



**2. APPROVAL OF MINUTES**

- A. January 18, 2024
- B. February 15, 2024

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

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

- B. **UNFINISHED BUSINESS**  
(None)

**4. RECONSIDERATIONS/APPEALS**

(None)

**5. PUBLIC HEARINGS**

- A. **MOUNTAIN VIEW FARMS**: The request is to create five lots from Parcel 1, MSB Waiver 82-56-PWm, recorded as 82-74W, (Tax I.D. # 17N02E10B006) to be known as **MOUNTAIN VIEW FARMS**, containing 10 acres +/- . The property is located north of E. Lawalter Road, east of N. Deland Street; within the NW1/4 Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2. (Petitioner/Owner: Steven Dike and Linda Hotchkiss, Staff: Chris Curlin, Case #2024-005)

**ITEMS OF BUSINESS & MISCELLANEOUS**

(None)

**6. PLATTING STAFF & OFFICER COMMENTS**

- A. Adjudicatory (if needed)
  - *Definition: Law. To hear and settle an issue or a question regarding code.*
- B. Upcoming Platting Board Agenda Items (Staff: Fred Wagner & Clerk: Theresa Taranto)
  - March 21, 2024, Platting Board Meeting; There are no cases to be head – meeting will be canceled.

**7. BOARD COMMENTS**

**8. ADJOURNMENT**



# MINUTES

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
January 18, 2024**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on JANUARY 18, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Vice-Chair Johnson called the Meeting to order at 1:00 p.m.

**1. CALL TO ORDER**

**A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

- Mr. Ron Johnson, District Seat #1
- Mr. Brian Goodman, District #2
- Mr. Eric Koan, District Seat #3
- Mr. Dan Bush, District Seat #4
- Ms. Michelle Traxler, District Seat #5
- Mr. Alan Leonard, District Seat #7, Chair

Platting Board members absent and excused were:

- Mr. Sandra Kreger, District Seat #6
- Mr. Robert Hallford, Alternate B

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Amy Otto-Buchanan, Platting Specialist
- Ms. Theresa Taranto, Platting Clerk
- Mr. Matthew Goddard, Platting Technician
- Mr. Chris Curlin, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

Platting member Koan led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

Vice-Chair Johnson inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- January 4, 2024, Minutes were approved unanimously.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

- *Gary LoRusso, Keystone Surveying, as a member of the public.*

**4. UNFINISHED BUSINESS**

*(None)*

**5. RECONSIDERATIONS/APPEALS**

*(No Reconsiderations/Appeals)*

**6. PUBLIC HEARINGS**

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
January 18, 2024**

A. **MOUNTAIN TOP ACRES:** The request is to create five lots from the NE ¼ NW ¼, Tax Parcel B2, to be known as **MOUNTAIN TOP ACRES**, containing 40.00 acres +/- . The property is located north of E. Wendt Road, east of N. Palmer-Fishhook Road and directly south of E. Hatchers Landing Avenue (Tax ID #19N01E35B002); within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Craig Powell, Staff: Matthew Goddard, Case #2023-136*)

Vice-Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 12 public hearing notices were mailed out on December 20, 2023.

Staff gave an overview of the case:

- Staff recommends approval with conditions and finding of facts.

Vice-Chair Johnson invited the petitioner/petitioner’s representative to give an overview.

Owen Dicks, the petitioner’s representative said they had no objections to conditions of approval.

Vice-Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Vice-Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner’s representative to give a brief overview.

The petitioner/petitioner’s representative chose not to speak at this time.

MOTION: Platting Member Leonard made a motion to approve the preliminary plat of Mountain Top Acres with 7 conditions and 8 findings of fact. Platting Member Bush seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

B. **30’ PUBLIC USE EASEMENT VACATION GOVT LOT 6:** The request is to vacate the 30’ Public Use Easement on the western boundary of **Government Lot 6** (Tax ID#17N04W26B009), containing 23,940 sf (.55 acres +/-). The property is located directly west of S. About Time Street and directly north of S. West Judy Avenue; located within the NW ¼ Section 26, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Samuel & Heather Dickinson, Staff: Chris Curlin, Case #2023-138*)

Vice-Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
January 18, 2024**

1:20 P.M. Platting member Bush recused himself as the surveyor for this case and informed board he will be leaving the meeting for the day.

Theresa Taranto provided the mailing report:

- Stating that 25 public hearing notices were mailed out on December 13, 2023.

Staff gave an overview of the case:

- Staff notes only the PUE is being vacated.
- Staff recommends approval with conditions and finding of facts.

Platting member Leonard had questions for staff.

Vice-Chair Johnson invited the petitioner/petitioner’s representative to give an overview.

Scott Holmes the petitioner’s representative gave a brief overview of the case.

Vice-Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Bill Harriet
- Peter Johanhnecwk
- Gary LoRusso

Platting member Leonard had a question for Mr. Harriet.

Platting member Goodman had a question for Mr. LoRusso.

Platting member Leonard had questions for Mr. LoRusso.

Vice-Chair Johnson asked Platting Officer Fred Wagner, to clarify the boroughs process on this case.

There being no one else to be heard Vice-Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner’s representative to give a brief overview.

Sam Dickenson, the petitioner gave a brief overview of the case.

Platting member Leonard had questions for the petitioner.

Scott Holmes, petitioner’s representative gave more information on the case.

Platting member Leonard had questions for staff.

Both staff and petitioner agreed to a continuation.

Vice-Chair Johnson closed the petitioner’s comment period.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
January 18, 2024**

Vice-Chair Johnson reopened the public hearing.

MOTION: Platting Member Leonard made a motion to continue the Vacation of the 30’ Public Use Easement for Government Lot 6, to a date uncertain, Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

**7. PLATTING STAFF & OFFICER COMMENTS**

- A. Adjudicatory (*if needed*)
  - B. Upcoming Platting Board Agenda Items
- Platting Officer, Fred Wagener informed the board of upcoming items:

- Next meeting February 15. We have one case on the agenda.
  - Settler’s Bay South (SLEV)
- Platting Board Training
- Elections for new Chair and Vice Chair
- This will be Platting member Leonard last meeting and appreciated you.

Platting Clerk Theresa Taranto, thanks Chair Leonard for serving on the board and said he will be missed.

**BOARD COMMENTS.**

- Platting member Traxler – Sorry to see Mr. Leonard leaving.
- Platting member Johnson – Enjoyed working with you Mr. Leonard, you will be missed.
- Chair Leonard – enjoyed working with the board and Platting staff.

**8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **2:03 PM**.

\_\_\_\_\_  
RON JOHNSON  
Platting Board Vice-Chair

ATTEST:

\_\_\_\_\_  
THERESA TARANTO  
Platting Board Clerk



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
February 15, 2024**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 15, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Vice-Chair Johnson called the meeting to order at 1:00 p.m.

**1. CALL TO ORDER**

**A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

- Mr. Ron Johnson, District Seat #1
- Mr. Brian Goodman, District Seat # 2
- Mr. Eric Koan, District Seat #3
- Ms. Michelle Traxler, District Seat#5
- Mr. Sandra Kreger, District Seat #6 (Arrived at 1:05 p.m.)
- Mr. Sidney Bertz, District Seat #7 (sat in the audience)

Platting Board members absent and excused were:

- Mr. Dan Bush, District Seat #4

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Amy Otto-Buchanan, Platting Specialist
- Ms. Karol Riese, Platting Board Clerk
- Mr. Matthew Goddard, Platting Technician
- Mr. Chris Curlin, Platting Technician
- Mr. John Aschenbrenner, Deputy Attorney

**B. THE PLEDGE OF ALLEGIANCE**

Platting member Koan led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

Vice-Chair Johnson inquired if there were any changes to the Agenda.

The Agenda was amended to remove approval of the January 18, 2024 Minutes.

MOTION: Board Member Traxler made a motion to approve the Agenda; Board Member Goodman seconded the motion.

GENERAL CONSENT: The Agenda was approved unanimously.

**D. Elections**

(a) Chair

Board Member Koan nominated Board Member Ron Johnson as Chair; Mr. Johnson accepted; there were no other nominations, and Board Member Johnson accepted.

(b) Vice-Chair

Board Member Johnson nominated Board Member Eric Koan as Vice-Chair; Mr. Koan accepted; there were no other nominations, and Board Member Koan accepted.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
February 15, 2024**

**2. APPROVAL OF MINUTES**

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**  
(None)

**4. UNFINISHED BUSINESS**  
(None)

**5. RECONSIDERATIONS/APPEALS**  
(No Reconsiderations/Appeals)

**6. PUBLIC HEARINGS**

**A. SETTLERS BAY SOUTH (SLEV):** The request is to create 53 lots, two tracts from Parcel #3, created by Waiver Resolution #2000-80PWm, and vacate a 33’ wide section line easement on the east boundary of the property to be known as **Settlers Bay South**, containing 76.66 acres +/- . Tract B will be a green space tract to serve as separation on the eastern boundary of the proposed subdivision. The property is located west of Cottonwood Creek, north of Settlers Bay Park, and directly south and east of S. Knik Goose Bay Road (Tax ID # 16N02W04A008) within the NE 1/4 Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska. (*Petitioner/Owner: Olympic Investments, Inc., Staff: Matthew Goddard, Case #2023-094/095*)

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Karol Riese provided the mailing report:

- Stating that 236 public hearing notices were mailed out on January 25, 2024.

Staff gave an overview of the case:

- Staff recommends approval with conditions and finding of facts.

Chair Johnson invited the petitioner/petitioner’s representative to give an overview.

The petitioner/petitioner’s representative gave a brief overview of the case.

Chair Johnson opened the public hearing for public testimony.

Mr. Aaron Klem spoke against the case.

There being no one else to be heard, Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner’s representative to give a brief overview.

The petitioner/petitioner’s representative gave a brief overview of the case.

**MOTION:** Platting Member Koan made a motion to approve the to create 53 lots, two tracts from Parcel #3, created by Waiver Resolution #2000-80PWm, and

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
February 15, 2024**

vacate a 33’ wide section line easement on the east boundary of the property to be known as **Settlers Bay South**, containing 76.66 acres +/- . Tract B will be a green space tract to serve as separation on the eastern boundary of the proposed subdivision. The property is located west of Cottonwood Creek, north of Settlers Bay Park, and directly south and east of S. Knik Goose Bay Road (Tax ID # 16N02W04A008); within the NE 1/4 Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska. Board Member Kreger seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

The board took a five-minute recess to fix technical issues at 1:45 p.m. and reconvened at 1:51 p.m.

**7. PLATTING STAFF & OFFICER COMMENTS**

- A. Adjudicatory (*if needed*)
- B. Platting Board Training – *John Aschenbrenner, Deputy Attorney*
- C. Upcoming Platting Board Agenda Items

Platting Officer Fred Wagner informed the board of upcoming items:

- March 7, 2024, Platting Board Meeting: We have two cases on the Agenda.
  - Misty Meadows
  - Mountain View Farms

**BOARD COMMENTS.**

- Vice-Chair Koan: Welcomed Mr. Bertz;
- Chair Johnson:
- Chair Goodman:
- Platting member Kreger:

**8. ADJOURNMENT**

With no further business before the Platting Board, Chair Leonard adjourned the meeting at **2:35** p.m.

\_\_\_\_\_  
RON JOHNSON  
Platting Board Chair

ATTEST:

\_\_\_\_\_  
KAROL RIESE

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
February 15, 2024**

Platting Board Clerk

DRAFT



5A

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 7, 2024

PRELIMINARY PLAT: MOUNTAIN VIEW FARMS  
LEGAL DESCRIPTION: SEC 10, T17N, R02E S.M., AK  
PETITIONERS: STEVEN DIKE & LINDA HOTCHKISS  
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS  
ACRES: 10 +/- PARCELS: 5  
REVIEWED BY: CHRIS CURLIN CASE #: 2024-005

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**REQUEST:**

The request is to create five lots from Parcel 1, MSB Waiver 82-56-PWm, recorded as 82-74W, to be known as **MOUNTAIN VIEW FARMS**, containing 10 acres +/- . The property is located north of E. Lawalter Road, east of N. Deland Street; within the NW1/4 Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Map and Aerial Photos	<b>Exhibit A</b> – 4 pgs
Soils Report	<b>Exhibit B</b> – 7 pgs
Topography	<b>Exhibit C</b> – 1 pg
Average Daily Traffic	<b>Exhibit D</b> – 1 pg

**COMMENTS:**

ADOT&PF	<b>Exhibit E</b> – 3 pgs
MSB Pre-design and Engineering	<b>Exhibit F</b> – 1 pg
MSB Permit Center	<b>Exhibit G</b> – 1 pg
City of Palmer	<b>Exhibit H</b> – 1 pg
Public	<b>Exhibit I</b> – 3 pgs
Utilities	<b>Exhibit J</b> – 4 pgs

**DISCUSSION:** The proposed subdivision is creating five lots with a private turn-around. Proposed lots range in size from 1.67 to 2.28 acres and will access E. Twigs Circle, a Borough 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 two test pits were excavated for the proposed lots. Test hole locations were

selected as a representative of the conditions to be expected throughout the proposed subdivision. The test holes were dug to a depth of 15', no ground water was encountered. The soils are described as OL from the surface to 6 feet. From 6 feet to 15 feet the soils are described as SW and GP. The engineer states he has assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The engineer concluded that all lots less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area. 2. All have at least 10,000 square feet of "Useable Building Area". 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area" or will once specified Fill, Re-Grading, and Standard Septic Designs have been provided.

**COMMENTS:**

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

DPW Pre-design and Engineering (**Exhibit F**) SW-GP is not a soils type under the USCS. Engineer should amend soils report to identify USCS soil types only.

*Staff notes an amended soils report is condition of approval # 4.*

MSB Permit Center (**Exhibit G**) has no objection.

City of Palmer (**Exhibit H**) We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager: This is very poorly designed. Four flag lots on a 5-parcel subdivision should be unacceptable. Only done to push all costs on the future homeowners. The street should be extended to provide frontage for all five lots.

2. Building Inspector: No changes necessary. No concerns. Interested in advisement of Flag Lot driveways widths req, existing materials, vehicles, barn location in relation to property line(s). Is existing PUE turnaround remaining?

3. Community Development: The parcels are located within the designated Airport Influence Area: it is recommended that a plat note be added to the new plat reflecting this information. If the proposed lots were located inside Palmer city limits and zoned R-1, Single-family Residential, the minimum required lot width for all proposed lots would be 60 feet and the minimum required lot area would be 8,400 square feet per lot and does not include the strip (pole). Proposed Lots 1, 2, 3 and 5 are Flag Lots. Flag lots containing two and one-half acres or less, the minimum pole width is 30 feet where two or more poles are adjoining and 40 feet in width for a single pole, if located inside Palmer city limits.

4. Fire Chief: No changes necessary.

5. Public Works: No issues.

6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the February 15, 2024, Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

**Public:** (**Exhibit I**) Ron & Ann Svedin, 1470 Lawalter Road, have no objection.

Don & Sharon Benson, owner next door to the east, had the following comments:

1. We are property owners to the east of this proposed subdivision. We have a private easement, given to us by the previous owner along the northern boundary of this proposal, to our property. There also exists a section line easement to the north. We request the private easement be dedicated public right of way for access to our parcel, other parcels and for continuation of E. Lepak Ave. This could also be used for access for lots 3 and 4.



2. The proposed cul de sac could be extended to provide access to those lots shown to be accessed by a common access easement (cross-hatched) and there appears to be no turnaround at the terminus of the common access easement for emergency vehicles and snow removal.

3. The MSB is planning on up-grading East Twigs Circle in 2 years and the old existing cul de sac could be eliminated avoiding 2 cul de sacs in close proximity.

*Staff notes the 33 foot Ingress and Egress easement recorded at Book 813, Page 591, is shown on the preliminary plat.*

**Utilities: (Exhibit J)** ENSTAR requests a Utility Easement with the common access easement. MTA requests the common access easements be labeled as Common Access & Utility Easements. GCI has no comments or objections. MEA did not respond.

There were no objections received from Borough departments or outside agencies at the time this report was written.

### **CONCLUSION**

The plat of Mountain View Farms is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary 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.

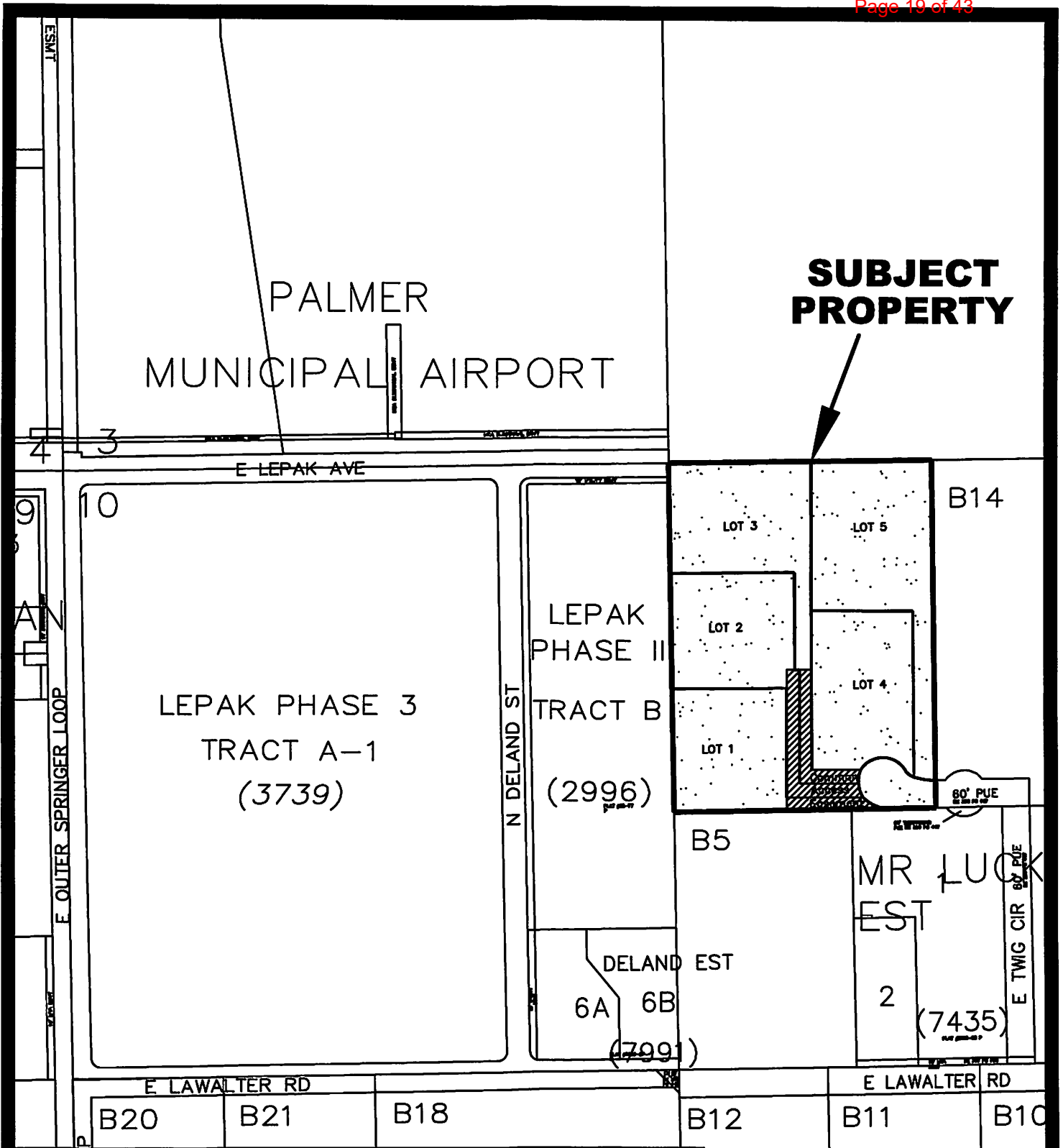
### **FINDINGS of FACT:**

1. The abbreviated plat of Mountain View Farms is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.016 *Preliminary Plats*.
2. A soils report was submitted pursuant to MSB 43.20.281(A). 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, or utilities.
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 Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, or Assessments;

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the preliminary plat of Mountain View 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. Amend soils report to list to identify USCS soil types only.
5. Provide document for private road maintenance to Platting staff.
6. Construct interior cul-de-sac to MSB residential street standards:
  - A. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit street inspection reports as required by Section F1.4, F1.5 and F1.6 of the Subdivision Construction Manual.
  - B. Provide DPW acceptance of the road 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.



**SUBJECT  
PROPERTY**



**VICINITY MAP**  
FOR PROPOSED MOUNTAIN VIEW FARMS  
SUBDIVISION  
LOCATED WITHIN  
SECTION 10, T17N, R02E, SEWARD MERIDIAN  
ALASKA  
PA11 MAP



N/A

Matanuska River

Matanuska River

E Outer Springer Log

E Lepak Ave

PA12

PA11

N Deland St

N Ticks Cir

E Lawalter Rd

E Rocky Point Dr

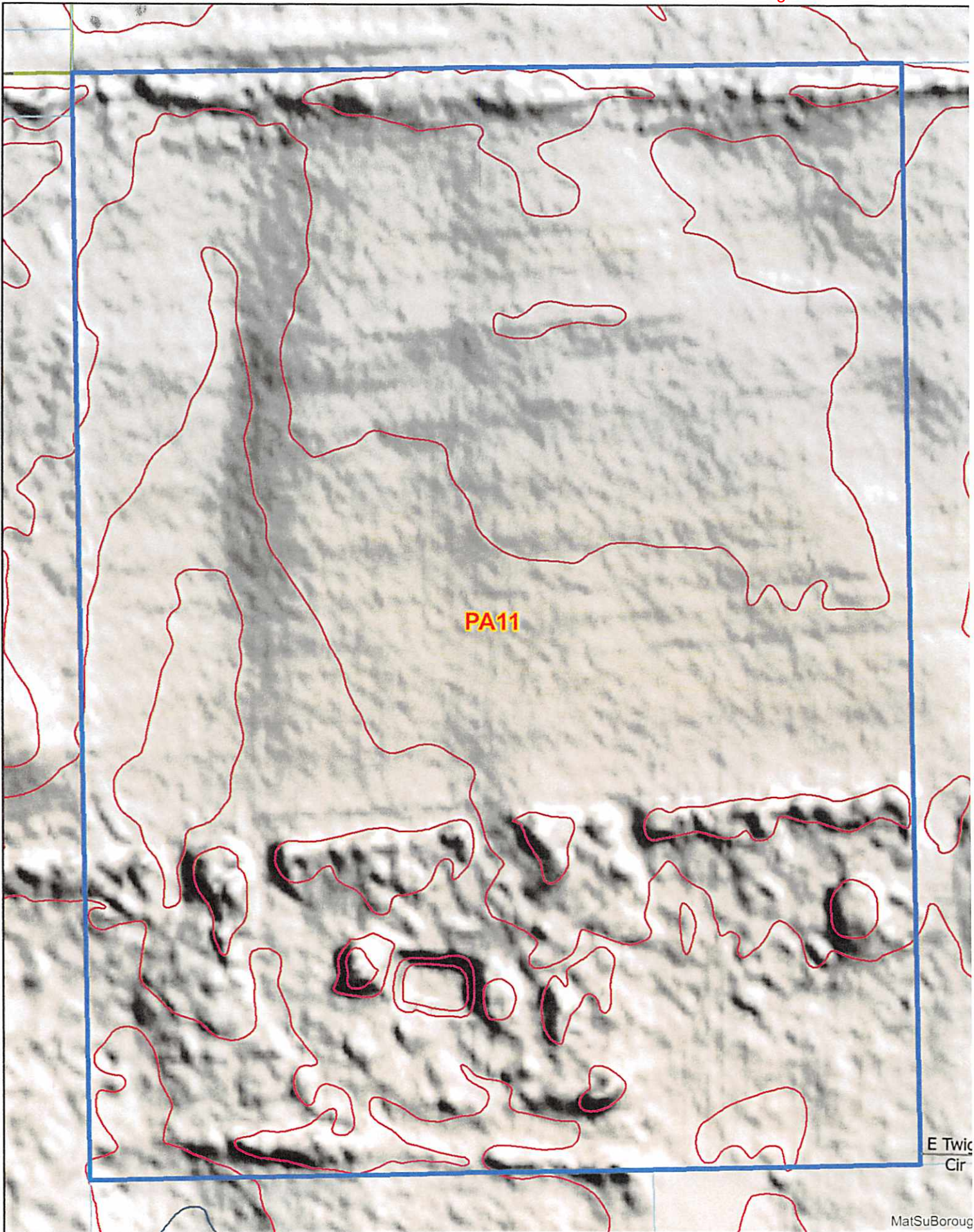
MatSu Borough

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EXHIBIT A-2

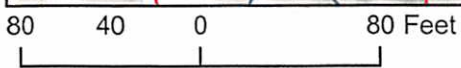


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**HANSON LAND SOLUTIONS**  
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES  
305 E. Fireweed Ave. Palmer, AK 99645



RECEIVED

DEC 11 2023

PLATTING

**USEABLE AREA CERTIFICATION**

S.L. FARMS

A SUBDIVISION OF

PARCEL 1, MSB WAIVER RES. 82-56-PWm (82-74W)

**INTRODUCTION TO INVESTIGATION**

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

**INDIVIDUAL LOTS: MINIMUM SIZES**

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

EXCEPTIONS:

**USABLE BUILDING AREAS**

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

**USABLE SEPTIC AREAS**

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

**SOILS INVESTIGATION**

EXCAVATIONS

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

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

SOIL CLASSIFICATIONS

- Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:
- (GW) TEST HOLES:  (GP) TEST HOLES:   
 (SW) TEST HOLES:  (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: TEST HOLES:   
 Soil Mottling or Staining Analysis: TEST HOLES:
- Depth to seasonal high water is a min. of 8' TEST HOLES:
- Depth to seasonal high water is less than 8'  
 Fill will be required  A suitable standard design will be provided

**SUMMARY OF REQUIRED FURTHER ACTION**

- Additional Fill required to ensure 8' of coverage above water table Lots:
- The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:
- Re-Grading will be required to eliminate slopes in excess of 25% Lots:
- No further action required to establish sufficient usable area.

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

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





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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG					
Parcel:	PARCEL 1, MSB WAIVER RES. 82-56-PWm (82-74W)	TEST HOLE NO.	Date:	10/11/23	
Insp. By:	S.W.	1	Job #	23-260	

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft								
5ft								
6ft	SW-GP	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES, POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ 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:					

Depth	
15FT	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 E. Fireweed Ave. Palmer, AK 99645

**GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG**

Parcel:	PARCEL 1, MSB WAIVER RES. 82-56-PWm (82-74W)	TEST HOLE NO.	Date:	10/11/23
Insp. By:	S.W.	2	Job #	23-260

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

Depth	
15FT	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?

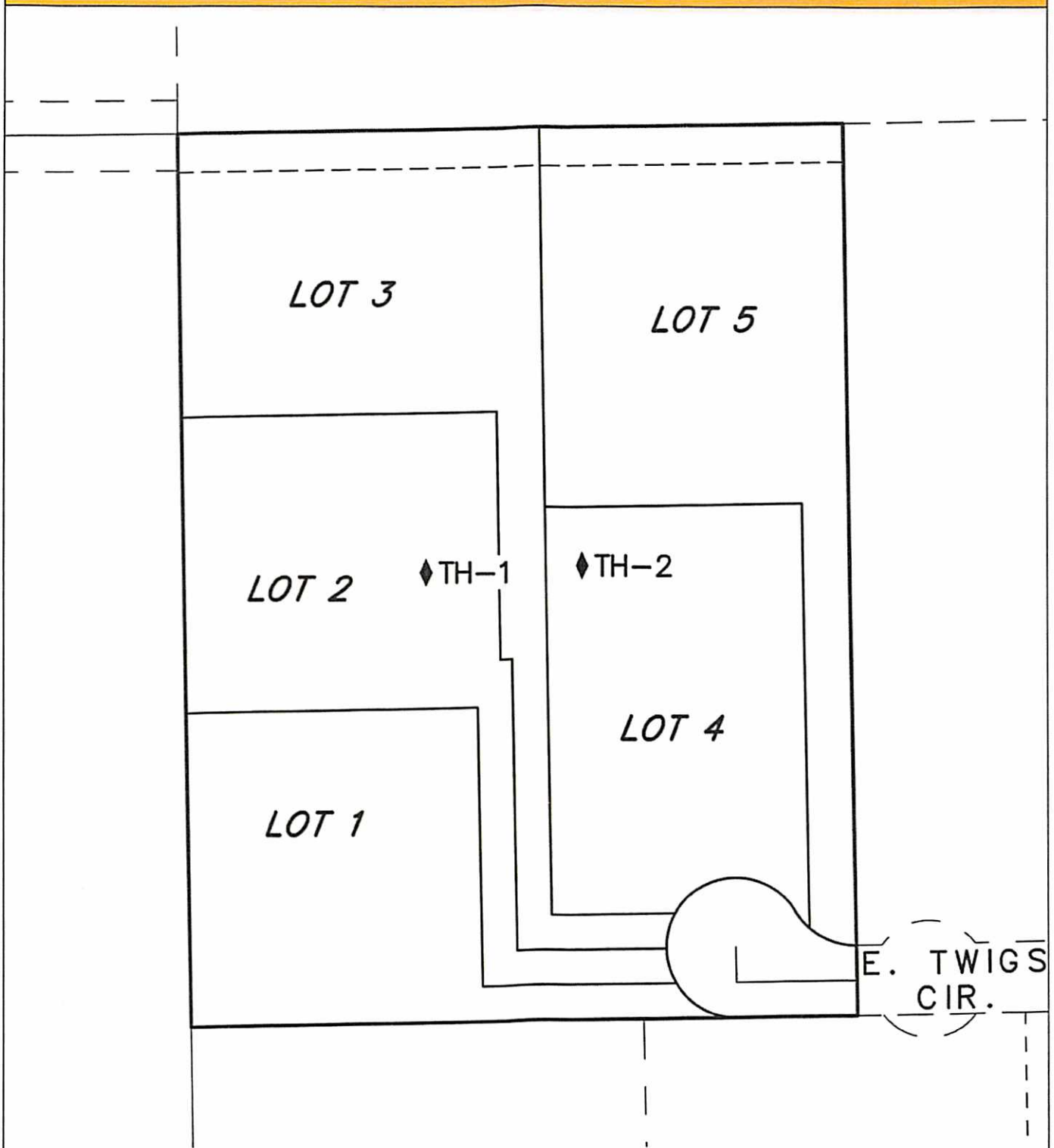
WATER LEVEL MONITORING	
Date	WATER LEVEL

**HANSON LAND SOLUTIONS**

*SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES*

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

**TEST HOLE LOCATION EXHIBIT MAP**



LEGEND

◆ TEST HOLE

**MOUNTAIN VIEW FARMS**

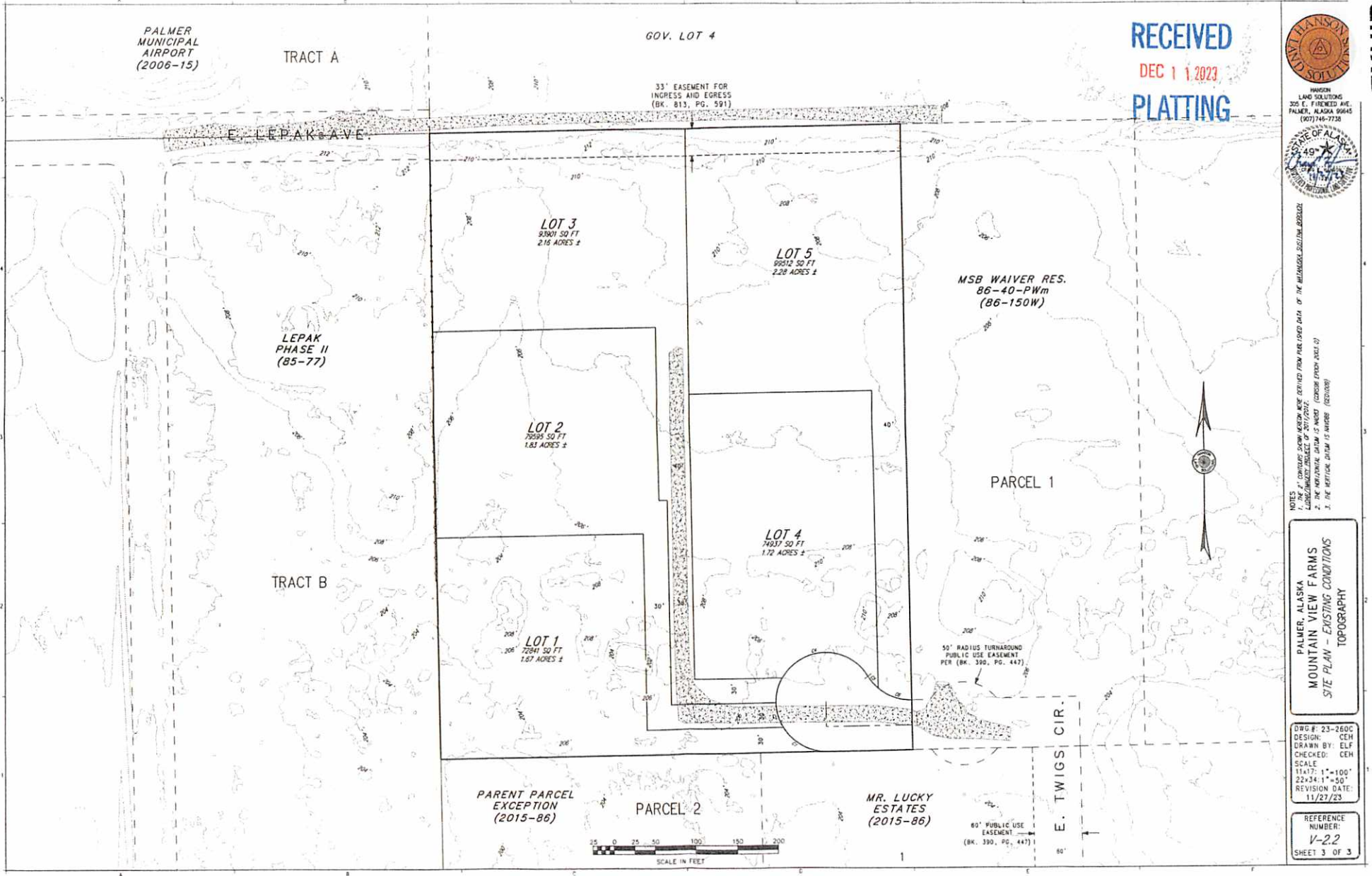
FILE: 23-260

DRAWN: ELF

11/27/23

EXHIBIT A

Page 1 of 1

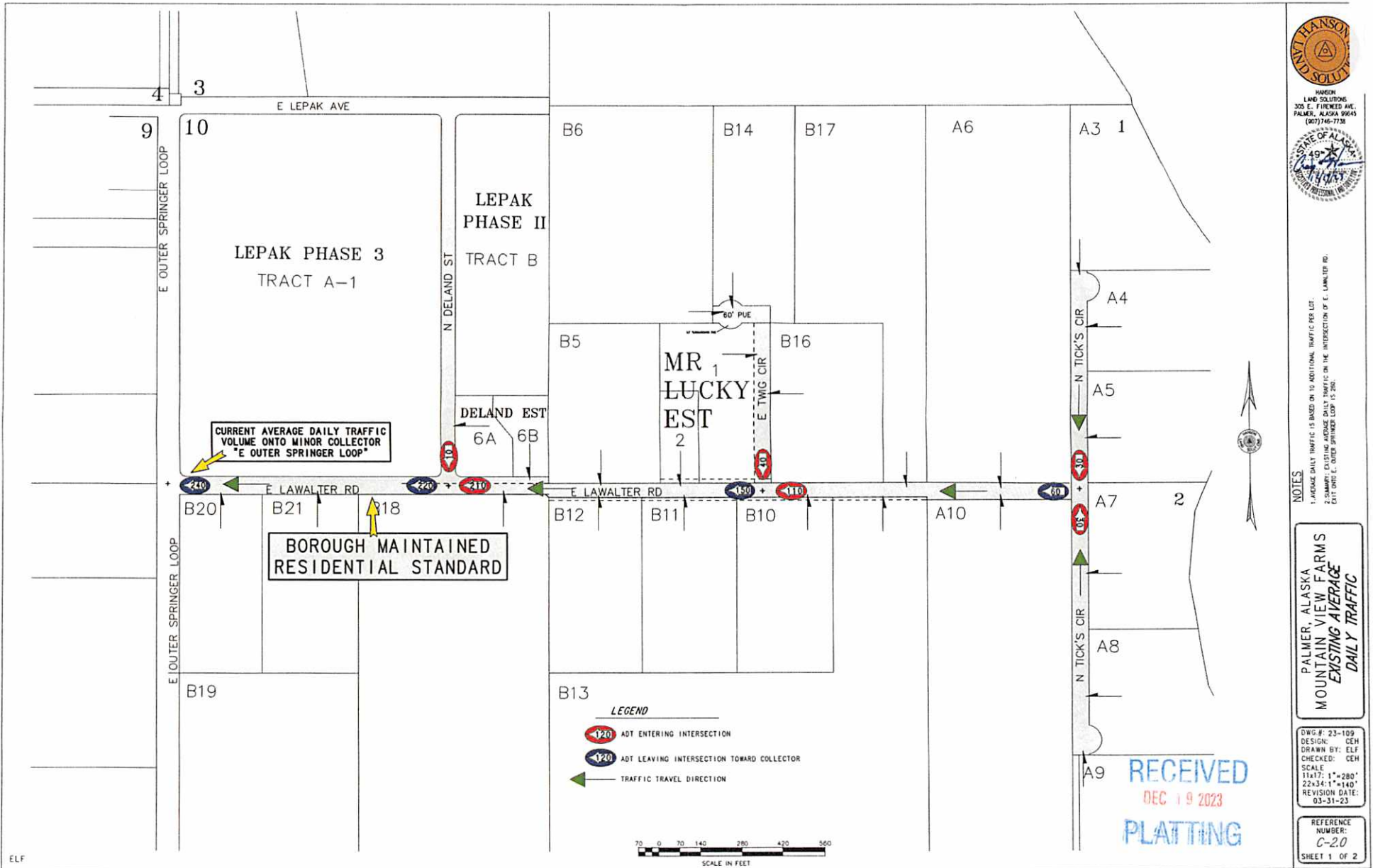


NOTES:  
1. CONTOUR SHOW ELEVATION DERIVED FROM PLS 1980 DATA OF THE WILHELMSSON SURVEYING BRIGADE  
LAND SOLUTIONS, INC. 2015/2023  
2. THE HORIZONTAL DATA IS HIGHEST ACCURACY DATA AVAILABLE  
3. THE VERTICAL DATA IS HIGHEST ACCURACY DATA AVAILABLE

PALMER, ALASKA  
MOUNTAIN VIEW FARMS  
SITE PLAN - EXISTING CONDITIONS  
TOPOGRAPHY

DRG # 23-260C  
DESIGN: CEH  
DRAWN BY: CEH  
CHECKED: CEH  
SCALE  
11x17: 1"=100'  
22x34: 1"=50'  
REVISION DATE:  
11/27/23

REFERENCE NUMBER:  
V-2.2  
SHEET 3 OF 3



CURRENT AVERAGE DAILY TRAFFIC VOLUME ONTO MINOR COLLECTOR "E OUTER SPRINGER LOOP"

BOROUGH MAINTAINED RESIDENTIAL STANDARD

**LEGEND**  
 ADT ENTERING INTERSECTION  
 ADT LEAVING INTERSECTION TOWARD COLLECTOR  
 TRAFFIC TRAVEL DIRECTION

70 0 70 140 280 420 560  
SCALE IN FEET



NOTES  
 1. AVERAGE DAILY TRAFFIC IS BASED ON 15 ADDITIONAL TRAFFIC PER LOT.  
 2. SUMMARY EXISTING AVERAGE DAILY TRAFFIC ON THE INTERSECTION OF E. LAWALTER RD. CITY DATA IS USED FOR THE LOOP TO THE WEST.

PALMER, ALASKA  
MOUNTAIN VIEW FARMS  
EXISTING AVERAGE  
DAILY TRAFFIC

DWG # 23-109  
 DESIGN: CEH  
 DRAWN BY: ELF  
 CHECKED: CEH  
 SCALE:  
 11x17: 1"=280'  
 22x34: 1"=140'  
 REVISION DATE:  
 03-31-23

REFERENCE NUMBER:  
C-20  
SHEET 1 OF 2

RECEIVED  
DEC 19 2023  
PLATTING



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.

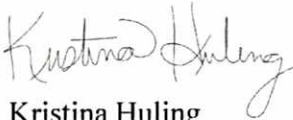
We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within 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](mailto:kristina.huling@alaska.gov).

Sincerely,



Kristina Huling  
Mat-Su Area Planner, DOT&PF

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



## Jesse Curlin

---

**From:** Daniel Dahms  
**Sent:** Tuesday, January 30, 2024 2:20 PM  
**To:** Jesse Curlin  
**Cc:** Tammy Simmons; Brad Sworts; Jamie Taylor  
**Subject:** Re: RFC Mountain View Farms (CC)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Chris,

SW-GP is not a soils type under the USCS. Engineer should amend soils report to identify USCS soil types only.

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

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Wednesday, January 24, 2024 2:51 PM  
**To:** Daniel Dahms <Daniel.Dahms@matsugov.us>  
**Cc:** Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>  
**Subject:** RE: RFC Mountain View Farms (CC)

Daniel,

Try the link again.

Thanks,  
Chris

---

**From:** Daniel Dahms <Daniel.Dahms@matsugov.us>  
**Sent:** Wednesday, January 24, 2024 2:49 PM  
**To:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Cc:** Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>  
**Subject:** RE: RFC Mountain View Farms (CC)

Chris,

We didn't see any soils report with the RFC. Could you please ask the applicant to provide one?

Daniel Dahms, PE  
Department of Public Works

## Jesse Curlin

---

**From:** Permit Center  
**Sent:** Monday, January 22, 2024 4:21 PM  
**To:** Jesse Curlin  
**Subject:** RE: RFC Mountain View Farms (CC)

No comments

Thank you,

Jennifer Monnin, CFM  
Permit Technician  
350 E Dahlia Ave  
Palmer, AK 99645  
[Jennifer.monnin@matsugov.us](mailto:Jennifer.monnin@matsugov.us)  
907-861-7822

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Friday, January 19, 2024 10:52 AM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Eric Phillips <Eric.Phillips@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>; 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>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Kimberly McClure <kmclure@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; stark@mtaonline.net; Stephanie Nowers <stephanienowersdistrict2@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; davemtp@mtaonline.net; david.post@alaska.gov; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; kristina.huling@alaska.gov; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; mark.eiesnman@alaska.gov  
**Subject:** RFC Mountain View Farms (CC)

Hello,

The following link is a request for comments for the proposed Mountain View Farms Subdivision. Please ensure all comments have been submitted by January 29, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

[Mountain View Farms](#)

DEPARTMENT OF COMMUNITY DEVELOPMENT



Brad Hanson  
Director

Nathaniel Ouzts  
Building Inspector

Beth Skow  
Library Director

Bret Chisholm  
Parks & Facilities Manager

# MEMORANDUM

TO: Fred Wagner, Chief of Platting  
FROM: Kimberly McClure, Community Development  
DATE: February 20, 2024  
LOCATION: Tax Parcel B6 in Section 10, Township 17 North, Range 2 East  
SUBJECT: Preliminary Plat RFC – Mountain View Farms  
TAX ACCT#: 17N02E10B006  
CASE #: 2024-005

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

Inside City Limits  Outside City Limits

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

1. City Manager: This is very poorly designed. Four flag lots on a 5-parcel subdivision should be unacceptable. Only done to push all costs on the future homeowners. The street should be extended to provide frontage for all five lots.
2. Building Inspector: No changes necessary. No concerns. Interested in advisement of Flag Lot driveways widths req, existing materials, vehicles, barn location in relation to property line(s). Is existing PUE turnaround remaining?
3. Community Development: The parcels are located within the designated Airport Influence Area; it is recommended that a plat note be added to the new plat reflecting this information. If the proposed lots were located inside Palmer city limits and zoned R-1, Single-family Residential, the minimum required lot width for all proposed lots would be 60 feet and the minimum required lot area would be 8,400 square feet per lot and does not include the strip (pole). Proposed Lots 1, 2, 3 and 5 are Flag Lots. Flag lots containing two and one-half acres or less, the minimum pole width is 30 feet where two or more poles are adjoining and 40 feet in width for a single pole, if located inside Palmer city limits.
4. Fire Chief: No changes necessary.
5. Public Works: No issues.
6. Planning and Zoning Commission: The Planning & Zoning Commission is strongly concerned about platting multiple flag lots and not accommodating for future transportation needs in the area. The Planning & Zoning Commission is also concerned about the ability for emergency responders to have sufficient access in case of an emergency. Finally, the Commission believes if the lots are platted, residences should be restricted to single family residences because of the inadequacy of the access.

RECEIVED  
MAR 7 2024  
PLATTING

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

17N02E10B010 12  
SVEDIN RONALD & ANN MARIE  
PO BOX 4261  
PALMER, AK 99645-4261

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: Steven Dike and Linda Hotchkiss**

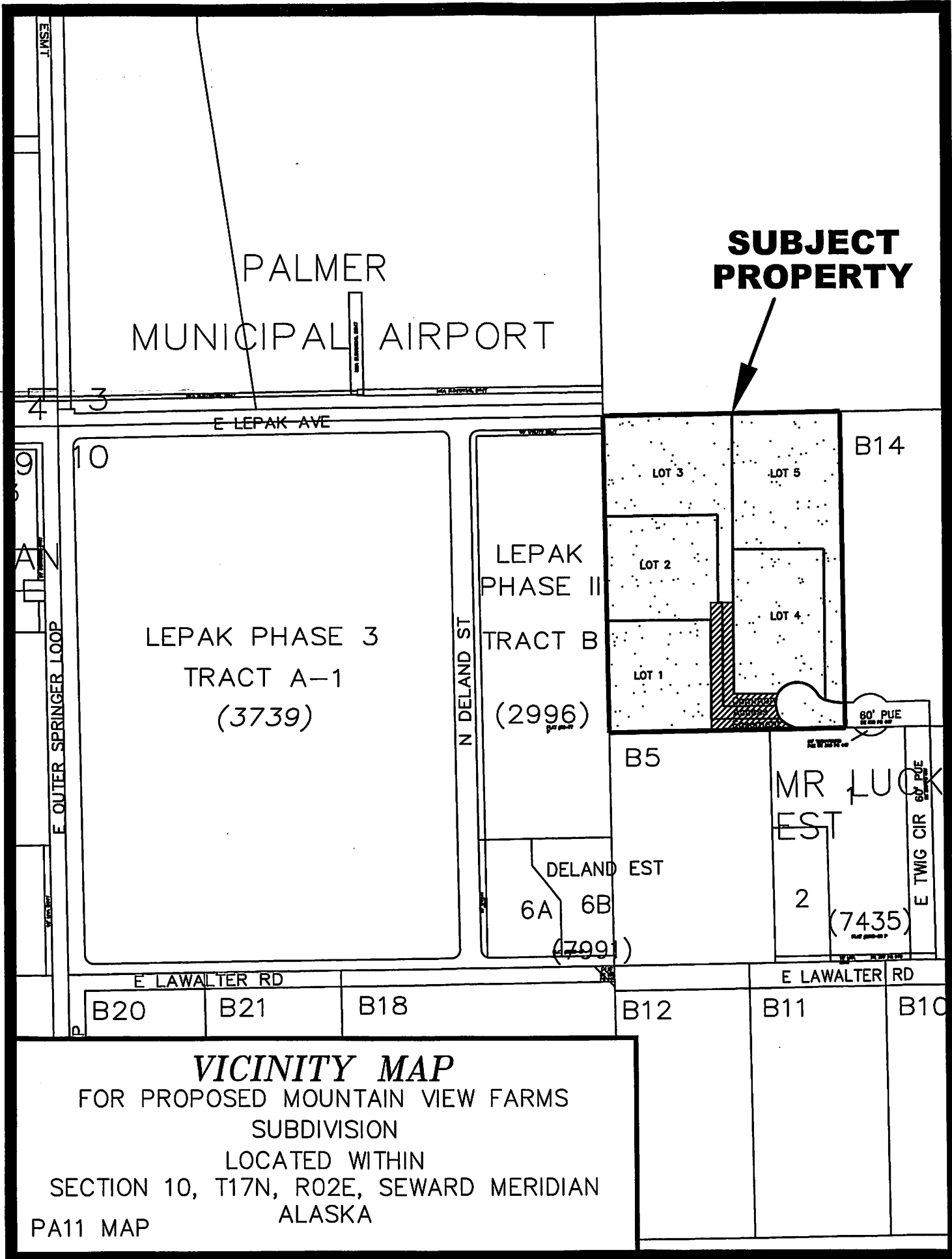
**REQUEST:** The request is to create five lots from Parcel 1, MSB Waiver 82-56-PWm, recorded as 82-74W, (Tax I.D. # 17N02E10B006) to be known as **MOUNTAIN VIEW FARMS**, containing 10 acres +/- . The property is located north of E. Lawalter Road, east of N. Deland Street; within the NW1/4 Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **March 7, 2024**, starting at 1:00 p.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: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board 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, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

No Objection [ ] Objection [ ] Concern  
Name: Ron & Ann Svedin Address: PO B 4261 Palmer, AK  
14750 Lawalter Rd

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**VICINITY MAP**

FOR PROPOSED MOUNTAIN VIEW FARMS  
SUBDIVISION

LOCATED WITHIN

SECTION 10, T17N, R02E, SEWARD MERIDIAN

ALASKA

PA11 MAP

**Jesse Curlin**

---

**From:** Sharon Benson <asumom@mtaonline.net>  
**Sent:** Monday, February 26, 2024 6:37 AM  
**To:** MSB Platting  
**Subject:** Proposed Mountain View Farms  
**Attachments:** PXL\_20240225\_221848639.jpg

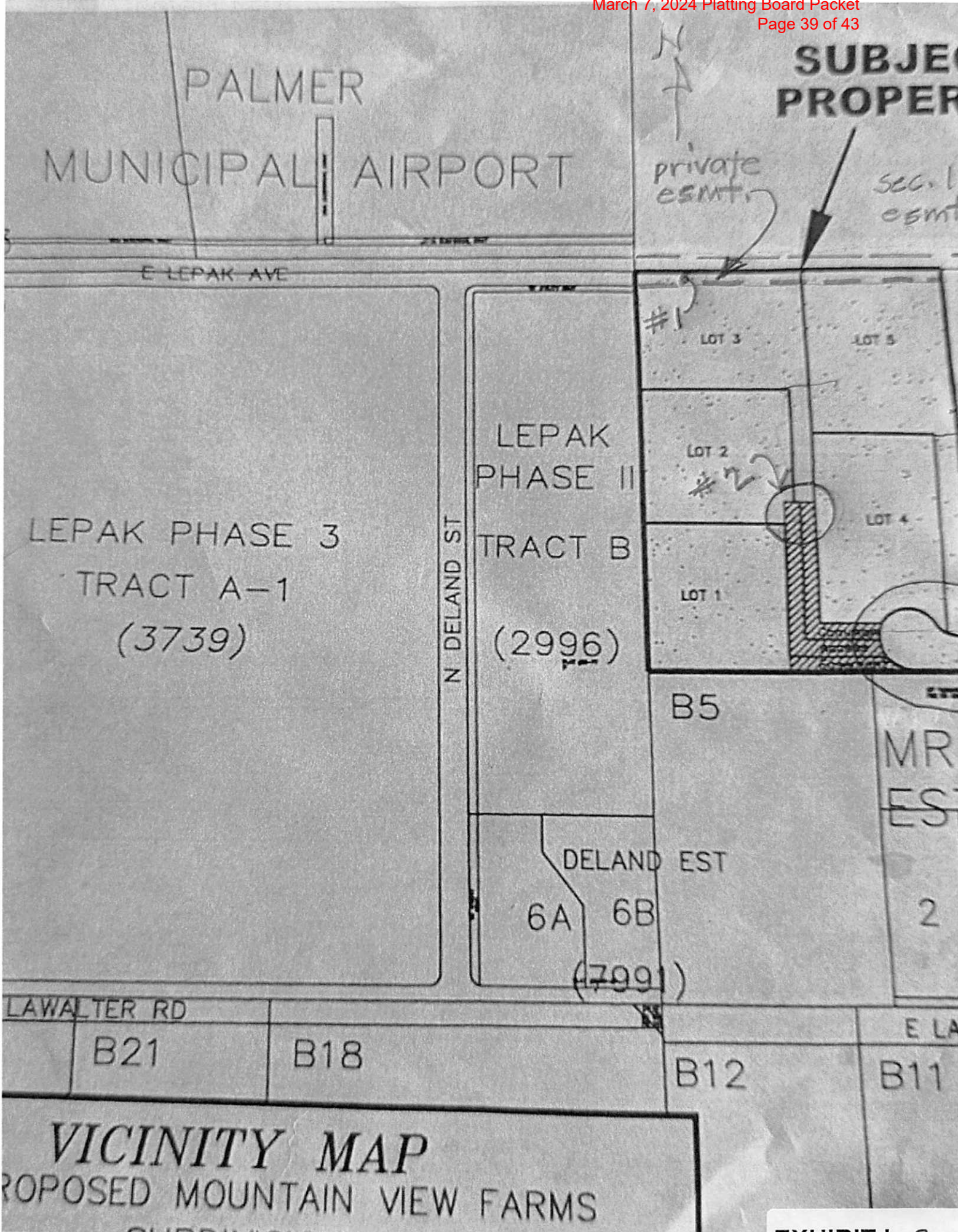
**RECEIVED**  
**FEB 26 2024**  
**PLATTING**

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

Attn: Chris Curlin

Name: Don & Sharon Benson  
T17NR2EB014, Sm, Ak.  
Address: 14851 E Twigs Circle, Palmer, AK.

1. We are property owners to the east of this proposed subdivision. We have a private easement, given to us by the previous owner along the northern boundary of this proposal, to our property. There also exists a section line easement to the north. We request the private easement be dedicated public right of way for access to our parcel, other parcels and for continuation of E. Lepak Ave. This could also be used for access for lots 3 and 4.
2. The proposed cul de sac could be extended to provide access to those lots shown to be accessed by a common access easement (cross-hatched) and there appears to be no turnaround at the terminus of the common access easement for emergency vehicles and snow removal.
3. The MSB is planing on up-grading East Twigs Circle in 2 years and the old existing cul de sac could be eliminated avoiding 2 cul de sacs in close proximity.



**VICINITY MAP**  
 PROPOSED MOUNTAIN VIEW FARMS  
 SUBDIVISION



**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

January 29, 2024

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed preliminary plat Mountain View Estates (Location: Sec 10, T17N, R02E, S.M.) and requests a Utility Easement with the Common Access Easement.

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

Sincerely,

*Skylar Furlong*

Skylar Furlong  
ROW & Permitting Agent  
**ENSTAR Natural Gas Company**  
36225 Kenai Spur Hwy  
Soldotna, AK 99669



## Jesse Curlin

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Tuesday, January 23, 2024 10:04 AM  
**To:** Jesse Curlin  
**Subject:** RE: RFC Mountain View Farms (CC)

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

Hi Jesse,

Thanks for reaching out. Would like to request the common access easements be labeled as Common Access & Utility Easements.

Thank you,

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | [www.mtasolutions.com](http://www.mtasolutions.com)



---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Friday, January 19, 2024 10:52 AM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Eric Phillips <Eric.Phillips@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>; 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>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Kimberly McClure <kmclure@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; stark@mtaonline.net; Stephanie Nowers <stephanienowersdistrict2@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; davemtp@mtaonline.net; david.post@alaska.gov; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; kristina.huling@alaska.gov; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; mark.eiesnman@alaska.gov  
**Subject:** RFC Mountain View Farms (CC)

## Jesse Curlin

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**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, January 23, 2024 6:08 PM  
**To:** Jesse Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Mountain View Farms (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](http://www.gci.com)

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

**Sent:** Friday, January 19, 2024 10:52 AM

**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Eric Phillips <Eric.Phillips@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>; 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>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Kimberly McClure <kmclure@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; stark@mtaonline.net; Stephanie Nowers <stephanienowersdistrict2@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; davemtp@mtaonline.net; david.post@alaska.gov; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; kristina.huling@alaska.gov; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; mark.eiesnman@alaska.gov  
**Subject:** RFC Mountain View Farms (CC)

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

Hello,

The following link is a request for comments for the proposed Mountain View Farms Subdivision. Please ensure all comments have been submitted by January 29, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Mountain View Farms](#)

**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-SUSTITNA 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 PLAN IS LOCATED.

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_ (PLATTING CLERK)

PALMER MUNICIPAL AIRPORT (2006-15)  
TRACT A

GOV. LOT 4

**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 (MATANUSKA-SUSTITNA BOROUGH) \_\_\_\_\_ DATE \_\_\_\_\_



E. LEPAK AVE.

**LEGEND**

- RECOVERED "N" REBAR
- RECOVERED "N" REBAR
- ⊥ SET PLASTIC CAP ON "N" 20" REBAR AT ALL CORNERS
- ⊙ 1/2" DIA ALUMINUM POST MONUMENT
- ⊙ 2003 025 025 MEASURED DATA
- ⊙ (2014-15) RECORD FOR MSB WAIVER (85-77)
- ⊙ (2014-15) RECORD PER PLAT (85-77) LEPAK PH. 11
- ⊙ SURVEY POINT NUMBER



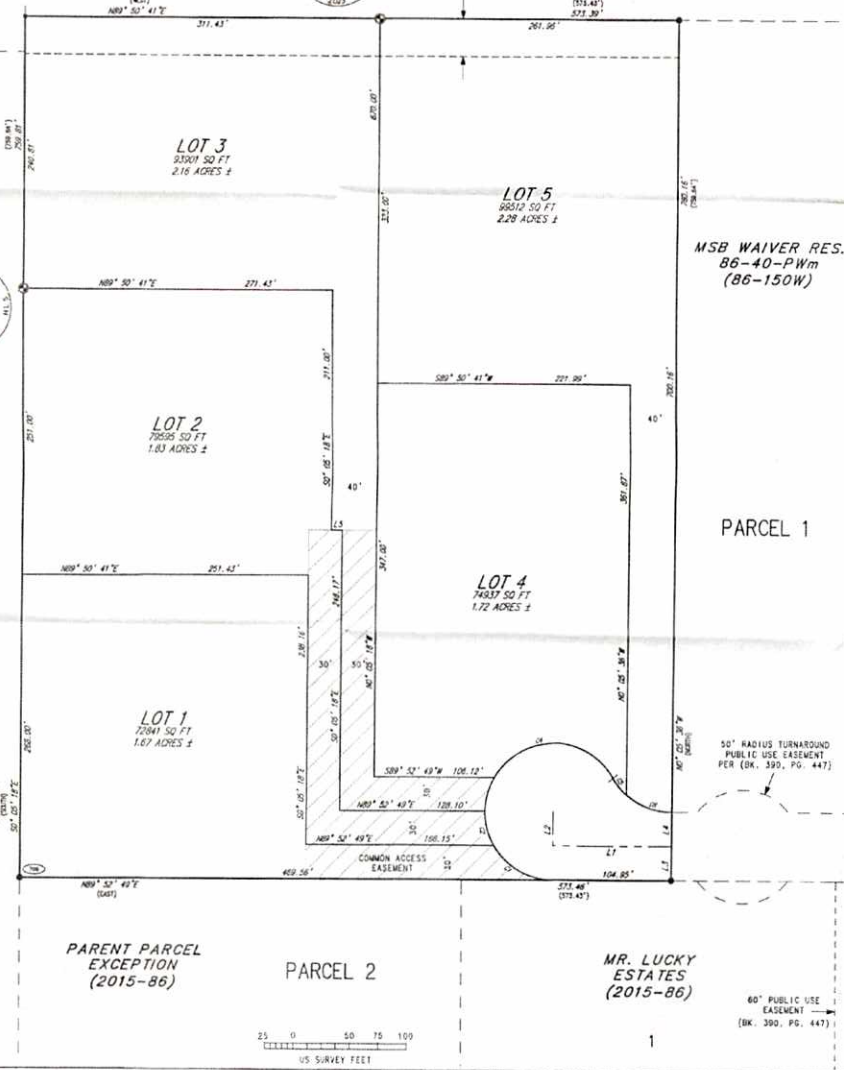
LINE #	LENGTH	BEARING
L1	102.91	S87° 52' 49"W
L2	30.00	N0° 07' 11"W
L3	30.00	N0° 05' 36"W
L4	30.00	N0° 05' 30"W
L5	10.00	N89° 50' 41"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	82.81	50.00	86° 07' 00"	60.00	S87° 07' 11"E	34.54
C2	31.42	50.00	30° 07' 00"	31.68	S15° 07' 11"E	16.68
C4	125.66	80.00	120° 00' 00"	103.92	S89° 52' 49"W	103.92
C5	19.20	50.00	187° 13' 56"	18.08	N13° 13' 09"W	9.81
C6	43.77	50.00	47° 48' 15"	42.81	N69° 13' 09"W	22.31

- NOTES**
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
  - THE BASIS OF BEARING ON THIS PLAN IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTH EAST CORNER OF LOT 1 (SURVEYED POINT 705). A RECOVERED REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61° 34' 58.67"N 149° 04' 48.74"W.
  - 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.
  - 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 PLAN TO BE RECORDED.
  - THIS SUBDIVISION IS ENCUMBERED BY A WEA BLANKET EASEMENT RECORDED ON AUGUST 7, 1988 IN BK. 479, PG. 488.

LEPAK PHASE II (85-77)

TRACT B



**CERTIFICATE OF OWNERSHIP & DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSTITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

LINDA L. HITCHCOCK DATE \_\_\_\_\_  
12601 ABERDEEN RD.  
ANCHORAGE, AK 99516

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
FOR \_\_\_\_\_  
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP & DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSTITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

STEVEN E. DIKE DATE \_\_\_\_\_  
12901 ABERDEEN RD.  
ANCHORAGE, AK 99516

**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 PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE INFORMATION SHOWN ON THE PLAN ACCURATELY REFLECTS AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
REGISTERED LAND SURVEYOR

A PLAT OF **MOUNTAIN VIEW FARMS** IS A SUBDIVISION OF PARCEL 1 MSB WAIVER RES. 85-56-PWm (85-74W) PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA LOCATED WITHIN NW 1/4 SEC. 10, T. 17N, R. 2E, 5M, AK CONTAINING 10.00 ACRES MORE OR LESS  
**HANSON LAND SOLUTIONS**  
ALASKA BUSINESS LICENSE #1025  
305 EAST FIREBEEZ AVENUE  
PALMER, ALASKA, 99645  
(907) 746-7738  
FILE: PR2-262 [X] 03 | SCALE: 1" = 40' | 11/27/23 | 1 OF 1

EXHIBIT J-4

Agenda Copy

RECEIVED  
DEC 1 1 2023  
PLATTING

APPROVED AS SHOWN  
CORRECTED  
SIGN/SHOW/ACTIVATE DATE/DISTRICT  
C&I ENGINEERING & DESIGN

