

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLANNING & LAND USE
DIRECTOR
Alex Strawn

PLATTING CLERK
Kayla Smith

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds



PLATTING BOARD
Chris Chiavetta, District 1
Vice Chair Michael Liebing, District 2
Michael Gillson, District 3
Amanda Salmon, District 4
Chair Michelle Traxler, District 5
Steve Kevan, District 6
Vacant, District 7
Karla McBride, Alternate A
Igor Galloway, Alternate B

REVISED PLATTING BOARD AGENDA

ASSEMBLY CHAMBERS

350 E DAHLIA AVENUE PALMER

PLATTING BOARD MEETING

1:00 P.M.

April 16, 2026

Ways you can participate in Platting Board meetings:

IN PERSON

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

TELEPHONIC TESTIMONY: (Audio only)

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

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

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. April 2, 2026

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

A. **GRIZZLY HILLS 2 MSP**: The request is to create three additional phases and extend the deadline for completion to February 14, 2029, for the approved subdivision known as **GRIZZLY HILLS 2 MASTER PLAN**, containing 117.17 acres +/- . The plat is located directly north of E. Dale Circle, and east of N. Covington Street, W ½ Section 10, Township 18 North, Range 01 East, Seward Meridian. In the Fishhook Community Council and in Assembly District #6. (*Petitioner/Owner: Sockeye Homes, LLC, Staff: Chris Curlin, Case # 2019-170*)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

(None)

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. Memo for Board member comments

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*If needed*)

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

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

- May 7, 2026, Platting Board Meeting, we have no cases to be heard.

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on April 2, 2026, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler 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. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Ms. Michelle Traxler, District Seat #5
Mr. Steve Kevan, District seat #6
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Ms. Amanda Salmon, District Seat #4
Vacant, District seat #7
Mr. Igor Galloway, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Kayla Smith, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Chiavetta led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member McBride made motion to approve the Agenda. Platting Member Liebing seconded.

Discussion ensued.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- March 19, 2026

MOTION: Platting Member McBride made motion to approve the Minutes presented.
Platting Member Liebing seconded.

VOTE: The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

(None)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **HOUSTON RAIL NW**: The request is to create 5 lots and dedicate the portions encumbered by the W. Parks Highway as right of way from Tax Parcels A6, D4, & C8, to be known as Houston Rail NW Subdivision, containing 119.9 acres +/- . The property is located north of Little Susitna River, south of W Zero Lake Road, and fronts on W. Parks Highway (Tax ID #18N03W20A006, 18N03W20D004, & 18N03W21C008); within the E ½ Section 20 & the SW ¼ Section 21, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7.

(Petitioner/Owner: Matanuska-Susitna Borough, Staff: Matthew Goddard, Case # 2026-008)

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

Kayla Smith provided the mailing report:

- Stating that 21 public hearing notices were mailed out on March 11, 2026.

Staff gave an overview of the case:

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

Platting Member Liebing had questions for staff.

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

The petitioners representative Lisa Gray spoke.

Chair Traxler opened the public hearing for public testimony

There being no one to be heard Chair Traxler 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 chose not to speak.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Houston Rail NW. Platting Member Kevan seconded the motion.

VOTE: The motion passed without objection.

- B. **MOUNTAIN TOP ACRES ADDITION 1**: The request is to eliminate a utility easement; to eliminate a common access easement; to create 35 lots from Lots 1-5, Mountain Top Acres, Plat #2024-80, to be known as Mountain Top Acres Addition 1, containing 39.9 acres +/- . The property is located north of N Sun Valley Drive, east of N Palmer Fishhook Road, and directly south of E Hatchers Landing Avenue (Tax ID #8529000L001-L005); within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Bull Moose Surveying, Staff: Matthew Goddard, Case # 2026-009*)

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

Kayla Smith provided the mailing report:

- Stating that 136 public hearing notices were mailed out on March 11, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 7 findings of facts.

Platting Member Liebing had questions for staff.

Platting Member Kevan had questions for staff.

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

The petitioners representative Tim Carmen spoke.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Elizabeth Powers
- Scott Haan
- Joy Cypra
- Jim Colver

- Isaak Rowland

There being no one else to be heard Chair Traxler 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, Tim Carmen, spoke.

Discussion ensued.

MOTION: Platting Member Kevan made a motion to continue the preliminary plat of Mountain Top Acres Addition 1 to the May 7th Platting Board Hearing. Platting Member Liebing seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

The public hearing was reopened.

- C. **LOT 6 BLOCK 6 GEOR DOL ESTATES**: The request is to vacate a 50' section line easement along the west boundary of Lot 6, Block 6 Geor Dol Estates, Plat 77-179 (Tax ID# 1343B06L006), to be known as Lot 6 Block 6 Geor Dol Estates. The plat is located south of East Knik River Road, and west of South Ben Hur Drive, located within the NW ¼ Section 15, Township 16 North, Range 03 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1. (*Petitioner/Owner: Jason & Erin Callaway, Staff: Cayman Reynolds, Case # 2026-019*)

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

Kayla Smith provided the mailing report:

- Stating that 52 public hearing notices were mailed out on March 11, 2026.

Staff gave an overview of the case:

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

Platting Member Chiavetta had questions for staff.

Platting Member Kevan had questions for staff.

Platting Member Liebing had questions for staff.

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

The petitioners representative Wayne Whaley spoke.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Ron Perrin
- Robert Hicks

There being no one else to be heard Chair Traxler 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 spoke.

Platting Member Kevan had questions.

Platting Member Chiavetta had questions.

MOTION: Platting Member Kevan made a motion to approve the Section Line Easement Vacation of Lot 6 Block 6 Geor Dol Estates. Platting Member Liebing seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

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

- There is 1 case scheduled for April 16, 2026 Platting Board.
- Grizzly Hills 2 MSP

9. BOARD COMMENTS.

- Member Liebing – I have 2 comments, I think that this case that we continued is an opportunity for us to us collectively as the board, as the Platting Division, the developer and the neighborhood to come up with a better solution potentially than what was there. I'm encouraged that we have people attempting to do that up on Fishhook and then I would just add my congratulations to the group. Fred, I know that your going to enjoy the hell out of retirement and I look forward to finding your food truck at some point out here and having a little brisket.

- Member Kevan – I concur, I think that last case, it is important that we do look at the public opinion to the degree that it is worthy, not just the complaints of peoples kids playing in the roadway. That's called disorderly conduct and that's actually not caring for your children in a roadway. Everybody wants to use that excuse. Coming from a law enforcement, retired law enforcement background, I don't tolerate that. And it just irks me every time somebody brings that up. The roadways are public use for everybody; we all have to share it. Play nice. When we have areas like this I think, in my experience over the years to in seeing these types of situations if the Borough is able to come up with a great solution that helps everybody I think that's great but as Fred has pointed out, connectivity is required and I think that we shouldn't forget that point as well. Congratulations Fred.
- Member McBride – I agree with all of that too, congratulations Fred on your retirement.
- Member Chiavetta – Also being from law enforcement here, we kind of hear the same things over and over. People speeding, people doing that, it doesn't negate what we have to do. Law enforcement needs to do their job and to people that fund law enforcement need to fund them so that they have the ability to do their job and such things. You know frankly here in Alaska you just don't see the ability to patrol neighborhoods like you do in major like when I policed in Florida we'd get complaints and we'd be at a neighborhood writing tickets. The ability to do that is not here but that doesn't negate the fact that we need to have the connector road but like I suggested that its good that they're willing to try to come to some sort of conclusion to make everybody happy. Didn't have to do it so good on you guys for wanting to do that. Fred anytime you want to play poker, let me know buddy.
- Member Gillson – Best wishes to Fred on nis retirement.
- Member Traxler – Gonna miss you Fred, I wish you well and don't be a stranger.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 2:17 PM.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA SMITH
Platting Board Clerk

DRAFT

UNFINISHED

BUSINESS

4A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 16, 2026

PRELIMINARY PLAT: GRIZZLY HILLS 2 MASTER PLAN MODIFICATION
LEGAL DESCRIPTION: SEC 10, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: SOCKEYE HOMES LLC
SURVEYOR/ENGINEER: KEYSTONE SURVEYING
ACRES: 117.17 ± PARCELS: 103
REVIEWED BY: CHRIS CURLIN CASE #: 2019-170

REQUEST: The request is to create three additional phases and extend the deadline for completion to February 14, 2029, for the approved subdivision known as GRIZZLY HILLS 2 MASTER PLAN, containing 117.17 acres +/- . The plat is located directly north of E. Dale Circle, and east of N. Covington Street, W ½ Section 10, Township 18 North, Range 01 East, Seward Meridian. In the Fishhook Community Council and in Assembly District #6.

EXHIBITS

Extension Request Letter
2020 Staff Report
Agenda Plat

EXHIBIT A – 1 pg
EXHIBIT B –53 pgs
EXHIBIT C – 1 pg

AGENCY COMMENTS

MSB Pre-Design & Engineering
MSB Permit Center
Utilities
Public

EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 4 pgs
EXHIBIT G – 1 pg

DISCUSSION: The Master Plan of Grizzly Hills 2 was approved on February 6, 2020. An administrative extension was granted on February 13, 2026. Pursuant to 43.15.016 (H)(2), the platting board may grant additional extensions if it finds that the conditions supporting approval of the preliminary plat have not materially changed. The design has no changes. The petitioner is requesting more time and additional phases.

Comments:

MSB PD&E: (**Exhibit D**): PD&E has no objection to the addition of additional phases and deadline extension. PD&E would like to make the developer aware that the Borough has identified the extension of Covington Street north to Wasilla Fishhook as a priority for the buildout of the future road network.
MSB Permit Center: (**Exhibit E**) Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

Any water system, sewer lines, or street lighting placed in the right-of-way shall require a utility permit. No other comments from the Permit Center.

Utilities: (Exhibit F) MTA has no comments. Enstar has no comments or recommendations. GCI has no comments or objections.

Public: (Exhibit G) A comment was submitted through the borough website requesting cluster boxes. *Staff notes mailboxes are not covered under Title 43.*

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

CONCLUSION: The preliminary plat of Grizzly Hills 2 Master Plan 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 utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will be provided 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 43.20.281(A).

FINDINGS OF FACT

1. The plat of Grizzly Hills 2 Master Plan was approved in 2020.
2. An Administrative Extension was granted on February 13, 2026.
3. Lot count will remain the same.
4. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Fishhook Community Council; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Assessments, Pre-Design Division or Development Services.
5. There were no objections from any federal, state or borough agencies, or utilities.
6. 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 extension to February 14, 2029 and the additional three phases for the preliminary plat of Grizzly Hills 2 Master Plan, Section 10, 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. For each phase plat, 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 each phase 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 phase plats.
5. Construct interior streets and cul-de-sacs to Borough street standards:

- a) Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the No Engineer's road report for final road inspection.
 - b) Provide DPW acceptance of the roads to Platting staff.
 - c) Names of streets to be approved by Platting Assistant.
 - d) Provide road sign-off from Department of Public Works.
 - e) Provide as-built showing the new streets are within the dedicated right-of-way.
6. Submit recording fees for each phase plat, payable to Department of Natural Resources (DNR).
 7. Submit phase plats in full compliance with Title 43.

RECEIVED

FEB 10 2026

PLATTING



GARY LORUSSO

KEYSTONE SURVEYING AND MAPPING

*P.O. Box 2216, Palmer, Alaska
99645*

Email: garyl@mtaonline.net

Phone: (907) 376-7811

Mr. Fred Wagner
Platting Chief
Matanuska-Susitna Borough
February 02, 2026

RE: Grizzly Hills Master Plan – additional phases

Fred,

As discussed last week we would like to come back to the Platting Board under old business to add 2 additional phases. Currently we have only 1 phase left and it is not possible to complete the remainder of the approved lots in one big last phase.

We would like to make the Phases as shown on the attached. We are not adding any lots. Nothing will change except the Phases. We would also request an extension of the time for approval till February 14, 2029 to give us time to complete the phases and to retain the opportunity for the 2 administrative extensions. This will help with the lot absorption rate so we do not overly burden the project. Costs of development have risen quite a bit over the last couple years.

Respectfully,

Gary LoRusso

Gary LoRusso
Keystone Surveying & Mapping, Inc.
P.O. Box 2216, Palmer, Alaska 99645
(907) 376-7811
Email: garyl@mtaonline.net

EXHIBIT A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 6, 2020**

PRELIMINARY PLAT: GRIZZLY HILLS 2 MASTER PLAN
LEGAL DESCRIPTION: SEC 10, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: ROBERT YUNDT HOMES LLC
SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING
ACRES: 117.17 ± **PARCELS:** 103
REVIEWED BY: AMY OTTO-BUCHANAN **CASE #:** 2019-170

REQUEST: The request is to create 103 lots from Tract B, Grizzly Hills, Plat No. 2019-XX, to be known as **GRIZZLY HILLS 2 MASTER PLAN**, containing 117.17 acres +/- . The plat is located directly north and south of E. Dale Circle, and east of N. Covington Street, W ½ Section 10, Township 18 North, Range 01 East, Seward Meridian. This will be a five phase master plan.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Geotechnical Engineering Report	EXHIBIT B – 31 pgs
<u>AGENCY COMMENTS</u>	
Department of Public Works Operations & Maintenance	EXHIBIT C – 1 pg
Department of Emergency Services	EXHIBIT D – 1 pg
Planning Division	EXHIBIT E – 2 pgs
Utilities	EXHIBIT F – 5 pgs
Capital Projects Department	EXHIBIT G – 2 pgs

DISCUSSION: The proposed subdivision is located directly north and south of E. Dale Circle, east of N. Covington Street and north of E. Tex-Al Drive. This case is a five-phase master plan, creating a total of 103 lots. Interior streets will be 60' wide dedicated rights-of-way; street and cul-de-sacs will be constructed to Borough street standard (see *Recommendation #6*). E. Dale Circle and N. Covington Street will be upgraded to collector standards.

SOILS: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging 28 new testholes, review of topography information and aerial imagery, review of surround testhole information and observations on site. Testhole logs, location and topography map is attached. Terrain varies with gently rolling hills throughout much of the southern half of the parcel; drainage is generally directed southward or westward. Total elevation differential is approximately 88'. Numerous slopes exceeding 2% are delineated on the map. Much of the original parcel remains undisturbed, with the exception of E. Dale Circle and a small apparent four-wheeler trail. Vegetation consists of young and mature birch and spruce, with tall grasses and occasional cluster of willow or cottonwood. Twenty-seven new testholes were dug to a depth exceeding 12' and one open

cutbank was logged. Near surface soils included a thin organic mat over a layer of silty topsoil extending to 3'. Receiving soils were consistently clean sands and gravels to 12' and beyond. No groundwater was encountered. Based on available soils and water table information, topography, MSB Title 43 and observations on site, each of the proposed lots will contain over 10,000 sf of useable septic area and an additional 10,000 sf of useable building area, with the exception of Lot 1, Block 4, which can reasonably be regraded to create useable septic area. After the regrade, an updated soils report will be required or the lot may be absorbed into an adjacent lot by removal of the common lot line (see *Recommendation #5*).

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met once interior streets are constructed to Borough street standards. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

Comments:

Department of Public Works Operations & Maintenance, Civil Engineer, Jamie Taylor (**Exhibit D**):

- 1) Upgrade N. Covington Street and E. Dale Circle to N. Paw Street to residential collector standards before recording phases that create a cumulative of 33 or more lots that may use those streets for access (may be upgraded in sections or stepped from residential sub-collector to collector, but should be done at one time to minimize disruption to existing traffic). *Staff notes the requirement for collector standard for E. Dale Circle is only required to the intersection of N. Bear Claw Loop by the Subdivision Construction Manual. Petitioner has agreed to construct E. Dale Circle from the intersection of N. Paw Circle west to collector standard.*
- 2) Construct a full T-intersection at N. Covington Street and E. Dale Circle. *Petitioner is agreeable to this.*
- 3) Minimum intersection spacing of 330 on E. Dale Circle. *Staff notes E. Dale Circle is only a collector standard to the first intersection of E. Bear Claw Loop; sub-collector standard from there east; sub-collector intersection spacing is 150' per the Subdivision Construction Manual.*
- 4) Construct stubs for access to lots in Phase 1. *Staff notes Lot 1, Block 3; Lot 7 and Lot 8, Block 4; and Lot 16 and Lot 17, Block 1 are the only lots that will access directly onto E. Dale Circle. All other lots in Phase 1 will take access from interior streets. Plat note to be added to restrict access to E. Dale Circle (see Recommendation #7).*
- 5) All stub ROWs should be a minimum residential sub-collector standard. *Traffic count does not support a requirement of sub-collector standard; however, petitioner has agreed to this.*
- 6) Construct N. Den Street, E. Boar Avenue and N. Paw Street to residential sub-collector standards. *Staff notes petitioner is agreeable to these three streets constructed to residential sub-collector standards. (see Recommendation #6).*

Department of Emergency Services (**Exhibit E**) notes though there is only one access into this subdivision at this time, there is built into it the ability to cut in new accesses as the area develop. These roads will be partially constructed and punched through at a later date. With this information in mind, DES has no issues with this project.

Planning Division (**Exhibit F**) notes the property is within the Fishhook Community Council area and all development should be consistent with the goals and recommendations of the Fishhook Community Comprehensive Plan. Water quantity and quality is not consistent throughout the community. In some locations, residential development would be difficult without a centralized water system. N. Covington Street is eventually intended to become a minor collector/residential collector status, pursuant to the Official Streets and Highways Plan (OSHP), connecting to both Tex-Al to the south and Wasilla-Fishhook Road to

the north. The proposed subdivision is within a one-mile radius of two federally registered airports. The 2035 Long Range Transportation Plan (LRTP) goal is to improve connectivity. This subdivision is designed in a way that provides numerous ways to travel through and around the subdivision and surrounding areas and does not inhibit such future connectivity or vacate any existing easements.

Utilities: (Exhibit G) MEA requests a 15' wide utility easement around the temporary cul-de-sac of at the north end of N. Den Street. MTA has no comments. Enstar has no comments, recommendations or objections. GCI has no objections.

Capital Projects Department: (Exhibit H) Jude Bilafer, Capital Projects Director, does not support this as presented and recommends the following actions be taken:

- a. The west side of this property and proposed subdivision contains a Section Line Easement (SLE) identified as a future collector road, known as N. Covington Street, identified in the most recent Official Streets and Highways Plan adopted by the Assembly.
- b. With the small lot sizes there is a high potential that the SLE on the west boundary of the subdivision will become occupied with encroachments by private residents. To reduce future cost to the borough when developing this SLE, Capital Projects recommends a plat note stating that "no permanent structures may be placed in the SLE, especially wells and septic." It should be understood, but having a plat note will more readily bring it to the attention of the public and property owners in the subdivision. *Platting staff notes a plat note with this verbiage is considered 'end land use' and is not appropriate. The general plat note regarding federal, state or local requirements governing land use, in this case Plat Note #1, covers this. Platting staff also notes that each of the lots east adjoining this SLE have a 25' setback from the SLE.*
- c. There is a 50' wide right-of-way (ROW) to the west (see attachment of Blue Grouse Hills, Plat #2018-32) which is along the northern boundary of Tract A, Blue Grouse Hills. In order to provide an additional access point for the new subdivision, it is advisable for a connection to N. Covington Street or E. Sow Avenue be added across from where that 50' ROW easement intersects the SLE from the west. *Staff notes this Master Plan provides interconnectivity to the adjoining parcels to the north. Additional access for this subdivision is available through proposed High Ridge Landing to the east and will also be available to the south once this area is built out.*

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

CONCLUSION: The preliminary plat of Grizzly Hills 2 Master Plan 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 utilities. There was one objection from Capital Projects Department. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will be provided 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 43.20.281(A).

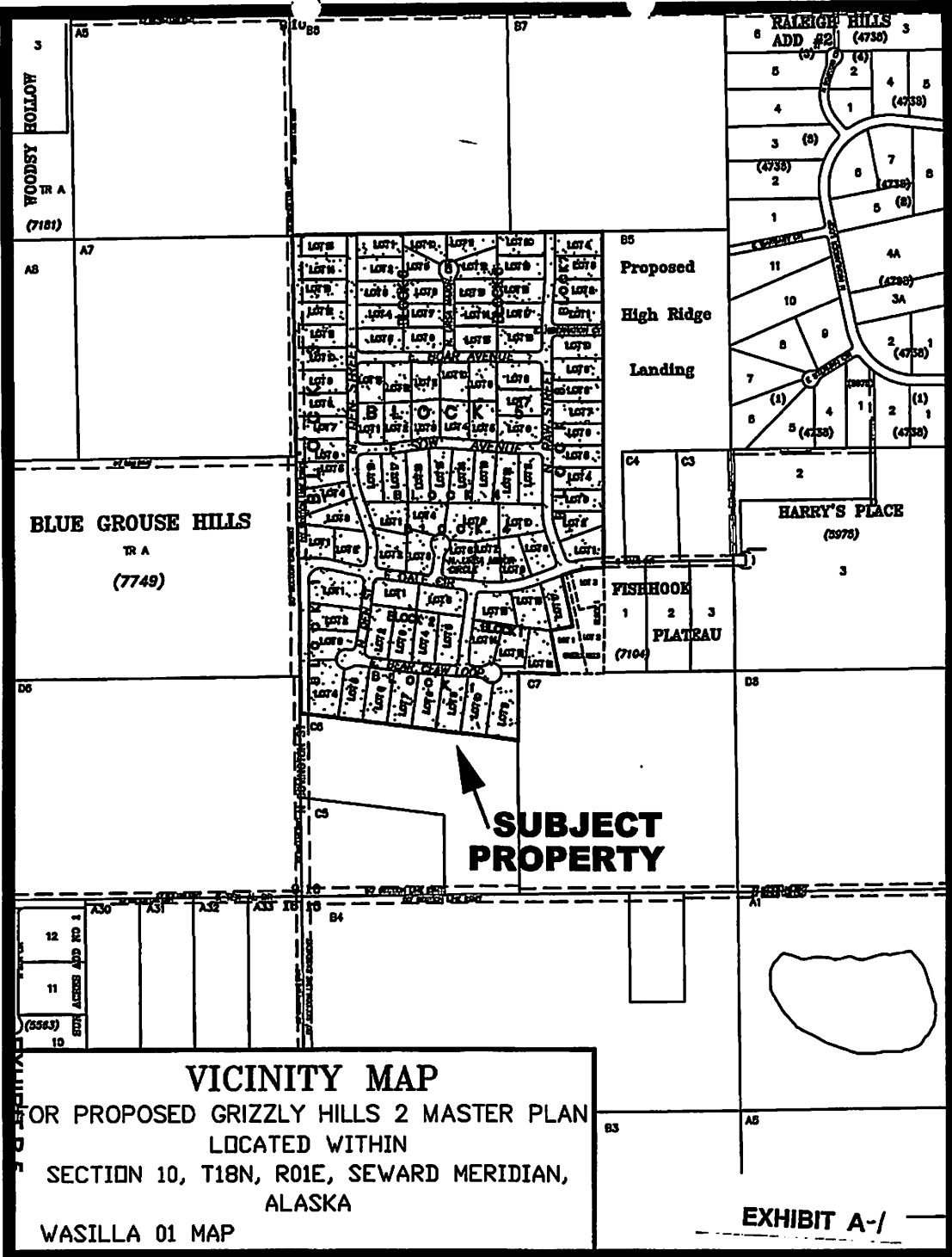
FINDINGS OF FACT

1. The plat of Grizzly Hills 2 Master Plan 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). Each lot has the required contiguous useable septic area and useable building area, with the exception of Lot 1, Block 4. This lot will either be regraded or absorbed.
3. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage.
4. Legal and physical access will be provided 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.
5. Proposed flag lot meets the requirements of MSB 43.20.300(E).
6. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Fishhook Community Council; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Assessments, Pre-Design Division or Development Services.
7. There were no objections from any federal or state agencies, or utilities.
8. There was one objections received from MSB Capital Projects Department.
9. 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 Grizzly Hills 2 Master Plan, Section 10, 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. For each phase plat, 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 each phase 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 phase plats.
5. Provide updated soils report for Block 4, Lot 1 or show the lot has been combined with another lot.
6. Construct interior streets and cul-de-sacs to Borough street standards:
 - a) Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the No Engineer Left Behind for final road inspection.
 - b) Provide DPW acceptance of the roads to Platting staff.
 - c) Names of streets to be approved by Platting Assistant.
 - d) Provide road sign-off from Department of Public Works.
 - e) Provide as-built showing the new streets are within the dedicated right-of-way.
7. Provide plat note on Phase 1 plat restricting access for lots onto E. Dale Circle. Only Lot 1, Block 3; Lot 7 and Lot 8, Block 4; and Lot 16 and Lot 17, Block 1 will have direct access to E. Dale Circle. All other lots will access from internal streets.
8. Submit recording fees for each phase plat, payable to Department of Natural Resources (DNR).
9. Submit phase plats in full compliance with Title 43.



VICINITY MAP
 FOR PROPOSED GRIZZLY HILLS 2 MASTER PLAN
 LOCATED WITHIN
 SECTION 10, T18N, R01E, SEWARD MERIDIAN,
 ALASKA
 WASILLA 01 MAP

EXHIBIT A-1



INDEPENDENCE

NEW HOPE

COVINGTON

WA02

WA01

DALE

TEX-AL

SUN

ENGSTROM

EXHIBIT A-2
EXHIBIT B-6

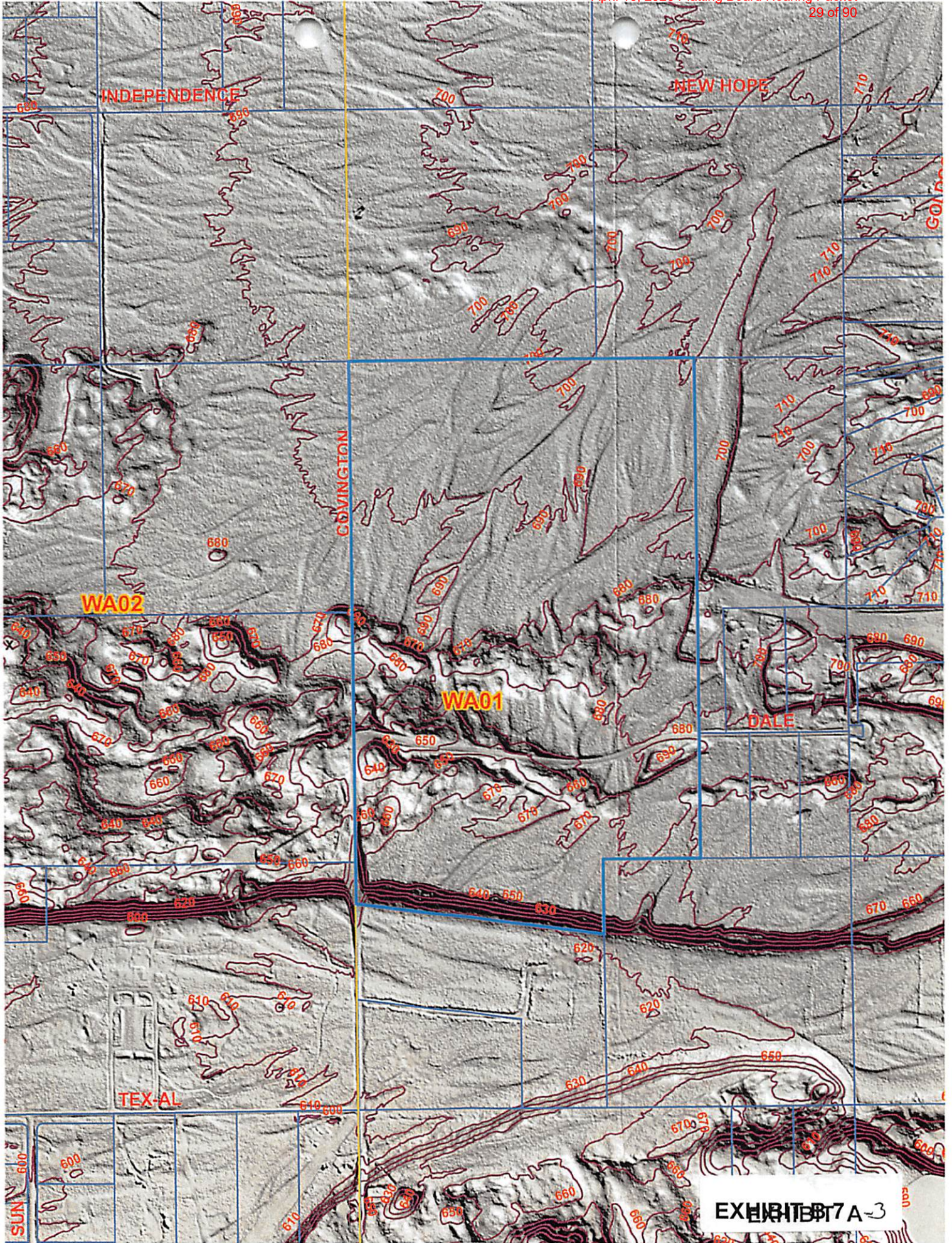


EXHIBIT 7A-3

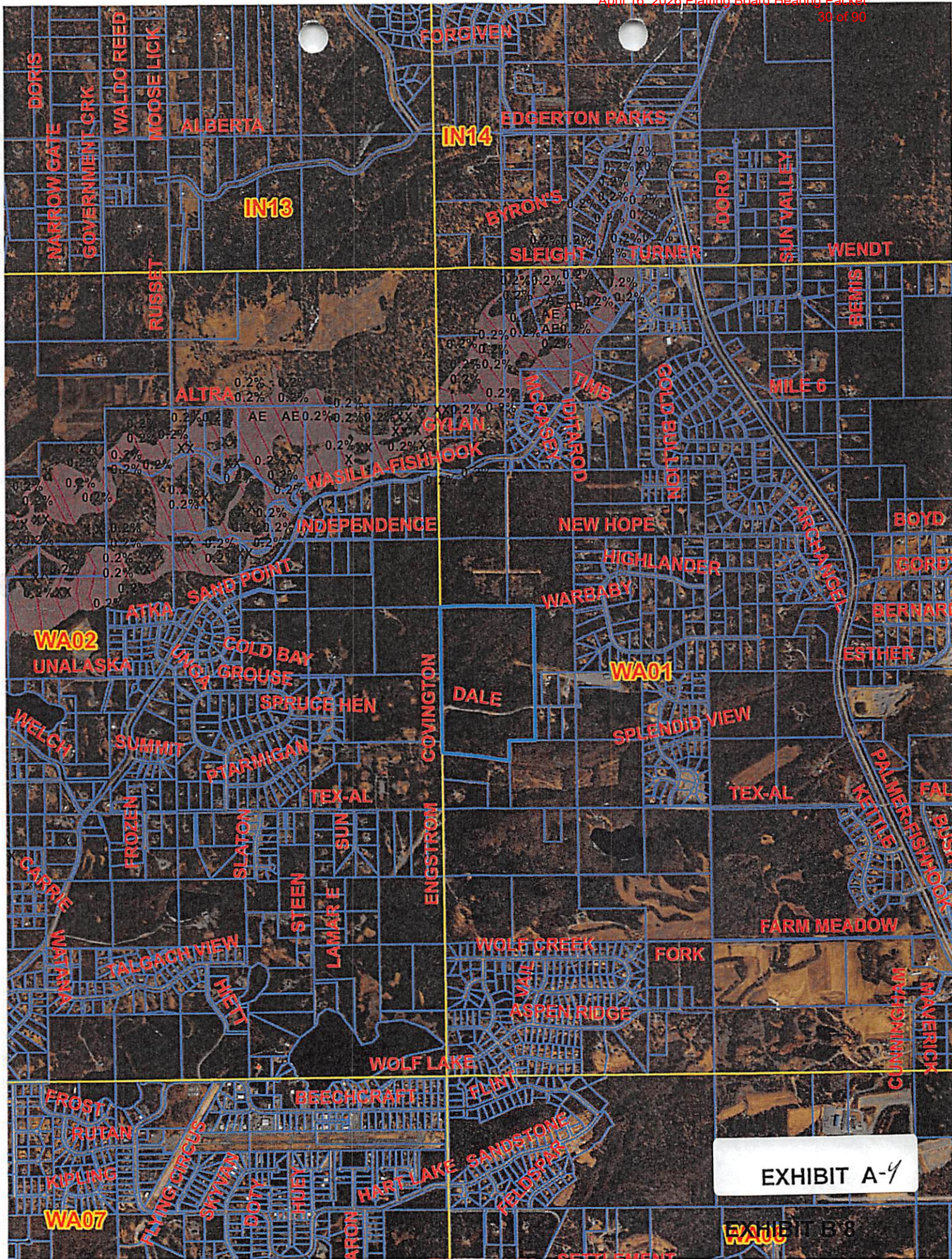


EXHIBIT A-4

EXHIBIT B-8



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

November 18, 2019

RECEIVED

NOV 18 2019

PLATTING

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

Re: *Grizzly Hills 2*; Useable Areas, Roads & Drainage. HE #19054

Dear Mr. Wagner,

At the request of project owner Robert Yundt, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 103 new lots from one existing tract with a total area of approximately 117 acres. Our soils evaluation included logging 28 new testholes, review of the provided topography information, review of aerial imagery, review of surrounding testhole information, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an incomplete north-south oriented rectangle east of and bordering a portion of N. Covington Street. E. Dale Circle runs latitudinally through the lower third of the parent parcel within an existing R.O.W. easement. Terrain within the parent parcel tends to vary with gently rolling hills throughout much of the southern half of the project area. Drainage is generally directed southward or westward as shown on the attached map. The total elevation differential indicated from the provided topographical map is approximately 88'. Numerous areas with slopes exceeding 25% exist and are delineated on the attached map.

Soils & Vegetation. Much of the original parcel remains relatively undisturbed, with the exception being right of way clearing for E. Dale Circle and a small apparent 4-wheeler/survey trail that runs north to south through the eastern portion of the project. Remaining vegetation on the lots consists primarily of a mix of young and mature birch and spruce trees, with tall grasses and the occasional cluster of willow or cottonwood. Twenty-seven 12'+ testholes were dug on the property to evaluate soil conditions, and one open cutbank was logged. Near surface soils included a thin organic mat over a layer of silty topsoils extending to around 3' in the testholes. Receiving soils under the topsoils were consistently clean sands and gravels to 12' or beyond. No groundwater was encountered in any of the logged testholes. A copy of the testhole logs and the location/topography map is attached.

Groundwater. Groundwater was not encountered on the project in the logged testholes which were dug to a minimum of 12'. Groundwater is not expected to be a limiting factor for the proposed lots.

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 lotlines, steep areas and related setbacks, and setbacks to existing water wells. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For all but one of the proposed lots, adequate unencumbered area exists to readily 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, *with the exception of Lot 41 Block 4, each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Lot 41 Block 4 can reasonably be regraded to create useable septic area, and verification of this work should be made a condition of approval. Alternately, the lot could be absorbed into an adjacent lot by removal of a common lotline.*

Road Construction. This project will require the construction or improvement of approximately 9,306' of new roads, including 4 permanent and 2 temporary cul-de-sac bulbs and 11 intersections. Based on numerous testholes, gravel materials adequate to form the road base is readily available onsite, and topping will need to be imported or screened. Despite rolling terrain, preliminary designs indicate the roads can be constructed with a maximum centerline grade of 6% or less.

Drainage Plan. The road improvements will minimally impact existing overall drainage patterns. A total of 22 corrugated metal 18" culverts are planned to limit concentration of runoff, and attempt to maintain original flow patterns. Multiple rock filled infiltration points are also proposed. The attached map shows the drainage plan, culverts, infiltration points and 15 drainage easements which are proposed. We have also indicated general existing drainage patterns across the project on the attached map. As always, the drainage plan is subject to field modification and improvement during construction.

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

Sincerely,

Curtis Holler, PE

c: R. Yundt, w/attachments



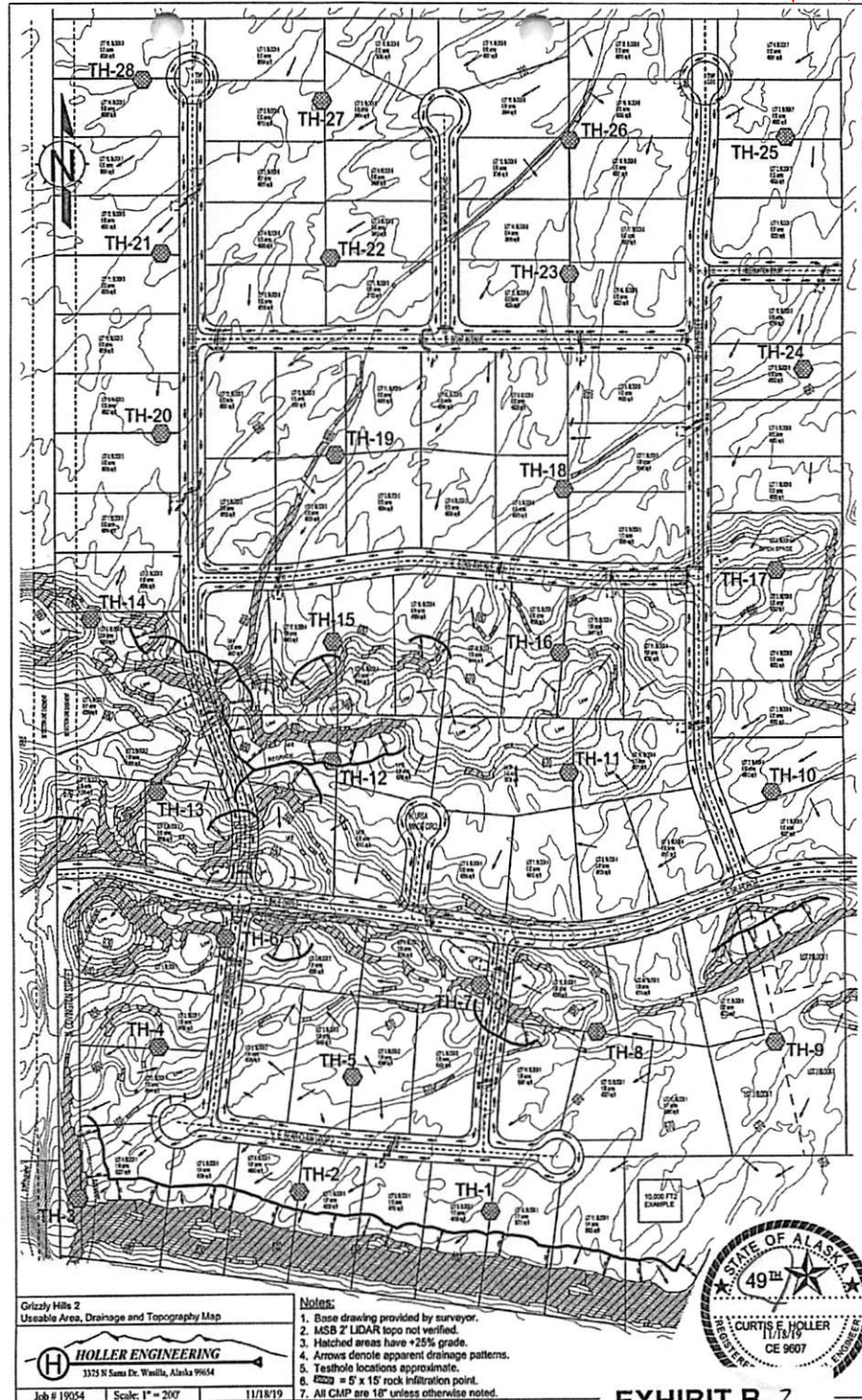


EXHIBIT B-11

Grizzly Hills 2
Useable Area, Drainage and Topography Map

HOLLER ENGINEERING
3325 N Sams Dr, Wasilla, Alaska 99634

Job # 19054 | Scale: 1" = 200' | 11/18/19

- Notes:**
1. Base drawing provided by surveyor.
 2. MSB 2' LIDAR topo not verified.
 3. Hatched areas have +25% grade.
 4. Arrows denote apparent drainage patterns.
 5. Testhole locations approximate.
 6. ⊗ = 5' x 15' rock infiltration point.
 7. All CMP are 18" unless otherwise noted.

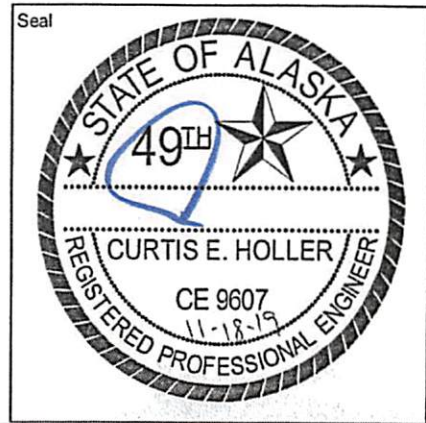


EXHIBIT B-3



SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 28
 Performed For: Robert Yundt
 Legal Description: Grizzly Hills Subdivision



Depth, feet	Soil Type	Slope
1	OL, grasses, roots	
2	ML, light brown	
3	SP-GP, olive brown, rock to 4", few 6"+	
4		
5	SP-GP, olive gray, rock to 4", few 8", sloughs	
6		
7		
8		
9		
10		
11		

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

12	SP with heavy trace silt, varies to with silt.
13	No Groundwater No Impermeables
14	
15	
16	
17	
18	
19	
20	
21	
22	

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: J. Wilkins DATE: 8/01/19

EXHIBIT B-4
EXHIBIT B 12



HOLLER ENGINEERING

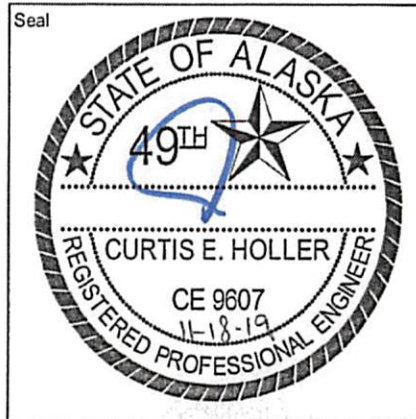
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 28

Performed For: Robert Yundt

Legal Description: Grizzly Hills Subdivision



Depth, feet	Soil Type	Slope
1	Ol, mosses, roots	
2	ML, light brown	
3	SP-GP, olive brown, rock to 4", few 6"+, sloughs	
4		
5	SP-GP, olive gray, rock to 3", few 8"+, sloughs	
6		
7		
8		
9		
10		
11		
12	No Groundwater No Impermeables	
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		

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

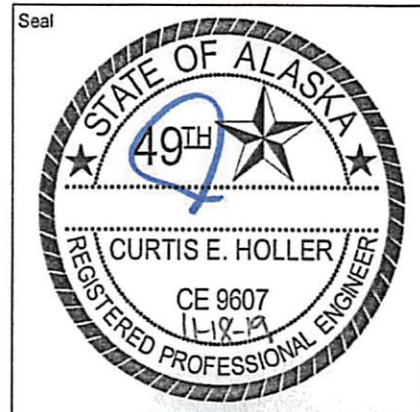
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- _____

- PERFORMED BY: J. Wilkins

DATE: 8/01/19

EXHIBIT B-5
EXHIBIT B 13



SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 28
 Performed For: Robert Yundt
 Legal Description: Grizzly Hills Subdivision

Depth, feet	Soil Type	Slope
0-1	Ol, masses, roots	
1-2	Mt, light brown	
2-3	SP-GP, olive gray, rock to 4", few 10"+.	
3-4		
4-5		
5-6		
6-7		
7-8		
8-9		
9-10		

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

20 - No Groundwater
 21 - No Impermeables

COMMENTS: Testhole for subdivision only. for any other use contact Holler Engineering
Cut bank, EXISTING OPEN FACE

- PERFORMED BY: J. Wilkins
 DATE: 8/01/19

EXHIBIT B -6
EXHIBIT B 14



HOLLER ENGINEERING

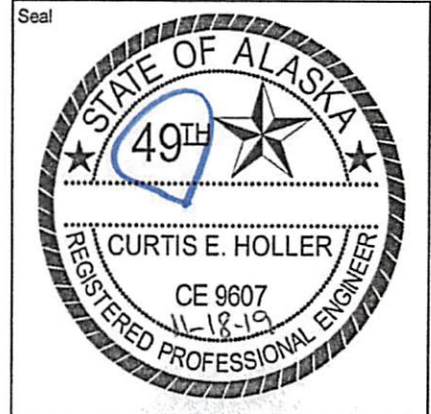
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 28

Performed For: Robert Yundt

Legal Description: Grizzly Hills Subdivision



Depth, feet	Soil Type	Slope	Site Plan
0-1	OL, mosses, roots	-	See attached testhole & topo map.
1-2	ML, light brown		
2-3	SP-GP, olive brown, rock to 5", few 12"+, sloughs		
3-4			
4-5			
5-6	SP-GP, olive gray, rock to 6", few 8"+, one 18"+ boulder, sloughs.		
6-7			
7-8			
8-9			
9-10			
10-11			

WAS GROUNDWATER ENCOUNTERED?
- No
IF YES, AT WHAT DEPTH?
- N/A
DEPTH AFTER MONITORING?
- N/A

Slope

No Groundwater
No Impermeables

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

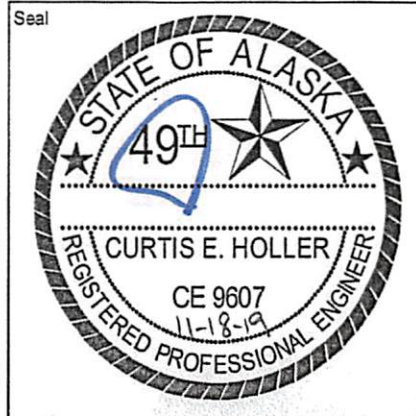
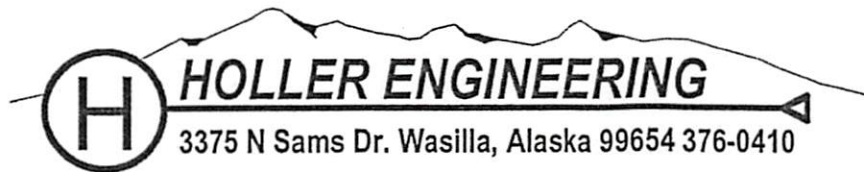
- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only. for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

DATE: 8/01/19

EXHIBIT B-7
EXHIBIT B 15



SOILS LOG / PERCOLATION TEST

TEST HOLE # 5 of 28
 Performed For: Robert Yundt
 Legal Description: Grizzly Hills Subdivision

Depth, feet	Soil Type	Slope
1	OL, mosses, roots	
2	Mb, light brown	
3	SP-GP, olive brown, rock to 5", few 12"+, sloughs	
4		
5	SP-GP, olive gray, rock to 6", few 8"+, sloughs, one 18"+ boulder	
6		
7		
8		
9		
10		
11		

Site Plan

See attached testhole & topo map.

↑
N
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WAS GROUNDWATER ENCOUNTERED?
 - No
 IF YES, AT WHAT DEPTH?
 - N/A
 DEPTH AFTER MONITORING?
 - N/A

Slope

12
13
14
15
16
17
18
19
20
21
22

No Groundwater
No Impermeables

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: J. Wilkins

DATE: 8/01/19

EXHIBIT B - 8
EXHIBIT B 16



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 6 of 28

Performed For: Robert Yundt

Legal Description: Grizzly Hills Subdivision

Depth, feet	Soil Type	Slope
1	OL, mosses, brush	
2	ML, light brown	
3	SP-GP, olive brown, rock to 6", few 12"+, sloughs	
4		
5		
6		
7		
8		
9		
10		
11		
12		
13	No Ground water No Impermeables	
14		
15		
16		
17		
18		
19		
20		
21		
22		

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

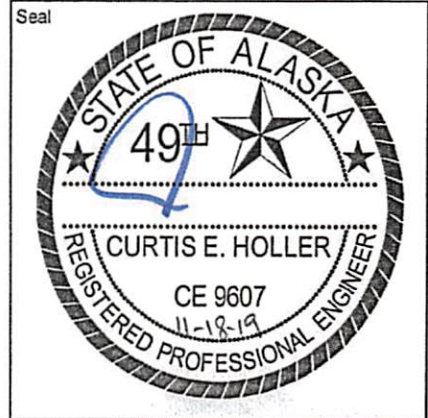
- PERFORMED BY: J. Wilkins

DATE: 8/01/19

EXHIBIT B-9
EXHIBIT B 17



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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 7 of 28
 Performed For: Robert Yundt
 Legal Description: Grizzly Hills Subdivision

Depth, feet	Soil Type	Slope
1	OL, rich black.	
2	ML, dark loamy brown	
3		
4		
5	SP-GP, olive brown, rock to 4", few 6"+	
6		
7		
8		
9	SP-GP, olive gray, rock to 7", few 16"+	
10		

Site Plan

See attached testhole & topo map.

↑
N
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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					

13 No Groundwater
No Impermeables

14

15

16

17

18

19

20

21

22

- 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: J. Wilkins

DATE: 8/01/19

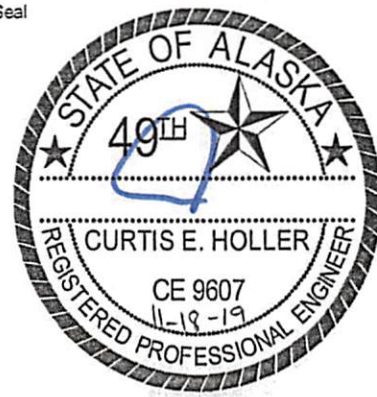
EXHIBIT B-10
EXHIBIT B 18



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 8 of 28

Performed For: Robert Yundt

Legal Description: Grizzly Hills Subdivision

Depth, feet	Soil Type	Slope
1	Ol, mosses	
2	ML, light brown	
3	SP-GP, olive brown, rock to 6", few 8"+, sloughs.	
4		
5		
6		
7	SP-GP, olive gray, rock to 4", few 10"+, sloughs	
8		
9		
10		
11		
12		
13	No Groundwater No Impermeables	
14		
15		
16		
17		
18		
19		
20		
21		
22		

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: J. Wilkins

DATE: 8/01/19

EXHIBIT B-11 EXHIBIT B 19



HOLLER ENGINEERING

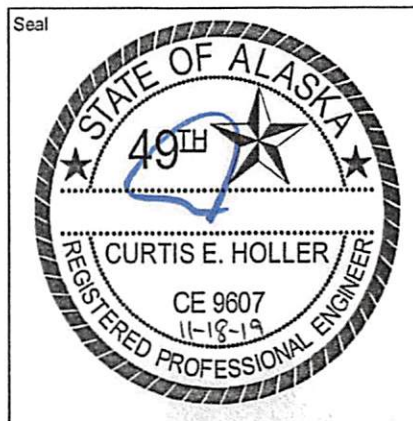
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 9 of 28

Performed For: Robert Yundt

Legal Description: Grizzly Hills Subdivision



Depth, feet	Soil Type	Slope
1	OL, grasses, roots	
2	Ml, light brown	
3	SP-GP, olive brown, rock to 3", few 6"+, sloughs	
4		
5		
6		
7		
8		

Site Plan

See attached testhole & topo map.

↑
N
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9	SP-GP, olive gray, rock to 5", few 8"+, varies to SP with gravel.	<p>WAS GROUNDWATER ENCOUNTERED? <u>No</u></p> <p>IF YES, AT WHAT DEPTH? <u>N/A</u></p> <p>DEPTH AFTER MONITORING? <u>N/A</u></p>
---	---	--

Slope

12	No Ground water
13	No Impermeables
14	
15	
16	
17	
18	
19	
20	
21	
22	

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: J. Wilkins

DATE: 8/01/19

EXHIBIT B-12
EXHIBIT B 20



SOILS LOG / PERCOLATION TEST

TEST HOLE # 10 of 28
Performed For: Robert Yundt
Legal Description: Grizzly Hills Subdivision

Depth, feet
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

Soil Type
0-1, grasses, roots
ML, light brown
SP-GP, olive brown, rock to 4", few 6"+, sloughs.
SP-GP, olive gray, rock to 3", few 8"+, sloughs, varies to SP with gravel.

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

No Ground water
No Impermeables

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: J. Wilkins
DATE: 8/01/19

EXHIBIT B-13



HOLLER ENGINEERING

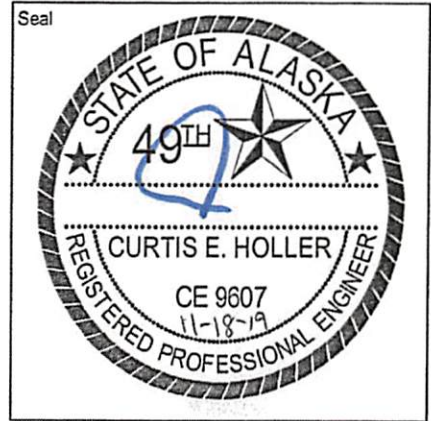
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 11 of 28

Performed For: Robert Yundt

Legal Description: Grizzly Hills Subdivision



Depth, feet	Soil Type	Slope
0-1	OL, grasses, roots	
1-2	ML, light brown	
2-3	SP-GP, brown, rock to 4", few 6"+	
3-4		
4-5	SP-GP, olive gray, rock to 4", few 8"+	
5-6		
6-7	SP with gravel, gray, rock to 3", few 6"+, sloughs	
7-8		
8-9		
9-10		
10-11		
11-12		
12-13	No Groundwater No Impermeables	

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 12 FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

DATE: 8/01/19

EXHIBIT B-14
EXHIBIT B 22

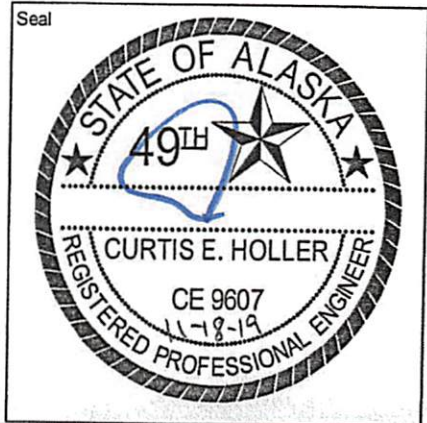


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 12 of 28
 Performed For: Robert Yundt
 Legal Description: Grizzly Hills Subdivision



Depth, feet	Soil Type	Slope
1	OL	
2	ML	
3	SP-GP with sandy bands, sloughs, rock to 6", few 8"+	
4		
5		
6		
7		
8		
9		
10		
11		
12		

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

No Groundwater
No Impermeables

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: 8/02/19



HOLLER ENGINEERING

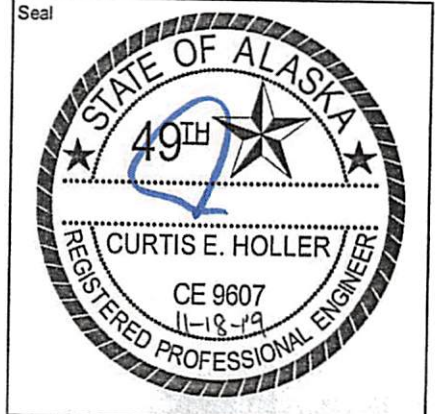
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 13 of 28

Performed For: Robert Yundt

Legal Description: Grizzly Hills Subdivision



Depth, feet

Soil Type

1	OL	Slope
2	ML	
3	SP-GP, olive, rock to 6"	
4		
5		
6		
7		
8		
9		
10		
11		

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

12

13 No Groundwater
No Impermeables

14

15

16

17

18

19

20

21

22

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

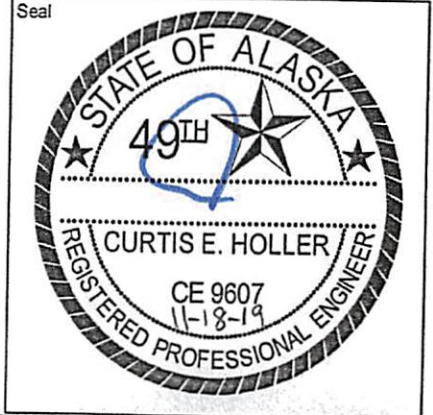
- PERFORMED BY: C. Holler

DATE: 8/02/19



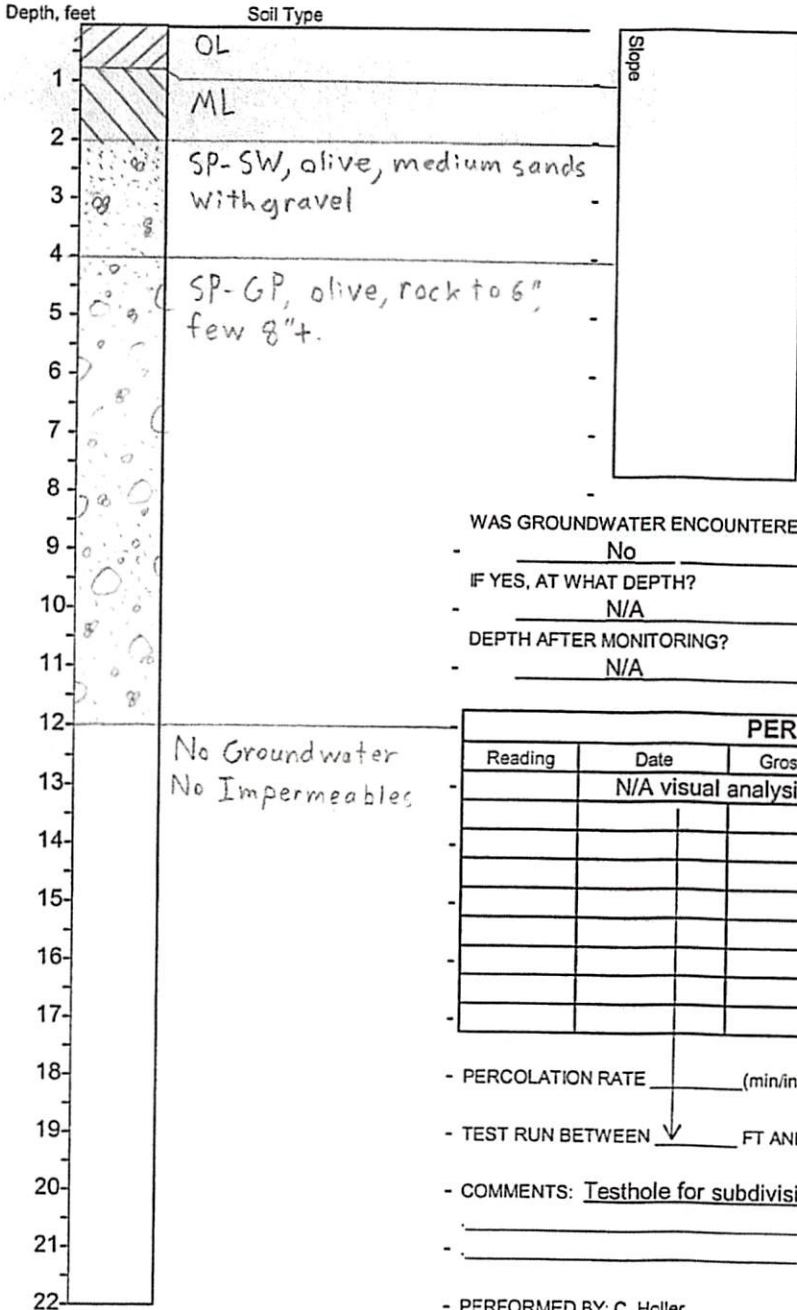
HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 14 of 28
 Performed For: Robert Yundt
 Legal Description: Grizzly Hills Subdivision



Site Plan

↑
N
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See attached testhole & topo map.

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

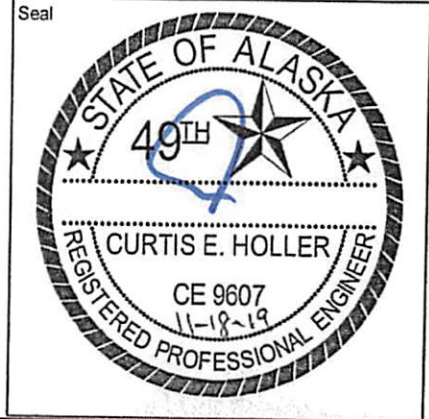
DATE: 8/02/19

EXHIBIT B-17
EXHIBIT B 25



HOLLER ENGINEERING

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

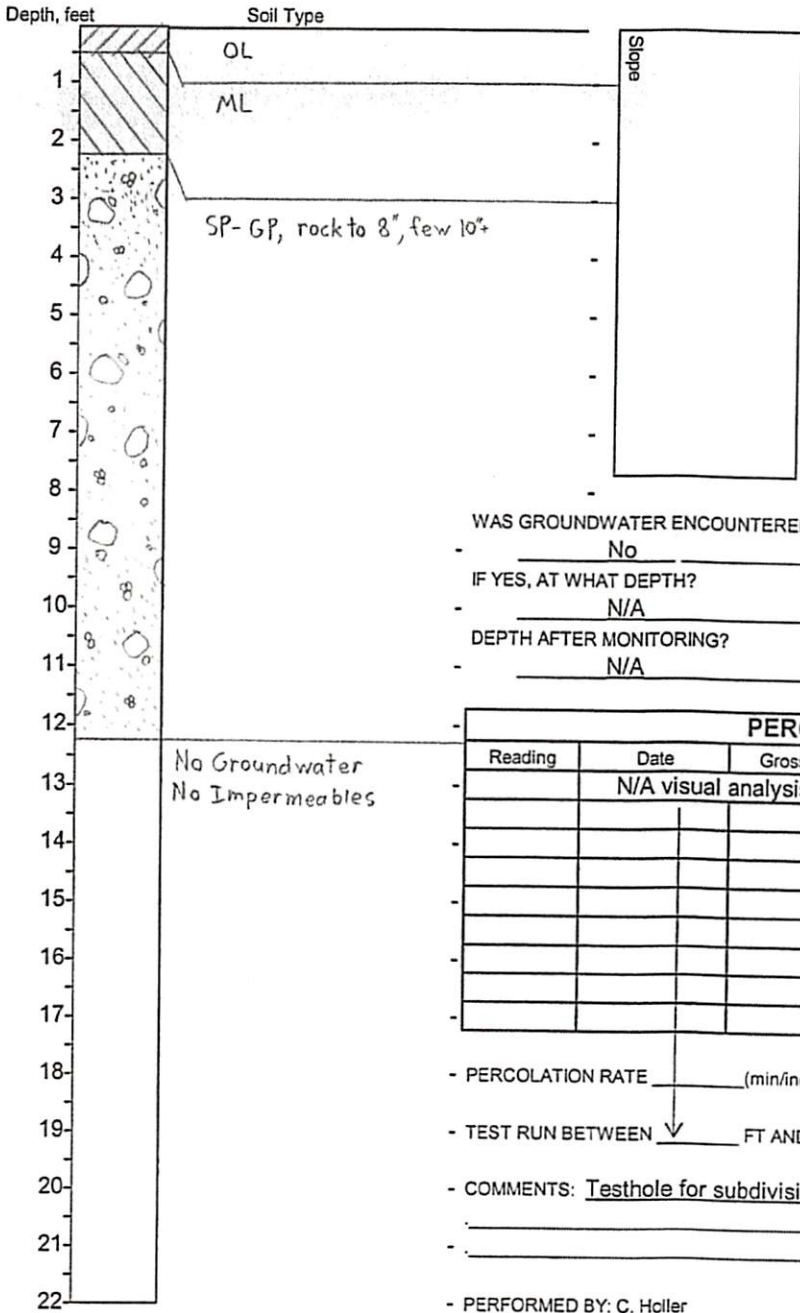


SOILS LOG / PERCOLATION TEST

TEST HOLE # 15 of 28

Performed For: Robert Yundt

Legal Description: Grizzly Hills Subdivision



Site Plan

↑
N
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See attached testhole & topo map.

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: 8/02/19

EXHIBIT B - 18
EXHIBIT B 26



HOLLER ENGINEERING

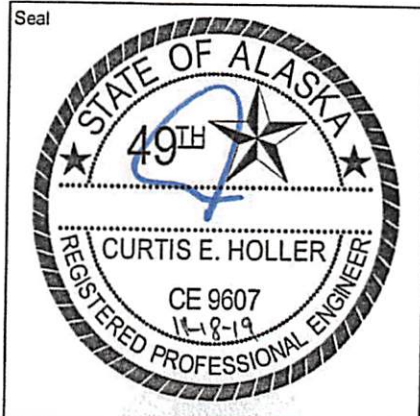
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 16 of 28

Performed For: Robert Yundt

Legal Description: Grizzly Hills Subdivision



Depth, feet	Soil Type	Slope	Site Plan
1	OL, roots, grasses		See attached testhole & topo map. <div style="text-align: center;"> ↑ N ↓ </div>
2	ML, light brown		
3	SP-GP, olive brown, sloughs, rock to 6", few 14" boulders		
4	SP-GP, olive gray, rock to 4", few 6" sloughs		
5			
6			
7			
8			
9			
10			
11			

WAS GROUNDWATER ENCOUNTERED? No
 IF YES, AT WHAT DEPTH? N/A
 DEPTH AFTER MONITORING? N/A

No Groundwater
No Impermeables

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: J. Wilkins DATE: 8/01/19



HOLLER ENGINEERING

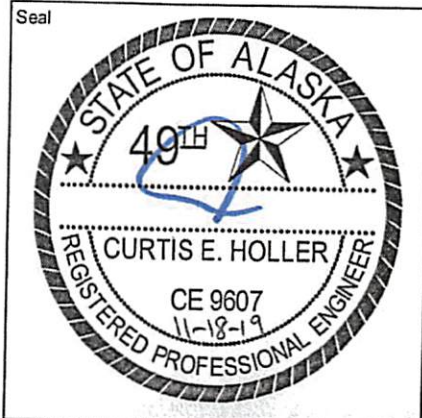
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 17 of 28

Performed For: Robert Yundt

Legal Description: Grizzly Hills Subdivision



Depth, feet

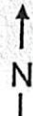
Soil Type

1	OL
2	ML, light brown
3	SP-GP, olive brown, rock to 8", few 14", sloughs
4	
5	
6	
7	SP-GP, olive gray, rock to 4", few 8", sloughs
8	
9	
10	
11	
12	
13	No Groundwater No Impermeables
14	
15	
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan

See attached testhole & topo map.



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: J. Wilkins

DATE: 8/02/19

EXHIBIT B - 20
EXHIBIT B 28



HOLLER ENGINEERING

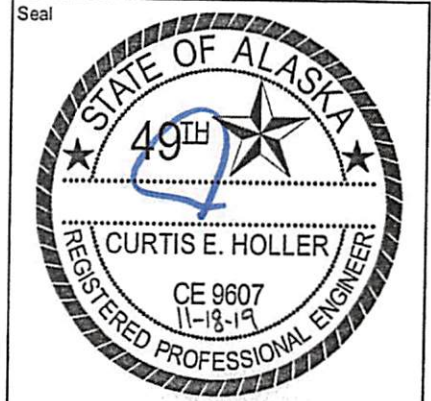
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 19 of 28

Performed For: Robert Yundt

Legal Description: Grizzly Hills Subdivision



Depth, feet	Soil Type	Slope	Site Plan
1	OL		See attached testhole & topo map.
2	ML		
3	SP-GP olive, rock to 6", one 15"+		
4			
5			
6			
7			
8			
9			
10			
11			
12			

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					

No Groundwater
No Impermeables

- 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: 8/02/19

EXHIBIT B.22
EXHIBIT B 30



HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 20 of 28

Performed For: Robert Yundt

Legal Description: Grizzly Hills Subdivision



Depth, feet	Soil Type	Slope
0-1	OL, roots, grasses	
1-2	Ml, light brown	
2-3	SP-GP, olive brown, rock to 5", few 8"+, sloughs	
3-4		
4-5		
5-6	SP-GP, olive gray, rock to 3", few 8"+, one 20"+ boulder.	
6-7		
7-8		
8-9		
9-10	SP with gravel, olive gray, sloughs, rock to 3"	
10-11		

Site Plan

See attached testhole & topo map.

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N
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WAS GROUNDWATER ENCOUNTERED? No
 IF YES, AT WHAT DEPTH? N/A
 DEPTH AFTER MONITORING? N/A

Slope

No Groundwater
No Impermeables

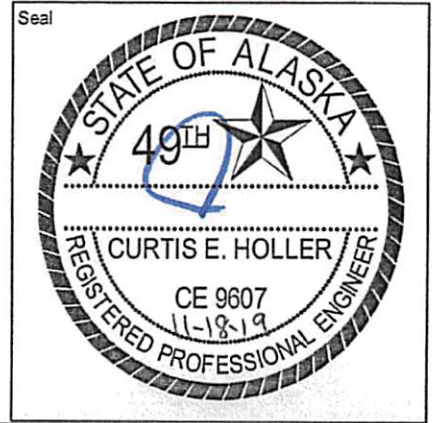
PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- 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: J. Wilkins

DATE: 8/02/19



SOILS LOG / PERCOLATION TEST

TEST HOLE # 21 of 28
 Performed For: Robert Yundt
 Legal Description: Grizzly Hills Subdivision

Depth, feet	Soil Type	Slope
1	Ol, mosses, roots	
2	ML, light brown	
3	SP-GP, olive brown, rock to 6", few 12"+, sloughs.	
4		
5		
6	SP-GP, olive gray, rock to 5", few 10"+, sloughs.	
7		
8		
9		
10		
11		

Site Plan

See attached testhole & topo map.

↑
N
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WAS GROUNDWATER ENCOUNTERED?
 - No
 IF YES, AT WHAT DEPTH?
 - N/A
 DEPTH AFTER MONITORING?
 - N/A

Slope

12 - No Groundwater
 NO Impermeables

13
14
15
16
17
18
19
20
21
22

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

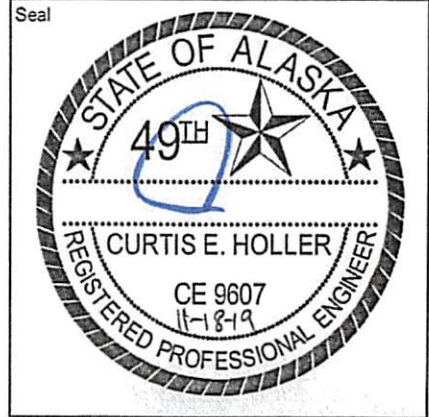
- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER
 - TEST RUN BETWEEN FT AND FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 - PERFORMED BY: J. Wilkins DATE: 8/02/19

EXHIBIT B
EXHIBIT B 32 -24



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 22 of 28

Performed For: Robert Yundt

Legal Description: Grizzly Hills Subdivision

Depth, feet	Soil Type	Slope
1	Ol, mosses, brush	
2	Mb, light brown	
3	SP-GP, olive brown, rock to 5", few 7"+, sloughs	
4		
5	SP-GP, olive gray, rock to 5", few 7"+, sloughs	
6		
7		
8		
9		
10		
11		
12	No Groundwater No Impermeables	

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					

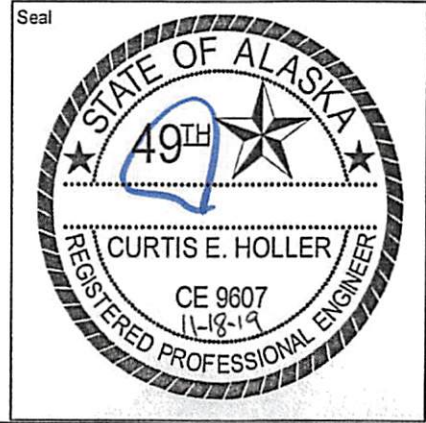
- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER
- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

DATE: 8/02/19

EXHIBIT B-25



SOILS LOG / PERCOLATION TEST

TEST HOLE # 23 of 28
 Performed For: Robert Yundt
 Legal Description: Grizzly Hills Subdivision

Depth, feet	Soil Type	Slope
1	Ol, mosses, roots	-
2	ML, light brown	
3	SP-GP, olive brown, rock to 6", few 10", sloughs	
4		
5	SP-GP, olive gray, rock to 4", few 10", sloughs	
6		
7		
8		
9		
10		
11		
12	No Groundwater	

Site Plan

See attached testhole & topo map.

↑ N ↓

WAS GROUNDWATER ENCOUNTERED?
 - No
 IF YES, AT WHAT DEPTH?
 - N/A
 DEPTH AFTER MONITORING?
 - N/A

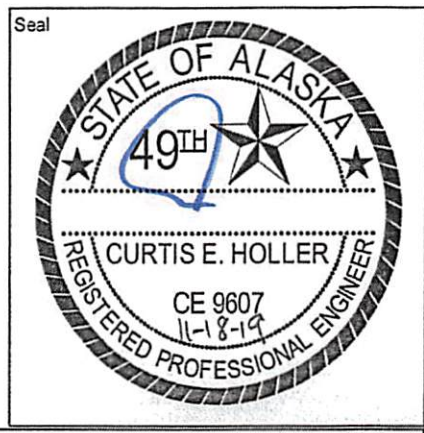
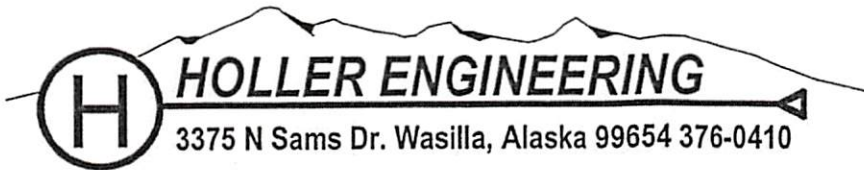
Slope

NO Impermeables

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

- PERCOLATION RATE _____ (min/finch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN FT AND FT DEPTH
 - COMMENTS: Testhole for subdivision only. for any other use contact Holler Engineering
 - _____
 - PERFORMED BY: J. Wilkins

DATE: 8/2/19



SOILS LOG / PERCOLATION TEST

TEST HOLE # 24 of 28
 Performed For: Robert Yundt
 Legal Description: Grizzly Hills Subdivision

Depth, feet	Soil Type	Slope
0-1	OL	
1-2	ML, light brown	
2-3		
3-4	SP-GP, olive brown, rock to 6", few 8"+, sloughs	
4-5		
5-6		
6-7	SP-GP, olive gray, rock to 5", few 10"+, sloughs.	
7-8		
8-9		
9-10		
10-11		
11-12		
12-13	No Groundwater No Impermeables.	
13-14		
14-15		
15-16		
16-17		
17-18		
18-19		
19-20		
20-21		
21-22		

Site Plan

See attached testhole & topo map.

↑ N ↓

WAS GROUNDWATER ENCOUNTERED?
 - No
 IF YES, AT WHAT DEPTH?
 - N/A
 DEPTH AFTER MONITORING?
 - N/A

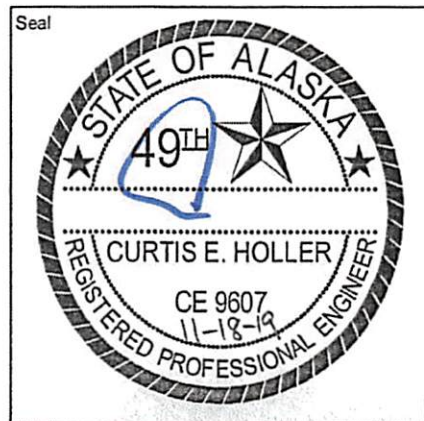
Slope

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: J. Wilkins

DATE: 8/02/19

EXHIBIT B
EXHIBIT B 55 27



SOILS LOG / PERCOLATION TEST

TEST HOLE # 25 of 28
 Performed For: Robert Yundt
 Legal Description: Grizzly Hills Subdivision

Depth, feet	Soil Type	Slope
1	OL, mosses, brush	Slope
2	ML, light brown.	
3	SP-GP, olive brown, rock to 6", few 12"+, sloughs.	
4	SP-GP, olive gray, rock to 6", few 12"+, sloughs.	
5	SP-GP, olive gray, rock to 6", few 12"+, sloughs.	
6	SP-GP, olive gray, rock to 6", few 12"+, sloughs.	
7	SP-GP, olive gray, rock to 6", few 12"+, sloughs.	
8		
9		
10		
11		
12	No Groundwater No Impermeables.	
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		

Site Plan

See attached testhole & topo map.

↑
N
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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 12 FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- _____

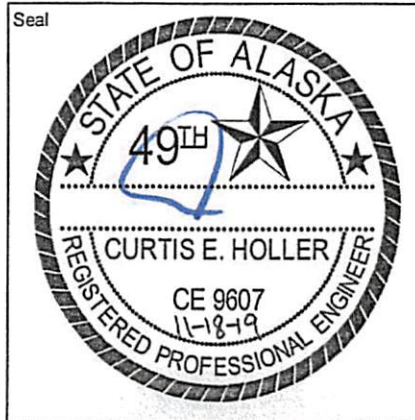
- PERFORMED BY: J. Wilkins

DATE: 8/02/19



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 26 of 28
 Performed For: Robert Yundt
 Legal Description: Grizzly Hills Subdivision

Depth, feet	Soil Type	Slope
1	Ol, roots, grasses	
2	Mb, light brown	
3	SP-GP, olive brown, sloughs, rock to 4", few 8"+	
4	SP-GP, olive gray, rock to 6", few 10"+, sloughs	
5		
6		
7		
8		
9		
10		
11		

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

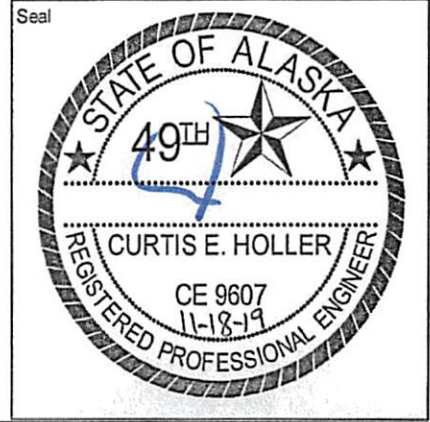
No Groundwater
 No Impermeables.

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: J. Wilkins

DATE: 8/02/19

EXHIBIT B - 27
 EXHIBIT B 37



SOILS LOG / PERCOLATION TEST

TEST HOLE # 27 of 28
 Performed For: Robert Yundt
 Legal Description: Grizzly Hills Subdivision

Depth, feet	Soil Type	Slope
1	OL, grasses	
2	ML, light brown	
3	SP-GP, olive brown, rock to 2", few 6"+, sloughs	
4	SP-GP, olive gray, rock to 6", few 18"+ boulders.	
5		
6		
7		
8		
9		
10		
11		
12	No Ground water	

Site Plan

See attached testhole & topo map.

↑
N
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WAS GROUNDWATER ENCOUNTERED?
 - No
 IF YES, AT WHAT DEPTH?
 - N/A
 DEPTH AFTER MONITORING?
 - N/A

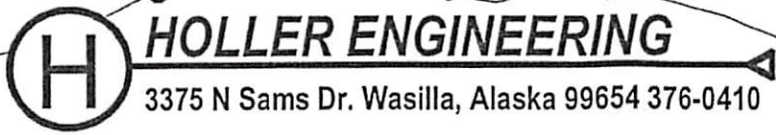
Slope

12 - No Ground water
 13 - No Impermeables
 14
 15
 16
 17
 18
 19
 20
 21
 22

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: J. Wilkins DATE: 8/02/19

EXHIBIT B-30
EXHIBIT B 38



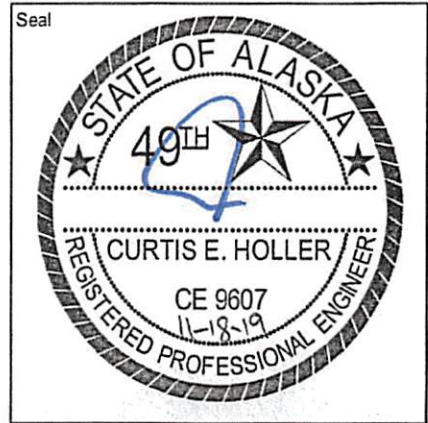
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 28 of 28

Performed For: Robert Yundt

Legal Description: Grizzly Hills Subdivision



Depth, feet	Soil Type	Slope
1	OL	
2	ML, light brown	
3	SP-GP, olive brown, rock to 6", few 10"+, sloughs	-
4		-
5	SP-GP, olive gray, rock to 5", few 10"+	-
6		-
7		-
8		-
9		-
10		-
11		-
12	No Groundwater	
13	No Impermeables	

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: J. Wilkins

DATE: 8/02/19

EXHIBIT B 39/

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, January 21, 2020 1:25 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Grizzly Hls 2 MSP #19-170

- Upgrade Covington Street and Dale Circle (to Paw Street) to Residential Collector standard before recording phases that would create a cumulative of 33 or more lots that could use those streets for access (could be upgraded in sections or stepped from res sub to collector, but should be done at one time to minimize disruption to existing traffic)
- Construct a full T-intersection at Covington & Dale with upgrade
- **Minimum intersection spacing of 330' on Dale Circle**
- Construct stubs for access to lots in Phase 1
- All stub ROWs should be a minimum Residential Subcollector standard
- Construct Den Street, Boar Avenue, Paw Street to Residential Subcollector standard

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, November 27, 2019 1:52 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>
Subject: RFC Grizzly Hls 2 MSP #19-170

Attached is a Request for Comments for Grizzly Hills 2 Master Plan, a 103-lot, 5-phase subdivision. Also attached is the Vicinity Map, Soils Report and Agenda Plat. Comments are due by **January 15, 2020**. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: Don Cuthbert
Sent: Thursday, January 16, 2020 2:34 PM
To: Amy Otto-Buchanan
Subject: RFC Grizzly Hills 2 MSP# 19-170

Amy,
I spoke with the proposed developers representative this morning. Though there is only one access into this subdivision at this time there is built into it the ability to cut in new accesses as the area develops. These roads will be partially constructed and punched through at a later date. With this information in mind I have no issue with this project.



Donald Cuthbert
Fire Marshal
Fire & Life Safety Division
Central Mat-Su Fire Department
(907) 861-8030
FireCode@matsugov.us

Plat Review – Comments


Owner/Agent: Robert Yundt Homes LLC

Nature of Request: To create a 103 lot subdivision.

Location: Sec 20 & 29, T18N, R2W

Date/Due Date: January 20, 2020

MSB Staff Contact: Amy Otto-Buchanan

Planner Completing this Review: Eileen Probasco, Ph. 861-7851, eileen.probasco@matsugov.us 

Comm. Council: Fishhook FSA#: 132 – Greater Palmer RSA: 16 – South Colony

Staff-Recommendation:

Approve X Deny Conditionally Approve

List Conditions (if applicable):

None

Supporting Recommendations, Comments, and Information:

1. **Community Council/Comprehensive Plan** The property is within the Fishhook Community Council area, all development of the property should be consistent with the goals and recommendations of the Fishhook Community Comprehensive Plan. The Fishhook Comprehensive Plan can be found on the Mat-Su Borough Website under plans.

From Comp Plan:

Water Resources - Though this area contains a substantial amount of surface water in the wetlands, lakes, and streams, the aquifer is discreetly scattered, and the groundwater supply is not uniform. Because of this, both water quantity and quality is not consistent throughout the community. In some locations, residential development would be difficult without a centralized water system

2. **Official Streets & Highways Plan (OSHP)**

According to the OS&HP, N. Covington Rd is eventually intended to become a minor collector / Residential Collector status connecting to both Tex-Al to the South and to Wasilla-Fishhook Rd to the north (*OSHP map attached for reference*).

Plat Review – Comments

3. Transportation

The 2035 Long Range Transportation Plan (LRTP) Goal #3 is to Improve Connectivity. This subdivision is designed in a way that provides numerous ways to travel through and around the subdivision and surrounding areas, and does not inhibit such future connectivity or vacate any existing easements.

4. Aviation Activity

The proposed subdivision is within a one-mile radius of 2 federally registered airports.

- a. High Ridge Association Airport (97AK) - <https://www.airnav.com/airport/97AK>
- b. Grouse Ridge Airport (93AK) - <https://www.airnav.com/airport/AK93>

This information is intended to disclose that property may be affected from a variety of aviation activities that may include but are not limited to noise, vibration, chemical odors, hours of operation, low overhead flights and other associated activities.

5. Cultural Resources

- No objection to proposed action in terms of known cultural resources. However, if any cultural resources are discovered in any development work, please stop said work and call the Mat-Su Planning Division for referral to an appropriate cultural resources professional. Thank you for helping us document our borough's past.**

NOTE §A.S.11.46.482 (a) of the Alaska Statutes states that

- (a) A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable ground to believe the person has such a right ...
(3) If a person knowingly

(A) defaces, damages or desecrates a cemetery or the contents of a cemetery or a tomb, grave, or memorial regardless of whether the tomb, grave, or memorial is in a cemetery or whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost, or neglected;
(B) removes human remains or associated burial artifacts from a cemetery, tomb grave, or memorial regardless of whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost or neglected.

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Monday, January 13, 2020 2:01 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Grizzly Hls 2 MSP #19-170
Attachments: 20200113_140322.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
MEA comments to include easements around temp turn around on the North of Den Street.

Thank you.

Tammy Simmons, SR/WA
Right of Way Technician
907-761-9276

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, November 27, 2019 1:52 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@mtasolutions.com; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>
Subject: RFC Grizzly Hls 2 MSP #19-170

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Attached is a Request for Comments for Grizzly Hills 2 Master Plan, a 103-lot, 5-phase subdivision. Also attached is the Vicinity Map, Soils Report and Agenda Plat. Comments are due by **January 15, 2020**. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

EXHIBIT B 46

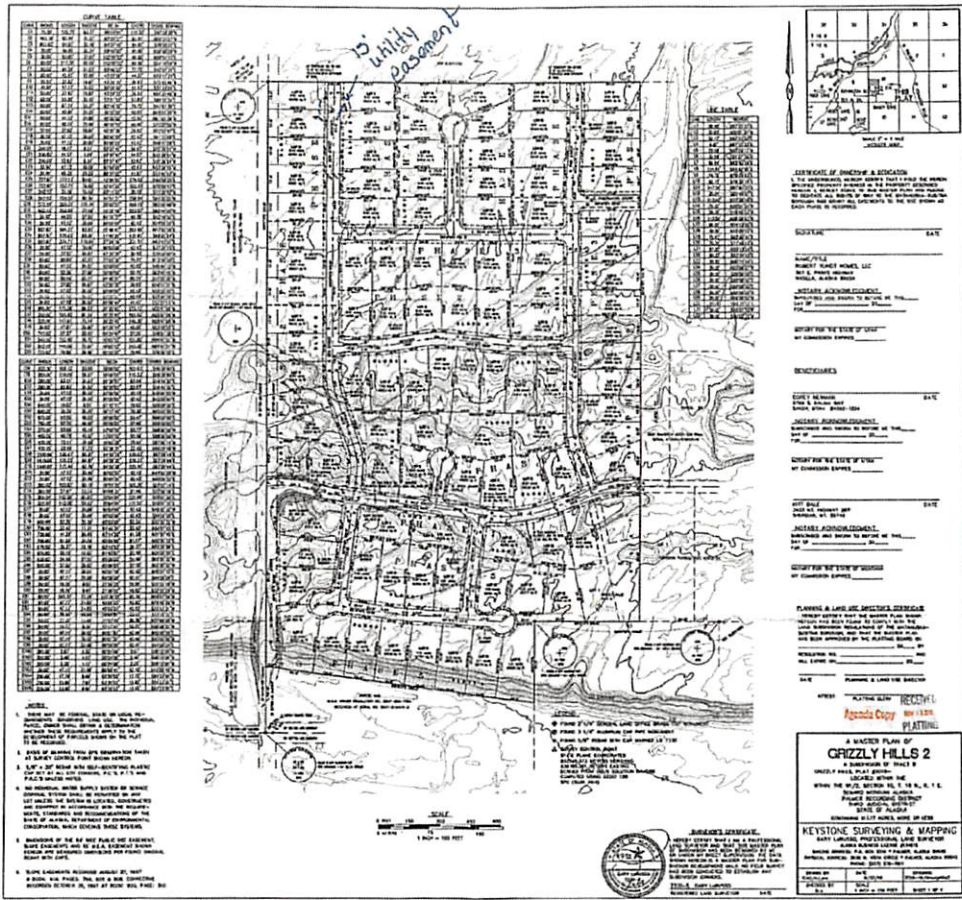


EXHIBIT F-2

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, December 3, 2019 12:15 PM
To: Amy Otto-Buchanan
Subject: FW: RFC Grizzly Hls 2 MSP #19-170
Attachments: RFC Packet.pdf; Agenda Plat.pdf; Soils Report.pdf

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

Hi Amy,

MTA has reviewed the plat for Grizzly Hills 2. MTA has no comments at this time.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, November 27, 2019 1:52 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>
Subject: RFC Grizzly Hls 2 MSP #19-170

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Attached is a Request for Comments for Grizzly Hills 2 Master Plan, a 103-lot, 5-phase subdivision. Also attached is the Vicinity Map, Soils Report and Agenda Plat. Comments are due by **January 15, 2020**. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
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

December 5, 2019

Amy Otto-Buchanan
Platting Technician
Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

Subject: Preliminary Plat Request for Comments – **Grizzly Hills 2 Master Plan**
(Case No. 2019-170)

Dear Ms. Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the Subject Abbreviated Plats and has no comments, recommendations or objections.

Thank you for the opportunity to review and comment. If you have any questions, please feel free to contact me at 334-7944 or by email at cassie.acres@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "Cassie Acres".

Cassie Acres
Right-of-Way and Compliance Technician
ENSTAR Natural Gas Company

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, January 15, 2020 4:25 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Grizzly Hls 2 MSP #19-170

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

Hello,

We have no objections to this plat.

Thank you,

JACQUELINE HALL

GCI | Technician I, GIS Mapping

w: www.gci.com

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, November 27, 2019 1:52 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>
Subject: RFC Grizzly Hls 2 MSP #19-170

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Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: Jude Bilafer
Sent: Wednesday, January 22, 2020 8:51 AM
To: Amy Otto-Buchanan; Dubour, Adam J (DFG); regpagemaster@usace.army.mil; brian.young@usps.gov; pamelaj.melchert@usps.gov; John Aschenbrenner; Jesse Sumner; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; Fire Code; Jill Irsik; Eric Phillips; Cindy Corey; Terry Dolan; Jim Jenson; Jamie Taylor; Charlyn Spannagel; Planning; Joseph Metzger; Eileen Probasco; Fred Wagner; Permit Center; Alex Strawn; Theresa Taranto; Andy Dean; mearow@matanuska.com; row@mtasolutions.com; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres; OSP Design Group
Subject: RE: RFC Grizzly Hls 2 MSP #19-170
Attachments: Blue Grouse Hls Plat 2018-32 PRD.pdf

Amy, I apologize for being a bit late on this, just found our comments in my drafts. Here are comments from the Capital Projects Department.

The Capital Projects Department does not support this as presented and recommends the following actions be taken:

- 1) The west side of this property and proposed subdivision contains a section line easement identified as a future collector road, known as Covington Street, identified in the most recent Official Streets and Highways Plan adopted by the Assembly.
- 2) With the small lot sizes there is high potential that the section line easement on the west boundary of the subdivision will become occupied with encroachments by private residents. To reduce future cost to the borough when developing this Section Line Easement, CP recommends a plat note stating that "No permanent structures may be placed in the SLE, especially wells and septic." It should be understood, but having a plat note will more readily bring it to the attention of the public and property owners in the subdivision.
- 3) There is a 50' ROW easement to the west (see attachment) which is along the northern boundary of Tract A, Blue Grouse Hills. In order to provide an additional access point for the new subdivision it is advisable for a connection to Covington St or E Sow Avenue be added across from where that 50' ROW easement intersects the section line easement from the west.

Jude

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, November 27, 2019 1:52 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; earl.almdale@gmail.com; retirees@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; OSP Design Group

<ospdesign@gci.com>

Subject: RFC Grizzly Hls 2 MSP #19-170

Attached is a Request for Comments for Grizzly Hills 2 Master Plan, a 103-lot, 5-phase subdivision. Also attached is the Vicinity Map, Soils Report and Agenda Plat. Comments are due by **January 15, 2020**. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

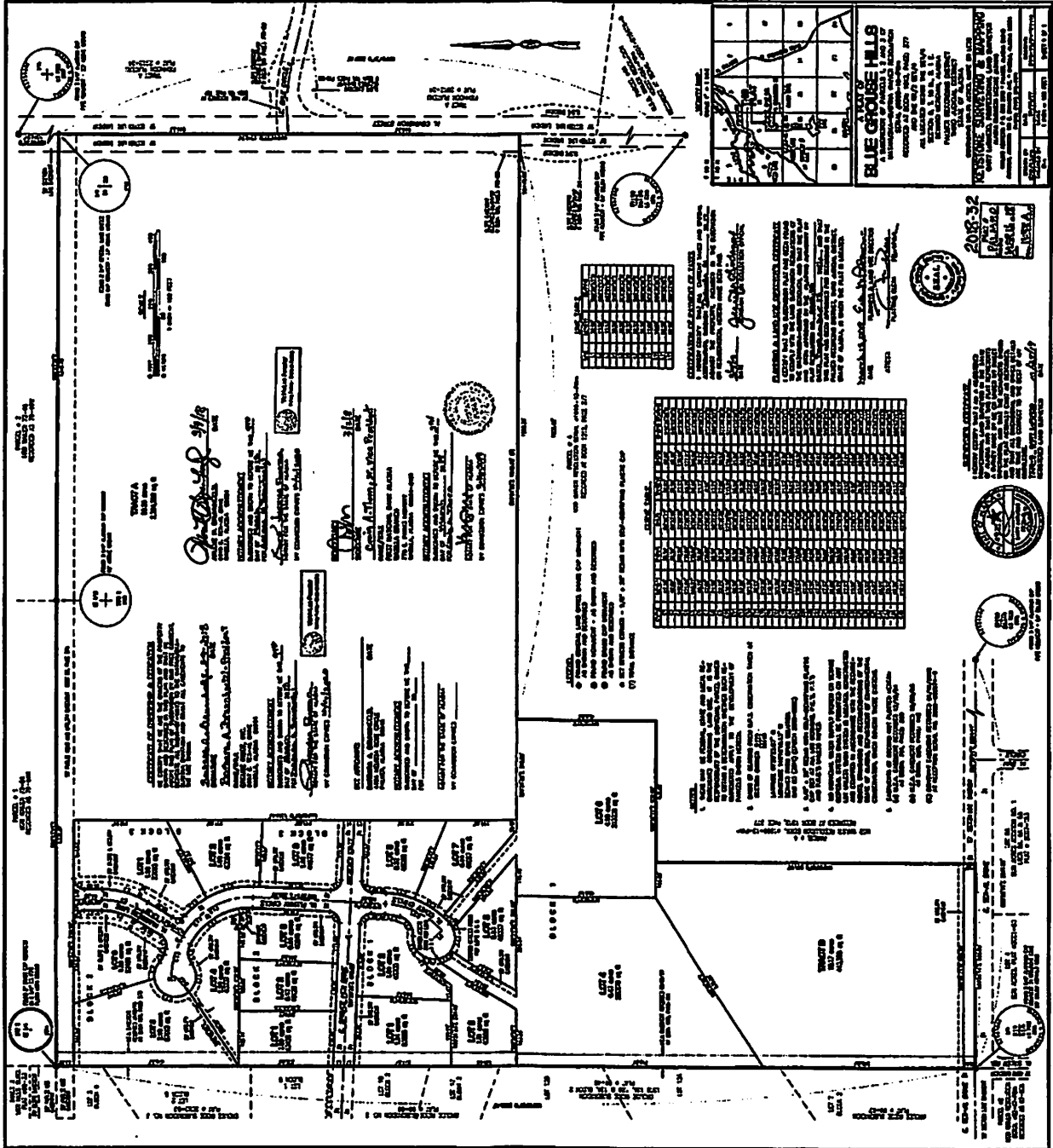
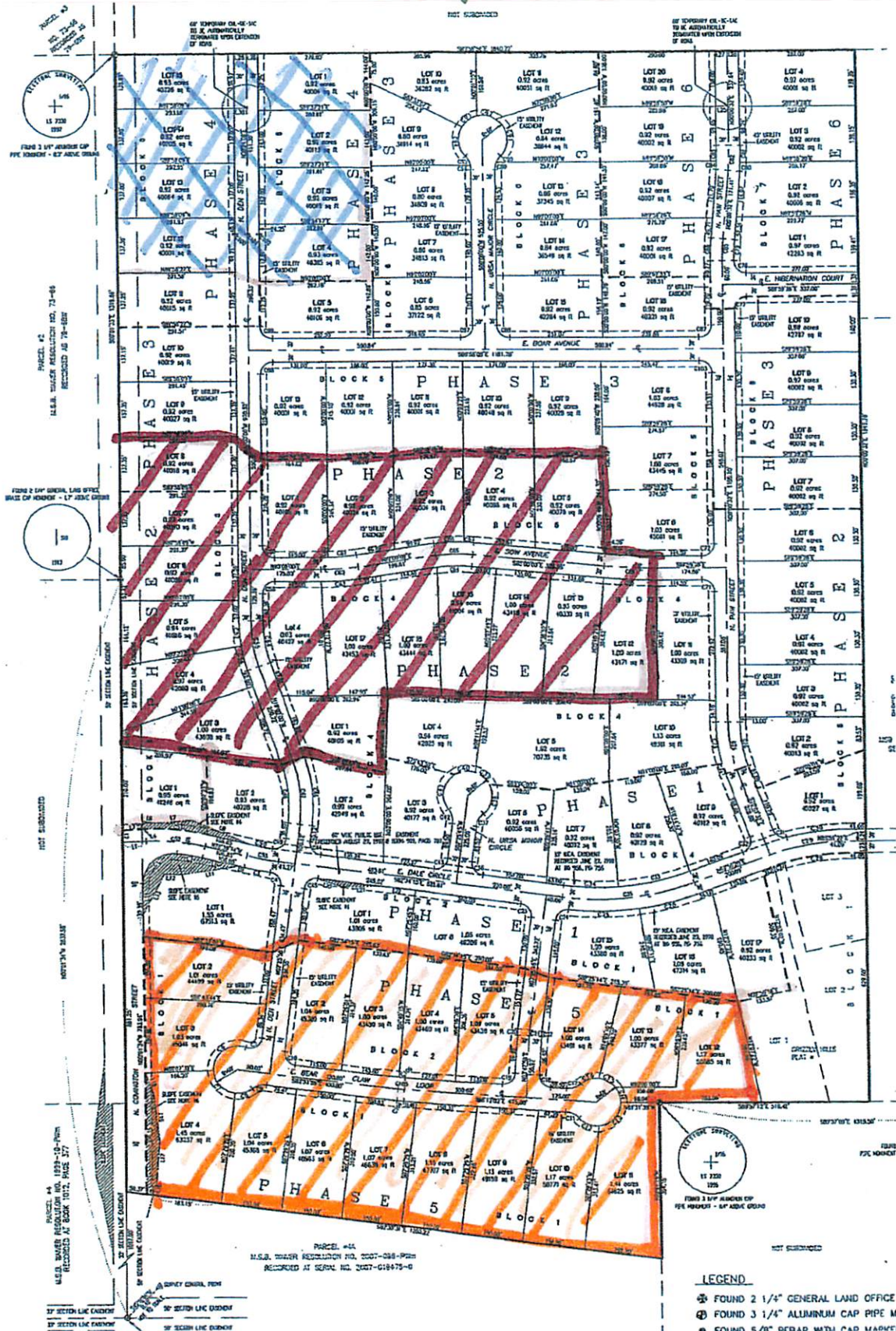


EXHIBIT G - 2
EXHIBIT B 53

3 PHASES AS SHOWN

Remainder of Master Plan has been Completed.



Chris Curlin

From: Tammy Simmons
Sent: Tuesday, March 17, 2026 4:02 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Grizzly Hills 2 MSP (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

PD&E has no objection to the addition of additional phases and deadline extension. PD&E would like to make the developer aware that the Borough has identified the extension of Covington Street north to Wasilla Fishhook as a priority for the buildout of the future road network.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, March 5, 2026 8:47 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>
Subject: RFC Grizzly Hills 2 MSP (CC)

Hello,

The following link contains a Request for Comments for Grizzly Hills 2 MSP Modification, MSB Case 2019-170. Comments are due by March 20, 2026.

[Grizzly Hills 2 MSP](#)

Sincerely,

Chris Curlin
Platting Technician

Chris Curlin

From: Permit Center
Sent: Thursday, March 5, 2026 10:21 AM
To: Chris Curlin
Subject: RE: RFC Grizzly Hills 2 MSP (CC)

Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

Any water system, sewer lines, or street lighting placed in the right-of-way shall require a utility permit.

No other 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: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, March 5, 2026 8:47 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>
Subject: RFC Grizzly Hills 2 MSP (CC)

Hello,

The following link contains a Request for Comments for Grizzly Hills 2 MSP Modification, MSB Case 2019-170. Comments are due by March 20, 2026.

 [Grizzly Hills 2 MSP](#)

Sincerely,

Chris Curlin
Platting Technician

Chris Curlin

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, March 5, 2026 12:55 PM
To: Chris Curlin
Subject: RE: RFC Grizzly Hills 2 MSP (CC)

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

Hello,

MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Sr. Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, March 5, 2026 9:10 AM
To: jprevost@palmerak.org; stark@mtaonline.net; ak.charlie.907@protonmail.com; nodrog.yllek@gmail.com; Fonov <Fonov@matsugov.us>; Fishhook Community Council <fhcc.ak@gmail.com>; 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 Grizzly Hills 2 MSP (CC)

Hello,

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[Grizzly Hills 2 MSP](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873



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

19 March 2026

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 and abbreviated plats and has no comments or recommendations.

- **GRIZZLY HILLS 2 MASTER PLAN**
(MSB Case # 2019-170)
- **LOT 6 BLOCK 6 GEOR DOL ESTATES**
(MSB Case # 2026-019)
- **MERIDIAN PARK EAST ADDITION NO. 2**
(MSB Case # 2026-021)
- **OTTO ESTATES**
(MSB Case # 2026-022)

If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "Brandon Echols". The signature is fluid and cursive, with the first name being more prominent.

Brandon Echols
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, March 18, 2026 5:29 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Grizzly Hills 2 MSP (CC)
Attachments: Approved Agenda Plat.PDF

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

Chris,

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

Thanks,

GCI | OSP Design

1001 Northway Dr., 1st Floor, Anchorage, AK 99508

e: OSPDesign@gci.com | w: www.gci.com

From: Chris Curlin <Chris.Curlin@matsugov.us>

Sent: Thursday, March 5, 2026 9:10 AM

To: jprevost@palmerak.org; stark@mtaonline.net; ak.charlie.907@protonmail.com; nodrog.yllek@gmail.com; Fonov <Fonov@matsugov.us>; Fishhook Community Council <fhcc.ak@gmail.com>; 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 Grizzly Hills 2 MSP (CC)

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

Hello,

The following link contains a Request for Comments for Grizzly Hills 2 MSP Modification, MSB Case 2019-170. Comments are due by March 20, 2026.

[Grizzly Hills 2 MSP](#)

Sincerely,

Chris Curlin

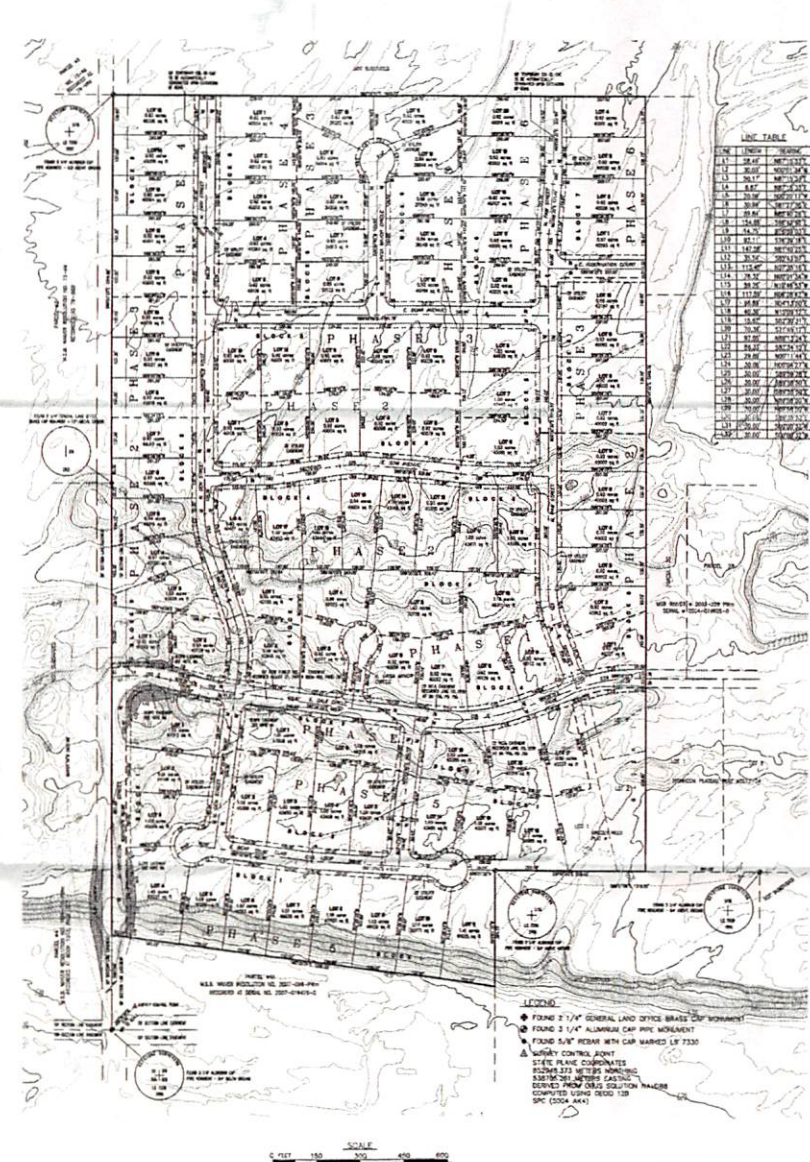
Platting Technician

Matanuska-Susitna Borough

(907) 861-7873

CURVE TABLE

CURVE	BEARS	LENGTH	TANGENT	DELTA	CHORD	CHORD BEARING
C1	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C2	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C3	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C4	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C5	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C6	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C7	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C8	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C9	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C10	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C11	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C12	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C13	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C14	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C15	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C16	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C17	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C18	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C19	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C20	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C21	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C22	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C23	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C24	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C25	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C26	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C27	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C28	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C29	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C30	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C31	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C32	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C33	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C34	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C35	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C36	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C37	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C38	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C39	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C40	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C41	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C42	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C43	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C44	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C45	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C46	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C47	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C48	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C49	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C50	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C51	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C52	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C53	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C54	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C55	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C56	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C57	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C58	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C59	30.00	132.27	81.67	89.97	131.97	S89°58'59"W
C60	30.00	132.27	81.67	89.97	131.97	S89°58'59"W



CERTIFICATE OF OWNERSHIP & DEDICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREIN, I HEREBY AGREE TO THIS MASTER PLAN AND PLEDGE TO DEDICATE ALL RIGHTS OF WAY TO THE MATANACSA-BUSTABA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN AS EACH PARCEL IS RECORDED.

SIGNATURE _____ DATE _____

NAME/TITLE
ROBERT WARD HOMES, LLC
337 E. PARKS HIGHWAY
WAGLA, ALASKA 99644

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SIGNED TO BEFORE ME THIS _____ DAY OF _____ 20____.

NOTARY FOR THE STATE OF UTAH
MY COMMISSION EXPIRES _____

BENEFICIARIES

COREY KEVIN MANN _____ DATE _____
5765 S. KALMA WAY
SHELDON, MT 59748

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SIGNED TO BEFORE ME THIS _____ DAY OF _____ 20____.

NOTARY FOR THE STATE OF UTAH
MY COMMISSION EXPIRES _____

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SIGNED TO BEFORE ME THIS _____ DAY OF _____ 20____.

NOTARY FOR THE STATE OF WYOMING
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE MASTER PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANACSA-BUSTABA BOROUGH AND THAT THE MASTER PLAN HAS BEEN APPROVED BY THE PLATTING BOARD ON _____ DAY OF _____ 20____.

RESOLUTION NO. _____ AND
WILL EXPIRE ON _____ 20____.

DATE _____ PLANNING & LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK
Agenda Copy RECEIVED
NOV 19 2025
PLATTING

**A MASTER PLAN OF
GRIZZLY HILLS 2**
A SUBDIVISION OF TRACT B
GRIZZLY HILLS PLAT #2019-
LOCATED WITHIN THE
WITHIN THE W/2, SECTION 10, T. 18 N., R. 1 E.,
SEWARD MERIDIAN ALASKA
PALMER RECORDING DISTRICT
THIRD, AERIAL DISTRICT
STATE OF ALASKA

CONTAINING 11.17 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LARUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA LICENSE #00066 #9496
WAGLA, ALASKA P.O. BOX 3214 • WAGLA, ALASKA 99644
PHONE: (907) 276-7811

DRAWN BY _____ DATE _____
CHECKED BY _____ DATE _____
DESIGNED BY _____ SCALE _____
DATE _____ 1:800 = 150 FEET SHEET 1 OF 1

- NOTES**
1. THERE MAY BE FEDERAL, STATE OR LOCAL REQUIREMENTS CONCERNING LAND AND INDIVIDUAL PARCEL OWNERSHIP. DEDICATE A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
 2. RANGES OF BEARING FROM GPS OBSERVATION TAKEN AT SURVEY CONTROL POINT SHOWN HEREON.
 3. 5/8" x 3/8" BEARS WITH SELF-CURING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.T., P.T.S AND P.C.T.'S UNLESS NOTED.
 4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THESE SYSTEMS.
 5. DIMENSIONS OF THE 60" WIDE PUBLIC USE EASEMENT, SLOPE EASEMENTS AND 15' WEA EASEMENT SHOWN HEREON ARE MEASURED DIMENSIONS FOR TYPICAL ORIGINAL BEARS WITH CAPS.
 6. SLOPE EASEMENTS RECORDED AUGUST 27, 1997 IN BOOK 1004, PAGE 704, AND A 60" CONVEYOR RECORDED OCTOBER 30, 1997 AT BOOK 825, PAGE 710.

APPROVED AS SHOWN
CORRECTED
SIGNATURE, ADDRESS, DATE
GCI ENGINEERING & DESIGN



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT THIS MASTER PLAN SUBDIVISION HAS BEEN DESIGNED BY OR UNDER MY DIRECT SUPERVISION. THE DATA SHOWN HEREON IS A MASTER PLAN FOR SUBDIVISION DEVELOPMENT ONLY. NO FIELD SURVEY HAS BEEN CONDUCTED TO ESTABLISH ANY SUBDIVISION CORNERS.
7330-S GARY LARUSSO
REGISTERED LAND SURVEYOR DATE _____

Chris Curlin

From: Kayla Smith
Sent: Thursday, April 2, 2026 11:45 AM
To: Chris Curlin
Subject: Fw: [SURVEY123] New Website Feedback

Public comment for Grizzly Hills MSP (April 16th Platting Board)

Kayla Smith
Platting Administrative Specialist
Kayla.smith@matsugov.us
907-861-8692

From: Jack Horner <Jack.Horner@matsugov.us>
Sent: Wednesday, April 1, 2026 1:24 PM
To: Kayla Smith <Kayla.Smith@matsugov.us>
Subject: RE: [SURVEY123] New Website Feedback

Here is the feedback I mentioned.

From: Feedback <feedback@matsu.gov>
Sent: Wednesday, April 1, 2026 1:21 PM
To: Jack Horner <Jack.Horner@matsugov.us>; Freedom Evenden <Freedom.Evenden@matsugov.us>; Katheryn Hays <Katheryn.Hays@matsugov.us>
Subject: [SURVEY123] New Website Feedback

A new response has been submitted for the "How did we do?" survey

* Note: Response from will be empty if the user was not signed into AGOL or did not enter their email.

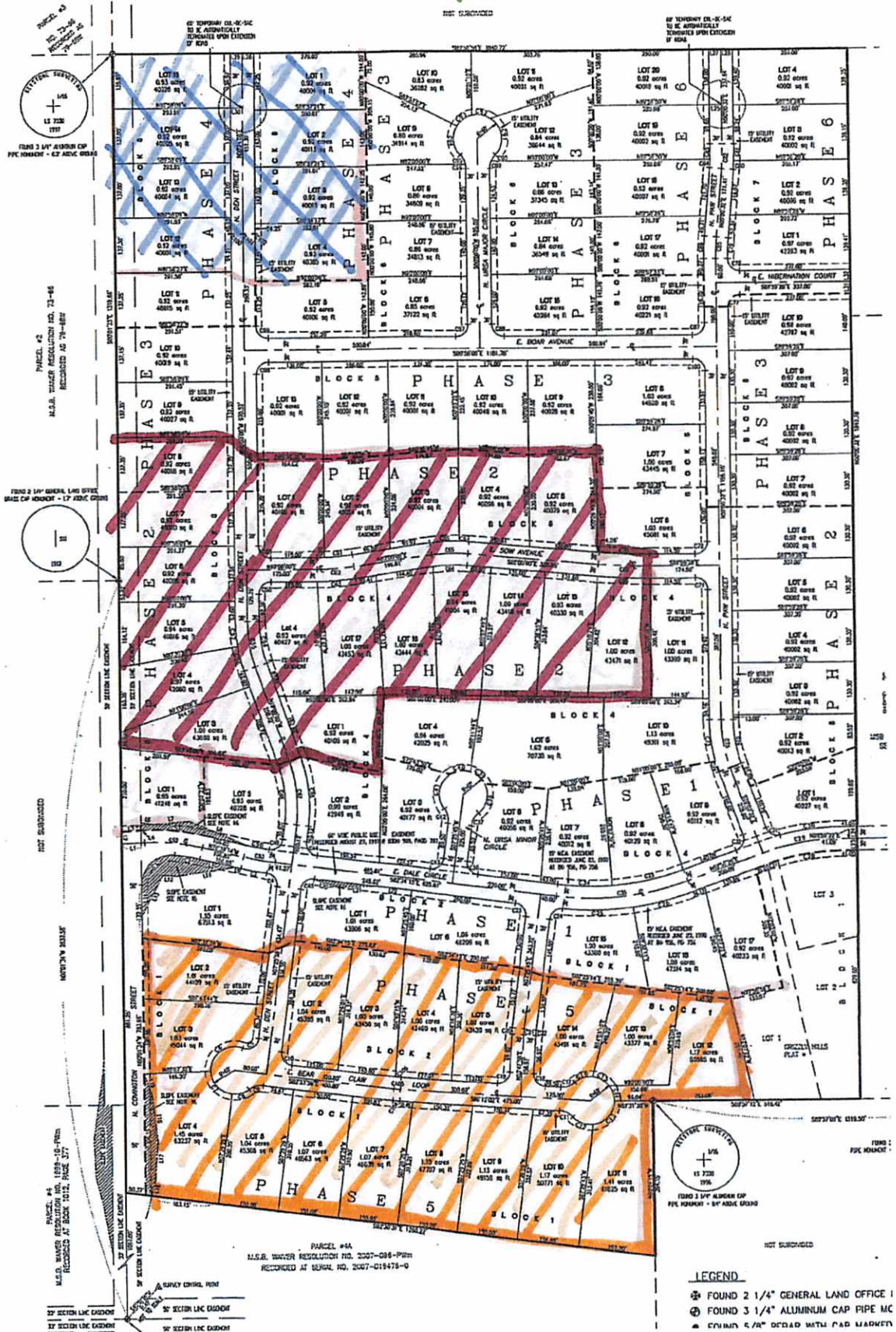
Response from: kpullen@mtaonline.net
URL: /boards/platting-board

Did you find this page helpful?: No
Feedback Category:
Other:

Comments?: SOCKEYE HOMES LLC Please require this developer to provide cluster boxes for these new homes

3 PHASES AS SHOWN

Remainder of Master Plan has been Completed.



ITEMS OF BUSSINESS & MISC

7A



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

350 East Dahlia Avenue • Palmer, AK 99645


Phone (907) 861-7822 • www.matsugov.us

planning@matsugov.us

MEMORANDUM

DATE: 4/9/2026

TO: Matanuska-Susitna Borough Platting Board Members

FROM: Alex Strawn, Planning & Land Use Director 

SUBJECT: Board Member Comments Following Closure of Hearing on Mountain Top Acres Addition 1.

At the end of the Platting Board meeting held on April 2, 2026, several Platting Board members made comments directly pertaining to the Mountain Top Acres Addition 1 Subdivision. Those comments are attached to this memo for the record.

BOARD COMMENTS.

- Member Liebing – I have two comments, I think that this case that we continued is an opportunity for us to, us collectively as the board, as the Platting Division, the developer, and the neighborhood to come up with a better solution potentially than what was there. I'm encouraged that we have people attempting to do that up on Fishhook and then I would just add my congratulations to the group. Fred, I know that your going to enjoy the hell out of retirement and I look forward to finding your food truck at some point out here and having a little brisket.
- Member Kevan – I concur, I think that last case, I think it is important that we do look at the public opinion to the degree that it is worthy, not just the complaints of peoples kids playing in the roadway. That's called disorderly conduct and that's actually not caring for your children in a roadway. Everybody wants to use that excuse. Coming from a law enforcement, retired law enforcement background, I don't tolerate that. And it just irks me every time somebody brings that up. The roadways are public use for everybody; we all have to share it and play nice. When we have areas like this, when I think is a, in my experience over the years to in seeing these types of situations, if the Borough is able to come up with a great solution that helps everybody I think that's great but as Fred has pointed out, connectivity is required and I think that we shouldn't forget that point as well. Congratulations Fred.
- Member McBride – I agree with all of that too, congratulations, Fred, on your retirement.
- Member Chiavetta – Also being from law enforcement here, we kind of hear the same things over and over. People speeding, people doing that, it doesn't negate what we have to do. Law enforcement needs to do their job and to people that fund law enforcement need to fund them so that they have the ability to do their job and such things. You know frankly here in Alaska you just don't see the ability to patrol neighborhoods like you do in major like when I policed in Florida we'd get complaints and we'd be at a neighborhood writing tickets. The ability to do that is not here but that doesn't negate the fact that we need to have the connector road but like I suggested that its good that they're willing to try to come to some sort of conclusion to make everybody happy. Didn't have to do it so good on you guys for wanting to do that. Fred anytime you want to play poker, let me know, buddy.