

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Theresa Taranto



PLATTING TECHNICIANS
Amy Otto-Buchanan
Matthew Goddard
Chris Curlin

PLATTING ASSISTANT
Kayla Kinneen

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

January 3, 2024

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **MARTHA'S VIEW ESTATE:** The request is to create one lot from Lots 8 and 9, Block 1, Gold Key Est Add # 1, Plat 83-107, to be known as Martha's View Estate, containing .37 acres +/- . The property is located directly west of N. Gulkana Street and directly south of E. Falcon Court, (Tax ID#'s 2478B01L008 & 2478B01L009) located within the SW ¼ Section 28, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. (Petitioner/Owner: Henry Guinotte, Staff: Chris Curlin, Case #2023-145)

B. **BAKERSFIELD:** The request is to create two lots from Tax Parcel C4 (SE ¼ SW ¼ Section 9), to be known as **Bakersfield**, containing 40 acres +/- . Parcel is located northwest of S. Glenn Highway and the Matanuska River, directly north of E. Collier Road and directly east of E. Peter Zell Circle (Tax ID# 18N02E09C004); lying within Section 09, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Buffalo Mine/Soapstone Community Council and Assembly District #1. (Petitioner/Owner: Craige & Kathleen Baker Living Trust, Staff: Amy Otto-Buchanan, Case #2023-148)

C. **IRISH HILLS RSB LOTS 1A-1 & LOT 3A BLOCK 1:** The request is to create two lots from Lot 1A, Irish Hills Lot 1A, Block 1 (Plat #2012-114) and Lots 3 & 4, Block 1, Irish Hills (Plat#75-11) to be known as **Irish Hills RSB Lots 1A-1 & Lot 3A Block 1**, containing 4.08 acres +/- . The property is located directly south of W. Loc Lohmand Drive, west of S. Burma Road, and on the north shore of Marilee Lake (Tax ID's 7161B01L001A, 6541B01L003,

6541B01L004); within the SE ¼ Section 10, Township 16 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: Brian Brigandi, Staff: Chris Curlin, Case # 2023-149)

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

Public Hearing Process

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

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 3, 2024

ABBREVIATED PLAT: MARTHA'S VIEW ESTATE
LEGAL DESCRIPTION: SEC 28, T18N, R02E S.M., AK
PETITIONERS: HENRY GUINOTTE
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING
ACRES: .37+/- PARCELS: 1
REVIEWED BY: CHRIS CURLIN CASE #: 2023-145

REQUEST: The request is to create one lot from Lots 8 and 9, Gold Key Estates Add # 1, Plat 83-107, Section 28, Township 18 North, Range 02 East, SM AK, to be known as MARTHA'S VIEW ESTATES, containing .37 ± acres.

EXHIBITS:

Vicinity Map and Aerial Photos **EXHIBIT A – 4 pgs**

COMMENTS:

USACE **EXHIBIT B – 1 pg**
City of Palmer **EXHIBIT C – 1 pg**
MSB Code Compliance **EXHIBIT D – 1 pg**

DISCUSSION: The proposed subdivision is located in Section 28, Township 18 North, Range 02 East. Access for this subdivision is from N. Gulkana Street, a City of Palmer owned and maintained street. This case is being heard under MSB 43.15.025(B) and MSB 43.15.054(G). Staff notes Request for Comments were sent to US Army Corps of Engineers (USACE), ADF&G, MSB Code Compliance and US Postmasters; three comments were received. Notice of Public Hearing was sent out pursuant to code.

COMMENTS:

USACE (**Exhibit B**) This is in regard to your request for comment on the request to eliminate the common lot line between Lots 8 & 9, Block 1, Gold Key Est Add # 1 at the corner of N. Gulkana Street and E. Falcon Court. A review of 2022 aerial imagery available on the MSB Parcel Viewer appears to indicate that neither of these two parcels contain wetlands or other jurisdictional waters of the U.S. However, please note that this does not constitute a jurisdictional determination.

City Of Palmer (**Exhibit C**) City Manager: No changes necessary. Building Inspector: No issues. Community Development: The lots are not located within the designated Airport Influence Area, but both lots are adjacent to the designated Airport Influence Area. Both lots are zoned R-1, Single-family Residential and have access from N. Gulkana Street. Proposed Lot 1 will meet the minimum required lot

width of 60' and minimum required lot area of 8,400sf for a new lot of record. Fire Chief: No changes necessary. Public Works: No comments. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the December 21, 2023, Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

MSB Code Compliance (**Exhibit D**) has no comment.

There were no objections received from Borough departments, outside agencies or the public at the time of this staff report.

CONCLUSION: The plat of MARTHA'S VIEW ESTATES is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage. A soils report was not required, pursuant to MSB 43.15.025(B)(1).

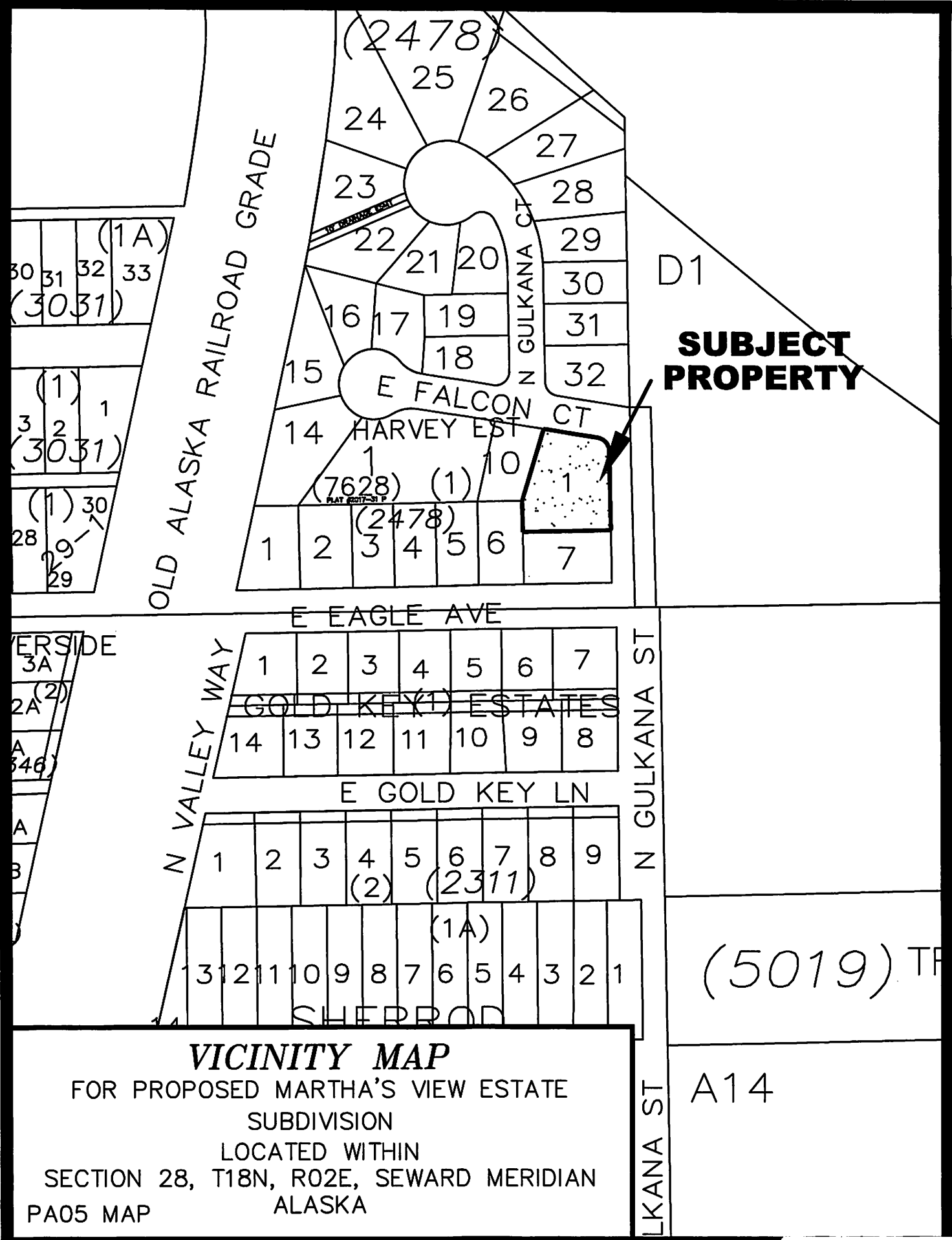
FINDINGS of FACT:

1. The plat of MARTHA'S VIEW ESTATES is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. There were no objections from any federal or state agencies, or Borough departments.
3. There were no objections from the public in response to the Notice of Public Hearing.
4. A soils report was not required, pursuant to MSB 43.15.025(B)(1).
5. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.

RECOMMENDTION FOR APPROVAL:

Staff recommends approval with the following conditions and findings:

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



SUBJECT PROPERTY

VICINITY MAP

FOR PROPOSED MARTHA'S VIEW ESTATE
SUBDIVISION

LOCATED WITHIN

SECTION 28, T18N, R02E, SEWARD MERIDIAN
ALASKA

PA05 MAP

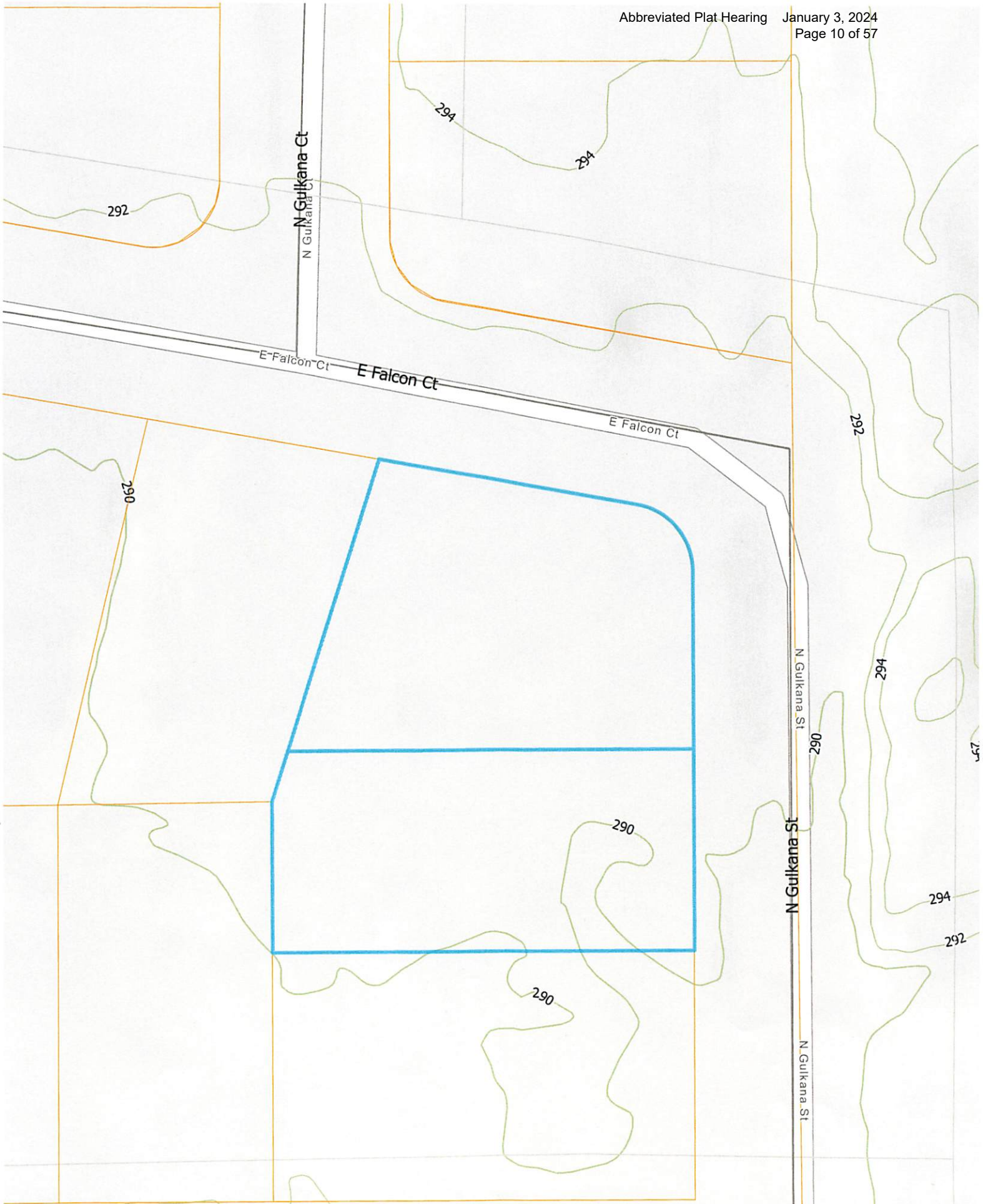


N Gulkana Ct

E Falcon Ct

N Gulkana St





Jesse Curlin

From: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Sent: Tuesday, December 5, 2023 5:10 PM
To: Jesse Curlin
Cc: Vullo, Emily N CTR (US)
Subject: RE: RFC Martha's View Estate (CC)

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

Hello,

This is in regard to your request for comment on the request to eliminate the common lot line between Lots 8 & 9, Block 1, Gold Key Est Add # 1 at the corner of N. Gulkana Street and E. Falcon Court. A review of 2022 aerial imagery available on the MSB Parcel Viewer appears to indicate that neither of these two parcels contain wetlands or other jurisdictional waters of the U.S. However, please note that this does not constitute a jurisdictional determination.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in waters of the U.S. A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory.

Sample drawings can also be found on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

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

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

You are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and a project manager will be assigned to assist you. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

Sincerely,

Greg Mazer, PWS
Project Manager
U.S. Army Corps of Engineers, Alaska District
Fairbanks Field Office
907/347-9059
<https://regulatory.ops.usace.army.mil/customer-service-survey/>

From: Pagemaster, Reg POA <regpagemaster@usace.army.mil>
Sent: Tuesday, December 5, 2023 11:07 AM
To: Vullo, Emily N CTR (US) <Emily.N.Vullo@usace.army.mil>
Subject: FW: RFC Martha's View Estate (CC)



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

Nathaniel Ouzts
Building Inspector

Beth Skow
Library Director

Bret Chisholm
Parks & Facilities Manager

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
www.palmerak.org

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Kimberly McClure, Community Development
DATE: December 15, 2023
LOCATION: Lots 8 & 9, Block 1, Gold Key Estates Addition #1
SUBJECT: Abbreviated Plat RFC – Elimination of common lot line
TAX ACCT#: 2478B01L008 & L009
 Inside City Limits Outside City Limits

We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary.
2. Building Inspector: No issues.
3. Community Development: The lots are not located within the designated Airport Influence Area, but both lots are adjacent to the designated Airport Influence Area. Both lots are zoned R-1, Single-family Residential and have access from N. Gulkana Street. Proposed Lot 1 will meet the minimum required lot width of 60' and minimum required lot area of 8,400sf for a new lot of record.
4. Fire Chief: No changes necessary.
5. Public Works: No comments.
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the December 21, 2023, Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

City of Palmer

Jesse Curlin

From: Code Compliance
Sent: Monday, December 4, 2023 4:58 PM
To: Jesse Curlin
Subject: RE: RFC Martha's View Estate (CC)

No comments

Thank you,

Jennifer Monnin, CFM
Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matsugov.us
907-861-7822

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, December 4, 2023 4:20 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; USACE <regpagemaster@usace.army.mil>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Kimberly McClure <kmcclure@palmerak.org>; hahanson@palmer.org; Code Compliance <Code.Compliance@matsugov.us>
Subject: RFC Martha's View Estate (CC)

Hello,

The following link is a request to eliminate a common lot line between Lots 8 & 9, Block 1, Gold Key Est Add # 1. Please ensure all comments have been submitted by December 15, 2023 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Martha's View Estates](#)

Sincerely,

Jesse C. "Chris" Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS

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

DATE _____ CITY OF PALMER TAX COLLECTION OFFICIAL _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

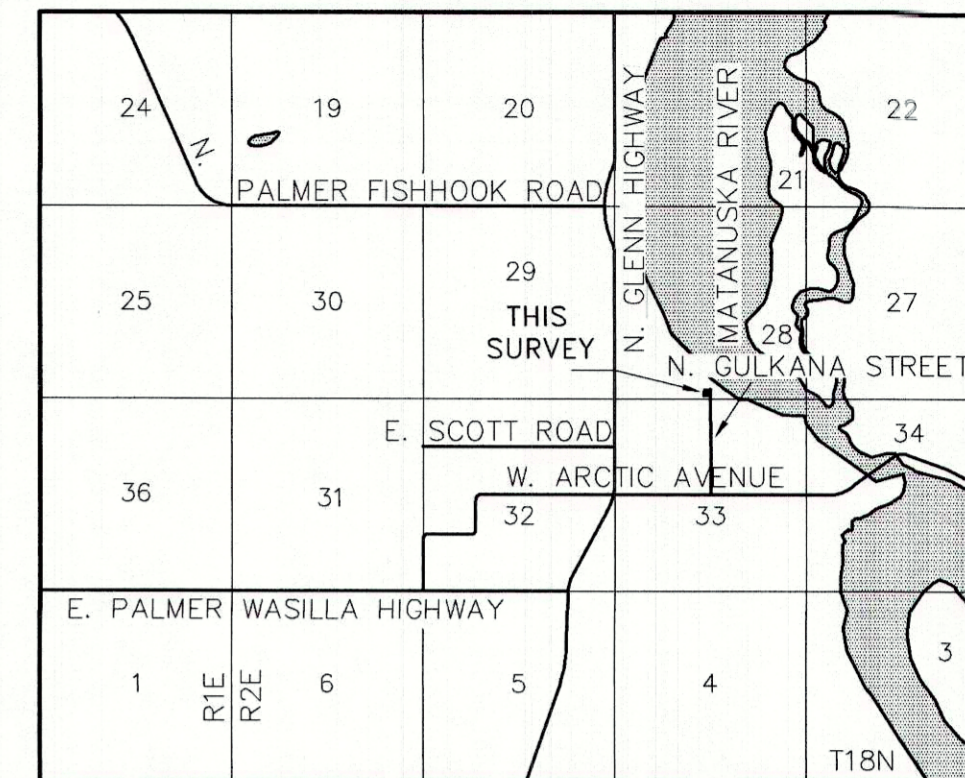
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. _____

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK _____



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

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

HENRY J. GUINOTTE _____ DATE _____
549 E ARCTIC AVE
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGEMENT

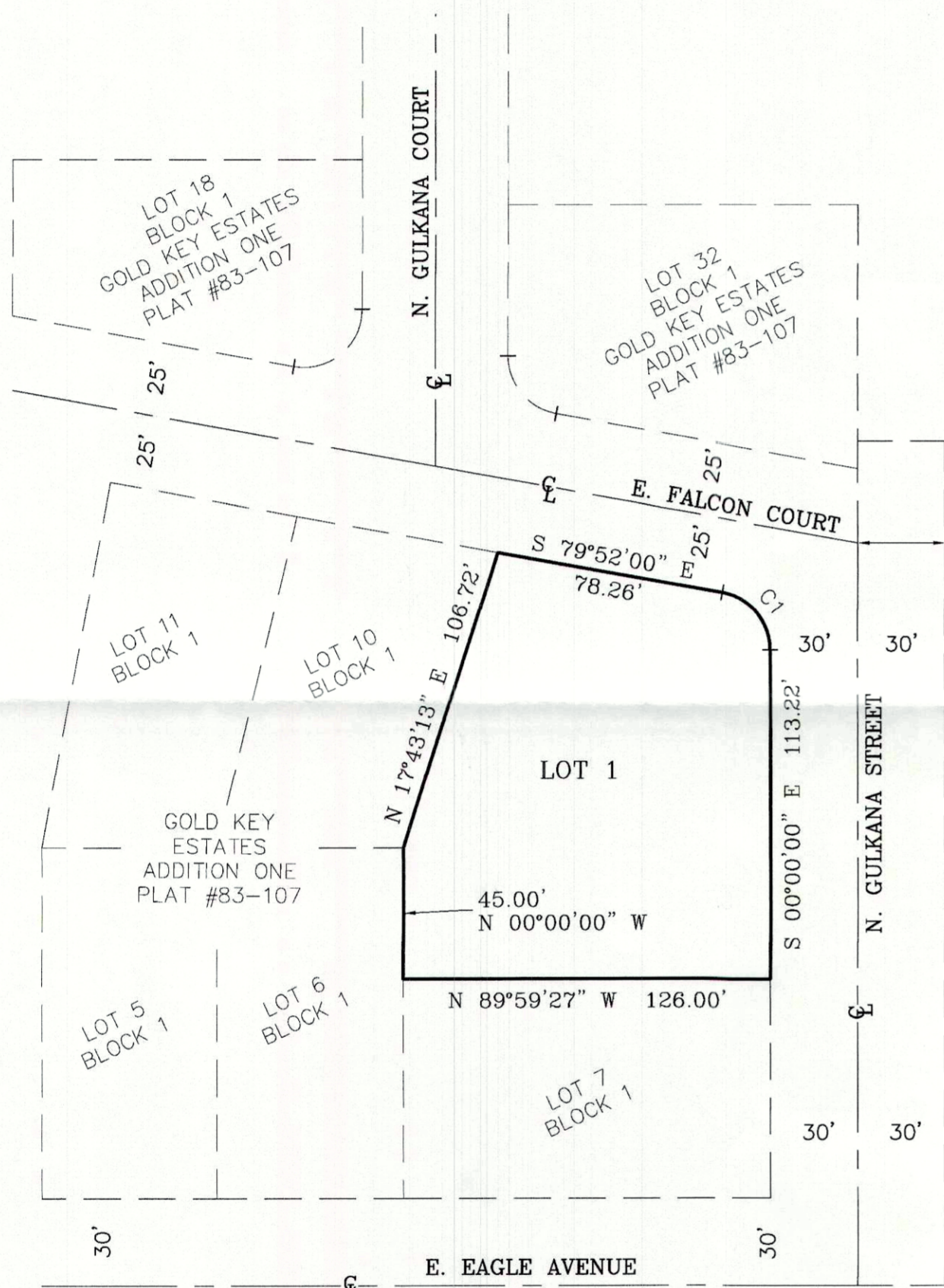
SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____
FOR HENRY J. GUINOTTE _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

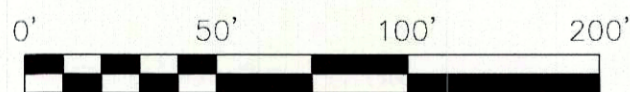
RECEIVED
NOV 28 2023
PLATTING

Agenda Copy



30.0' PUBLIC ACCESS EASEMENT
RECORDED APRIL 8, 1983 IN BOOK 300 PG 403

UNSUBDIVIDED



SCALE: 1" = 50'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	27.88'	25.68'	S 39°56'07" E	79°52'00"

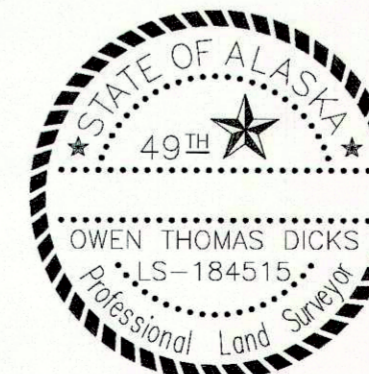
NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
3. NOTES AS SHOWN ON THE PLAT OF GOLD KEY ESTATES, ADDITION ONE, PLAT NO. 83-107, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE.
4. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, INCLUDING TERMS AND PROVISIONS THEREOF, AS CONTAINED IN INSTRUMENT SET OUT BELOW:
RECORDED: JUNE 22, 1983 IN BOOK 308, PAGE 176.

PRELIMINARY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT #83-107



OWEN THOMAS DICKS, P.L.S. _____ DATE _____
LS-184515 PROFESSIONAL LAND SURVEYOR

A PLAT OF
MARTHA'S VIEW ESTATE

A REPLAT OF:
LOTS 8 & 9, BLOCK 1
GOLD KEY ESTATES ADDITION ONE
PLAT #83-107

LOCATED WITHIN:
SECTION 28, T18N R2E
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 0.37 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC

200 HYGRADE LANE OFFICE: (907) 357-6957
WASILLA, ALASKA 99654 office@bullmoosesurveying.com
DRAWN BY: RSD DRAWING SCALE:
DATE: 11/27/2023 1"=50'
CHECKED BY: TGC/OTD SHEET
1 OF 1

3B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 3, 2024

ABBREVIATED PLAT: BAKERSFIELD
LEGAL DESCRIPTION: SEC 309 T18N, R02E, SEWARD MERIDIAN AK
PETITIONERS: CRAIGE & KATHLEEN BAKER LIVING TRUST
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 40 ± PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-148

REQUEST: The request is to create two lots from Tax Parcel C4 (SE ¼ SW ¼ Section 9), to be known as **BAKERSFIELD**, containing 40 acres +/- . Parcel is located northwest of S. Glenn Highway and the Matanuska River, directly north of E. Collier Road and directly east of E. Peter Zell Circle; lying within Section 09, Township 18 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Soils Report	EXHIBIT B – 4 pgs
Topographic Narrative	EXHIBIT C – 1 pg
Topographic Mapping & As-Built	EXHIBIT D – 3 pgs

AGENCY COMMENTS

Department of Public Works Pre-Design Division	EXHIBIT E – 1 pg
Development Services	EXHIBIT F – 2 pgs
Utilities	EXHIBIT G – 2 pgs
Public	EXHIBIT H – 1 pg

DISCUSSION: This platting action is creating two lots from Tax Parcel C4. Lot 1 is 6 acres with access onto E. Peter Zell Circle. Lot 2 is 34.09 acres, with access to both E. Peter Zell Circle and E. Collier Road.

Soils Report: (**Exhibit B**) A soils report was submitted, pursuant to MSB 43.20.281(A)(1). Bill Klebesadel, PE, notes testhole was excavated to 12'. Soils classification is SW, no groundwater was encountered. All lots have at least 10,000 sf of useable building area and at least 10,000 sf of contiguous useable septic area. Testhole log and testhole location map is attached. A topographic narrative is provided at **Exhibit C**. Topographic mapping and as-built provided at **Exhibit D**.

Comments: Department of Public Works PD&E (**Exhibit E**) has no comments. Development Services (**Exhibit F**) notes a driveway permit for all existing driveways is required (see **Recommendation #3**). No code compliance violations on parent parcel.

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

Public: (Exhibit H) Bradley D. Lewis, owner of Tax Parcel D6, directly east, has no objection.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Community Council Buffalo Mine/Soapstone; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #23 North Colony; MSB Emergency Services, Community Development, Planning Division or Assessments; MTA or MEA.

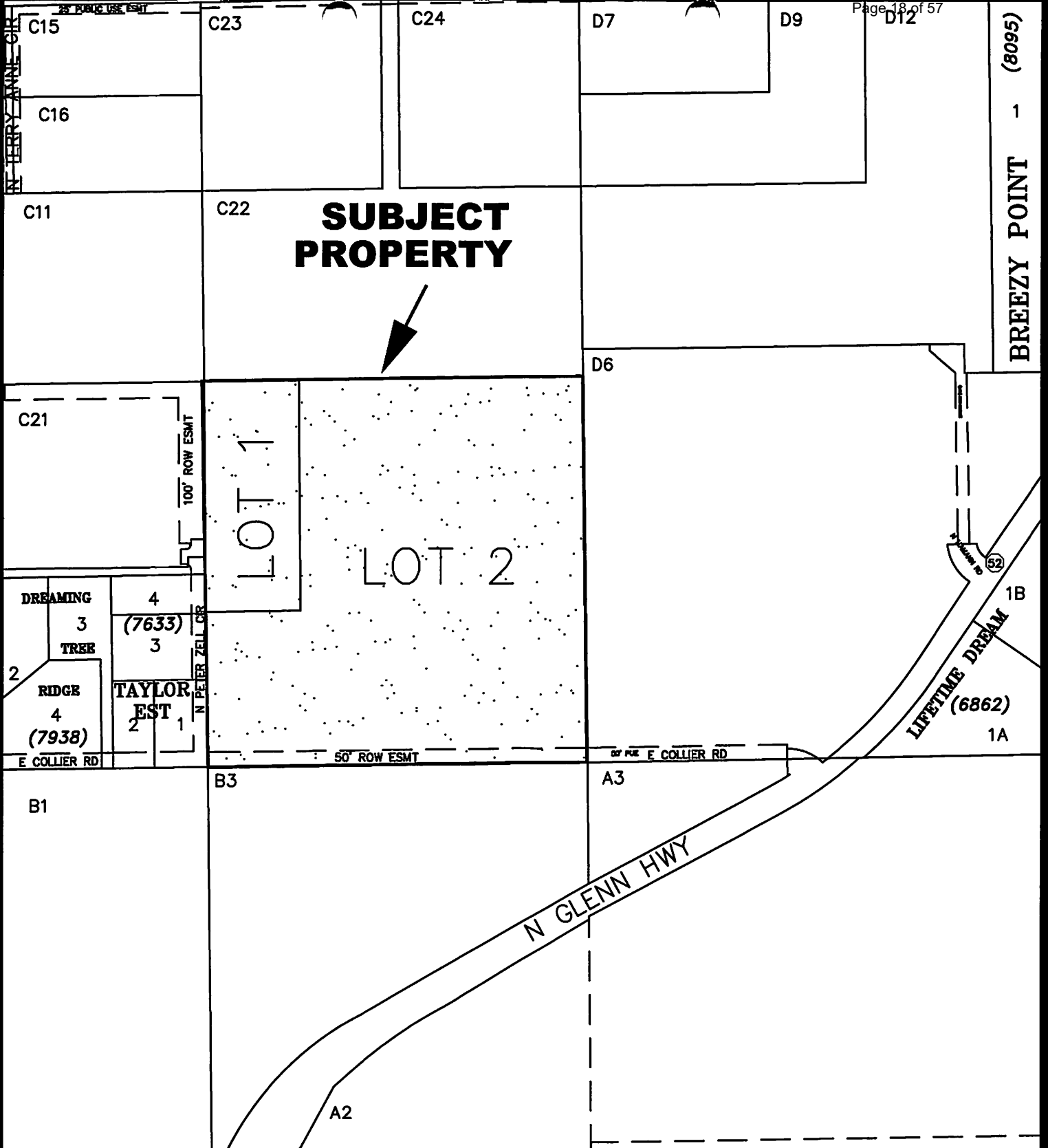
CONCLUSION: The preliminary plat of **BAKERSFIELD** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing; one non-objection was received. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. Pursuant to MSB 43.20.281(A)(1) & (A)(1)(i)(i) a soils report and detailed topographic narrative were submitted.

FINDINGS OF FACT

1. The plat of Bakersfield is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.28(A)(1). The smaller lot has the required 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area; a detailed topographic narrative was submitted for the larger lot.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Community Council Buffalo Mine/Soapstone; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #23 North Colony; MSB Emergency Services, Community Development, Planning Division or Assessments; MTA or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing; one non-objection was received.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the preliminary plat of Bakersfield, Section 09, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

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



VICINITY MAP

FOR PROPOSED BAKERSFIELD
 LOCATED WITHIN
 SECTION 09, T18N, R02E, SEWARD MERIDIAN,
 ALASKA
 PALMER 04 MAP

EXHIBIT A



N Peter Zell Cir

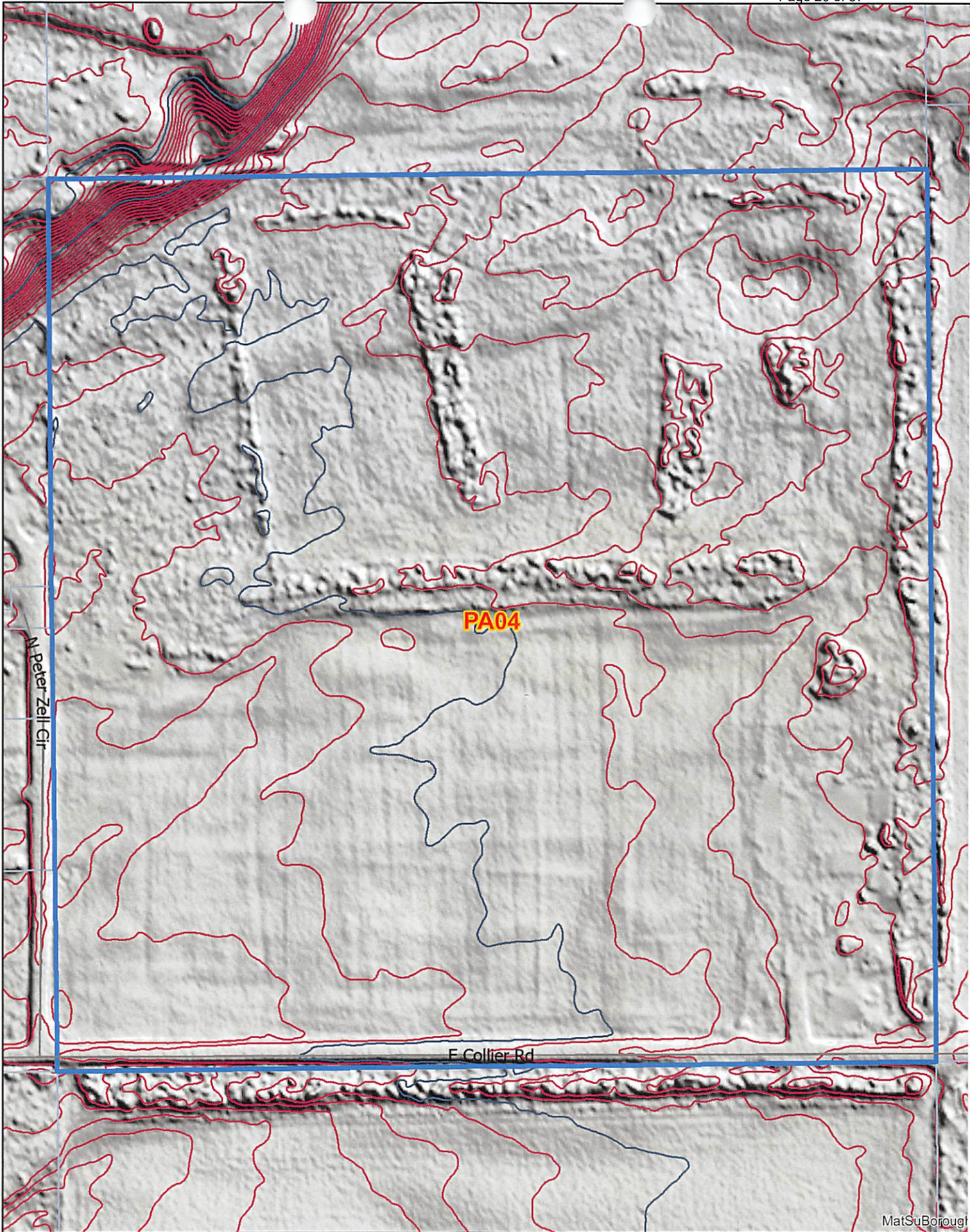
PA04

E Collier Rd

MatSu Borough

180 90 0 180 Feet

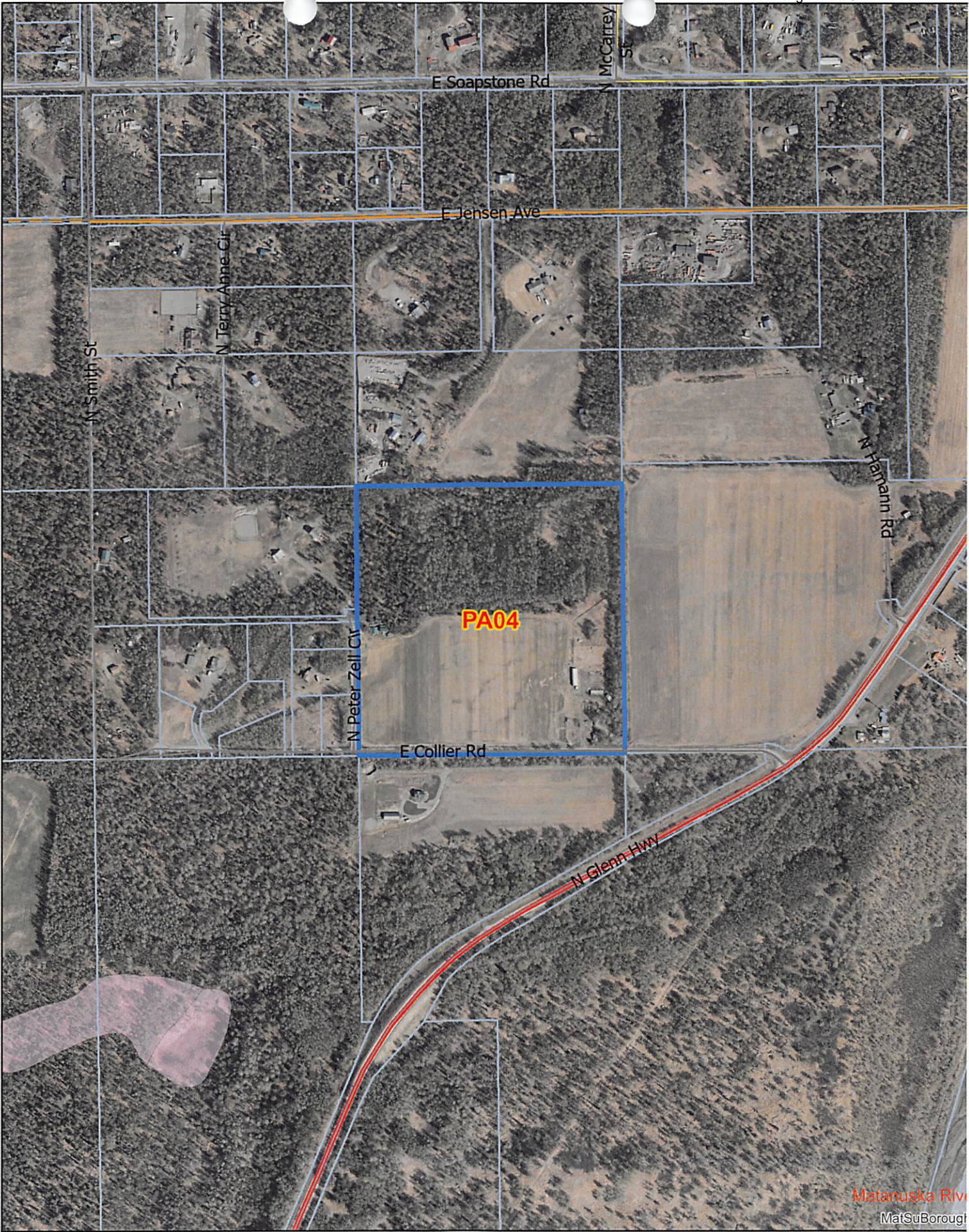




180 90 0 180 Feet

MatSu Borough





590 295 0 590 Feet



Matanuska River
MatSu Borough

HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

RECEIVED
NOV 02 2023
PLATTING



USEABLE AREA CERTIFICATION

BAKERSFIELD

A SUBDIVISION OF

SE1/4 SW1/4 SEC. 9, T.18N. R.2E. SM, AK

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

INDIVIDUAL LOTS: MINIMUM SIZES

- All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- The useable area consists entirely of land sloping less than 25% or will be at final certification.
- The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES: (GP) TEST HOLES:
(SW) TEST HOLES: TH-1 (SP) TEST HOLES: TH-1

Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES: (SM) TEST HOLES:

Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

GROUND WATER INVESTIGATION

No groundwater was encountered in any of the Test Holes
 Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

Monitoring Test Holes May through October: TEST HOLES:
 Soil Mottling or Staining Analysis: TEST HOLES:

Depth to seasonal high water is a min. of 8' TEST HOLES:

Depth to seasonal high water is less than 8'
 Fill will be required A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

Additional Fill required to ensure 8' of coverage above water table Lots:

The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

Re-Grading will be required to eliminate slopes in excess of 25% Lots:

No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area" or will once the specified Fill, Re-Grading and Standard Septic Designs have been provided..

William S. Klebesadel 10-21-23
WILLIAM S. KLEBESADEL P.E. Date
Professional Engineer



HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	SE1/4 SW1/4 SEC. 9, T.18N. R.2E.	TEST HOLE NO.	Date: 10/11/23
Insp. By:	H.R.	1	Job # 23-238

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft								
5ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST					
6ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
7ft			1					
8ft			2					
9ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	3					
10ft			4					
11ft			5					
12ft			6					
13ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	7					
14ft			8					
15ft			9					
16ft			10					
17ft			11					
18ft			12					
19ft			Perc. Hole Diam. (in.):					
20ft			Test Run Between:					
			ft	and	ft	Deep		
			COMMENTS:					

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

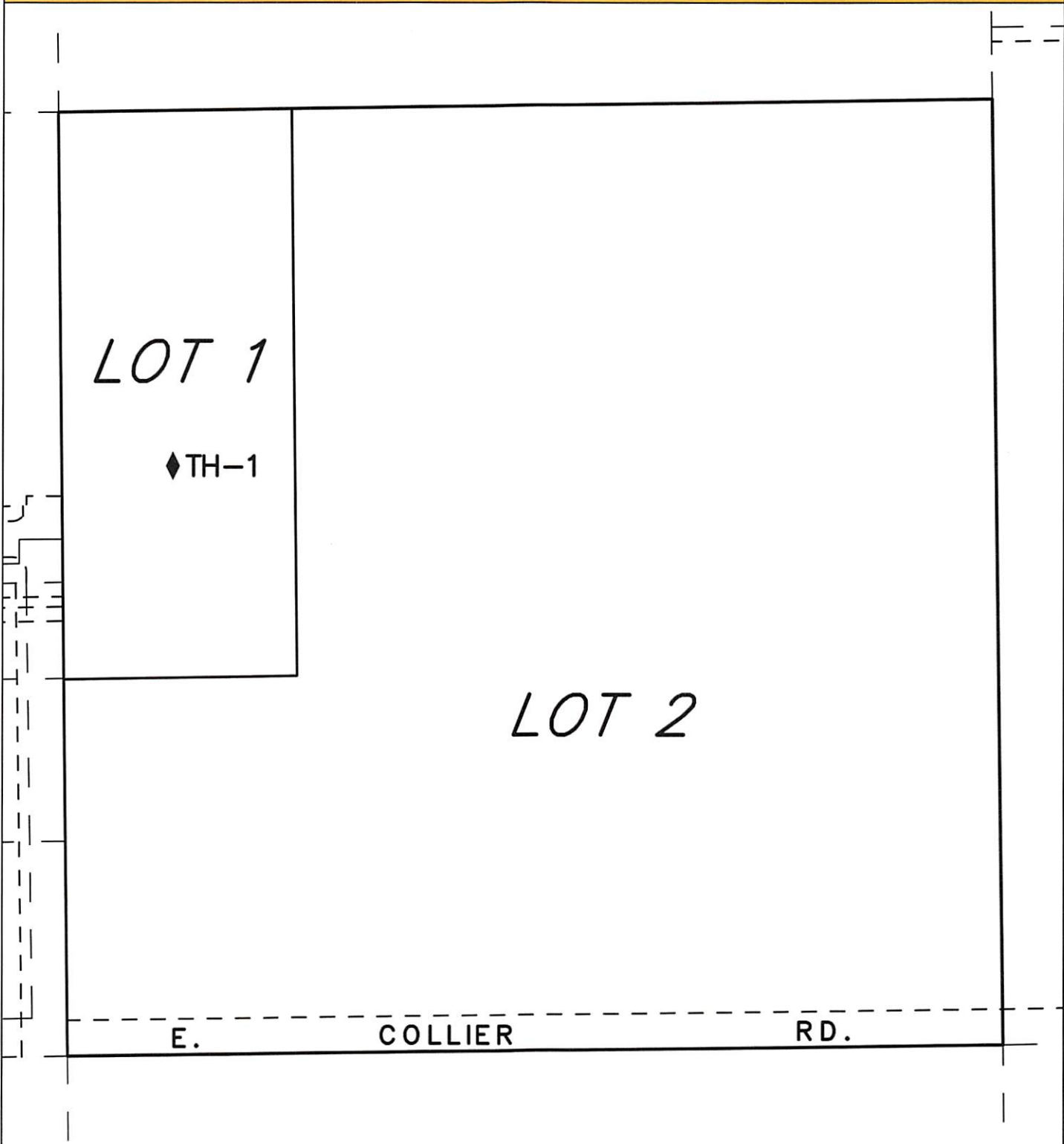
WATER LEVEL MONITORING	
Date	WATER LEVEL

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

BAKERSFIELD		
FILE: 23-238	DRAWN: ELF	10/19/23

EXHIBIT A

HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

RECEIVED
NOV 29 2023
PLATTING



USEABLE AREA: TOPOGRAPHIC NARRATIVE

BAKERSFIELD

A SUBDIVISION OF

SE1/4 SW1/4 SEC. 09, T.18N. R.2E. SM AK

INTRODUCTION

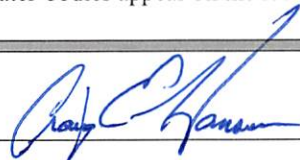
The following narrative presents a summary of visible observations, relevant known local parameters and record data sufficient to describe the topographic features of a portion the described property not addressed in the engineer's certified usable area report.

NARRATIVE

Lots 2 of the proposed Bakersfield subdivision contain 34.09 acres of land. 40% of the land is tree covered with a mixture of Spruce, Birch and Cottonwood. The remaining 60% is a field used in agriculture and buildings.

The lot slopes very gradually to the west with an approximate 1% slope.

No water-bodies appear on the lot



Craig E. Hanson PLS
Professional Land Surveyor

11/29/23

Date



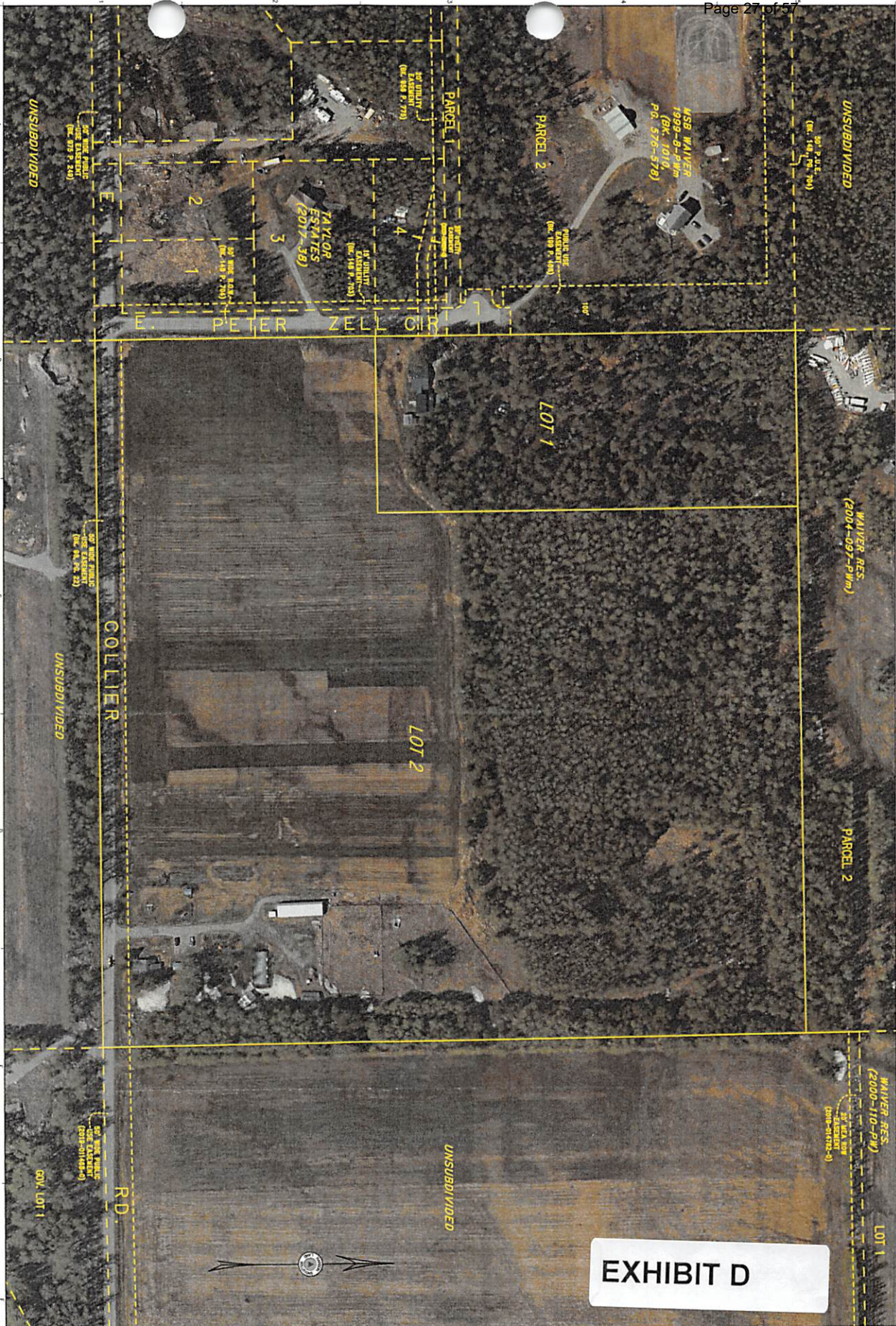


EXHIBIT D

REFERENCE NUMBER: 1-20
SHEET 1 OF 3

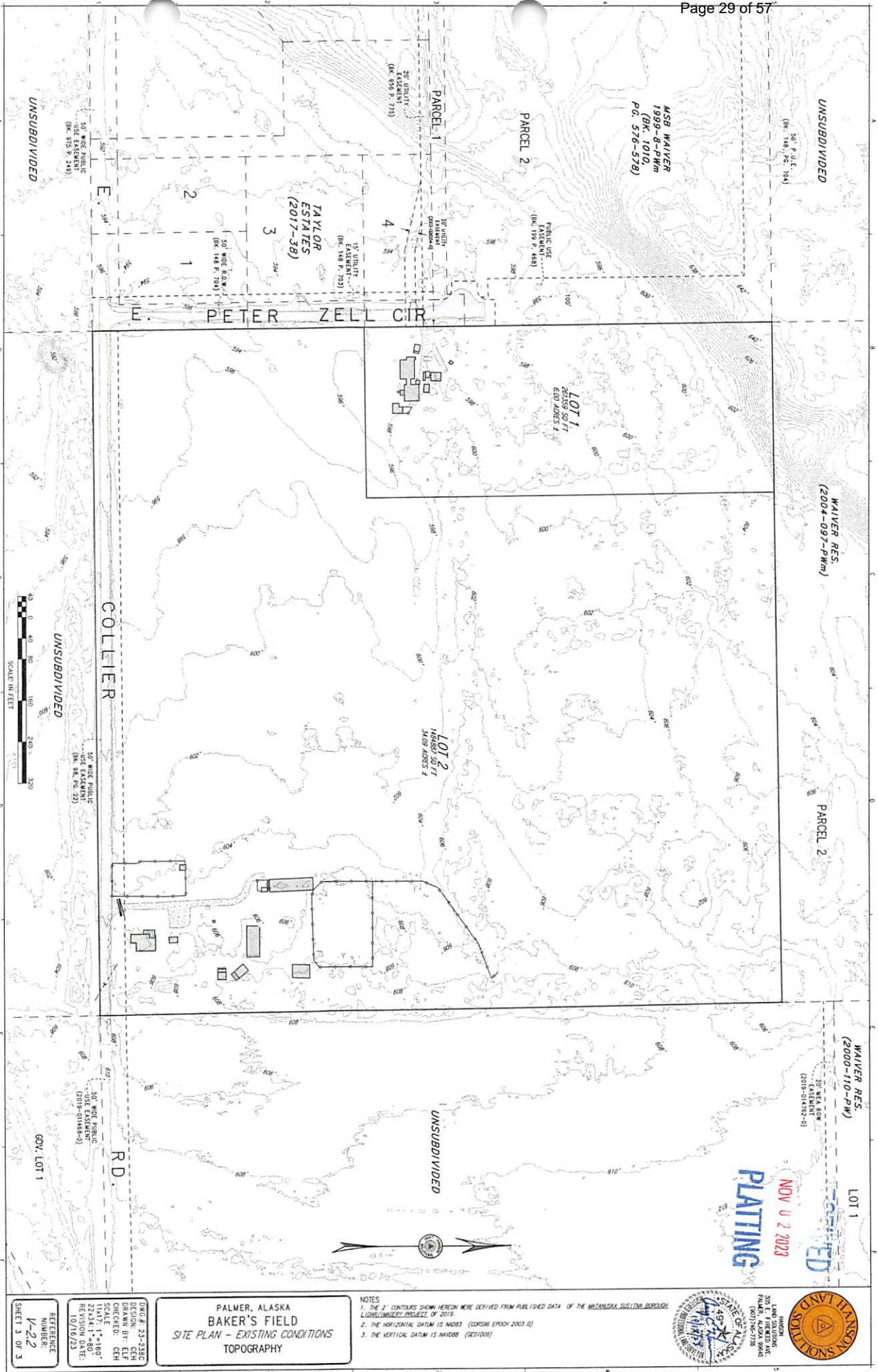
DWG.#: 23-238C
DESIGN BY: EHM
CHECKED: CEH
SCALE: 1" = 160'
REVISION DATE: 10/16/23

PALMER, ALASKA
BAKER'S FIELD
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA BY THE ALASKA DEPARTMENT OF NATURAL RESOURCES, PROJECT OF 2022.
2. THE HORIZONTAL DATUM IS NAD83 (CONFORMS TO EPOCH 2011.0)

RECEIVED
NOV 02 2023
PLATTING





DRAWN BY: CEH
 CHECKED BY: CEH
 SCALE: 1" = 100'
 DATE: 10/16/23
 REVISION DATE:

PALMER, ALASKA
BAKER'S FIELD
 SITE PLAN - EXISTING CONDITIONS
 TOPOGRAPHY

NOTES
 1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE ALASKA STATE SURVEY.
 2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2003.0)
 3. THE VERTICAL DATUM IS NAVD83 (GEOID00)

STATE OF ALASKA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF LAND MANAGEMENT
 300 E. FIREFIELD AVE.
 PALMER, ALASKA 99645
 (907) 734-3100

NOV 02 2023
 PLATTING

WAIVER RES. (200-110-PW)
 LOT 1
 EXISTENT
 (2018-01-01925-0)

WAIVER RES. (2004-097-PW)
 PARCEL 2

MSB WAIVER 1999-8-PWm (BK. 1010, PG. 576-578)

TAYLOR ESTATES (2017-38)

PARCEL 1
 PARCEL 2
 LOT 1
 LOT 2

PETER ZELL CIR
 COLIER RD

UNSUBDIVIDED
 UNSUBDIVIDED
 UNSUBDIVIDED
 UNSUBDIVIDED

50' WIDE PUBLIC USE EASEMENT (BK. 205 P. 210)
 50' WIDE PUBLIC USE EASEMENT (BK. 148 P. 704)
 50' WIDE PUBLIC USE EASEMENT (BK. 148 P. 703)
 50' WIDE PUBLIC USE EASEMENT (BK. 98, 00, 22)
 30' WIDE PUBLIC USE EASEMENT (2018-01-01925-0)

20' UTILITY (BK. 936 P. 719)
 15' UTILITY (BK. 148 P. 703)
 PUBLIC USE (BK. 109 P. 453)

50' WIDE PUBLIC USE EASEMENT (BK. 148 P. 704)
 50' WIDE PUBLIC USE EASEMENT (BK. 148 P. 703)
 50' WIDE PUBLIC USE EASEMENT (BK. 98, 00, 22)

30' WIDE PUBLIC USE EASEMENT (2018-01-01925-0)

50' WIDE PUBLIC USE EASEMENT (BK. 205 P. 210)

50' WIDE PUBLIC USE EASEMENT (BK. 148 P. 704)

50' WIDE PUBLIC USE EASEMENT (BK. 148 P. 703)

50' WIDE PUBLIC USE EASEMENT (BK. 98, 00, 22)

30' WIDE PUBLIC USE EASEMENT (2018-01-01925-0)

50' WIDE PUBLIC USE EASEMENT (BK. 205 P. 210)

Amy Otto-Buchanan

From: Daniel Dahms
Sent: Tuesday, December 19, 2023 2:31 PM
To: Amy Otto-Buchanan
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Bakersfield #23-148

Amy,

No comments from PD&E.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, December 6, 2023 10:33 AM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; bgerard@mtaonline.net; mothers@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>
Subject: RFC Bakersfield #23-148

The following link contains a Request for Comments to create two lots from 118N02E09C004, Bakersfield, MSB Case #2023-148. Comments are due by **December 21, 2023**. Please let me know if you have any questions. Thanks, A.

 [Bakersfield](#)

Amy Otto-Buchanan
Platting Specialist
amy.otto-buchanan@matsugov.us
907-861-7872

Amy Otto-Buchanan

From: Kendra Johnson
Sent: Monday, December 18, 2023 12:37 PM
To: Amy Otto-Buchanan
Cc: Permit Center
Subject: FW: RFC Bakersfield #23-148

Reviewing for Permit/Code Compliance –

I do not see a driveway permit on file for either access to the master lot.

Please put a note/requirement that they obtain a driveway permit for the proposed lot 1 for the access to Peter Zell Cir and a driveway permit for the proposed lot 2 for the access to Collier Road.

There are no Code Compliance violations on the master property at this time, so no further comments.

Kendra Johnson, CFM
Senior Code Compliance Officer
(907)861-7861 office
(907)861-7822 Permit Center

From: Permit Center <Permit.Center@matsugov.us>
Sent: Monday, December 18, 2023 10:51 AM
To: Peggy Horton <Peggy.Horton@matsugov.us>; Rick Benedict <Rick.Benedict@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>
Subject: FW: RFC Bakersfield #23-148

Good morning,
Please take a look to see if you have any comments to add.
Thank you,

[Corinne Lindfors](#)
Matanuska-Susitna Borough
Development Services
Administrative Specialist
350 E. Dahlia Avenue
Palmer, Alaska 99645
Corinne.lindfors@matsugov.us
PH: (907)861-8574

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, December 6, 2023 10:33 AM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; bgerard@mtaonline.net; mothers@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaldistrict1@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel

Amy Otto-Buchanan

From: Peggy Horton
Sent: Monday, December 18, 2023 11:01 AM
To: Amy Otto-Buchanan
Cc: Rick Benedict; Taunnie Boothby
Subject: RE: RFC Bakersfield #23-148

No comments from Current Planning

Peggy Horton
Current Planner
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-7862

From: Permit Center <Permit.Center@matsugov.us>
Sent: Monday, December 18, 2023 10:51 AM
To: Peggy Horton <Peggy.Horton@matsugov.us>; Rick Benedict <Rick.Benedict@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>
Subject: FW: RFC Bakersfield #23-148

Good morning,
Please take a look to see if you have any comments to add.
Thank you,

[Corinne Lindfors](#)
Matanuska-Susitna Borough
Development Services
Administrative Specialist
350 E. Dahlia Avenue
Palmer, Alaska 99645
Corinne.lindfors@matsugov.us
PH: (907)861-8574

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Sent: Wednesday, December 6, 2023 10:33 AM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; bgerard@mtaonline.net; mothers@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, December 14, 2023 5:27 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Bakersfield #23-148
Attachments: Agenda Plat.pdf

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

Amy,

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

Thanks,

MIREYA ARMESTO

GCI | Technician III, GIS Mapping

m: 907-744-5166 | w: www.gci.com

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, December 6, 2023 10:33 AM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; bgerard@mtaonline.net; mothers@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>
Subject: RFC Bakersfield #23-148

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

The following link contains a Request for Comments to create two lots from 118N02E09C004, Bakersfield, MSB Case #2023-148. Comments are due by **December 21, 2023**. Please let me know if you have any questions. Thanks, A.

 [Bakersfield](#)

Amy Otto-Buchanan

Platting Specialist

amy.otto-buchanan@matsugov.us

907-861-7872



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

December 18, 2023

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

To whom it may concern:

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

Bakersfield
(MSB Case # 23-148)

If you have any questions, please feel free to contact me at (907) 252-1294 or by email at skylar.furlong@enstarnaturalgas.com.

Sincerely,

A handwritten signature in blue ink that reads "Skylar Furlong". The signature is written in a cursive, flowing style.

Skylar Furlong
Right of Way and Permitting Agent
ENSTAR Natural Gas Company, LLC
C: (907) 252-1294

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

RECEIVED
DEC 27 2023
PLATTING

18N02E09D006 13
LEWIS BRADLEY ALASKA FARMLAND TR CORP
9263 N MACIE ~~TOP LOOP~~ LOOP
HAYDEN ID ~~93835~~-9806
83835

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CRAIGE & KATHLEEN BAKER LIVING TRUST

REQUEST: The request is to create two lots from Tax Parcel C4 (SE ¼ SW ¼ Section 9), to be known as **BAKERSFIELD**, containing 40 acres +/- . Parcel is located northwest of S. Glenn Highway and the Matanuska River, directly north of E. Collier Road and directly east of E. Peter Zell Circle (Tax ID# 18N02E09C004); lying within Section 09, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Buffalo Mine/Soapstone Community Council and Assembly District #1.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing at the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska, on the proposed **Subdivision**. The public hearing is scheduled for **January 3, 2024**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

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

No Objection [] Objection [] Concern

Name: Bradley D. Lewis Address: 9263 N Macie Loop Hayden, ID 83835

Comments: _____

Case # 2023-148 AOB
Note: Vicinity map Located on Reverse Side

EXHIBIT H

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

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

CRAIGE A BAKER (TRUSTEE) DATE _____
CRAIGE AND KATHLEEN BAKER LIVING TRUST
P.O. BOX 2976
PALMER, AK 99645-2976

KATHLEEN A BAKER (TRUSTEE) DATE _____
CRAIGE AND KATHLEEN BAKER LIVING TRUST
P.O. BOX 2976
PALMER, AK 99645-2976

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____

DAY OF _____, 20____,

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____



NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHEAST CORNER OF LOT 2, A RECOVERED BRASS CAP (SURVEYED POINT 702) WITH A NETWORK GNSS GEODETIC POSITION OF 61° 39' 38.79"N 149° 06' 11.57"W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
5. THIS SUBDIVISION IS ENCUMBERED BY MEA BLANKET EASEMENTS RECORDED ON SEPTEMBER 29, 1961 IM BK. 38, PG. 224, AND ON OCTOBER 30, 2003 AT DOCUMENT# 2003-032557-0

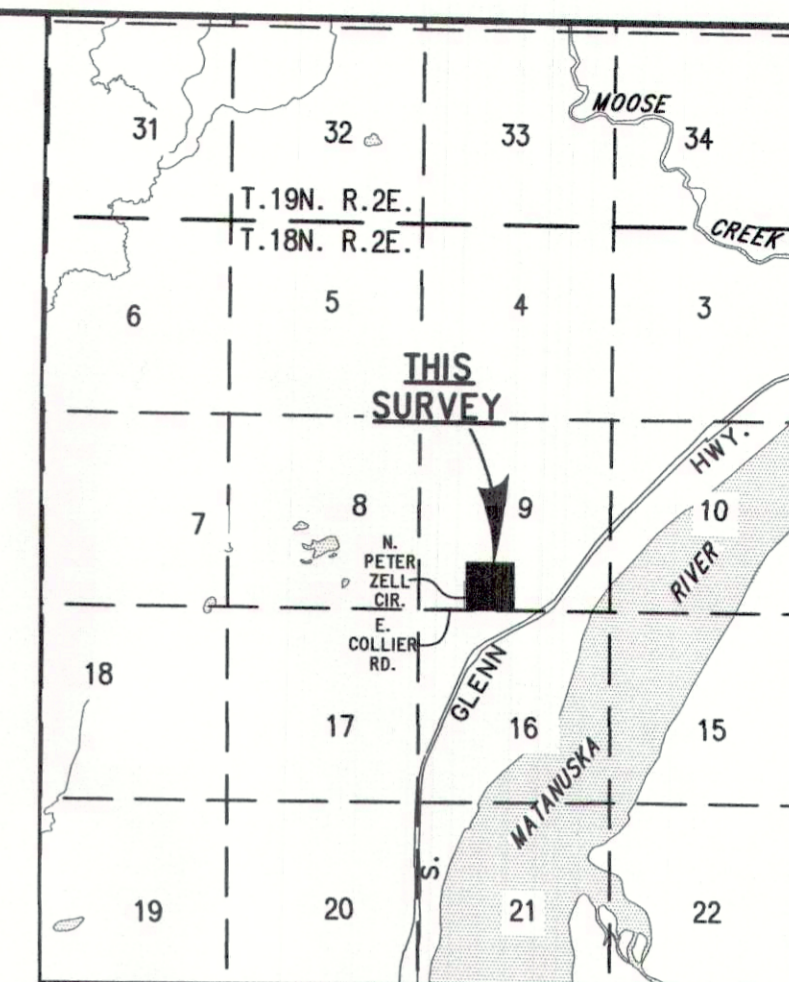
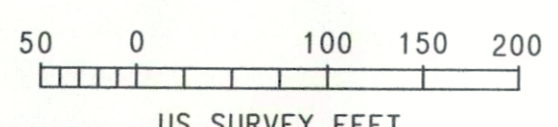
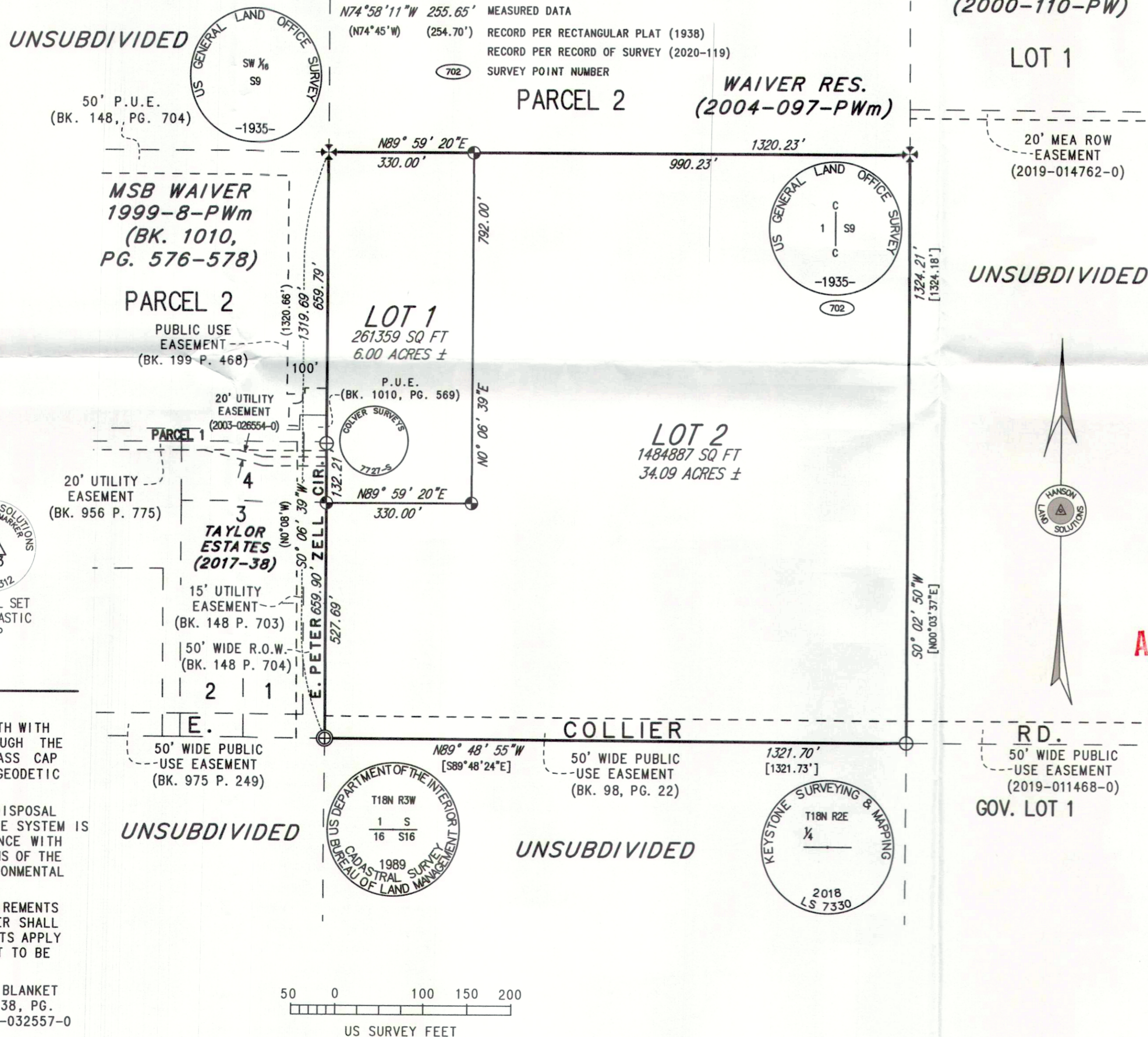
CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

LEGEND

- ⊕ RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- ⊕ RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- ⊕ RECOVERED ALUMINUM CAP ON 3/8" REBAR
- ⊕ SET PLASTIC CAP ON 3/8"x30" REBAR
- MEASURED DATA
- RECORD PER RECTANGULAR PLAT (1938)
- RECORD PER RECORD OF SURVEY (2020-119)
- 702 SURVEY POINT NUMBER



SOURCE: MSB TAX MAP IN15, IN16 PA03, PA04, PA05, & PA06 1"=5280'

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

Agenda Copy

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NOV 02 2023
PLATTING

A PLAT OF
BAKERSFIELD
A SUBDIVISION OF
SE 1/4 SW 1/4
SEC. 9, T.18N. R.2E. SM, AK
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW 1/4 SEC. 09, T.18N. R.2E. SM, AK
CONTAINING 40.00 ACRES MORE OR LESS

HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738

30

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 3, 2024

ABBREVIATED PLAT: IRISH HILLS RSB LOT 1A & LOTS 3 & 4 Block 1
LEGAL DESCRIPTION: SEC 10, T16N, R04W, S.M., AK
PETITIONERS: BRIAN BRIGANDI
SURVEYOR/ENGINEER: DENALI NORTH / JAMES ROWLAND, P.E.
ACRES: 4.08 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2023-149

REQUEST:

The request is to create two lots from Lot 1A, Irish Hills Lot 1A, Block 1 (Plat #2012-114) and Lots 3 & 4, Block 1, Irish Hills (Plat#75-11) to be known as **IRISH HILLS RSB LOTS 1A-1 & LOT 3A BLOCK 1**, containing 4.08 acres +/- . The property is located directly south of W. Loc Lohmand Drive, west of S. Burma Road, and on the north shore of Marilee Lake; within the SE ¼ Section 10, Township 16 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos **Exhibit A – 4 pgs**
Soils Report **Exhibit B – 5 pgs**

COMMENTS:

ADOT&PF **Exhibit C – 3 pgs**
MSB Pre-design and Engineering **Exhibit D – 1 pg**
MSB Development Services **Exhibit E – 1 pg**
MSB Permit Center **Exhibit F – 1 pg**
Utilities **Exhibit G – 1 pg**

DISCUSSION: The proposed subdivision is creating two lots. Lot 1A-1 will be 2.54 acres and Lot 3A will be 1.54 acres. Proposed Lots will take access from W. Loc Lohmand Drive, a Borough owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). James Rowland, P.E., notes that one test hole was excavated for the proposed lots. Test pit locations were selected as a representative of the conditions to be expected throughout the proposed subdivision. The test holes were dug to a depth of 13’, no ground water was encountered. Soils in the test hole are described as 1’ of topsoil and 12’ of various layers, sand and gravels, some cobbles. / SP. The engineer has determined that each of the two proposed lots will have at least 10,000 square feet of contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 Area.

COMMENTS:

ADOT&PF (**Exhibit C**) has no comment.

DPW Pre-design and Engineering (**Exhibit D**) has no comment.

MSB Development Services (**Exhibit E**) notes there appear to be setback violations with four sheds shown on these two proposed lots.

MSB Permit Center (**Exhibit F**) notes proposed lot 1A-1 has a current driveway permit on record; I do not see where the proposed lot 3A will be accessing from W. Loc Lohmand Drive; if they create a driveway/new access they will need to obtain a MSB driveway permit. There are no current/open violations filed with Code Compliance at this time. No other comments.

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

CONCLUSION

The plat of **IRISH HILLS RSB LOTS 1A-1 & LOT 3A BLOCK 1**, is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A soils report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

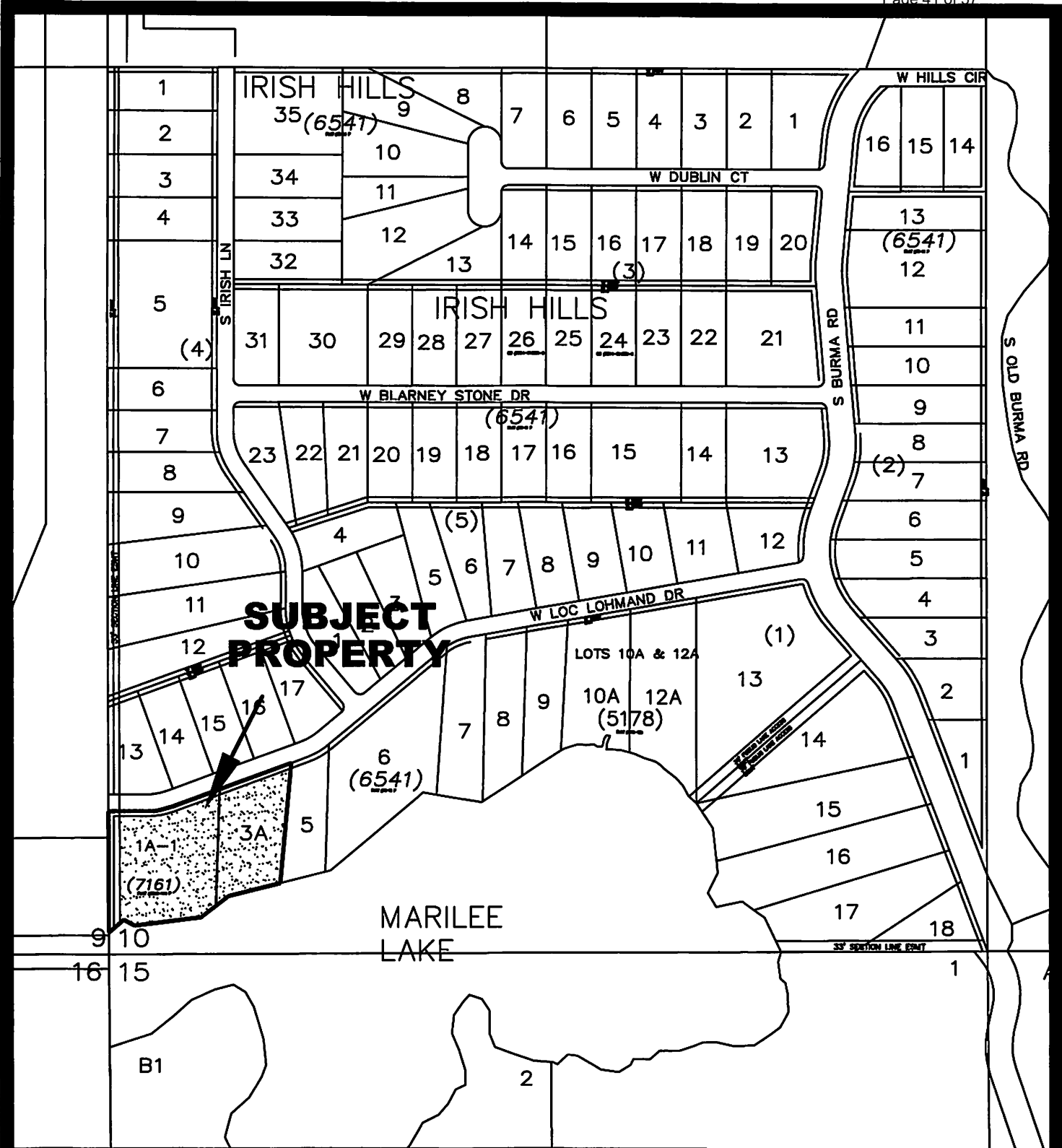
FINDINGS of FACT:

1. The abbreviated plat of **IRISH HILLS RSB LOTS 1A-1 & LOT 3A BLOCK 1**, is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. Setback violations exist consisting of four outbuildings.
5. There were no objections from any borough departments, outside agencies, utilities, or the public.
6. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council #4 Big Lake; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, or Assessments; MTA, GCI or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of IRISH HILLS RSB LOTS 1A-1 & LOT 3A BLOCK 1, contingent on the following recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Provide evidence showing setback violations have been corrected.
4. Apply for driveway permit before construction on Lot 3A.
5. Pay postage and advertising fees.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



VICINITY MAP
FOR PROPOSED IRISH HILLS RSB LOTS 1A-1 &
LOT 3A BLOCK 1 SUBDIVISION
LOCATED WITHIN
SECTION 10, T16N, R04W, SEWARD MERIDIAN
ALASKA
GB03 MAP

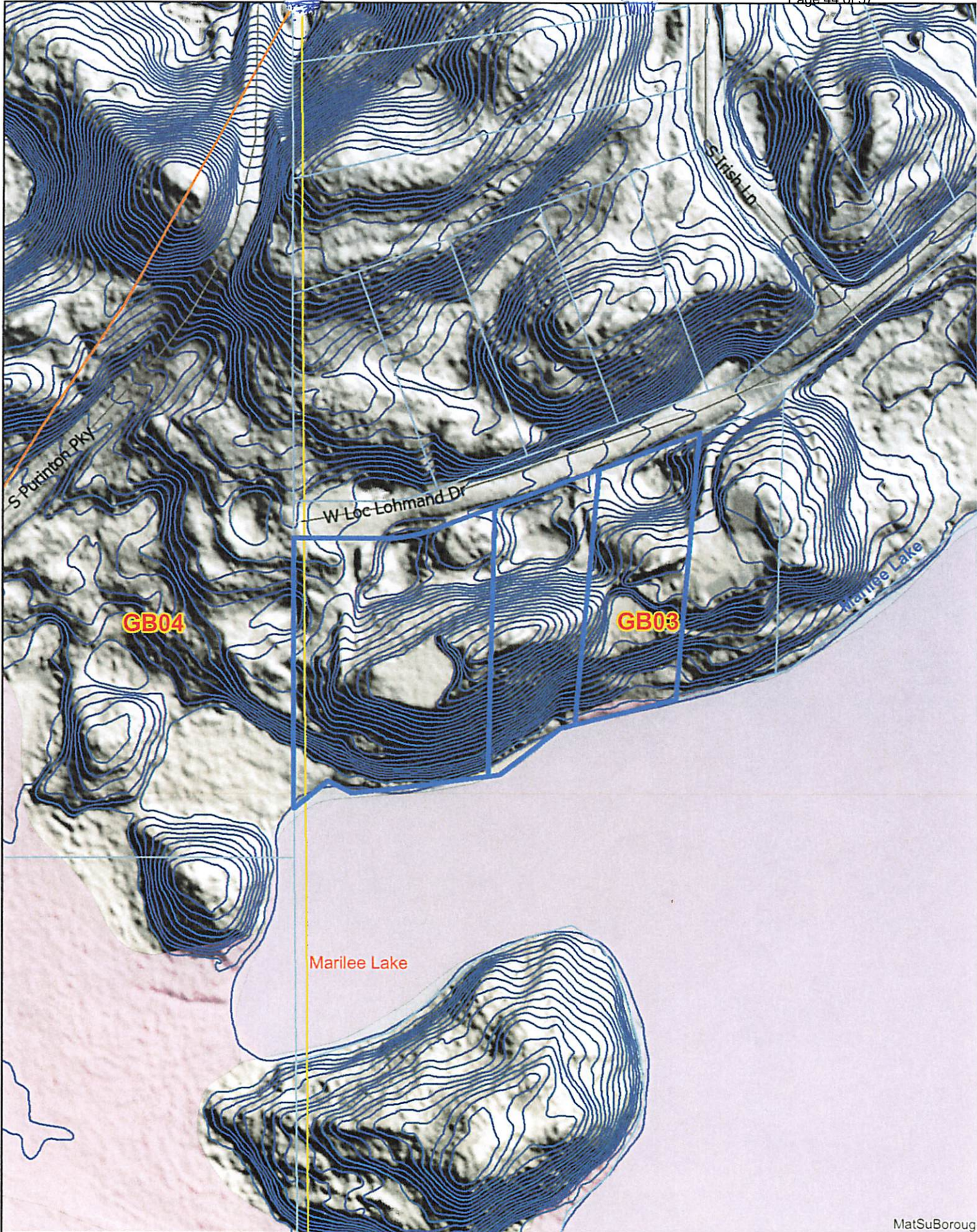


MatSuBorough



650 325 0 650 Feet

MatSu Borough



160 80 0 160 Feet

MatSuBorough

EXHIBIT A-4

October 18, 2023

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

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RE: Irish Hills Rsb.

SOILS INVESTIGATION:

A soils investigation has been completed for the referenced proposed two lot subdivision. The investigation was to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations.


Attached is the test hole log from the existing septic documentation. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and my observations of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281.

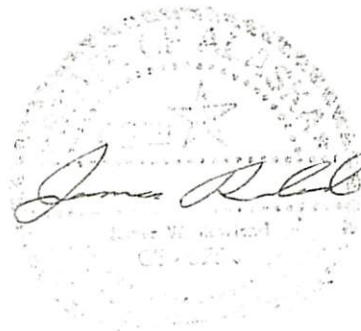
SITE PLAN:

In accordance with MSB 43.15.016(A) the drainage/topo map is included. Drainage patterns will not be altered as a result of this subdivision.

If you have any questions, please feel free to contact the office at (907)376-9535.

Sincerely


James Rowland, P.E.



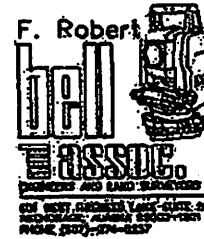
SOIL LOG

Job Number: 10-1599.04

Project Location: Irish Hills, Lot 1 Block 1

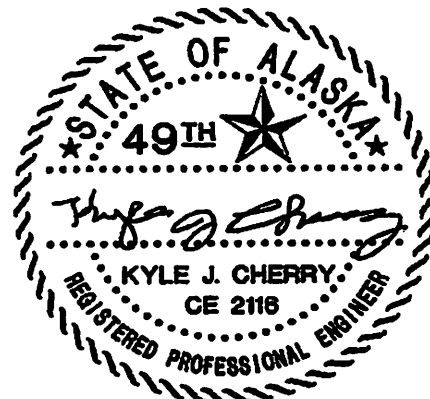
Logged By: Kurt MacKenzie

Date: 8/4/2010



TEST HOLE NO.1

Depth (feet)	Description
0	0-1' Topsoil
1	
2	1-12' Various layers, sand and gravels, some cobbles./ SP
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	



DATE: 9-21-2010

TEST HOLE LOCATION:
10' south of bed

COMMENTS:
No ground water detected, soils were visually rate by the field inspector as an SP soil with an estimated application rate of 150 sqft/day per bedroom.

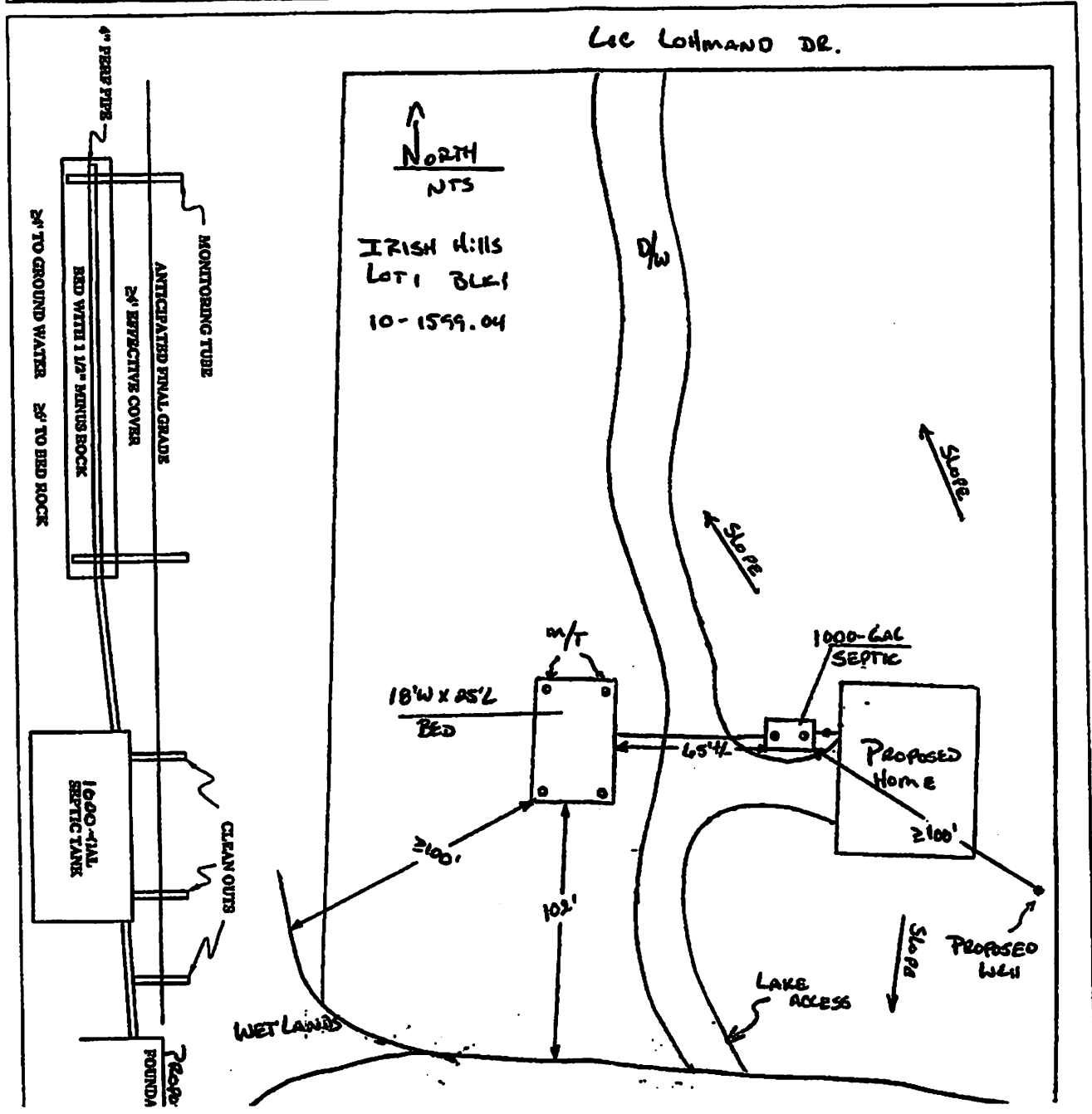
This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyzes. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

IV. DIAGRAM OF SYSTEM(S) INSTRUCTIONS FOR DIAGRAM

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

a) Well	b) All Structures	c) Septic Tank	d) Soil Absorption System
e) Surface Water	f) Sources of contamination	g) Property Line	(Include dimensions)
h) Closest well on adjacent property		i) Closest septic tank on an adjacent property	
j) Closest edge of an absorption field on adjacent property		k) All cleanouts and monitor tubes	
2. Show distances between the well and each of the sources of contamination listed in 1.
3. Show distances between water bodies and each part of the onsite system listed in 1.
4. In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:

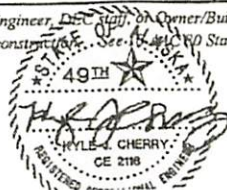
a) Soil Cover	b) Absorption Material	c) Water Table	d) Bedrock	e) Discharge pipes	f) Insulation
---------------	------------------------	----------------	------------	--------------------	---------------



RECEIVED
NOV 29 2023
PLATTING

Date Received		STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION DOCUMENTATION OF CONSTRUCTION	
I. GENERAL INFORMATION			
Legal Description of the Location <u>Irish Hills, Lot 1, Block 1</u> Street Address (if known): <u>21592 West Loc Lommond Drive</u>		Submitted by: (Check one) <input type="checkbox"/> Certified Installer <input type="checkbox"/> Approved Homeowner <input checked="" type="checkbox"/> Registered Engineer	
Installer Name: <u>Big Lake Landscaping</u> Mailing Address <u>P.O. Box 250354</u> <u>Big Lake, Alaska 99652</u>		Onsite Wastewater System Serves: <input checked="" type="checkbox"/> Single Family. Number of Bedrooms <u>3</u> <input type="checkbox"/> Duplex. Number of Bedrooms _____ <input type="checkbox"/> Small Commercial Facility With Estimated Design Flow of less than 500 GPD.	
II. WATER SUPPLY SYSTEM (SECTION II IS OPTIONAL)			
Source of Water and Containment (Check all that Apply) <input checked="" type="checkbox"/> Well (Drilled or Driven) <input type="checkbox"/> Surface (Identify) _____ <input type="checkbox"/> Roof Catchment <input type="checkbox"/> Holding Tank <input type="checkbox"/> Other (Identify) _____		Type of Water Supply System <input checked="" type="checkbox"/> SF/Duplex <input type="checkbox"/> Public	
Treatment of Water (Check all that Apply) <input type="checkbox"/> None <input type="checkbox"/> Chlorination <input type="checkbox"/> Filtration <input type="checkbox"/> Mineral Removal <input type="checkbox"/> Other: _____			
Well Data			
Is the height of the well casing more the 12" above the ground?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is a sanitary seal or well cap installed on the well casing?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is drainage directed away from or around the casing within a radius of 10 feet of the well casing?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is well wire enclosed in conduit?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Date Drilled	Depth of Well (Feet)	Static Water Level (Feet)	Yield (if available) Pump Rate (if available)
Separation Distance from the Well Casing to each of the Following Sources of Contamination:			
Septic/Holding Tank on Lot Feet		Sewer Lines on Lot Feet	
Closest Septic/Holding Tank on Adjacent Lot Feet		Closest Sewer Lines on Adjacent Lot Feet	
Absorption Area on Lot Feet		Closest Edge of an Absorption Area on Adjacent Lot Feet	
Indicate separation distance from toxic materials including fuel tanks, paints, lubricants and other petroleum based materials, pesticides, fungicides or herbicides to well casing:		On Lot Feet On Adjacent Lot Feet	
Water Sample Taken by: (Name)		Sampler is: <input type="checkbox"/> Buyer <input type="checkbox"/> Engineer <input type="checkbox"/> Banker <input type="checkbox"/> Government Official	
Address			
Water Sample Results: Attach Copy <input type="checkbox"/> Satisfactory - Date <input type="checkbox"/> Unsatisfactory - Date			
Comments/Recommendations: 			
I certify that the above information, and that provided in Section IV, is correct:			
Signature	Typed/Printed Name	Title	Date

Note: 1. This section should be signed by a Certified Installer, Professional Engineer, Licensed Contractor, or Owner/Builder
2. All public water systems must receive ADEC plan approval prior to construction. See 18 AAC 030 State of Alaska Drinking Water Regulations for specific requirements.



III. WASTEWATER DISPOSAL	Legal Description: Irish Hills, Lot 1, Block 1
Type of Wastewater System:	
<input checked="" type="checkbox"/> Septic Tank with Conventional Soil Absorption System <input type="checkbox"/> Package Treatment Plant (requires engineered design)	
<input type="checkbox"/> Holding Tank: Material Type: _____ Size in Gallons: _____ Manufacturer: _____	
<input type="checkbox"/> Other - Specify Type _____ <input type="checkbox"/> Alternate Onsite (requires engineered design)	
<input type="checkbox"/> Small Commercial System (< 500 GPD) With Estimated Daily Wastewater Flow of: _____ Gallons Per Day (GPD)	
Criteria Used to Estimate Daily Wastewater Quantity: _____	

<input checked="" type="checkbox"/> NEW SYSTEM	<input type="checkbox"/> REPAIR TO EXISTING SYSTEM	Certified Installer Installation Notification Date:
Name of Installer: Big Lake Landscaping		Date Installed: 8-18-2010
System Installed:		<input checked="" type="checkbox"/> With Inspection by a Registered Engineer
<input type="checkbox"/> By a Registered Engineer <input type="checkbox"/> By a Certified Installer/Installer Number		<input type="checkbox"/> By a Certified Installer/Installer Number
<input type="checkbox"/> By Approved Homeowner (attach copy of approval letter)		
Septic Tank: Material:	Manufacturer:	Size (Gallons):
Steel	Greer Tank	1000
		Number of Compartments:
		2
Type of Soil Absorption System:		
<input type="checkbox"/> Deep Trench <input type="checkbox"/> Shallow Trench <input type="checkbox"/> Seepage Pit <input checked="" type="checkbox"/> Bed		
<input type="checkbox"/> Mound <input type="checkbox"/> Other, Specify _____		
Soil Classification: SP	Soil Rating: 150	Dimensions/Size of Absorption Area: 18'W x 25'L
Grading/Size of Distribution Rock: 3/4" - 1-1/2"		Thickness/Depth of Distribution Rock: 12"
Percolation Test Results, Attach Copy of Report:		Percolation Test Performed by: Visual Inspection
Minutes per Inch	Sq. ft. per bedroom	percolation test results must be sealed/signed by a registered engineer
List ground cover in feet over:	Septic Tank > 4'	Absorption Area > 4'
		Sewer Pipes > 4" See Note
Cleanout Pipes/Caps Installed:	Foundation Cleanout: 1	Septic Tank: 2
		Monitor Tubes: 2
Indicate separation distances from septic tank or absorption area, whichever is closest, to all nearby:		
Public drinking water sources within 200 feet:	>200'	Private drinking water sources within 100 feet: >100'
Nearest water bodies (see 18 AAC 72.020(b)): 102'		Lot line: ± 102' to south lot line (Marlee Lake)
Separation Distance from Onlot Sewer Lines to:	Public Drinking Water Sources: >200'	Private Sources: >100'
Separation Distance From Bottom of Distribution Rock to:	Groundwater Table: >4'	Bedrock: >6'
Separation Distance from Absorption Area to Slope exceeding 25%: N/A		
Comments/Recommendations		
No percolation test was performed. The soil was classified by field inspector as SP with an estimated application rate of 150 s.f./bedroom. As part of this inspection, the grades of the septic tank and associated lines were verified. No groundwater present at time of inspection. *2" additional foam placed over tight line where it passes under driveway.		
I certify that the above information, and that provided in Section IV, is correct:		
Signature	Typed/Printed Name	Title, Reg./Cert No., Inst. No.
<i>Kyle J. Cherry</i>	Kyle J. Cherry	CE-2116
		Date
		9-21-2010
NOTE: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or Approved Homeowner. If engineering seal bears printed name, registration number, and is signed, those blocks need not be completed for engineered submittals.		

SEAL
Registered Professional
Engineer





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

Department of Transportation and
Public Facilities

Division of Project Delivery
Anchorage Field Office

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

December 11, 2023

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Plat #2012-114 & Plat #75-11, Irish Hills RSB Lots 1A-1 & Lot 3A Block 1, Burma Road**

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

- **Plat No. 72-31, PA 12 Hotchkiss, Outer Springer Loop Road**
 - No direct access for Lot 2 or Lot 3 to Outer Springer Loop Road will be authorized. Please add as plat note.
 - Lots 1, 2 and 3 required to share access. Dedicate a public use easement and show this on plat to formalize shared access.
 - No driveways through flag portions of Lots 2 and 3 will be permitted to access Outer Springer Loop Road.
 - Subsequent development of Lots 1, 2, and 3 require continued use of public use easement. No further access to Outer Springer Loop Road will be authorized.
 - Subsequent utility development required through public use easement.
- **Plat #2003-57, WA 11 Hale, Southcentral Foundation, Knik-Goose Bay Road and Palmer-Wasilla Highway**
 - No objection to the proposed lot division.
 - No direct access for Lot 2A to the Palmer-Wasilla Highway will be authorized.
 - Lot 2A and Lot 2B required to share access to Knik-Goose Bay Road.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT C - 1

- DOT&PF requires shared access be shown on plat through a dedicated public use easement.
 - Subsequent development of Lot 2A and Lot 2B required to continue use of public use easement. No further access to Knik-Goose Bay Road will be authorized.
 - Apply for a new driveway permit for access onto Knik-Goose Bay Road. Plat actions invalidate existing driveway permits and require permits to be reapplied for. Driveway permits can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - No new utility access through Knik-Goose Bay Road or right of way, or the Palmer-Wasilla Highway or right of way will be authorized. Utilities and subsequent utility development required through existing driveway access.
- **MSB Waiver Resolution #84-132-PWM, filed as 84-327W; WA 10 HLS for Moriarty Enterprises; Parks Highway**
 - No objection to lot consolidation.
 - Consolidate driveways into one access onto Fireweed Road. Only one access will be authorized onto Fireweed Road.
 - Subsequent lot development requires continued use of singular access onto Fireweed Road.
 - Apply for a new approach road permit for access onto Fireweed Road. Platting actions invalidate existing driveway and approach road permits. This access needs to go through an approach road review due to the guardrail at this location. Apply for an Approach Road Review at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - No new utility access through Fireweed Road. Subsequent development requires utilities through existing access.
- **MSB Waiver Resolution #84-65-PWm, #85-32-PWm, #91-17-PWm, #91-24-PWm; AR 08 HLS for Chuck Gerwig; Victory Road**
 - No objection to the proposed plat.
 - DOT&PF requests all lots dedicate right of way along Victory Road and Glenn Highway.
 - Please add as plat note: "No direct access to the Glenn Highway will be permitted for Lots 2, 3 & 4. Access must be taken from Victory Road. Subsequent subdivision of these lots will require continued access through Victory Road."
 - Please add as plat note: "DOT&PF will permit one singular access onto the Glenn Highway for Lot 1. Subsequent development of Lot 1 will require continued use of this existing access."
 - Clarify location of all easements in Lot 1 including access road to the Matanuska River that runs through Lot 1.
 - Apply for a new driveway permit for access for Lot 1 onto the Glenn Highway. Platting actions invalidate previously existing driveway permits. Driveway permits can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - DOT&PF requests the Mat-Su Borough add a Certificate of Ownership and Dedication for DOT&PF to sign regarding Glenn Highway right of way dedication.

- MSB pre-application packet indicates that petitioners will need to upgrade Victory Road to borough standards. Victory Road is maintained by DOT&PF and currently has a DOT&PF project in design for improvements along this corridor. DOT&PF recommends petitioners not required to upgrade.

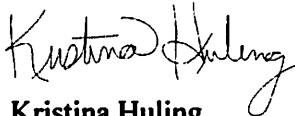
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

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

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

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

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

Jesse Curlin

From: Daniel Dahms
Sent: Tuesday, December 12, 2023 3:46 PM
To: Jesse Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Irish Hills RSB Lot 1A & Lots 3 & 4, Block 1

Follow Up Flag: Follow up
Flag Status: Flagged

Chris,

No comments from PD&E.

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, December 7, 2023 2:00 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; mokietew@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>; Andy Dean <Andy.Dean@matsugov.us>; board@nlakes.cc; Collections <Collections@matsugov.us>; davemtp@mtaonline.net; david.post@alaska.gov; Elaine Flagg <Elaine.Flagg@matsugov.us>; hessmer@mtaonline.net; kristina.huling@alaska.gov; mark.eiesnman@alaska.gov
Subject: RFC Irish Hills RSB Lot 1A & Lots 3 & 4, Block 1

The following link contains a Request for Comments to create two lots from 7161B01L001A, 6541B01L003, and 6541B01L004. Comments are due by **December 18, 2023**. Please let me know if you have questions.

 [Irish Hills RSB Lots 1A-1 & Lot 3A Block 1](#)

Sincerely,

Jesse C. "Chris" Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

Jesse Curlin

From: Peggy Horton
Sent: Monday, December 18, 2023 11:07 AM
To: Jesse Curlin
Cc: Rick Benedict; Taunnie Boothby
Subject: RE: RFC Irish Hills RSB Lot 1A & Lots 3 & 4, Block 1

There appear to be setback violations with four of the sheds shown on these two proposed lots.

Regards,
Peggy Horton
Current Planner
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-7862

From: Permit Center <Permit.Center@matsugov.us>
Sent: Monday, December 18, 2023 10:54 AM
To: Peggy Horton <Peggy.Horton@matsugov.us>; Rick Benedict <Rick.Benedict@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Michelle Olsen <Michelle.Olsen@matsugov.us>
Subject: FW: RFC Irish Hills RSB Lot 1A & Lots 3 & 4, Block 1

Good morning again,

I am trying to pinch-hit for Jen. If I need to send these requests for comments to anyone else, just let me know.

Thank you,

[Corinne Lindfors](#)
Matanuska-Susitna Borough
Development Services
Administrative Specialist
350 E. Dahlia Avenue
Palmer, Alaska 99645
Corinne.lindfors@matsugov.us
PH: (907)861-8574

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, December 7, 2023 2:00 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>;

Jesse Curlin

From: Kendra Johnson
Sent: Monday, December 18, 2023 12:51 PM
To: Jesse Curlin
Cc: Permit Center
Subject: FW: RFC Irish Hills RSB Lot 1A & Lots 3 & 4, Block 1 - Case #2023-149

Proposed lot 1A-1 has a current driveway permit on record; I do not see where the proposed lot 3A will be accessing from W Loc Lohmand Dr; if they create a driveway/new access they will need to obtain a MSB Driveway Permit.

There are no current/open code violations filed with Code Compliance at this time. No other comments.

Kendra Johnson, CFM

Senior Code Compliance Officer
(907)861-7861 office
(907)861-7822 Permit Center

From: Permit Center <Permit.Center@matsugov.us>
Sent: Monday, December 18, 2023 10:54 AM
To: Peggy Horton <Peggy.Horton@matsugov.us>; Rick Benedict <Rick.Benedict@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Michelle Olsen <Michelle.Olsen@matsugov.us>
Subject: FW: RFC Irish Hills RSB Lot 1A & Lots 3 & 4, Block 1

Good morning again,

I am trying to pinch-hit for Jen. If I need to send these requests for comments to anyone else, just let me know.

Thank you,

Corinne Lindfors

Matanuska-Susitna Borough
Development Services
Administrative Specialist
350 E. Dahlia Avenue
Palmer, Alaska 99645
Corinne.lindfors@matsugov.us
PH: (907)861-8574

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, December 7, 2023 2:00 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Postmaster <pamela.j.melchert@usps.gov>;



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

December 18, 2023

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

To whom it may concern:

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

**Irish Hills RSB Lots 1A-1 & Lot 3A, Block 1
(MSB Case # 23-230)**

If you have any questions, please feel free to contact me at (907) 252-1294 or by email at skylar.furlong@enstarnaturalgas.com.

Sincerely,

A handwritten signature in blue ink that reads "Skylar Furlong".

Skylar Furlong
Right of Way and Permitting Agent
ENSTAR Natural Gas Company, LLC
C: (907) 252-1294

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER & WASTEWATER SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.

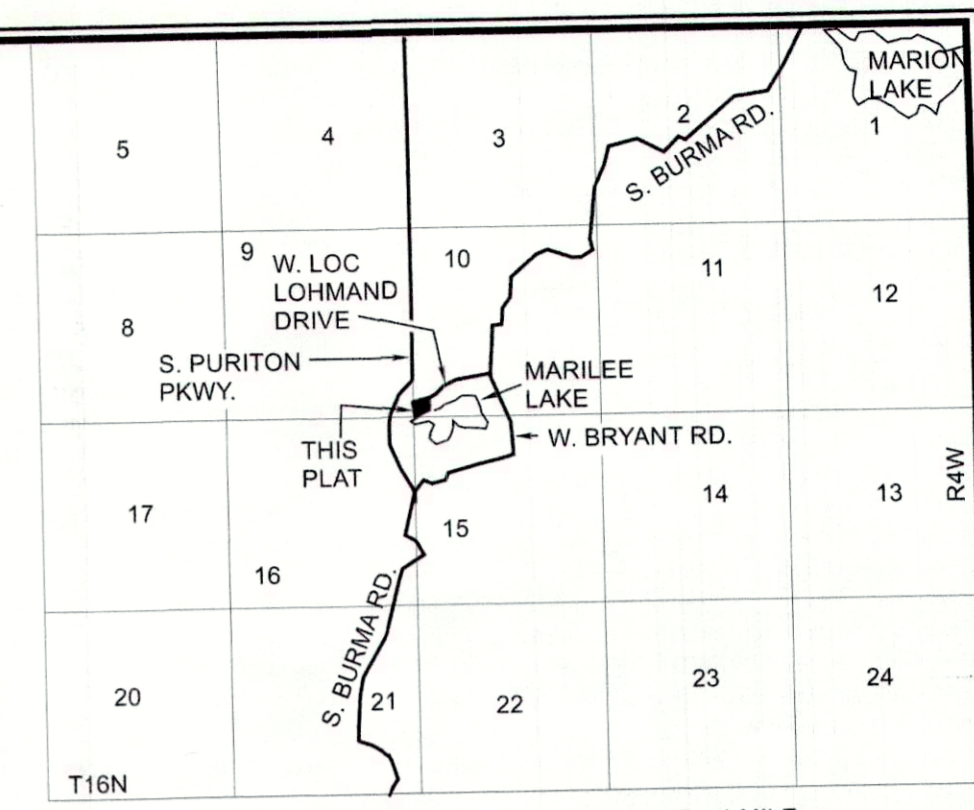
LINE	BEARING	HORIZ DIST
L1	S48°11'20"W	42.01'
L2	S86°03'03"W	35.49'
L3	S88°29'07"W	11.42'
L4	N78°22'20"W	45.74'
L5	S87°05'01"W	60.34'
L6	S78°26'04"W	60.37'
L7	S45°30'15"W	25.32'
L8	S60°17'12"W	0.50'
L9	S60°16'30"W	65.24'
L10	S60°16'30"W	49.66'
L11	S78°51'22"W	18.77'

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____, 20____

PLANNING AND LAND USE DIRECTOR _____ ATTEST: _____ PLATTING CLERK



CERTIFICATE OF OWNERSHIP

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

NAME: BRIAN JOSEPH BRIGANDI DATE: _____
PO BOX 521370
BIG LAKE, AK 99652

NAME: ANN MARIE BRIGANDI DATE: _____
PO BOX 521370
BIG LAKE, AK 99652

NAME: JILL H. POCK DATE: _____
PO BOX 520102
BIG LAKE, AK 99652

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____, 20____ TAX COLLECTION OFFICIAL (BOROUGH) _____

PRELIMINARY PLAT

A PLAT OF
IRISH HILLS RSB
LOTS 1A-1 & LOT 3A BLOCK 1
A REPLAT OF
LOT 1A BLOCK 1 IRISH HILLS
PLAT NO. 2012-114 & LOTS 3 & 4
BLOCK 1 IRISH HILL PLAT NO. 75-11
LOCATED WITHIN:
SECTION 10 TOWNSHIP 16 NORTH
RANGE 4 WEST
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 4.08 ACRES MORE OR LESS

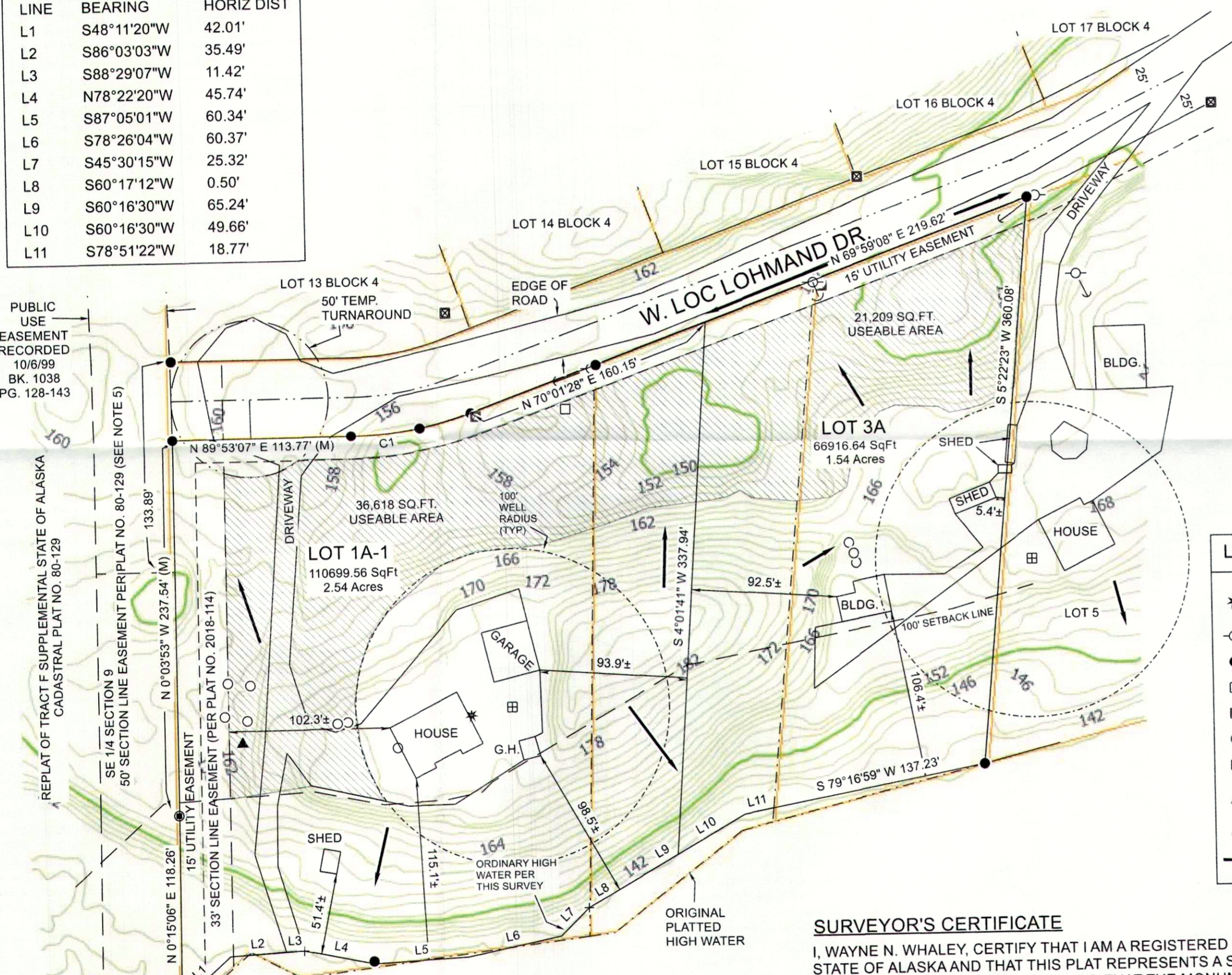
DENALI NORTH

1190 N. HELEN LN. WASILLA, ALASKA 99654
PHONE (907) 376-9535

JOB NO. 23-230	DATE: OCTOBER 24, 2023	DWN HW	CHK WW
SCALE 1" = 60'	FB. 316 PGS. 61-62	SHEET 1 OF 1	

RECEIVED
NOV 29 2023
PLATTING

REPLAT OF TRACT F SUPPLEMENTAL STATE OF ALASKA CADASTRAL PLAT NO. 80-129
SE 1/4 SECTION 9 50' SECTION LINE EASEMENT (PER PLAT NO. 80-129 (SEE NOTE 5))
N 0°15'06" E 118.26'
N 0°03'53" W 237.54' (M)
133.89'
N 89°53'07" E 113.77' (M)
33' SECTION LINE EASEMENT (PER PLAT NO. 2018-114)
15' UTILITY EASEMENT
N 0°15'06" E 118.26'



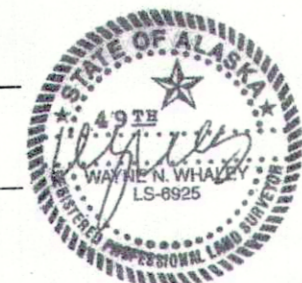
LEGEND

- * ABOVE GROUND FUEL TANK
- POWER POLE
- FOUND 1/2" REBAR
- MEA PEDESTAL
- ⊠ MTA PEDESTAL
- SEPTIC PIPES
- ⊞ WELL
- ▲ APPROXIMATE TEST HOLE
- FOUND MONUMENT
- DRAINAGE ARROWS

SURVEYOR'S CERTIFICATE

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

DATE _____
WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6925-S



Curve Table

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N80°05'06"E	77.86'	225.00'	78.25'	19°55'36"	39.53' (C)