

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 28, 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. **FIREWEED STORAGE:** The request is to create one lot from Tax Parcels D16 and D17, MSB Waiver Resolution 84-132-PWm, recorded as 84-327W, to be known as **FIREWEED STORAGE**, containing 15.12 acres +/- . The property is located directly south of E. Fireweed Road, east of S. Terrace Court, and west of S. Jensen Road, (Tax ID # 17N01E16D016 & 17N01E16D017); within the SE ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. *(Petitioner/Owner: Countryside Properties, Staff: Chris Curlin, Case #2024-013)*

B. **MATANUSKA RUNWAY WAYNER:** The request is to create two lots from Lot 1, Matanuska Runway, Plat No. 2018-26 to be known as **MATANUSKA RUNWAY WAYNER**, containing 29.27 acres +/- . The property is located west of Carpenter Creek, directly south of N. Glenn Highway, and directly north of Matanuska River (Tax ID #7744000L001); within the NE ¼ Section 14, Township 19 North, Range 04 East, Seward Meridian, Alaska. In the Chickaloon Community Council and in Assembly District #1. *(Petitioner/Owner: MSB Land Management / Curtis & Lori Mccarson, Staff: Matthew Goddard, Case #2024-014)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **February 28, 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 28, 2024

ABBREVIATED PLAT: FIREWEED STORAGE
LEGAL DESCRIPTION: SEC 16, T17N, R01E S.M., AK
PETITIONERS: COUNTRYSIDE PROPERTIES
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 15.12 +/- PARCELS: 1
REVIEWED BY: CHRIS CURLIN CASE #: 2024-013

REQUEST:

The request is to create one lot from Tax Parcels D16 and D17, MSB Waiver Resolution 84-132-PWm, recorded as 84-327W, to be known as **FIREWEED STORAGE**, containing 15.12 acres +/- . The property is located directly south of E. Fireweed Road, east of S. Terrace Court, and west of S. Jensen Road; within the SE ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos **Exhibit A – 4 pgs**
Topographic Narrative **Exhibit B – 1 pg**

COMMENTS:

USACE **Exhibit C – 1 pg**
ADOT&PF **Exhibit D – 2 pgs**
MSB DPW **Exhibit E – 1 pg**
MSB Fire Code **Exhibit F – 1 pg**
MSB Permit Center **Exhibit G – 1 pg**
Utilities **Exhibit H – 4 pgs**

DISCUSSION: The proposed subdivision is creating one lot from Tax Parcels D16 and D17. The proposed lot will take access from E. Fireweed Road, a State of Alaska owned and maintained road.

Soils Report: A Topographic Narrative was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A)(1)(i)(i). The report thoroughly describes the land involved in this proposed platting action.

COMMENTS:

USACE (**Exhibit C**) This is in regard to your request for comment on Fireweed Storage, MSB Case #2024-013, which involves creating one lot from 17N01E16D016 and 17N01E16D017. A review of ArcGis information available from the Matanuska-Susitna Borough indicates that neither of these two parcels contain wetlands or other jurisdictional waters of the U.S. However, please note that this does not constitute a jurisdictional determination.

AKDOT&PF (**Exhibit D**) Has no objection to the proposed plat and recommends future development to not preclude access Southeast corner on Jensen Road for alternate access.

MSB DPW PD&E (**Exhibit E**) has no comment.

MSB Fire Code (**Exhibit F**) It appears this proposal may affect a structure or structures regulated by this office for conformity to Fire and Life Safety Standards as per AS 18.70.080. Before beginning the construction, alteration, repair, or changing the occupancy of a building, substantial land structure, or structure regulated by the state division of fire and life safety, plans and specifications need to be submitted to this office. 13 AAC 50.027

Staff notes the topographic narrative describes the structure as removed.

MSB Permit Center (**Exhibit G**) Has no comment.

Utilities: (Exhibit H) ENSTAR has no comments. GCI has no comments or objections. MEA requests the north 10' be dedicated as a UE. *Staff notes dedications are not part of the abbreviated plat process.* MTA 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 FIREWEED STORAGE 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.

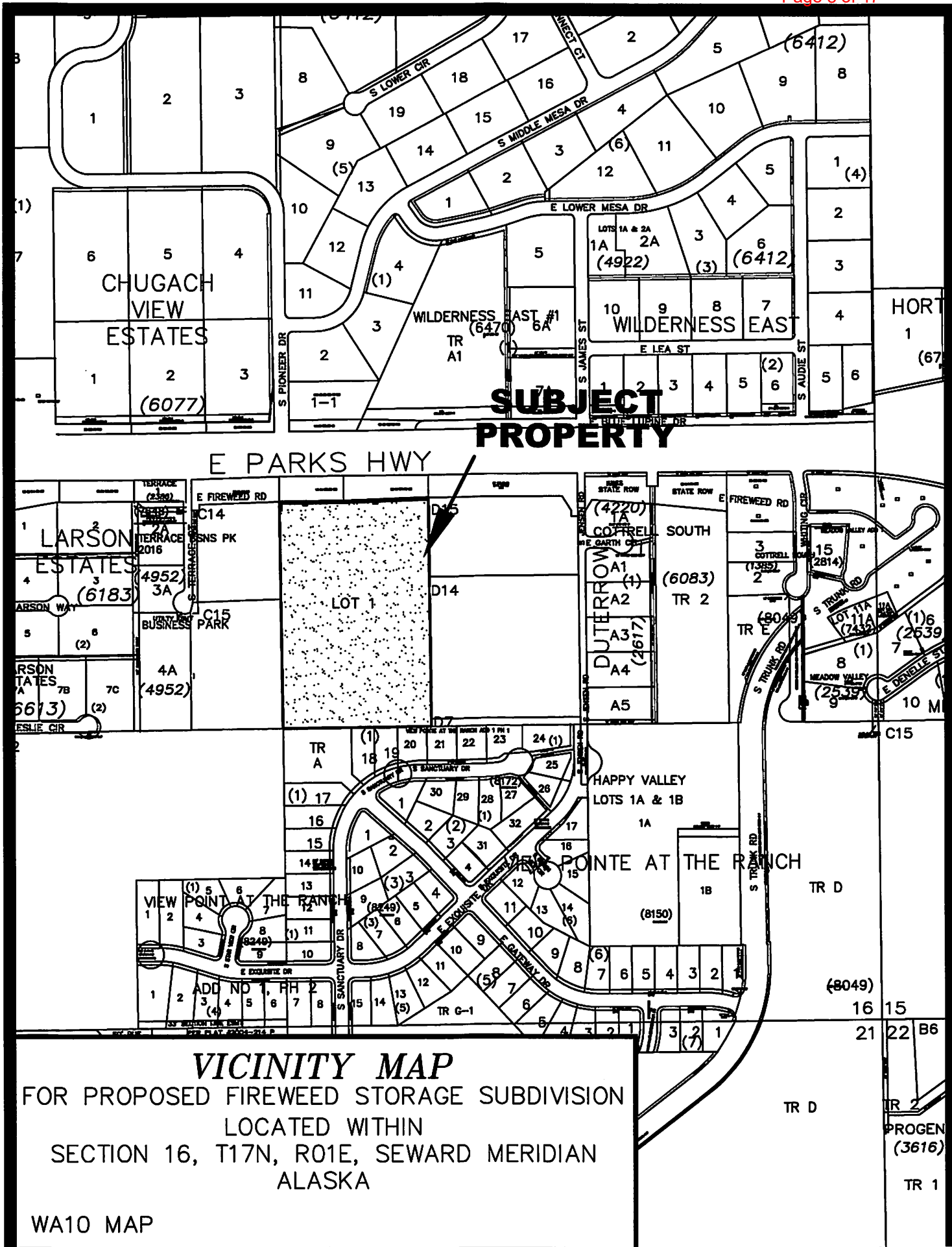
FINDINGS of FACT:

1. The abbreviated plat of FIREWEED STORAGE is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A Topographic Narrative was submitted pursuant to MSB 43.20.281(A)(1)(i)(i).
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 Community Council #22 Gateway; Fire Service Area #130 Central Mat-Su; Road Service Area #9 Midway; MSB Emergency Services, Community Development, or Assessments; or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of FIREWEED STORAGE, 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. 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.



VICINITY MAP

FOR PROPOSED FIREWEED STORAGE SUBDIVISION
LOCATED WITHIN
SECTION 16, T17N, R01E, SEWARD MERIDIAN
ALASKA

WA10 MAP

E Fireweed Rd

WA10

110 55 0 110 Feet

MatSuBoroug

EXHIBIT A -2



E Fireweed Rd

170

160

WA10

110 55 0 110 Feet

MatSuBoroug

EXHIBIT A -3

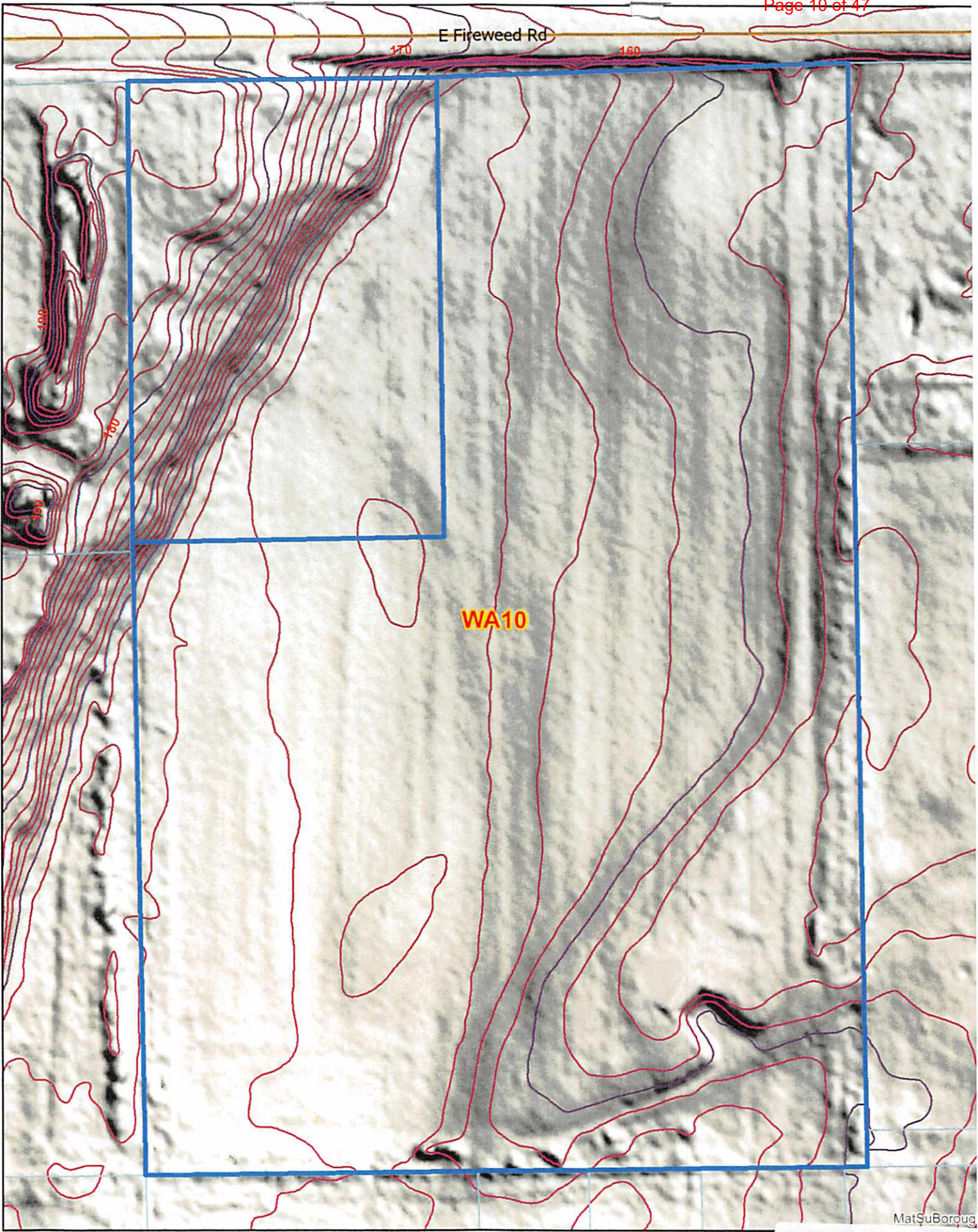




EXHIBIT A-4

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



RECEIVED
FEB 23 2024
PLATTING

USEABLE AREA: TOPOGRAPHIC NARRATIVE

FIREWEED STORAGE

A SUBDIVISION OF

Parcels A & B MSB Waiver Res. 84-132-PWm

INTRODUCTION

The following narrative presents a summary of visible observations, relevant known local parameters and record data sufficient to describe the topographic features of the described property

NARRATIVE

Lot 1 of the proposed Fireweed Storage subdivision contains 15.12 acres of land. The land is mostly cleared of trees and vegetation, with a buffer of deciduous trees along the east, west, and south perimeter.

The Lot is primarily flat, sloping gradually to the southwest with a 1-2% slope. The North 2/3 of the West side contains a 50% slope upwards to the adjacent parcel, and the Northerly boundary slopes similarly upward to the DOT row.

There are no wetlands or water-bodies on the Lot or in the general vicinity of the Lot.

Likewise, there are no known debris burial sites on the Lot. The former residence on Lot 1 with a water well and septic systems has been removed.

Craig E. Hanson PLS
Professional Land Surveyor

Date



Jesse Curlin

From: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Sent: Thursday, February 1, 2024 6:14 AM
To: Jesse Curlin
Subject: Re: RFC Fireweed Storage (CC)

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

Hello,

This is in regard to your request for comment on Fireweed Storage, MSB Case #2024-013, which involves creating one lot from 17N01E16D016 and 17N01E16D017. A review of ArcGis information available from the Matanuska-Susitna Borough indicates that neither of these two parcels contain wetlands or other jurisdictional waters of the U.S. However, please note that this does not constitute a jurisdictional determination.

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

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

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

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

You are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and 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,

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



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."

- **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

Jesse Curlin

From: Daniel Dahms
Sent: Tuesday, February 6, 2024 4:09 PM
To: Jesse Curlin
Cc: Brad Sworts; Tammy Simmons; Jamie Taylor
Subject: RE: RFC Fireweed Storage (CC)

Chris,

No comments from PD&E.

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, January 29, 2024 2:27 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; 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>; MSB Farmers <MSB.Farmers@matsugov.us>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; David Post <david.post@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; romorenzo.marasigan@alaska.gov; Stephanie Nowers <stephanielowersdistrict2@gmail.com>; gatewaycommunitycouncil@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; antiquetuck@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Andy Dean <Andy.Dean@matsugov.us>; board@nlakes.cc; Collections <Collections@matsugov.us>; davemtp@mtaonline.net; Eric Phillips <Eric.Phillips@matsugov.us>; hessmer@mtaonline.net; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; mark.eiesnman@alaska.gov; Theresa Taranto <Theresa.Taranto@matsugov.us>
Subject: RFC Fireweed Storage (CC)

The following link contains a Request for Comments for Fireweed Storage, MSB Case #2024-013 to create one lot from 17N01E16D016 and 17N01E16D017. Comments are due by **February 9, 2024**. Please let me know if you have any questions.

[Fireweed Storage](#)

Sincerely,

Jesse C. "Chris" Curlin
Platting Technician
Matanuska-Susitna Borough

Jesse Curlin

From: Jeffrey Anderson
Sent: Tuesday, January 30, 2024 8:46 AM
To: MSB Platting
Subject: RE: RFC Fireweed Storage (CC)

It appears this proposal may affect a structure or structures regulated by this office for conformity to Fire and Life Safety Standards as per AS 18.70.080.

Before beginning the construction, alteration, repair, or changing the occupancy of a building, substantial land structure, or structure regulated by the state division of fire and life safety, plans and specifications need to be submitted to this office. 13 AAC 50.027



JEFF ANDERSON

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

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

Sent: Monday, January 29, 2024 2:27 PM

To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; 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>; MSB Farmers <MSB.Farmers@matsugov.us>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; David Post <david.post@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; romorenzo.marasigan@alaska.gov; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; gatewaycommunitycouncil@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; antiquetuck@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Andy Dean <Andy.Dean@matsugov.us>; board@nlakes.cc; Collections <Collections@matsugov.us>; davemtp@mtaonline.net; Eric Phillips <Eric.Phillips@matsugov.us>; hessmer@mtaonline.net; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; mark.eiesnman@alaska.gov; Theresa Taranto <Theresa.Taranto@matsugov.us>

Subject: RFC Fireweed Storage (CC)

The following link contains a Request for Comments for Fireweed Storage, MSB Case #2024-013 to create one lot from 17N01E16D016 and 17N01E16D017. Comments are due by **February 9, 2024**. Please let me know if you have any questions.

[Fireweed Storage](#)

Jesse Curlin

From: Permit Center
Sent: Wednesday, February 7, 2024 2:54 PM
To: Jesse Curlin
Subject: RE: RFC - Block Manor (CC)

No comments from the Permit Center.

Thank you.

Brandon Tucker
Permit Technician
Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer AK 99645
P (907) 861-7871
F (907) 861-8158

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, February 7, 2024 2:12 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; dnr.scro@alaska.gov; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Fire Code <Fire.Code@matsugov.us>; garyfoster61@outlook.com; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>
Subject: RFC - Block Manor (CC)

The following link contains a Request for Comments for Block Manor, MSB Case #2024-016 to create one lot from 15N03W04D005 and 15N03W04D002. Comments are due by **February 19, 2024**. Please let me know if you have any questions.

 [Block Manor](#)

Sincerely,

Jesse C. "Chris" Curlin
Platting Technician



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

Jesse Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, February 8, 2024 11:57 AM
To: Jesse Curlin
Cc: OSP Design Group
Subject: RE: RFC Fireweed Storage (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: Monday, January 29, 2024 2:27 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; 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>; MSB Farmers <MSB.Farmers@matsugov.us>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; David Post <david.post@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; romorenzo.marasigan@alaska.gov; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; gatewaycommunitycouncil@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; antiquetuck@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Andy Dean <Andy.Dean@matsugov.us>; board@nlakes.cc; Collections <Collections@matsugov.us>; davemtp@mtaonline.net; Eric Phillips <Eric.Phillips@matsugov.us>; hessmer@mtaonline.net; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; mark.eiesnman@alaska.gov; Theresa Taranto <Theresa.Taranto@matsugov.us>
Subject: RFC Fireweed Storage (CC)

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

The following link contains a Request for Comments for Fireweed Storage, MSB Case #2024-013 to create one lot from 17N01E16D016 and 17N01E16D017. Comments are due by **February 9, 2024**. Please let me know if you have any questions.

 [Fireweed Storage](#)

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

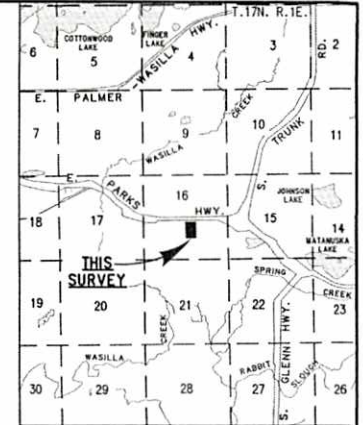
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN 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 MAPS W409, W410, W415 & W416 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.

NIKOLAY FONOV (MEMBER) _____ DATE _____
COUNTRYSIDE PROPERTIES, LLC
P.O. BOX 872963
WASILLA, AK 99687

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.
FOR _____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

RECEIVED
Agenda Copy JAN 27 2024
PLATTING

A PLAT OF
FIREWEED STORAGE
A SUBDIVISION OF
PARCELS A & B
MSB WAIVER RES. 84-132-PWH
(84-327W)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SEX. SEC. 16, T.17N. R.1E. SM, AK
CONTAINING 15.12 ACRES MORE OR LESS

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

FILE: FB23-201 | CK: CEH | SCALE: 1"=100' | 01/19/24 | 1 OF 1

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

MSB WAIVER
78-59
(78-160W)

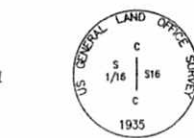
LEGEND

- ⊕ RECOVERED 2 1/2 GLO BRASS CAP ON IRON PIPE
 - ⊕ RECOVERED 2" ALUMINUM CAP ON #5 REBAR
 - ⊕ RECOVERED PLASTIC CAP ON 3/4" REBAR
 - RECOVERED 3/8" REBAR
 - ⊕ SET PLASTIC CAP ON 3/4" x 30" REBAR
 - (C) COMPUTED DATA
- N74°58'11"W 255.65' MEASURED DATA
(N74°45'W) (254.70') RECORD PER EASEMENT DOCUMENT (BK.1004 P.795)
- 1 BLOCK NUMBER

NOTES

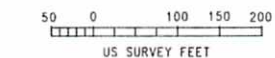
1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF THE SUBDIVISION. A RECOVERED BRASS CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61°33'34.98"N 149°17'03.50"W
3. NO INDIVIDUAL WATER 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 M.T.A. BLANKET EASEMENT RECORDED ON OCTOBER 6, 1961 IN BOOK 39, PAGE 157.

PARCEL 2

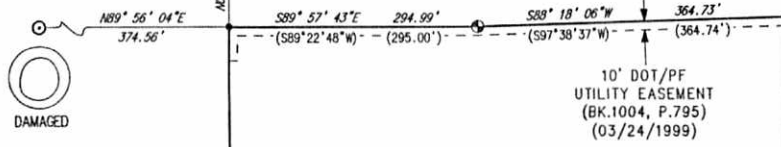


REMAINDER
OF MSB
WAIVER 74-92
(79-158W)

TRACT A
VIEW POINTE AT
THE RANCH
(2020-93)



E. FIREWEED RD.



PARCEL 1

MSB WAIVER
75-85
(79-243W)

PARCEL 2

APPROVED AS: SHOWN
CORRECTED
SIGN Mireya Armentia DATE 02/28/24
GCI ENGINEERING & DESIGN

30' DEED EXCEPTION
FOR ACCESS
(BK. 79 P. 327)
(02/25/1970)



Jesse Curlin

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Wednesday, January 31, 2024 9:26 AM
To: Jesse Curlin
Subject: RE: RFC Fireweed Storage (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Jesse,

MTA has reviewed Fireweed Storage and would like to comment the following:

Request the north 10' to be dedicated by plat as a UE. I know this is an abbreviated plat, but would still like to request.

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: Monday, January 29, 2024 2:27 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; 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>; MSB Farmers <MSB.Farmers@matsugov.us>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; David Post <david.post@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; romorenzo.marasigan@alaska.gov; Stephanie Nowers <stephanielowersdistrict2@gmail.com>; gatewaycommunitycouncil@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; antiquetuck@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Andy Dean <Andy.Dean@matsugov.us>; board@nlakes.cc; Collections

3B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 28, 2024

ABBREVIATED PLAT: MATANUSKA RUNWAY WAYNER
LEGAL DESCRIPTION: SEC 14, T19N, R04E, SEWARD MERIDIAN AK
PETITIONERS: RONALD & BARBARA WAYNER
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 29.27 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-014

REQUEST: The request is to create two lots from Lot 1, Matanuska Runway, Plat No. 2018-26 to be known as **MATANUSKA RUNWAY WAYNER**, containing 29.27 acres +/- . The property is located west of Carpenter Creek, directly south of N. Glenn Highway, and directly north of Matanuska River; within the NE ¼ Section 14, Township 19 North, Range 04 East, Seward Meridian, Alaska. In the Chickaloon Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Soils Report	EXHIBIT B – 4 pgs
As-Built/Topo	EXHIBIT C – 3 pgs

AGENCY COMMENTS

ADOT&PF	EXHIBIT D – 2 pgs
MSB DPW	EXHIBIT E – 1 pg
MSB Permit Center	EXHIBIT F – 1 pg
Utilities	EXHIBIT G – 4 pgs

DISCUSSION: The proposed subdivision is creating two lots. Lot 1A will be 24.27 acres, Lot 1B will be 5 acres. Both lots will take access from a shared access point onto N. Glenn Highway, an ADOT&PF maintained road. This subdivision lies within the Chickaloon Special Land Use District.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). William Klebesadel, Professional Engineer notes that one test hole was dug to a depth of 12 feet on September 29, 2023. Receiving soils were classified as SW. No groundwater was encountered in the test hole. Based on the requirements found in MSB Title 43.20.281 both lots contain at least 10,000 square feet of useable building area and at least 10,000 square feet of contiguous useable septic area. An as-built and topographic mapping were submitted and can be found at **Exhibit C**.

Comments:

ADOT&PF (**Exhibit D**) Objects to the plat as shown unless the runway shown on Lot 1A does not extend into DOT&PF Right of Way. *Platting staff notes that the portion of the runway that extends into the N. Glenn Highway Easement will need to be reclaimed prior to recordation as seen at Recommendation # 4.* ADOT&PF further notes that a plat note should be added stating that “Motorized access from the N. Glenn Highway to the runway will not be permitted”, as seen at **Recommendation #5**.

Both Lots 1A and 1B are required to share a common access on the N. Glenn Highway.

Platting actions invalidate existing driveway permits. The petitioner will need to apply for a new driveway permit for the shared access onto the N. Glenn Highway (**Recommendation #6**).

DOT&PF requests that the portion of the N. Glenn Highway traversing this property be dedicated as Right of Way. *Platting staff notes that Right of Way cannot be dedicated on an abbreviated plat.*

MSB DPW (**Exhibit E**) has no comments.

MSB Permit Center (**Exhibit F**) has no comments

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

At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining, Land & Water; ADF&G; USACE; Community Council #17 Chickaloon; Road Service Area #31 Alpine; MSB Community Development, Emergency Services, Assessments or Planning Division; or MEA.

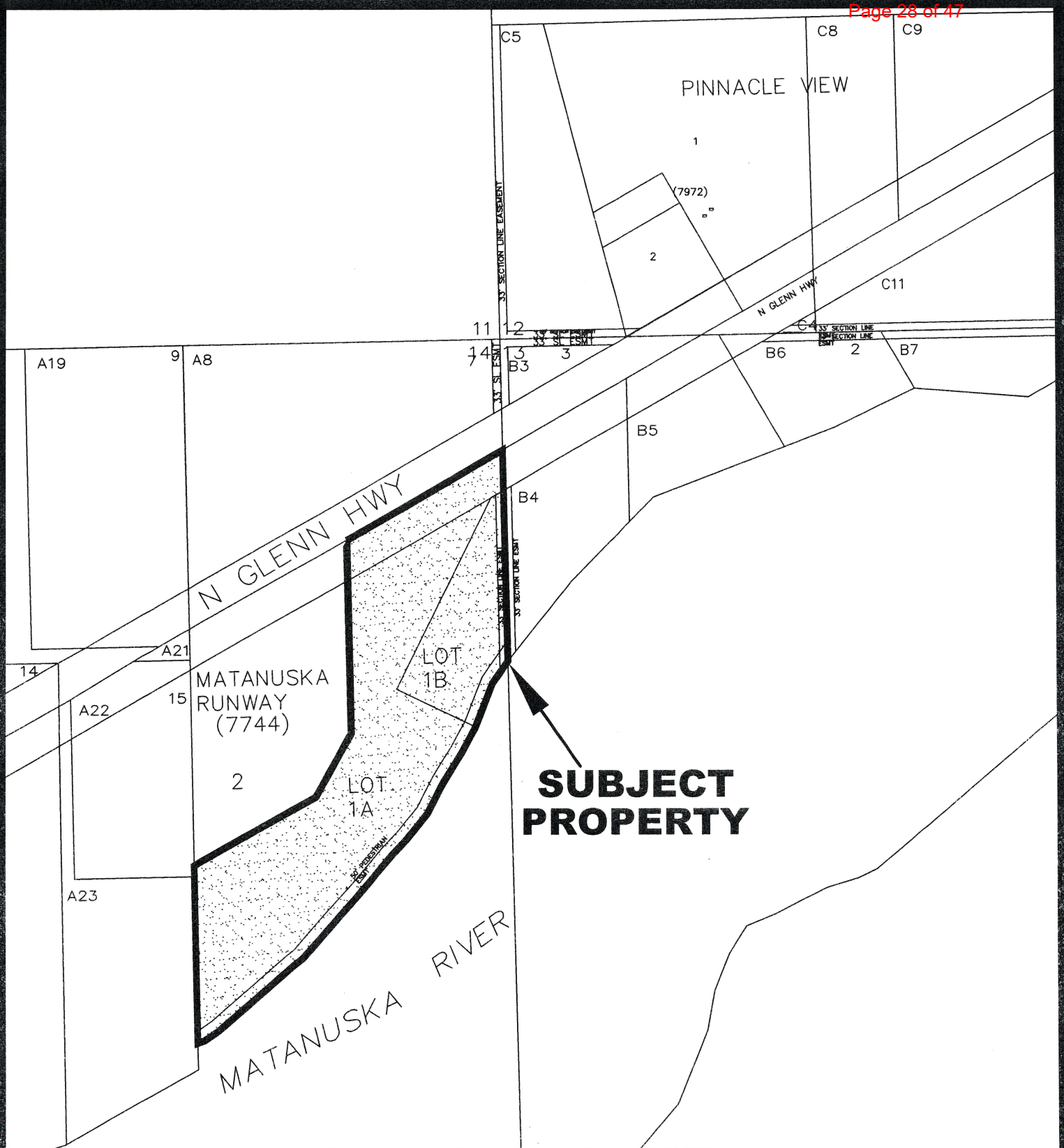
CONCLUSION: The abbreviated plat of Matanuska Runway Wayner is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in 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. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Matanuska Runway Wayner is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining, Land & Water; ADF&G; USACE; Community Council #17 Chickaloon; Road Service Area #31 Alpine; MSB Community Development, Emergency Services, Assessments or Planning Division; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Matanuska Runway Wayner, Section 14, Township 19 North, Range 04 East, Seward Meridian, Alaska, contingent on staff recommendations:

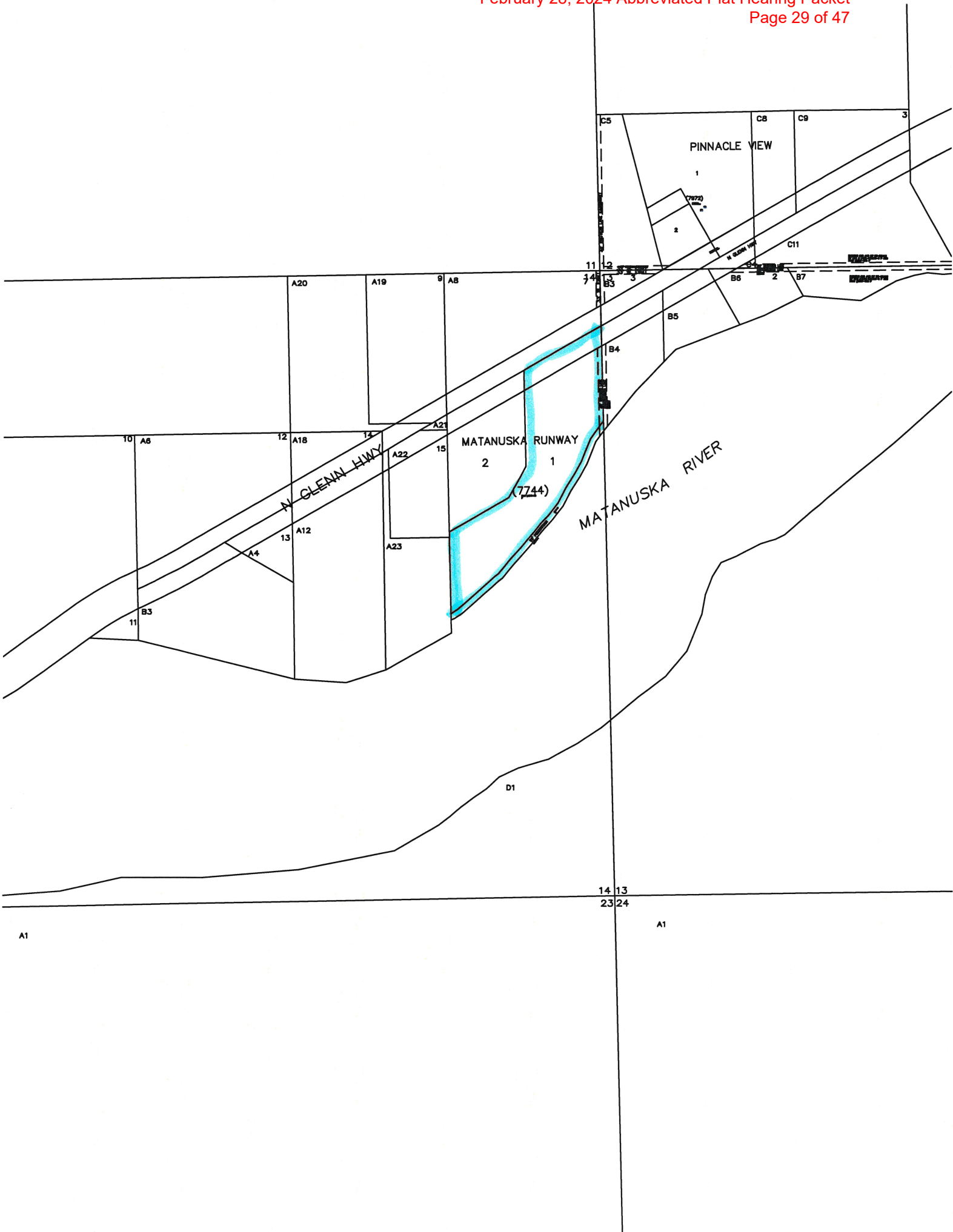
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Reclaim the portion of the runway that extends into the N. Glenn Highway easement. Provide proof of reclamation to Platting Staff once complete.
5. Add a plat note stating, "Motorized access from the N. Glenn Highway to the runway will not be permitted."
6. Apply for a driveway permit for the shared access with ADOT&PF, provide a copy of the submitted application to Platting Staff.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.

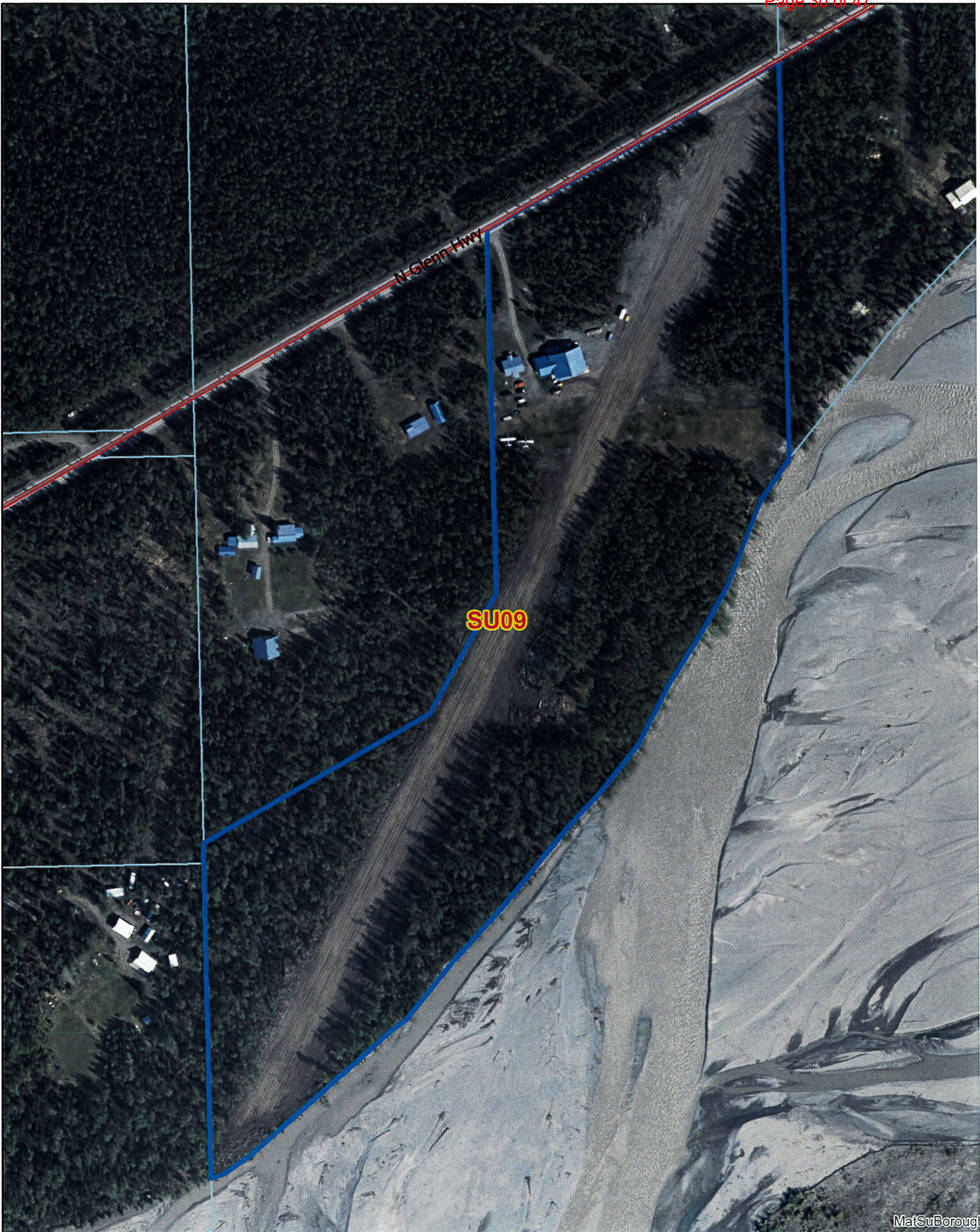


VICINITY MAP

FOR PROPOSED MATANUSKA RUNWAY WAYNER
SUBDIVISION
LOCATED WITHIN
SECTION 14, T19N, R04E, SEWARD MERIDIAN
ALASKA
SU 09 MAP

EXHIBIT A

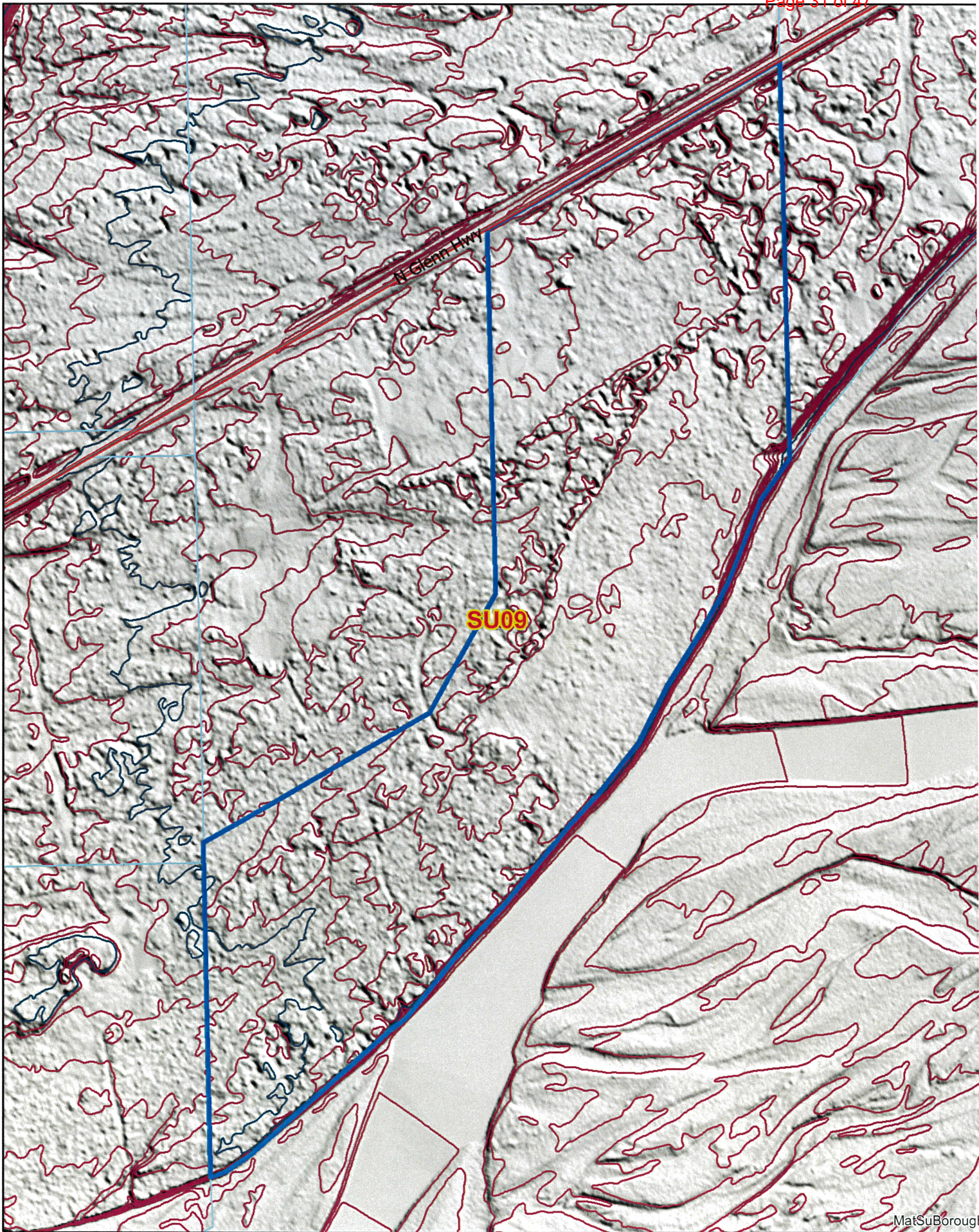




260 130 0 260 Feet

MatSu Borough

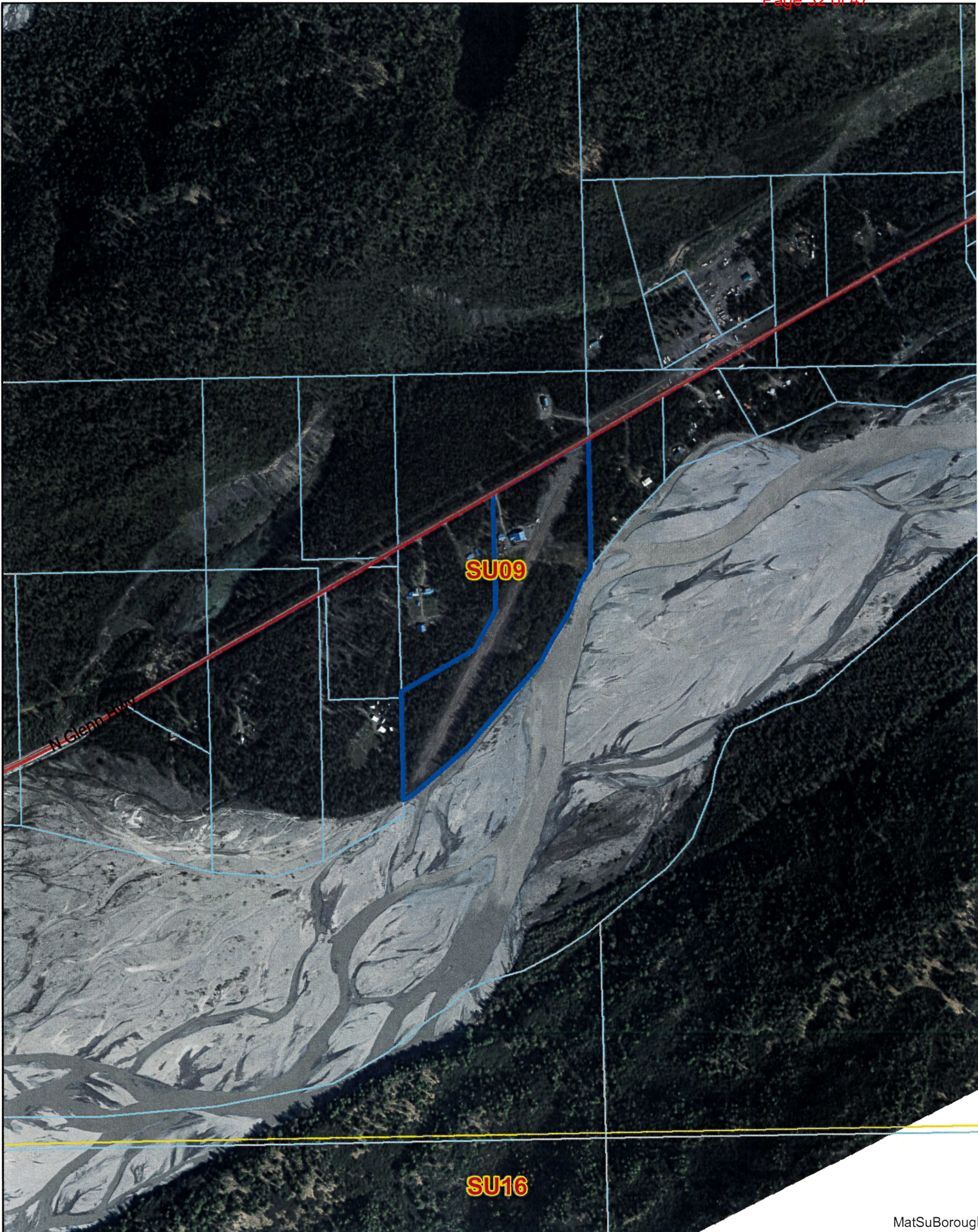




260 130 0 260 Feet

MatSu Borough





830 415 0 830 Feet

MatSu Borough



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



RECEIVED
JAN 24 2024
PLATTING

USEABLE AREA CERTIFICATION

MATANUSKA RUNWAY WAYNER

A SUBDIVISION OF

LOT 1, MATANUSKA RUNWAY SUBDIVISION

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 (test holes with permafrost or impermeable layer):
or an impermeable layer.

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

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES:
(SW) TEST HOLES: 1

(GP) TEST HOLES:
(SP) TEST HOLES:

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

(GM) TEST HOLES:

(SM) TEST HOLES:

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

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

GROUND WATER INVESTIGATION

No groundwater was encountered in any of the Test Holes

Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

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

TEST HOLES:
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 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 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:	MATANUSKA RUNWAY WAYNER	TEST HOLE NO.	Date:	09/29/23	
Insp. By:	PIONEER	1	Job #	23-203	

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES						
3ft	SW	SW WITH COBBLES						
4ft								
			PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			3					
9ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	4					
10ft			5					
11ft			6					
12ft			7					
13ft			8					
14ft			9					
15ft			10					
16ft			11					
17ft			12					
18ft								
19ft								
20ft								

Perc. Hole Diam. (in.):
Test Run Between:
ft and ft Deep



COMMENTS:

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

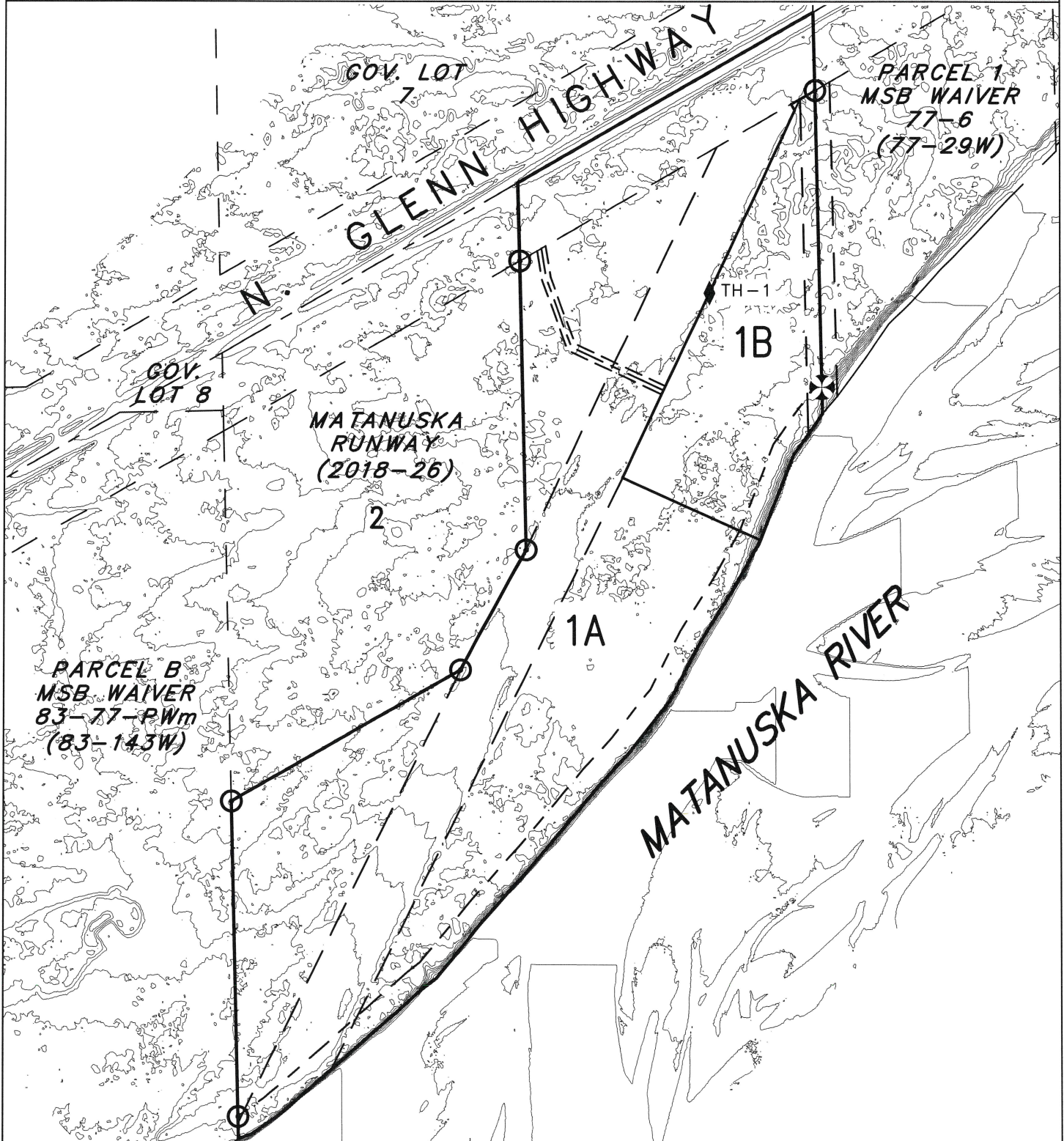
WATER LEVEL MONITORING	
Date	WATER LEVEL

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

MATANUSKA RUNWAY WAYNER

FILE: 23-203

DRAWN: SDN

01/24/24

EXHIBIT A

Page 1 of 1



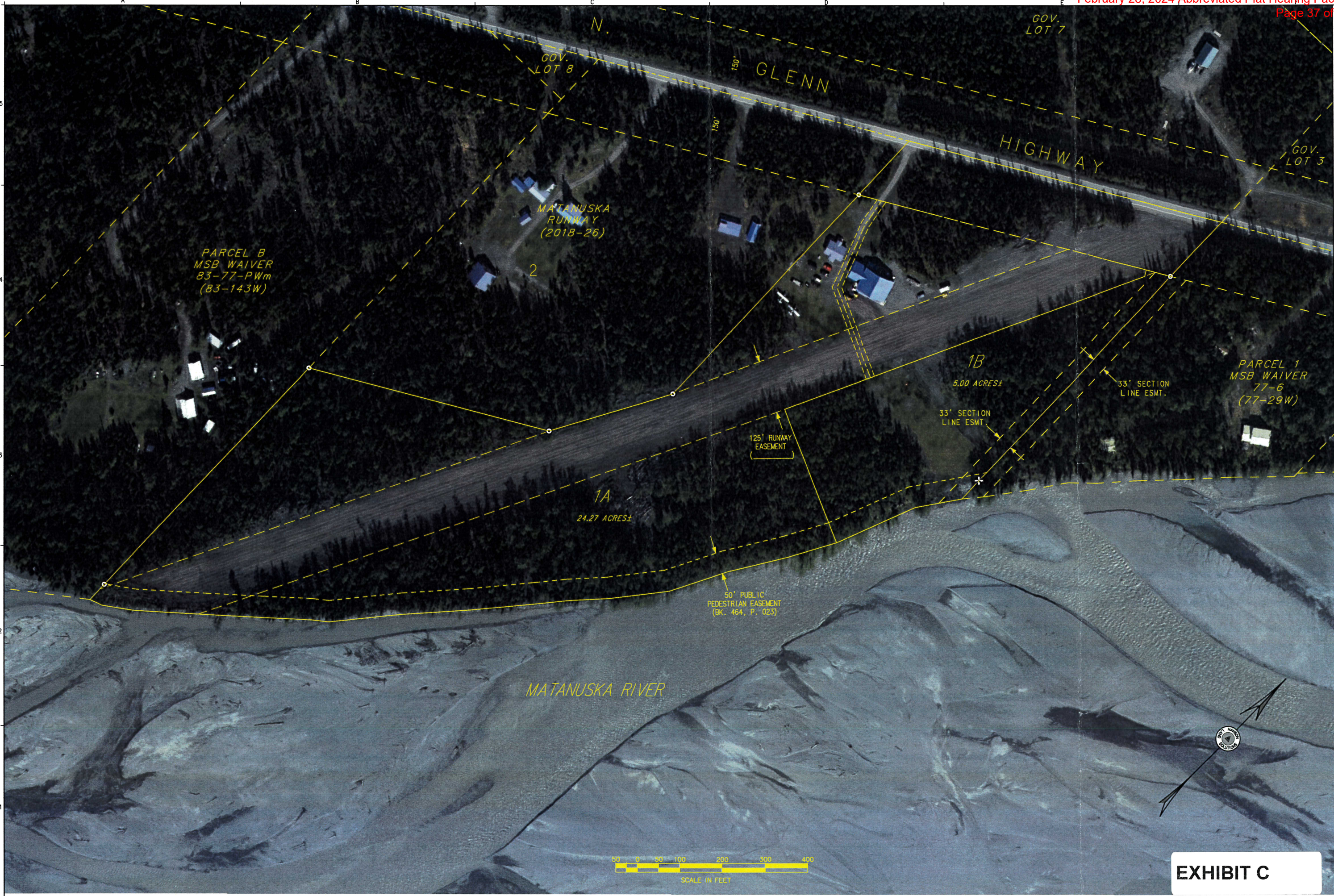
HANSON LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUBDIVISION BOROUGH JURISDICTION PROJECT OF 2019/2020/2021.
2. THE HORIZONTAL DATUM IS NAD83 (GRS86 EPOCH 2003.0)

JAN 24 2024

PLATTING



PARCEL B
MSB WAIVER
83-77-PWm
(83-143W)

MATANUSKA
RUNWAY
(2018-26)

1B
5.00 ACRES±

PARCEL 1
MSB WAIVER
77-6
(77-29W)

1A
24.27 ACRES±

50' PUBLIC
PEDESTRIAN EASEMENT
(BK. 464, P. 023)

125' RUNWAY
EASEMENT

33' SECTION
LINE ESMT.

33' SECTION
LINE ESMT.



EXHIBIT C

SUTTON, ALASKA
MATANUSKA RUNWAY WAYNER
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 23-203C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
01-24-24

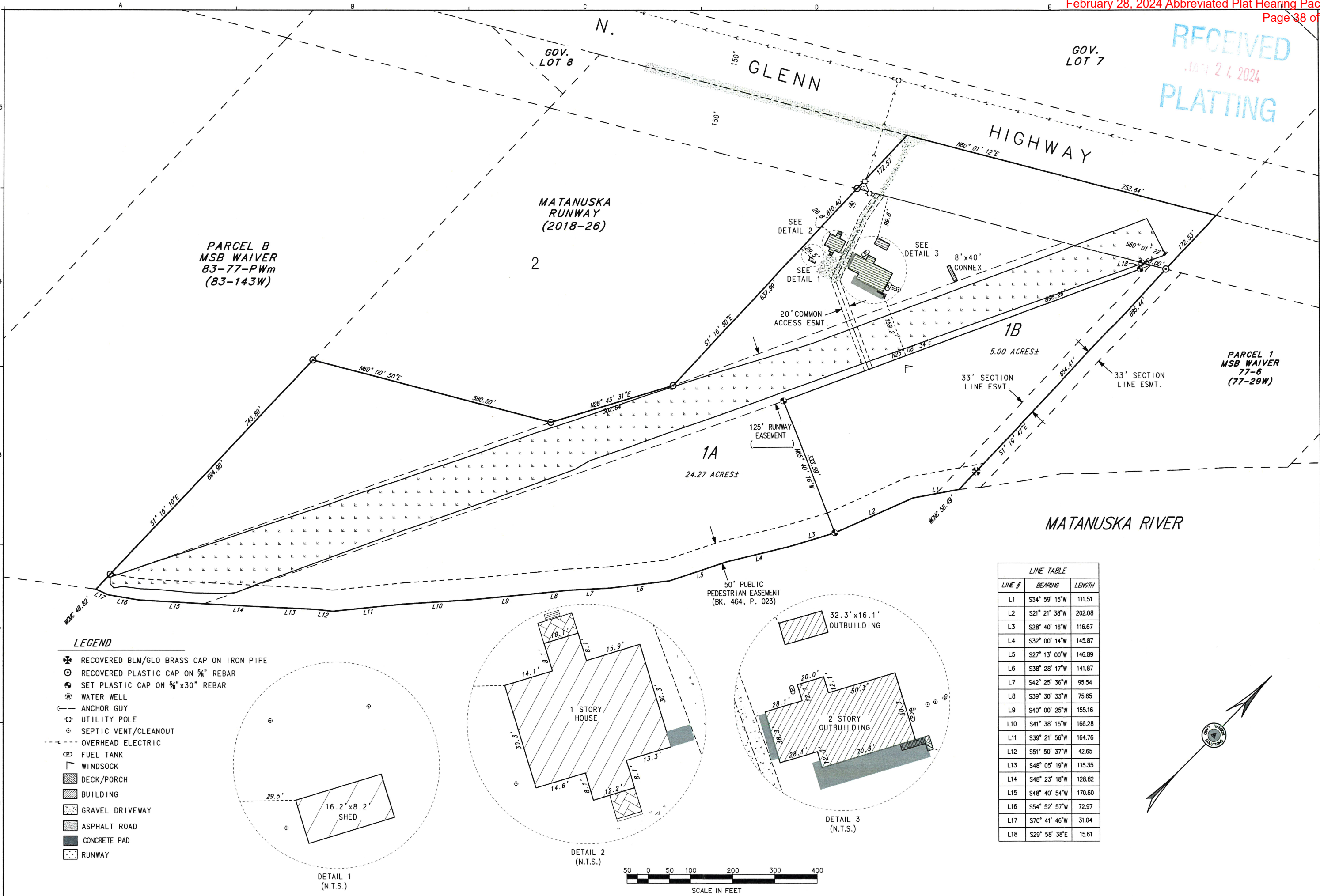
REFERENCE
NUMBER:
V-2.0
SHEET 1 OF 3



HANSON
LAND SOLUTIONS
305 E. FIRENEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



RECEIVED
FEB 24 2024
PLATTING



NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON JUNE 26, 2023. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

SUTTON, ALASKA
MATANUSKA RUNWAY WAYNER
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 23-203C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1" = 200'
22x34: 1" = 100'
REVISION DATE:
01-24-24

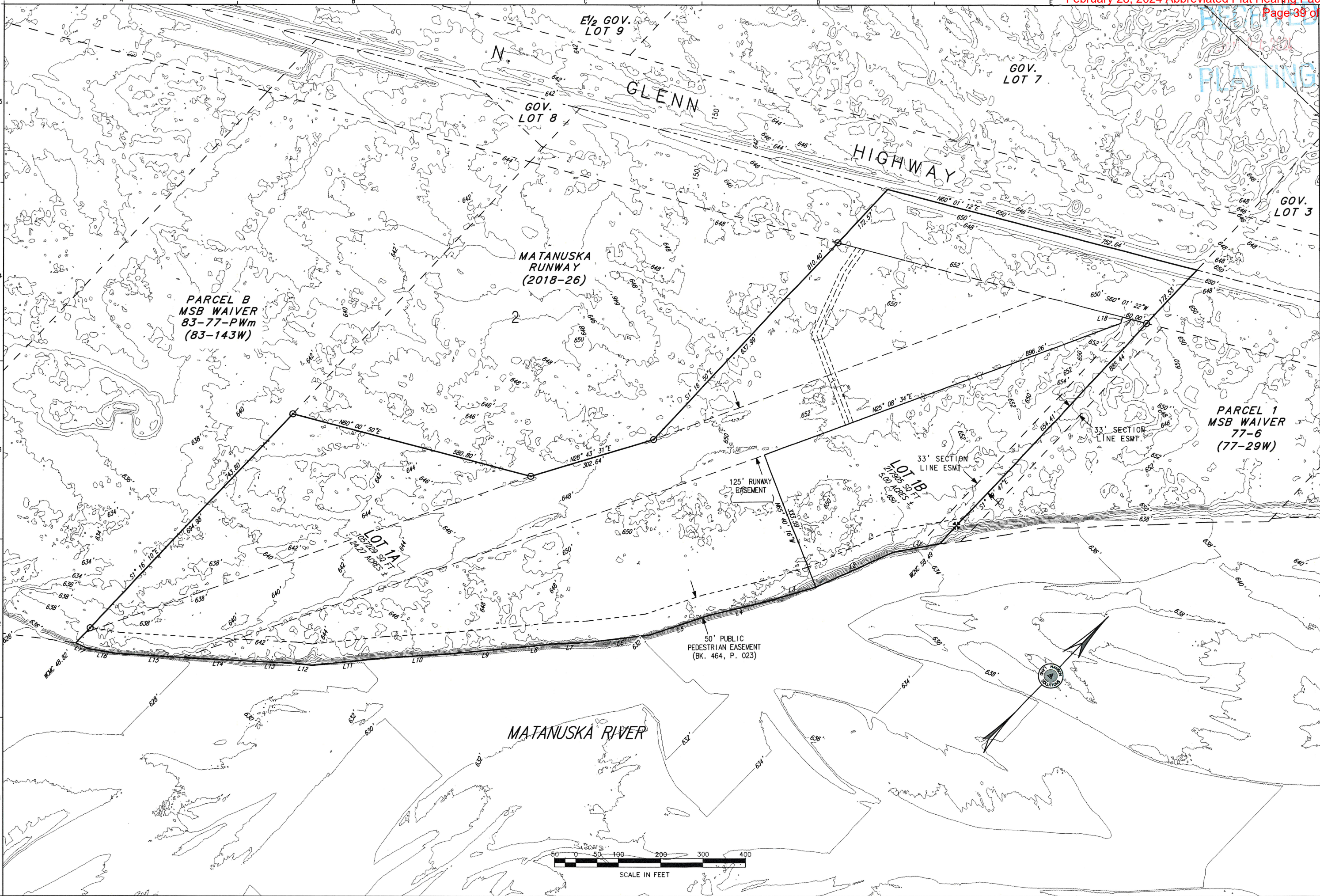
REFERENCE NUMBER:
V-21
SHEET 2 OF 3



HANSON
 LAND SOLUTIONS
 305 E. FIREWEED AVE.
 PALMER, ALASKA 99645
 (907) 746-7738



NOTES
 1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSTINA BOROUGH
 LIDAR/IMAGERY PROJECT OF 2019.
 2. THE HORIZONTAL DATUM IS NAD83 (GRS80 EPOCH 2003.0)
 3. THE VERTICAL DATUM IS NAVD83 (GEOID09)



SUTTON, ALASKA
 MATANUSKA RUNWAY WAYNER
 SITE PLAN - EXISTING CONDITIONS
 TOPOGRAPHY

DWG.#: 23-203C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 11x17: 1"=200'
 22x34: 1"=100'
 REVISION DATE:
 01-24-24

REFERENCE
 NUMBER:
 V-2.2
 SHEET 3 OF 3



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 16, 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:

- **Matanuska Runway Wayner, Plat No. 2018-26 (Glenn Highway MP 70)**
 - DOT&PF objects to the proposed plat. Objection can be removed by compliance with the following:
 - Lot 1A runway shall not extend into DOT&PF Right of Way.
 - DOT&PF recommends compliance with Federal Aviation Administration (FAA) procedures for private-use airports under 14 CFR 157, which includes notifying FAA of existing runway. More information on this process is available here: <https://www.faa.gov/faq/what-procedures-must-i-follow-build-private-use-airport>
 - DOT&PF is concerned about public safety with the runway abutting the highway. Motorized access from the Glenn Highway to the runway will not be permitted.
 - DOT&PF requires one shared driveway for Lot 1A and Lot 1B onto the Glenn Highway.
 - Remove “unless authorized by permitting agency” from plat note 6 and change plat note 6 to: “Lots 1A & 1B shall share a single common access to N. Glenn Highway as shown. Subsequent development of both lots requires continued use of single common access. No additional motorized access to the Glenn Highway will be permitted. No motorized access to Glenn Highway through private runway.”
 - Platting actions invalidate existing driveway permits. Apply for a new driveway permit for shared access to Glenn Highway from Lot 1A. Driveway permits and approach roads can be applied for through DOT&PF’s Right of Way section at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF’s ROW

“Keep Alaska Moving through service and infrastructure.”

EXHIBIT D

division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

- DOT&PF requests right of way dedication.
- **Block Manor, GB 10 Block (Knik-Goose Bay Road)**
 - No objection to proposed lot division.
 - One driveway or approach road access to Knik Goose-Bay Road will be permitted to Tract 1 and Tract 2 each. Platting actions invalidate existing driveway permits and existing access off Tract 2 must reapply for a driveway permit. Driveway permits and approach roads can be applied for through DOT&PF's Right of Way section 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.
 - Subsequent development of Tract 1 and Tract 2 required to continue accessing Knik Goose-Bay Road through singular permitted access per lot. Subsequent development of either lot may require upgrading driveways to approach roads.
 - Please add as plat note: "One driveway or approach road to Knik Goose-Bay Road will be permitted for Tract 1 and one driveway or approach road to Knik Goose-Bay Road will be permitted for Tract 2. Subsequent development of both lots will require continued use of singular access to Knik Goose-Bay Road for motorized use and utility development. No additional direct motorized access to Knik Goose-Bay Road will be permitted."

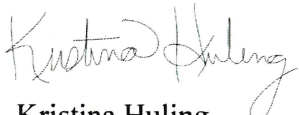
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, February 13, 2024 2:14 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: RE: RFC Matanuska Runway Wayner (MG)

Hello,

PD&E has no comments.

Thank you.

Tammy

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, January 30, 2024 1:41 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; coryandjames@mtaonline.net; jaylevan1@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; timhaldistrict1@gmail.com; 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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Matanuska Runway Wayner (MG)

Hello,

The following link is a request for comments for the proposed Matanuska Runway Wayner. Please ensure all comments have been submitted by February 13, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

[Matanuska Runway Wayner](#)

Feel free to contact me if you have any questions.

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

Matthew Goddard

From: Permit Center
Sent: Tuesday, January 30, 2024 2:05 PM
To: Matthew Goddard
Subject: RE: RFC Matanuska Runway Wayner (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 30, 2024 1:41 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; coryandjames@mtaonline.net; jaylevan1@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; timhaledistrict1@gmail.com; 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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Matanuska Runway Wayner (MG)

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 [Matanuska Runway Wayner](#)

Feel free to contact me if you have any questions.

Thank you,
Matthew Goddard



ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

February 12, 2024

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

To whom it may concern:

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

- **Matanuska Runway Waynor
(File: FB23-203)**

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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, February 13, 2024 11:35 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Matanuska Runway Wayner (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

MIREYA ARMESTO

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, January 30, 2024 1:41 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; coryandjames@mtaonline.net; jaylevan1@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; timhaledistrict1@gmail.com; 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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Matanuska Runway Wayner (MG)

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

Hello,

The following link is a request for comments for the proposed Matanuska Runway Wayner. Please ensure all comments have been submitted by February 13, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Matanuska Runway Wayner](#)

Feel free to contact me if you have any questions.

Thank you,

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

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

RONALD P. WAYNER _____ DATE _____
26281 N GLENN HWY
SUTTON AK 99674-8007

BARBARA S. WAYNER _____ DATE _____
26281 N GLENN HWY
SUTTON AK 99674-8007

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

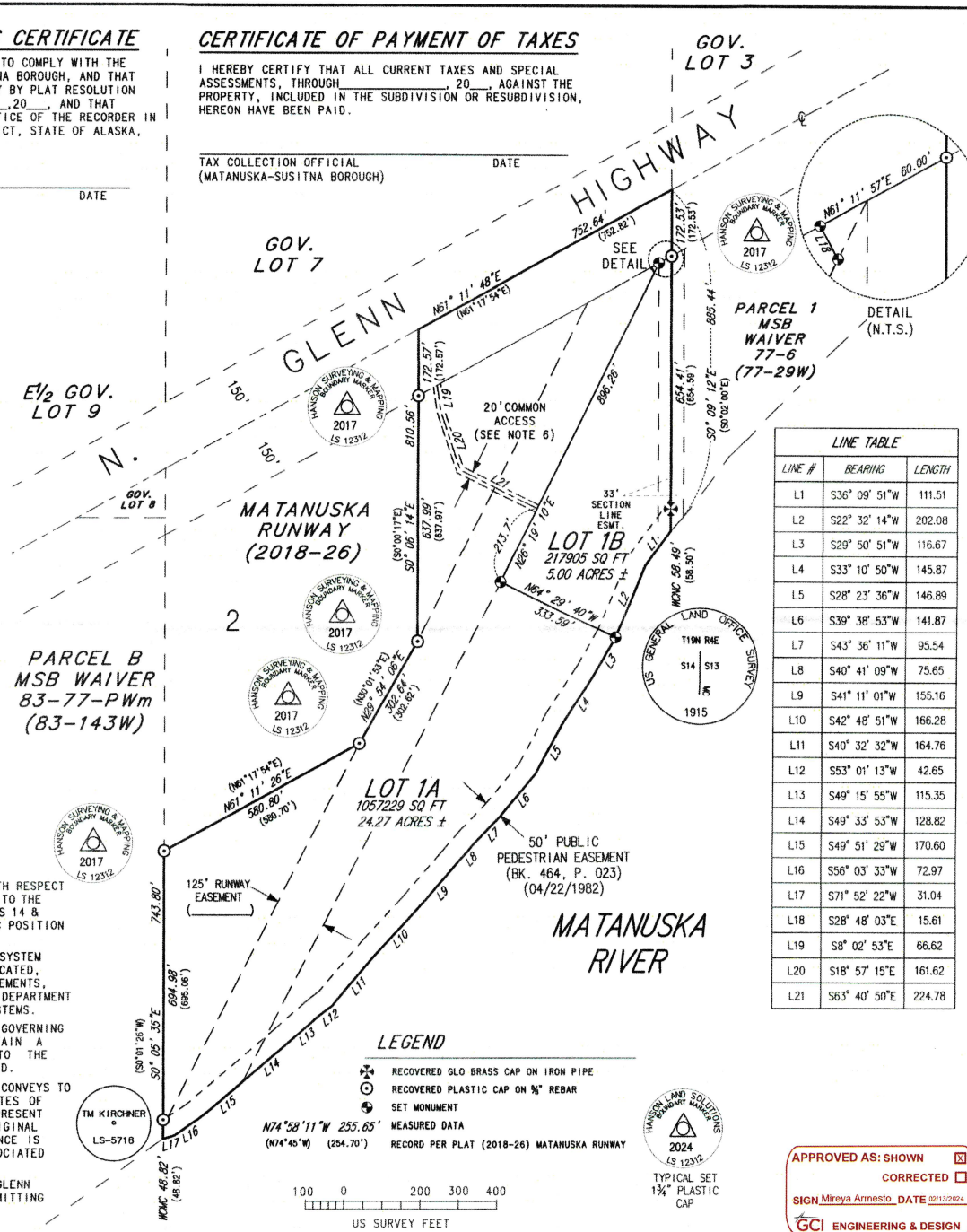
NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE WITNESS CORNER TO THE MEANDER CORNER ALONG THE SECTION LINE COMMON TO SECTIONS 14 & 13. A RECOVERED BRASS CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61°44'25.26"N 148°39'51.69"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. A QUIT CLAIM DEED RECORDED IN BOOK 398 ON PAGE 266 CONVEYS TO THE ALASKA RAILROAD CORPORATION FROM THE UNITED STATES OF AMERICA CERTAIN LAND OVER GOVERNMENT LOT 5 THE PRESENT SUBDIVISION IS COMPOSED IN PART OF A PORTION OF THE ORIGINAL GOVERNMENT LOT 5. THE EXACT LOCATION OF THIS CONVEYANCE IS INDETERMINABLE FROM THE ORIGINAL DOCUMENT AS THE ASSOCIATED MAPPING IN THE RECORDED INSTRUMENT IS ILLEGIBLE.
6. LOTS 1A & 1B SHALL SHARE A SINGLE COMMON ACCESS TO N. GLENN HIGHWAY AS SHOWN, UNLESS OTHERWISE AUTHORIZED BY PERMITTING AGENCY.

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.

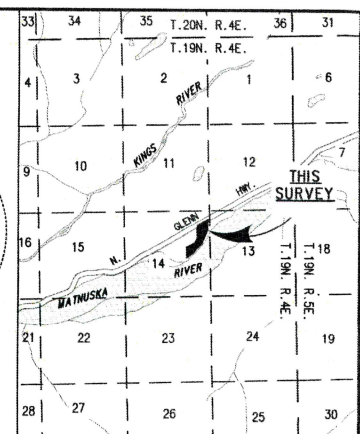
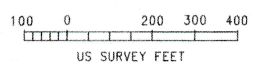
TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)



LINE #	BEARING	LENGTH
L1	S36° 09' 51"W	111.51
L2	S22° 32' 14"W	202.08
L3	S29° 50' 51"W	116.67
L4	S33° 10' 50"W	145.87
L5	S28° 23' 36"W	146.89
L6	S39° 38' 53"W	141.87
L7	S43° 36' 11"W	95.54
L8	S40° 41' 09"W	75.65
L9	S41° 11' 01"W	155.16
L10	S42° 48' 51"W	166.28
L11	S40° 32' 32"W	164.78
L12	S53° 01' 13"W	42.65
L13	S49° 15' 55"W	115.35
L14	S49° 33' 53"W	128.82
L15	S49° 51' 29"W	170.60
L16	S56° 03' 33"W	72.97
L17	S71° 52' 22"W	31.04
L18	S28° 48' 03"E	15.61
L19	S8° 02' 53"E	66.62
L20	S18° 57' 15"E	161.62
L21	S63° 40' 50"E	224.78

LEGEND

- RECOVERED GLO BRASS CAP ON IRON PIPE
- RECOVERED PLASTIC CAP ON 1/2" REBAR
- SET MONUMENT
- MEASURED DATA
- RECORD PER PLAT (2018-26) MATANUSKA RUNWAY



MSB TAX MAP SU07, SU08, SU09, SU10, SU15, SU16, CN05, CN12 & CN13 1"=5280'

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

RECEIVED
Agenda Copy
PLATTING

A PLAT OF
MATANUSKA RUNWAY WAYNER
A SUBDIVISION OF
LOT 1,
MATANUSKA RUNWAY SUBDIVISION
(PLAT 2018-26)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
E 1/2 SEC. 14, T. 19N. R. 4E. SM, AK
CONTAINING 29.27 ACRES MORE OR LESS

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

APPROVED AS: SHOWN
CORRECTED
SIGN Mireya Armesto DATE 02/13/2024
GCI ENGINEERING & DESIGN

Matthew Goddard

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Wednesday, January 31, 2024 9:47 AM
To: Matthew Goddard
Subject: RE: RFC Matanuska Runway Wayner (MG)

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

Morning Matthew,

Thanks for reaching out. MTA has reviewed Matanuska Runway Wayner and have not comments to add.

Regards,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, January 30, 2024 1:41 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; coryandjames@mtaonline.net; jaylevan1@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; timhaledistrict1@gmail.com; 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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Matanuska Runway Wayner (MG)

Hello,

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