

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Kinneen



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Natasha Heindel

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

July 3, 2024

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **FRANKSLAGOON:** The request is to create two lots from Waiver Parcel #2, MSB Waiver 84-43-PWm, recorded as 84-97w, to be known as **FRANKSLAGOON**, containing 5.01 acres +/- . The parcel is located directly north of W. Hollywood Road and directly east of S. Elkins Street (Tax ID# 17N02W21C012); within Section 21, Township 17 North, Range 02 West, Seward Meridian, Alaska. The subject property is in the Knik Fairview Community Council and Assembly District #5. *(Petitioner/Owner: Francis Merrigan, Staff: Natasha Heindel, Case #2024-070)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **July 3, 2024**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

3A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 3, 2024**

PRELIMINARY PLAT: FRANKSLAGOON
LEGAL DESCRIPTION: SEC 21, T17N, R02W, SEWARD MERIDIAN AK
PETITIONERS: FRANCES FLOYD MERRIGAN, JR.
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING
ACRES: 5.01 ± PARCELS: 2
REVIEWED BY: NATASHA HEINDEL CASE #: 2024-070

REQUEST: The request is to create two lots from Waiver Parcel #2, MSB Waiver 84-43-PWm, to be known as **FRANKSLAGOON**, containing 5.01 acres +/- . The parcel is located directly north of W. Hollywood Road and directly east of S. Elkins Street; within Section 21, Township 17 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map & Aerial Imaging **EXHIBIT A – 4 pp**
Geotechnical Report **EXHIBIT B – 10 pp**

AGENCY COMMENTS

Alaska Department of Transportation & Public Facilities **EXHIBIT C – 3 pp**
Utilities: MTA, Enstar, & GCI **EXHIBIT D – 4 pp**
Division of Assessments **EXHIBIT E – 1 p**
Department of Public Works, Pre-Design & Engineering Division **EXHIBIT F – 1 p**
Division of Development Services **EXHIBIT G – 1 p**
Public **EXHIBIT H – 1 p**

DISCUSSION: The proposed subdivision is directly north of W. Hollywood Road and directly east of S. Elkins Street. Petitioner will be creating two lots, ranging in size from 1.06 acres to 3.96 acres.

Access: Legal and physical access does 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: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Paul Pinard, PE, notes that proposed Lot 2 has been previously developed and has an existing on-lot water supply and wastewater disposal systems. Test hole location map is attached. Engineer’s evaluation included previous data gathered from another professional engineer for the existing septic system when it was installed in October 2010, and findings gathered by this professional engineer in October of 2023. Soils are classified either as silty sands (SM) or silty gravels (GM). No groundwater was encountered. Both lots have

at least 10,000 sf of useable building area, and both have at least 10,000 sf of useable septic area. Topographic map and as-built are shown on the preliminary plat.

Comments: The State of Alaska Department of Transportation and Public Facilities (DOT&PF) (**Exhibit C**) notes that they do not have an objection to the lot subdivision. Both lots must take access through S. Elkins Street. Add as plat note: “No direct access for Lot 1 or Lot 2 to Hollywood Road” (*see recommendation #3*).

Utility companies (**Exhibit D**), Enstar and GCI, stated that they have no comments to the proposed plat. MTA requests a utility easement along the south boundary; the north 15’ of the south 48’ to create a utility easement adjacent to the section line easement (SLE). *Staff notes an abbreviated plat cannot grant utility easements. If the petitioner so chooses, they may grant the requested easement by document and the recorded information will be shown on the final plat.*

MSB Division of Assessments (**Exhibit E**) notes that the plat should show the property owner’s full name as they took title (*see recommendation #4*).

MSB Department of Public Works, Division of Pre-Design & Engineering (**Exhibit F**) has no comments.

MSB Planning Department, Division of Development Services (**Exhibit G**) has no comments.

At the time of this staff report, there were no responses to the request for comments from the following: Alaska Department of Fish & Game, U.S. Army Corps of Engineers, Community Council #16 Knik-Fairview, Road Service Area #17 Knik, MSB Community Development, MSB Planning, MSB Attorney, US Post Master, and MEA.

One public comment was received at the time of this staff report (**Exhibit H**). Kim S. has no objection to this platting request.

CONCLUSION: The preliminary plat of **Frankslagoon** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. No objections were received from any federal or state agencies, Borough departments, or utilities. No objections were received 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 does exist, pursuant to MSB 43.20.320 *Frontage*. A soils report was submitted pursuant to MSB 43.20.218(A)(1).

FINDINGS OF FACT

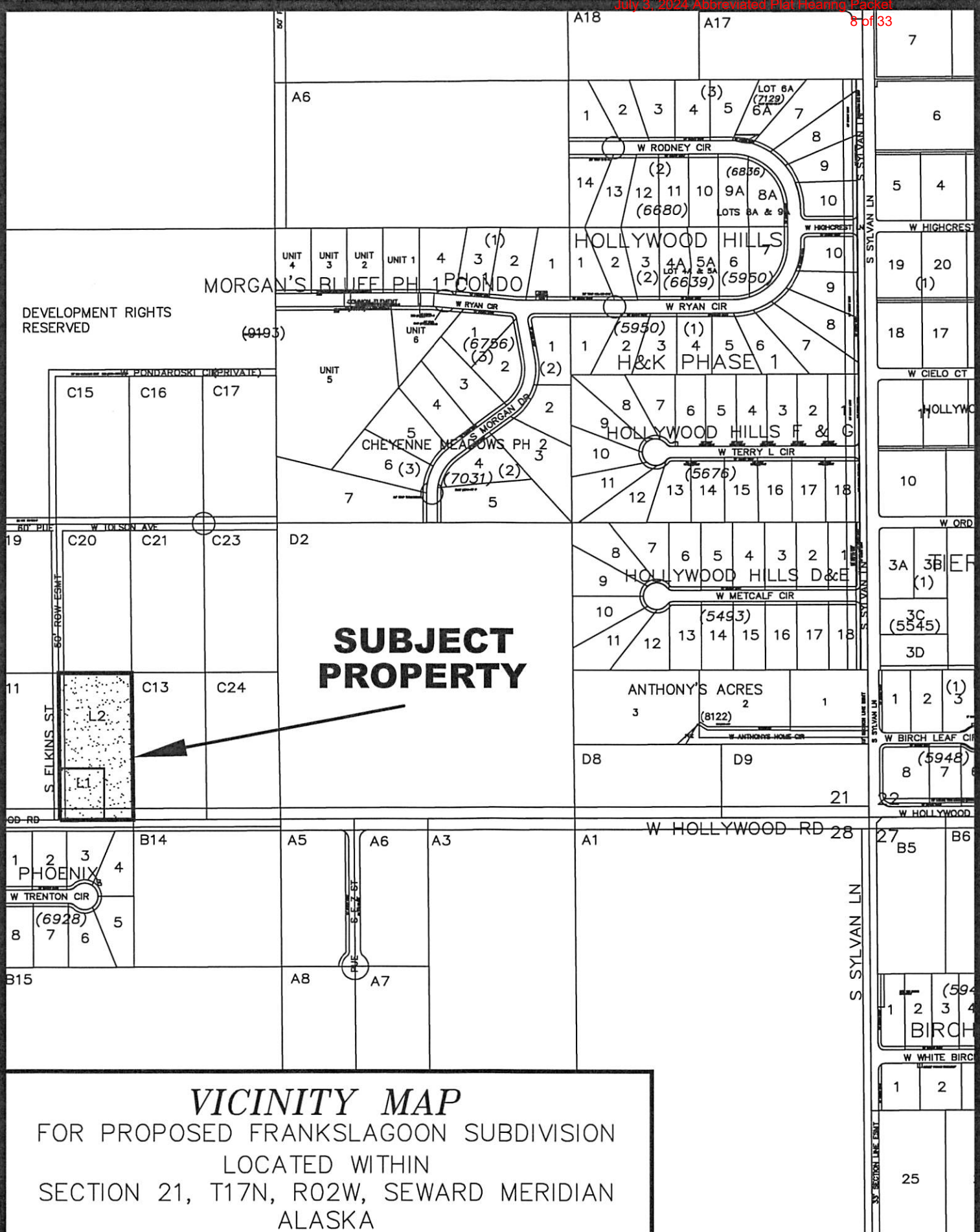
1. The abbreviated plat of **Frankslagoon** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1) *Area*.
3. All proposed lots have existing legal and physical access pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, and MSB 43.20.140 *Physical Access*.
4. The lot has 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. No objections were received from the public in response to the Notice of Public Hearing.

7. At the time of this staff report, no responses were received from Alaska Department of Fish & Game, U.S. Army Corps of Engineers, Community Council #16 Knik-Fairview, Road Service Area #17 Knik, MSB Community Development, MSB Planning, MSB Attorney, US Post Master, or MEA.

RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends approval of the abbreviated plat of **Frankslagoon**, contingent on the following recommendations:

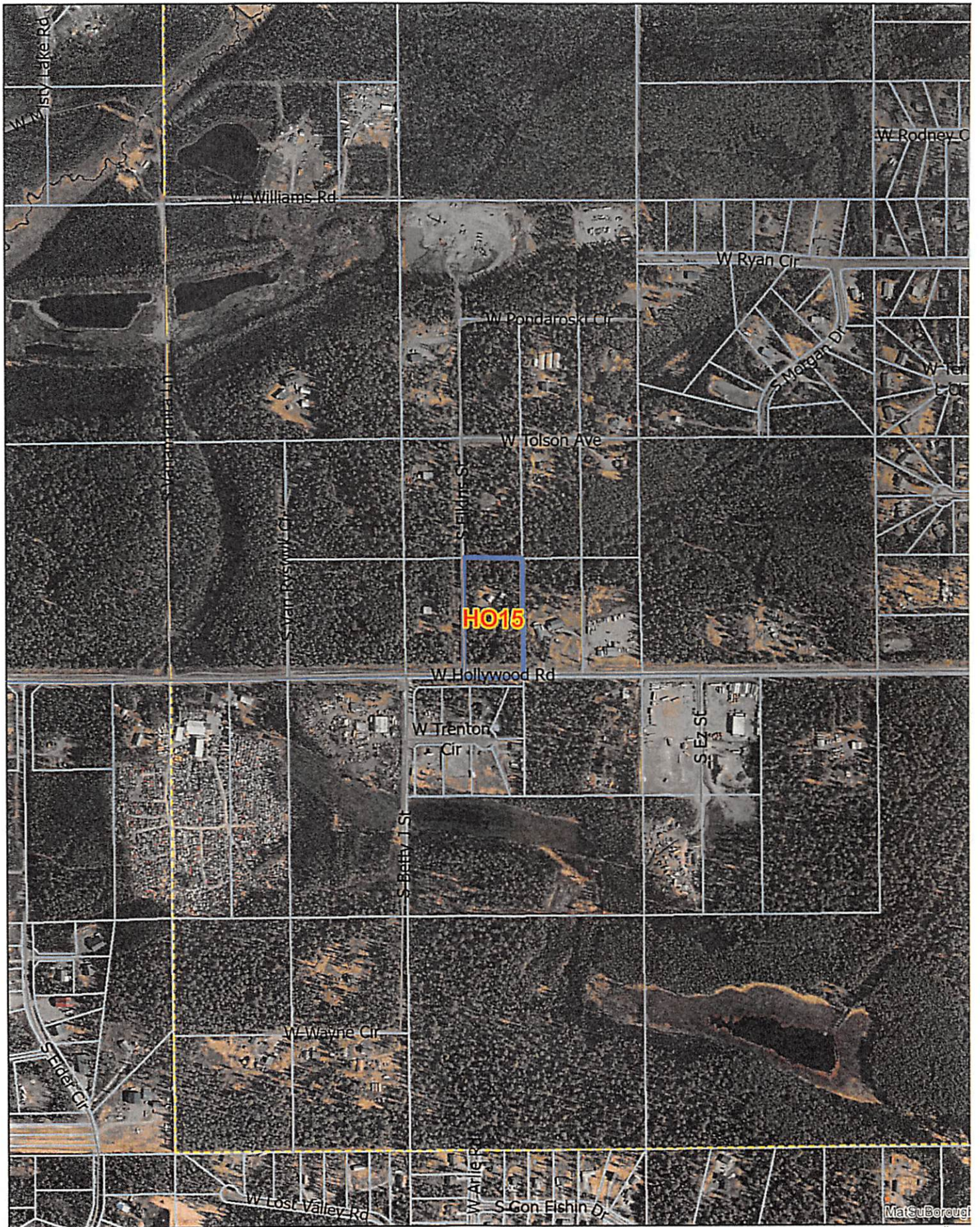
1. Taxes and special assessments must be paid in full for the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Provide updated Certificate to Plat executed within seven (7) days prior to recording and submit Beneficiary Affidavit for any holders of a beneficial interest, if any.
3. Add plat note to read: "No direct access for Lot 1 or Lot 2 to Hollywood Road".
4. Correct plat to include the property owner's full name as they took title; Francis Floyd Merrigan Jr.
5. Pay postage and advertising fees.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



SUBJECT PROPERTY

VICINITY MAP

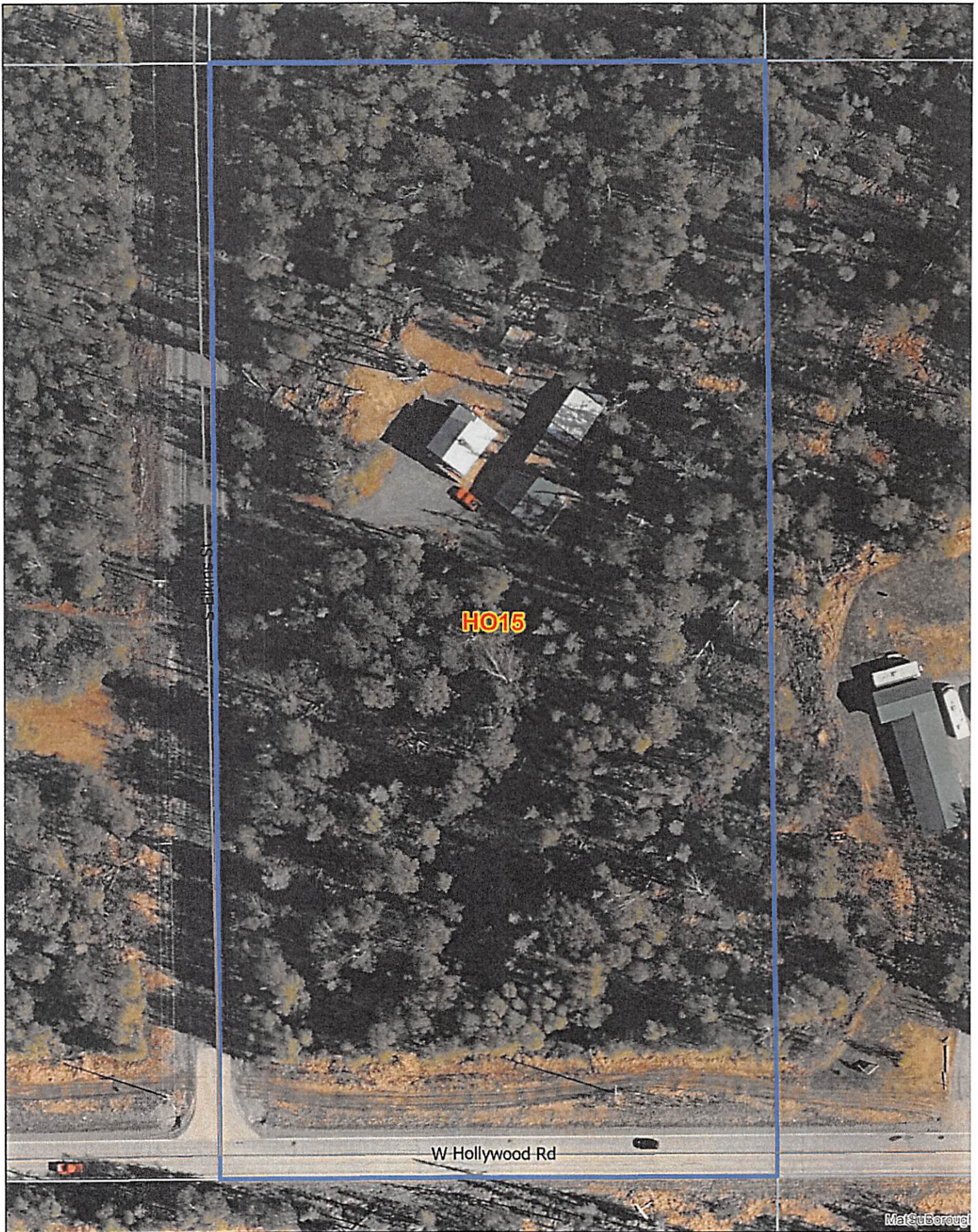
FOR PROPOSED FRANKSLAGOON SUBDIVISION
LOCATED WITHIN
SECTION 21, T17N, R02W, SEWARD MERIDIAN
ALASKA



670 335 0 670 Feet

EXHIBIT A -2





HO15

W Hollywood Rd

MatSuBorough

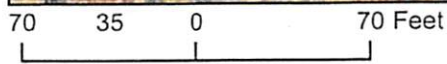


EXHIBIT A -3



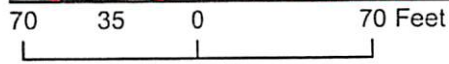
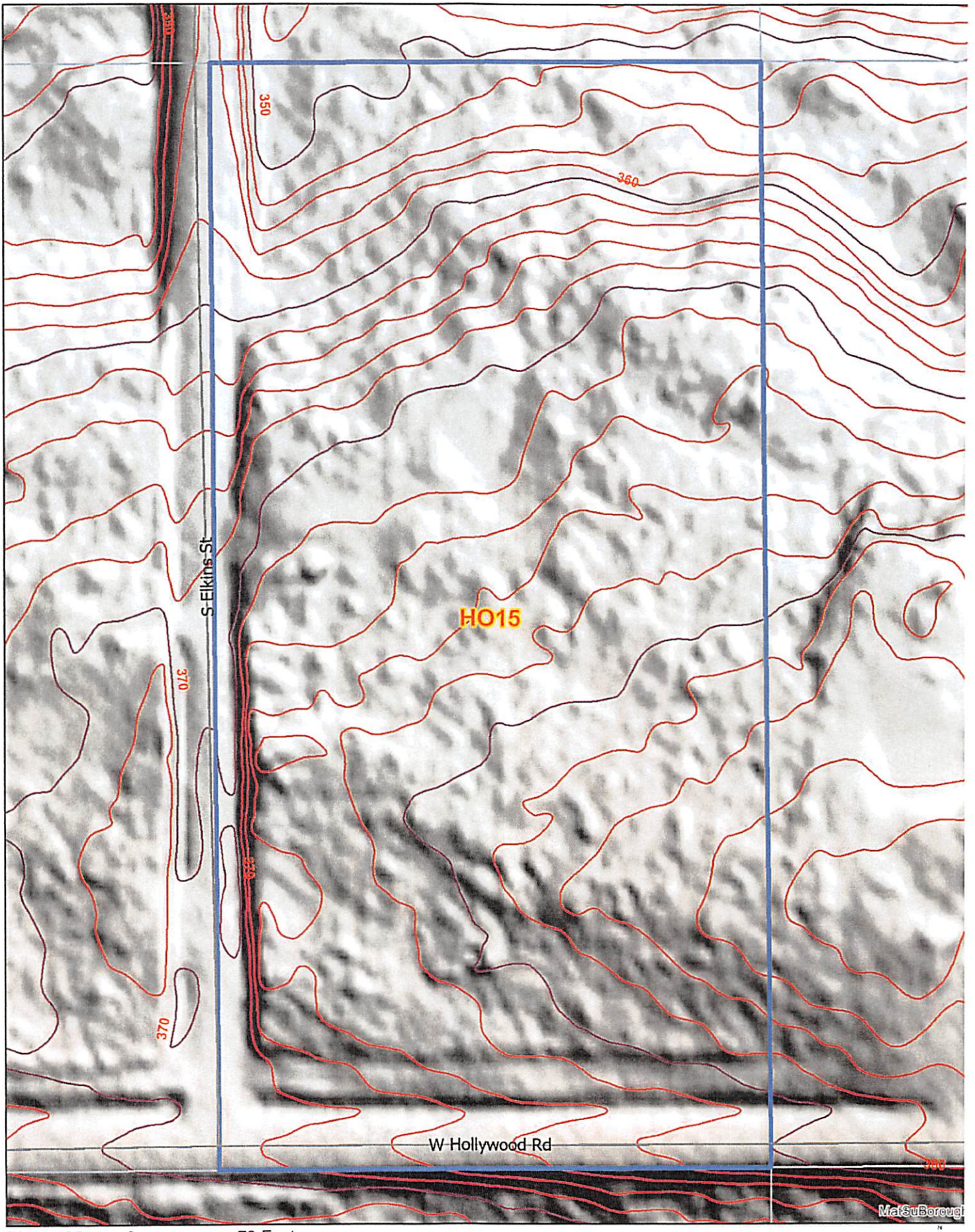


EXHIBIT A -4

MapSuborug



**SOILS INVESTIGATION
&
USABLE AREA DETERMINATION**

for

FRANKSLAGOON SUBDIVISION

a resubdivision of

LOT C12, SECTION 21, T17N, R2W, SM

Prepared for

**Francis Merrigan Jr
7401 E. Cottrell Circle
Palmer, Alaska 99645**

by

**Paul Pinard, P.E.
Pinard Engineering
PO Box 871347
Wasilla, Alaska 99687**

Project 24-035

April 24, 2024

RECEIVED
MAY 22 2024
PLATTING

General

The proposed Franksagoon Subdivision is a resubdivision of Lot C12, Section 21, which is located within T17N, R2W, S.M.. This proposed subdivision is located west of Wasilla, immediately south of the Parks Highway and is directly accessed from Hollywood Road.

The existing, five (5.01) acre parcel, is proposed to be subdivided into two (2) lots. One lot, as shown on the attached preliminary plat from Bull Moose Surveying (Attachment #1), is proposed at 1.06 acres in size. The other would be 3.45 acres. At the proposed sizes, each parcel meets the Borough's minimum lot size requirement (40,000 sf) for development with on-lot water supply and wastewater disposal systems. The larger lot has previously been developed with a single family residence, served by existing on-lot water and septic systems.

It should be noted that a testhole location map has been incorporated into the preliminary plat. The approximate locations of the testholes that had been excavated for evaluation of soil and watertable conditions on this property, have been shown on it. It is also noted that the existing on-lot water supply well and the monitor tubes for the wastewater disposal (septic) that serves the single family residence on the proposed Lot 2, have also been shown, as well as have other development features on this lot.

Topographic Features

Topographic mapping was available for this property and is shown as an overlay to the preliminary plat/testhole location map. This was reviewed for an evaluation of possible problems with excessive groundslopes. Specifically, the mapping was reviewed for this evaluation in order to determine if excessive (>25%) groundslopes exist and, if so, what impact they would have to "usable" lot areas. I also conducted a field inspection of the smaller proposed lot, to evaluate groundslopes and determine what impact they may have on its usable area. While I did not locate the survey corners, and did not spend much time in trying to do so, it was apparent from review and evaluation of the preliminary plat/topography (Attachment #1) that most, if not all of this lot has slight to moderate groundslopes. Based on my inspection and evaluation, there were no excessive (>25%) groundslopes on this proposed lot. As such, it is apparent that this lot has sufficient area meeting the Borough's slope criteria for "usable" area. The other, larger lot of 3.45 acres, does have a limited area of steeper groundslopes, approaching the

“excessive” criteria of 25%, but it was readily apparent from the topographic mapping that the vast majority of this lot also meets the slope criteria for “usable” area.

Soil and Groundwater Conditions

The subsurface soils on this property were exposed with two (2) testholes for visual evaluation and classification under the Unified Soils Classification System. In addition, percolation tests were conducted on the soils in the testholes at both locations. One of these testholes and the percolation test was done by another Professional Engineer (PE) for the existing septic system, when it was installed on the proposed Lot 2, in October, 2010. In addition, in October last year, I logged and classified soils for another testhole, located near the common boundary between the two (2) proposed lots. I also conducted a percolation test in this testhole. The findings from my inspections and evaluation of testholes and percolation tests serve to help confirm my determination of soil conditions on the proposed lots. This information was used to evaluate soil and watertable conditions on property comprising the proposed subdivision, in determining the suitability of the proposed lots for development with on-lot wastewater disposal (septic) systems.

Based on the information from my work on the proposed Lot 1, and my evaluation of information obtained from ADEC records on soils documented during the installation of the septic system in 2010, the majority, if not all of the proposed subdivision, was determined to have subsurface soils that were either silty sands (SM) or silty gravels (GM). These types of material are generally found to be permeable and are considered to be suitable for development of the proposed lot(s) with conventional on-lot wastewater disposal systems.

Field Investigation

It should be noted that the proposed larger, 3.45 acre lot, is already developed with a single family residence that is served by an on-lot water supply well and a wastewater disposal (septic) system. It was apparent that the systems

were in use, and there did not appear to be any obvious problems with the wastewater disposal system. There were no obvious signs of surface contamination due to a sewage backup from a failed system. Review of the records at ADEC indicated that there were no known problems with the operation of this system. It should be noted though that while this system appears to be satisfactory from an operational standpoint, an “Adequacy” test and evaluation were not specifically conducted. My evaluation was limited to determining the suitability of the property to support such systems, rather than testing the current operation of a previously installed system that is or has been in use. As such, it is emphasized that this report is not meant to imply specific approval of this existing system.

Based on my previous testhole work and knowledge of this area, shallow watertable conditions would not be a problem for either of the two (2) proposed lots. A watertable was not encountered in either of the two (2) testholes. The subsurface soils were found to be permeable, allowing for movement down through the soil strata.

The soils revealed in the two (2) testholes were fairly consistent, one being classified as GM or silty gravel and the other as SM or silty sand. These are considered as permeable and suitable for development with conventional on-lot wastewater disposal systems. This was further confirmed by the results of the percolation tests, each at 15 min/inch, which is well below the maximum allowable of 60 min/inch. Logs for the testhole and results of the percolation tests are provided in Attachment #2.

Conclusions and Recommendations

Based on the findings during my investigation, it appears that a majority of the land within each of the two (2) lots in the proposed subdivision, as shown on the preliminary plat/testhole location map, would be considered suitable for subsequent development with conventional on-site wastewater disposal systems (septic tank and drainfield). I have evaluated the subsurface soil conditions along with the impacts to the two (2) lots, based on topography, depth to seasonal high watertable, depth to impermeable strata, and the setback requirement from surface water or public water supply wells and have determined that each lot provides the minimum required “usable” area for development with conventional on-site wastewater disposal systems. In particular, noting that even for the proposed Lot 2, which is already developed with an on-lot water supply well and a septic system, I have evaluated both of these lots and determined that each provides at least 20,000 square feet of contiguous usable area, as defined by suitable soils, a depth to the seasonal

high watertable of eight (8) feet or more, a depth to impermeable strata of ten (10) feet or more, having groundslopes less than 25% and outside the setback requirement from surface water or public water supply wells, for development with a conventional on-site wastewater disposal system.

In specifically addressing the Borough's usable area requirements, each lot, including the already developed Lot 2, provides at least 10,000 square feet of usable area for a wastewater disposal (septic) system and another 10,000 square feet for a building site.

If you modify the size and/or configurations of the two (2) proposed lots from that shown on the preliminary plat by Bull Moose Surveying and described in this report, these changes and their possible impact to useable areas should be evaluated. Finally, it should be recognized that soil conditions may vary and as a first step to any subsequent development of these lots, it is recommended that soil conditions be verified on each in the area desired for use with on-site wastewater disposal systems.

If you have any questions regarding this report and/or need additional services, please do not hesitate to call me.

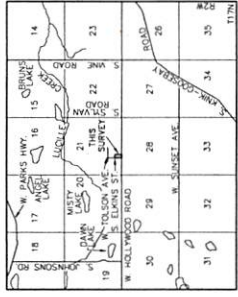
Paul E. Pinard, P.E.

2 Attachments (as)

cc: Frank Merrigan w/attach.

Dennis Welburn/Bull Moose Surveying w/attach.





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

FRANCIS MERRIGAN JR.
DATE _____
PALMER, AK 99545

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SIGNED BEFORE ME
THIS _____ DAY OF _____
FOR FRANCIS MERRIGAN JR.
WITNESSES 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 STATE OF ALASKA AND THAT THE SUBDIVISION PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____
ATTEST: _____ PLATING CLERK _____

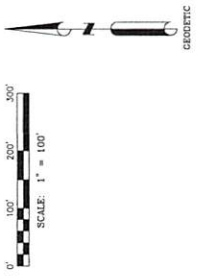
FRANKS LAGOON SUBDIVISION

A PLAT OF
PARCEL 2, MATANUSKA-SUSTINA BOROUGH
WAIVER RESOLUTION NO. 84-43-PW10
RECORDED AS SERIAL NO. 84-437W

LOCATED WITHIN:
SECTION 21, 117N R2W
SEWARD MERIDIAN, ALASKA
THIRD JUDICIAL DISTRICT
PALMER, ALASKA

CONTAINING 5.01 ACRES MORE OR LESS
BULL MOOSE SURVEYING LLC
DRIVEN BY DMM
MAYELLA ALASKA 99584
OFFICE: (907) 832-4497
E-MAIL: bmoose@moosesurveying.com

DATE: 05/07/2024
DRAWING SCALE: 1"=100'
CHECKED BY: 102/070
SHEET 1 OF 1

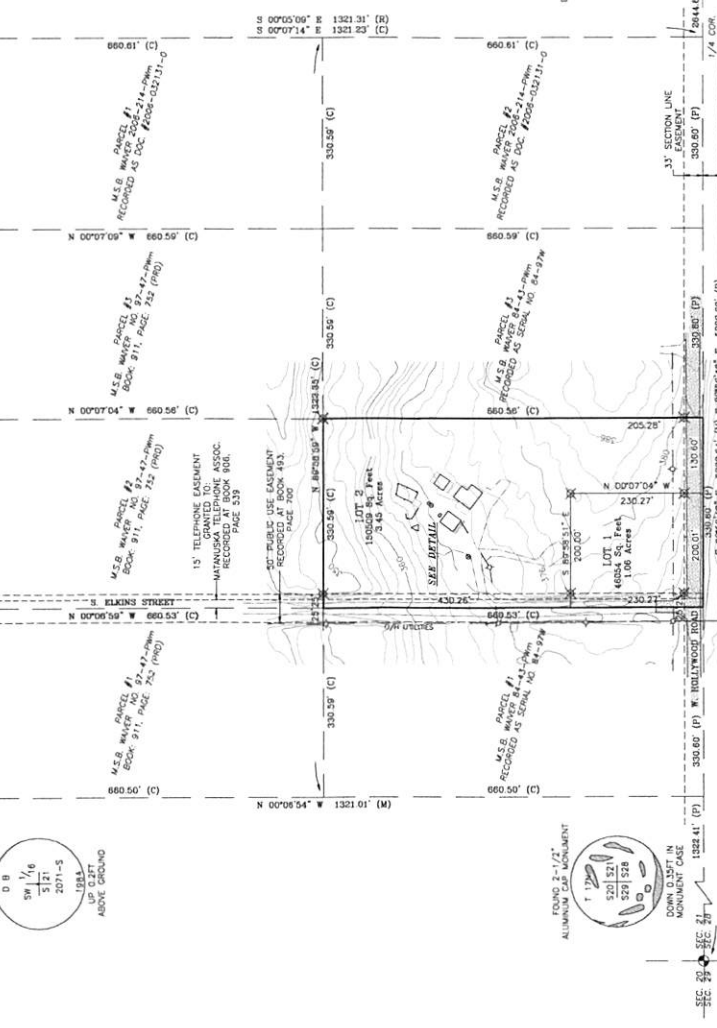


SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A CORRECT AND ACCURATE SURVEY OF THE PROPERTY ACTUALLY EXISTING AS DESCRIBED AND SHOWN ON THIS PLAT. I HAVE CONDUCTED THIS SURVEY TO THE BEST OF MY KNOWLEDGE.

SHEN, THOMAS SCOTT, S.E.
12-184313 PROFESSIONAL LAND SURVEYOR
DATE _____

FOUND MONUMENT AS NOTED
ALUMINUM CAP MONUMENT ON 5/8" REBAR
C-5/16
2071-5
108A
UP 0.2FT
ABOVE GROUND

- LEGEND**
- ◆ FOUND MONUMENT AS NOTED
 - ◆ FOUND 5/8" REBAR
 - (R) RECORD VALUE PER RECORD OF SURVEY (PLAT #2018-128)
 - (M) MEASURED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
 - (P) PROPORTIONED VALUE THIS SURVEY
 - ✕ SET 5/8"x30" REBAR WITH PLASTIC CAP (BILL MOOSE LS 10509)
 - ◆ POWER POLE
 - ◆ OUT ANCHOR
 - ◆ PRESTIAL
 - ◆ WELL
 - ◆ SSEO
 - ◆ ONSS CONTROL POINT



- NOTES**
1. THE "BASE OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MARCH 15, 2023 AT THE CONTROL POINT DEPICTED, WITH THE FOLLOWING COORDINATES: LATITUDE: 67°24'29.240" N, LONGITUDE: 148°29'06.9199" W. THIS SURVEY WAS CONDUCTED USING CARLOS BERRY ONSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM (GNSS) WITH AN INTEGRATED SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NAD) GRID (USA) (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
 2. THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.
 3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH COVER HOUSE PROJECTS.
 4. CONTOURS TAKEN FROM M.S.B. 2011 LOT# PROJECT.
 5. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED JUNE 8, 1990 IN BOOK 363, PAGE 442.
 6. ROAD DISPOSSES EASEMENT GRANTED TO: MATANUSKA-SUSTINA BOROUGH, A MUNICIPAL CORPORATION RECORDED MAY 29, 1984 IN BOOK 365, PAGE 748. CORRECTED NOVEMBER 24, 1996 IN BOOK 413, PAGE 688.
 7. ROAD DISPOSSES EASEMENT GRANTED TO: MATANUSKA-SUSTINA BOROUGH, A MUNICIPAL CORPORATION RECORDED NOVEMBER 24, 1996 IN BOOK 413, PAGE 700.
 8. ELECTRICAL AND TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 3, 1989 IN BOOK 356, PAGE 835.
 9. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED NOVEMBER 9, 1980 IN BOOK 635, PAGE 531.
 10. ELECTRICAL AND TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 7, 1997 IN BOOK 366, PAGE 538.
 11. ELECTRICAL AND TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 19, 1999 IN BOOK 368, PAGE 274.
 12. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED: OCTOBER 31, 1998 IN BOOK 368, PAGE 538. RECORDED: SEPTEMBER 19, 2009 REVISION NO. 7003-027502
- CERTIFICATE OF PAYMENT OF TAXES**
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS INCLUDED IN THE SUBDIVISION OR RESSUBDIVISION HEREON HAVE BEEN PAID.
- DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

Attachment 1

Date Received

NOV 24 2010

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DOCUMENTATION OF CONSTRUCTION

I. GENERAL INFORMATION		21113
Legal Description of Property TAX PARCEL C12 SEC. 21 T17N R2W SM HOLLYWOOD & ELKINS		Submitted By: (check one) <input type="checkbox"/> Certified Installer <input type="checkbox"/> Approved Homeowner <input checked="" type="checkbox"/> Registered Engineer
Installer Name REX MOREHOUSE Mailing Address PO BOX 1047 WILLOW, Alaska 99688		Onsite Wastewater System Serves: <input checked="" type="checkbox"/> Single Family. GARAGE <u>2</u> <input type="checkbox"/> Duplex. Number of Bedrooms _____ <input type="checkbox"/> Small Commercial Facility With Estimated Design Flow of less than 500 GPD.

II. WATER SUPPLY SYSTEM (SECTION II IS OPTIONAL)				
Source of Water <input type="checkbox"/> Well <input type="checkbox"/> Roof Catchment <input type="checkbox"/> Holding Tank		Type of Water Supply <input type="checkbox"/> Surface Water <input type="checkbox"/> Other _____ <input type="checkbox"/> SF/Duplex <input type="checkbox"/> Public		Type of Treatment <input type="checkbox"/> None <input type="checkbox"/> Filtration <input type="checkbox"/> Other _____ <input type="checkbox"/> Chlorination <input type="checkbox"/> Mineral Removal
Well Data Is the height of the well casing at least 12 inches above grade? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Is a sanitary seal or well cap installed on the well casing? <input type="checkbox"/> Yes <input type="checkbox"/> No				
Is drainage directed away from or around the well casing for 10 feet? <input type="checkbox"/> Yes <input type="checkbox"/> No				
Is well wire enclosed in conduit? <input type="checkbox"/> Yes <input type="checkbox"/> No				
Date Installed	Well Depth (ft)	Static Water Level (ft)	Well Yield (gpm)	Pump Rate (gpm)
Separation Distance from the Well Casing to each of the following Sources of Contamination				
Septic Tank on Lot (ft)		Sewer Lines on Lot (ft)		Absorption Area on Lot (ft)
Septic Tank on Adjacent Lot (ft)		Sewer Lines on Adjacent Lot (ft)		Absorp. Area on Adjacent Lot (ft)
If toxic materials are stored on the property, including fuel tanks, paints, pesticides, report distance to well casing			On Lot (ft)	On Adjacent Lot (ft)
Water Sample Taken By Address			Sampled By <input type="checkbox"/> Buyer <input type="checkbox"/> Engineer <input type="checkbox"/> Builder <input type="checkbox"/> Govt. Official	
Water Sample Results <input type="checkbox"/> Satisfactory-Date <input type="checkbox"/> Unsatisfactory-Date				
Comments and Recommendations				

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

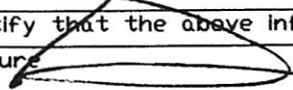
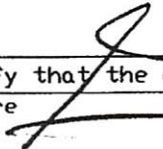
Signature 	Name ARCHIE GIDDINGS	Title CE 8483	Date 10/24/10
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EXHIBIT B - 7

Attachment 2 (2)

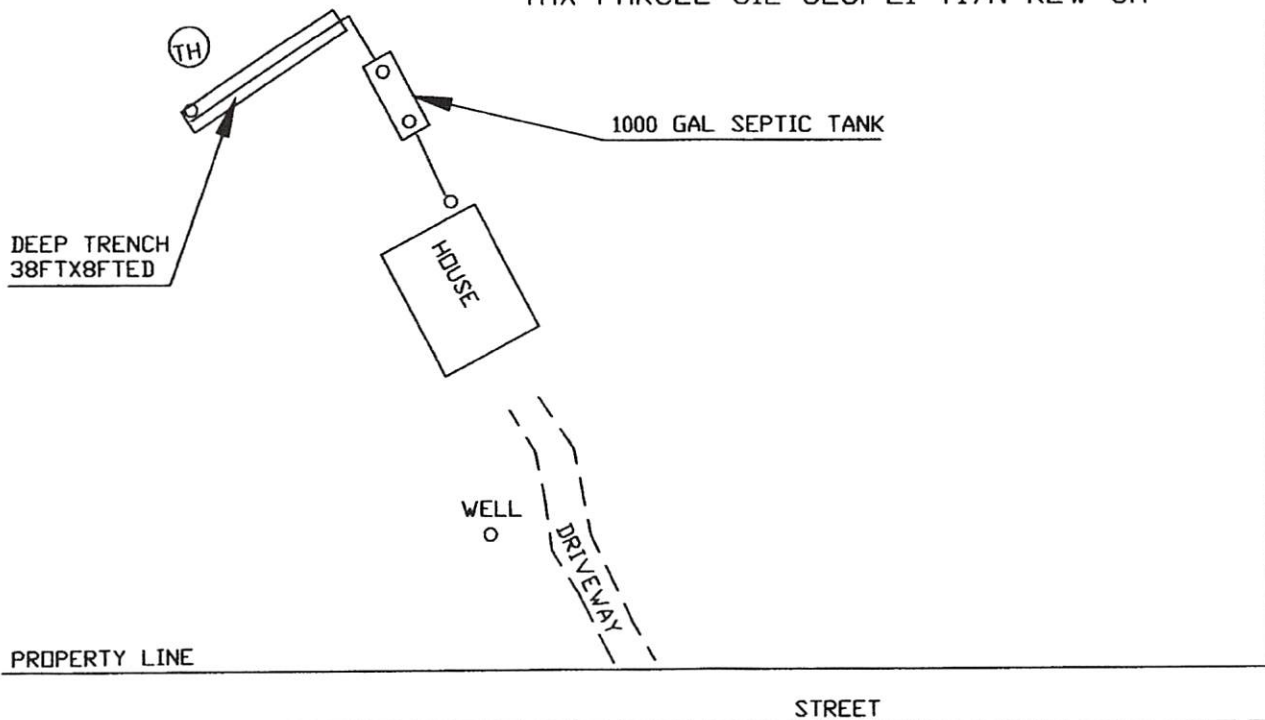
III. WASTEWATER DISPOSAL		Legal Description TAX PARCEL C12 SEC. 21 T17N R2W SM	
Type of Wastewater System:			
<input checked="" type="checkbox"/> Septic Tank with Conventional Soil Absorption System		<input type="checkbox"/> Package Treatment Plant (engineered design)	
<input type="checkbox"/> Holding Tank: Material Type: _____		<input type="checkbox"/> Size in Gallons: _____	
<input type="checkbox"/> Other-Specify Type		<input type="checkbox"/> Alternate Onsite (engineered design)	
<input type="checkbox"/> Small Commercial System (<500 GPD) With Estimated Daily Wastewater Flow of: _____ Gallons Per Day (GPD)			
Criteria Used to Estimate Daily Wastewater Quantity: _____			
<input checked="" type="checkbox"/> NEW SYSTEM		<input type="checkbox"/> REPAIR TO EXISTING SYSTEM	
		Certified Installer Notification Date:	
Name of Installer: REX MOREHOUSE		Date Installed: 10/17/10	
System Installed:		<input type="checkbox"/> By a Registered Engineer	
<input type="checkbox"/> By Approved Homeowner (approval letter attached)		<input checked="" type="checkbox"/> With Inspection by a Registered Engineer	
		<input type="checkbox"/> By a Certified Installer No. _____	
Septic Tank: Material: STEEL		Manufacturer: ANC TANK	
Size (Gallons): 1,000		Number of Compartments: 2	
Type of Soil Absorption System:			
<input checked="" type="checkbox"/> Deep Trench		<input type="checkbox"/> Shallow Trench	
<input type="checkbox"/> Mound		<input type="checkbox"/> Seepage Bed	
		<input type="checkbox"/> Seepage Pit	
		<input type="checkbox"/> Other, Specify	
Soil Classification: GM	Soil Rating: 250 sqft/bedroom	Dimensions/Size of Absorption Area: 38X8ED/608sqft	
Grading/Size of Distribution Rock: 3 to 3/4 inch		Thickness/Depth of Distribution Rock: 8ft	
Percolation Test Results, Report in Section IV. 15 MINS/IN		Percolation Test Performed By: A. GIDDINGS	
Ground Cover in feet over: Septic Tank 4		Absorption System 4	
		Sewer Pipes 4	
Cleanout Pipes/Caps Installed:		Foundation Cleanout: YES	
		Septic Tank: YES	
		Monitor Tubes: YES	
Indicate separation distances from septic tank or absorption system, whichever is closest, to all nearby:			
Public Drinking Water Sources within 200 feet: 200+		Private Drinking Water Sources within 100 feet: 100+	
Nearest water bodies (see 18 AAC 72.020(b)): 100+		Lot Line: SURVEY REQUIRED	
Separation Distance from Onlot Sewer Lines to:		Public Drinking Water Sources: 100+	
		Private Sources: 25+	
Separation Distance from Bottom of Distribution Rock to:		Groundwater Table: 4+	
		Bedrock: 6+	
Separation Distance from Absorption Area to Slope Exceeding 25 percent/Exceeding 10 feet in Elevation: 50+			
Comments and Recommendations			
THIS SEPTIC SYSTEM MEETS ADEC STANDARDS			
I certify that the above information, and that provided in Section I			
Signature	Name	Title	Date
	ARCHIE GIDDINGS		10/24/10



IV. DIAGRAM OF SYSTEM(S)
INSTRUCTIONS FOR DIAGRAM

- In a plan view, locate and identify 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) Closet well on adjacent property
 - i) Closet septic tank on adjacent property
 - j) Closet edge of an absorption field on adjacent property
 - k) All cleanouts and monitor tubes
- Show distances between the well and the sources of contamination listed in 1.
- Show distances between water bodies and the sources of contamination listed in 1.
- In a cross section view of the soil absorption area, identify each component and show the following:
 - a) Soil Cover
 - b) Absorption Material
 - c) Water Table
 - d) Bedrock
 - e) Discharge pipes

TAX PARCEL C12 SEC. 21 T17N R2W SM

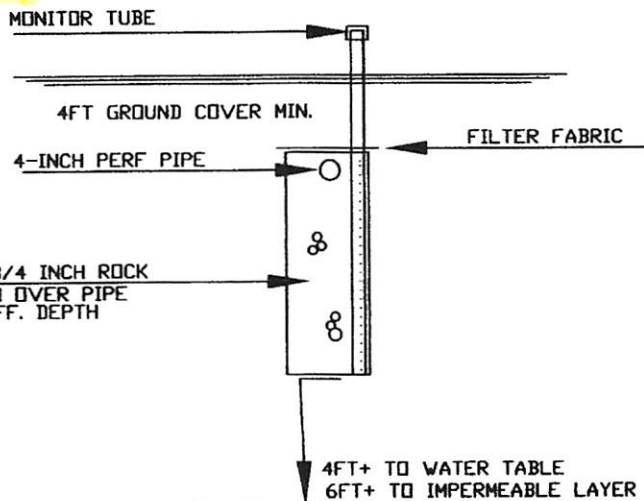


PLAN VIEW

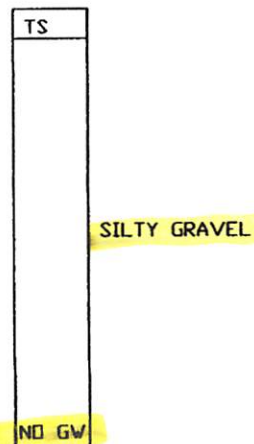
not to scale

SOIL PERCOLATION TEST DEPTH 5-6FT

10/16/10 TEST
 12:03 PM 6-IN WATER LEVEL
 12:18 PM 1-IN DROP-REFILL
 12:33 PM 1-IN DROP-REFILL
 12:48 PM 1-INCH DROP-END TEST
 PERC RATE = 15 MINS/INCH



TEST HOLE LOG #2



DEEP TRENCH
CROSS SECTION VIEW

not to scale



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



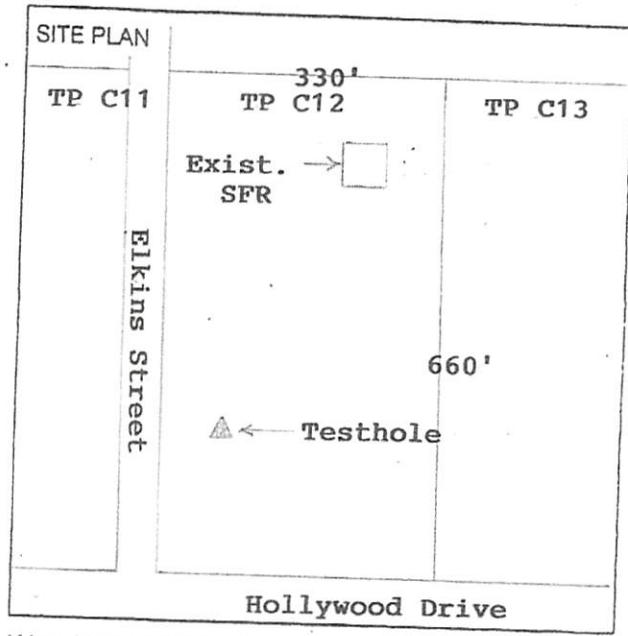
TEST HOLE LOG / PERCOLATION TEST

TEST HOLE # 1 DATE: 10/6/23
JOB NUMBER: 23-182
LOCATION: TP C12, Section 21, T17N, R2W
FIELD STAFF: PJ Pinard SM

SLOPE Fairly Level

DEPTH, FEET	SOIL TYPE
1	PT
2	OL
3	
4	
5	
6	SM - Silty Sand
7	
8	
9	
10	
11	
12	
13	
14	BOH
15	
16	

SLOPE
5%+



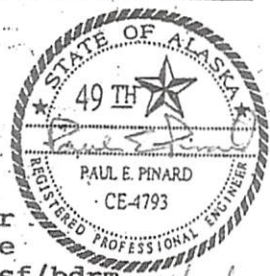
Was Ground Water Encountered? Yes / No
If YES, Depth to Ground Water. _____

PERCOLATION TEST DATA

PM Time	Δ Time (minute)	Measurement (Inches)	Drop In Level (Inches)	Perc Rate min. / Inch	Comments
4:30	--	8.00	---		Fill Perc Hole
5:00	30	6.00	2.00		Refill Perc Hole
5:30	30	6.25	1.75		Refill Perc Hole
6:00	30	6.25	1.75		Stop Test

PERCOLATION RATE 17.2 min/inch
PERC HOLE DIAMETER 6"
TEST RUN BETWEEN 6 FT
and 7 FT in DEPTH

COMMENTS: Perc rate is acceptable for soil absorption systems. Rate corresponds to sizing @ 250 sf/bdrm. 11/22/23





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.
- **Franksagoon; 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 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.

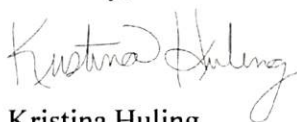
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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.

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

Natasha Heindel

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Tuesday, June 11, 2024 11:01 AM
To: Natasha Heindel
Subject: RE: RFC Franksagoon

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

Hi Natasha,

Thank you for sending this-

Although this is an abbreviated plat, the only comment MTA would like to add is a UE along the south boundary- the north 15' of the south 48' so we're adjacent to the SLE.

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Friday, June 7, 2024 1:40 PM
To: Kristina Huling <kristina.huling@alaska.gov>; David Post <david.post@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; matthew.a.carey@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Permit Center <Permit.Center@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>; Code Compliance <Code.Compliance@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Land Management <Land.Management@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; mearow@mea.coop; Bill Gamble <Bill.Gamble@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>
Subject: RFC Franksagoon



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 abbreviated plat and has no comments or recommendations.

- **FRANKSLAGOON SUBDIVISION**
(MSB Case # 2024-070)

If you have any questions, please feel free to contact me at 334-7944 or by email at 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: Thursday, June 13, 2024 6:34 PM
To: Natasha Heindel
Cc: OSP Design Group
Subject: RE: RFC Frankslagoon
Attachments: Agenda Plat.pdf

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

Natasha,

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

From: Natasha Heindel <Natasha.Heindel@matsugov.us>

Sent: Friday, June 7, 2024 1:40 PM

To: Kristina Huling <kristina.huling@alaska.gov>; David Post <david.post@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; matthew.a.carey@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Permit Center <Permit.Center@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>; Code Compliance <Code.Compliance@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Land Management <Land.Management@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Bill Gamble <Bill.Gamble@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>

Subject: RFC Frankslagoon

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

Hello team,

The following link contains a Request for Comments for **Frankslagoon**, tax ID # 17N02W21C012, MSB Case 2024-070.

Comments are due by **06/17/2024**.

 **Frankslagoon**

Please let me know if you have any questions.

Natasha Heindel

From: Katrina Kline
Sent: Thursday, June 13, 2024 11:47 AM
To: Natasha Heindel
Subject: RE: RFC Frankslagoon

Good morning Natasha!

Francis Floyd Merrigan Jr. (per QD rec @ Bk 80 Pg 35 PRD) is listed on the Agenda plat as Francis Merrigan Jr., we should include his middle name on the plat as that is how he is in title so we don't have a hangup here in Assessments.


Thank you,

Katrina Kline
Property Conveyance Specialist
Matanuska-Sustina Borough
katrina.kline@matsugov.us
(907)861-8658

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Friday, June 7, 2024 1:40 PM
To: Kristina Huling <kristina.huling@alaska.gov>; David Post <david.post@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; matthew.a.carey@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Permit Center <Permit.Center@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>; Code Compliance <Code.Compliance@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Land Management <Land.Management@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com; mearow@mea.coop; Bill Gamble <Bill.Gamble@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>
Subject: RFC Frankslagoon

Hello team,

The following link contains a Request for Comments for **Frankslagoon**, tax ID # 17N02W21C012, MSB Case 2024-070.
Comments are due by **06/17/2024**.

 [Frankslagoon](#)

Please let me know if you have any questions.

Natasha Heindel

From: Daniel Dahms
Sent: Thursday, June 13, 2024 2:41 PM
To: Natasha Heindel
Subject: RE: RFC Franksagoon

Natasha,

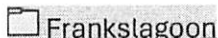
No comments from PD&E.

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

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Friday, June 7, 2024 1:40 PM
To: Kristina Huling <kristina.huling@alaska.gov>; David Post <david.post@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; matthew.a.carey@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Permit Center <Permit.Center@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>; Code Compliance <Code.Compliance@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Land Management <Land.Management@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com; mearow@mea.coop; Bill Gamble <Bill.Gamble@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>
Subject: RFC Franksagoon

Hello team,

The following link contains a Request for Comments for **Franksagoon**, tax ID # 17N02W21C012, MSB Case 2024-070.
Comments are due by 06/17/2024.

 Franksagoon

Please let me know if you have any questions.

Have a great day,

Natasha Heindel

From: Permit Center
Sent: Monday, June 10, 2024 10:10 AM
To: Natasha Heindel
Subject: RE: RFC Frankslagoon

Thanks Natasha. No 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: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Friday, June 7, 2024 1:40 PM
To: Kristina Huling <kristina.huling@alaska.gov>; David Post <david.post@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; matthew.a.carey@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Permit Center <Permit.Center@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>; Code Compliance <Code.Compliance@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Land Management <Land.Management@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com; mearow@mea.coop; Bill Gamble <Bill.Gamble@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>
Subject: RFC Frankslagoon

Hello team,

The following link contains a Request for Comments for **Frankslagoon**, tax ID # 17N02W21C012, MSB Case 2024-070.
Comments are due by **06/17/2024**.

[☐ Frankslagoon](#)

Please let me know if you have any questions.

Have a great day,

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

RECEIVED
JUN 24 2024
PLATTING

CC 22
KNIK FAIRVIEW
PO BOX 877291
WASILLA, AK 99687

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: FRANCIS MERRIGAN

REQUEST: The request is to create two lots from Waiver Parcel #2, MSB Waiver 84-43-PWm, recorded as 84-97w, to be known as **FRANKSLAGOON**, containing 5.01 acres +/- . The parcel is located directly north of W. Hollywood Road and directly east of S. Elkins Street (Tax ID# 17N02W21C012); within Section 21, Township 17 North, Range 02 West, Seward Meridian, Alaska. The subject property is in the Knik Fairview Community Council and Assembly District #5.

The Matanuska-Susitna Borough **Platting Officer** 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 3, 2024**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

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

No Objection [] Objection [] Concern

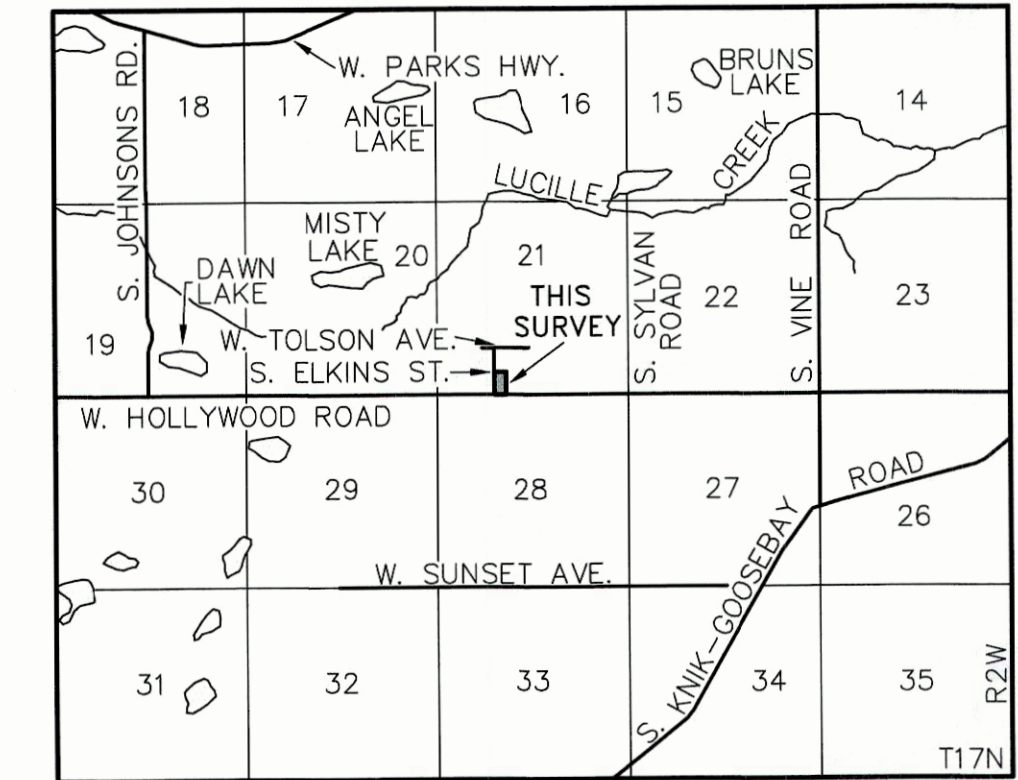
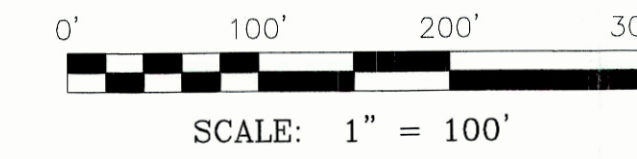
Name: Kim Severson Address: P.O. Box ~~877291~~ 877291

Comments: Wasilla, AK 99687

We have no objection to this platting request.

LEGEND

- ⊕ FOUND MONUMENT AS NOTED
- ⊗ SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- (R) RECORD VALUE PER RECORD OF SURVEY (PLAT #2018-128)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- (P) PROPORTIONED VALUE THIS SURVEY
- ⊕ POWER POLE
- ⊙ GUY ANCHOR
- ⊠ PEDESTAL
- ⊙ WELL
- ⊙ SSCO
- △ GNSS CONTROL POINT



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

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

FRANCIS MERRIGAN JR. DATE _____
 7401 E. COTTRELL CIRCLE
 PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
 THIS _____ DAY OF _____
 FOR FRANCIS MERRIGAN JR.

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

PLANNING AND LAND USE DIRECTOR DATE _____
 ATTEST: _____ PLATTING CLERK

Agenda Copy
 RECEIVED
 MAY 22 2024
 PLATTING

PRELIMINARY

A PLAT OF
FRANKS LAGOON SUBDIVISION

A REPLAT OF:
 PARCEL 2, MATANUSKA-SUSITNA BOROUGH
 WAIVER RESOLUTION No. 84-43-PWm
 RECORDED AS SERIAL NO. 84-97W

LOCATED WITHIN:
 SECTION 21, T17N R2W

SEWARD MERIDIAN, ALASKA

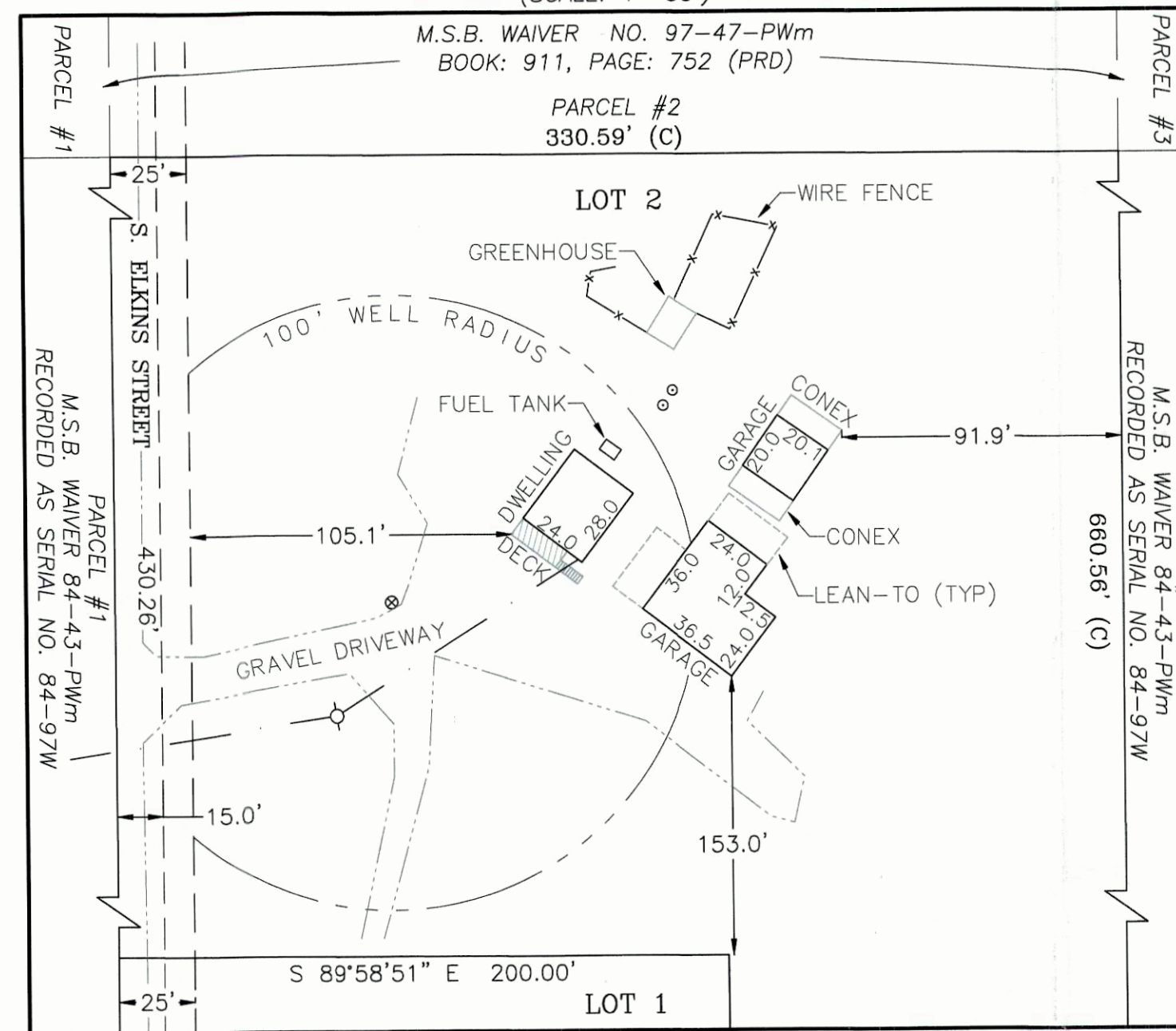
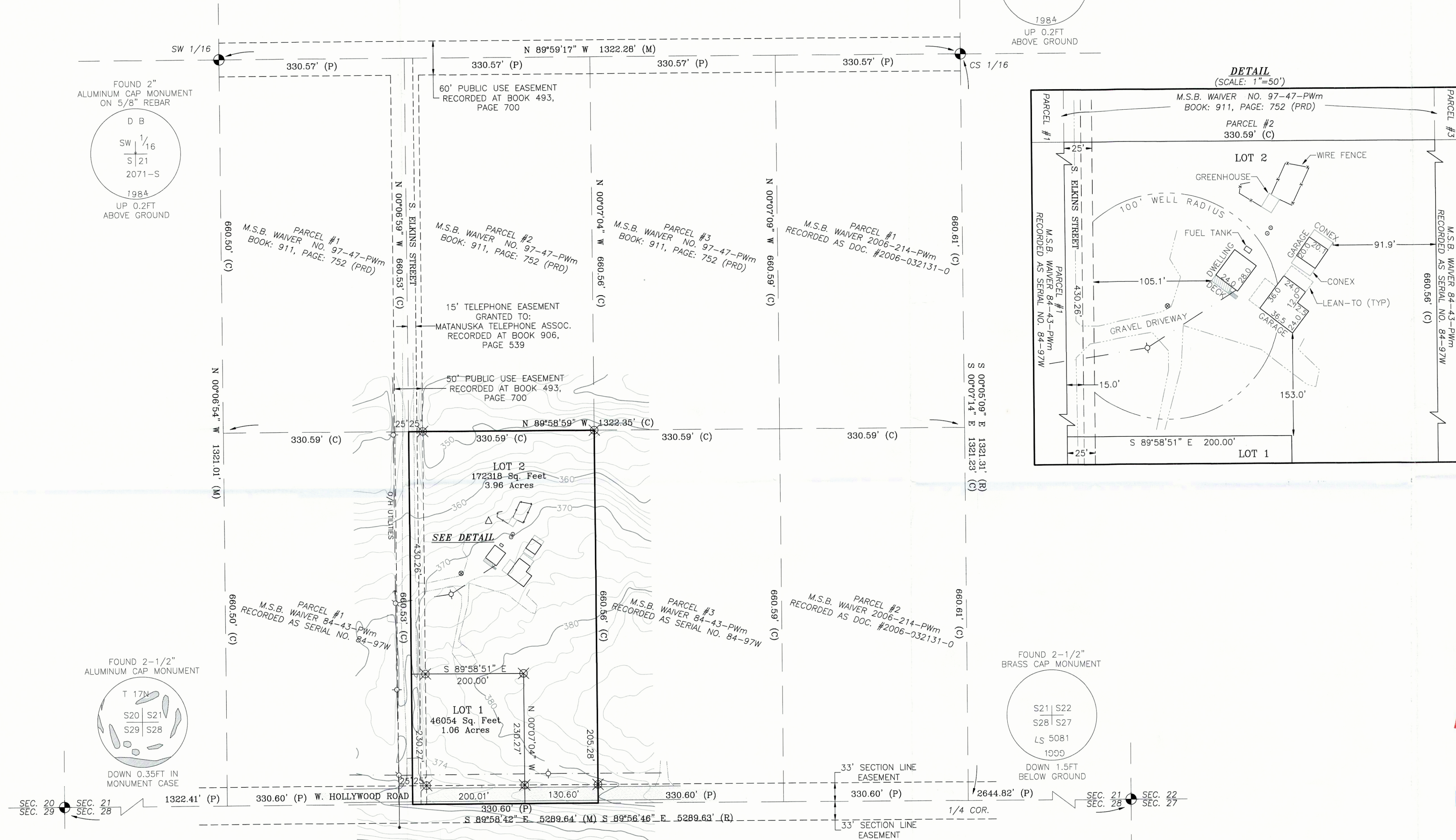
PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA

CONTAINING 5.01 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC

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

DRAWN BY: DMW	DRAWING SCALE: 1"=100'
DATE: 05/09/2024	SHEET
CHECKED BY: TGC/RSR	1 OF 1



NOTES

1. THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MARCH 15, 2023 AT THE CONTROL POINT DEPICTED, WITH THE FOLLOWING COORDINATES: LATITUDE: 61°32'34.70240" LONGITUDE: 149°39'06.91996". THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NAD83) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
2. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
4. CONTOURS TAKEN FROM M.S.B. 2011 LIDAR PROJECT.
5. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED JUNE 9, 1960 IN BOOK 32, PAGE 427 AND 440.
6. PUBLIC USE EASEMENT FOR ROAD PURPOSES GRANTED TO: GENERAL PUBLIC RECORDED MAY 29, 1984 IN BOOK 360, PAGE 782. CORRECTED NOVEMBER 24, 1986 IN BOOK 493, PAGE 698.
7. ROAD PURPOSES EASEMENT GRANTED TO: MATANUSKA-SUSITNA BOROUGH, A MUNICIPAL CORPORATION RECORDED NOVEMBER 24, 1986 IN BOOK 493, PAGE 700.
8. ELECTRICAL AND TELEPHONE EASEMENT GRANTED TO: MATANUSKA TELEPHONE ASSOCIATION, INC. RECORDED AUGUST 3, 1988 IN BOOK 556, PAGE 835.

9. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED NOVEMBER 9, 1990 IN BOOK 635, PAGE 551.
10. ELECTRICAL AND TELEPHONE EASEMENT GRANTED TO: MATANUSKA TELEPHONE ASSOCIATION, INC. RECORDED AUGUST 7, 1997 IN BOOK 906, PAGE 539.
11. ELECTRICAL AND TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 19, 1997 IN BOOK 908, PAGE 271.
12. COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDED: OCTOBER 23, 1984 IN BOOK 385, PAGE 565 AMENDED: SEPTEMBER 19, 2003 RECEPTION NO.: 2003-027502

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.
 DATE _____ BOROUGH TAX COLLECTION OFFICIAL

PRELIMINARY SURVEYOR'S CERTIFICATE

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

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

05/22/2024
 DATE

