

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.

February 21, 2024

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattling@matsugov.us 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. **MCINTYRE FARMS:** The request is to create one lot from Lots 6 and 7, Block 2, Beaver Lakes, (Plat# 62-30), to be known as **MCINTYRE FARMS**, containing 1.14 acres +/- . The plat is located directly east of N. Beaver Lodge Road and between West Beaver Lake and Big Beaver Lake.(Tax ID#'s 6025B02L006 & 6025B02L007) Located within the NW ¼ Section 9, Township 17 North, Range 03 west, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5. (Petitioner/Owner: Wesley Gordon McIntyre & John-Wesley McIntyre, Staff: Chris Curlin, Case #2024-006)

B. **MCCARSON SUBDIVISION:** The request is to create two lots from Lots 12, 13 &14, Block 11, Lots 26 & 27, Block 3, Windsong Subdivision, Plat No. 76-110 to be known as **MCCARSON SUBDIVISION**, containing 2.30 acres +/- . The property is located east and west of S. River Drive, south of Knik River, and north of S. Old Glenn Highway (Tax ID # 1169B11L012 / L013 / L014, 1169B03L026 / L027); within the SE ¼ Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In Community Council #19 South Knik River and in Assembly District #1. (Petitioner/Owner: MSB Land Management / Curtis & Lori Mccarson, Staff: Matthew Goddard, Case #2024-007)

- C. **MEE ACRES:** The request is to create two lots from Tax Parcel C14 (Parcel #4, MSB Waiver 1999-50-PWm, recorded Book/Page 1048/477), to be known as **MEE ACRES**, containing 5.0 acres +/- . Parcel is located west of S. Bodenbug Loop, east of Matanuska River and directly north of E. Doc McKinley Avenue (Tax ID# 17N02E22C014); lying within Section 22, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1. (*Petitioner/Owner: Mee 2012 Trust, Staff: Amy Otto-Buchanan, Case #2024-008*)
- D. **HOTCHKISS FARM:** The request is to create three lots from Tract E, Fremont Meadows, Plat 72-31, to be known as **HOTCHKISS FARM**, containing 19.44 acres +/- . The plat is located directly south of E. Outer Springer Loop, east of S. Badger Road, and north of E. River Bend Circle. (Tax ID#3013000T00E). Located within the NW ¼ Section 16, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2. (*Petitioner/Owner: AK Commercial Property Trust, Staff: Chris Curlin, Case #2024-009*)
- E. **NOVA:** The request is to create one lot from Lots 2 & 3, Block 4, Cottrell, Plat No. 67-2, to be known as **NOVA**, containing 2.402 acres +/- . The parcel is located directly east of S. Old Trunk Road and S. Trunk Road and north of E. Jim Cottrell Circle (Tax ID#s 6082B04L002/L003); within Section 10, Township 17 North, Range 01 East, Seward Meridian, Alaska. In Gateway Community Council and Assembly District #3. (*Petitioner/Owner: Ciara R. Merrick; Emily E. Clinton; Paige H. Wallace, Staff: Amy Otto-Buchanan, Case #2024-010*)
- F. **FAIRVIEW ESTATES AT LOOKOUT:** The request is to create one lot from Lots 21A & 21B, Block 2, Fairview Estates Addition No. 1 Lots 21A, 21B, & 21C, Block 2, Plat No. 2014-131 to be known as **FAIRVIEW ESTATES AT LOOKOUT**, containing 1.85 acres +/- . The property is located south of W. Fairview Loop, west of S. Well Site Road, and east of S. Weeping Birch Street (Tax ID # 7357B02L021A / L021B); within the NW ¼ Section 28, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and in Assembly District #3. (*Petitioner/Staff: Brian Monaghan, Staff: Matthew Goodard, Case #2024-011*)
- G. **GLENN VIEW:** The request is to create two lots from Tax Parcel B15 (Parcel #3, MSB Waiver 2000-194-PWm, recorded Book/Page 1101/869), to be known as **GLENN VIEW**, containing 14.51 acres +/- . Parcel is located northwest of W. Glenn Highway at Milepost 99 and south of W. Pinochle Lane (Tax ID# 20N09E29B015); lying within Section 29, Township 20 North, Range 09 East, Seward Meridian, Alaska. In the Glacier View Community Council and Assembly District #7. (*Petitioner/Owner: Dustin & Dorothy Hrnrcir, Staff: Amy Otto-Buchanan, Case #2024-012*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **February 21, 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
FEBRUARY 21, 2024

ABBREVIATED PLAT: MCINTYRE FARMS
LEGAL DESCRIPTION: SEC 08, T17N, R03W, S.M., AK
PETITIONERS: JOHN-WESLEY MCINTYRE, WESLEY GORDON MCINTYRE
SURVEYOR/ENGINEER: DENALI NORTH
ACRES: 1.14 +/- PARCELS: 1
REVIEWED BY: CHRIS CURLIN CASE #: 2024-006

REQUEST:

The request is to create one lot from Lots 6 and 7, Block 2, Beaver Lakes, (Plat# 62-30), to be known as MCINTYRE FARMS, containing 1.14 acres +/- . The plat is located directly east of N. Beaver Lodge Road and between West Beaver Lake and Big Beaver Lake. Located within the NW ¼ Section 9, Township 17 North, Range 03 west, Seward Meridian, Alaska.

EXHIBITS:

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

COMMENTS:

Code Compliance **Exhibit B** – 1 pg
Public **Exhibit C** – 1 pg

DISCUSSION: The subject parcels are located within the Big Lake Community Council. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

MSB Code Compliance (**Exhibit B**) has no comment.
Jill Parson, owner of Lot 26, (**Exhibit C**) has no objection.
There were no objections received from Borough departments, outside agencies, or the public at the time of this staff report.

CONCLUSION

The plat of MCINTYRE FARMS is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built

survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

FINDINGS of FACT:

1. The abbreviated plat of MCINTYRE FARMS is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. This plat combines two lots within the MCINTYRE FARMS, lessening the lot density in the area.
3. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Beaver Lakes (Plat #62-30) and does not require additional monumentation.

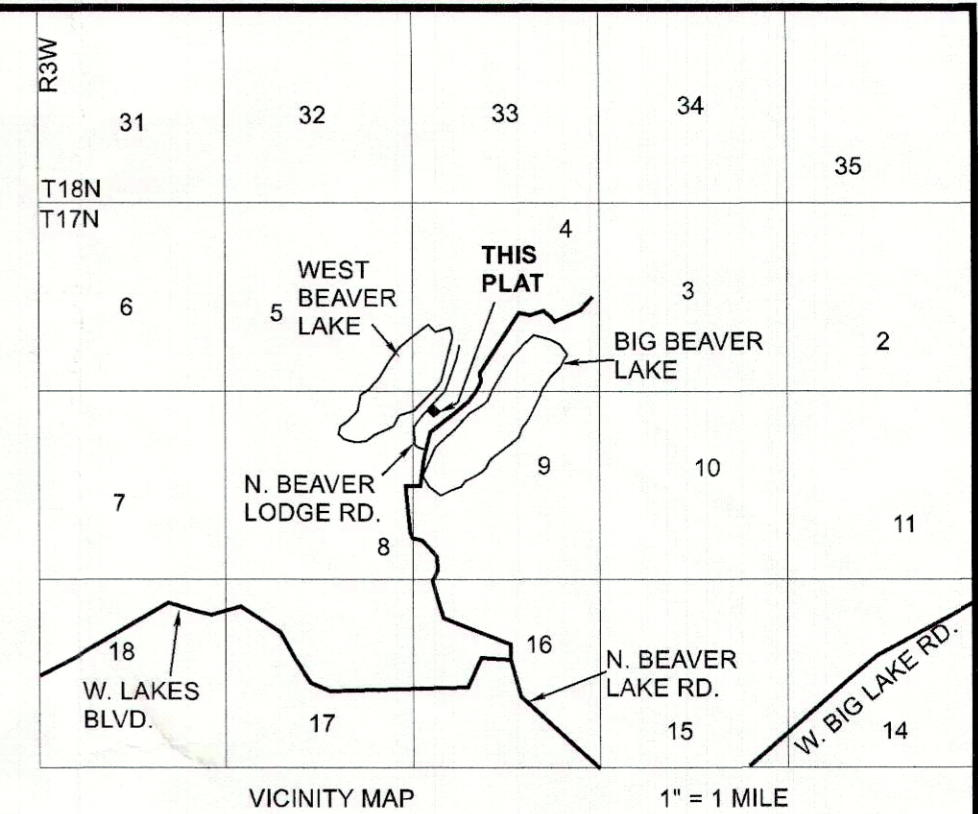
RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of MCINTYRE FARMS, 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. Pay postage and advertising fees.
4. Submit recording fees, payable to Department of Natural Resources (DNR).
5. Submit final plat in full compliance with Title 43.

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.



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)

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____

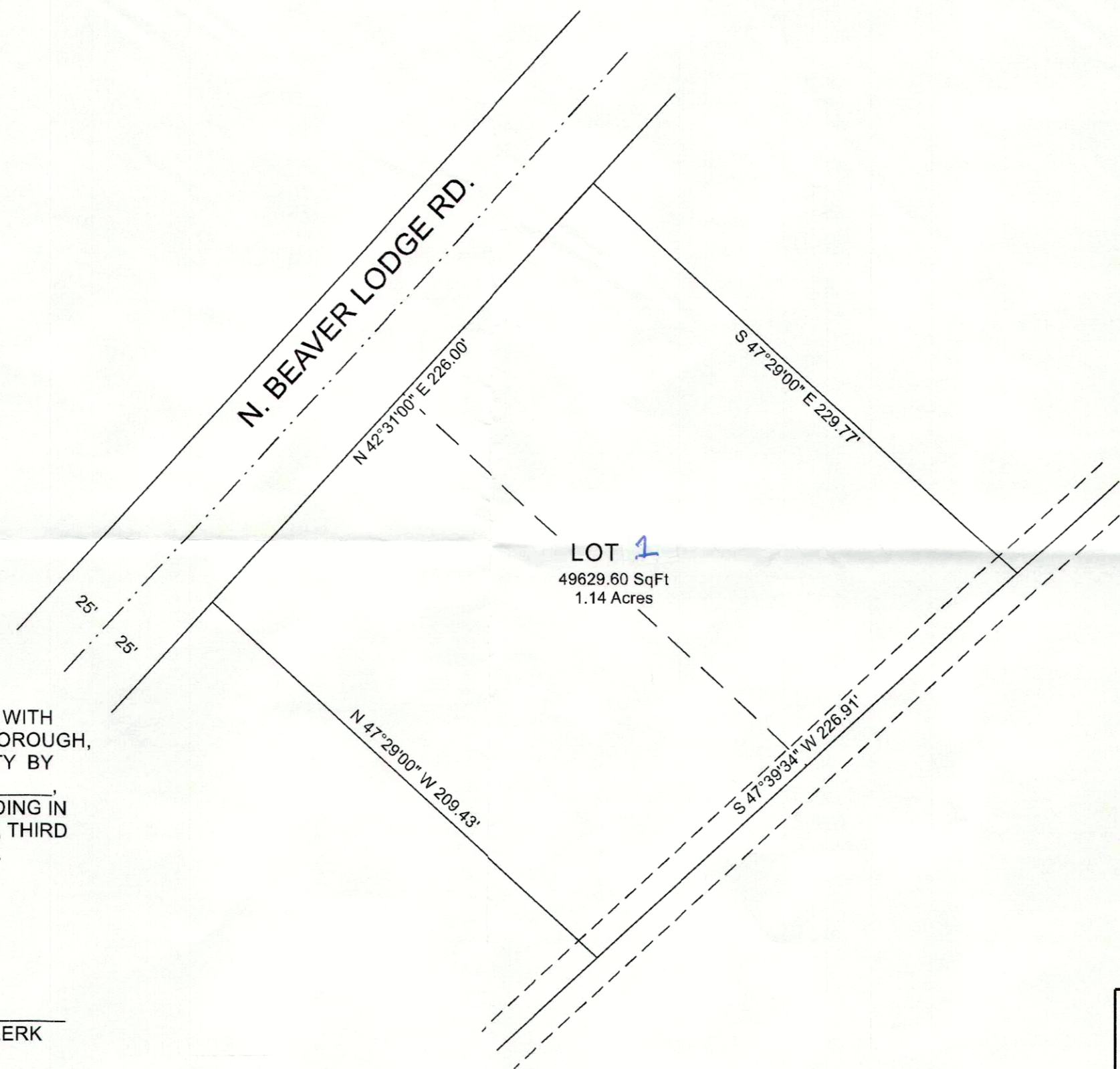
PLANNING AND LAND USE DIRECTOR ATTEST: _____ PLATTING CLERK

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

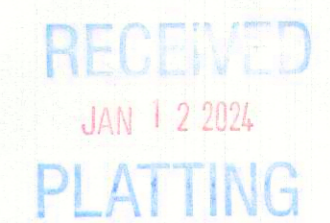


CERTIFICATE OF OWNERSHIP

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: JOHN-WESLEY McINTYRE DATE: _____
#20 345 DAILEY AVE.
ANCHORAGE, AK 99515

NAME: WESLEY GORDON McINTYRE DATE: _____
#20 345 DAILEY AVE.
ANCHORAGE, AK 99515



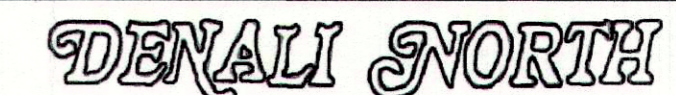
PRELIMINARY PLAT

A PLAT OF
MCINTYRE FARMS

A REPLAT OF
LOTS 6 & 7 BLOCK 2
BEAVER LAKES PLAT NO. 62-30

LOCATED WITHIN:
SECTION 9 TOWNSHIP 17 NORTH
RANGE 3 WEST SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
CONTAINING 1.14 ACRES MORE OR LESS



PO BOX 874577 WASILLA, ALASKA 99654
PHONE (907) 376-9535, (907) 745-1110

| | | |
|----------------|-----------------------|---------------|
| JOB NO. 23-273 | DATE: JANUARY 3, 2024 | DWN HW CHK WW |
| SCALE 1"=50' | FB. PGS. | SHEET 1 OF 1 |

3B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 21, 2024

ABBREVIATED PLAT: **MCCARSON**
LEGAL DESCRIPTION: **SEC 08, T16N, R02E S.M., AK**
PETITIONER: **MSB LAND MANAGEMENT**
SURVEYOR: **FARMER SURVEYING LLC**
ACRES: **2.30 +/-** PARCELS: **2**

REVIEWED BY: **MATTHEW GODDARD**

CASE: **2024-007**

REQUEST:

The request is to create two lots from Lots 12, 13 & 14, Block 11, Lots 26 & 27, Block 3, Windsong Subdivision, Plat No. 76-110 to be known as **MCCARSON SUBDIVISION**, containing 2.3 acres +/- . The property is located east and west of S. River Drive, south of Knik River, and north of S. Old Glenn Highway; within the SE ¼ Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps **Exhibit A**

COMMENTS:

ADF&G **Exhibit B**
Permit Center **Exhibit C**

DISCUSSION: The subject parcels are located within the South Knik River Community Council. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

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

CONCLUSION

The plat of McCarson Subdivision is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

FINDINGS of FACT:

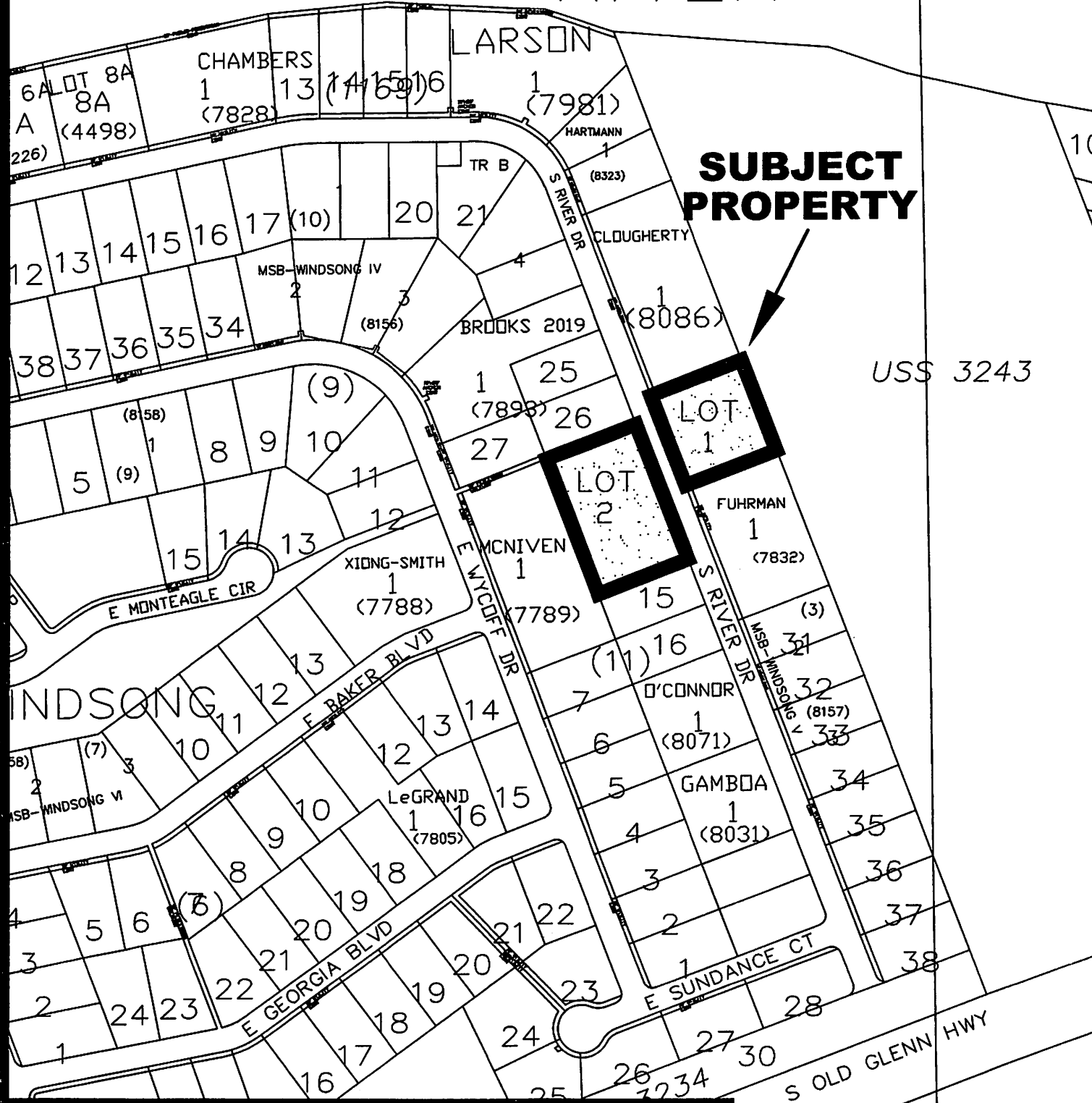
1. The abbreviated plat of McC Carson Subdivision is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat creates two lots by combines five lots within the Windsong Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Windsong Subdivision (Plat #76-110), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of McC Carson Subdivision contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.

KNIK RIVER



USS 3243

VICINITY MAP

FOR PROPOSED MCCARSON SUBDIVISION
LOCATED WITHIN
SECTION 08, T16N, R02E, SEWARD MERIDIAN
ALASKA

GC 02 MAP

EXHIBIT A

Matthew Goddard

From: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Sent: Thursday, January 25, 2024 10:17 AM
To: Matthew Goddard
Subject: RE: McCarson RFC (MG) - ADF&G Habitat Section comments

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

Morning Matthew,

The ADF&G Habitat Section has reviewed the RFC documents for the proposed McCarson Subdivision. The subject properties do not contain any documented resident or anadromous fish waterbodies therefore a permit from the ADF&G Habitat Section is not required. Should fish bearing waterbodies be discovered please contact the ADF&G Habitat Section at (907) 861-3200.

Thank you for the opportunity to comment.

Sincerely,

Crystal Moenaert

Habitat Biologist 3

ADF&G Habitat Section

1801 S Margaret Drive, Suite 6

Palmer AK 99645

Ph: 907-861-3204

[ADF&G Habitat Section Permits Link](#)



From: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>
Sent: Wednesday, January 24, 2024 8:06 AM
To: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Subject: FW: McCarson RFC (MG)

Hi Crystal,

Please review.

Sincerely,

Sarah E. E. (Wilber) Myers

Habitat Biologist IV, Mat-Su Area Manager

ADF&G Habitat Section, Palmer Office

Matthew Goddard

From: Code Compliance
Sent: Wednesday, January 24, 2024 8:42 AM
To: Matthew Goddard
Subject: RE: McCarson RFC (MG)

No comments.

Thank you,

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, January 23, 2024 4:46 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>;
regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov;
jordan.t.matthews@usps.gov; Code Compliance <Code.Compliance@matsugov.us>
Subject: McCarson RFC (MG)

Hello,

The following link is a Request for Comments on the proposed McCarson Subdivision.
Please ensure all comments have been submitted by February 7, 2024 so they can be incorporated into the staff report
that will be presented to the Platting Officer.

 [McCarson](#)

Feel free to contact me if you have any questions.

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

FLOOD HAZARD AREA

LEGEND

- (R) RECORD DATA DERIVED FROM PLAT No. 76-110
- HATCHING INDICATES FLOOD HAZARD AREA



1" = 100'

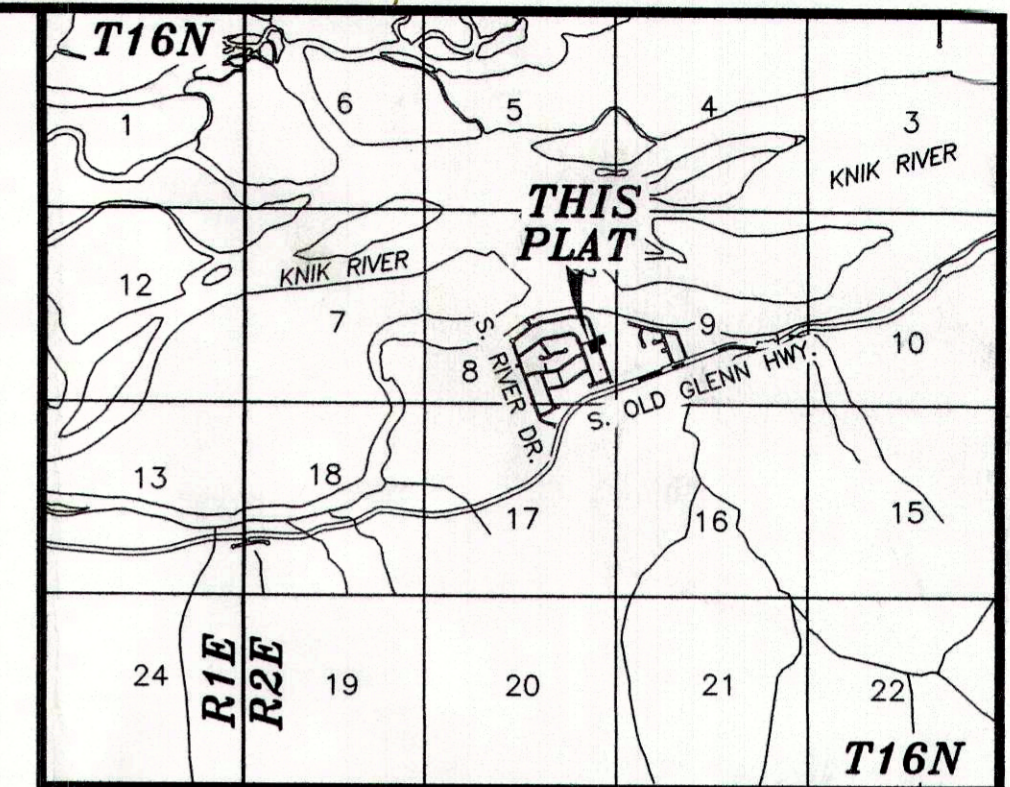
USS 3243

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 _____, 202____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: PLATTING CLERK _____



VICINITY MAP SCALE: 1" = 1 MILE
TAX MAP: GC01, GC02, GC03, GC06, GC07, GC08

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT _____ DATE _____
CURTIS McCARSON JR. _____
3105 N. TALBOT CIRCLE
WASILLA, AK. 99654

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__ FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__ FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, 202____, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH _____ DATE _____

Agenda Copy

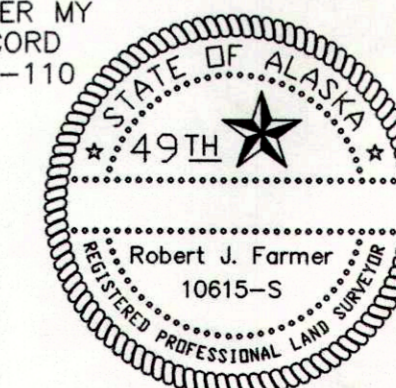
RECEIVED
JAN 17 2024
PLATTING

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 THIS PLAT.
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. APPROVAL OF SAID SYSTEM AS INSTALLED SHALL BE OBTAINED FROM SAID AUTHORITY.
3. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS WERE RECORDED IN THE ANCHORAGE RECORDING DISTRICT ON MAY 17, 1976 IN BOOK 101 AT PAGE 837, AMENDED JUNE 11, 1976 IN BOOK 108 AT PAGE 26.
4. NOTES AS SHOWN ON THE PLAT OF WINDSONG SUBDIVISION, PLAT NO. 76-110, AMENDED BY RESOLUTION 2001-069 ON JUNE 4, 2001, RECORDED IN BOOK 3856 AT PAGE 651, ANCHORAGE RECORDING DISTRICT.
5. F.E.M.A. MAP SHOWS ALL OF THIS PARCEL AS BEING WITHIN F.H.A. ZONE AE, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ANY DEVELOPMENT WITHIN THIS AREA MUST CONFORM TO M.S.B. FLOOD DAMAGE PREVENTION ORDINANCES. THE DATA BASE FOR THIS DETERMINATION IS INTERPOLATED FROM F.I.R.M. MAP PANEL NO. 02170C8810F & NO. 02170C8830F, DATE NEW MAPS ADOPTED: SEPTEMBER 27, 2019.
6. A FLOOD HAZARD PERMIT IS TO BE OBTAINED PRIOR TO SEPTIC SYSTEM CONSTRUCTION PER MSB RESOLUTION 2001-069, RECORDED ON JUNE 4, 2001, IN BOOK 3856, AT PAGE 651.
7. LOTS ARE RESTRICTED TO SINGLE FAMILY DWELLINGS PER MSB RESOLUTION 2001-069, RECORDED ON JUNE 4, 2001, IN BOOK 3856, AT PAGE 651.
8. M.E.A. BLANKET EASEMENT RECORDED JANUARY 24, 1980 IN BOOK 468 AT PAGE 210.
9. M.T.A. RIGHT-OF-WAY EASEMENT RECORDED NOVEMBER 21, 1988 IN BOOK 1819 AT PAGE 486.
10. MSB EASEMENT FOR PURPOSES OF LAYING, CONSTRUCTING, OPERATING, INSPECTING, MAINTAINING, REPAIRING AND REPLACING A RESIDENTIAL WATER WELL OR A RESIDENTIAL WASTE WATER DISPOSAL SYSTEM RECORDED OCTOBER 17, 2001, PER RECEPTION NO. 2001-069823-0, AND EXTENDED OCTOBER 11, 2006, PER RECEPTION NO. 2006-069166-0.
11. MSB EASEMENT FOR PURPOSES OF LAYING, CONSTRUCTING, OPERATING, INSPECTING, MAINTAINING, REPAIRING AND REPLACING A RESIDENTIAL WATER WELL OR A RESIDENTIAL WASTE WATER DISPOSAL SYSTEM RECORDED OCTOBER 17, 2001, PER RECEPTION NO. 2001-069824-0, AND EXTENDED OCTOBER 11, 2006, PER RECEPTION NO. 2006-069166-0.
12. MSB ORDINANCE SERIAL NO. 17-143 AS DISCLOSED BY AFFIDAVIT, RECORDED APRIL 12, 2022, PER RECEPTION NO. 2022-013948-0.
13. NOTICE OF PUBLIC DEDICATION AND MSB ORDINANCE SERIAL NO. 95-045 RECORDED JUNE 4, 2001, PER BOOK 2855, PAGE 459.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT No. 76-110



ROBERT J. FARMER, PLS _____ DATE _____
LS 10615-S

A PLAT OF
MCCARSON SUBDIVISION
A REPLAT OF
LOTS 12, 13 & 14 BLOCK 11, AND LOTS 26 & 27 BLOCK 3 WINDSONG SUBDIVISION
PLAT No. 76-110
LOCATED WITHIN THE SE1/4, SECTION 8, T16N, R2E, S.M., ALASKA, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
CONTAINING 2.30± ACRES

FARMER SURVEYING, LLC #126467
MAILING: 9131 E. FRONTAGE ROAD, PALMER, AK 99645
PH: (907)745-0222 : CELL: (907)982-4989
EMAIL: Bob@farmersurveying.com ONLINE: WWW.farmersurveying.com

| | |
|------------------|--------------------|
| W.O. 2300242 | DATE: JANUARY 2024 |
| DRAWN BY: KJA | SCALE: 1" = 100' |
| FILE: 23-00242PL | SHEET 1 OF 1 |

30

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 21, 2024

ABBREVIATED PLAT: MEE ACRES
LEGAL DESCRIPTION: SEC 22, T17N, R02E, SEWARD MERIDIAN AK
PETITIONERS: MEE 2012 TRUST, EDWARD & JEANNE MEE, CO-TRUSTEES
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING/JAMES ROWLAND PE
ACRES: 5 ± PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2024-008

REQUEST: The request is to create two lots from Tax Parcel C14 (Parcel #4, MSB Waiver 1999-50-PWm, recorded Book/Page 1048/477), to be known as **MEE ACRES**, containing 5.0 acres +/- . Parcel is located west of S. Bodenburg Loop, east of Matanuska River and directly north of E. Doc McKinley Avenue; lying within Section 22, Township 17 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 4 pgs
EXHIBIT B – 2 pgs

AGENCY COMMENTS

Department of Public Works Pre-Design Division
Utilities
Public

EXHIBIT C – 1 pg
EXHIBIT D – 2 pgs
EXHIBIT E – 2 pgs

DISCUSSION: This platting action is creating two lots from one tax parcel. Both will access from E. Doc McKinley Avenue, which is maintained by MSB. A driveway permit for the existing driveway is on file with Platting staff. Proposed Lot 1 is 3.847 acres; proposed Lot 2 is 1.157 acres.

Soils Report: (**Exhibit B**) A soils report was submitted, pursuant to MSB 43.20.281(A)(1). James Rowland, PE, provided a testhole log. Based on the testhole data and observations of topography, there is a minimum of 10,000 sf of useable building area and 10,000 sf of contiguous useable septic area within each of the proposed lots.

Comments: Department of Public Works PD&E (**Exhibit C**) has no comments.

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

Public: (**Exhibit E**) Paul Muller, owner of Tax Parcel C16, to the north, objects. “While I have not yet built on my land, it is fully my intention to do so in the future. I have owned the property for over 23 years and one of the beautiful aspects of this property is that there are only two building lots to the front of mine (to the south) which could potentially obstruct the mountain view. Subdividing now not only will add a third potential building to

obstruct the view, but would also set a precedent that could lead to future subdivisions, to include C17, etc. Aside from the view, keeping five-acre lots preserves the country feel of the area vs. just another subdivision like one see in Wasilla and other Anchorage suburbs. Also, a change in the “feel” of the area could potentially have a negative affect on property values in the future. For these reasons, I am not certain that this proposed division of Parcel C14 is in the best interests of the neighborhood or any of the current property owners, aside from whoever owns Mee Acres.”

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 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Palmer; MSB Emergency Services, Community Development, Planning Division or Assessments; or MEA.

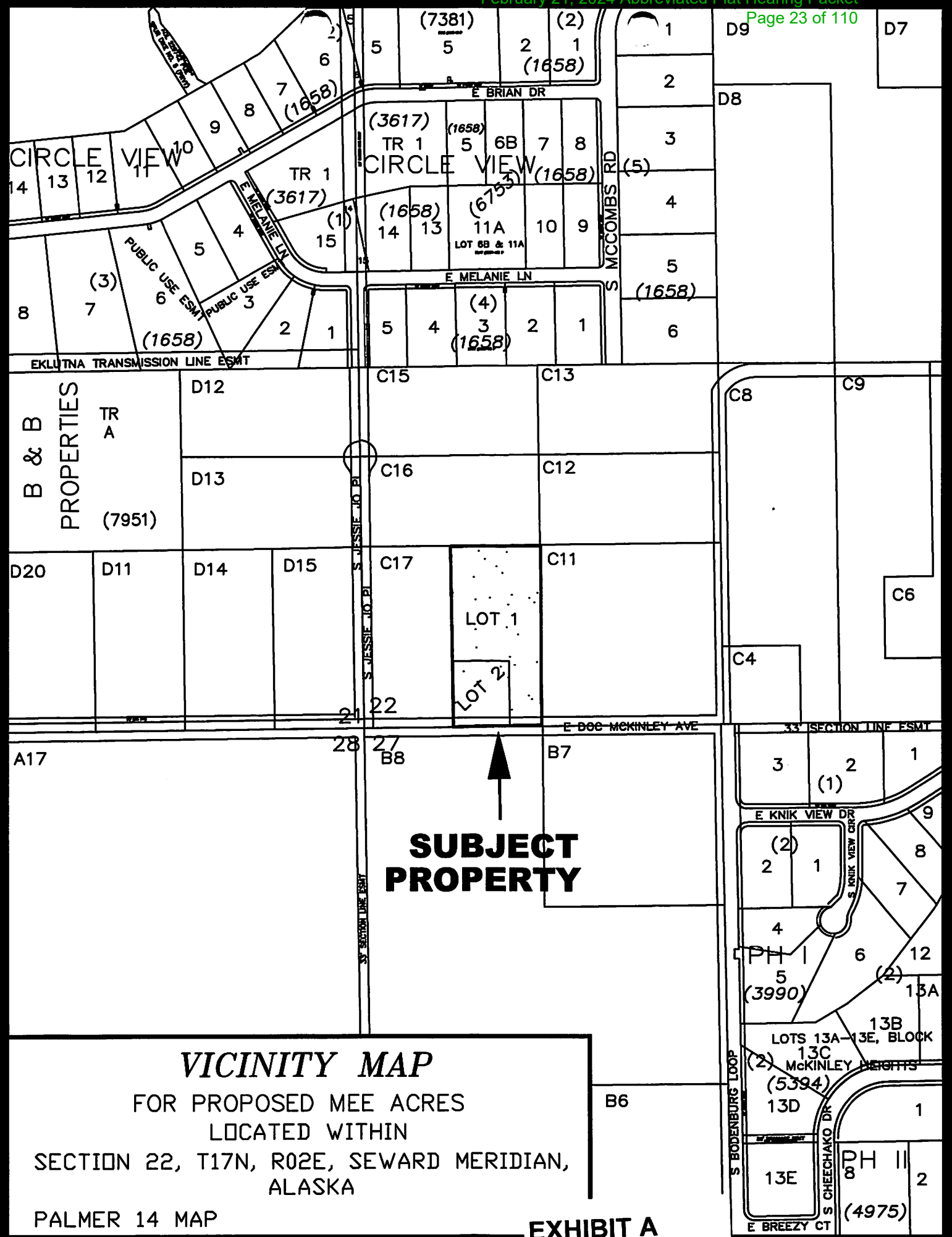
CONCLUSION: The preliminary plat of **MEE ACRES** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There was one objection to the plat from the public in response to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

FINDINGS OF FACT

1. The plat of Mee Acres 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). Both lots have the required 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.
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 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Palmer; MSB Emergency Services, Community Development, Planning Division or Assessments; or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There was one objection from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the preliminary plat of Mee Acres, Section 22, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. 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 MEE ACRES
LOCATED WITHIN
SECTION 22, T17N, R02E, SEWARD MERIDIAN,
ALASKA

PALMER 14 MAP

EXHIBIT A



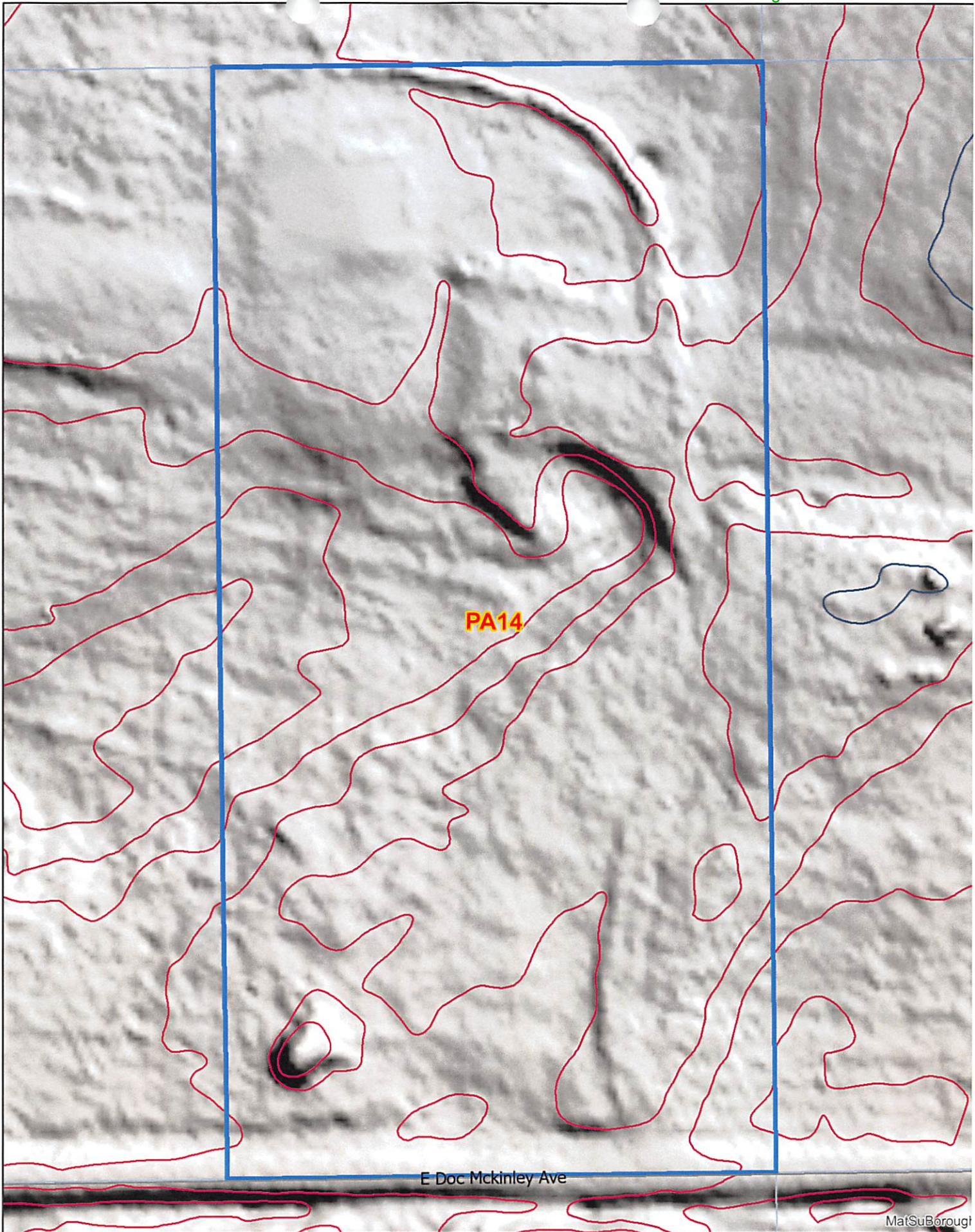
PA14

E Doc Mckinley Ave

70 35 0 70 Feet

MatSu Borough

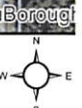
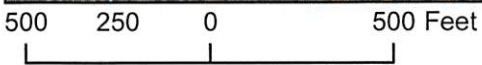




70 35 0 70 Feet

MatSu Borough





JIM ROWLAND, P.E.
9130 E Brooklyn Cir
Palmer, AK 99645

November 20, 2023

Matanuska-Susitna Borough
Platting Department
350 E. Dahlia Ave.
Palmer, AK 99645

RECEIVED
DEC 15 2023
PLATTING

RE: Lot C14, T17N, R2E, S22
14505 E Doc McKinley Ave

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 October 9, 2023. 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.

If you have any questions, please feel free to contact me at (907)982-1890.

Sincerely


James Rowland, P.E.



EXHIBIT B

Amy Otto-Buchanan

From: Tammy Simmons
Sent: Tuesday, February 13, 2024 2:23 PM
To: Amy Otto-Buchanan
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: RE: RFC Mee Acres #24-008

Hello,

PD&E has no comments.

Thank you.

Tammy

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, January 23, 2024 4:15 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; butteakcc@gmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; snowshark1@hotmail.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; 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 Mee Acres #24-008

The following link contains a Request for Comments for Mee Acres, MSB #2024-008 to resubdivided 117N02E22C014. Comments are due by **February 14, 2024**. Please let me know if you have any questions. Thanks, A.

 [Mee Acres](#)

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

Amy Otto-Buchanan

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Friday, February 2, 2024 8:15 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Mee Acres #24-008

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

Hi Amy,

Thank you for sending this over. MTA has reviewed Mee Acres and has no comments to add.

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, January 23, 2024 4:15 PM
To: Myers, Sarah E E (DFG) <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; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; butteakcc@gmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; snowshark1@hotmail.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; 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; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>
Subject: RFC Mee Acres #24-008

The following link contains a Request for Comments for Mee Acres, MSB #2024-008 to resubdivided 117N02E22C014. Comments are due by **February 14, 2024**. Please let me know if you have any questions. Thanks, A.

[Mee Acres](#)

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

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, February 8, 2024 12:36 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Mee Acres #24-008
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: Tuesday, January 23, 2024 4:15 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; butteakcc@gmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; snowshark1@hotmail.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; 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 Mee Acres #24-008

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

The following link contains a Request for Comments for Mee Acres, MSB #2024-008 to resubdivided 117N02E22C014. Comments are due by **February 14, 2024**. Please let me know if you have any questions. Thanks, A.

 [Mee Acres](#)

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

February 9, 2024

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

To whom it may concern:

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

- **Mee Acres**
(MSB Case # 2024-008)
- **Hotchkiss Farm**
(FB23-193)
- **Glenn View**
(2024-012)
- **Fireweed Storage**
(2024-013)

If you have any questions, please feel free to contact me at (907) 714-7521 or by email at skylar.furlong@enstarnaturalgas.com.

Sincerely,

Skylar Furlong

Skylar Furlong
Right of Way and Permitting Agent
ENSTAR Natural Gas Company, LLC
O: (907) 714-7521

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

RECEIVED
FEB 13 2024
PLATTING

17N02E22C016 3
MULLER PAUL L
474 SAND TURN RD
WEST KINGSTON RI 02892-1909

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: MEE 2012 TRUST

REQUEST: The request is to create two lots from Tax Parcel C14 (Parcel #4, MSB Waiver 1999-50-PWm, recorded Book/Page 1048/477), to be known as **MEE ACRES**, containing 5.0 acres +/- . Parcel is located west of S. Bodenburg Loop, east of Matanuska River and directly north of E. Doc McKinley Avenue (Tax ID# 17N02E22C014), lying within Section 22, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte 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 **February 21, 2024**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

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



Name: _____ Address: _____

Comments: see attached

Case # 2024-008 AOB
Note: Vicinity map Located on Reverse Side

EXHIBIT E

Colonel Paul L. Muller, USMC (retired)

474 Sand Turn Road
West Kingston, RI 02892-1909
(401) 284-2432 (home)
(401) 248-3405 (cell)
usmctanker@cox.net



FEBRUARY 9, 2024

Matanuska-Susitna Borough

Platting Division

350 East Dahlia Avenue, Palmer, Alaska 99695

Dear Platting Officer,

I have a several concerns with the proposed subdivision of Tax Parcel C14 as described in the subject letter. While I have not yet built on my land (Tax Parcel C16, Tax ID# 17N02E22C016) it is fully my intention to do so in the future. I have owned this property for over 23 years, and one of the beautiful aspects of this property is that there are only two building lots to the front of mine (to the South) which could potentially obstruct the mountain view. (Once I cut some trees that have grown up over the past two decades.) Subdividing C14 now, not only will add a third potential building to obstruct the view, but would also set a precedent that could lead to further subdivisions, to include C17, etc.

Aside from the view, keeping 5-acre lots preserves the country feel of the area vs. just another subdivision like one sees in Wasilla and other Anchorage suburbs.

Also, a change in the "feel" of the area could potentially have a negative affect on property values in the future.

For these reasons, I am not certain that this proposed division of Parcel C14 is in the best interests of the neighborhood or any of the current property owners, aside from whoever owns MEE Acres.

Warm regards,

A handwritten signature in blue ink that reads "Paul L. Muller". The signature is stylized and fluid, with a long horizontal flourish extending to the right.

Paul L. Muller

LEGEND

- FOUND PLASTIC CAP ON 5/8" REBAR (DENALI NORTH, 6925S)
- (R) RECORD VALUE PER DENALI NORTH SURVEY (PLAT #2000-32)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- △ CONTROL POINT (6" SPIKE)
- ⊗ SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 184515)
- ⊞ POWER JUNCTION BOX
- ⊞ PEDESTAL
- SEPTIC VENT
- ⊗ WELL
- x- FENCE
- ⊕ SIGN BALLARD
- - - EDGE OF GRAVEL
- ▨ ASPHALT

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.

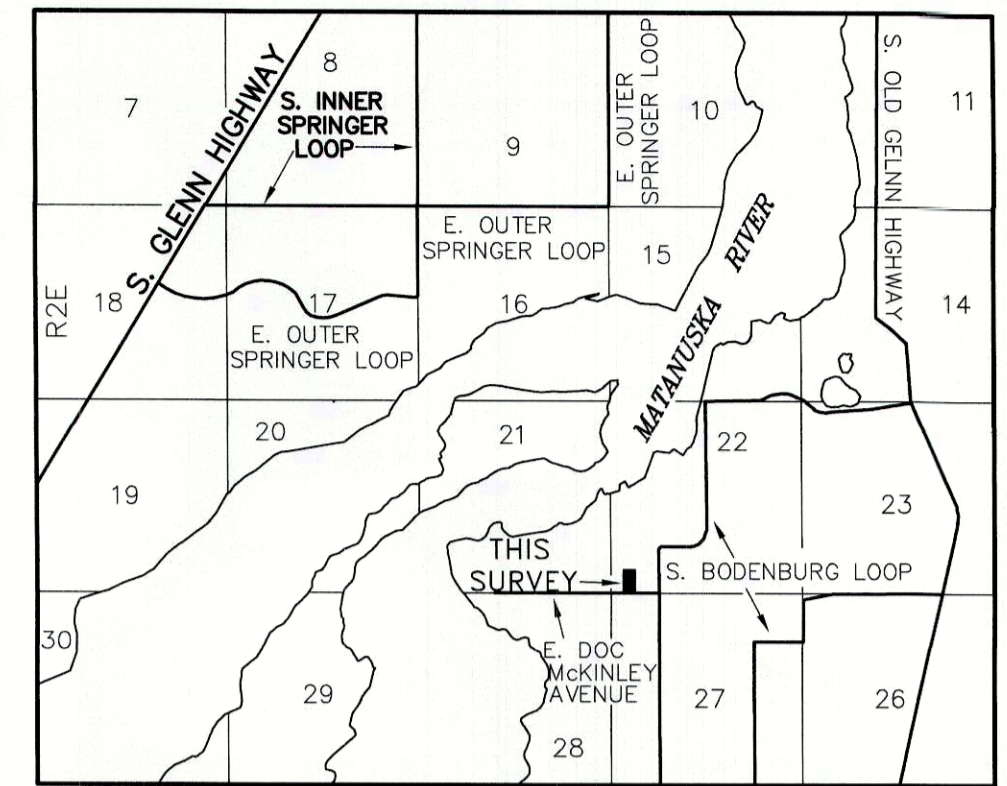
PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

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

EDWARD MEE _____ DATE _____
14505 E DOC MCKINLEY AVENUE
PALMER, AK 99645

JEANNE MEE _____ DATE _____
14505 E DOC MCKINLEY AVENUE
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

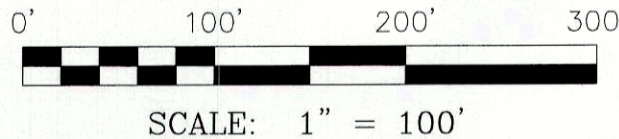
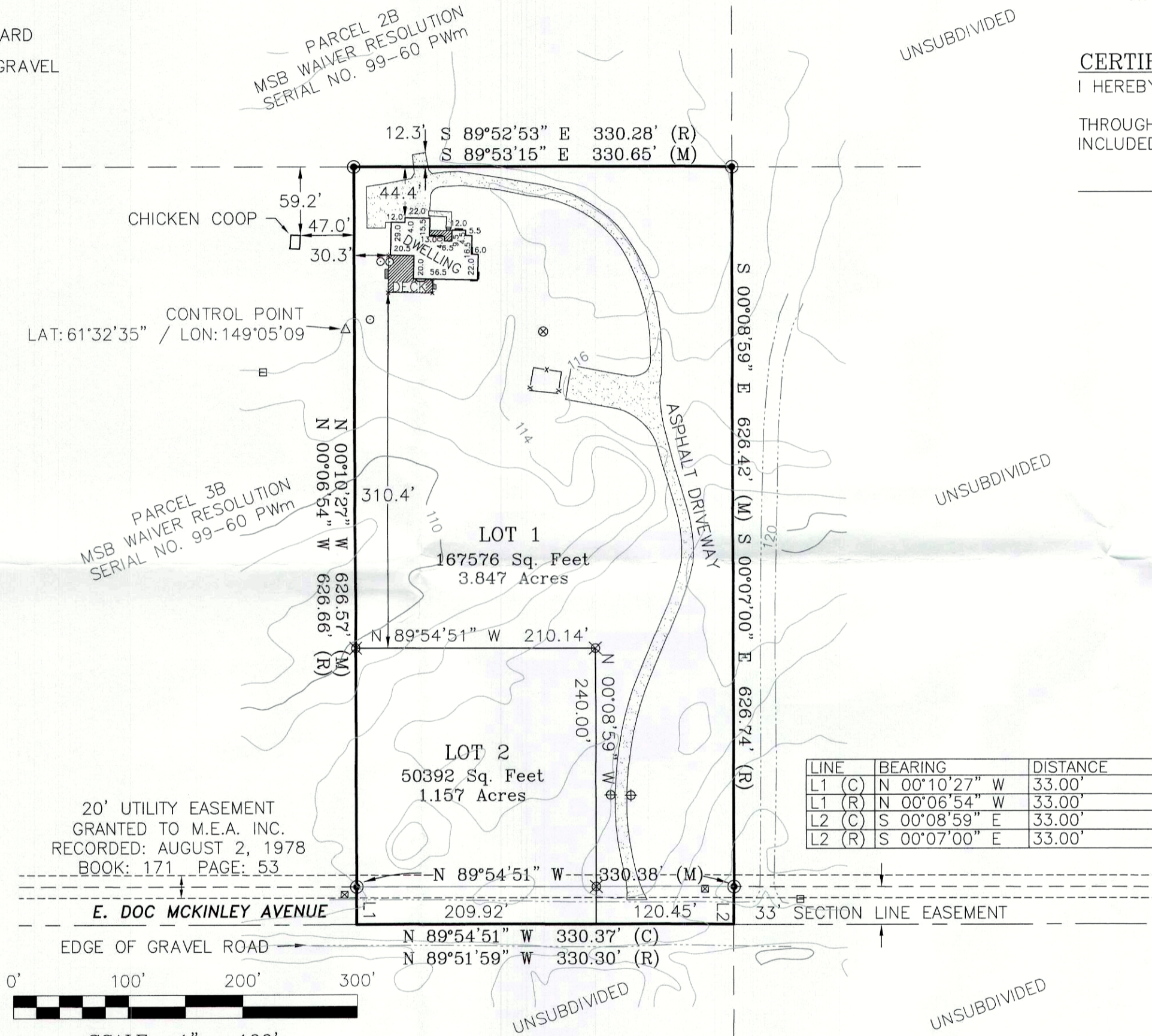
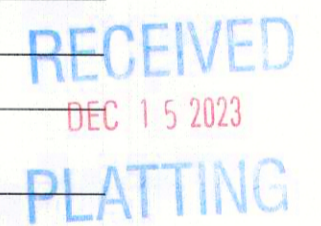
THIS _____ DAY OF _____

FOR EDWARD MEE _____

FOR JEANNE MEE _____

NOTARY FOR THE STATE OF ALASKA _____

MY COMMISSION EXPIRES _____



NOTES

1. THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON SEPTEMBER 18, 2023 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
2. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
4. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED MAY 15, 2003
5. COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDED: DECEMBER 23, 1999 IN BOOK 1049, PAGE 888 AMENDED: FEBRUARY 20, 2003
6. CONTOURS TAKEN FROM M.S.B. 2011 LIDAR PROJECT.

PRELIMINARY

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.



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

Agenda Copy

A PLAT OF
MEE ACRES

A REPLAT OF:
PARCEL 4
MSB WAIVER 1999-50-PWm

LOCATED WITHIN:
SECTION 22, T17N R2E
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 5.0 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
LICENCE #200746
200 HYGRADE LANE WASILLA, ALASKA 99654 OFFICE: (907) 357-6957
office@bullmoosesurveying.com

| | |
|-------------------|----------------|
| DRAWN BY: RSD/TGC | DRAWING SCALE: |
| DATE: 8/9/2023 | 1"=100' |
| CHECKED BY: OTD | SHEET |
| | 1 OF 1 |

3D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 21, 2024

ABBREVIATED PLAT: HOTCHKISS FARM
LEGAL DESCRIPTION: SEC 16, T17N, R02E, S.M., AK
PETITIONERS: HOTCHKISS AK COMMERCIAL PROPERTY TRUST
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 19.44 +/- PARCELS: 3
REVIEWED BY: CHRIS CURLIN CASE #: 2024-009

REQUEST:

The request is to create three lots from Tract E, Fremont Meadows, Plat 72-31, to be known as HOTCHKISS FARM, containing 19.44 acres +/- . The plat is located directly south of E. Outer Springer Loop, east of S. Badger Road, and north of E. River Bend Circle. (Tax ID# 3013000T00E) Located within the NW ¼ Section 16, Township 17 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

Soils Report

Exhibit B – 4 pgs

COMMENTS:

ADOT&PF

Exhibit C – 3 pgs

MSB Pre-design and Engineering

Exhibit D – 1 pg

MSB Permit Center

Exhibit E – 1 pg

Utilities

Exhibit F – 4 pgs

DISCUSSION: The proposed subdivision is creating three lots. Lot 1 will be 9.19 acres, Lot 2 will be 5.26 acres and Lot 3 will contain 5.00 acres. All lots will take access through a common access easement from E. Outer Springer Loop, an ADOT&PF owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, P.E., notes that one test hole was excavated for the proposed lots. Test pit location was selected as a representative of the conditions to be expected throughout the proposed subdivision. The test hole was dug to a depth of 12', no ground water was encountered. Soils in the test hole are described as surface to 4.5' of organic silts & organic silty clays of low plasticity. 4.5' to 12' of poorly graded sands, gravelly sands, little/no fines. 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**) Lots 1, 2 and 3 required to share access. Dedicate common access 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 shared common access. No further access to Outer Springer Loop Road will be permitted.

Subsequent utility development required through common access easement.

Please remove “unless authorized by the permitting authority” from plat note 6 and change plat note 6 to: “Lots 1-3 shall share a single common access to E. Outer Springer Loop as shown. Subsequent development of Lots 1-3 requires continued use of shared common access easement for motorized use and utility development. No direct motorized access for Lot 2 or Lot 3 to Outer Springer Loop will be permitted. No additional direct motorized access to Outer Springer Loop will be permitted.”

DOT&PF requires shared access easement be 60 feet to accommodate future development.

DOT&PF recommends removal of flag portions of Lot 2 and Lot 3 from lot boundary in a good faith demonstration that flags will not be used for future access to Outer Springer Loop Road.

Staff notes the plat note pertaining to “unless authorized by the permitting authority” will stay. Increasing the width of the common access easement, and restricting utilities to the common access easement is a land use issue not covered by platting actions.

DPW Pre-design and Engineering (**Exhibit D**) The proposed subdivision appears to meet the requirements of Title 43. However, the applicant should be aware that in the proposed configuration Lot 2 would not be able to be further subdivided since 40 feet of the 75.01-foot flagpole is encumbered by a utility easement.

MSB Development Services (**Exhibit E**) has no objection.

Utilities: (**Exhibit F**) ENSTAR has no comments. GCI has no comments or. MTA commented the 100’ utility easement should be shown on Tract D, requests the common access easement also be a utility easement, and requests an existing easement be extended across the remaining northern boundary. MEA did not respond.

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

CONCLUSION

The plat of Hotchkiss Farm 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:

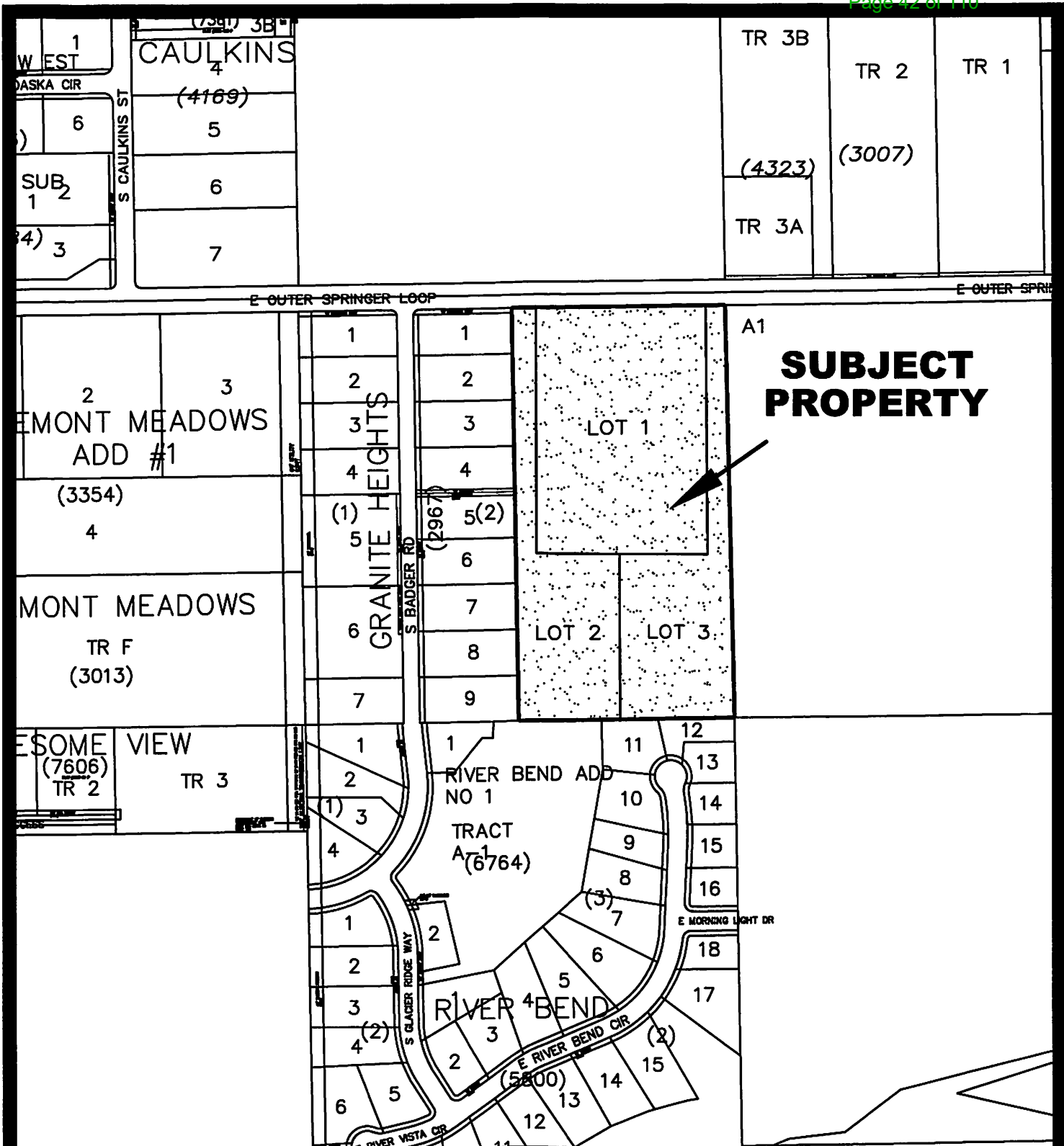
1. The abbreviated plat of Hotchkiss Farm is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.

4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, or Assessments; GCI or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Hotchkiss Farm contingent on the following recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Add a plat note stating Lots 1-3 are to share common access easement as will any further development unless authorized by the permitting authority.
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 HOTCHKISS FARM SUBDIVISION
LOCATED WITHIN
SECTION 16, T17N, R02E, SEWARD MERIDIAN
ALASKA
PA12 MAP

E Outer Springer Loop



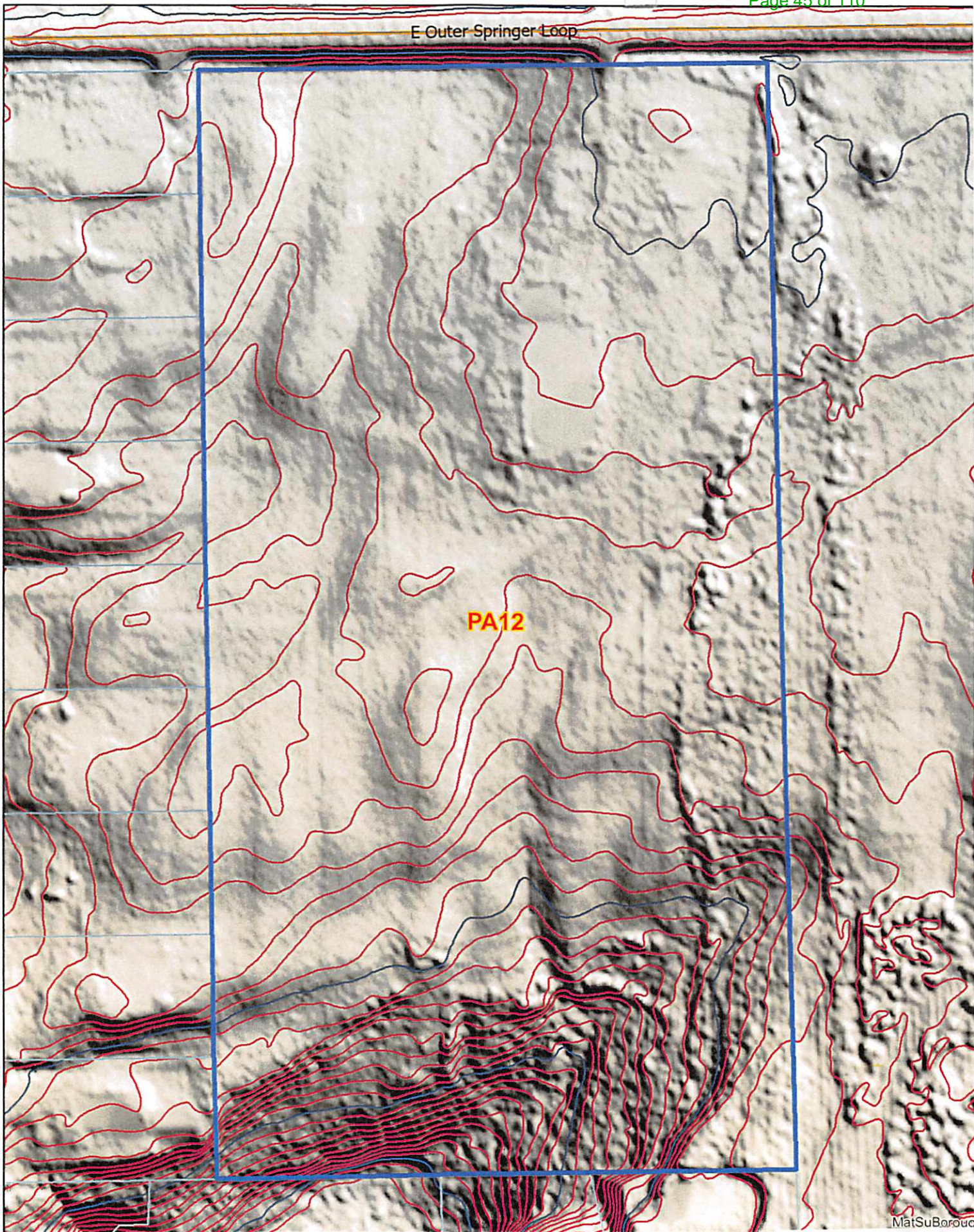
PA12

130 65 0 130 Feet

MaSuBorou

EXHIBIT A-2

E Outer Springer Loop



130 65 0 130 Feet

MaSuBoroua

EXHIBIT A-4

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



RECEIVED
OCT 04 2023
PLATTING

USEABLE AREA CERTIFICATION

HOTCHKISS FARM

A SUBDIVISION OF

TACT E, FREMONT MEADOWS (PLAT 72-31)

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

- Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

SOILS INVESTIGATION

EXCAVATIONS

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

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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: (SP) TEST HOLES: 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".

Bill Klebesadel
WILLIAM KLEBESADEL P.E.
Professional Engineer


9-1-23
Date



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

| | | | | |
|-----------|----------------|---------------|-------|----------|
| Parcel: | HOTCHKISS FARM | TEST HOLE NO. | Date: | 08/31/23 |
| Insp. By: | PIONEER | 1 | Job # | 23-193 |

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

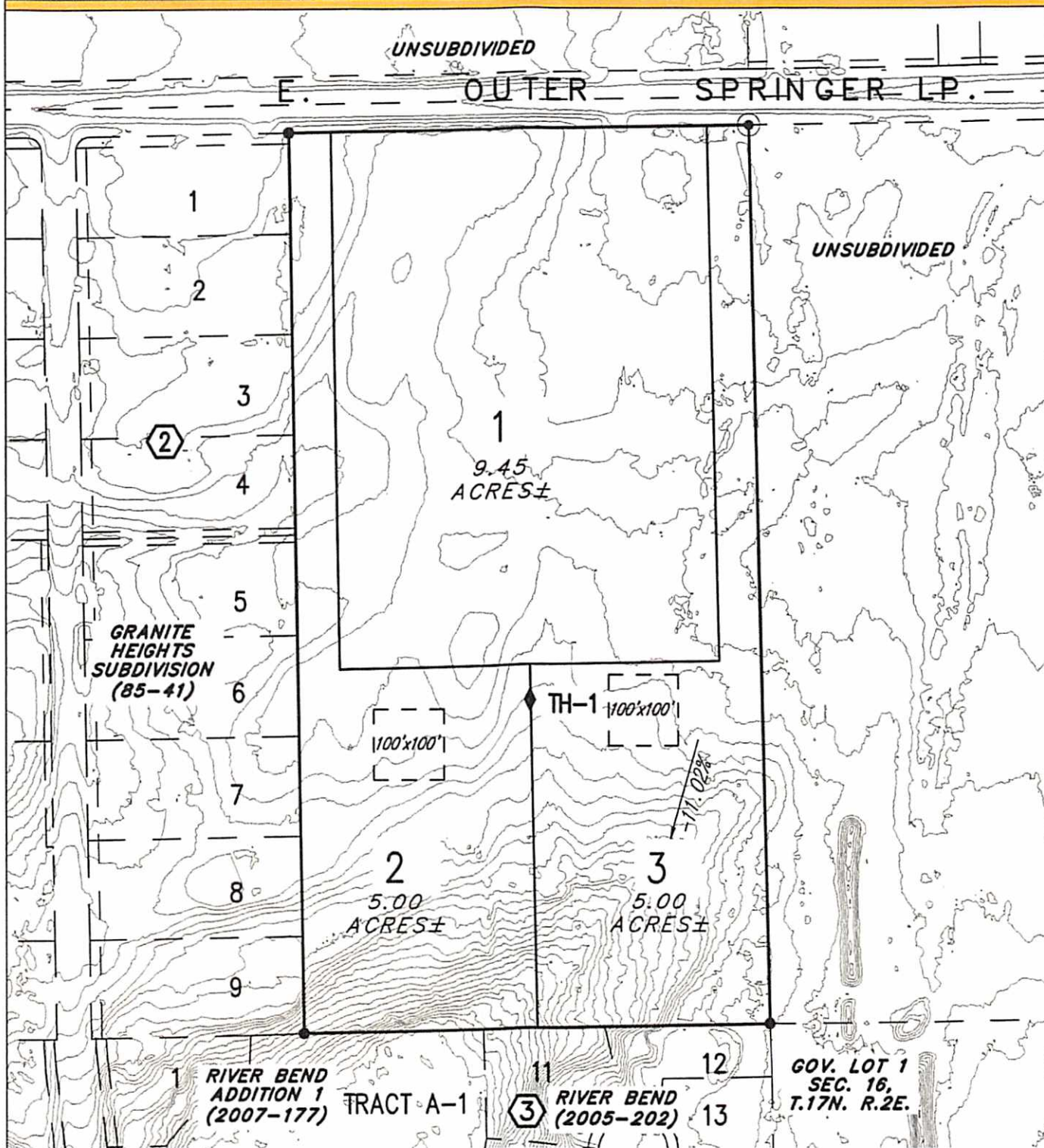
| WATER LEVEL MONITORING | |
|------------------------|-------------|
| Date | WATER LEVEL |
| | |
| | |

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

HOTCHKISS FARM SUBDIVISION

FILE: 23-193

DRAWN: SDN

08/31/23

EXHIBIT A

Page 1 of 1



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

Department of Transportation and Public Facilities

Program Development and Statewide Planning
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

February 12, 2024

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Mountain View Farms: Parcel 1, MSB Waiver 82-56-PWm, recorded as 82-74W (near Outer Springer Loop Road)**

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

- **Hotchkiss Farm, Plat No. 72-31, PA 12 Hotchkiss (Outer Springer Loop Road)**
 - Lots 1, 2 and 3 required to share access. Dedicate common access 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 shared common access. No further access to Outer Springer Loop Road will be permitted.
 - Subsequent utility development required through common access easement.
 - Please remove "unless authorized by the permitting authority" from plat note 6 and change plat note 6 to: "Lots 1-3 shall share a single common access to E. Outer Springer Loop as shown. Subsequent development of Lots 1-3 requires continued use of shared common access easement for motorized use and utility development. No direct motorized access for Lot 2 or Lot 3 to Outer Springer Loop will be permitted. No additional direct motorized access to Outer Springer Loop will be permitted."
 - DOT&PF requires shared access easement be 60 feet to accommodate future development.

"Keep Alaska Moving through service and infrastructure."

- DOT&PF recommends removal of flag portions of Lot 2 and Lot 3 from lot boundary in a good faith demonstration that flags will not be used for future access to Outer Springer Loop Road.
- **Flora Borealis, HO 08 Behrens, MSB Waiver Resolution #84-87-PWm, recorded as 84-210w (Pittman Road)**
 - No objection to the proposed plat.
 - DOT&PF requires southern lot to take access from N Treasure St.
 - DOT&PF will allow existing Pittman Road access to remain for northern lot.
 - Platting actions invalidate existing driveway permits, therefore DOT&PF requires that applicant re-apply for driveway permit for existing Pittman Road access on northern lot. 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.
 - Please add as plat note: "Subsequent development and subdivision of northern lot may require access to change from Pittman Road to N Treasure St."
 - DOT&PF requests applicant dedicate right of way along Pittman Road.
- **Misty Meadow, Waiver Resolution #76-19-PWm, HO 11 Mosquito Park LLC (MG) (Parks Highway MP 54)**
 - No objection to the proposed plat.
 - All lots must take access from the proposed N. Husk Circle.
 - No direct motorized access to the Parks Highway will be permitted for Lot 8.
 - The Parks Highway serves as one of Alaska's primary freight and statewide road networks and is classified functionally as an interstate. [Alaska Driveway Standards](#) 1190.03 state that "Freeways and expressways are special, high design type arterials that are exclusively for through traffic. As such, access is legally controlled along the arterial and no private driveways are permitted. In general on other arterials driveways will not be allowed if other access is available. The safe efficient movement of through traffic is the Department's primary concern." Additionally, [The Parks Highway Access Development Permits \(ADP\)](#) has been developed by DOT&PF to determine future access points along the corridor addressing safety and capacity needs and is available as a reference for access control and development. Therefore, to preserve the function of the Parks Highway interstate, DOT&PF requires that Lot 8 remove their Parks Highway driveway access and take access from N. Husk Circle instead. DOT&PF recommends subdivision developer rebuild Lot 8 driveway from N Husk Circle.
 - Please be advised that there is a DOT&PF project in development for Parks Highway Rehabilitation in Houston from Big Lake Road to the Little Su Road which may affect Lot 8.

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.

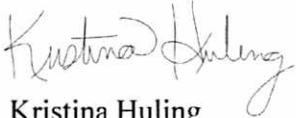
We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within 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: Jamie Taylor
Sent: Tuesday, February 6, 2024 4:28 PM
To: Jesse Curlin
Cc: Brad Sworts; Daniel Dahms; Tammy Simmons
Subject: RE: RFC Hotchkiss Farm (CC)

The proposed subdivision appears to meet the requirements of Title 43. However, the applicant should be aware that in the proposed configuration Lot 2 would not be able to be further subdivided since 40 feet of the 75.01-foot flag pole is encumbered by a utility easement.

Jamie Taylor, PE (she/her)

Civil Engineer

Matanuska-Susitna Borough

Department of Public Works

t: 907-861-7765 c: 907-355-9810

jamie.taylor@matsugov.us

<http://www.matsugov.us/>

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

Sent: Tuesday, January 23, 2024 4:34 PM

To: ADF&G <sarah.myers@alaska.gov>; colton.percy@alaska.gov; Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; US Postmasters <pamela.j.melchert@usps.gov>; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; USACE <regpagemaster@usace.army.mil>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Andy Dean <Andy.Dean@matsugov.us>; board@nlakes.cc; Collections <Collections@matsugov.us>; colton.percy@alaska.gov; davemtp@mtaonline.net; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; mark.eiesnman@alaska.gov; sarah.myers@alaska.gov; Theresa Taranto <Theresa.Taranto@matsugov.us>

Subject: RFC Hotchkiss Farm (CC)

Hello,

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

Please ensure all comments have been submitted by February 9, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

Jesse Curlin

From: Permit Center
Sent: Wednesday, January 24, 2024 11:41 AM
To: Jesse Curlin
Subject: RE: RFC Hotchkiss Farm (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: Tuesday, January 23, 2024 4:34 PM
To: ADF&G <sarah.myers@alaska.gov>; colton.percy@alaska.gov; Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; US Postmasters <pamela.j.melchert@usps.gov>; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; USACE <regpagemaster@usace.army.mil>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Andy Dean <Andy.Dean@matsugov.us>; board@nlakes.cc; Collections <Collections@matsugov.us>; colton.percy@alaska.gov; davemtp@mtaonline.net; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; mark.eiesnman@alaska.gov; sarah.myers@alaska.gov; Theresa Taranto <Theresa.Taranto@matsugov.us>
Subject: RFC Hotchkiss Farm (CC)

Hello,

The following link is a request for comments for the proposed Hotchkiss Farm Subdivision. Please ensure all comments have been submitted by February 9, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Hotchkiss Farm](#)



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

February 9, 2024

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

To whom it may concern:

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

- **Mee Acres**
(MSB Case # 2024-008)
- **Hotchkiss Farm**
(FB23-193)
- **Glenn View**
(2024-012)
- **Fireweed Storage**
(2024-013)

If you have any questions, please feel free to contact me at (907) 714-7521 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
O: (907) 714-7521

Jesse Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, February 7, 2024 5:28 PM
To: Jesse Curlin
Cc: OSP Design Group
Subject: RE: RFC Hotchkiss Farm (CC)
Attachments: Agenda Plat.pdf

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

Jesse,

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

Thanks,

MIREYA ARMESTO

GCI | Technician III, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, January 23, 2024 4:34 PM
To: ADF&G <sarah.myers@alaska.gov>; colton.percy@alaska.gov; Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; US Postmasters <pamela.j.melchert@usps.gov>; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; USACE <regpagemaster@usace.army.mil>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Andy Dean <Andy.Dean@matsugov.us>; board@nlakes.cc; Collections <Collections@matsugov.us>; colton.percy@alaska.gov; davemtp@mtaonline.net; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; mark.eiesnman@alaska.gov; sarah.myers@alaska.gov; Theresa Taranto <Theresa.Taranto@matsugov.us>
Subject: RFC Hotchkiss Farm (CC)

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

Hello,

The following link is a request for comments for the proposed Hotchkiss Farm Subdivision. Please ensure all comments have been submitted by February 9, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Hotchkiss Farm](#)

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 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)

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.

FREMONT L. HOTCHKISS (TRUSTEE) DATE _____
HOTCHKISS ALASKA COMMUNITY PROPERTY TRUST
14934A E. OUTER SPRINGER LP.
PALMER, AK 99645

RUBY N. HOTCHKISS (TRUSTEE) DATE _____
HOTCHKISS ALASKA COMMUNITY PROPERTY TRUST
14934A E. OUTER SPRINGER LP.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

FOR _____
FOR _____

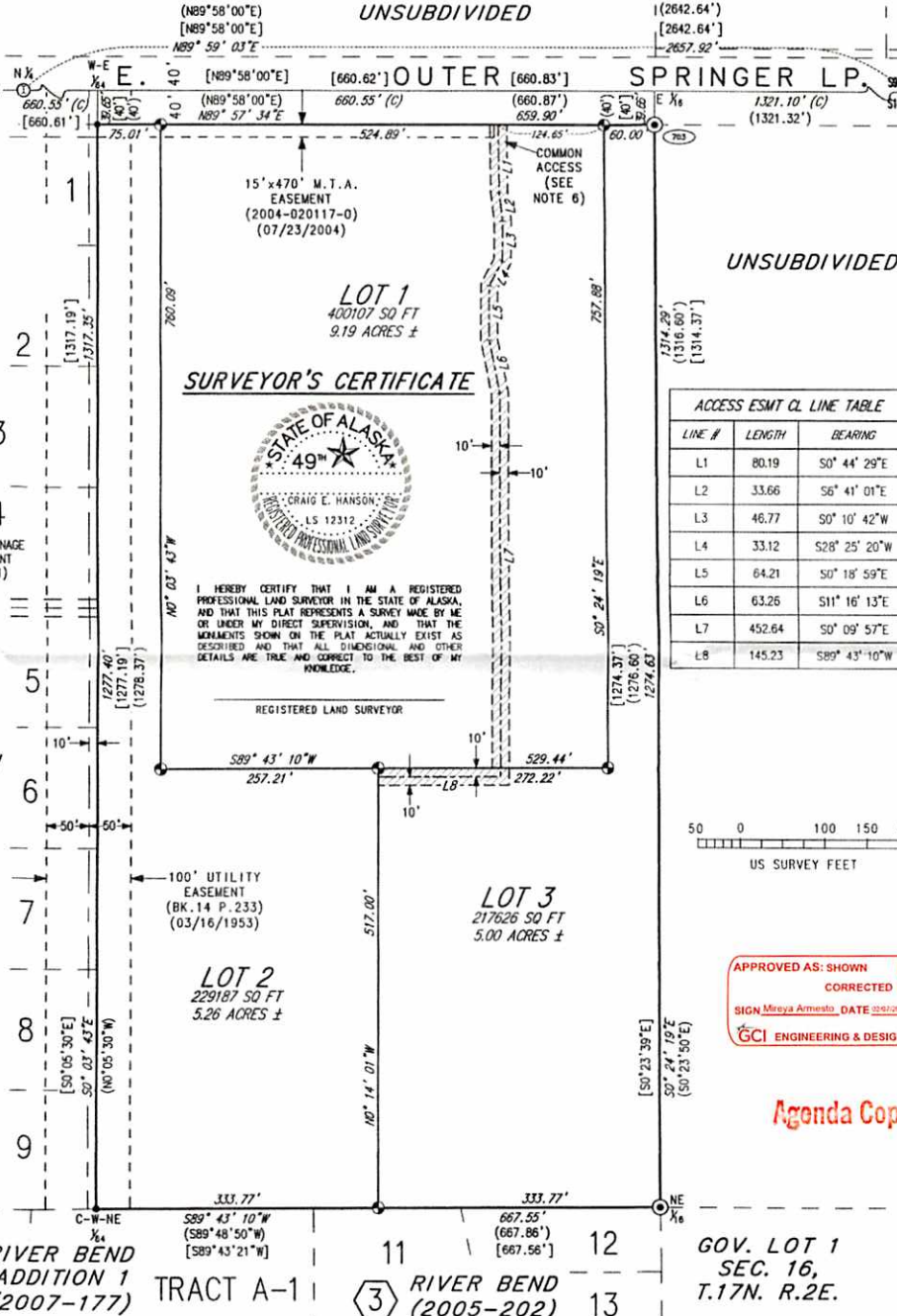
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____



TYPICAL SET
1 3/4" PLASTIC CAP

LEGEND

- ⊙ RECOVERED 1" IRON ROD IN MONUMENT CASE
 - RECOVERED 1" IRON PIPE
 - ⊙ RECOVERED 3/8" REBAR
 - ⊙ SET PLASTIC CAP ON 3/8"x30" REBAR
 - (C) COMPUTED
- N74°58'11"W 255.65' MEASURED DATA
 (N74°45'W) (254.70') RECORD PER PLAT (72-31) FREMONT MEADOWS
 (N74°45'W) (254.70') RECORD PER PLAT (85-41) GRANITE HEIGHTS
 703 SURVEY POINT NUMBER



SURVEYOR'S CERTIFICATE

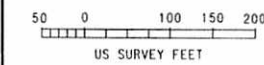


I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MEASUREMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND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

REGISTERED LAND SURVEYOR

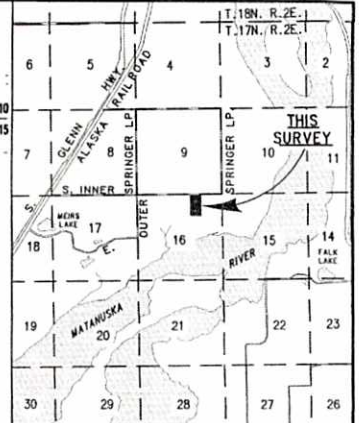
ACCESS ESMT CL. LINE TABLE

| LINE # | LENGTH | BEARING |
|--------|--------|---------------|
| L1 | 80.19 | S0° 44' 29"E |
| L2 | 33.66 | S6° 41' 01"E |
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| L6 | 63.26 | S11° 16' 13"E |
| L7 | 452.64 | S0° 09' 57"E |
| L8 | 145.23 | S89° 43' 10"W |



APPROVED AS: SHOWN
CORRECTED
SIGN: Mireya Armesto, DATE: 02/20/2024
GCI ENGINEERING & DESIGN

Agenda Copy



SOURCE: MSB TAX MAP PA11, PA12, PA13 & PA14 1"=5280'

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 THE PARENT PARCEL (POINT 703), A RECOVERED IRON PIPE WITH A NETWORK GNSS GEODETIC POSITION OF 61°34'13.58"N 149°05'43.13"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 A W.E.A. BLANKET EASEMENT RECORDED ON OCTOBER 6, 1961 IN BOOK 39, PAGE 218.
6. LOTS 1-3 SHALL SHARE A SINGLE COMMON ACCESS TO E. OUTER SPRINGER LOOP AS SHOWN, UNLESS OTHERWISE AUTHORIZED BY PERMITTING AGENCY.

A PLAT OF
HOTCHKISS FARM
A SUBDIVISION OF
**TRACT E
FREMONT MEADOWS
(PLAT 72-31)**
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE 1/4 SEC. 16, T.17N. R.2E. SM, AK
CONTAINING 19.44 ACRES MORE OR LESS

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

EXHIBIT F-3

Jesse Curlin

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Thursday, January 25, 2024 11:39 AM
To: Jesse Curlin
Subject: RE: RFC Hotchkiss Farm (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Jesse,

Thank you for reaching out.

MTA would like to add the following comments to RFC Hotchkiss Farm:

The labeled common access be common access easement and utility easement. In addition, the north easement be extended across the east boundary. I'd also like to note; the 100' utility easement shown on this plat is labeled on the wrong tract. Reference plat 85-41. The 100' should be along the west boundary of what was Tract D plat 72-31.

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, January 23, 2024 4:34 PM
To: ADF&G <sarah.myers@alaska.gov>; colton.percy@alaska.gov; Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; US Postmasters <pamela.j.melchert@usps.gov>; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; USACE <regpagemaster@usace.army.mil>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP

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ATTEST: _____
(PLATTING CLERK)

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14934A E. OUTER SPRINGER LP.
PALMER, AK 99645

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HOTCHKISS ALASKA COMMUNITY PROPERTY TRUST
14934A E. OUTER SPRINGER LP.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, 20____,

FOR _____
FOR _____

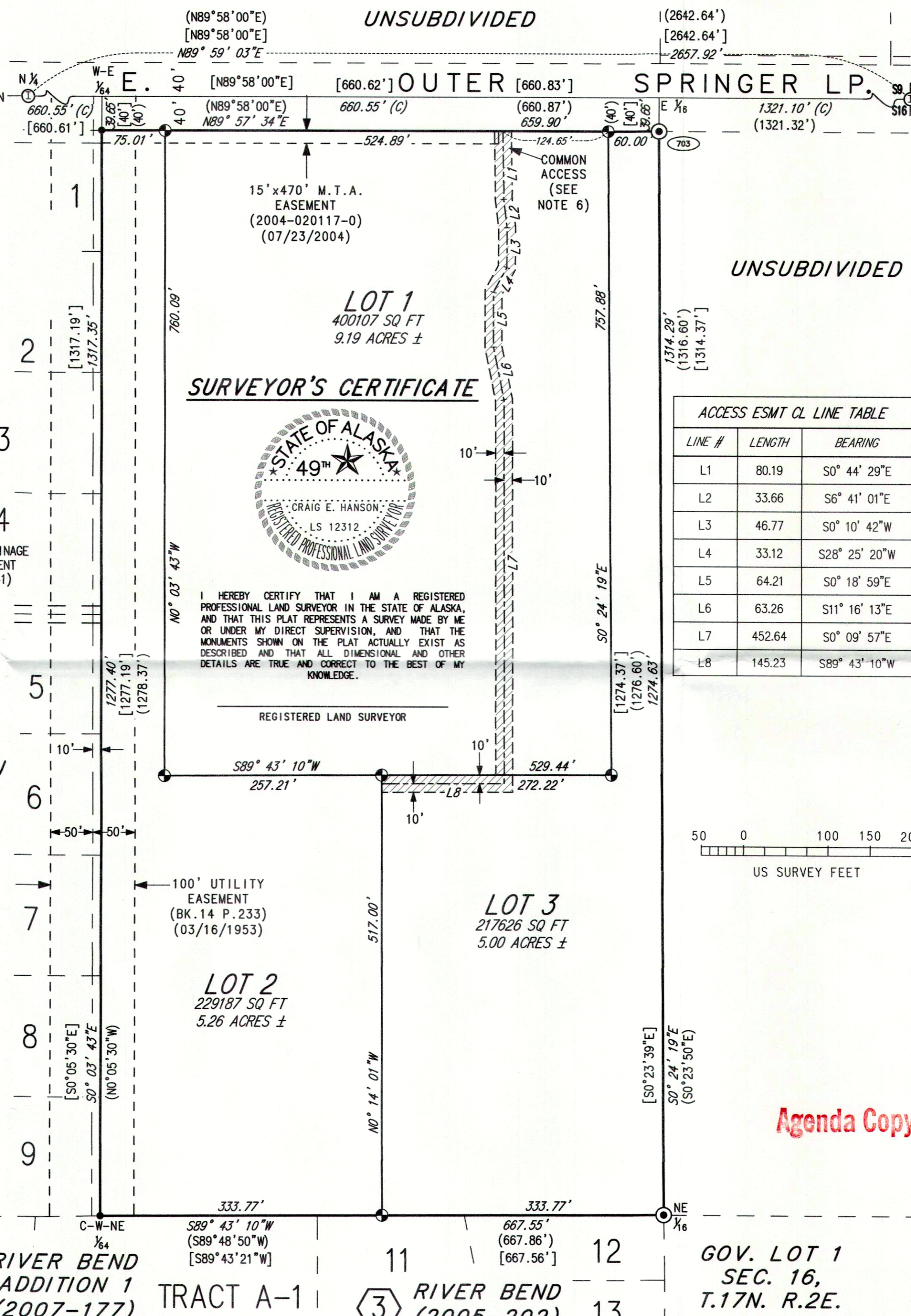
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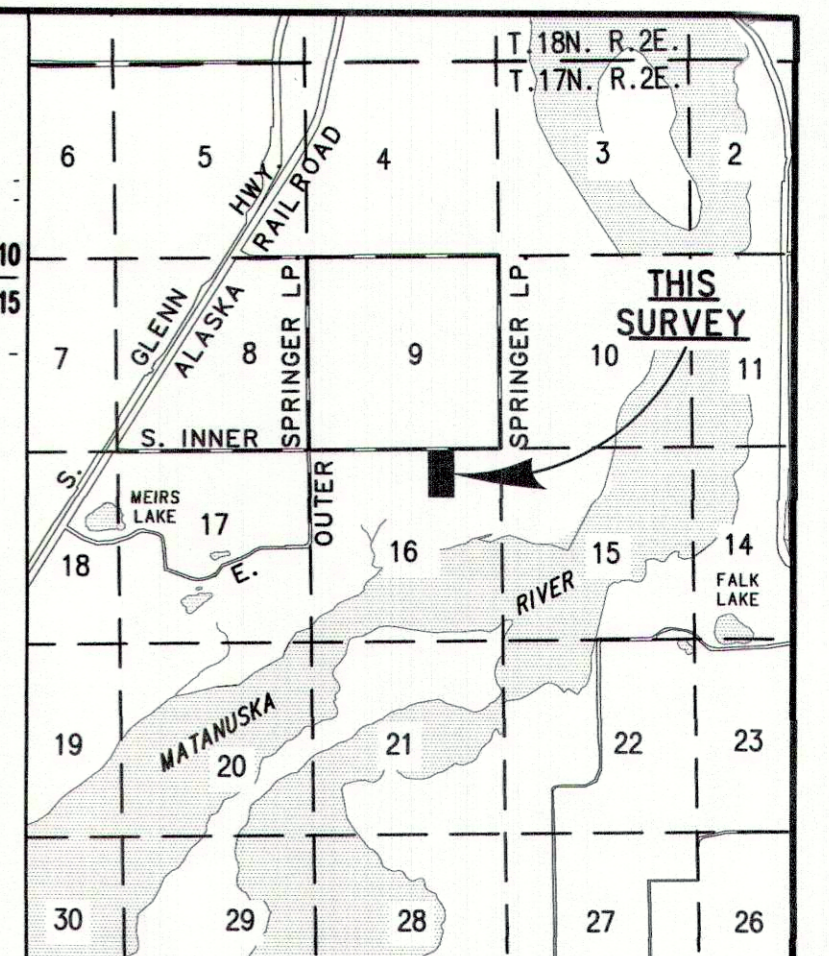
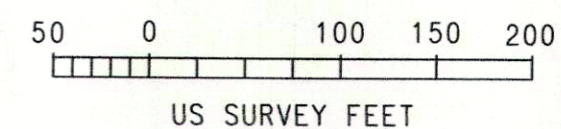


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SOURCE: MSB TAX MAP PA11, PA12, PA13 & PA14 1"=5280'

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Agenda Copy

A PLAT OF
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A SUBDIVISION OF
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NE 1/4 SEC. 16, T.17N. R.2E. SM, AK
CONTAINING 19.44 ACRES MORE OR LESS

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

3E

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 21, 2024**

PRELIMINARY PLAT: **NOVA**
LEGAL DESCRIPTION: **SEC 10, T17N, R01E S.M., AK**
PETITIONER: **CIARA MERRICK; EMILY CLINTON; PAIGE WALLACE**
SURVEYOR: **TIMBERLINE SURVEYING & MAPPING**
ACRES: 2.402 +/- PARCELS: **1**
REVIEWED BY: **AMY OTTO-BUCHANAN** CASE: 2024-010

REQUEST:

The request is to create one lot from Lots 2 & 3, Block 4, Cottrell, Plat No. 67-2, to be known as **NOVA**, containing 2.402 acres +/- . The parcel is located directly east of S. Old Trunk Road and S. Trunk Road and north of E. Jim Cottrell Circle; within Section 10, Township 17 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS:

| | |
|----------------------|------------------|
| Vicinity Map | Exhibit A |
| USACE | Exhibit B |
| Development Services | Exhibit C |
| ADOT&PF | Exhibit D |

DISCUSSION: The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat. Staff notes that surveyor has used record information from Cottrell Subdivision, Plat No. 67-2 and record information from ADOT&PF Project STP-0001(117)/52432, Phase I, Plat No. 2015-150.

COMMENTS:

US Army Corps of Engineers (**Exhibit B**) notes a Department of Army (DA) authorization is required if anyone proposes to place dredged and/or fill material into water of the US, including wetlands and/or perform work in navigable waters of the US. A copy of the DA permit application can be found online. Section 10 of the Rivers and Harbors Act of 1899 requires a DA permit be obtained for structures or work in or affecting navigable waters of the US (33 USC 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 required Section 10 Authorization.

Development Services (**Exhibit C**) has no comments.

ADOT&PF: (Exhibit D) The applicant will need to apply for a driveway permit for access onto S. Old Trunk Road; permits can be applied online at <https://dot.alaska.gov/row/Login.po>. Please contact 1-800-770-5263 for any questions. New utility lines for the proposed lots and any future development must be extended from the common access. No new utility lines will be authorized or permitted within ADOT&PF's right-of-way of S. Old Trunk Road. Any future relocation of utilities on Lot 1 and Lot 2 must remain on Lot 1. Utility relocation will not be permitted into ADOT&PF right-of-way. *Staff notes that obtaining a driveway permit from ADOT&PF is not a requirement to plat; however, staff strongly encourages petitioner to apply for a driveway permit as soon as it is determined where the driveway will be located. If petitioner proposes access from E. Jim Cottrell Circle, contact MSB Development Services for a driveway permit.*

CONCLUSION: The plat of **Nova** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from outside agencies at the time of this staff report. There were no objections received in response to the Notice of Public Hearing.

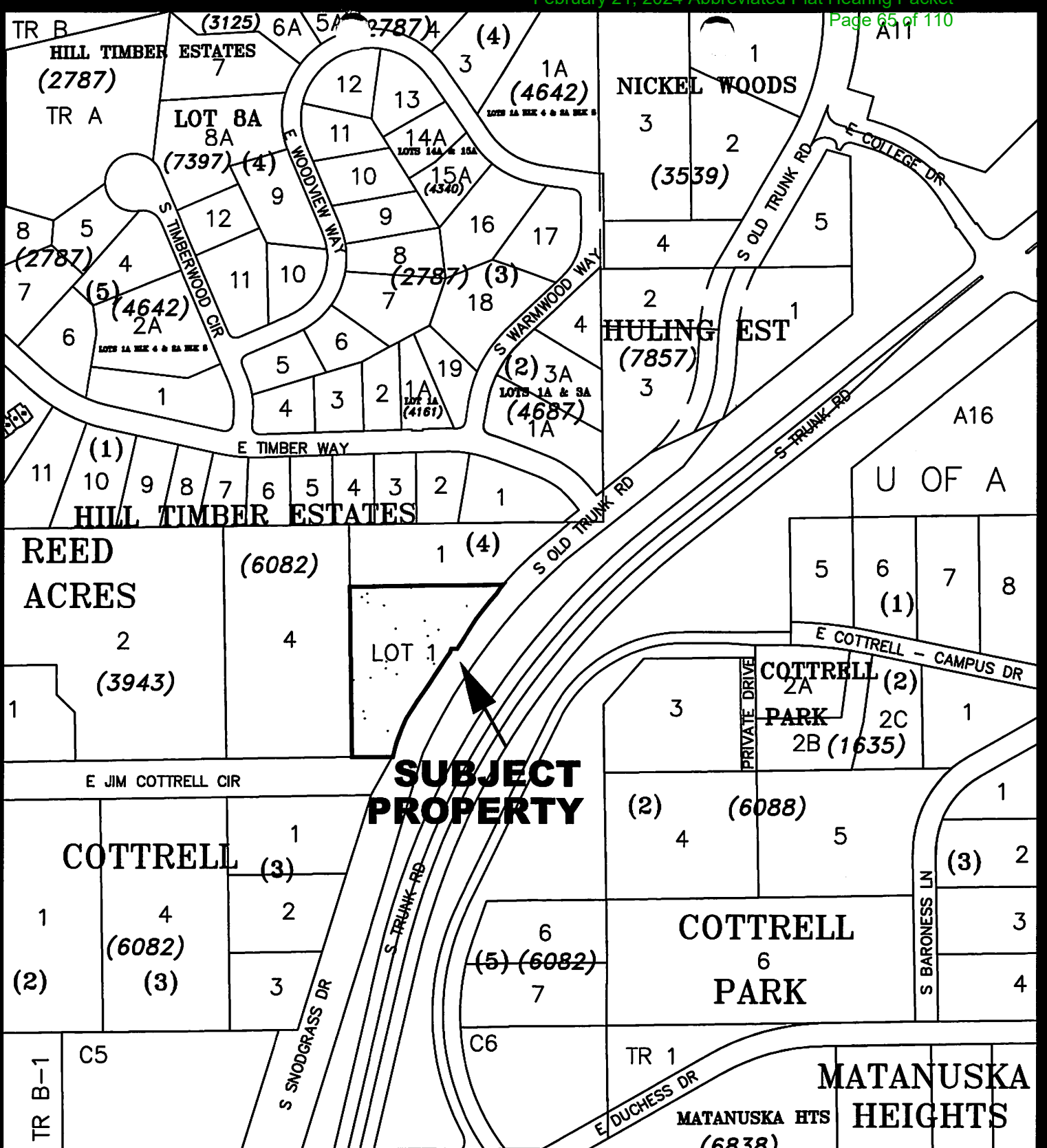
FINDINGS of FACT:

1. The abbreviated plat of **Nova** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Cottrell Subdivision, lessening the lot density in the area.
3. There were no objections from outside agencies.
4. There were no objections received in response to the Notice of Public Hearing from the public.
5. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
6. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plats of Cottrell Subdivision (Plat No. 67-2) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

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

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within seven (7) days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED NOVA SUBDIVISION
LOCATED WITHIN
SECTION 10, T17N, R01E, SEWARD MERIDIAN,
ALASKA

WASILLA 09 MAP

D5

EXHIBIT A



Amy Otto-Buchanan

From: Permit Center
Sent: Tuesday, January 30, 2024 10:47 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Nova #24-010

No comments.

Thank you,

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, January 24, 2024 12:07 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Permit Center <Permit.Center@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; msb.hpc@gmail.com; Marasigan, Romorenzo B (DOT) <romorenzo.marasigan@alaska.gov>; david.post@alaska.gov
Subject: RFC Nova #24-010

The following link contains a Request for Comments for Nova Subdivision, MSB #2024-010 to eliminate the common lot line between 56082B04L002/L003. Comments are due by **February 14, 2024**. Please let me know if you have any questions. Thanks, A.

 [Nova](#)

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

Amy Otto-Buchanan

From: Jacobson, Gwendolyn A CIV USARMY CEPOA (USA)
<Gwendolyn.A.Jacobson@usace.army.mil>
Sent: Friday, January 26, 2024 3:16 PM
To: Matthew Goddard; Amy Otto-Buchanan
Subject: USACE agency comment for MSB Case #2024-012, 2024-011, 2024-010

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

Good afternoon,

This message is in response to MSB Case #2024-012, 2024-011, and 2024-010.

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

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory.
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 you will be assigned a project manager to assist you. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

Sincerely,
Gwen

Gwen Jacobson
Regulatory Specialist
USACE Alaska District
gwendolyn.a.jacobson@usace.army.mil
(907)347-5802



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

February 2, 2024

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **2000-194 Glenn View AOB**
 - The applicant will need to apply for driveway common access on Lot 1.
 - Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - No direct access to Lot 2 will be granted W. Glenn Highway. All proposed lots must take access from common access area onto Lot 1 as shown on proposed plat. Future subdivision and development should be developed to also take access from the platted common access area.
 - We recommend common access to be wide enough to accommodate any future subdivision and development.
 - We recommend providing a 60ft common access easement.
 - New utility lines for the proposed lots and any future development and subdivision must be extend from common access. No new utility lines will be authorized or permitted within DOT&PF's ROW on W. Glenn Highway.
 - Any future relocation of utilities on Lot 1 and Lot 2 must remain on Lots 1 and 2. Utility relocation will not be permitted into DOT&PF ROW.
 - We recommend removing the language "Unless otherwise authorized by a permitting agency" Item Number 7 on the agenda plat notes.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT D

- **67-2 S Old Trunk Rd AOB**
 - The applicant will need to apply for a driveway permit for access onto S Old Trunk Rd.
 - Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - New utility lines for the proposed lots and any future development must be extend from common access. No new utility lines will be authorized or permitted within DOT&PF's ROW on S Old Trunk Rd.
 - Any future relocation of utilities on Lot 1 and Lot 2 must remain on Lots 1. Utility relocation will not be permitted into DOT&PF ROW.

- **84-132 E Fireweed Rd CC**
 - No objection to the proposed plat.
 - We recommend any future development to not preclude access Southeast corner on Jensen Rd for alternate access.

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) 269-0514 or romorenzo.marasigan@alaska.gov.

Sincerely,



Romorenzo Marasigan
Transportation 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

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR

ATTEST:

PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL
MATANUSKA-SUSITNA BOROUGH

CERTIFICATE OF OWNERSHIP

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

EMILY E. CLINTON DATE
1220 S. ENDEAVOR ST.
WASILLA, AK 99654

PAIGE H. WALLACE DATE
PO BOX 874509
WASILLA, AK 99687

CIARA R. MERRICK DATE
501 W. FALLEN LEAF CIR.
WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____,

FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____,

FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____,

FOR _____

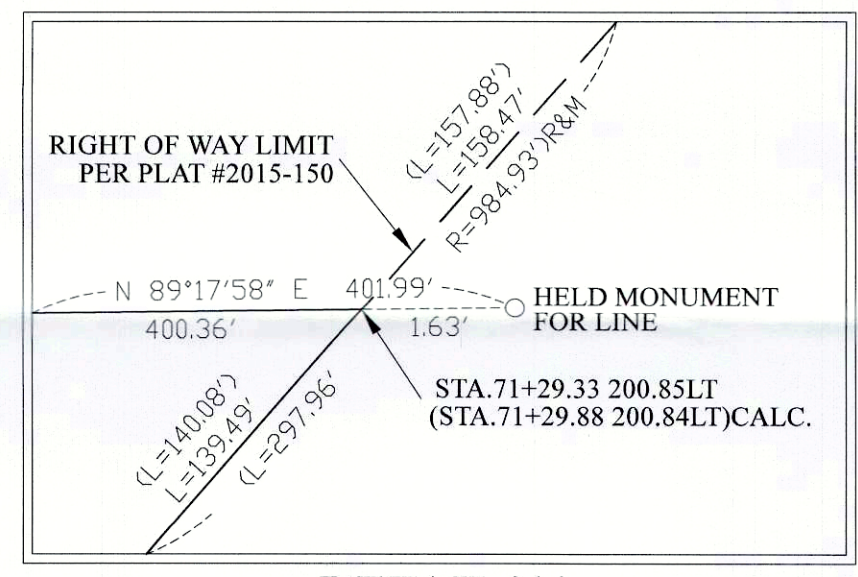
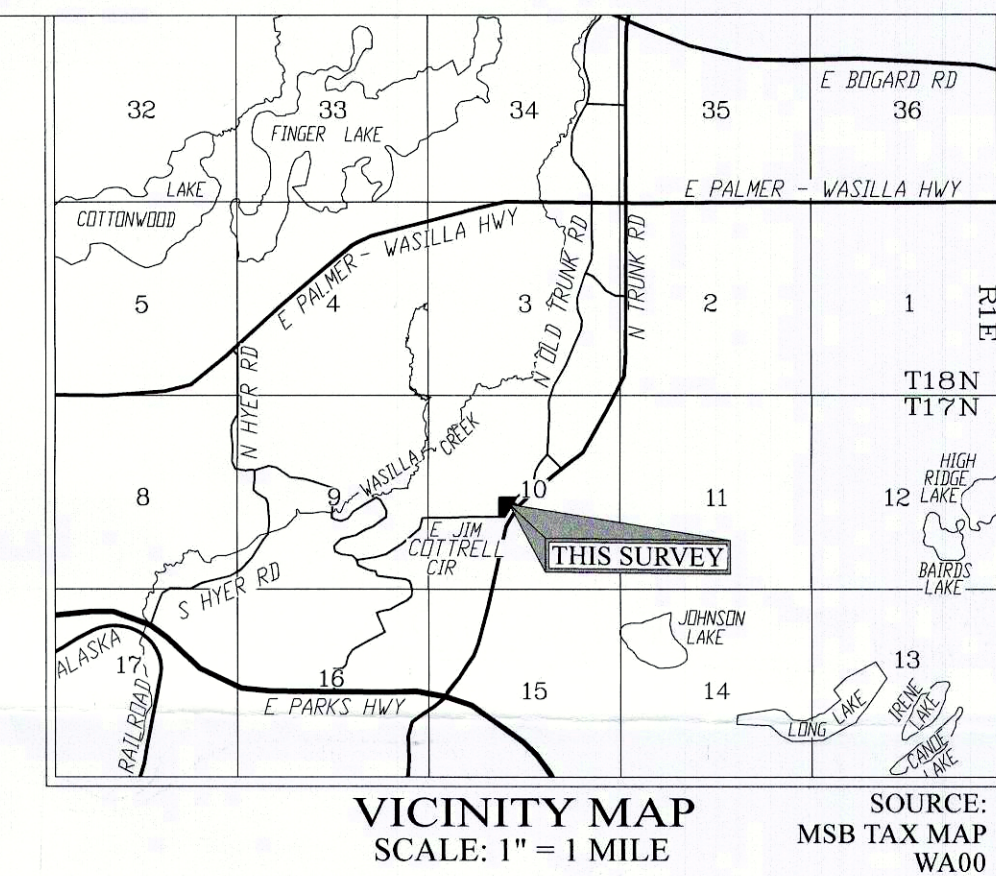
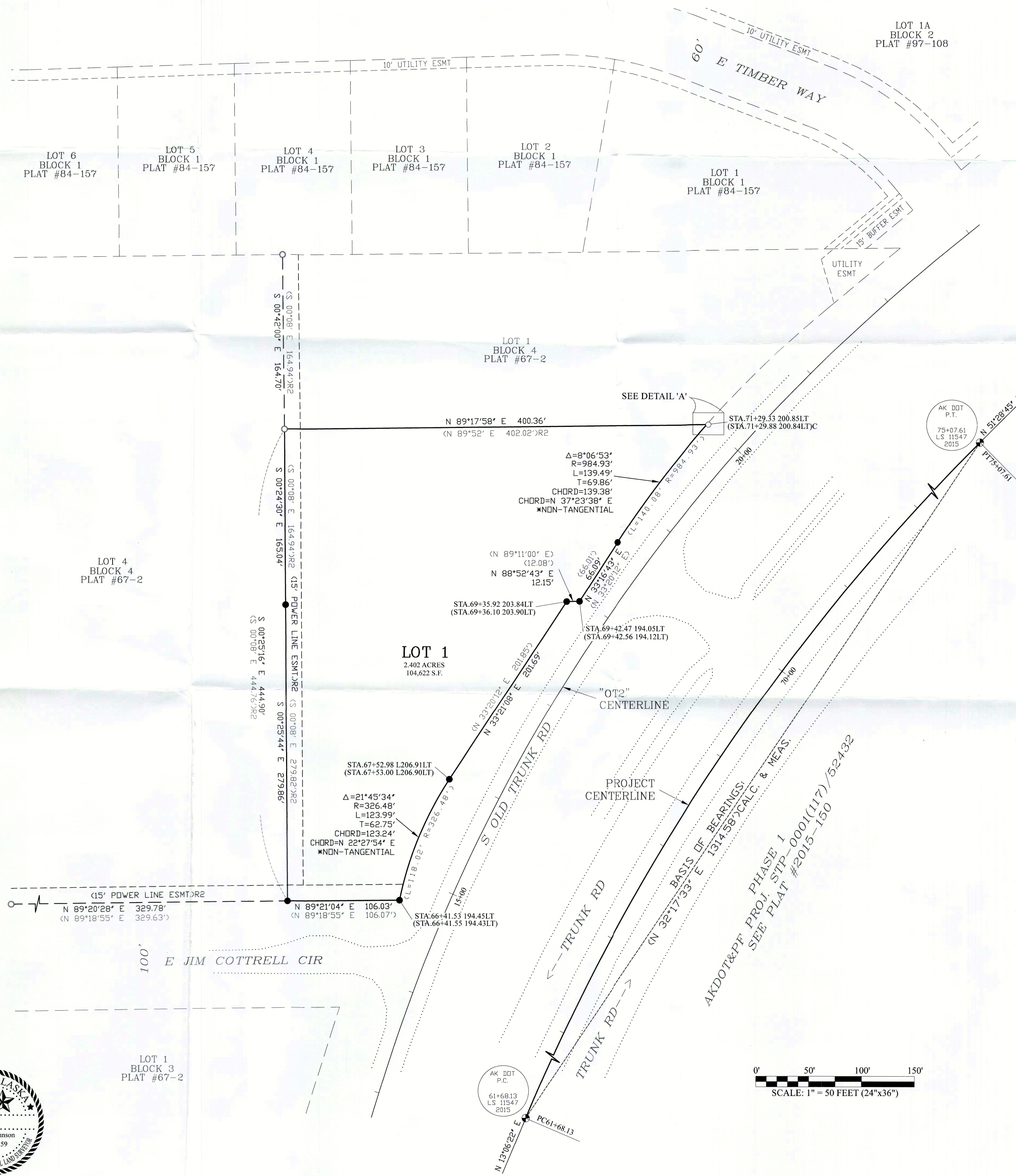
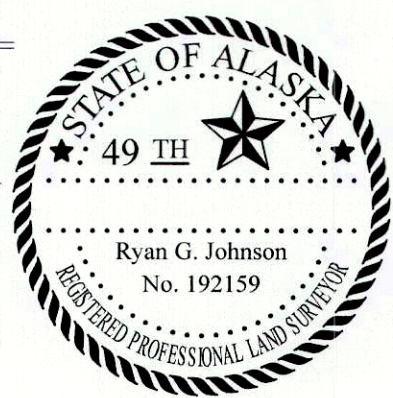
NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, RYAN G. JOHNSON, #192159, 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.

RYAN G. JOHNSON, No.192159 DATE



LEGEND

- FOUND PROJECT CENTERLINE MONUMENT PER PLAT #2015-150. 5/8" REBAR WITH 2" ALUM. CAP, MARKED AS SHOWN.
- FOUND IRON PIPE, BELIEVED TO BE ORIGINAL PER COTTRELL SUBDIVISION, PLAT #67-2.
- FOUND 5/8" REBAR WITH PINK PLASTIC CAP. MARKED: 'FARMER 10615-S'
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP. MARKED: 'DENALI NORTH 6925-S'
- EDGE OF ASPHALT, SEE NOTE 3
- () RECORD DATA PER AKDOT&PF RIGHT OF WAY MAP, ALASKA PROJECT NO. STP-0001(117) / 52432, TRUNK ROAD RECONSTRUCTION, PHASE 1, RECORDED AS PLAT #2015-150
- ()R2 RECORD DATA PER COTTRELL SUBDIVISION, PLAT #67-2.

NOTES

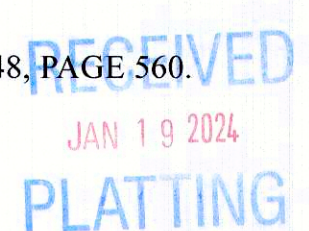
1. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
2. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. PARCEL OWNERS SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
3. EXISTING IMPROVEMENTS SHOWN HEREON ARE FOR ORIENTATION PURPOSES ONLY.
4. SUBJECT TO A MATANUSKA ELECTRIC ASSOCIATION, INC. BLANKET EASEMENT RECORDED JUNE 7, 1957 AS BOOK 23, PAGE 269.
5. SUBJECT TO A 20' MATANUSKA TELEPHONE ASSOCIATION, INC. RIGHT-OF-WAY EASEMENT RECORDED SEPT. 14, 1977 AS BOOK 148, PAGE 560.

Agenda Copy

A PLAT OF
NOVA SUBDIVISION
A RE-SUBDIVISION OF LOTS 2 AND 3, BLOCK 4
COTTRELL SUBDIVISION, PLAT #67-2
EXCEPTING THEREFROM THAT PORTION OF LOT 3, BLOCK 4 CONVEYED TO THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES IN WARRANTY DEED, RECORDED JUNE 28, 2007 AS RECEPTION NO. 2007-015972-0

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN: N1/2 SW1/4, SECTION 10, T17N R1E, SEWARD MERIDIAN
CONTAINING: 2.402 ACRES MORE OR LESS

| | |
|--|---|
| TIMBERLINE SURVEYING AND MAPPING 17035 BARONOFF AVE EAGLE RIVER, AK 99577 907-242-5320 ryan@timberlinealaska.com | DRAWN BY: R. G. J. FILE NO.: 24.003 SCALE: 1" = 50 FEET DATE: 1/13/2024 SHEET: 1 of 1 |
|--|---|



3F

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
February 21, 2024

ABBREVIATED PLAT: FAIRVIEW ESTATES AT LOOKOUT

LEGAL DESCRIPTION: SEC 28, T17N, R01W S.M., AK

PETITIONER: BRIAN MONAGHAN

SURVEYOR: DENALI NORTH

ACRES: 1.85 +/- PARCELS: 1

REVIEWED BY: MATTHEW GODDARD

CASE: 2024-011

REQUEST:

The request is to create one lot from Lots 21A & 21B, Block 2, Fairview Estates Addition No. 1 Lots 21A, 21B, & 21C, Block 2, Plat No. 2014-131 to be known as **FAIRVIEW ESTATES AT LOOKOUT**, containing 1.85 acres +/- . The property is located south of W. Fairview Loop, west of S. Well Site Road, and east of S. Weeping Birch Street; within the NW ¼ Section 28, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and in Assembly District #3.

EXHIBITS:

Vicinity Maps **Exhibit A**

COMMENTS:

USACE **Exhibit B**

Emergency Services **Exhibit C**

Code Compliance **Exhibit D**

DISCUSSION: The subject parcels are located within the Knik Fairview Community Council. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

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

CONCLUSION

The plat of Fairview Estates At Lookout is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

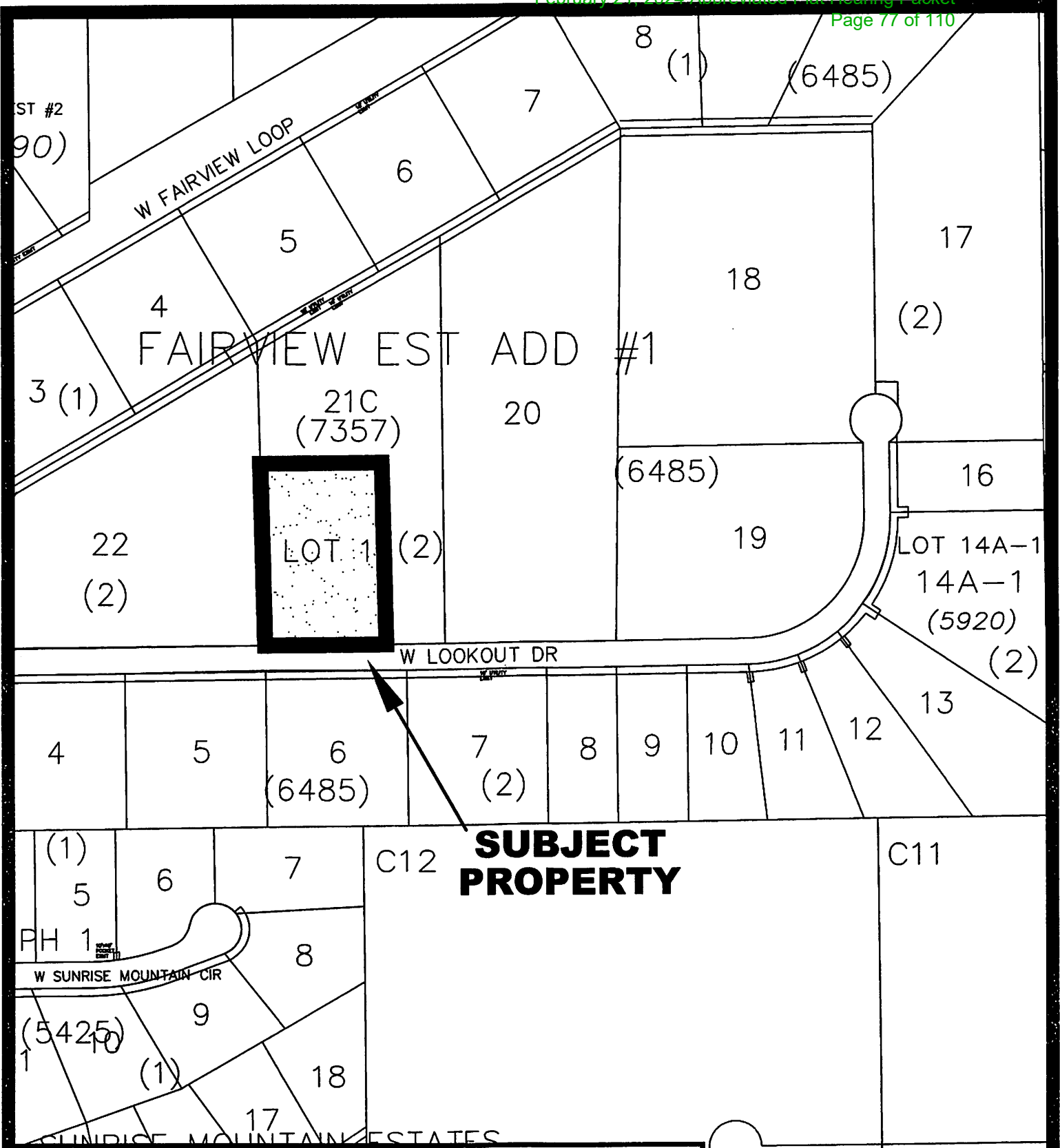
FINDINGS of FACT:

1. The abbreviated plat of Fairview Estates At Lookout is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Fairview Estates Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Fairview Estates Subdivision (Plat #2014-131), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Fairview Estates At Lookout contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED FAIRVIEW ESTATES AT LOOKOUT
SUBDIVISION
LOCATED WITHIN
SECTION 28, T17N, R01W, SEWARD MERIDIAN
WA 13 MAP ALASKA

W LAZY K LN

C3

EXHIBIT A

Matthew Goddard

From: Jacobson, Gwendolyn A CIV USARMY CEPOA (USA)
<Gwendolyn.A.Jacobson@usace.army.mil>
Sent: Friday, January 26, 2024 3:16 PM
To: Matthew Goddard; Amy Otto-Buchanan
Subject: USACE agency comment for MSB Case #2024-012, 2024-011, 2024-010

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

Good afternoon,

This message is in response to MSB Case #2024-012, 2024-011, and 2024-010.

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

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory.
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 you will be assigned a project manager to assist you. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

Sincerely,
Gwen

Gwen Jacobson
Regulatory Specialist
USACE Alaska District
gwendolyn.a.jacobson@usace.army.mil
(907)347-5802

Matthew Goddard

From: Jeffrey Anderson
Sent: Friday, January 26, 2024 8:30 AM
To: MSB Platting
Subject: RE: Fairview Est at Lookout Public Notice

It is the recommendation of this office that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard. The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future.



JEFF ANDERSON

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

From: Theresa Taranto <Theresa.Taranto@matsugov.us>

Sent: Thursday, January 25, 2024 11:23 AM

To: Brian Davis <Brian.Davis@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Sharon Lamz <Sharon.Lamz@matsugov.us>

Subject: Fairview Est at Lookout Public Notice



Theresa Taranto
Platting Division
Administrative Specialist

Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645
Phone (907) 861-8573

Matthew Goddard

From: Code Compliance
Sent: Tuesday, January 30, 2024 2:39 PM
To: Matthew Goddard
Subject: RE: RFC Fairview Estates at Lookout (MG)

No comments.

Thank you,

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, January 24, 2024 12:34 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>;
regpagemaster@usace.army.mil; Code Compliance <Code.Compliance@matsugov.us>; pamelaj.melchert@usps.gov;
matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov
Subject: RFC Fairview Estates at Lookout (MG)

Hello,

The following link is a request for comments on the proposed Fairview Estates at Lookout subdivision.
Please ensure all comments have been submitted by February 7, 2024 so they can be incorporated in the staff report
that will be presented to the Platting officer.

 [Fairview Estates at Lookout](#)

Feel free to contact me if you have any questions.

Thank you,
Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

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 OR 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.
3. THIS PLAT IS AFFECTED BY A MATANUSKA ELECTRIC ASSOCIATION BLANKET EASEMENT RECORDED 2/17/1960 IN BK. 29 PG. 136 AND A MATANUSKA TELEPHONE ASSOCIATION BLANKET EASEMENT RECORDED 12/9/1976 IN BK. 128 PG. 920.

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)

LOT 22
BLOCK 2
FAIRVIEW
ESTATES
SUBDIVISION
ADDN NO. 1
PLAT NO. 74-12

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.

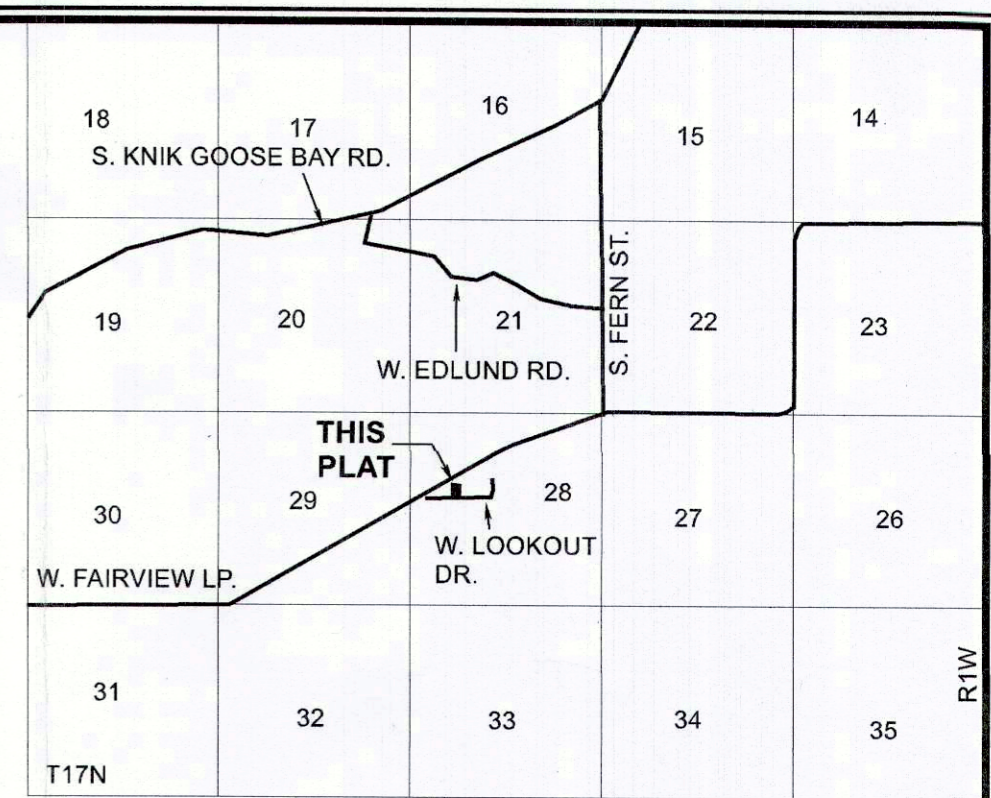
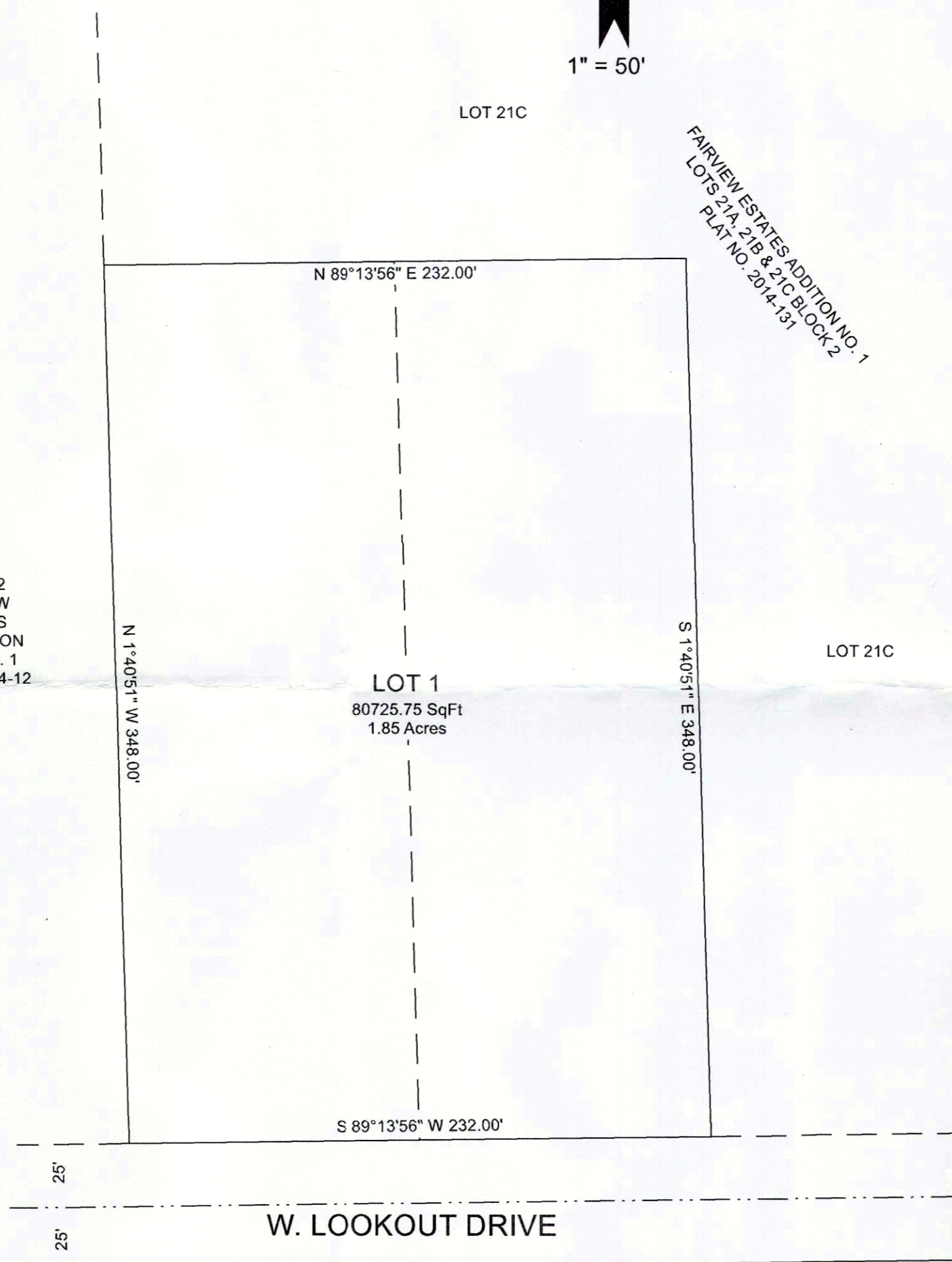
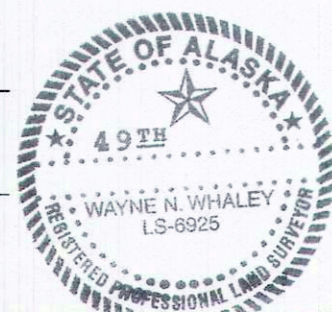
DATE _____, 20____

PLANNING AND LAND USE DIRECTOR ATTEST: PLATTING CLERK

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



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.

NAME: BRIAN MONAGHAN DATE: _____
PO BOX 874751
WASILLA, AK 99687

Agenda Copy

PRELIMINARY PLAT

A PLAT OF
FAIRVIEW ESTATES AT LOOKOUT
A REPLAT OF
LOTS 21A & 21B BLOCK 2
FAIRVIEW ESTATES SUBDIVISION ADD. NO. 1
PLAT NO. 2014-131
LOCATED WITHIN:
SECTION 28 TOWNSHIP 17 NORTH RANGE 1 WEST
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 1.85 ACRES MORE OR LESS

DENALI NORTH RECEIVED
JAN 23 2024
PLATTING

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

| | | |
|-----------------------|-------------------------|---------------|
| JOB NO. 23-277PRE. | DATE: DECEMBER 28, 2023 | DWN HW CHK WW |
| SCALE 1"=50' | FB. N/A PGS. | SHEET 1 OF 1 |

3G

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 21, 2024

ABBREVIATED PLAT: GLENN VIEW
LEGAL DESCRIPTION: SEC 29, T20N, R09E, SEWARD MERIDIAN AK
PETITIONERS: DUSTIN & DOROTHY HRNCIR
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 14.51 ± PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2024-012

REQUEST: The request is to create two lots from Tax Parcel B15 (Parcel #3, MSB Waiver 2000-194-PWm, recorded Book/Page 1101/869), to be known as **GLENN VIEW**, containing 14.51 acres +/- . Parcel is located northwest of W. Glenn Highway at Milepost 99 and south of W. Pinochle Lane; lying within Section 29, Township 20 North, Range 09 East, Seward Meridian, Alaska.

EXHIBITS

| | |
|--|--------------------------|
| Vicinity Map and Aerial Photos | EXHIBIT A – 4 pgs |
| Soils Report | EXHIBIT B – 7 pgs |
| Topographical Mapping & As-Built | EXHIBIT C – 3 pgs |
| <u>AGENCY COMMENTS</u> | |
| Department of Public Works Pre-Design Division | EXHIBIT D – 1 pg |
| Development Services | EXHIBIT E – 1 pgs |
| Utilities | EXHIBIT F – 3 pgs |
| ADOT&PF | EXHIBIT G – 2 pgs |
| USACE | EXHIBIT H – 1 pg |

DISCUSSION: This platting action is creating two lots from one tax parcel. Both proposed lots will access from W. Glenn Highway at the constructed access point on proposed Lot 1. Surveyor has shown a 20’ wide Common Access Easement across Lot 1 for access to Lot 2. This property is not in a Road Service Area or a Fire Service Area.

Soils Report: (**Exhibit B**) A soils report was submitted, pursuant to MSB 43.20.281(A)(1). Bill Klebesadel, PE, notes two testholes were dug to 12’. Receiving soils were GM and SM, which require a sieve analysis test. Testhole logs, sieve analysis results and a testhole location map are provided. Mr. Klebesadel concludes both lots contains sufficient overall area. Both have at least 10,000 sf of useable building area and 10,000 sf of contiguous useable septic area. Topographical Mapping and As-Built at **Exhibit C**.

Comments: Department of Public Works PD&E (**Exhibit D**) has no comments. Development Services (**Exhibit E**) has no comments.

Utilities: (Exhibit F) Enstar has no comments or recommendations. GCI has no comments. MTA requests a 15' wide utility easement through Lots 1 & 2 paralleling the highway. *Staff notes an abbreviated plat cannot grant utility easements. If petitioner chooses, an easement may be granted by document and recorded document shown on final plat.* MEA did not respond.

ADOT&PF: (Exhibit G) Applicant will need to apply for a driveway permit at the location of the common access easement (see **Recommendation #5**). Apply online at <https://dot.alaska.gov/row/Login.po>, or contact 1-800-770-5263 for any questions. No direct access to Lot 2 will be granted to W. Glenn Highway. All proposed lots must take access from the common access area on Lot 1 as shown on proposed plat. Future subdivision and development should be developed to also take access from the platted common access area. ADOT&PF recommends common access be wide enough to accommodate any future subdivision and development; recommends a 60' wide common access easement. New utility lines for the proposed lots and any future development must be extended from the common access. No new utility lines will be authorized or permitted within ADOT&PF's right-of-way of W. Glenn Highway. Any future relocation of utilities on Lot 1 and Lot 2 must remain on Lot 1 and Lot 2. Utility relocation will not be permitted into ADOT&PF right-of-way. ADOT&PF recommends removing the language "unless otherwise authorized by a permitting agency" on plat note #7 on the agenda plat.

USACE: US Army Corps of Engineers (**Exhibit H**) notes a Department of Army (DA) authorization is required if anyone proposes to place dredged and/or fill material into water of the US, including wetlands and/or perform work in navigable waters of the US. A copy of the DA permit application can be found online. Section 10 of the Rivers and Harbors Act of 1899 requires a DA permit be obtained for structures or work in or affecting navigable waters of the US (33 USC 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 required Section 10 Authorization.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council Glacier View; MSB Emergency Services, Community Development, Planning Division or Assessments; or MEA.

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

FINDINGS OF FACT

1. The plat of Glenn View 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). Both lots have the required 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.
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 ADF&G; Community Council Glacier View; MSB Emergency Services, Community Development, Planning Division or Assessments; 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.
7. Plat Note #7 addresses the need of one access from W. Glenn Highway for both lots.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the preliminary plat of Glenn View, Section 29, Township 20 North, Range 09 East, Seward Meridian, Alaska, contingent on staff recommendations:

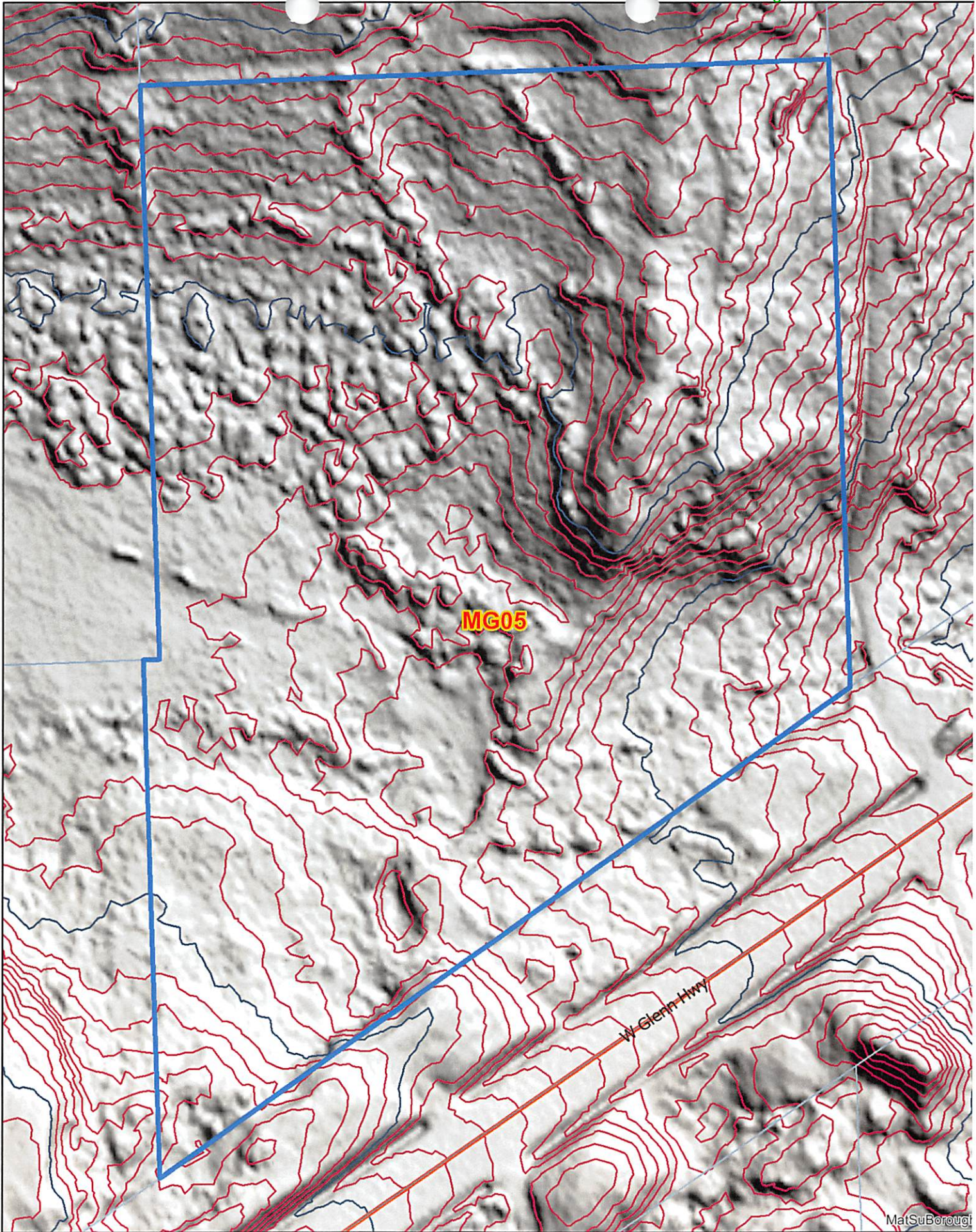
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary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



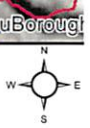
110 55 0 110 Feet

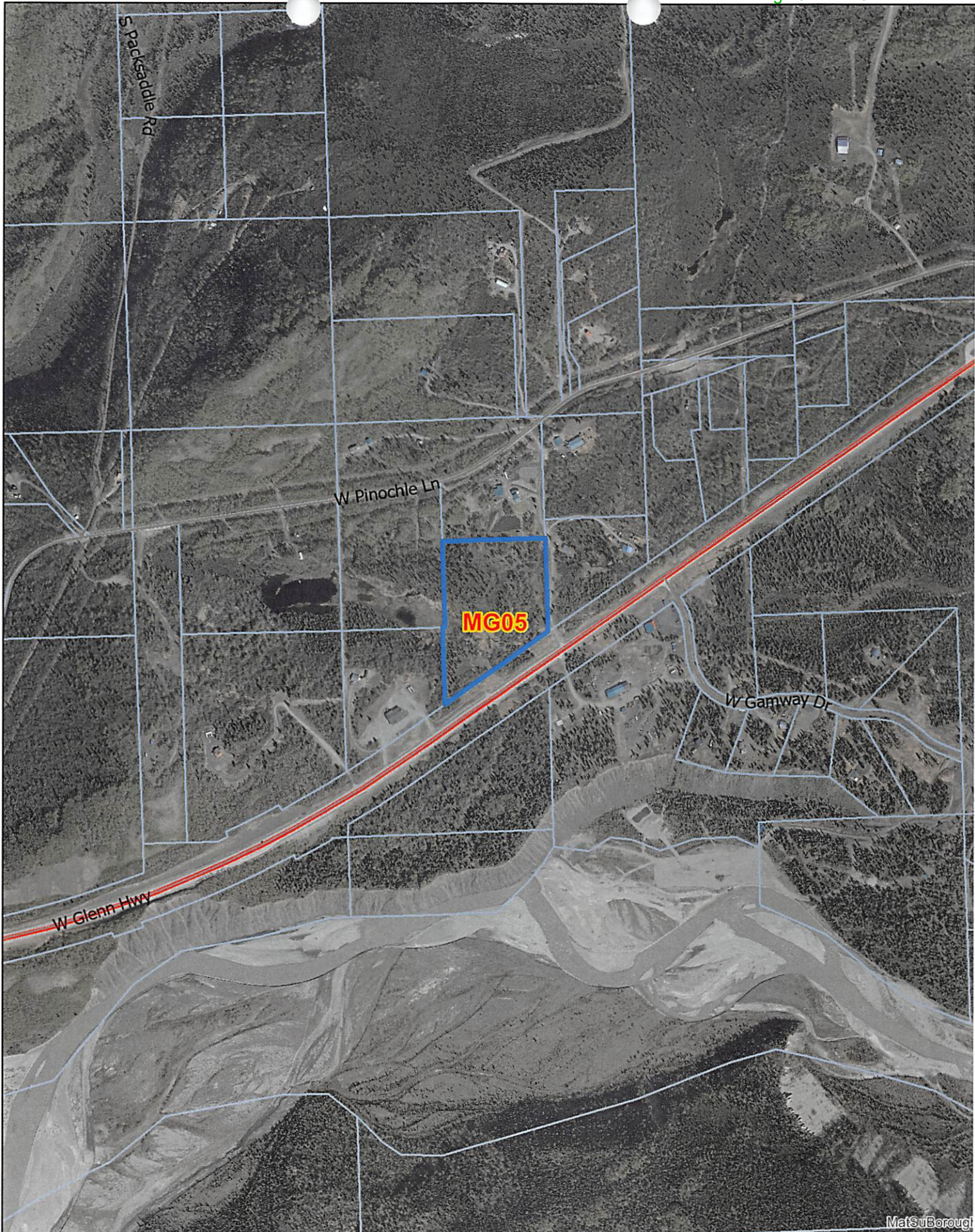
MatSu Borough





110 55 0 110 Feet





775 387.5 0 775 Feet



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



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DEC 15 2023
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USEABLE AREA CERTIFICATION

GLENN VIEW

A SUBDIVISION OF

PARCEL 3 WAIVER RES. 2000-194-PWm (BK. 1101, PG. 869)

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):

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JAN 23 2024

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

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

(GM) TEST HOLES: TH-1 (SM) TEST HOLES: TH-2

- 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.

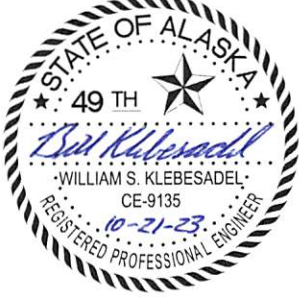
I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".

Bill Klebesadel 1-12-24
WILLIAM S. KLEBESADEL P.E. Date
Professional Engineer



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

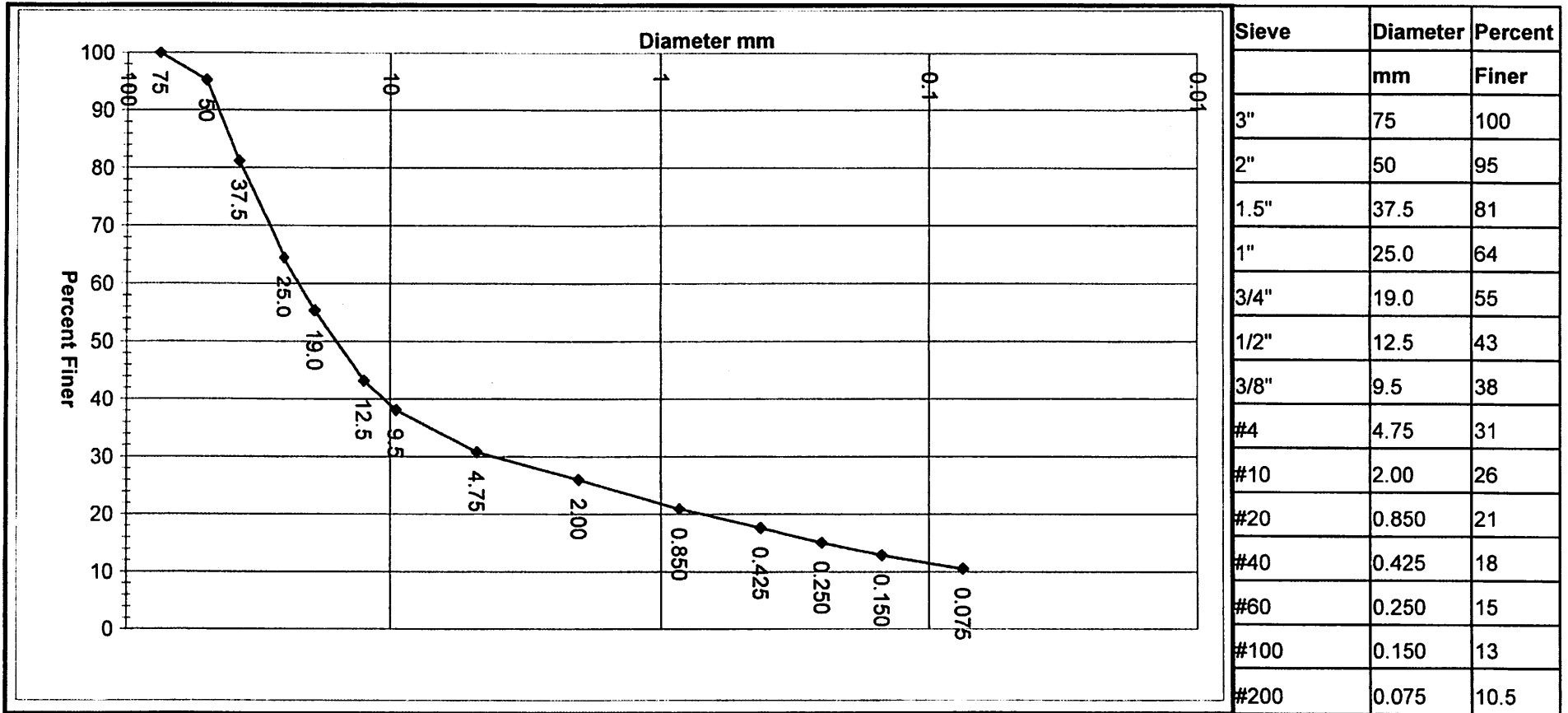
| GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG | | | | | |
|---|--|---------------|-------|----------|--|
| Parcel: | PARCEL 3, MSB WAIVER RES. 2000-194-PWm (BK. 1101, PG. 869) | TEST HOLE NO. | Date: | 10/16/23 | |
| Insp. By: | J.K. | 1 | Job # | 23-202 | |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | |
|-------------------------------|--|---|---|-------------|------------|----------|----------------|----------|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | |
| 2ft | SM | SILTY SANDS, SAND-SILT MIXTURES | | | | | | |
| 3ft | GP-GM | POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, MODERATE FINES, SILTY SANDS, SAND-SILT MIXTURES | PERCOLATION TEST | | | | | |
| 4ft | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| 5ft | | | 1 | | | | | |
| 6ft | | | 2 | | | | | |
| 7ft | | | 3 | | | | | |
| 8ft | | | 4 | | | | | |
| 9ft | | | 5 | | | | | |
| 10ft | | | 6 | | | | | |
| 11ft | | | 7 | | | | | |
| 12ft | | | 8 | | | | | |
| | 9 | | | | | | | |
| | 10 | | | | | | | |
| | 11 | | | | | | | |
| | 12 | | | | | | | |
| 13ft | | | Perc. Hole Diam. (in.): | | | | | |
| 14ft | | | Test Run Between: | | | | | |
| 15ft | | | ft | and | ft | Deep | | |
| 16ft | | |  | | | | | |
| 17ft | | | | | | | | |
| 18ft | | | | | | | | |
| 19ft | | | | | | | | |
| 20ft | | | | | | | | |
| | | | | | | | | |
| | | | COMMENTS: | | | | | |
| Depth | | | WATER LEVEL MONITORING | | | | | |
| 12ft | Total Depth of Test Hole | | Date | WATER LEVEL | | | | |
| None | Depths where Seeps encountered | | | | | | | |
| None | Depths where Ground Water encountered | | | | | | | |
| None | Depths where Impermeable Soil (Silt / Clay / Bedrock encountered | | | | | | | |
| No | Monitor Tube Installed? | | | | | | | |



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Client: **Hercir/ HLS**

Soil Description: Poorly Graded Gravel with Silt and Sand

Project: **Glacier View**

Unified Classification: GP-GM

Date: **8/4/2023**

Sample Location: **TH #1 @ 12'**

$C_u = 339$ Sample Date: **7/20/2023**

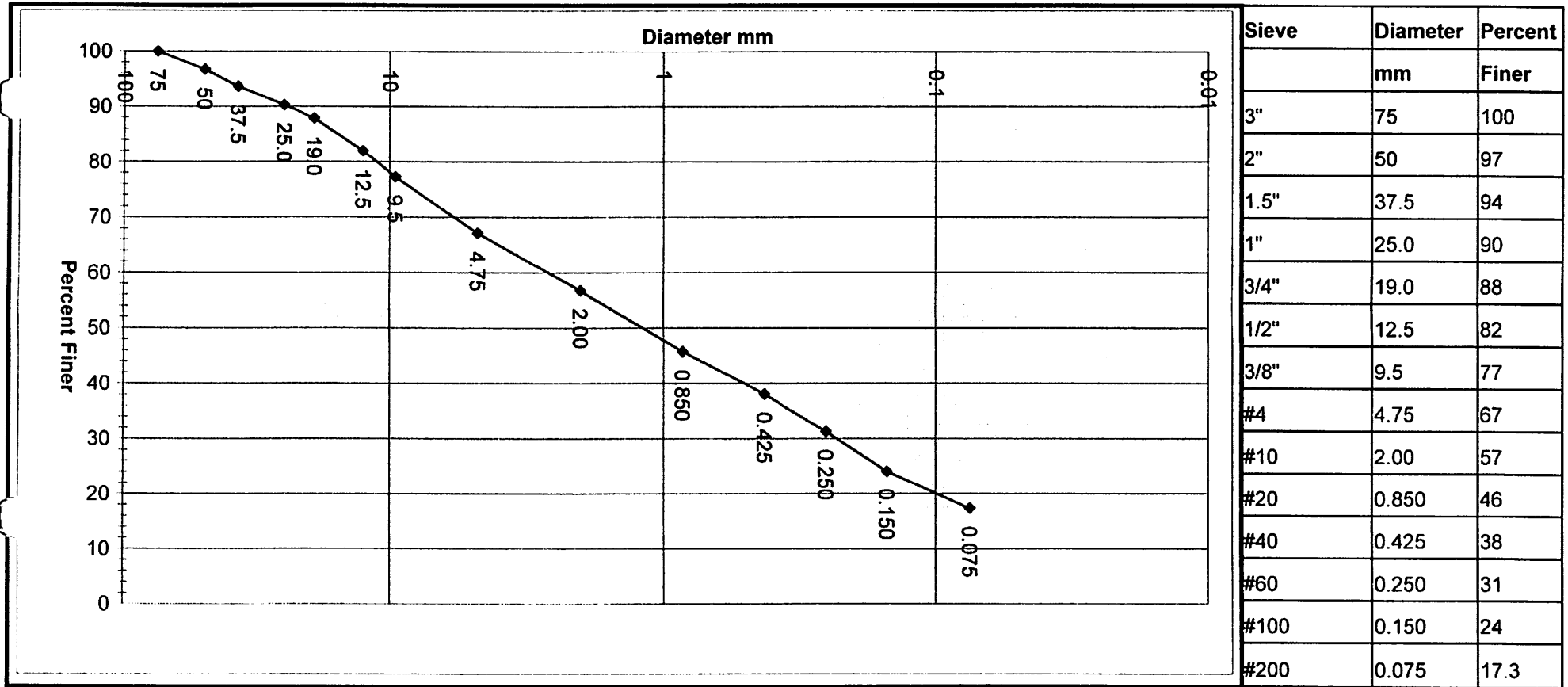
Sample has 5% cobbles over 3" not shown in gradation.

$C_c = 11.9$ Proj. no: **23058**



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Client: **Herncir/ HLS**

Soil Description: Silty Sand with Gravel

Project: **Glacier View**

Unified Classification: SM

Sample Location: TH #2 @ 12'

Date: **7/23/2023**

Sample Date: **8/4/2023**

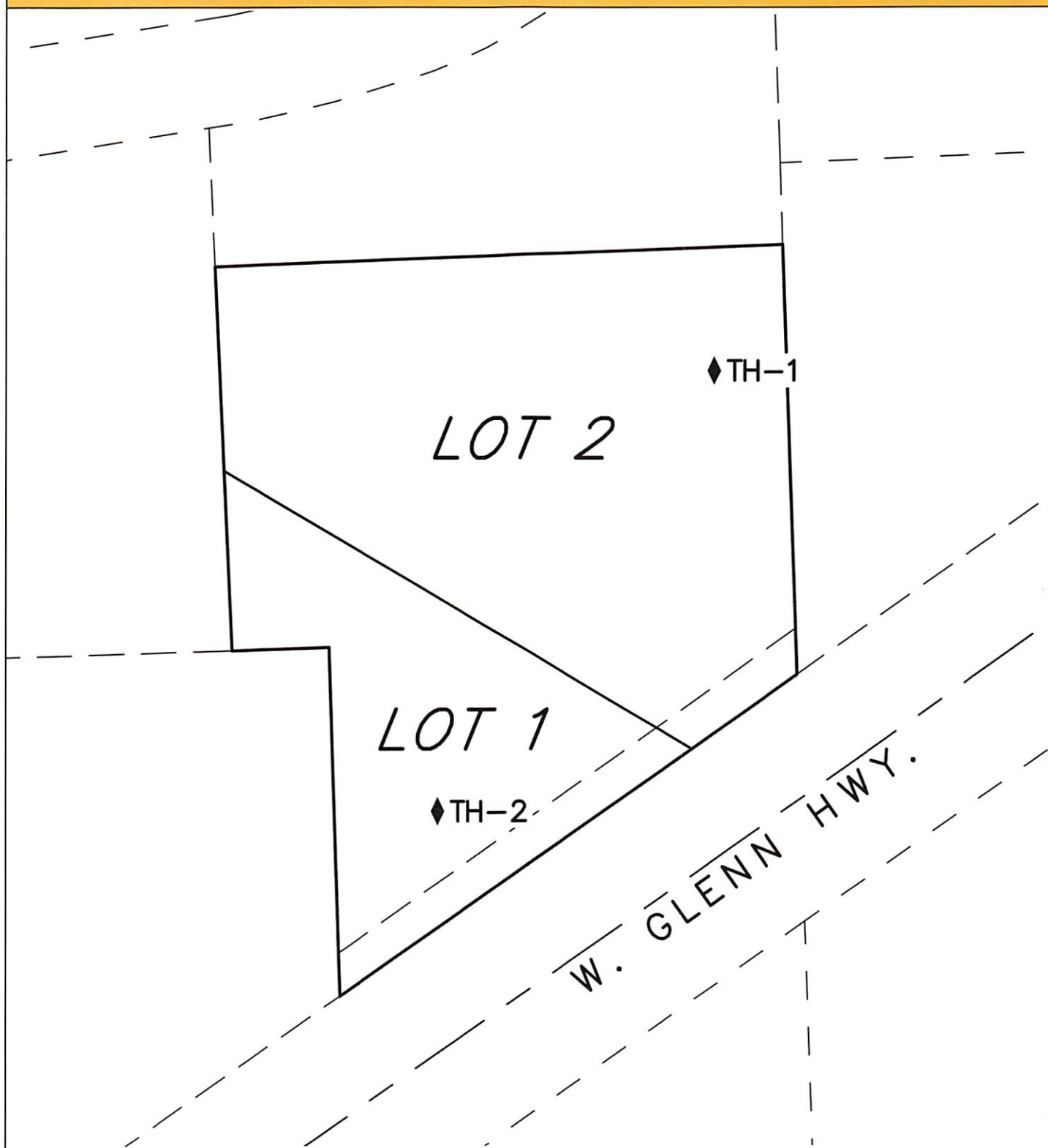
Proj. no: **23058**

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



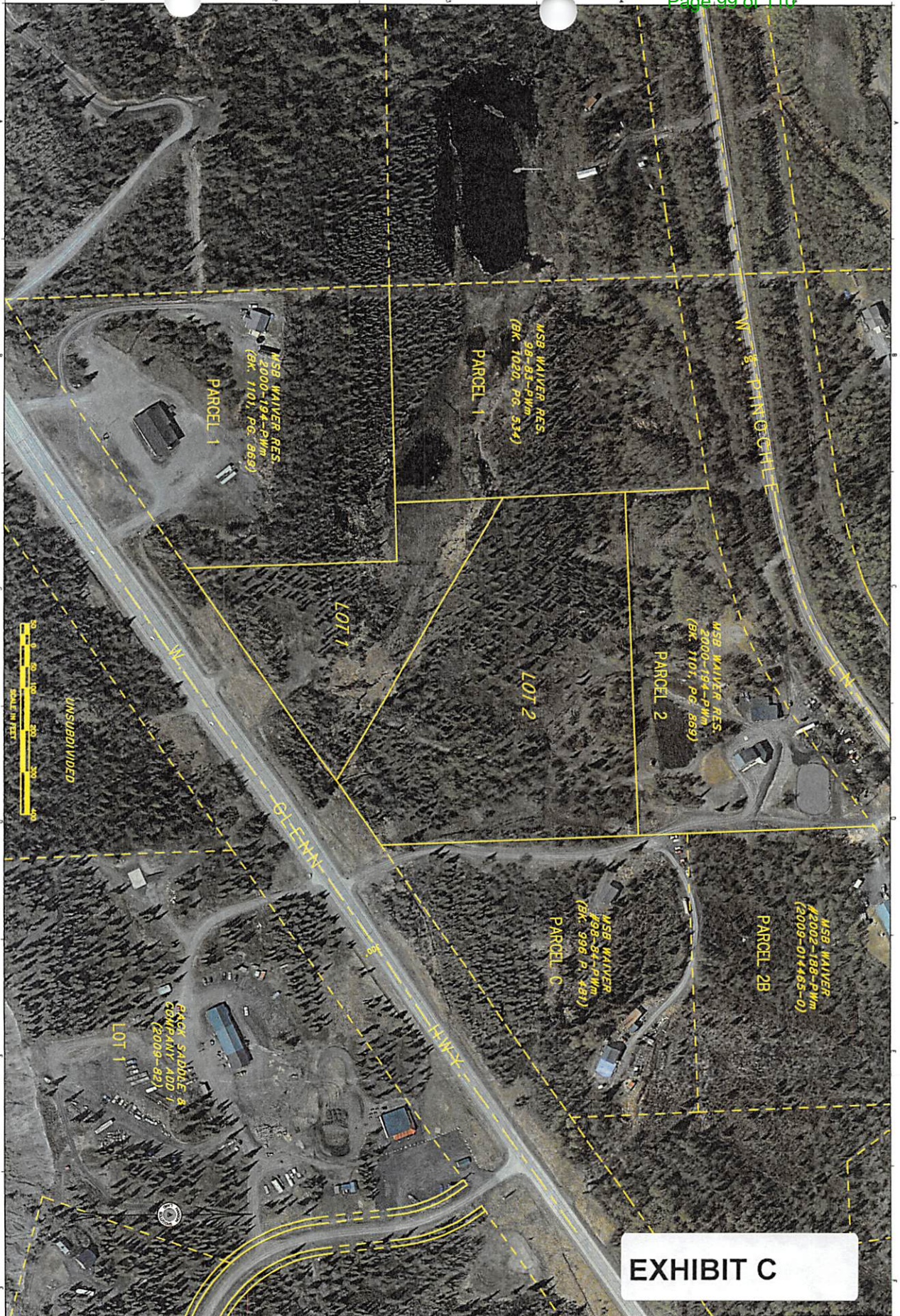
LEGEND

◆ TEST HOLE

GLENN VIEW

| | | |
|--------------|------------|----------|
| FILE: 23-202 | DRAWN: ELF | 10/16/23 |
|--------------|------------|----------|

EXHIBIT A



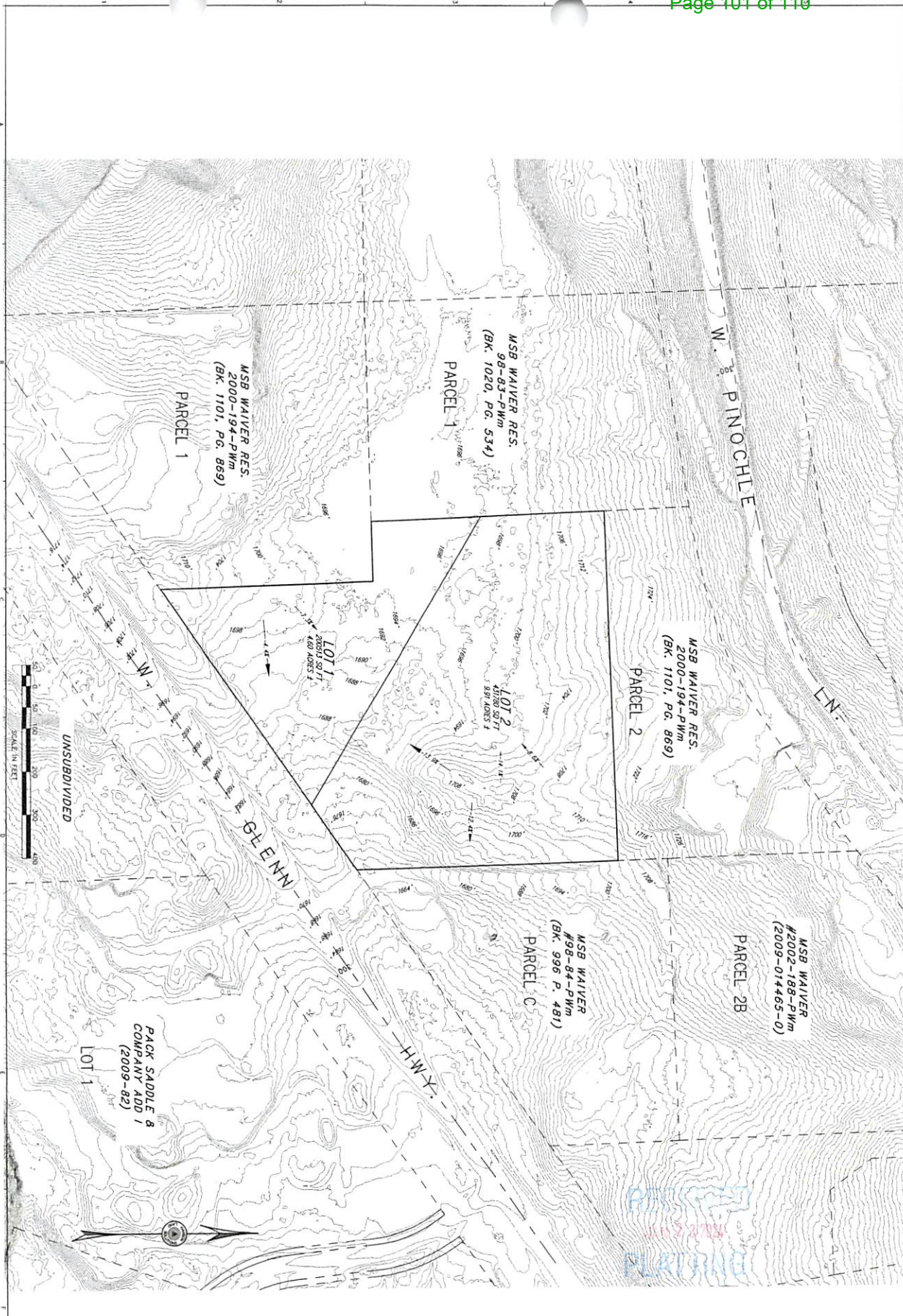
DATE: 09/29/23
 REVISION: 11/07/23
 CHECKED: CEH
 DESIGN: CEH
 DRAWN BY: ELF
 DATE: 09/29/23

MATANUSKA GLACIER, ALASKA
GLENN VIEW
 SITE PLAN - EXISTING CONDITIONS
 PROJECT OVERVIEW

NOTES
 1. THE IMAGE SHOWN HEREIN IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA GLACIER RECOVERY INITIATIVE, SUBSEQUENT TO 2018/2020/2021.
 2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2003.0)



JAN 23 2024
 PLATTING



REFERENCE NUMBER: 1-22 SHEET 3 OF 3

FIG. # 23-2022
 DESIGN: CEH
 DRAWN BY: EHF
 CHECKED: CEH
 DATE: 11/17/21
 REVISION DATE: 09/28/23

MATANUSKA GLACIER, ALASKA
 GLENN VIEW
 SITE PLAN - EXISTING CONDITIONS
 TOPOGRAPHY

NOTES
 1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE ROADWAY LIGHT-DUTY PROJECT OF 2015/2016
 2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2003.0)
 3. THE VERTICAL DATUM IS NAVD83 (GEOID09)



Amy Otto-Buchanan

From: Tammy Simmons
Sent: Tuesday, February 13, 2024 2:19 PM
To: Amy Otto-Buchanan
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: RE: RFC Glenn Vw #24-012

Hello,

PD&E has no comments.

Thank you.

Tammy

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, January 24, 2024 3:26 PM
To: romorenzo.marasigan@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; msb.hpc@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; josephdavisak@mac.com; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; 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 Glenn Vw #24-012

The following link contains a Request for Comments for Glenn View, MSB Case #2024-012 to subdivide 120N09E29B015 into two lots. Comments are due by **February 14, 2024**. Please let me know if you have any questions. Thanks, A.

[☐ Glenn Vw](#)

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

Amy Otto-Buchanan

From: Permit Center
Sent: Tuesday, January 30, 2024 10:51 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Glenn Vw #24-012

No comments.

Thank you,

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, January 24, 2024 3:26 PM
To: romorenzo.marasigan@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; msb.hpc@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; josephdavisak@mac.com; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; 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 Glenn Vw #24-012

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 [Glenn Vw](#)

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

February 9, 2024

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

To whom it may concern:

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

- **Mee Acres**
(MSB Case # 2024-008)
- **Hotchkiss Farm**
(FB23-193)
- **Glenn View**
(2024-012)
- **Fireweed Storage**
(2024-013)

If you have any questions, please feel free to contact me at (907) 714-7521 or by email at skylar.furlong@enstarnaturalgas.com.

Sincerely,

Skylar Furlong

Skylar Furlong
Right of Way and Permitting Agent
ENSTAR Natural Gas Company, LLC
O: (907) 714-7521

EXHIBIT F

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, February 13, 2024 10:44 AM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Glenn Vw #24-012
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, January 24, 2024 3:26 PM
To: romorenzo.marasigan@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; msb.hpc@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; josephdavisak@mac.com; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; 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 Glenn Vw #24-012

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

The following link contains a Request for Comments for Glenn View, MSB Case #2024-012 to subdivide 120N09E29B015 into two lots. Comments are due by **February 14, 2024**. Please let me know if you have any questions. Thanks, A.

 [Glenn Vw](#)

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

Amy Otto-Buchanan

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Wednesday, January 31, 2024 9:23 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Glenn Vw #24-012

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

Hello Amy,

MTA has reviewed Glenn View and would like to comment the following:

Request a 15' UE through lots 1& 2 paralleling the highway.

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, January 24, 2024 3:26 PM
To: romorenzo.marasigan@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; msb.hpc@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; josephdavisak@mac.com; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; 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; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>
Subject: RFC Glenn Vw #24-012

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[Glenn Vw](#)



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

February 2, 2024

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **2000-194 Glenn View AOB**
 - The applicant will need to apply for driveway common access on Lot 1.
 - Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - No direct access to Lot 2 will be granted W. Glenn Highway. All proposed lots must take access from common access area onto Lot 1 as shown on proposed plat. Future subdivision and development should be developed to also take access from the platted common access area.
 - We recommend common access to be wide enough to accommodate any future subdivision and development.
 - We recommend providing a 60ft common access easement.
 - New utility lines for the proposed lots and any future development and subdivision must be extend from common access. No new utility lines will be authorized or permitted within DOT&PF's ROW on W. Glenn Highway.
 - Any future relocation of utilities on Lot 1 and Lot 2 must remain on Lots 1 and 2. Utility relocation will not be permitted into DOT&PF ROW.
 - We recommend removing the language "Unless otherwise authorized by a permitting agency" Item Number 7 on the agenda plat notes.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT G

- **67-2 S Old Trunk Rd AOB**
 - The applicant will need to apply for a driveway permit for access onto S Old Trunk Rd.
 - Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - New utility lines for the proposed lots and any future development must be extend from common access. No new utility lines will be authorized or permitted within DOT&PF's ROW on S Old Trunk Rd.
 - Any future relocation of utilities on Lot 1 and Lot 2 must remain on Lots 1. Utility relocation will not be permitted into DOT&PF ROW.

- **84-132 E Fireweed Rd CC**
 - No objection to the proposed plat.
 - We recommend any future development to not preclude access Southeast corner on Jensen Rd for alternate access.

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) 269-0514 or romorenzo.marasigan@alaska.gov.

Sincerely,

Romorenzo Marasigan

Romorenzo Marasigan
Transportation 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

Amy Otto-Buchanan

From: Jacobson, Gwendolyn A CIV USARMY CEPOA (USA)
<Gwendolyn.A.Jacobson@usace.army.mil>
Sent: Friday, January 26, 2024 3:16 PM
To: Matthew Goddard; Amy Otto-Buchanan
Subject: USACE agency comment for MSB Case #2024-012, 2024-011, 2024-010

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

Good afternoon,

This message is in response to MSB Case #2024-012, 2024-011, and 2024-010.

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

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory.

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 you will be assigned a project manager to assist you. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

Sincerely,
Gwen

Gwen Jacobson
Regulatory Specialist
USACE Alaska District
gwendolyn.a.jacobson@usace.army.mil
(907)347-5802

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

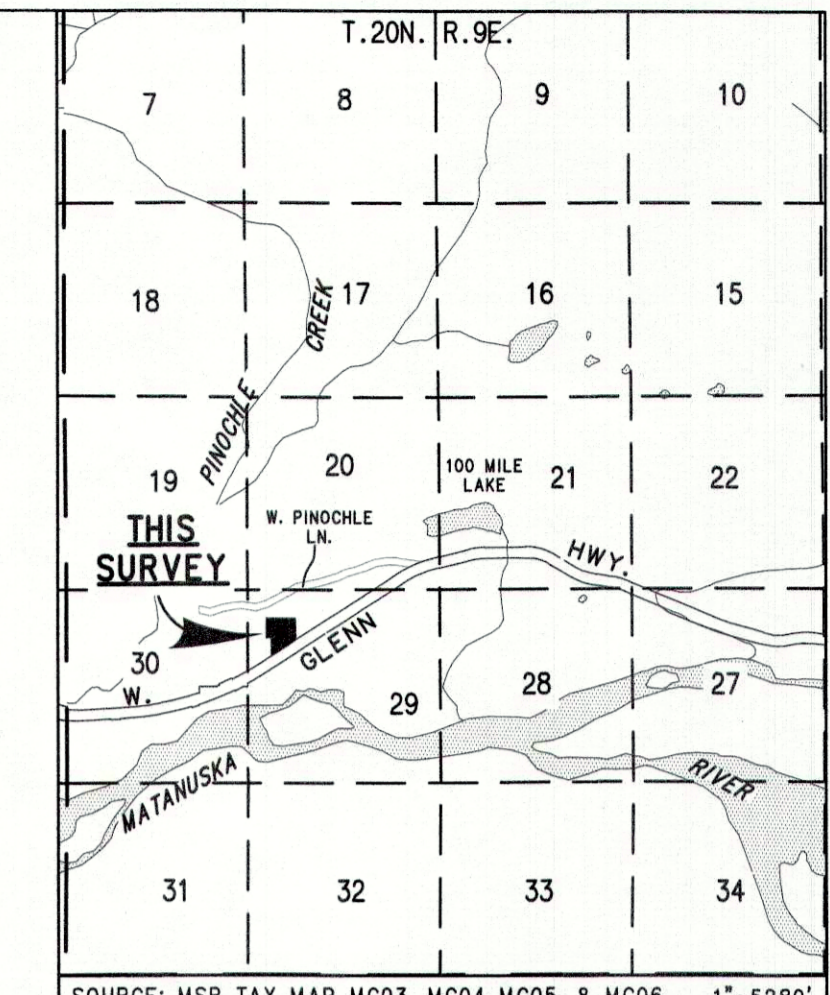
PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF 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)



SOURCE: MSB TAX MAP MG03, MG04 MG05, & MG06 1"=5280'

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.

DUSTIN B. HRNCIR _____ DATE _____
35243 W. PINOCHLE LN.
SUTTON, AK 99674

DOROTHY HRNCIR _____ DATE _____
35243 W. PINOCHLE LN.
SUTTON, AK 99674

NOTARY ACKNOWLEDGEMENT

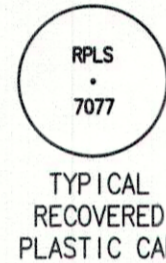
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____

DAY OF _____, 20____,

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS 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.

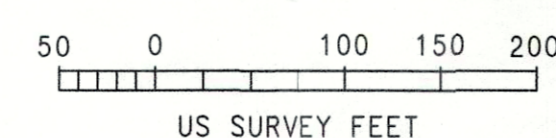
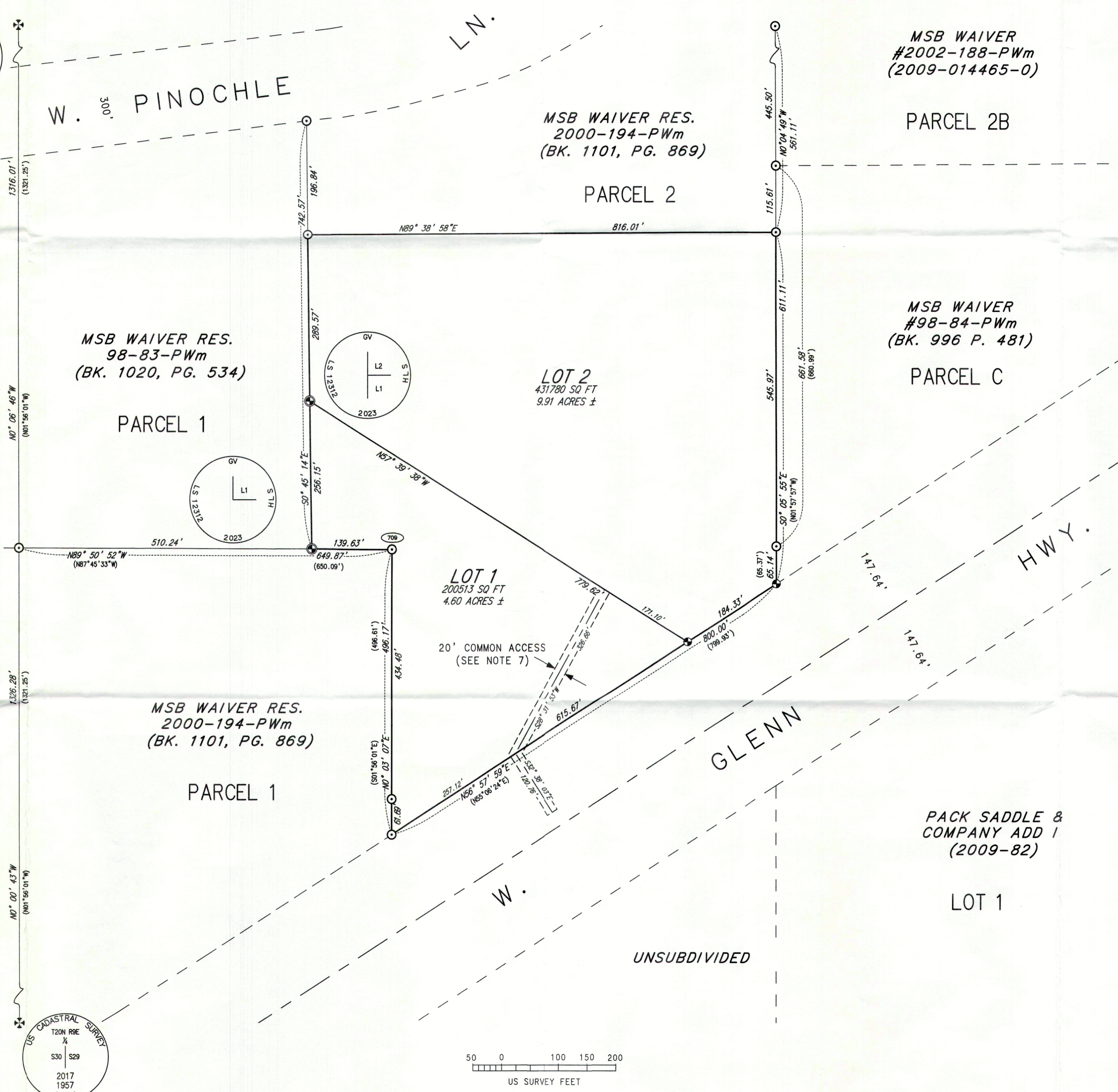
REGISTERED LAND SURVEYOR

LEGEND

- ⊕ RECOVERED 3/8" BLM BRASS CAP ON IRON PIPE
- ⊙ RECOVERED PLASTIC CAP ON 1/2" REBAR
- ⊙ SET PLASTIC CAP ON 1/2"x30" REBAR
- ⊙ SET 2 1/2" ALUMINUM POST MONUMENT
- ⊙ MEASURED DATA
- (N74°58'11"W 255.65' (N74°45'W) (254.70')) RECORD PER RECORD OF SURVEY (2004-183)
- 709 SURVEY POINT NUMBER

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 WEST CORNER OF LOT 1, A RECOVERED PLASTIC CAP (SURVEYED POINT 709) WITH A NETWORK GNSS GEODETIC POSITION OF 61° 47' 52.64"N 147° 52' 31.63"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 A MEA BLANKET EASEMENT RECORDED ON APRIL 1, 1977 IN BK. 135, PG. 785.
6. THIS SUBDIVISION IS ENCUMBERED BY A RCA ALASKA COMMUNICATIONS, INC. EASEMENT RECORDED ON JANUARY 19, 1971 IN BK. 16, PG. 199 TRANSFERRED TO MTA ON AUGUST 13, 1981 IN BK. 241, PG. 13.
7. LOTS 1 & 2 SHALL SHARE A SINGLE COMMON ACCESS TO W. GLENN HWY AS SHOWN UNLESS OTHERWISE AUTHORIZED BY A PERMITTING AGENCY.



MSB WAIVER
#2002-188-PWm
(2009-014465-0)

PARCEL 2B

MSB WAIVER RES.
2000-194-PWm
(BK. 1101, PG. 869)

PARCEL 2

MSB WAIVER RES.
98-83-PWm
(BK. 1020, PG. 534)

PARCEL 1

LOT 2
431780 SQ FT
9.91 ACRES ±

MSB WAIVER
#98-84-PWm
(BK. 996 P. 481)

PARCEL C

LOT 1
200213 SQ FT
4.60 ACRES ±

20' COMMON ACCESS
(SEE NOTE 7)

PACK SADDLE &
COMPANY ADD 1
(2009-82)

LOT 1

UNSUBDIVIDED

RECEIVED
JAN 23 2024
PLATTING

Agenda Copy

A PLAT OF
GLENN VIEW
A SUBDIVISION OF
PARCEL 3
MSB WAIVER RES. 2000-194-PWm
(BK. 1101, PG. 869)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NW 1/4 SEC. 29, T.20N. R.9E. SM, AK
CONTAINING 14.51 ACRES MORE OR LESS

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