busch@alaska.gov) or (907) 269-0567.
- No new utility connections through Pittman Road or Pittman Road right of way. New utility connections must be through utility easements, access easements, or driveways.
- Please be advised of existing MEA, MTA, and ENSTAR utility systems in this corridor.

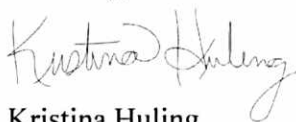
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

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**From:** Daniel Dahms  
**Sent:** Tuesday, June 18, 2024 3:39 PM  
**To:** Jesse Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons; Fred Wagner  
**Subject:** RE: RFC Little Susitna Flats 2024

Chris,

No comments from PD&E.

(question for platting)

Is there a reason why the road is not dedicated to the state rather than the borough since Pittman Road is owned and maintained by the State?

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

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Wednesday, June 5, 2024 4:43 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>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Braun, Victoria K (DNR) <victoria.braun@alaska.gov>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; mschoming@crweng.com; Ron Bernier <Ron.Bernier@matsugov.us>; 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 Little Susitna Flats 2024

Hello,

The following link is a request for comments on the proposed Little Susitna Flats 2024. Please ensure all comments have been submitted by June 21, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

[Little Susitna Flats 2024](#)

Sincerely,

## Jesse Curlin

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**From:** Permit Center  
**Sent:** Friday, March 22, 2024 8:32 AM  
**To:** Jesse Curlin  
**Subject:** RE: RFC Meadow Creek Homestead (CC)

Chris, good morning. No comments from the Permit Center for this one.

**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:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Wednesday, March 20, 2024 4:34 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>; Daniel Dahms <Daniel.Dahms@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>; dnr.scro@alaska.gov; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; akchief@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; personaljmp@mtaonline.net; Bill Gamble <Bill.Gamble@matsugov.us>; 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 Meadow Creek Homestead (CC)

Hello,

The following link is a request for comments on the proposed Meadow Creek Homestead. Please ensure all comments have been submitted by April 5, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

[Meadow Creek Homestead](#)

Sincerely,

Jesse C. "Chris" Curlin  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7873



1210 N Kim Drive, Suite B, Meadow Lakes, Alaska 99623  
Phone: 907-232-2845 - Email: [info@mlccak.org](mailto:info@mlccak.org) - Website: [www.mlccak.org](http://www.mlccak.org)

Matanuska Susitna Borough  
Platting Board and staff

June 12, 2024

RE: Little Susitna Flats 2024

The Meadow Lakes Community Council membership supports the proposed Little Susitna Flats 2024 plat.

The Council membership voted to submit these comments at their June 12, 2024, meeting.

Sincerely,

A handwritten signature in cursive script that reads "Camden Yehle".

Camden Yehle  
President, Meadow Lakes Community Council



**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.

- **LITTLE SUSITNA FLATS 2024**

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 black ink that reads "James Christopher". The signature is written in a cursive style.

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

**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 PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_ AND THAT THIS PLAN 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 PLAN IS LOCATED.

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

ATTEST: \_\_\_\_\_ (PLATTING CLERK)

**SECTION LINE EASEMENT VACATION CERTIFICATE APPROVAL RECOMMENDATION**

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE CENTRAL REGIONAL OFFICE AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY \_\_\_\_\_ DATE \_\_\_\_\_  
REGIONAL CHIEF RIGHTS-OF-WAY AGENT

STATE OF ALASKA DIVISION OF MINING, LAND & WATER THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE DIVISION OF MINING, LAND, & WATER AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR, DIVISION OF MINING, LAND & WATER

THE STATE OF ALASKA, ACTING BY AND THROUGH THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES AND THE COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, DOES HEREBY STATE AND DECLARE THAT THE STATE OF ALASKA VACATES AND RELEASES ALL RIGHTS AND TITLE TO ANY AND ALL PORTIONS OF SECTION-LINE EASEMENTS FOR PUBLIC HIGHWAYS RECEIVED TO-11-1 UNDER A.S. 18.10.010 (SPECIFIC AREA DELINEATED BY DIMENSIONS PRECISELY ON THIS PLAN).

DATE \_\_\_\_\_ APPROVED: \_\_\_\_\_

COMMISSIONER  
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MSB WAIVER RES. 99-66-PWM (BK. 1050, PG. 700)

DATE \_\_\_\_\_ APPROVED: \_\_\_\_\_

COMMISSIONER  
DEPARTMENT OF NATURAL RESOURCES

**LEGEND**

- ⊕ RECOVERED 3/4" OLD BRASS CAP ON IRON PIPE
- ⊙ RECOVERED 1/2" ALUMINUM POST MOUNTMENT
- ⊙ RECOVERED PLASTIC CAP ON "N" BEAM
- ⊙ 3/4" PLASTIC CAP ON "N" BEAM AT ALL P.T.'S, P.C.'S, AND LOT CORNERS
- ⊙ RECOVERED DATA
- ⊙ RECORD PER PLAT (2021-121) LITTLE SUSITNA FLATS
- ⊙ RECORD PER PLAT (2022-133) LITTLE SUSITNA FLATS
- ⊙ RECORD PER RECTANGULAR (1989-1993)
- ⊙ SECTION LINE EASEMENT VACATED THIS PLAT
- ⊙ R.O.W. DEDICATED THIS PLAT

PARCEL C

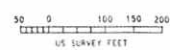
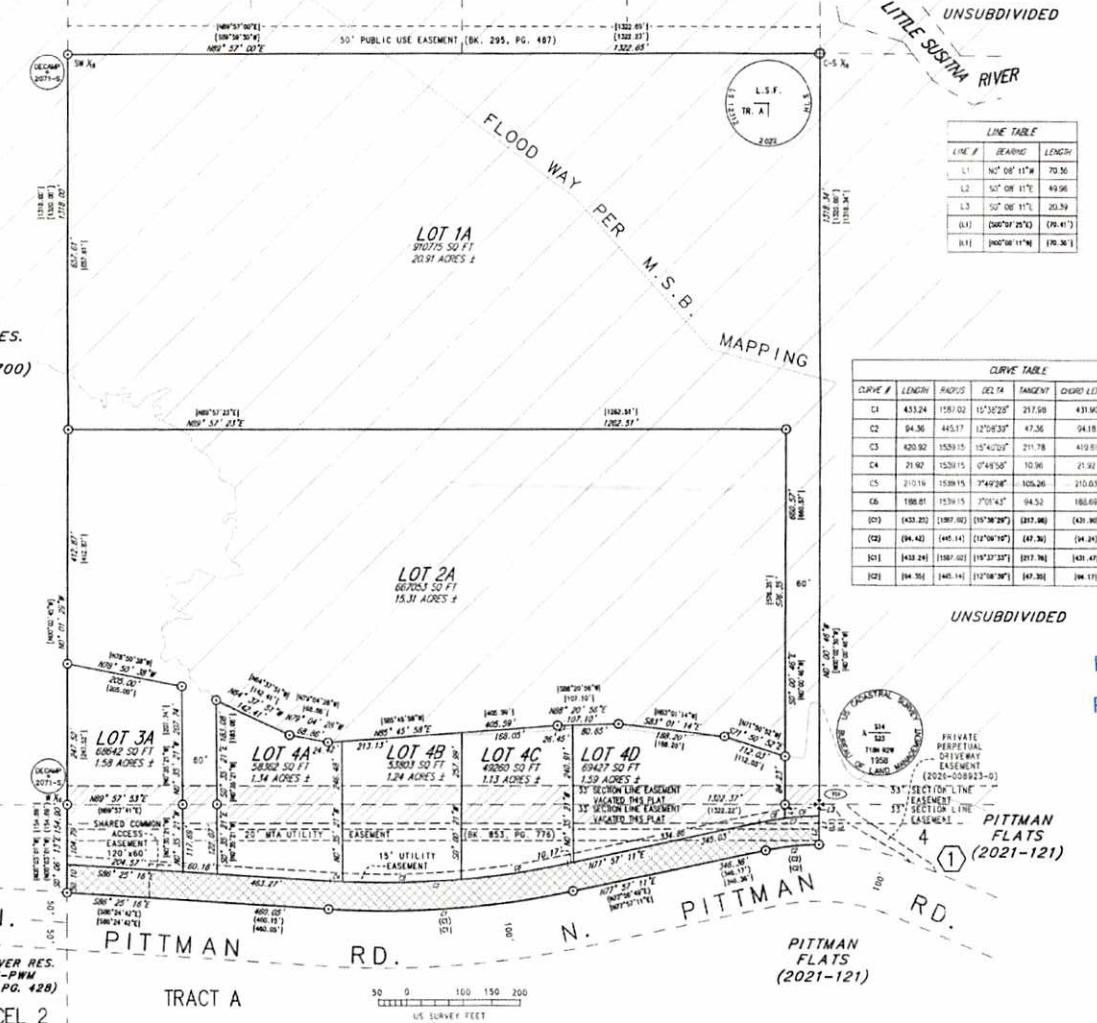


**NOTES**

1. CROSS HATCHED AREA INDICATES PORTIONS OF THE SECTION-LINE EASEMENTS BEING VACATED WITHIN SECTIONS 14 & 23, 1.18N, R.2W, S.W. 11 IS NOT THE INTENT OF THIS PLAT TO VACATE ANY OTHER DEDICATED PUBLIC RIGHTS-OF-WAY OR EASEMENTS.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE N CORNER SHARED BY SECTIONS 14 AND 23 ON THE EAST LINE OF LOT 3 (SURVEY POINT 701), A RECOVERED BRASS CAP WITH A NETWORK GNSS GEODETHIC POSITION OF 61° 38' 35.77" N 149° 35' 12.34" W.
3. THIS SECTION LINE EASEMENT VACATION IS IN COMPLIANCE WITH THE FINAL DECISION EX-6-8-88 APPROVED 3/22/24, 2024.
4. THE ALTERNATE ROUTE IN ACCORDANCE WITH AS 18.30.410 AND/OR 11 AAC 51.065 IS VIA N. PITTMAN RD.
5. FLOOD HAZARD DATA SHOWN HEREON DERIVED FROM FEMA FIRM PANEL 7188E DATED MARCH 17, 2011 & 7188E DATED MARCH 17, 2011.
6. THE BASE FLOOD ELEVATION FOR LOTS 1, 2, AND 4, BASED ON MSB FLOOD STUDY DATA, IS 328.00FT.
7. THIS SUBDIVISION IS INCUMBED BY NEA BLANKET EASEMENTS RECORDED ON OCTOBER 5, 1989 IN BK 24, PG 8, PG 88, AND PG. 84-85 AND ON JUNE 7, 2022 IN DOCUMENT# 2022-012526-0.
8. THIS SUBDIVISION IS INCUMBED BY A STATE OF ALASKA EASEMENT RECORDED ON AUGUST 21, 1961 IN BK. 38, PG. 6.
9. THIS SUBDIVISION IS INCUMBED BY A CONVEYANCE RIGHT OF WAY EASEMENT GRANTED TO NEA RECORDED ON MAY 4, 2021. THEIR REC-ALCOGGE ON DECEMBER 9, 2021 IN DOCUMENT# 2021-012928-0.
10. LOTS 2 THRU 4 WILL SHARE A COMMON ACCESS.

MSB WAIVER RES. 98-73-PWW (BK. 981, PG. 428)  
PARCEL 2

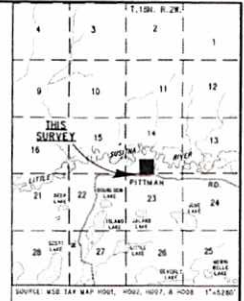
# FLOOD HAZARD AREA



**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 (MATANUSKA-SUSITNA BOROUGH) \_\_\_\_\_ DATE \_\_\_\_\_



LINE #	BEARING	LENGTH
L1	N0° 08' 15" W	79.50
L2	S0° 07' 01" E	49.56
L3	S0° 06' 11" E	20.39
(L1)	S06° 07' 25" E	(96.47)
(L1)	N08° 08' 11" W	(90.24)

CURVE #	LENGTH	PIVOTS	BEARING	CHORD LENGTH	CHORD BEARING	
C1	433.24	1581.02	15° 32' 25"	217.58	433.90	N05° 40' 04" E
C2	84.36	445.17	12° 08' 33"	47.36	84.18	N05° 37' 25" E
C3	620.82	1528.15	15° 42' 02"	211.78	419.81	N05° 44' 39" E
C4	21.92	123.15	0° 49' 50"	10.96	21.92	S00° 49' 45" E
C5	212.14	1589.15	7° 42' 28"	105.26	210.03	S08° 51' 03" W
C6	188.81	1534.15	7° 01' 42"	94.52	188.69	N05° 25' 26" E
(C2)	1433.252	(1887.60)	(15° 32' 25")	(217.58)	(433.90)	(S06° 07' 25" E)
(C2)	(84.42)	(445.14)	(12° 08' 33")	(47.36)	(84.24)	(S06° 07' 25" E)
(C3)	1413.24	(1587.02)	(15° 42' 02")	(211.78)	(419.81)	(S06° 07' 25" E)
(C5)	184.35	(145.14)	(12° 08' 33")	(47.36)	(84.17)	(S06° 07' 25" E)

RECEIVED  
MAY 2 2024  
PLATTING

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ALEXANDER BALITSKIY \_\_\_\_\_ DATE \_\_\_\_\_  
P.O. BOX 257458  
WASTILLA, AK 99687-4783

**NOTARY ACKNOWLEDGEMENT**

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

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

**SURVEYOR'S CERTIFICATE**



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MEASUREMENTS SHOWN ON THE PLAN ACCURATELY EXIST AS REFERENCED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR \_\_\_\_\_  
DATE OF SURVEY: \_\_\_\_\_  
BEGINNING: 21/24/2021  
ENDING: \_\_\_\_\_

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND, AND WATER  
ANCHORAGE, ALASKA

**LITTLE SUSITNA FLATS 2024**  
SUBDIVISION OF  
LOTS 1 THRU 4, LITTLE SUSITNA FLATS  
RECORDED AS PLAT 2022-133-0  
AND SECTION LINE EASEMENT VACATION  
CONTAINING 44.71 ACRES MORE OR LESS

LOCATED WITHIN  
SW/4 SEC. 14 & NW/4 SEC. 23,  
1.18N, R.2W, SW, AK  
PALMER RECORDING DISTRICT

DRAWN BY: ELF APPROVAL RECOMMENDED  
DATE: 04/18/24 SURVEY PLATING SUPERVISOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
SCALE: 1"=100' CHECKED: CEH DRAW FILE NO.: \_\_\_\_\_  
SHEET 1 OF 1 FILE: F023-103 EV-3-375

EXHIBIT K-2

## Jesse Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, June 13, 2024 6:00 PM  
**To:** Jesse Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Little Susitna Flats 2024  
**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 | w: [www.gci.com](http://www.gci.com)

---

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

**Sent:** Wednesday, June 5, 2024 4:43 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>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Braun, Victoria K (DNR) <victoria.braun@alaska.gov>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; mschoming@crweng.com; Ron Bernier <Ron.Bernier@matsugov.us>; 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 Little Susitna Flats 2024

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

Hello,

The following link is a request for comments on the proposed Little Susitna Flats 2024.

Please ensure all comments have been submitted by June 21, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

[Little Susitna Flats 2024](#)

Sincerely,

**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-SUSTITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER 2024-001 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.

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: (PLATTING CLERK) \_\_\_\_\_

**SECTION LINE EASEMENT VACATION CERTIFICATE APPROVAL RECOMMENDATION**

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE CENTRAL REGIONAL OFFICE AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
REGIONAL CHIEF RIGHTS-OF-WAY AGENT

STATE OF ALASKA DIVISION OF MINING, LAND & WATER THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE DIVISION OF MINING, LAND, & WATER AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR, DIVISION OF MINING, LAND & WATER

THE STATE OF ALASKA, ACTING BY AND THROUGH THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES AND THE COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, DOES HEREBY STATE AND SOLEMNLY TRUST THAT THE STATE OF ALASKA VACATES AND RELEASES ALL RIGHTS AND TITLE TO ANY AND ALL PORTIONS OF SECTION LINE EASEMENTS FOR PUBLIC HIGHWAYS RECORDED TO IT UNDER A.S. 18.10.010 SPECIFIC AREA DELINEATED BY DIAGONAL HATCHING ON THIS PLAT.

DATE APPROVED: \_\_\_\_\_

**MSB WAIVER RES. 99-66-PWM (BK. 1050, PG. 700)**

COMMISSIONER DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

DATE APPROVED: \_\_\_\_\_

**LEGEND**

- ⊕ RECOVERED 3/4" OLD BRASS CAP ON 1/2" IRON PIPE
- ⊙ RECOVERED 1/2" ALUMINUM POST MONUMENT
- ⊙ RECOVERED PLASTIC CAP ON 1/2" IRON PIPE
- ⊙ 3/4" PLASTIC CAP ON 1/2" IRON PIPE AT ALL P.T.'S, P.C.'S, AND LOT CORNERS
- ⊙ RECOVERED DATA
- ⊙ RECOVERED PER PLAT (2001-121) PITTMAN FLATS
- ⊙ RECOVERED PER PLAT (2002-123) LITTLE SUSTINA FLATS
- ⊙ RECOVERED PER RECTANGULAR (1908-1909)
- ▨ SECTION LINE EASEMENT VACATED THIS PLAT
- ⊙ R.O.W. DESIGNATED THIS PLAT

**NOTES**

1. CROSS HATCHED AREA INDICATES PORTIONS OF THE SECTION-LINE EASEMENTS BEING VACATED WITHIN SECTIONS 14 & 23, 1.88N, R.2W, S.1W. IT IS NOT THE INTENT OF THIS PLAT TO VACATE ANY OTHER DESIGNATED PUBLIC RIGHTS-OF-WAY OR EASEMENTS.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE X CORNER SHARED BY SECTIONS 14 AND 23 ON THE EAST LINE OF LOT 3 (SUNVEY POINT 701). A RECOVERED BRASS CAP WITH A NETWORK GNSS GEODETTIC POSITION OF 61° 38' 33.77"N 149° 35' 12.36"W.
3. THIS SECTION LINE EASEMENT VACATION IS IN COMPLIANCE WITH THE FINAL DECISION BY K-1688 APPROVED 329.45, 2004.
4. THE ALTERNATE ROUTE IN ACCORDANCE WITH AS 18.30.410 AND/OR 11 AAC 51.065 IS VIA N. PITTMAN RD.
5. FLOOD HAZARD DATA SHOWN HEREON DERIVED FROM FEMA FIRM PANEL 7188E DATED MARCH 17, 2014 & 7188E DATED MARCH 17, 2011.
6. THE BASE FLOOD ELEVATION FOR LOTS 1, 2, AND 4, BASED ON MSB FLOOD STUDY DATA, IS 328.00FT.
7. THIS SUBDIVISION IS ENCUMBERED BY NEA BLANKET EASEMENTS RECORDED ON OCTOBER 5, 1960 1N 84 24, PG. 6, PG. 68, AND PG. 84-85 AND ON JUNE 1, 2022 IN DOCUMENT# 2022-012524-0.
8. THIS SUBDIVISION IS ENCUMBERED BY A STATE OF ALASKA EASEMENT RECORDED ON AUGUST 21, 1961 1N 84, 38, PG. 6.
9. THIS SUBDIVISION IS ENCUMBERED BY A CONVEYANCE RIGHTS OF WAY EASEMENT GRANTED TO NEA RECORDED ON MAY 4, 2021 THEN RE-RECORDED ON DECEMBER 9, 2021 IN DOCUMENT# 2021-012928-0.
10. LOTS 2 THRU 4 WILL SHARE A COMMON ACCESS.

MSB WAIVER RES. 83-9-PWm (83-28W)

PARCEL 1 PARCEL 2 PARCEL 3 PARCEL 4

# FLOOD HAZARD AREA

UNSUBDIVIDED

LITTLE SUSTINA RIVER

FLOOD WAY PER M.S.B. MAPPING

**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.

TAX COLLECTION OFFICIAL (MATANUSKA-SUSTITNA BOROUGH) \_\_\_\_\_ DATE \_\_\_\_\_

**LINE TABLE**

LINE #	BEARING	LENGTH
L1	N07°08'11"W	70.36
L2	S07°08'11"E	49.98
L3	S07°08'11"E	20.39
(L1)	(S07°07'29"E)	(70.41)
(L1)	(N07°08'11"W)	(70.36)

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELT TA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	433.24	1587.02	15°30'23"	217.50	431.95	N05°46'08"E
C2	64.36	445.17	12°50'33"	47.36	64.18	N05°57'25"E
C3	420.82	1530.15	15°42'01"	211.78	419.81	N05°44'39"E
C4	21.92	1530.15	0°48'50"	10.96	21.92	S00°49'45"E
C5	210.19	1530.15	7°49'38"	105.26	210.63	S08°51'02"W
C6	108.01	1530.15	3°54'43"	54.51	108.09	N07°25'20"E
(C1)	(433.24)	(1587.02)	(15°30'23")	(217.50)	(431.95)	(N05°46'08"E)
(C2)	(64.42)	(445.14)	(12°50'14")	(47.36)	(64.24)	(S05°47'24"E)
(C3)	(422.29)	(1527.01)	(15°37'33")	(211.78)	(421.47)	(N05°45'58"E)
(C4)	(21.94)	(1530.14)	(0°48'51")	(10.97)	(21.94)	(S00°49'45"E)



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ALEXANDER BALETSKY DATE \_\_\_\_\_  
P.O. BOX 874788  
WASILLA, AK 99687-4788

**NOTARY ACKNOWLEDGEMENT**

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

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

**SURVEYOR'S CERTIFICATE**

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

REGISTERED LAND SURVEYOR \_\_\_\_\_  
DATE OF SURVEY: \_\_\_\_\_  
BEGINNING: 2/24/2024  
ENDING: \_\_\_\_\_

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND, AND WATER  
ANCHORAGE, ALASKA

**LITTLE SUSTINA FLATS 2024**  
SUBDIVISION OF LOTS 1 THRU 4, LITTLE SUSTINA FLATS RECORDED AS PLAT 2022-132-0 AND SECTION LINE EASEMENT VACATION CONTAINING 4.71 ACRES MORE OR LESS

LOCATED WITHIN SW 1/4 SEC. 14 & NW 1/4 SEC. 23, 1.88N, R.2W, S.1W, AK PALMER RECORDING DISTRICT

APPROVAL RECOMMENDED DATE: 04/18/24  
SCALE: 1"=100' CHECKED: CEM SHEET 1 OF 1  
FILED: F023-126 EV-3-375

APPROVED AS SHOWN  
CORRECTED  
SIGN: [Signature] DATE: [Date]  
CCI ENGINEERING & DESIGN

EXHIBIT K-4





D



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
AUGUST 1, 2024

PRELIMINARY PLAT: HATCHER PASS VILLAGE PH I SLEV PUE  
LEGAL DESCRIPTION: SEC 33, T19N, R01E, SEWARD MERIDIAN AK  
PETITIONERS: HATCHER PASS VILLAGE, INC.  
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS  
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-074

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**REQUEST:** The request is to grant a 60' wide Public Use Easement on the northern boundary and vacate a 50' wide section line easement on the eastern boundary of Tract B-1, Hatcher Pass Village Phase I, Plat 2018-112. The property is located west of the Little Susitna River, east of N. Mountain Trails Drive, and directly north of E. Edgerton Parks Road; within the NE ¼ Section 33, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. Hatcher Pass Village PH I SLEV PUE was continued from the July 18, 2024 Platting Board Meeting.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A – 5 pgs</b>
Topographic Map and As-Built Plan & Profile	<b>EXHIBIT B – 3 pgs</b>
AK DNR Preliminary Approval	<b>EXHIBIT C – 1 pg</b>
PUE Application	<b>EXHIBIT D – 5 pgs</b>
SLE Vacation Petition	<b>EXHIBIT E – 2 pgs</b>
	<b>EXHIBIT F – 2 pgs</b>

**AGENCY COMMENTS**

ADF&G	<b>EXHIBIT G – 1 pg</b>
USACE	<b>EXHIBIT H – 1 pg</b>
DPW Pre-Design and Engineering	<b>EXHIBIT I – 3 pgs</b>
Permit Center	<b>EXHIBIT J – 1 pg</b>
Utilities	<b>EXHIBIT K – 4 pg</b>
Public Comments	<b>EXHIBIT L – 1 pg</b>

**DISCUSSION:** The petitioner is requesting to vacate the section line easement on running along the eastern boundary of Tract B-1 and grant a 60' wide public use easement running the length of the northern boundary. The petitioner has provided preliminary approval from the State of Alaska Department of Natural Resources for the vacation of the section line easement.

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. The existing parcel has the required legal and physical access.

**Soils Report:** A geotechnical report was not required as no alterations are being made to the boundary of the tract. Topographic map and as-built are at **Exhibit B**.

**Plan and Profile:** The petitioner has provided proof of constructability in the form of a plan and profile as seen at **Exhibit C**. The supplied plan and profile contains a minor modification to the agenda plat to meet the 2022 SCM intersection angle requirements.

**AK DNR Preliminary Approval: (Exhibit D)** Preliminary approval of the section line easement vacation was supplied from the State of Alaska Department of Natural Resources, Division of Mining, Land & Water.

**Comments:**

ADF&G (**Exhibit E**) has no objections to the proposed action. ADF&G notes that the stream near the boundary line with the northern property travels through a culvert at 61.6948 N, 149.2729 W and is cataloged as anadromous downstream of the culvert. The Palmer Habitat Section has no comment regarding moving the easement but would like to request permission to access the property to evaluate the upstream portion of the stream channel in preparation for any easement activities that may take place.

*Platting Staff notes that the request from ADF&G has been passed on to the petitioner's representative.*

USACE (**Exhibit F**) notes that based on the information received from the Public Notice, the Corps has determined that the proposed project may need a regulatory permit from the Department of the Army. If the project will occur in a section 10 navigable water or result in a discharge of dredged or fill material into waters of the U.S., a permit will need to be obtained. The corps main concerns about the project relate to its impacts on aquatic resources and ensuring that impacts to aquatic resources are avoided and minimized to the maximum extent practicable in the design and review process. The petitioner should contact the U.S. Army Corps of Engineers for information about the regulatory program.

DPW Pre-Design and Engineering Division (**Exhibit G**) notes that the design shown on the Agenda Plat do not appear to meet the 2022 SCM intersection spacing requirements. The applicant needs to show that a road meeting the horizontal alignment criteria given in the 2022 SCM, can be constructed at the transition between the proposed PUE and the remaining SLE. Based on the supplied drawing there are some areas where the cut/fill limits are close to the edge of ROW. Per SCM Figure 3, there is a minimum 5' distance between the slope catch points and the edge of ROW. In any areas where the proposed catch point is closer than 5' from the edge of ROW, provide slope and maintenance easements or additional ROW width.

*Platting staff notes that the petitioner has since provided an updated plan and profile design addressing DPW's concerns.*

PD&E responded to the new plan and profile with no further comments.

Permit Center (**Exhibit H**) has no comments.

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

**PUBLIC:** (Exhibit J) Kerry Linda, a property owner adjacent to the request has submitted a comment with concerns. Kerry notes that the proposed easement borders their lot. The petitioner needs to ensure the easement does not encroach on Lot 29 and is separate from Lot 29.

*Platting Staff notes that the proposed easement will be located entirely within Tract B-1.*

At the time of staff report write-up, there were no responses to the Request for Comments from DNR M/L/W; US Army Corps of Engineers; Community Council Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, or Planning; MEA or MTA.

**CONCLUSION:** The preliminary plat of Hatcher Pass Village Phase 1 SLEV PUE is consistent with AS 29.40.070 Platting Regulations, AS 29.40.120 through AS 29.40.140, MSB 43.15.021 Public Use Easement Acceptance Procedures, and MSB 43.15.035, *Vacations*. The petitioner wishes to vacate a Section Line Easement on the eastern boundary of the property and is proposing a public use easement to meet the requirements of MSB 43.15.035. 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. There was one concern received from the public in response to the notice of public hearing.

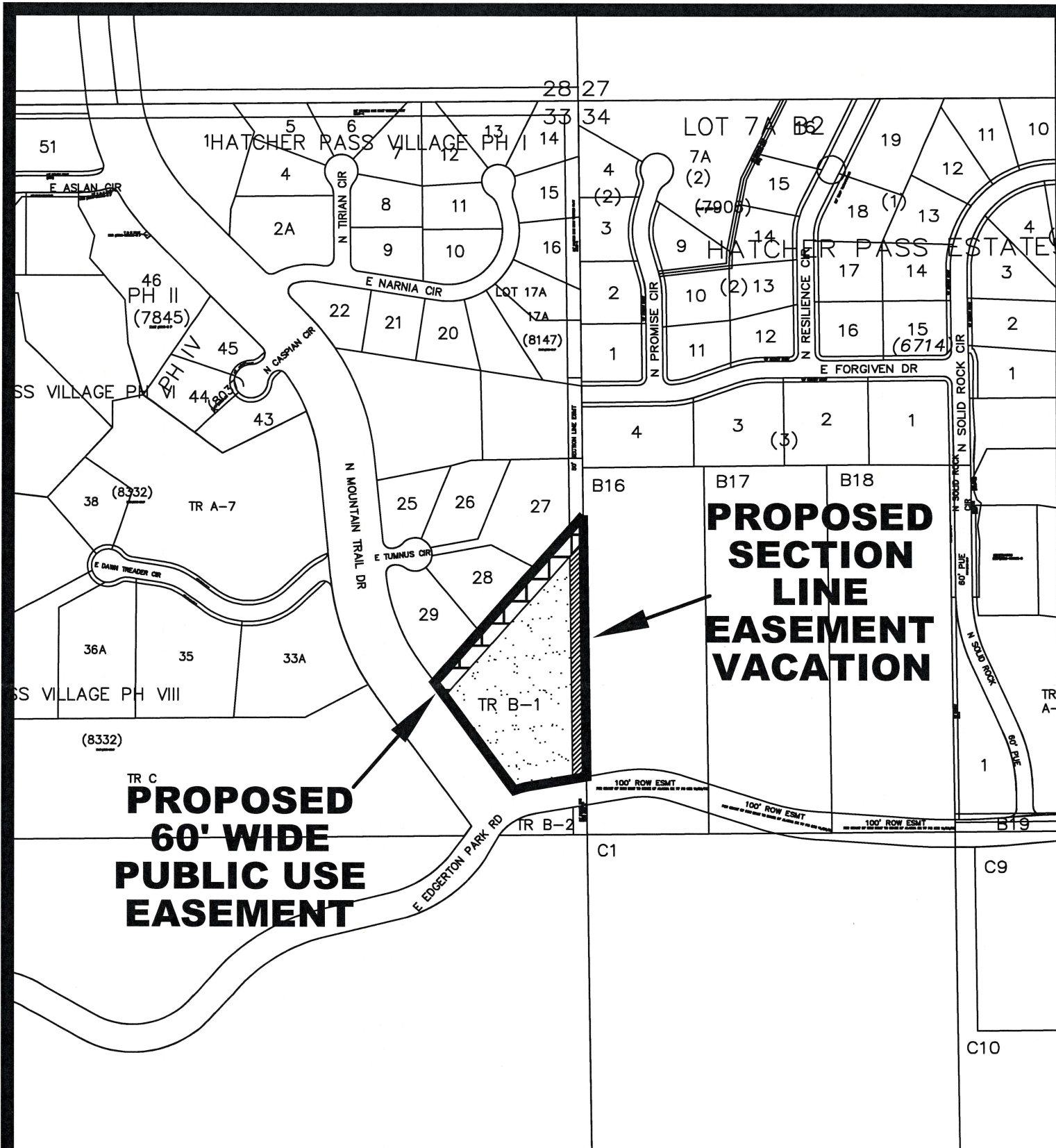
#### **FINDINGS OF FACT**

1. The plat of Hatcher Pass Village Phase 1 SLEV PUE is consistent with AS 29.40.070 Platting Regulations, AS 29.40.120 through AS 29.40.140, MSB 43.15.021 Public Use Easement Acceptance Procedures, and MSB 43.15.035, *Vacations*.
2. MSB 43.15.035(B)(1)(c) allows for vacations of public rights-of-way if the right-of-way is not being used, a road is impossible or impractical to construct, and alternate access has been provided. The petitioner is providing alternate access.
3. Petitioner has obtained preliminary approval from State of Alaska, Pursuant to MSB 43.15.040(B)(1). Final approval from the State will be required prior to recording.
4. Pursuant to MSB 43.15.035(E) and MSB 43.10.065(G), petitioner will provide an Affidavit of Posting of the Public Notice of Vacation of the Section Line Easement.
5. Hatcher Pass Village Phase 1 SLEV PUE was continued to the August 1, 2024 Platting Board meeting from the July 18, 2024 meeting to allow time for the posting of the notice of vacation.
6. Proof of constructability has been supplied pursuant to MSB 43.15.021(C).
7. Approval from the Assembly will be required prior to recording, pursuant to MSB 43.15.035(D).
8. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, Planning, Pre-Design Division or Development Services.
9. There were no objections from any federal or state agencies, Borough departments, or utilities.
10. There were no objections from the public in response to the Notice of Public Hearing.
11. One comment with concerns was received from the public in response to the notice of public hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Hatcher Pass Village Phase 1 SLEV PUE, Section 04, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Obtain Assembly approval of the vacation within 30 days of written Platting Authority Action Letter.
3. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
4. Pay postage and advertising fees.
5. Provide a Public Use Easement (PUE) document in accordance with MSB 43.15.021 for the proposed Public Use Easement. Show the PUE on the plat.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit Vacation Plat in full compliance with Title 43 and Department of Natural Resources requirements.



**PROPOSED  
60' WIDE  
PUBLIC USE  
EASEMENT**

**PROPOSED  
SECTION  
LINE  
EASEMENT  
VACATION**

**VICINITY MAP**

FOR PROPOSED HATCHER PASS VILLAGE PH I  
SLEV PUE  
LOCATED WITHIN  
SECTION 33, T19N, R01E, SEWARD MERIDIAN  
ALASKA  
IN 13 MAP

WILLIAMS SUB  
5040-1

**EXHIBIT A-1**

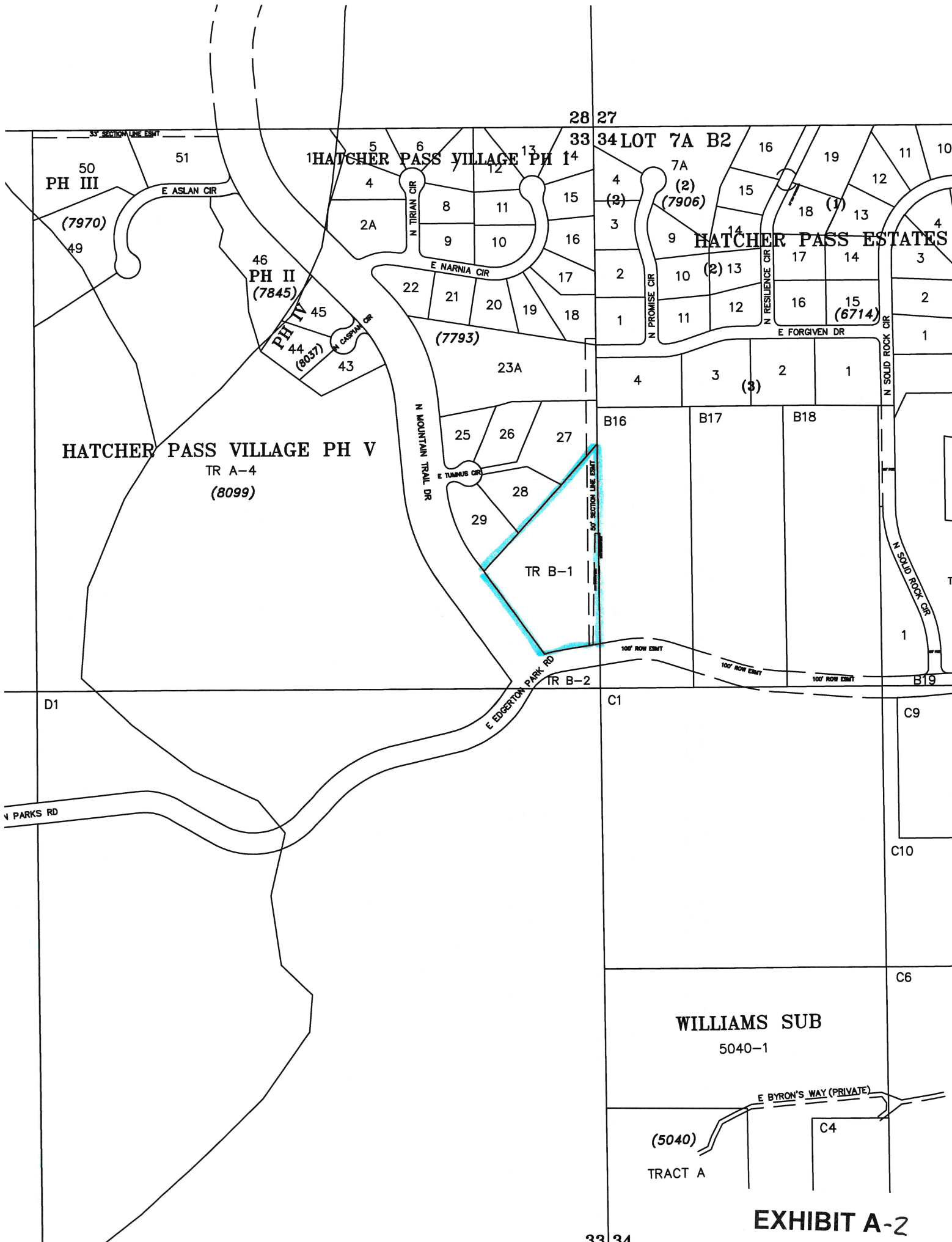
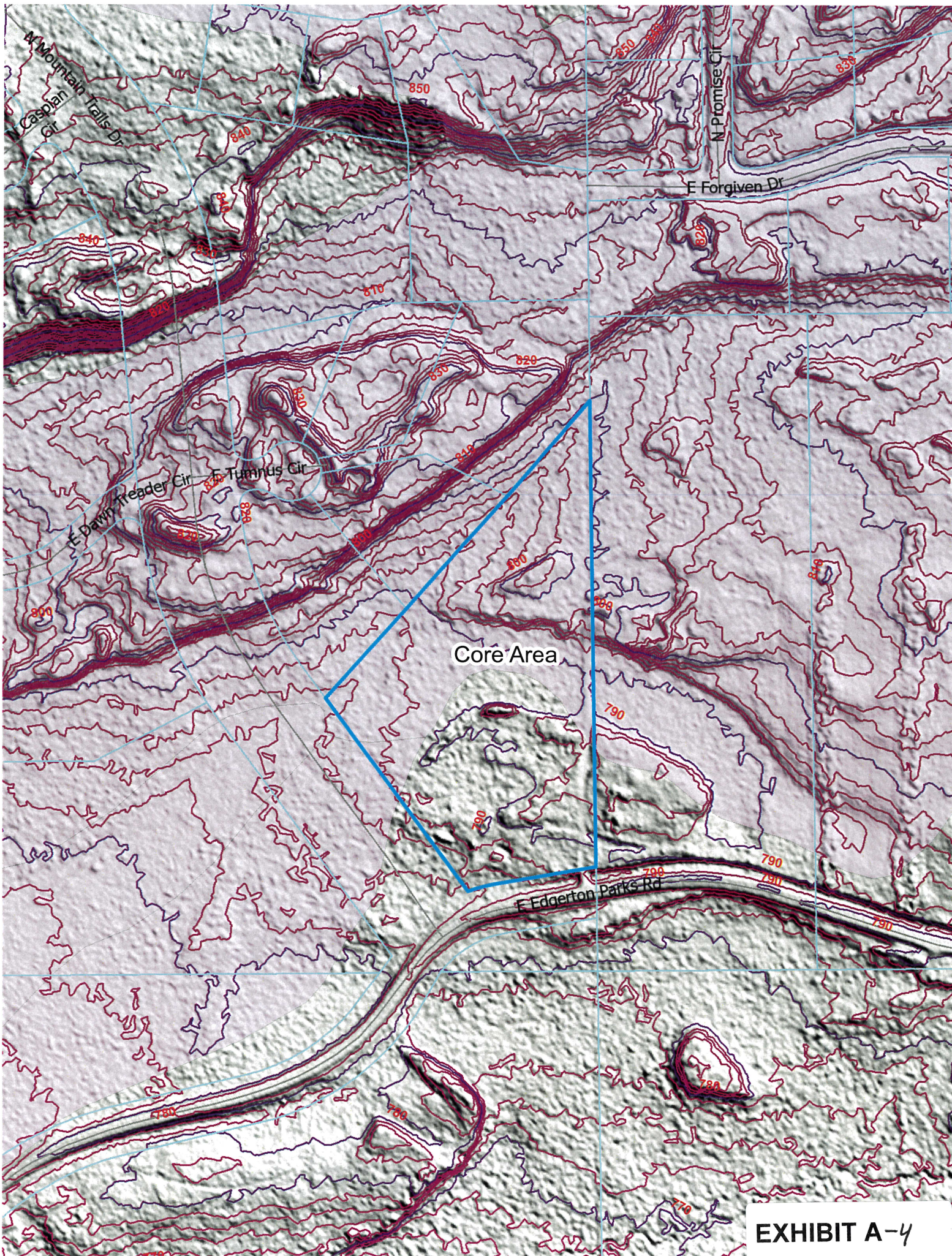


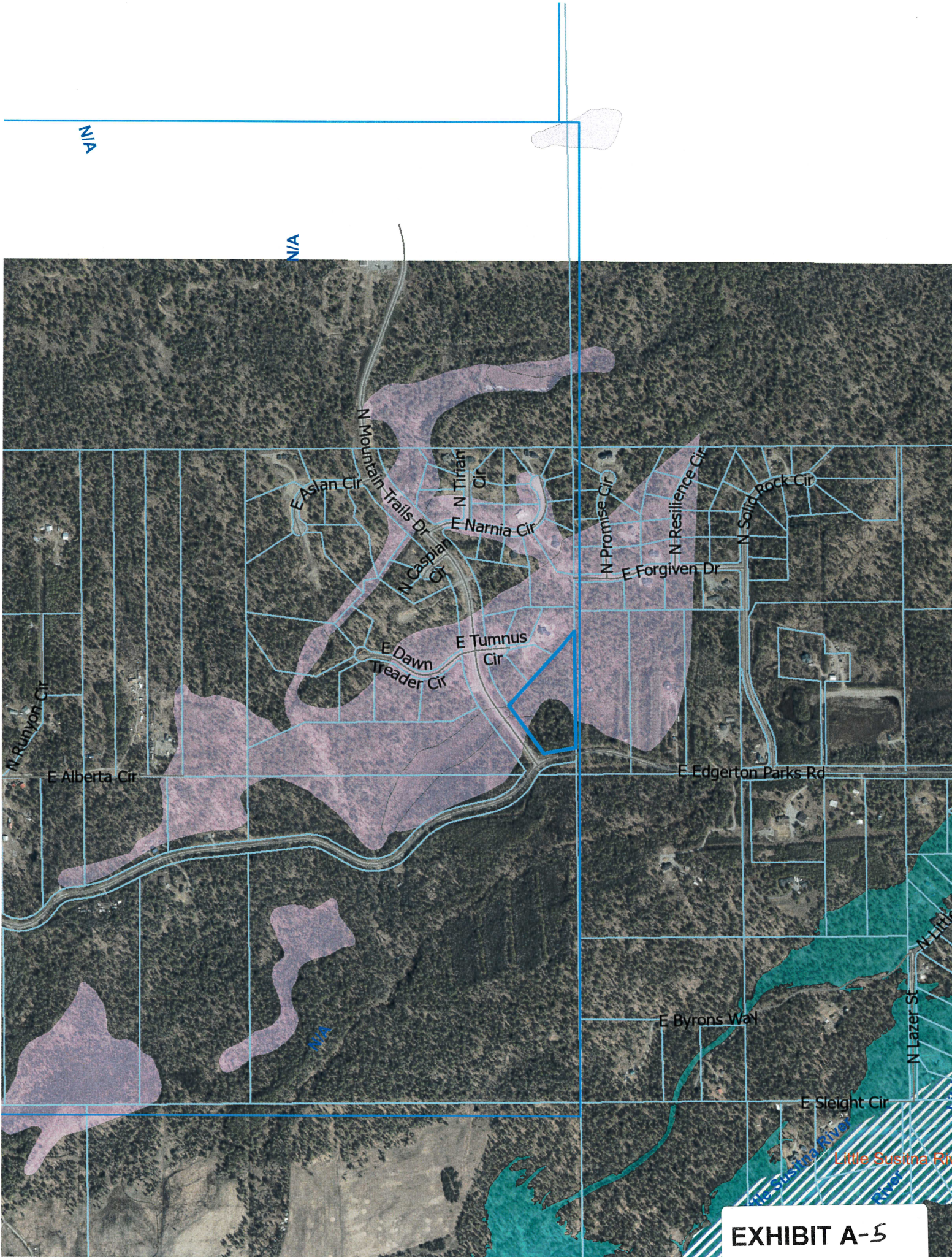
EXHIBIT A-2







**EXHIBIT A-4**



**EXHIBIT A-5**



RECEIVED  
MAY 21 2024  
PLATTING



HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



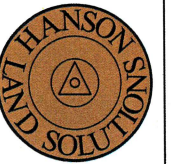
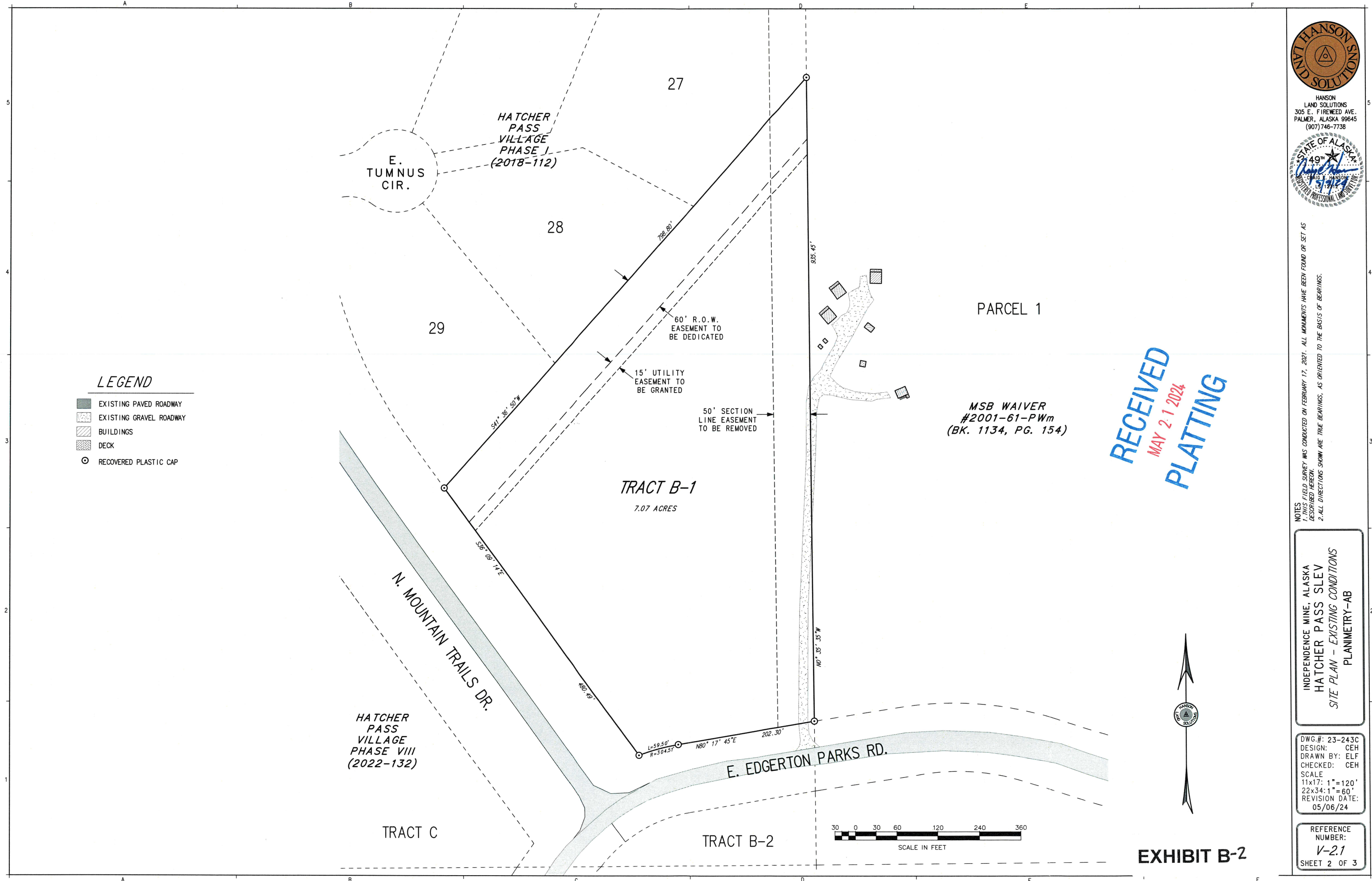
NOTES  
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSTINA BOROUGH IMAGERY PROJECT OF 2022.  
2. THE HORIZONTAL DATUM IS NAD83 (CONFORMS EPOCH 2011.0)

INDEPENDENCE MINE, ALASKA  
HATCHER PASS SLEV  
SITE PLAN - EXISTING CONDITIONS  
PROJECT OVERVIEW

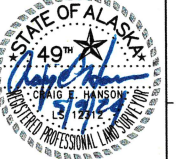
DWG.#: 23-243C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
11x17: 1"=120'  
22x34: 1"=60'  
REVISION DATE:  
05/06/24

REFERENCE  
NUMBER:  
V-2.0  
SHEET 1 OF 3

EXHIBIT B-1



HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



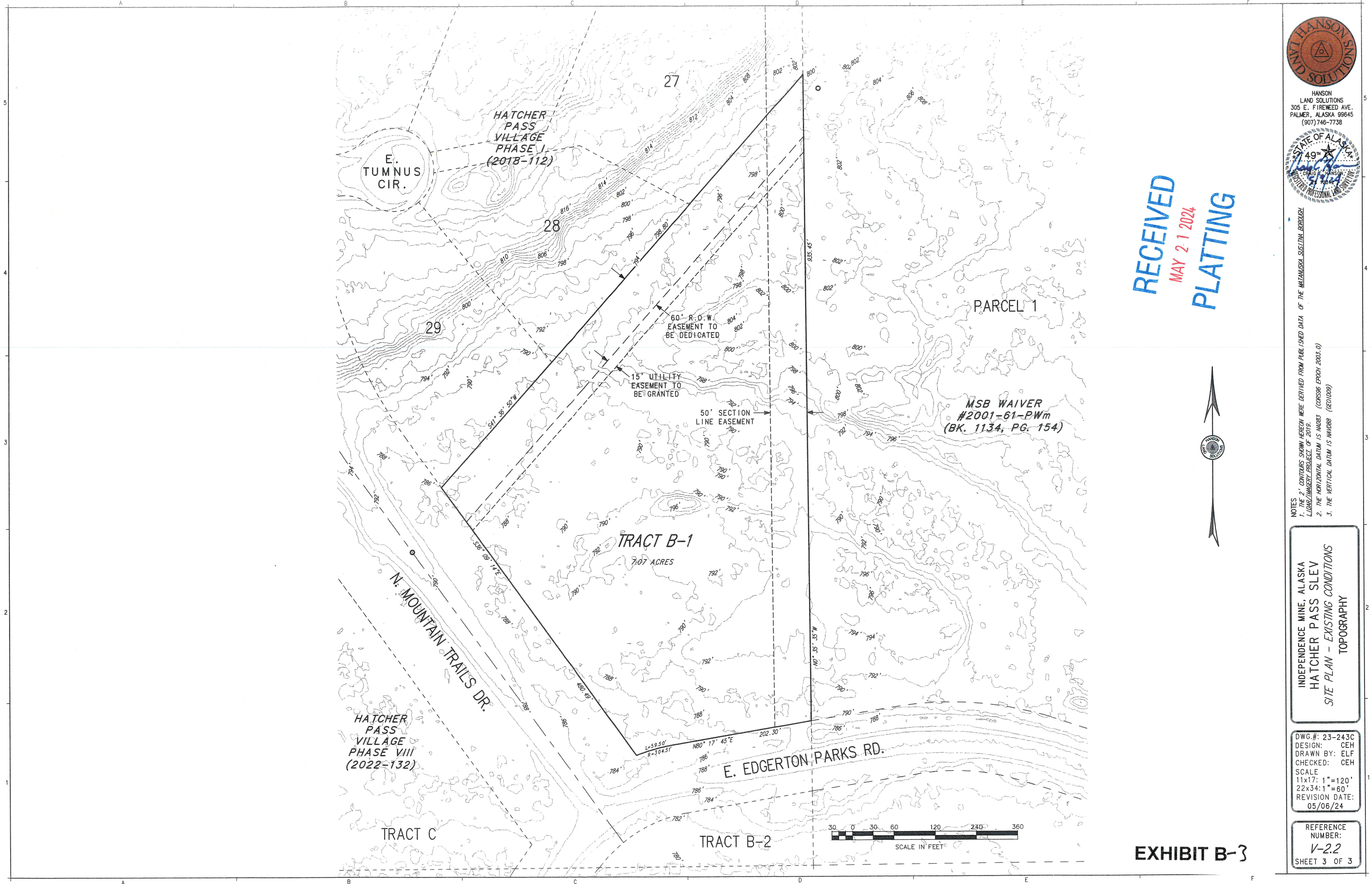
NOTES  
1. THIS FIELD SURVEY WAS CONDUCTED ON FEBRUARY 17, 2021. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.  
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

INDEPENDENCE MINE, ALASKA  
HATCHER PASS SLEV  
SITE PLAN - EXISTING CONDITIONS  
PLANIMETRY-AB

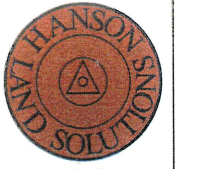
DWG #: 23-243C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE:  
11x17: 1"=120'  
22x34: 1"=60'  
REVISION DATE:  
05/06/24

REFERENCE NUMBER:  
**V-2.1**  
SHEET 2 OF 3

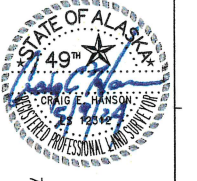
**EXHIBIT B-2**



**RECEIVED**  
MAY 21 2024  
**PLATTING**



HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



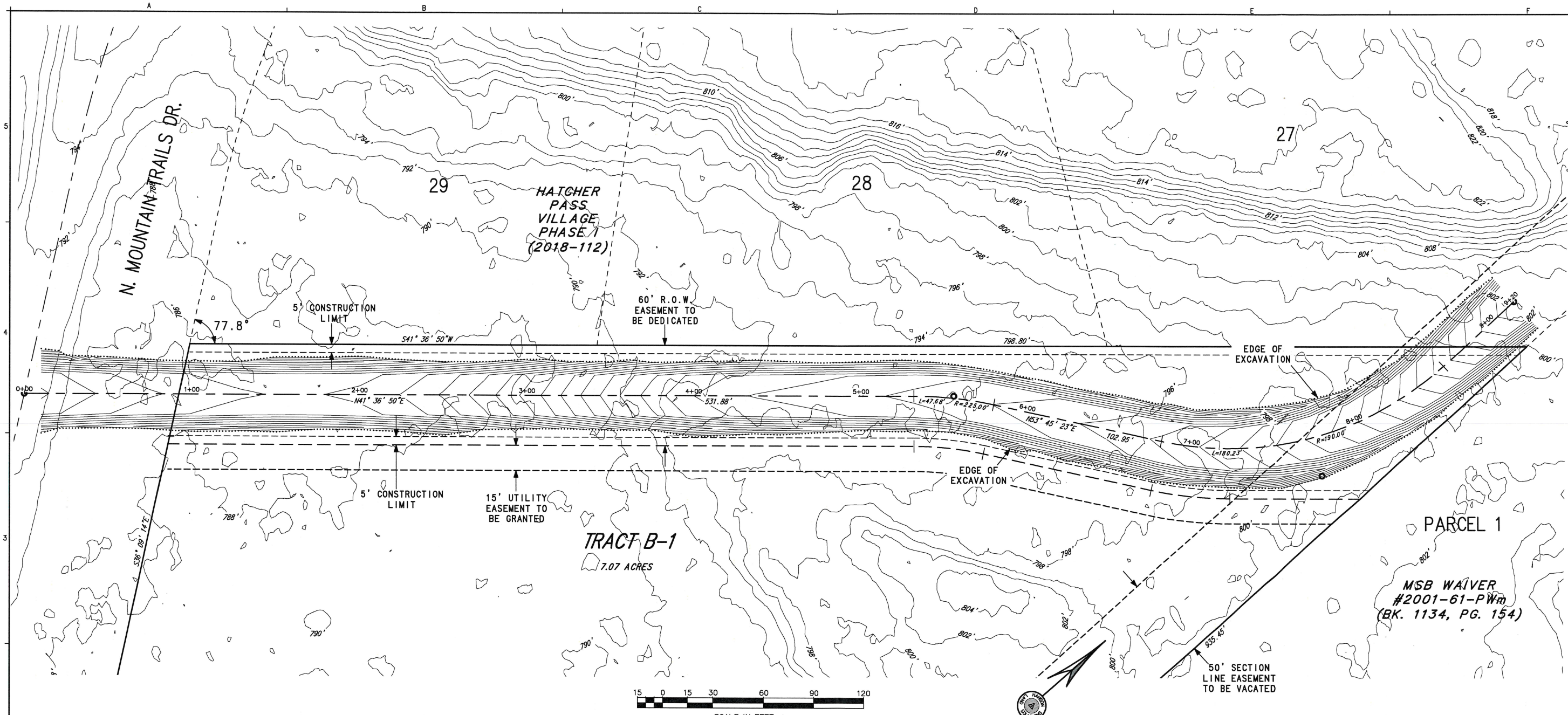
NOTES  
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE RESOURCE LIZARD/JANUARY/FEBRUARY OF 2019.  
2. THE HORIZONTAL DATUM IS NAD83 (GRS86 EPOCH 2003.0)  
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)

INDEPENDENCE MINE, ALASKA  
HATCHER PASS SLEW  
SITE PLAN - EXISTING CONDITIONS  
TOPOGRAPHY

DWG #: 23-243C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
11x17: 1"=120'  
22x34: 1"=60'  
REVISION DATE:  
05/06/24

REFERENCE  
NUMBER:  
V-2.2  
SHEET 3 OF 3

**EXHIBIT B-3**



NOTES  
 1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANASKA SUSTAINABLE BOROUGH LIDAR/IMAGERY PROJECT OF 2019.  
 2. DESIGN CONTOURS ARE DISPLAYED AT A 0.5' CONTOUR INTERVAL AND REPRESENT THE TOP OF THE FINISHED GRADE, DITCHES AND BACKFILLS.  
 3. THE HORIZONTAL DATUM IS NAD83 (CORRIGED EPOCH 2003.0)  
 4. THE VERTICAL DATUM IS MVD88 (GEOID09)

PARCEL 1  
 MSB WAIVER  
 #2001-61-PWm  
 (BK. 1134, PG. 154)

**RECEIVED**  
 JUN 27 2024  
**PLATTING**

INDEPENDENCE MINE, ALASKA  
 HATCHER PASS SLEY  
 PLAN AND PROFILE/  
 CONSTRUCTIBILITY

OWG #: 23-243C  
 DESIGN: CEH  
 DRAWN BY: SDN  
 CHECKED: CEH  
 SCALE  
 11x17: 1"=60'  
 22x34: 1"=30'  
 REVISION DATE:  
 06/24/24

REFERENCE  
 NUMBER:  
 V-22  
 SHEET 1 OF 1

**EXHIBIT C**



THE STATE  
of ALASKA

GOVERNOR MICHAEL J. DUNLEAVY

Department of Natural Resources

DIVISION OF MINING, LAND & WATER  
Survey Section

550 West 7th Avenue, Suite 650  
Anchorage, Alaska 99501-3576  
Main: 907.269.8523  
TDD: 907.269.8411  
Fax: 907.269.8914

Date: February 20, 2024

To: Prentice Neil and Deborah Fox  
8260 E. Duchess Drive  
Palmer, AK 99645

cc: Hanson Land Solutions  
Attn: Craig Hanson  
305 E. Fireweed Avenue  
Palmer, AK 99645

bcc: Casefile

Subject: EV 3-379 Section-line Easement Vacation Agency Response Notification

Greetings,

Agency review comments have been submitted regarding your petition. The Alaska Department of Transportation & Public Facilities (DOT&PF) Central Region has conditions for approval for the easement vacation petition (as submitted) to proceed. Their comments states:

“The Alaska Department of Transportation & Public Facilities (DOT&PF) doesn’t object to the vacation, but would suggest/request that they provide for 15’ utility easements adjacent to the 60’ dedication proposed, in order to mirror the ROW of E. Forgiven Drive, which an eventual road would connect into.”

DMLW Southcentral Regional Land Office (SCRO) has also submitted a conditional approval. Their comment is as follows:

“DMLW Southcentral Regional Land Office has no objection to the easement vacation as proposed, provided that a 15’ utility easement adjacent to the 60’ dedication proposed is additionally dedicated to facilitate utility installation that would have been previously facilitated by the Section Line Easement proposed to be vacated.”

**EXHIBIT D-1**



I will place the file on hold for 60 days to allow for any possible discussion to reconcile the listed comment between you, your surveyor and the commenting agencies. Please direct any questions regarding the comments directly to the agency contact(s). The DOT&PF agency contacts are:

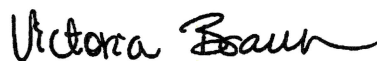
- DOT&PF Main number – (907) 269-0700
- Robert Keiner, P.L.S. – (907) 269-0713 or bob.keiner@alaska.gov
- Kristina Huling – (907) 269-0509 or kristina.huling@alaska.gov

SCRO agency contact is:

- Jay Rokos – (907) 334-2542 or jay.rokos@alaska.gov

Please provide our office with written confirmation of your willingness to comply with the conditions of approval. The correspondence can come from you or from your surveyor (acting on your behalf). Once our office receives written notification of compliance with the stated conditions, processing of the EV petition will resume accordingly. If you have questions for me, I can be contacted by phone at (907) 375-7733 or by e-mail victoria.braun@alaska.gov.

Thank you,



Victoria Braun  
Adjudicator

## Amy Otto-Buchanan

---

**From:** C.Hanson <ceh@hansonlandsolutions.com>  
**Sent:** Tuesday, August 20, 2019 4:32 PM  
**To:** Amy Otto-Buchanan  
**Subject:** Fwd: EV-3-296 Amended Attachment A HATCHER PASS SLE VACATION  
**Attachments:** EV 3-296 Attachment A edited by GH.pdf; SLE Research in adjoining Sec 34.pdf

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

----- Forwarded Message -----

**Subject:**EV-3-296 Amended Attachment A  
**Date:**Tue, 20 Aug 2019 23:13:02 +0000  
**From:**Horton, George C (DNR) <[george.horton@alaska.gov](mailto:george.horton@alaska.gov)>  
**To:**[ceh@hansonssurveying.com](mailto:ceh@hansonssurveying.com) <[ceh@hansonssurveying.com](mailto:ceh@hansonssurveying.com)>  
**CC:**Poydack, Joseph L (DNR) <[joseph.poydack@alaska.gov](mailto:joseph.poydack@alaska.gov)>, Brown, Stanley C (DNR) <[stanley.brown@alaska.gov](mailto:stanley.brown@alaska.gov)>

Hi Craig,

Attached are the documents you requested the other day to correct the error in Attachment A of the Preliminary Decision EV-3-296. I hope they will satisfy the borough.

I spoke with the decision maker from DNR the other day. He said this change will not affect their earlier approval. I spoke with Louise Hooyer with DOT&PF yesterday. She said this change will not affect or change their earlier approval.

Let me know if you need anything else.

Best regards,

*George*

George Horton, PLS, CFedS  
Land Surveyor I  
Department of Natural Resources  
Division of Mining, Land & Water  
Survey Section  
(907) 269-8610  
Fax (907) 269-8916  
[george.horton@alaska.gov](mailto:george.horton@alaska.gov)  
<http://dnr.alaska.gov/mlw/survey/index.htm>

*"Do not go where the path may lead; go instead where there is no path and leave a trail." (Ralph Waldo Emerson)*

## Section-Line Easement Research

West boundary of the NW ¼ Section 34, T19N, R1E, SM adjoining EV-3-296

### Using USRS Plat T19N, R1E, SM

July 6, 1960 - Date of Entry (Application filed)

June 10, 1963 - Date of USRS Plat Approval

DOE predates USRS plat approval - **Section-line easements do not exist**

### Using Protraction Survey per Diagram S1-15

June 7, 1960 - BLM Approval of Protraction Survey

July 6, 1960 - Date of Entry (Application filed)

July 19, 1960 - Filing Date of S1-15

July 20, 1960 - Notice of Filing of S1-15 Published in the Federal Register

In accordance with footnote 15 of the 1969 Opinions of the Attorney General No. 7 "where protracted surveys have been approved, and the effective date thereof published in the Federal Register, then a section line right-of-way attaches to the protracted section line subject to subsequent conformation with the official public land survey"

Since the Date of Entry predates the Federal Register "notice of filing" **Section-line easements do not exist.**

The above research was conducted by George Horton (Land Surveyor I) DNR, DML&W on August 16, 2019.



**AMENDED**

**EV 3-296 Attachment A  
Section 33, T19N, R1E, SM**

Government Peak Recreational Area



#79-159-PW  
(79-463W)

TRACT A

- SLEs Proposed to be Vacated
- Remaining SLEs
- Dedicated Constructed 200' ROW

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

### APPLICATION FOR PUBLIC USE EASEMENT ACCEPTANCE

LOCATED IN THE (aliquot part) N/E 1/4 of  
33 Section(s) T.19N Township(s) 1E Range(s) Seward Meridian, Alaska.

**SUPPORTIVE DATA**

REQUIRED AT TIME OF SUBMITTAL:

- LEGAL DESCRIPTION OF PROPOSED EASEMENT  
(by Registered Land Surveyor if description is by metes and bounds)
- SCALED DRAWING OF EASEMENT DEPICTING LOCATION
- PROOF OF CONSTRUCTIBILITY
- FEE \$500.00
- CERTIFICATE TO PLAT (provided by a local title company)

**RECEIVED**  
JUN 04 2024  
**PLATTING**

**APPLICANT** Name: Hanson Land Solutions Email: plattling@hlsalaska.com

**OR** Mailing Address: 305 E Firweed Ave Palmer AK Zip: 99645

**OWNER** Contact Person: Craig Hanson Phone: 907-746-7138

**SURVEYOR** Name (FIRM): Hanson Land Solutions Email: plattling@hlsalaska.com

Mailing Address: 305 E Firweed Ave Palmer AK Zip: 99645

Contact Person: Craig Hanson Phone: 907-746-7138

**ENGINEER** Name (FIRM): \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Zip: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

[Signature]  
APPLICANTS SIGNATURE

DATE 06/04/2023



**THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH**

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

6/4/2024  
DATE

[Signature]  
PLATTING DIVISION REPRESENTATIVE

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

SCHEDULED FOR PLATTING BOARD MEETING OF: July 18, 2024

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

**PETITION FOR VACATION OF SECTION LINE EASEMENT OR RS 2477**

RECEIVED

JUN 04 2024

PLATTING

WITHIN A SUBDIVISION   X    
OUTSIDE A SUBDIVISION \_\_\_\_\_

Comes now the undersigned, Hanson Land Solutions, and petitions the Matanuska-Susitna Borough to vacate the section line easement lying within the following described property, to-wit:

NE 1/4 Sec 33 T. 19N R. 1E S.M. AK

Said easement being more fully described as (legal description): See Vacation Plat

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

1. Preliminary finding of approval from SOA/DNR.
2. Section line easement documentation including adjacent easements  
A. Patents      B. Dates of entry      C. Government survey plat      D. Affidavit
3. The action sought by this petition is for the following reason(s): (ATTACH PAGES, IF NEEDED)

4. Copies of the plat showing the section line easement to be vacated.
5. **\$500.00** Section Line Easement Vacation or RS 2477 Vacation Fee or **\$250.00** with Regular Plat.

**APPLICANT  
OR  
OWNER**

Name: Hanson Land Solutions Email: plattng@hlsalaska.com  
Mailing Address: 305 E Firweed Ave Palmer AK Zip: 99645  
Contact Person: Craig Hanson Phone: 907-746-7738

**SURVEYOR**

Name (FIRM): Hanson Land Solutions Email: plattng@hlsalaska.com  
Mailing Address: 305 E Firweed Ave Palmer AK Zip: 99645  
Contact Person: Craig Hanson Phone: 907-746-7738

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

**SIGNATURES OF PETITIONER(S):**

Henry Hume \_\_\_\_\_  
\_\_\_\_\_

**NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.**



**THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH**

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

6/4/2024  
DATE

Matthew Stoddy  
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: July 18, 2024



## Matthew Goddard

---

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Friday, June 7, 2024 9:35 AM  
**To:** Matthew Goddard  
**Cc:** Myers, Sarah E E (DFG)  
**Subject:** RE: RFC Hatcher Pass Village PH I SLEV PUE

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

Hi Matthew,

Alaska Department of Fish and Game (ADF&G) has reviewed this request to grant a 60-foot Public Use Easement on the northern boundary and vacate a 50-foot section line easement on the eastern boundary of Tract B-1, Hatcher Pass Village Phase 1, Plat 2018-112. ADF&G has no objections to the proposed actions with the following comment:

- The stream near the boundary line with the northern property travels through a culvert at 61.6948 N, 149.2729 W and is cataloged as anadromous downstream of the culvert (AWC# 247-41-10100-2349-3003-4012). The Palmer Habitat Section has no comment regarding moving the easement but would like to request permission to access the property to evaluate the upstream portion of stream channel in preparation for any easement activities that may take place. If the property owner is willing to, I can be reached at (907)861-3206 or [sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)

Thank you for the opportunity to review and comment on this platting action. Please don't hesitate to reach out with any questions.

## Colton Percy

### Habitat Biologist

#### Access Defense Program

Alaska Department of Fish and Game  
Division of Wildlife Conservation  
333 Raspberry Rd  
Anchorage, AK 99518  
907-267-2118

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, June 4, 2024 4:57 PM  
**To:** DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Earl Almdale <Earl.Almdale@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; stark@mtaonline.net; timhaledistrict1@gmail.com; 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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; 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>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Hatcher Pass Village PH I SLEV PUE

## Matthew Goddard

---

**From:** Hegna, Jonathan R CIV USARMY CEPOA (USA) <Jonathan.R.Hegna@usace.army.mil>  
**Sent:** Thursday, June 20, 2024 10:38 AM  
**To:** Matthew Goddard  
**Subject:** RE: USACE Comments / RFC Hatcher Pass Village PH I SLEV PUE

Mathew Goddard,

This is in response to the solicitation of public comments regarding the Hatcher Pass Village PH 1 Section Line Easement Vacation and Public Use Easement dedication. This project has been assigned number POA-2019-00489, which should be referenced in all future correspondence.

The U. S. Army Corps of Engineers (Corps) Regulatory Offices administer two laws that may apply to proposed construction work. Section 10 of the Rivers and Harbors Act of 1899 (33 United States Code 403) requires that a Department of the Army (DA) permit be obtained for certain structures or work in or affecting navigable waters of the U.S., prior to conducting the work. Navigable waters include those waters subject to the ebb and flow of the tide and waters that are presently used, or have been used in the past, or may be susceptible for use to transport in interstate or foreign commerce. Section 404 of the Clean Water Act (33 United States Code 1344) requires that a Department of the Army (DA) permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands, prior to conducting the work. Waters of the U.S. may include certain rivers, streams, lakes, ponds, and adjacent wetlands.

Based on the information received from the Public Notice, the Corps has determined that the proposed project may need a regulatory permit from our office. If your project will occur in a Section 10 navigable water or result in a discharge of dredged or fill material into waters of the U.S., a permit will need to be obtained from our office. The Corps' main concerns about the project relate to its impacts on aquatic resources and ensuring that impacts to aquatic resources are avoided and minimized to the maximum extent practicable in the design and review process.

Please contact the Corps via email at [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil), by mail at the address above, or toll free from within Alaska at (800) 478-2712, if you have questions or need assistance. 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,

Jonathan Hegna

Project Manager  
U.S. Army Corps of Engineers | Alaska District  
2204 3<sup>rd</sup> Street, Elmendorf AFB, Alaska 99506  
Phone: 907-753-2708  
Email: [Jonathan.R.Hegna@usace.army.mil](mailto:Jonathan.R.Hegna@usace.army.mil)

---

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Sent:** Tuesday, June 4, 2024 4:57 PM  
**To:** [dnr.scro@alaska.gov](mailto:dnr.scro@alaska.gov); Myers, Sarah E E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; CEPOA-SM-RD-Pagemaster <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; Earl Almdale <[Earl.Almdale@matsugov.us](mailto:Earl.Almdale@matsugov.us)>; Chad Cameron Contact <[ccameron@palmerak.org](mailto:ccameron@palmerak.org)>; Brian Davis

## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Thursday, June 27, 2024 10:14 AM  
**To:** Matthew Goddard  
**Cc:** Jamie Taylor; Brad Sworts; Tammy Simmons  
**Subject:** RE: Hatcher Pass Village PH I SLEV PUE

Matthew,

Revised comment: Thank you for supplying the updated drawing. No additional comments from PD&E.

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

---

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Sent:** Thursday, June 27, 2024 8:10 AM  
**To:** Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>  
**Subject:** FW: Hatcher Pass Village PH I SLEV PUE

Good morning,

Craig sent over a revised plan and profile for the proposed Hatcher pass Village PH I PUE showing the curve alignment. Please let me know if you have any revised comments on this as I am writing the staff report today.

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

---

**From:** HLS PLATTING <[plattting@hlsalaska.com](mailto:plattting@hlsalaska.com)>  
**Sent:** Wednesday, June 26, 2024 4:57 PM  
**To:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Subject:** Re: Hatcher Pass Village PH I SLEV PUE

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

Hello Matthew,

We have updated the Plan & Profile to show the intersection and address their other concerns. We did have to add an extra curve in order to make it fit. I have attached the PDF to this email.

Platting  
Hanson Land Solutions  
305 E Fireweed Ave  
Palmer, AK 99645  
(907) 746-7738

On 6/11/2024 10:06 AM, Matthew Goddard wrote:

Good morning Craig,

During our DPW meeting this morning question was raised about the intersection of the proposed PUE and the existing SLE for future constructability. Could you please send an updated Plan and Profile / Constructability drawing that includes this intersection?

Hatcher Pass Village PH I SLEV PUE  
2024-074  
7793000T00B-1

Thank you,

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

## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Tuesday, June 18, 2024 4:30 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Hatcher Pass Village PH I SLEV PUE

Matthew,

Our comments from the preapp indicated that the applicant must show how intersection angle, intersection spacing, and horizontal alignment requirements could be met with the proposed design. The applicant has shown how intersection angle requirements can be met and intersection spacing requirements appear to be met. The applicant must still show how a road meeting the horizontal alignment criteria given in the 2022 SCM (minimum 190' centerline radius), can be constructed at the transition between the proposed PUE and the remaining SLE.

Based on the supplied drawing, there are some areas where the cut/fill limits are close to the edge of ROW. Per SCM Figure -3, there is a 5' minimum distance between the slope catch points and the edge of ROW. In any areas where the proposed catch point is closer than 5' from the edge of ROW, provide slope and maintenance easements or additional ROW width.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, June 4, 2024 4:57 PM  
**To:** dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Earl Almdale <Earl.Almdale@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; stark@mtaonline.net; timhaledistrict1@gmail.com; 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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; 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>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Hatcher Pass Village PH I SLEV PUE

Hello,

The following link is a request for comments for the proposed Hatcher Pass Village PH 1 Section Line Easement Vacation and Public Use Easement dedication.

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Wednesday, June 5, 2024 2:43 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Hatcher Pass Village PH I SLEV PUE

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:** Tuesday, June 4, 2024 4:57 PM  
**To:** dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Earl Almdale <Earl.Almdale@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; stark@mtaonline.net; timhaledistrict1@gmail.com; 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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; 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>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Hatcher Pass Village PH I SLEV PUE

Hello,

The following link is a request for comments for the proposed Hatcher Pass Village PH 1 Section Line Easement Vacation and Public Use Easement dedication.  
Please ensure all comments have been submitted by June 24, 2024, so they can be incorporated in the staff report that will be presented to the Platting Board.

[Hatcher Pass Village PH 1 SLEV PUE](#)

Feel free to contact me if you have any questions.

Thank you,  
Matthew Goddard



**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 5, 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.

- **Section Line Easement Vacation Request  
(MSB Case # 2024-074)**

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





## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, June 13, 2024 6:47 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Hatcher Pass Village PH I SLEV PUE  
**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. Sorry for previous email with incorrect attachments.

Thanks,

**GCI** | OSP Design

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

---

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

**Sent:** Tuesday, June 4, 2024 4:57 PM

**To:** dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Earl Almdale <Earl.Almdale@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; stark@mtaonline.net; timhaledistrict1@gmail.com; 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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; 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>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop

**Subject:** RFC Hatcher Pass Village PH I SLEV PUE

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

Hello,

The following link is a request for comments for the proposed Hatcher Pass Village PH 1 Section Line Easement Vacation and Public Use Easement dedication.

Please ensure all comments have been submitted by June 24, 2024, so they can be incorporated in the staff report that will be presented to the Platting Board.

[Hatcher Pass Village PH 1 SLEV PUE](#)

**SECTION LINE EASEMENT VACATION CERTIFICATE APPROVAL RECOMMENDATION**

STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE REGIONAL CHIEF RIGHTS-OF-WAY AGENT AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF ALASKA, DIVISION OF MINING, LAND & WATER THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE REGIONAL CHIEF RIGHTS-OF-WAY AGENT AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

DIRECTOR, DIVISION OF MINING, LAND & WATER  
STATE OF ALASKA, ACTING BY AND THROUGH THE COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, DOES HEREBY STATE AND DECLARE THAT THE STATE OF ALASKA POSSEDES AND HELDS TITLE TO ANY AND ALL INTERESTS IN THE PROPERTY DESCRIBED IN THE VACATION STATEMENT UNDER A.S. 19.10.010 (SECTIONAL AREA DELINEATED BY DIAGONAL) UNLESS OTHERWISE INDICATED ON THIS PLAT.

DATE: \_\_\_\_\_

COMMISSIONER  
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES  
DATE: \_\_\_\_\_  
COMMISSIONER  
DEPARTMENT OF NATURAL RESOURCES

**CERTIFICATE OF ACCEPTANCE**

THIS IS TO CERTIFY THAT THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, HAS REVIEWED THE VACATION STATEMENT AND HEREBY ACCEPTS FOR PUBLIC PURPOSES THE REAL PROPERTY, OR INTEREST THEREIN CONTAINED WITHIN THE AREA DESCRIBED IN THE VACATION STATEMENT, AS SHOWN HEREON, AND GRANTS CONSENTS TO THE RECORDATION THEREOF.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES  
BY: \_\_\_\_\_ FOR THE COMMISSIONER

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT, AND WE HEREBY DEDICATE AND SUBDIVIDE THE INDICATED RIGHT-OF-WAY AND TRAILS DRIVE RIGHTS-OF-WAY AND REMAINING SECTION LINE EASEMENTS TO THE USE SHOWN, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

PRENTICE N. FOX (PRESIDENT) DATE: \_\_\_\_\_  
HATCHER PASS VILLAGE, INC.  
PALMER, AK 99645

DEBORAH H. FOX (VICE PRESIDENT) DATE: \_\_\_\_\_  
BRUCE DUDDELL DR.  
PALMER, AK 99645

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

FOR \_\_\_\_\_ PRENTICE N. FOX  
FOR \_\_\_\_\_ DEBORAH H. FOX

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

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

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE PLANNING AND LAND USE REGULATIONS AND ZONING ORDINANCES OF THE CITY OF PALMER. THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER \_\_\_\_\_ AND THAT THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

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

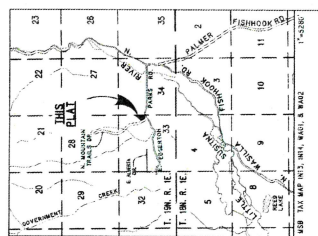
(PLATTING CLERK)  
DATE: \_\_\_\_\_

**CERTIFICATE OF PAYMENT OF TAXES**

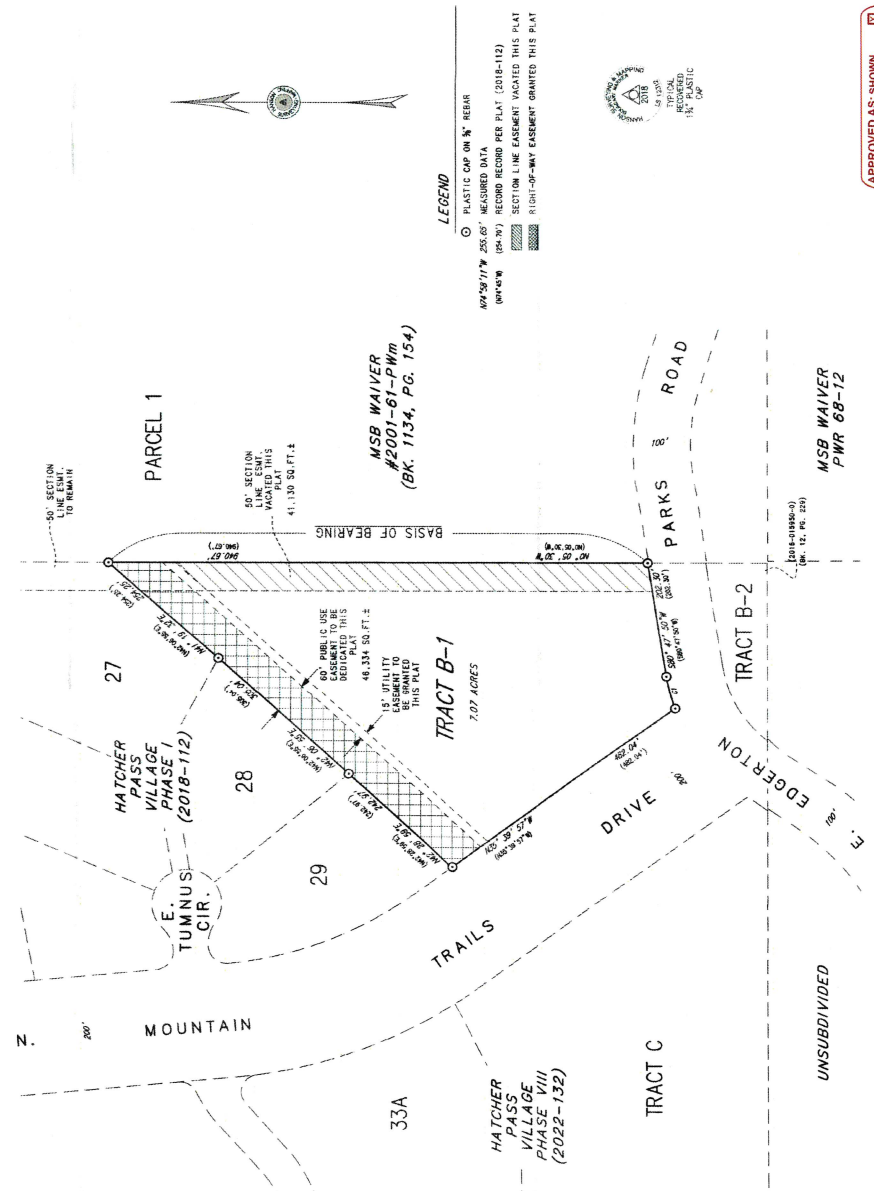
EVERY YEAR ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH THE YEAR END OF THE PROPERTY, INCLUDED IN THE SUBDIVISION OF RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL  
(MARIANNA-SUSIINA BURDISH)  
DATE: \_\_\_\_\_

CHUNK #	LENGTH	PARCIS	DELTA	CHORD LENGTH	CHORD BEARING	AMOUNT
01	50.00	30366	171741"	59.24	N05°12'00"E	29.76



- NOTES**
1. DIAGONALLY HATCHED AREA INDICATES THE SECTION LINE EASEMENT VACATED BY THIS PLAT.
  2. NO FIELD SURVEY HAS BEEN CONDUCTED IN RELATION TO PREPARATION OF THIS SECTION LINE EASEMENT VACATION PLAT. ALL DIMENSIONS AND OTHER DETAILS AS SHOWN HEREON ARE FROM THE PLATS OF HATCHER PASS VILLAGE PHASE I (2018-112) AND HATCHER PASS VILLAGE VIII PHASE VIII (2022-132).
  3. ALL BEARINGS ARE TRUE BEARINGS AS DISTANCES ARE GROUND SURFACE. ALL DISTANCES ARE GROUND SURFACE.
  4. THIS SECTION-LINE EASEMENT VACATION IS AS SHOWN APPROXIMATELY ON THE FINAL DECISION MAP.
  5. THE ALTERNATE ROUTE, IN ACCORDANCE WITH A.S. 19.10.010 AND/OR 11 AAC 81.068.15 VIA TRAILS DRIVE RIGHTS-OF-WAY AND REMAINING SECTION LINE EASEMENTS, IS THE RIGHT-OF-WAY EASEMENT GRANTED BY THIS PLAT.



REGISTERED LAND SURVEYOR  
RECEIVED  
MAY 21 2024  
PLATTING  
Agenda Copy

DATE OF SURVEY: \_\_\_\_\_  
SURVEYOR: \_\_\_\_\_  
RECORDING: \_\_\_\_\_  
ENGINE: \_\_\_\_\_

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND, AND WATER

SECTION LINE EASEMENT VACATION PLAT  
HATCHER PASS VILLAGE PHASE I  
PLAT 2018-112

LOCATED WITHIN  
MER. SEC. 33, T.19N. R.1E. SW. AK  
PALMER RECORDING DISTRICT

FORM BY: DLF (APPROVAL RECOMMENDED)  
DATE: 05/06/24 (STATEWIDE SURVEYS) (DATE)  
SCALE: 1"=100' (CHECKED: GSH) (DRAW FILE NO.: EV-3-379)  
FILE: 702-242

APPROVED AS SHOWN  
CORRECTED  
SIGN: Mirya Armatte, DATE: 5/21/24  
GCI ENGINEERING & DESIGN

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

**RECEIVED**  
JUL 15 2024  
**PLATTING**

7793000L029 17  
LIDA KERRY REV TR  
7064 E TUMNUS CIR  
PALMER, AK 99645

**HANDOUT #1  
HATCHER PASS VLG PH 1 SLEV PUE  
CASE # 2024-074  
MEETING DATE: JULY 18, 2024**

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: HATCHER PASS VILLAGE, INC.**

F84V8B South  
Township

**REQUEST:** The request is to grant a 60' wide Public Use Easement on the northern boundary and vacate a 50' wide section line easement on the eastern boundary of Tract B-1, Hatcher Pass Village Phase I, Plat 2018-112. The property is located west of the Little Susitna River, east of N. Mountain Trails Drive, and directly north of E. Edgerton Parks Road (Tax ID #7793000T00B-1); within the NE ¼ Section 33, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **July 18, 2024**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

[ ] No Objection [ ] Objection  Concern

Name: Kerry Lida Address: 7064 E. Tumnus Circle; Palmer,

Comments: The proposed section line easement borders Lot 29 (7064 E. Tumnus Circle; Palmer, AK) ~~is~~ is where my home is. Need to ensure the easement does not encroach on Lot 29 and is separate from Lot 29. Confirm the easement is only on

Case # 2024-074 MG

Note: Vicinity map Located on Reverse Side

LOT TR B-1. Thank you. EXHIBIT L

**SECTION LINE EASEMENT VACATION CERTIFICATE APPROVAL RECOMMENDATION**

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES  
THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE  
CENTRAL REGIONAL OFFICE AND IS HEREBY RECOMMENDED FOR APPROVAL  
BY THE COMMISSIONER.

RECOMMENDED BY \_\_\_\_\_ DATE \_\_\_\_\_  
REGIONAL CHIEF RIGHTS-OF-WAY AGENT

STATE OF ALASKA DIVISION OF MINING, LAND & WATER  
THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE DIVISION  
OF MINING, LAND, & WATER AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE  
COMMISSIONER.

RECOMMENDED BY \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR, DIVISION OF MINING, LAND & WATER

THE STATE OF ALASKA, ACTING BY AND THROUGH THE COMMISSIONER OF THE  
DEPARTMENT OF NATURAL RESOURCES AND THE COMMISSIONER OF THE DEPARTMENT OF  
TRANSPORTATION AND PUBLIC FACILITIES, DOES HEREBY STATE AND DECLARE THAT  
THE STATE OF ALASKA VACATES AND RELEASES ALL RIGHTS AND TITLE TO ANY AND  
ALL PORTIONS OF SECTION-LINE EASEMENTS FOR PUBLIC HIGHWAYS RESERVED TO IT  
UNDER A.S. 19.10.010 (SPECIFIC AREA DELINEATED BY DIAGONAL HATCHING ON THIS  
PLAT).

DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
COMMISSIONER  
DEPARTMENT OF TRANSPORTATION AND  
PUBLIC FACILITIES

DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
COMMISSIONER  
DEPARTMENT OF NATURAL RESOURCES

**CERTIFICATE OF ACCEPTANCE**

THIS IS TO CERTIFY THAT THE STATE OF ALASKA, DEPARTMENT OF  
TRANSPORTATION AND PUBLIC FACILITIES, ACTING BY AND THROUGH  
ITS COMMISSIONER, HEREBY ACCEPTS FOR PUBLIC PURPOSES THE REAL  
PROPERTY, OR INTEREST THEREIN CONTAINED WITHIN THE AREA  
DELINEATED AND DESCRIBED ON THIS PLAT AS RIGHT-OF-WAY AND  
CONSENTS TO THE RECORDATION THEREOF.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND ON THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES  
BY: \_\_\_\_\_  
FOR THE COMMISSIONER

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS  
OF THE PROPERTY SHOWN AND DESCRIBED ON  
THIS PLAN AND THAT WE ADOPT THIS PLAN OF  
SUBDIVISION BY OUR FREE CONSENT, AND  
DEDICATE THE INDICATED RIGHT-OF-WAY TO  
THE STATE OF ALASKA DOT&PF. WE APPROVE  
THIS SECTION-LINE EASEMENT VACATION PLAT,  
AND GRANT ALL EASEMENTS TO THE USE SHOWN.

PRENTICE N. FOX (PRESIDENT) DATE \_\_\_\_\_  
HATCHER PASS VILLAGE, INC.  
8260 DUCHESS DR.  
PALMER, AK 99645

DEBORAH H. FOX (VICE PRESIDENT) DATE \_\_\_\_\_  
HATCHER PASS VILLAGE, INC.  
8260 DUCHESS DR.  
PALMER, AK 99645

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR \_\_\_\_\_ PRENTICE N. FOX  
FOR \_\_\_\_\_ DEBORAH H. FOX

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

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

I CERTIFY THAT THIS SUBDIVISION PLAT 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 \_\_\_\_\_ 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

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

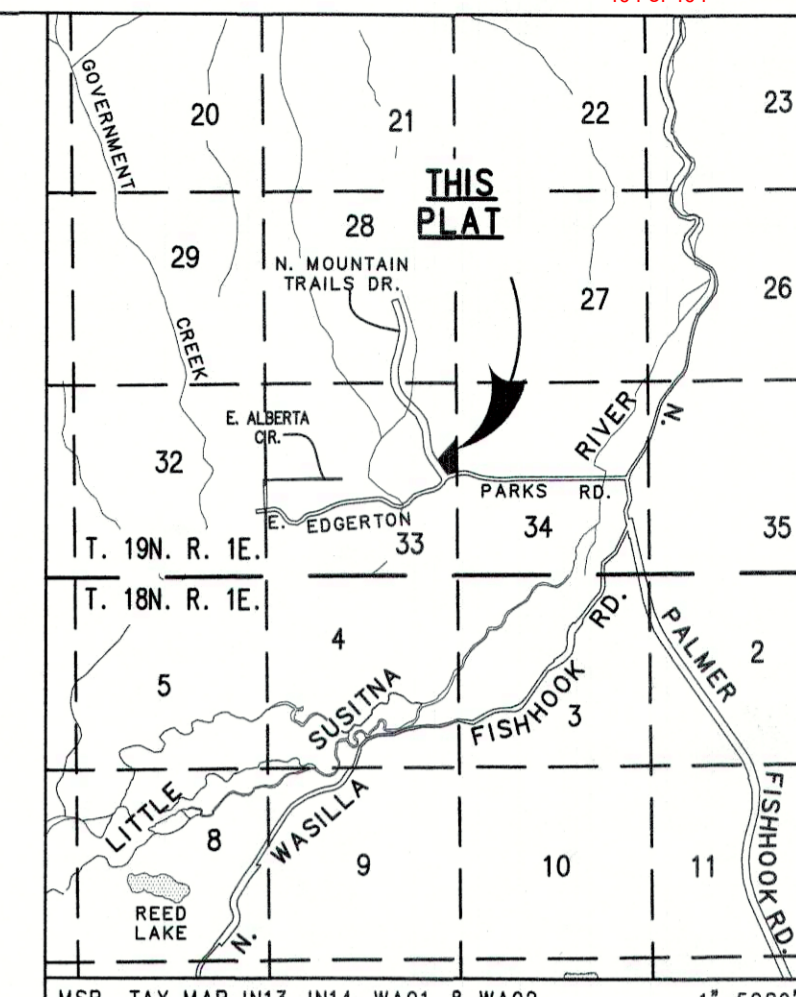
ATTEST: \_\_\_\_\_  
(PLATTING CLERK)

**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.

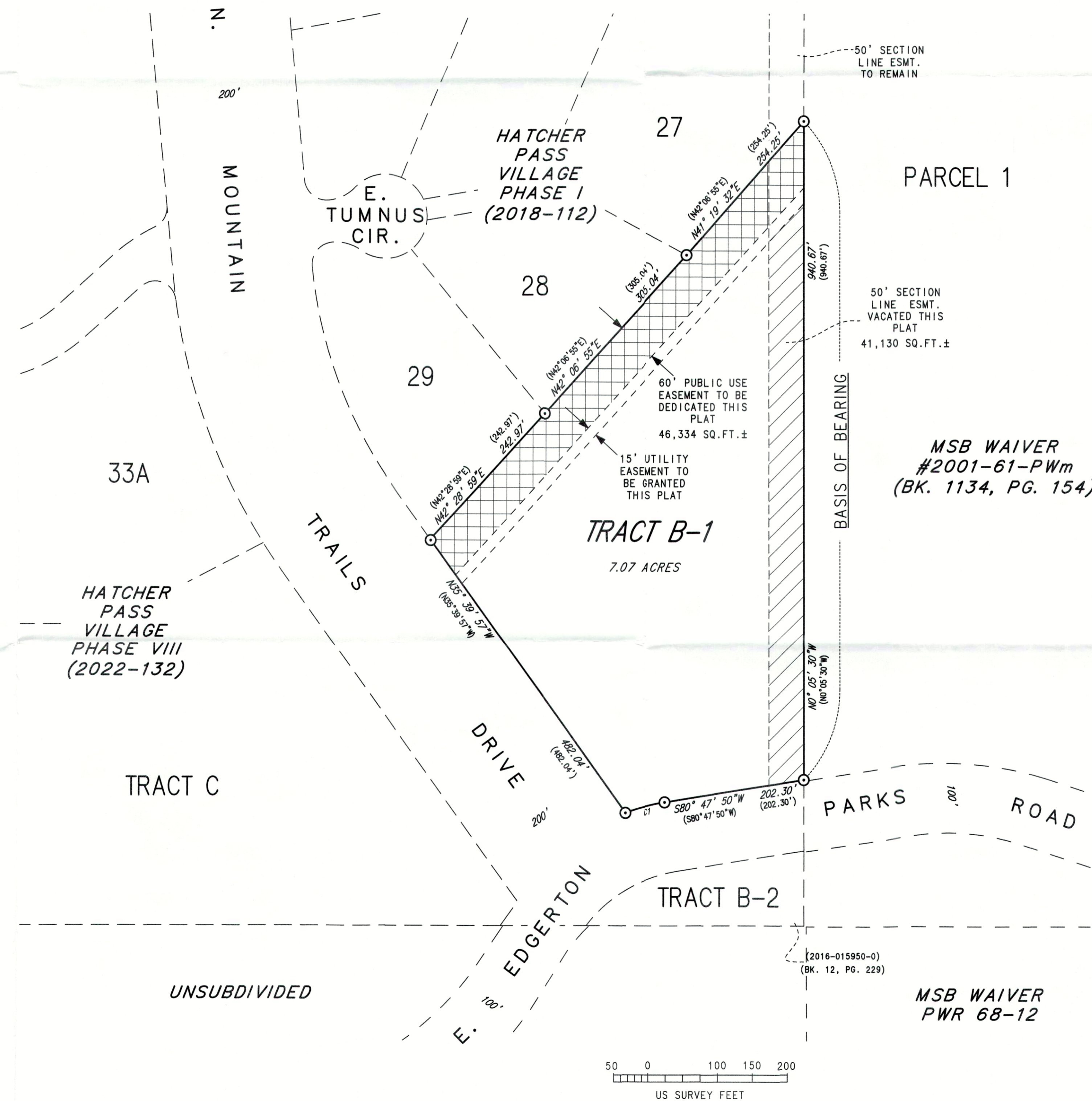
TAX COLLECTION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
(MATANUSKA-SUSITNA BOROUGH)

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	59.33	303.66	11°11'41"	59.24	N75°12'00"E	29.76



**NOTES**

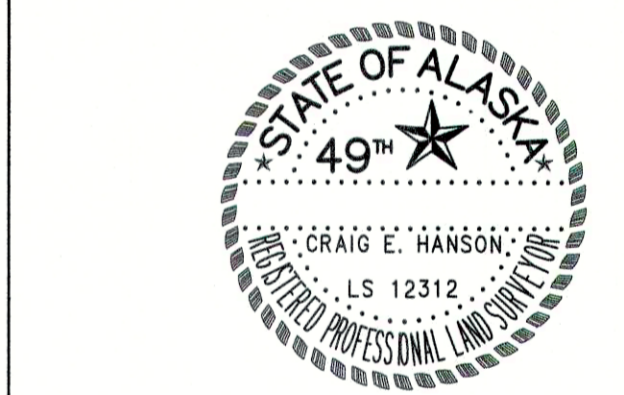
1. DIAGONALLY HATCHED AREA INDICATES PORTIONS OF THE SECTION-LINE EASEMENTS BEING VACATED WITHIN THE NE¼ OF SECTION 33, T. 19N. R. 1E., S.M. 1. IT IS NOT THE INTENT OF THIS PLAT TO VACATE ANY OTHER DEDICATED PUBLIC RIGHTS-OF-WAY OR EASEMENTS.
2. NO FIELD SURVEY HAS BEEN CONDUCTED IN RELATION TO PREPARATION OF THIS SECTION LINE EASEMENT VACATION PLAT. ALL DIMENSIONS AND OTHER DETAILS AS SHOWN HEREON ARE FROM THE PLATS OF HATCHER PASS VILLAGE PHASES I ON FILE AT THE PALMER RECORDING DISTRICT AS PLATS 2018-112.
3. ALL BEARINGS ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING. ALL DISTANCES ARE GROUND.
4. THIS SECTION-LINE EASEMENT VACATION IS IN COMPLIANCE WITH THE FINAL DECISION XX-X-XXX APPROVED.
5. THE ALTERNATE ROUTE IN ACCORDANCE WITH AS 19.30.410 AND/OR 11 AAC 51.065 IS VIA E. EDGERTON PARKS ROAD, N. MOUNTAIN TRAILS DRIVE RIGHTS-OF-WAY AND REMAINING SECTION LINE EASEMENTS, AND THE RIGHT-OF-WAY EASEMENT GRANTED THIS PLAT.



**MSB WAIVER #2001-61-PWm (BK. 1134, PG. 154)**

**LEGEND**

- PLASTIC CAP ON ½" REBAR
- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD RECORD PER PLAT (2018-112)
- ▨ SECTION LINE EASEMENT VACATED THIS PLAT
- ▩ RIGHT-OF-WAY EASEMENT GRANTED THIS PLAT



I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION, AND THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION.

REGISTERED LAND SURVEYOR

**RECEIVED**  
MAY 21 2024  
**PLATTING**  
**Agenda Copy**

DATE OF SURVEY: \_\_\_\_\_ SURVEYOR: HANSON SURVEYING & MAPPING  
BEGINNING: NO FIELD SURVEY 305 E. FIREWEED AVENUE  
ENDING: \_\_\_\_\_ PALMER, ALASKA 99645  
(907) 746-7738

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND, AND WATER  
ANCHORAGE, ALASKA

**SECTION LINE EASEMENT VACATION PLAT**  
ASSOCIATED WITH  
HATCHER PASS VILLAGE PHASE I  
PLAT 2018-112

LOCATED WITHIN  
NE¼ SEC. 33, T.19N. R.1E. SM, AK  
PALMER RECORDING DISTRICT

DRAWN BY: ELF APPROVAL RECOMMENDED  
DATE: 05/08/24 STATEWIDE PLATTING SUPERVISOR DATE  
SCALE: 1"=100' CHECKED: CEH DNR FILE NO.  
FILE: FB23-243 EV-3-379