



A. May 2, 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. **MEADOW CREEK HOMESTEAD**: The request is to create five lots and two tracts from Tax Parcel B2 (Tax ID #17N03W15B002), to be known as **MEADOW CREEK HOMESTEAD**, containing 40.00 acres +/- . The property is directly north of S. Henry Aaron Drive, east of S. Beaver Lake Road, and north & south of Meadow Creek; within the NW ¼ Section 15, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: Monty & Jo Cassidy, Troy & lieba Putnam, Staff: Chris Curlin, Case # 2024-040)

B. **THOR ROAD ADD PUE**: The request is to create a 30' wide public use easement within Tax Parcel D13 (Tax ID #18N02E27D013), to be known at **THOR ROAD ADDITION PUE**. The proposed public use easement would widen the existing N. Thor Road right of way to the current Borough standard of 60' wide. The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and west of N. Diana Avenue; within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain community council and in Assembly District #1.(Petitioner/Owner: Keystone Surveying & Mapping, Martha Butler, Staff: Matthew Goddard, Case # 2024-045)

C. **LAZY MOOSE RUN**: The request is to create 7 lots from Lots 5, 6, and 7, Ranchettes, Plat #76-64, to be known as **LAZY MOOSE RUN**, containing 6.86 acres +/- . The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and directly east of N. Thor Road (Tax ID #3035B01L005 / L006 / L007); within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. (Petitioner/Owner: Thomas & Megan Van Diest, Staff: Matthew Goddard, Case #2024-048)

D. **SILVERTIP COMMERCIAL**: The request is to create three lots from Block 1, Lots 3-5, ARRC Subdivision, Plat No. 3-124, to be known as **SILVERTIP COMMERCIAL**, containing .87 acres +/- . Parcels are located south of W. Cottonwood Avenue, north of E. Cedar Avenue, directly west of S. Colony Way and directly east of S. Alaska Street, within the City of Palmer (Tax IDs# 5001B01L003-L005)); lying within Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the city limits of Palmer and in Assembly District #2. (Petitioner/Owner: Mauitoe, LLC & Ron & Michelle Richards, Staff: Natasha Heindel, Case #2024-050)

E. **PATES PROVINCE**: The request is to create 22 lots from Tax Parcel C001, created by US Patent # 1226770, to be known as **PATE'S PROVINCE**, containing 106.7 acres +/- . The property is located south of Horseshoe Lake, north of Big Lake, and directly north and south of W. Lakes Boulevard (Tax ID #17N04W13C001); within the S ½ Section 13, Township 17

North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Mark Pate, Staff: Matthew Goddard, Case #2024-051*)

- F. **MORNING LIGHT**: The request is to create 29 lots from Lot 3, Block 1, Harry's Place, Plat No. 2006-209, to be known as **MORNING LIGHT**, containing 33.56 acres +/- . Parcels are located east of N. Covington Street, north of E. Tex-Al Drive and E. Windy Wood Loop and will be bisected by E. Dale Drive (Tax ID# 55975000L003); lying within Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Rock LLC, Staff: Natasha Heindel, Case #2024-053*)

## 6. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

## 7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

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

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

- June 6, 2024, Platting Board Meeting; we have two cases to be heard.
  - Secon PUE
  - Panoramic Preserve

## 8. BOARD COMMENTS

## 9. ADJOURNMENT



# MINUTES



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
May 2, 2024**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 2, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson called the Meeting to order at 1:00 p.m.

**1. CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1, Chair  
Mr. Brian Goodman, District Seat #2  
Mr. Eric Koan, District Seat #3, Vice Chair  
Mr. Dan Bush, District Seat #4  
Ms. Sandra Kreger, District Seat #6  
Mr. Sidney Bertz, District Seat #7  
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Ms. Michelle Traxler, District Seat #5

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Kayla Kinneen, Platting Board Clerk  
Mr. Matthew Goddard, Platting Technician  
Mr. Chris Curlin, Platting Technician  
Ms. Natasha Heindel, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

Platting member Bertz led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- April 18, 2024, Minutes were approved unanimously.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

*(None)*

**4. UNFINISHED BUSINESS**

*(None)*

**5. RECONSIDERATIONS/APPEALS**

*(No Reconsiderations/Appeals)*

**6. PUBLIC HEARINGS**

- A. **MISTY MEADOW**: The request is to create 8 lots from Tax Parcel A14, created by Waiver Resolution #76-19-PWm, recorded as 79-258w, to be known as **MISTY MEADOW**, containing 10.5 acres +/- . The petitioner is requesting a variance from MSB 43.20.060(D). The property is located north of W. Hawk Lane, south of W. Delroy Road, and directly west of W. Parks Highway (Tax ID #17N03W02A014); within the NE ¼ Section 02, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7. (*Petitioner/Owner: Mosquito Park, LLC, Staff: Matthew Goddard, Case #2024-003*)

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

Kayla Kinneen provided the mailing report:

- Stating that 62 public hearing notices were mailed out on April 8, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 11 finding of facts.

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

The petitioner's representative, Gary LoRusso, gave a brief overview of the case.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to give an overview.

The petitioner, Scott Johannes gave an overview.

Discussion ensued.

**MOTION:** Platting Member Bush made a motion to approve the Variance, Misty Meadow. Platting Member Koan seconded the motion.

Discussion ensued.

**VOTE:** The motion passed without objection

**MOTION:** Platting Member Bush made a motion to approve the preliminary plat, Misty Meadow with recommendation #4 stating City of Houston instead of DPW. Platting Member Kreger seconded the motion.

Discussion ensued.



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
May 2, 2024**

VOTE: The motion passed without objection.

Recess was called at 1:30 PM  
Back at 1:34 PM

- B. **BOGARD COLONIAL MSP**: The request is to create 58 lots by a four-phase master plan from Tax Parcel B20, created by Warranty Deed recorded at 2010-013191-0, to be known as **BOGARD COLONIAL MSP**, containing 33.71 acres +/- . The property is located east of N. 49<sup>th</sup> State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road; within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. **Continued from the April 18, 2024 meeting.** (*Petitioner/Owner: WM Construction, LLC, Staff: Matthew Goddard, Case #2024-023*)

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.

Kayla Kinneen provided the mailing report:

- Stating that 100 public hearing notices were mailed out on April 8, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 14 conditions and 11 finding of facts.

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

The petitioner/petitioner's representative chose not to give a overview of the case at this time.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Ron Conklin
- Chuck Kaucic
- Bill Wiederkehr
- Joel Stefanski
- Rachel Greenberg

There being no one else to be heard Chair Johnson left the public hearing open and invited the petitioner and/or the petitioner's representative to give an overview.

Discussion ensued.

MOTION: Platting Member Bertz made a motion to approve the preliminary plat, Bogard Colonial MSP. Platting Member Kreger seconded the motion.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
May 2, 2024**

Discussion ensued.

VOTE: The motion did not pass with only 3 in favor and 4 opposed. (Johnson, Hallford, and Koan in favor)

Discussion ensued and a motion for reconsideration was made by Platting Member Kreger. Platting Member Halford seconded the motion.

VOTE: The motion passed with 4 in favor. (Goodman, Hallford, Koan, and Kreger)

**C. NORDIC PARK 2**: The request is to create four tracts from Tracts A & B, Nordic Park, Plat No. 2021-44 and Government Lot 22 (Tax Parcel D4), Section 36, and vacate a portion of the right-of-way of N. Nordic Lane, to be known as **NORDIC PARK 2**, containing 96.65 acres +/- . Parcels are located north of N. Nancy Lake Parkway, east of Suncrest Lake, south of Rainbow Lake, southeast of N. Rainbow Shore Drive and accessed by N. Nordic Lane (Tax IDs# 8123000T00A/T00B and 19N05W36D002); lying within Section 36, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7. **This case was continued from the April 18, 2024 meeting** (Petitioner/Owner: William G. Royce; Jeff & Jeanne Friedman Living Trust; Gail Green, Staff: Natasha Heindel, Case #2024-026)

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.

Kayla Kinneen provided the mailing report:

- Stating that 36 public hearing notices were mailed out on March 28, 2024.

Staff gave an overview of the case:

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

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

The petitioner/petitioner's representative chose not to give a overview of the case at this time.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson left the public hearing open and invited the petitioner and/or the petitioner's representative to give a brief overview.

Gary LoRusso, gave a overview of the case.

Discussion ensued.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
May 2, 2024**

MOTION: Platting Member Kreger made a motion to approve the preliminary plat, Nordic Park 2. Platting Member Koan seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- D. **HIDDEN JEWEL:** The request is to create 5 lots from Tax Parcel C10, (Tax ID#17N02E10C010), containing 10 acres +/- . The proposed lots are located directly north of S. Jewel Street, west of N. River Rock Circle, and east of E. Pace Drive; located within the SW ¼ SE ¼ SW ¼ Section 10, Township 17 North, Range 02 E, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (Petitioner/Owner: Reginald Carney / Hartley Lee Williams Bypass Trust, Staff: Chris Curlin, Case #2024-032)

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.

Kayla Kinneen provided the mailing report:

- Stating that 140 public hearing notices were mailed out on April 8, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 7 finding of facts.

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

The petitioner's representative, Gary LoRusso, gave a brief overview of the case.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke

- Jim Burnem
- Martin George

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

Gary LoRusso gave a overview of the case.

MOTION: Platting Member Kreger made a motion to approve the preliminary plat, Hidden Jewel. Platting Member Bertz seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
May 2, 2024**

- E. **WISTERIA MEADOWS ADD 1:**The request is to create 10 lots from Tax Parcel C11, (Tax ID#17N02E10C011), to be known as **WISTERIA MEADOWS ADD 1**, containing 20 acres +/- . The proposed lots are located directly north of S. Mary Street, west of N. River Rock Circle, and east of S. Gunnysack Road; located within the SW ¼ SE ¼ SW ¼ Section 10, Township 17 North, Range 02 E, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Reginald Carney / Hartley Lee Williams Bypass Trust, Staff: Chris Curlin, Case #2024-034)*

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.

Kayla Kinneen provided the mailing report:

- Stating that 30 public hearing notices were mailed out on April 8, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 7 finding of facts

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

The petitioner/petitioner's representative, Gary LoRusso, gave a brief overview of the case.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke

- Martin George

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

Gary LoRusso, gave a brief overview of the case.

Discussion ensued.

**MOTION:** Platting Member Bush made a motion to approve the preliminary plat, Wisteria Meadows Add 1 with 10 recommendations of approval and amendment of Recommendation # 6 to state "If needed by ENSTAR" Platting Member Kreger seconded the motion.

Discussion ensued.

**VOTE:** The motion passed without objection.

**7. PLATTING STAFF & OFFICER COMMENTS**

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
May 2, 2024**

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

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

- Next meeting May 16, 2024. We have six cases on the agenda.
  - Meadow Creek Homestead
  - Thor Rd Add PUE
  - Lazy Moose Run
  - Silvertip Commercial
  - Pates Province
  - Morning Light

**BOARD COMMENTS.**

- Platting member Hallford- Had comments as to the process of the Board and making a decision.
- Platting member Bush had comments on Fred's observations.
- Platting member Koan had comments on packets and reviewing them when they are available.
- Chair Johnson commented on having a private meeting to help board members understand a meeting more thoroughly.

**8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **3:38 PM**.

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RON JOHNSON  
Platting Board Chair

ATTEST:

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KAYLA KINNEEN  
Platting Board Clerk



5A





STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 16, 2024

PRELIMINARY PLAT: MEADOW CREEK HOMESTEAD  
LEGAL DESCRIPTION: SEC 15, T17N, R03W S.M., AK  
PETITIONERS: MONTY & JO CASSIDY, TROY & LIEBA PUTNAM  
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING /  
HOLLER ENGINEERING  
ACRES: 40.00 +/- PARCELS: 7  
REVIEWED BY: CHRIS CURLIN CASE #: 2024-040

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**REQUEST:**

The request is to create five lots and two tracts from Tax Parcel B2 (Tax ID #17N03W15B002), to be known as **MEADOW CREEK HOMESTEAD**, containing 40.00 acres +/- . The property is directly north of S. Henry Aaron Drive, east of S. Beaver Lake Road, and north & south of Meadow Creek; within the NW ¼ Section 15, Township 17 North, Range 03 West, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Map and Aerial Photos	<b>Exhibit A</b> – 4 pgs
Variance Application	<b>Exhibit B</b> – 3 pgs
DNR Abbreviated Navigability Determination	<b>Exhibit C</b> – 2 pgs
Soils Report	<b>Exhibit D</b> – 9 pgs

**COMMENTS:**

USACE	<b>Exhibit E</b> – 1 pg
MSB Pre-design and Engineering	<b>Exhibit F</b> – 1 pg
MSB Permit Center	<b>Exhibit G</b> – 1 pg
Utilities	<b>Exhibit H</b> – 3 pgs
Public	<b>Exhibit I</b> – 2 pgs

**DISCUSSION:** The proposed subdivision is creating three lots ranging in size from 1.34 acres to 1.68 acres. Proposed lots will take access from E. Palmer-Wasilla Highway, an ADOT&PF owned and maintained road. Petitioner is seeking a variance from MSB 43.20.300(E)(3)(a) Lot and Block Design.

**Variance Application:** The petitioner has submitted a variance application pursuant to MSB43.15.075 with supporting criteria A-C answered (**Exhibit B**). The request is from MSB 43.20.281 Area.

Variance application criteria A-C with Petitioner answers:

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property.
- B. The Variance request is based upon conditions of the property that are atypical to other properties.
- C. The Variance request is based upon conditions of the property that are atypical to other properties.

We are requesting a variance to split our property lying north of the creek, a legally separated parcel, into two separate tracts (Tract Z-1 and Tract Z-2). We believe the granting of this variance will not constitute a grant of special privileges to us furthermore, this will not change our original intent of keeping the area north of the creek in its current natural state.

In 2011 our two families purchased this 40-acre parcel of land. Our intent was to build homes for each family. We agreed on how to divide the 40-acres to give each family close to equal usable land, and a route to build access to both homes. Our intent at some future time was to legally divide the 40-acres and each family would get their land in their own names. We assumed a line would be drawn from the south part of the 40-acres to the northern boundary line. With each family having a part of the area on the north side of Meadow Creek adjacent to their property on the south side of Meadow Creek. When it came time to draw up the plat to our surprise we were told the land north of Meadow Creek must be just one piece of land. This was due to the fact that Meadow creek was determined to be a navigable waterway and as such the bed of the creek is owned by the State of Alaska in fee, and that there is no usable septic area on this portion of our property. The navigability determination segregated the northerly portion of our land from the southerly portion.

This portion of our property lying north of the creek is mostly unusable wet land. There is no usable septic area. Of course, we could not understand why it must be just one tract as this defeated our goal of placing our part of the 40-acres in our own names. Placing the portion of our property lying north of the creek in both family's names causes hardship now and also in the future. Therefore, we are asking for a variance to divide the portion of property lying north of the creek into Tract 21 and Tract 22.

If access to these tracts is a concern, I've attached a letter from the DNR stating that Meadow Creek is navigable. This property is accessible by water per Mat-Su Borough Code 43.20.100 (B). This variance will not alter the essential character of the neighborhood in which the property is located, nor affect the appropriate use of and / or the development of adjacent property, nor is it detrimental to the public welfare.

In the past 13 years we have not developed this property on the north side of Meadow Creek nor do we intend to develop it in the future. We will add a note to the plat that states:

"Tracts Z-1 and Z-2 do not have sufficient usable area to allow any development that would require a septic disposal system. No development requiring a septic disposal system will be allowed on Tracts Z-1 or Z-2 unless usable septic area meeting Matanuska-Susitna subdivision code is provided".

We understand that by placing this note on the plat Tracts Z-1 and Z-2 will remain in its current natural state. The purpose of this variance is for ownership legalities and to divide this property into two taxable parcels so we can individually own our property as originally intended. The hardship for us is having the property lying north of the creek owned jointly by four individuals. Dividing it into two separate tracts would simplify ownership legalities now and in the future.

**Soils Report:** A geotechnical report was submitted (**Exhibit D**), pursuant to MSB 43.20.281(A). Curtis Holler, P.E., notes that the project site forms a wide rectangular shape north of S. Henry Aaron drive and Simon Court while being sectioned within its northern half by Meadow Creek. The majority of the parent parcel contains minimally sloped terrain, generally directed northward and westward towards Meadow Creek, or to natural low areas. The area south of the creek is higher ground, with a modest slope near the creek. Minimal areas with steep slopes over 25% were noted and are delineated on the attached map. The total elevation differential indicated from the provided topographical map is approximately 30'.

The parent parcel contains 2 developed home sites with related outbuildings, driveways and clearings. With the exception of minor cleared internal trails and overgrown older clearings, the rest of the original parcel remains in an apparent native or near native state. Existing vegetation within the wooded portion primarily consists of mature growth cottonwood and birch trees. Two new testholes were dug on the parent parcel on 6/19/23 to evaluate soil conditions. Other existing testholes which are proximate are shown on the map as well. Near surface soils encountered in all of the testholes included a thin organic mat over a layer of silty loess topsoils which extend down as deep as 2'. Receiving soils under the topsoils were consistently found to be relatively clean sands and gravels. A copy of the relevant testhole logs and a location/topography map is attached.

Groundwater was not encountered on the parent or adjacent property in any of the logged testholes, which were 12 feet deep. No testholes were logged north of the creek. Surface water exists in the northern half of the property in the form of Meadow Creek. Groundwater is not expected to be a significant limiting factor for the 5 lots south of the creek, with the possible exception of areas very near the creek.

The proposed lots have a few limitations on areas defined by MSB code as useable septic area or useable building area. Useable septic areas will be limited by setbacks to neighboring/existing water wells, minor steep areas, setbacks to Meadow Creek, and lot lines. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots south of the creek, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, proposed new lots 1, 3 & 5 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Lots 2 & 4 are each over 400,000 square feet of area and as such do not require useable septic area verification; they each will contain over 10,000 square feet of useable building area. Tracts Z-1 and Z-2 would likely require a variance for useable septic area and will contain over 10,000 square feet of useable building area.

**COMMENTS:**

USACE (**Exhibit E**) does not object and gave information on dredging/filling U.S. waters and wetlands. MSB DPW Pre-design and Engineering (**Exhibit F**) The soils report indicates that a variance to useable septic area would be required for Tracts Z-1 and Z-2, however there is no variance application in the RFC. Rather than a variance, PD&E suggests these tracts be designated as parks (per 43.20.281(D)) and installation of on-site sewage disposal systems prohibited.

Henry Aaron Drive is currently certified to Residential standards. The ADT estimate shows that with the subdivision there will be 430 vehicles per day on the south end of Henry Aaron Drive, which requires a Residential Subcollector standard road. The petitioner shall either: a. have their engineer certify that Henry Aaron Drive meets Residential Subcollector standards, or b. upgrade Henry Aaron Drive to Residential Subcollector standards as outlined by the 2022 SCM.

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

**Utilities: (Exhibit H)** ENSTAR and GCI have no comments. MTA and MEA did not respond.

**Public:** Jim Faiks has no objection. Michael Fezatte has no objection.

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

### **CONCLUSION**

The plat of Meadow Creek Homestead 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 will exist after S. Henry Aaron drive is certified, as-built survey, and topographic information were submitted. The petitioner has submitted a Variance Request to MSB 43.20.281 Area with supporting criteria A-C answered (**Exhibit B**). 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 plat of Meadow Creek Homestead 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 once S. Henry Aaron Drive meets Residential Subcollector standards.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. The petitioner has submitted a Variance Request to MSB 43.20.281 Area, with supporting criteria A-C answered (**Exhibit B**).
6. At the time of staff report write-up, there were no responses to the Request for Comments from MSB Emergency Services, Community Development, or Assessments; or MEA.

### **RECOMMENDED CONDITIONS OF APPROVAL:**

**Suggested motion: I move to approve the Preliminary Plat of Meadow Creek Homestead, and the variance from MSB 43.20.281 Area, Section 32, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:**

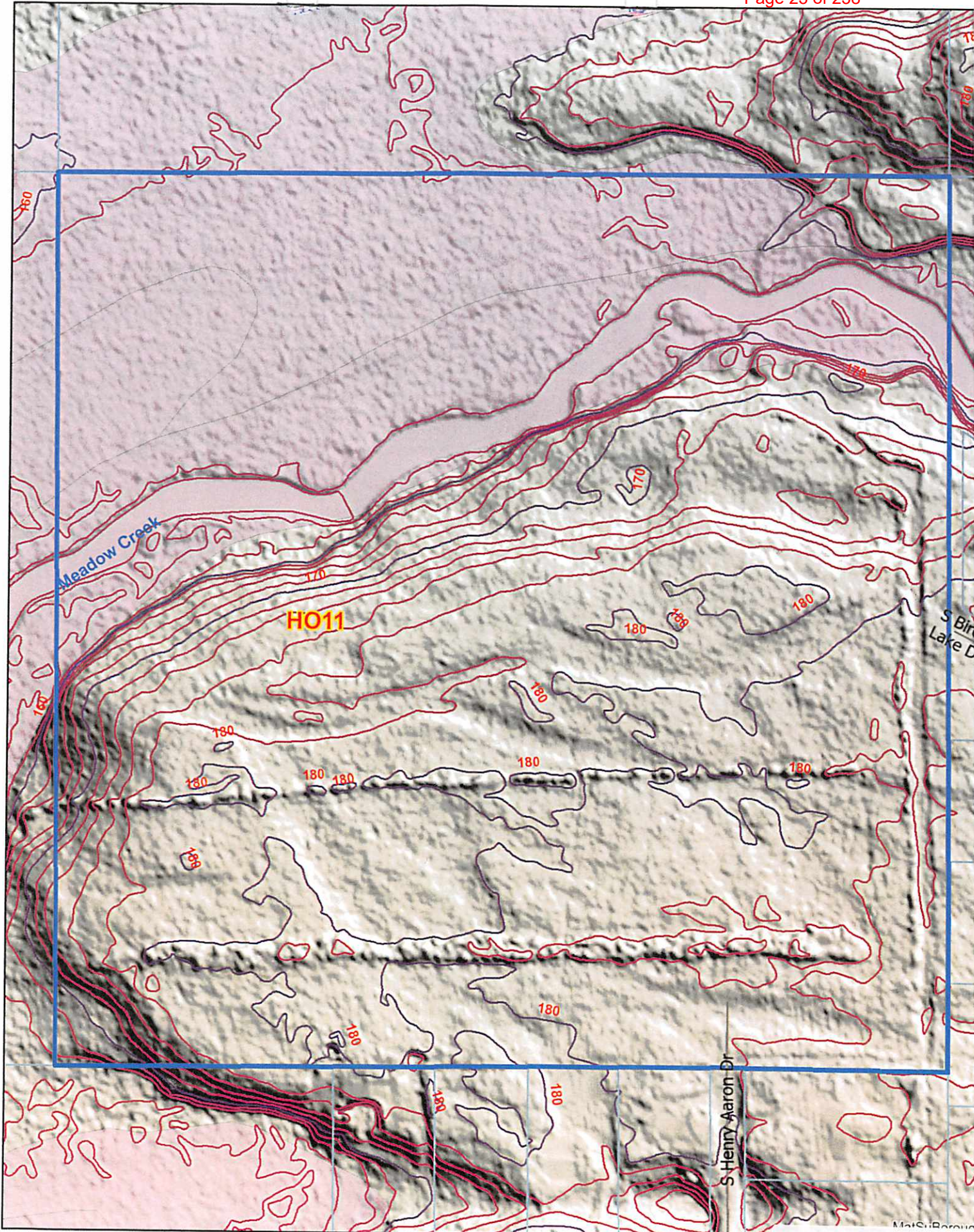
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. A. Certify that S. Henry Aaron Drive meets Residential Subcollector standards, or  
B. upgrade S. Henry Aaron Drive to Residential Subcollector standards as outlined by the 2022 SCM.
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.





175 87.5 0 175 Feet

EXHIBIT A-2



175 87.5 0 175 Feet

EXHIBIT A-3

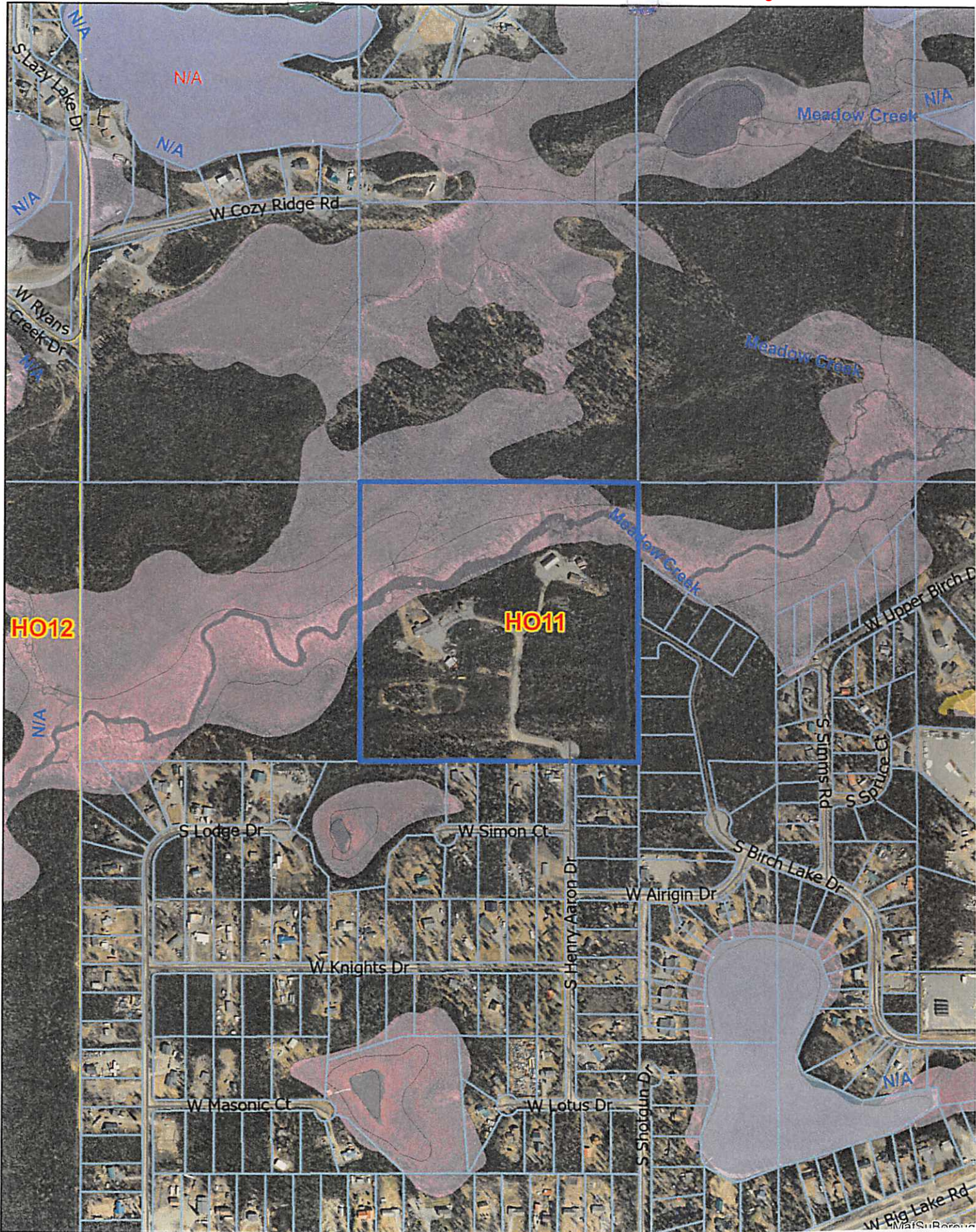


EXHIBIT A-4



Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

## VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

RECEIVED  
MAR 14 2024  
PLATTING

**Legal description of property:** SE1/4 NW1/4, SECTION 15, T17N, R03W, SEWARD Meridian, Alaska

An application for a variance from a requirement of Title 43 shall contain:

1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
  - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
  - B. *The variance request is based upon conditions of the property that are atypical to other properties; and*
  - C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

I, MONTY & JO CASSIDY, TROY & LIEBA PUTNAM the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.281 AREA of the Borough Code in order to allow:

CREATE 2 LOTS OUT OF PROPERTY THAT IS SEGREGATED BY MEADOW CREEK IN ORDER TO DIVIDE UP PROPERTY AMONGST FAMILY. VARIANCE TO USABLE AREA

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

**APPLICANT Name:** MONTY & JO CASSIDY, TROY & LIEBA PUTNAM  
**OR** #1, 1802 HENRY AARON DR. WASILLA, ALASKA 99623  
**OWNER** Contact Person: JO Phone (907) 232-5001

**SURVEYOR Name (FIRM):** KEYSTONE SURVEYING & MAPPING  
Mailing Address: P.O. BOX 2216, PALMER, ALASKA Zip: 99645  
Contact Person: GARY LoRUSSO Phone: 376-7811

To Whom it May Concern:

We are requesting a variance to split our property lying north of the creek, a legally separated parcel, into two separate tracts (Tract Z-1 and Tract Z-2). We believe the granting of this variance will not constitute a grant of special privileges to us furthermore, this will not change our original intent of keeping the area north of the creek in its current natural state.

In 2011 our two families purchased this 40-acre parcel of land. Our intent was to build homes for each family. We agreed on how to divide the 40-acres to give each family close to equal usable land, and a route to build access to both homes. Our intent at some future time was to legally divide the 40-acres and each family would get their land in their own names. We assumed a line would be drawn from the south part of the 40-acres to the northern boundary line. With each family having a part of the area on the north side of Meadow Creek adjacent to their property on the south side of Meadow Creek. When it came time to draw up the plat to our surprise we were told the land north of Meadow Creek must be just one piece of land. This was due to the fact that Meadow creek was determined to be a navigable waterway and as such the bed of the creek is owned by the State of Alaska in fee, and that there is no usable septic area on this portion of our property. The navigability determination segregated the northerly portion of our land from the southerly portion.

This portion of our property lying north of the creek is mostly unusable wet land. There is no usable septic area. Of course, we could not understand why it must be just one tract as this defeated our goal of placing our part of the 40-acres in our own names. Placing the portion of our property lying north of the creek in both family's names causes hardship now and also in the future. Therefore, we are asking for a variance to divide the portion of property lying north of the creek into Tract Z1 and Tract Z2.

If access to these tracts is a concern, I've attached a letter from the DNR stating that Meadow Creek is navigable. This property is accessible by water per Mat-Su Borough Code 43.20.100 (B).

This variance will not alter the essential character of the neighborhood in which the property is located, nor affect the appropriate use of and / or the development of adjacent property, nor is it detrimental to the public welfare.

In the past 13 years we have not developed this property on the north side of Meadow Creek nor do we intend to develop it in the future. We will add a note to the plat that states

“ Tracts Z-1 and Z-2 do not have sufficient usable area to allow any development that would require a septic disposal system. No development requiring a septic disposal system will be allowed on Tracts Z-1 or Z-2 unless usable septic area meeting Matanuska-Susitna subdivision code is provided” .

We understand that by placing this note on the plat Tracts Z1 and Z2 will remain in its current natural state with no development allowed.

The purpose of this variance is for ownership legalities and to divide this property into two taxable parcels so we can individually own our property as originally intended. The hardship for us is having the property lying north of the creek owned jointly by four individuals. Dividing it into two separate tracts would simplify ownership legalities now and in the future.

Thank you for your consideration.

Monty Cassidy  
Jo Cassidy  
Troy Putnam  
Lieba Putnam



THE STATE  
of ALASKA  
GOVERNOR MIKE DUNLEAVY

## Department of Natural Resources

DIVISION OF MINING, LAND & WATER  
Public Access Assertion & Defense Unit

550 West 7th Avenue, Suite 1070  
Anchorage, Alaska 99501-3579  
Main: 907.269.8600  
TTY: 711 or 800-770-8973  
Fax: 907.269.8904

November 30, 2023

Jo Cassidy  
1802 S. Henry Aaron Dr. #1  
Wasilla, AK 99623

Dear Jo,

Per your request this letter shall serve as an abbreviated navigability determination for Meadow Creek through your parcel. The property description is: the Southeast one-quarter of the Northwest one-quarter (SE1/4, NW1/4) Section 15, T17N, R3W, SM, Palmer Recording District. A full determination will be forthcoming in approximately six months.

Determination: Navigable for title purposes per AS 38.04.062; based on the following use information and case law:

In 1927 a Bureau of Fisheries contract employee J.E. Wilson boated Little Meadow Creek and Meadow Creek from Blodgett Lake to Big Lake clearing impediments to fish spawning. The boat was large enough that it took the railroad section crew from the Pittman section stop to move the boat to Blodgett Lake. The boat carried Mr. Wilson's outfit, food and tools used for clearing the stream. Mr. Wilson identified many of the springs that source the water flowing in the Meadow Creek system within and outside of the headwaters lakes.

Further use of the streams has been recreational in nature by canoe. Many people have canoed Meadow Creek and the trip is documented in "The Alaska Paddling Guide" (1982) by Jack Mosby and David Dapkus. Current trips begin either at Kenlar Road or South Beaver Lake Road crossings. Travel downstream, cross Big Lake and take out at the Big Lake North State Recreation Site. Motor boats and jet skis are commonly known to travel from Big Lake on Meadow Creek.

Alaska Statute (AS) 38.04.062.(g)(1) defines "navigable water" as water that, at the time the state achieved statehood, was used, or was susceptible of being used, in its ordinary condition as a highway for commerce over which trade and travel were or could have been conducted in the customary modes of trade and travel on water; the use or potential use does not need to have been without difficulty, extensive, or long and continuous. This definition is from controlling case law in *The Daniel Ball*, 77 U.S. (19 Wall) 557, 563 (1870).

Case law subsequent to *The Daniel Ball*, including *Alaska v. Ahtna, Inc. & the United States*, 891 F.2d 1401 and the U.S. Department of the Interior's decision in *Appeal of Doyon, Ltd.*, 86 Interior Dec. 692, 698 (ANCAB 1979), explained the meaning of that basic test. The physical character of the waterway, and in particular its capacity to be navigated, is an important factor when

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MAR 12 2024  
PLATTING

Page 2 of 2

considering navigability for title. In the Supreme Court's most recent decision regarding navigability for title, *PPL Montana, LLC v. Montana*, 132 S. Ct. 1215, 1228 (2012) it again emphasized that rivers and streams are not only navigable if they were *used* for commerce, but also if they were *susceptible* of being used as highways of commerce at the time of statehood. 132 S. Ct. at 1233. And, as previously stated by the Ninth Circuit in *Ahtna, Inc.*: "Although the river must be navigable at the time of statehood, *this only means* that, at the time of statehood, *regardless of the actual use of the river*, the river must have been *susceptible* to use as a highway of commerce. . . . [I]t is not even necessary that commerce be in fact conducted . . . 'The extent of existing commerce is not the test.'" 891 F.2d at 1404 (emphasis added) (quoting *United States v. Utah*, 283 U.S. 64, 75, 82-83 (1931)). Rather, it is enough to show:

the capacity of the rivers in their ordinary condition to meet the needs of commerce as they may arise in connection with the growth of the population, the multiplication of activities, and the development of natural resources. And this capacity may be shown by physical characteristics and experimentation as well as by the uses to which the streams have been put.

The documented use prior to and after statehood on Meadow Creek for recreation purposes were of sufficient type, size and weight to be used for commercial guiding and similar transportation, under the standards for title navigability decided in such cases as *Alaska v. Ahtna, Inc. & United States*, 891 F.2d 1401 (9<sup>th</sup> Cir. 1989) (Gulkana River), *Appeal of Doyon, Ltd.*, 86 Interior Dec. 692 (ANCAB 1979) (Kandik and Nation Rivers), and *PPL Montana, LLC v. Montana*, 132 S. Ct. 1215, 1228 (2012).

Sincerely,



Kara Moore  
Natural Resources Manager 2

Cc: Gary LaRusso, Surveyor, Keystone Surveying (garyl@mtaonline.net)  
Fred Wagner, MSB Platting Officer (Fred.Wagner@matsugov.us)



March 4, 2024

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

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MAR 12 2024  
PLATTING

Re: *Meadow Creek Homestead*; Useable Areas, soils and Drainage  
HE #23034

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 5 new lots and 2 tracts from one existing parent parcel totaling 40 acres. Our soils evaluation included logging 2 new testholes on the parent parcel, review of adjacent existing soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a wide rectangular shape north of S. Henry Aaron drive and Simon Court while being sectioned within its northern half by Meadow Creek. The majority of the parent parcel contains minimally sloped terrain, generally directed northward and westward towards Meadow Creek, or to natural low areas. The area south of the creek is higher ground, with a modest slope near the creek. Minimal areas with steep slopes over 25% were noted and are delineated on the attached map. The total elevation differential indicated from the provided topographical map is approximately 30'.

Soils & Vegetation. The parent parcel contains 2 developed home sites with related outbuildings, dri8vieways and clearings. With the exception of minor cleared internal trails and overgrown older clearings, the rest of the original parcel remains in an apparent native or near native state. Existing vegetation within the wooded portion primarily consists of mature growth cottonwood and birch trees. Two new testholes were dug on the parent parcel on 6/19/23 to evaluate soil conditions. Other existing testholes which are proximate are shown on the map as well. Near surface soils encountered in all of the testholes included a thin organic mat over a layer of silty loess topsoils which extend down as deep as 2'. Receiving soils under the topsoils were consistently found to be relatively clean sands and gravels. A copy of the relevant testhole logs and a location/topography map is attached.

Groundwater. Groundwater was not encountered on the parent or adjacent property in any of the logged testholes, which were 12 feet deep. No testholes were logged north of the creek. Surface water exists in the northern half of the property in the form of Meadow Creek. Groundwater is not expected to be a significant limiting factor for the 5 lots south of the creek, with the possible exception of areas very near the creek.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to neighboring/existing water wells, minor steep areas, setbacks to Meadow Creek, and lot lines. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots south of the creek, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, *proposed new lots 1, 3 & 5 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Lots 2 & 4 are each over 400,000 square feet of area and as such do not require useable septic area verification; they each will contain over 10,000 square feet of useable building area. Tracts Z-1 and Z-2 would likely require a variance for useable septic area, and will contain over 10,000 square feet of useable building area.*

Roads and Drainage. Five of the lots will be accessed from an existing, maintained cul-de-sac at the end of S. Henry Aaron Drive. As no new roads are proposed, no drainage plan is required. General existing drainage patterns are shown on the attached map.

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

Sincerely,

Curtis Holler, PE

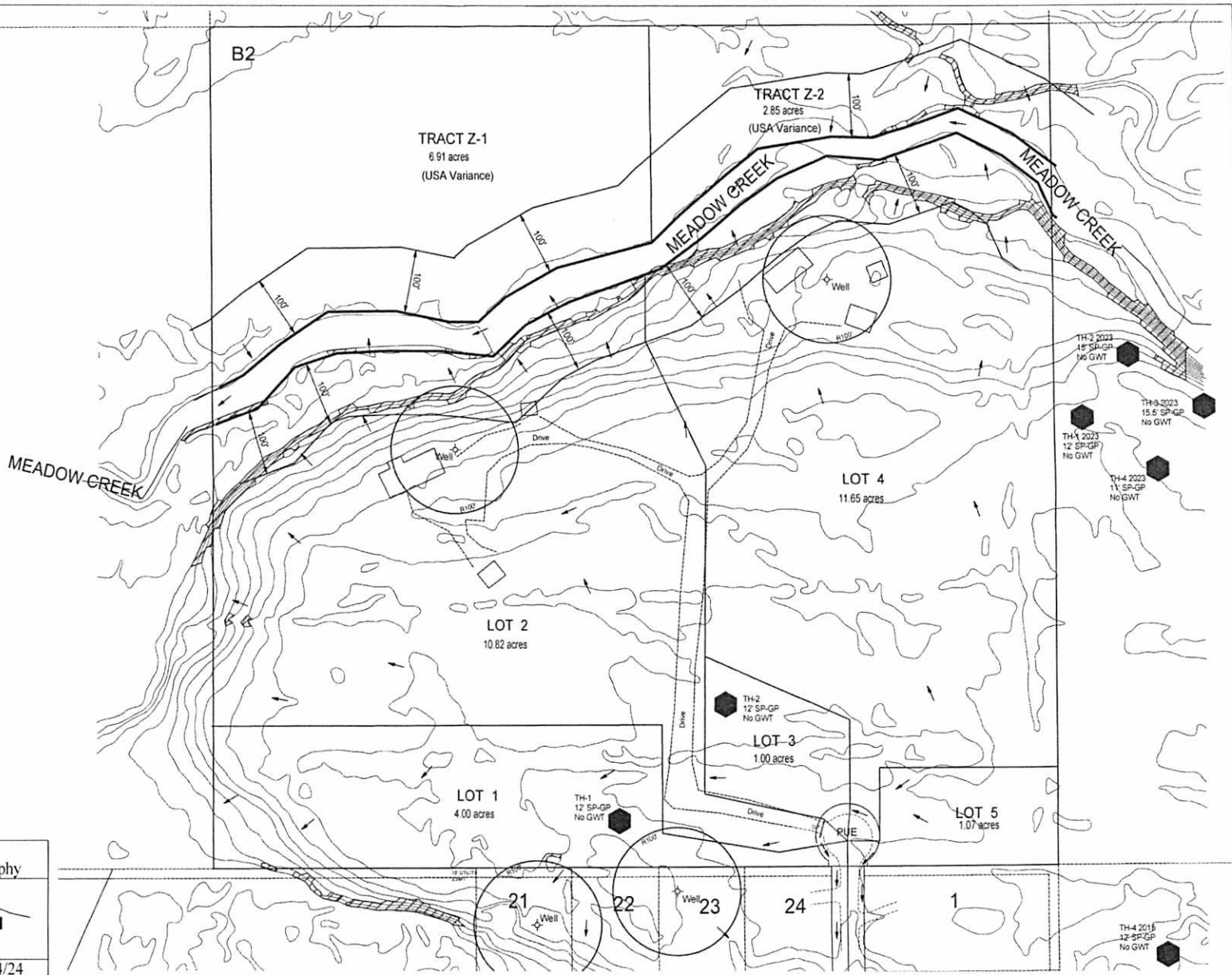
c: T. Putnam, w/attachments





**Notes**

1. Base drawing provided by surveyor.
2. 2' contours are MSB LiDAR data, not verified.
3. Arrows denote apparent drainage patterns.
4. Location of improvements from surveyor.



Meadow Creek Homestead  
 Whole Location, Road, Drainage, & Topography



b # 23034 | Scale: 1" = 150' | 3/04/24

EXHIBIT D-3









# HOLLER ENGINEERING

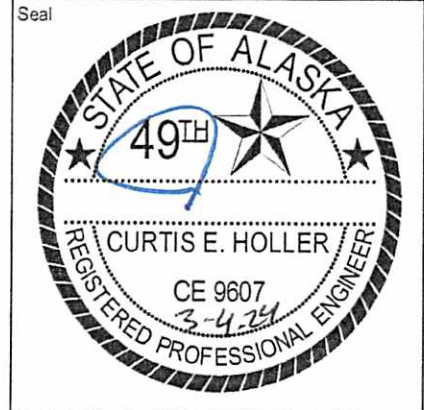
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

## SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 6

Performed For: JIM FAIKS

Legal Description: BIRCH LAKE SUBDIVISION



Depth, feet	Soil Type	Slope
0-1	OL, ROOTS	
1-2	ML, BROWN-TAN	
2-3	SP	
3-4	SP-GP. ROCK TO 6", FEN TO 8"	
4-5	OLIVE-GREY. MORE DENSE ROCK.	
5-6		
6-7		
7-8		
8-9		
9-10		
10-11		
11-12		

Site Plan

↑ N ↓

See Testhole Location Map

WAS GROUNDWATER ENCOUNTERED?  
- NO

IF YES, AT WHAT DEPTH?  
- N/A

DEPTH AFTER MONITORING?  
- N/A

Slope

NO GWT / NO SEEPS

12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

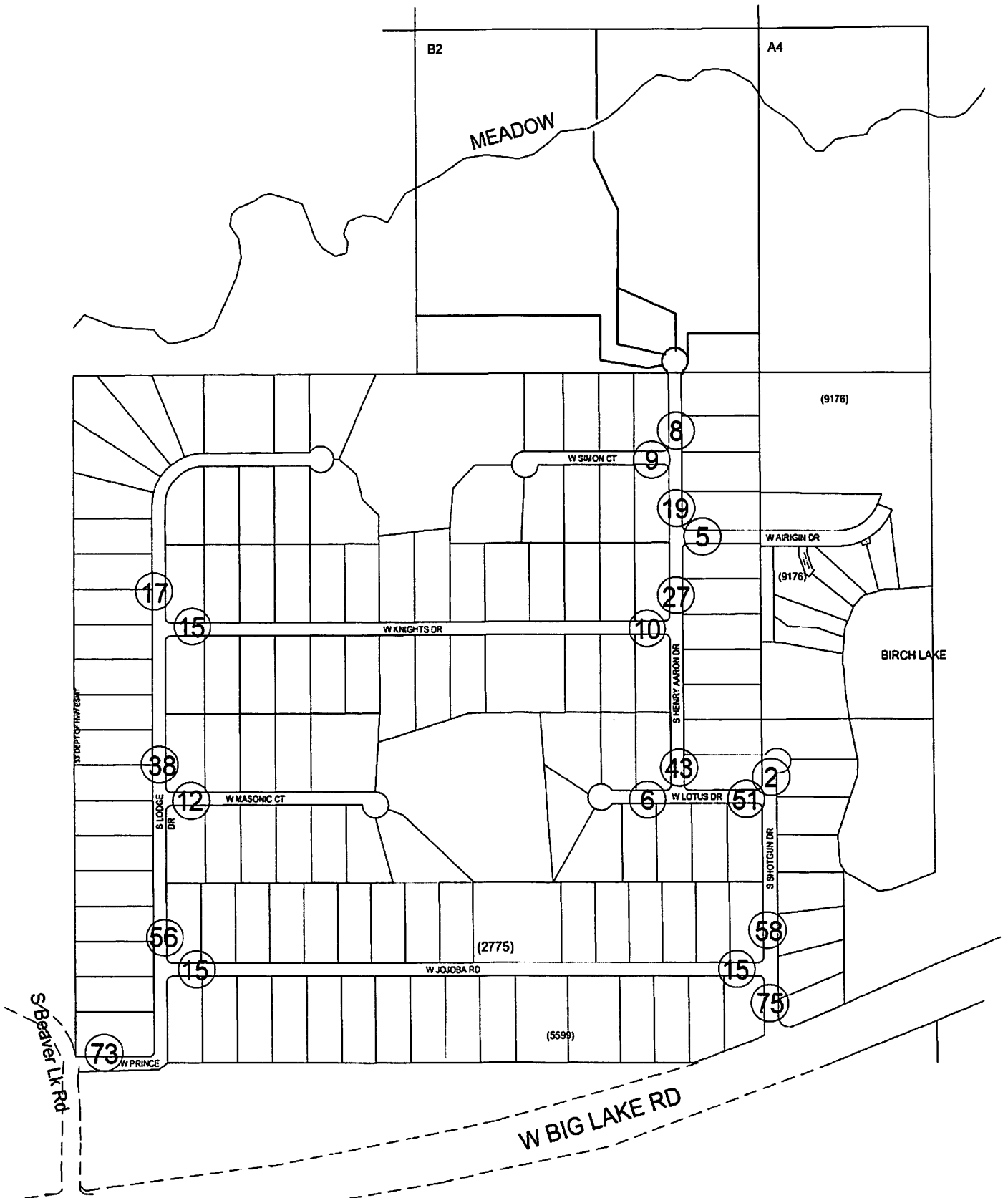
- COMMENTS: \_\_\_\_\_

- \_\_\_\_\_

- PERFORMED BY: M. Gerard      DATE: 7/21/15







**Lot Count/Traffic Analysis**  
Meadow Creek Homestead 3-4-2024

## Jesse Curlin

---

**From:** Barrett, Leah A CIV USARMY CEPOA (USA) <Leah.Barrett@usace.army.mil>  
**Sent:** Thursday, March 28, 2024 4:03 PM  
**To:** Jesse Curlin  
**Subject:** RFC Meadow Creek Homestead (CC)

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

Good afternoon Jesse,

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

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://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](http://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](mailto: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,  
Leah Barrett

Leah Barrett  
Regulatory Specialist  
South Section  
USACE Alaska District  
[Leah.Barrett@usace.army.mil](mailto:Leah.Barrett@usace.army.mil)  
907-753-2760

## Jesse Curlin

---

**From:** Jamie Taylor  
**Sent:** Friday, April 5, 2024 3:43 PM  
**To:** Jesse Curlin  
**Cc:** Daniel Dahms; Brad Sworts; Tammy Simmons  
**Subject:** Re: RFC Meadow Creek Homestead (CC)

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

Hi Chris,

The soils report indicates that a variance to useable septic area would be required for Tracts Z-1 and Z-2, however there is no variance application in the RFC. Rather than a variance, PD&E suggests these tracts be designated as parks (per 43.20.281(D)) and installation of on-site sewage disposal systems prohibited.

Henry Aaron Drive is currently certified to Residential standards. The ADT estimate shows that with the subdivision there will be 430 vehicles per day on the south end of Henry Aaron Drive, which requires a Residential Subcollector standard road. The petitioner shall either: a. have their engineer certify that Henry Aaron Drive meets Residential Subcollector standards, or b. upgrade Henry Aaron Drive to Residential Subcollector standards as outlined by the 2022 SCM.

Thank you,

**Jamie Taylor, PE (she/her)**  
**Civil Engineer**  
**Matanuska-Susitna Borough**  
**Department of Public Works**  
t: 907-861-7765 c: 907-355-9810  
[jamie.taylor@matsugov.us](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Wednesday, March 20, 2024 4:33 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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; dnr.scro@alaska.gov <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG)



## Jesse Curlin

---

**From:** Permit Center  
**Sent:** Friday, March 22, 2024 8:32 AM  
**To:** Jesse Curlin  
**Subject:** RE: RFC Meadow Creek Homestead (CC)

Chris, good morning. No comments from the Permit Center for this one.

### Brandon Tucker

Permit Technician

[Matanuska-Susitna Borough Permit Center](#)

350 E Dahlia Ave

Palmer AK 99645

P (907) 861-7871

F (907) 861-8158

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Wednesday, March 20, 2024 4:34 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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; akchief@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; personaljmp@mtaonline.net; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Meadow Creek Homestead (CC)

Hello,

The following link is a request for comments on the proposed Meadow Creek Homestead.

Please ensure all comments have been submitted by April 5, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Meadow Creek Homestead](#)

Sincerely,

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



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

April 10, 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 preliminary and abbreviated plats and has no comments or recommendations.

- Meadow Creek Homestead  
(MSB Case# 2024-040)
- Virgil Eckert 2024  
(MSB Case# 2024-041)
- Northern Lights Elk Ranch  
(MSB Case# 2024-042)
- Fenner's  
(MSB Case# 2024-046)

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,

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

Skylar Furlong  
Environmental Permitting & Compliance Specialist  
ENSTAR Natural Gas Company, LLC

## Jesse Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, April 3, 2024 6:33 PM  
**To:** Jesse Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Meadow Creek Homestead (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,

**GCI** | OSP Design

e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Wednesday, March 20, 2024 4:34 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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; dnr.scro@alaska.gov; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; akchief@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; personaljmp@mtaonline.net; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Meadow Creek Homestead (CC)

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

Hello,

The following link is a request for comments on the proposed Meadow Creek Homestead.

Please ensure all comments have been submitted by April 5, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Meadow Creek Homestead](#)

Sincerely,

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

**CERTIFICATE OF OWNERSHIP & DEDICATION**  
 WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, RESOLVE ALL RIGHTS-IF-ANY TO THE MATANASKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MENTY W. CASSIDY DATE \_\_\_\_\_  
 #1 1922 S. HENRY ARON DRIVE  
 WASILLA, ALASKA 99623

**NOTARY ACKNOWLEDGMENT**  
 SUBSCRIBED AND SHOWN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

AD O. CASSIDY DATE \_\_\_\_\_  
 #1 1922 S. HENRY ARON DRIVE  
 WASILLA, ALASKA 99623

**NOTARY ACKNOWLEDGMENT**  
 SUBSCRIBED AND SHOWN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 FOR \_\_\_\_\_

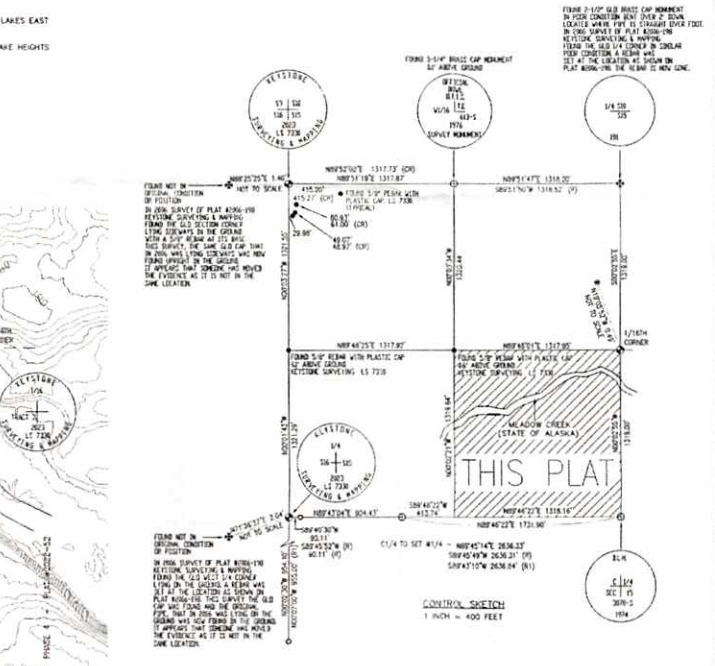
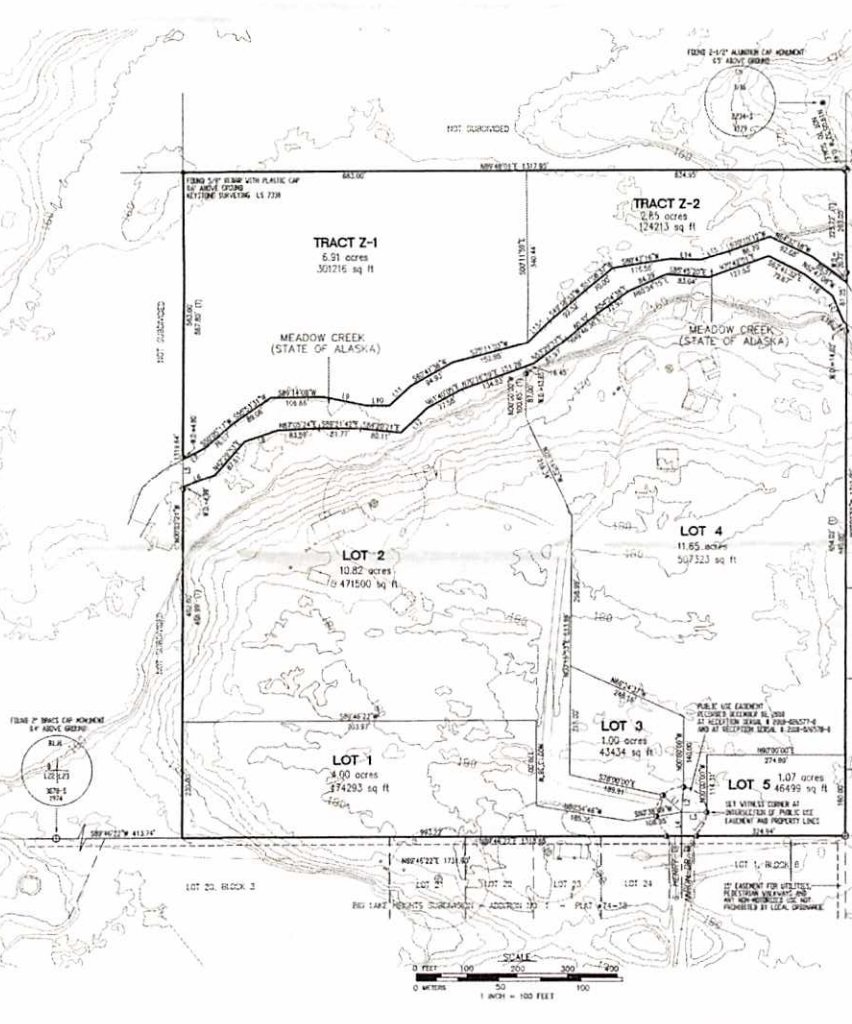
NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
  2. BASIS OF BEARING FROM D.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT DESCRIBED:  
 SPC (5004 AK 4)  
 NORTHING METERS 842527.870  
 EASTING METERS 216225.532  
 DE FROM SURVEY CONTROL POINT TO C1/4 SHOWN HEREON IS 330.4213 330.229°
  3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.I.'S AND P.R.C.'S UNLESS NOTED.
  4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
  5. EASEMENTS OF RECORD NOT PLOTTED HEREON:  
 (A) M.E.A. EASEMENT RECORDED SEPTEMBER 29, 1961 IN BOOK 38 AT PAGE 336.  
 (B) M.E.A. EASEMENT RECORDED JUNE 26, 2013 AT RECEPTION SERIAL #2913-014203-0.  
 (C) M.E.A. EASEMENT RECORDED JUNE 20, 2013 AT RECEPTION SERIAL #2913-014204-0.

- LEGEND**
- ◆ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
  - FOUND BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED AS SHOWN AND DESCRIBED
  - ◆ SET 5/8" x 30" ALUMINUM CAP PILE MONUMENT AS SHOWN AND DESCRIBED
  - SET WITNESS CORNER - 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP
  - FOUND 1/2" REBAR AS SHOWN AND DESCRIBED
  - ◆ FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
  - ◆ FOUND 5/8" REBAR
  - ◆ SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP
- (R) = RECORD DATA PER PLAT LAZY LAKES EAST PLAT# 2008-190  
 (R1) = RECORD DATA PER PLAT BIG LAKE HEIGHTS PLAT # 74-118  
 (OR) = CALCULATED FROM RECORD

**LINE TABLE**

LINE	LENGTH	BEARING
L1	50.00	S47°21'30"E
L2	50.00	N00°00'00"E
L3	50.00	N00°00'00"E
L4	49.99	N00°00'00"E
L5	54.80	S00°00'21"W
L6	60.57	N00°00'00"E
L7	47.98	S00°00'00"E
L8	69.50	N77°24'30"E
L9	84.37	N77°24'30"E
L10	47.06	N00°00'00"E
L11	57.87	S47°48'18"W
L12	71.93	N00°00'00"E
L13	81.51	S47°30'12"W
L14	11.20	N00°00'00"E
L15	50.00	S27°20'00"W
L16	69.11	S57°42'00"E
L17	50.00	S27°20'00"E
L18	7.00	S04°44'00"E



**CERTIFICATION OF PAYMENT OF TAXES**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH \_\_\_\_\_ 20\_\_\_\_ AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_  
 BOROUGH TAX COLLECTION OFFICIAL

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
 I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANASKA-SUSITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY \_\_\_\_\_ 20\_\_\_\_ AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE \_\_\_\_\_  
 PLANNING & LAND USE DIRECTOR

ATTEST:  
 PLATTING CLERK

**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 MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL SURVEY DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

23300-S GARY LORUSSO  
 REGISTERED LAND SURVEYOR DATE \_\_\_\_\_

A PLAT OF

**MEADOW CREEK HOMESTEAD**  
 A SUBDIVISION OF THE  
 S2/4 NW/4 SECTION 15, T. 17 N., R. 05 W.  
 SEWARD MERIDIAN, ALASKA  
 PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA  
 CONTAINING 30.9 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
 GARY LORUSSO, PROFESSIONAL LAND SURVEYOR  
 ALASKA BUSINESS LICENSE #16418  
 MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645  
 PHYSICAL ADDRESS: 3835 N. VISTA CIRCLE • PALMER, ALASKA 99645  
 PHONE: (907) 376-7941

DRAWN BY: DATE: 2/21/24 DRAWING: 2023-17, MEADOWCREEK  
 CHECKED BY: SCALE: 1 INCH = 100 FEET SHEET 1 OF 1  
 GCI ENGINEERING & DESIGN

EXHIBIT H-3

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

**RECEIVED**  
MAY 01 2024  
**PLATTING**

9176000U008 3  
FEZATTE MICHAEL C & ANNA M  
13752 W AIRIGIN DR  
WASILLA, AK 99623

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: Monty & Jo Cassidy, Troy & Lieba Putnam**

**REQUEST:** The request is to create five lots and two tracts from Tax Parcel B2 (Tax ID #17N03W15B002), to be known as **MEADOW CREEK HOMESTEAD**, containing 40.00 acres +/- . The property is directly north of S. Henry Aaron Drive, east of S. Beaver Lake Road, and north & south of Meadow Creek; within the NW ¼ Section 15, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

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 **May 16, 2024**, starting at 1:00p.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).

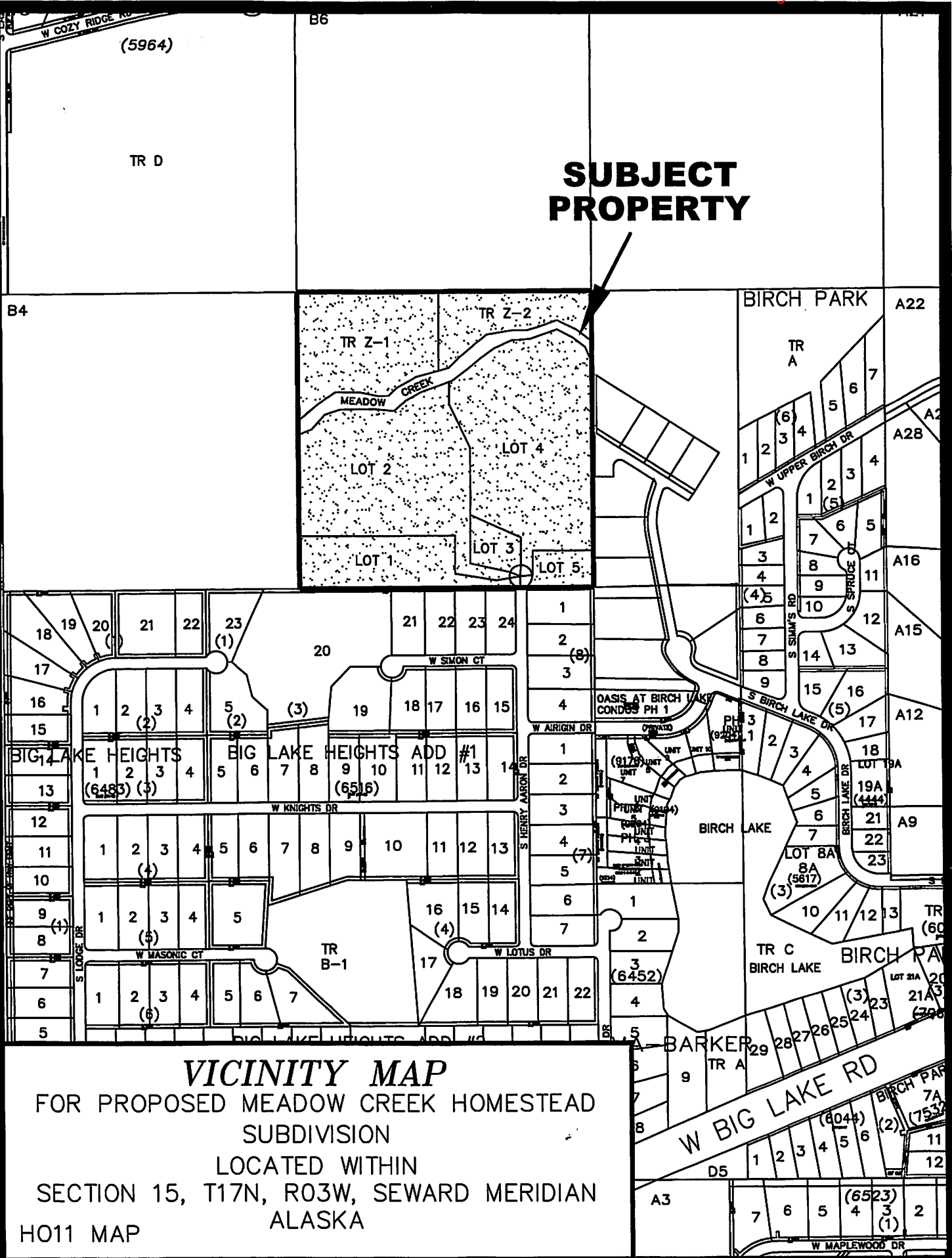
No Objection [ ] Objection [ ] Concern

Name: Michael Fezatte Address: 13752 W. Airigin Dr. Wasilla, AK 99623

Comments: It is there land.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SUBJECT  
PROPERTY**



**VICINITY MAP**

FOR PROPOSED MEADOW CREEK HOMESTEAD  
SUBDIVISION  
LOCATED WITHIN  
SECTION 15, T17N, R03W, SEWARD MERIDIAN  
ALASKA  
HO11 MAP

**Jesse Curlin**

---

**From:** alaskapaca@mtaonline.net  
**Sent:** Tuesday, April 30, 2024 8:17 AM  
**To:** MSB Platting  
**Subject:** Meadow Creek Homestead

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

I own the property east of subject and have no objection to the subdivision.

Jim Faiks

Faiks Alaska community property trust

**CERTIFICATE OF OWNERSHIP & DEDICATION**

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MONTY W. CASSIDY DATE  
#1, 1802 S. HENRY AARON DRIVE  
WASILLA, ALASKA 99623  
NOTARY ACKNOWLEDGMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS  
DAY OF 20  
FOR

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES

JO G. CASSIDY DATE  
#1, 1802 S. HENRY AARON DRIVE  
WASILLA, ALASKA 99623  
NOTARY ACKNOWLEDGMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS  
DAY OF 20  
FOR

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES

**NOTES**

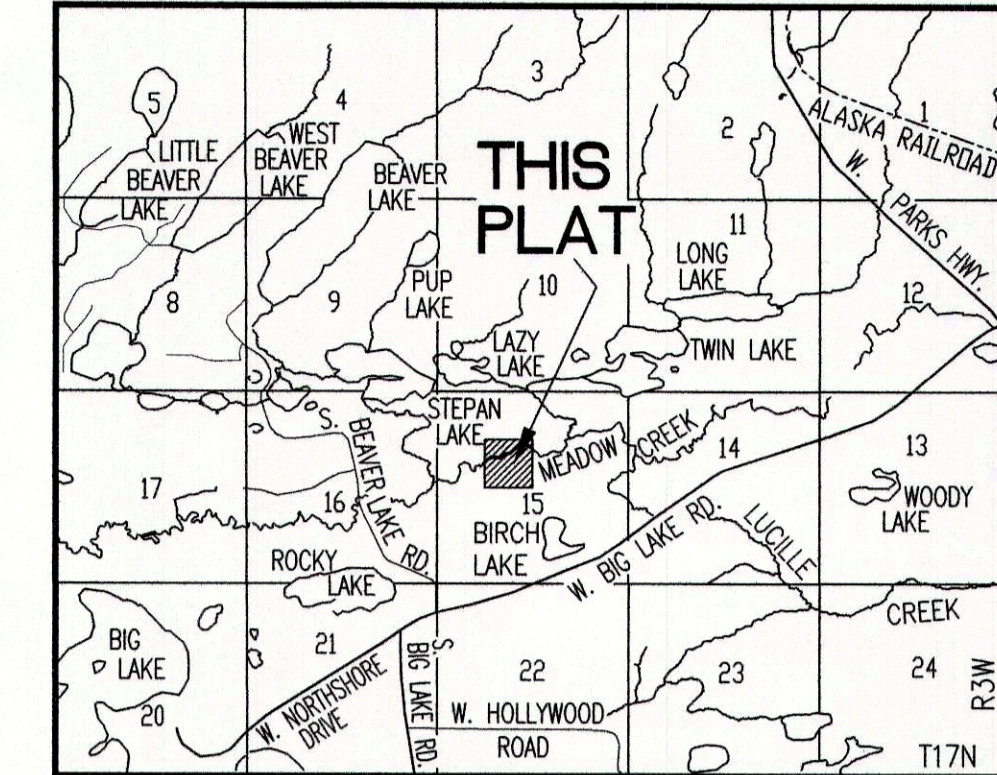
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- BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT DESCRIBED:  
SPC (5004 AK 4)  
NORTHING METERS 842297.870  
EASTING METERS 510625.532  
TIE FROM SURVEY CONTROL POINT TO C1/4 SHOWN HEREON IS S81°06'42"E 330.29'
- 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- EASEMENTS OF RECORD NOT PLOTTED HEREON:
  - M.E.A. EASEMENT RECORDED SEPTEMBER 29, 1961 IN BOOK 38 AT PAGE 336.
  - M.E.A. EASEMENT RECORDED JUNE 28, 2013 AT RECEPTION SERIAL #2013-014203-0.
  - M.E.A. EASEMENT RECORDED JUNE 28, 2013 AT RECEPTION SERIAL #2013-014204-0.

**LEGEND**

- ✱ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- ⊕ FOUND BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED AS SHOWN AND DESCRIBED
- ⊙ SET 5/8" x 30" ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
- ⊙ SET WITNESS CORNER - 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP
- FOUND 1/2" REBAR AS SHOWN AND DESCRIBED
- ⊙ FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR
- SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

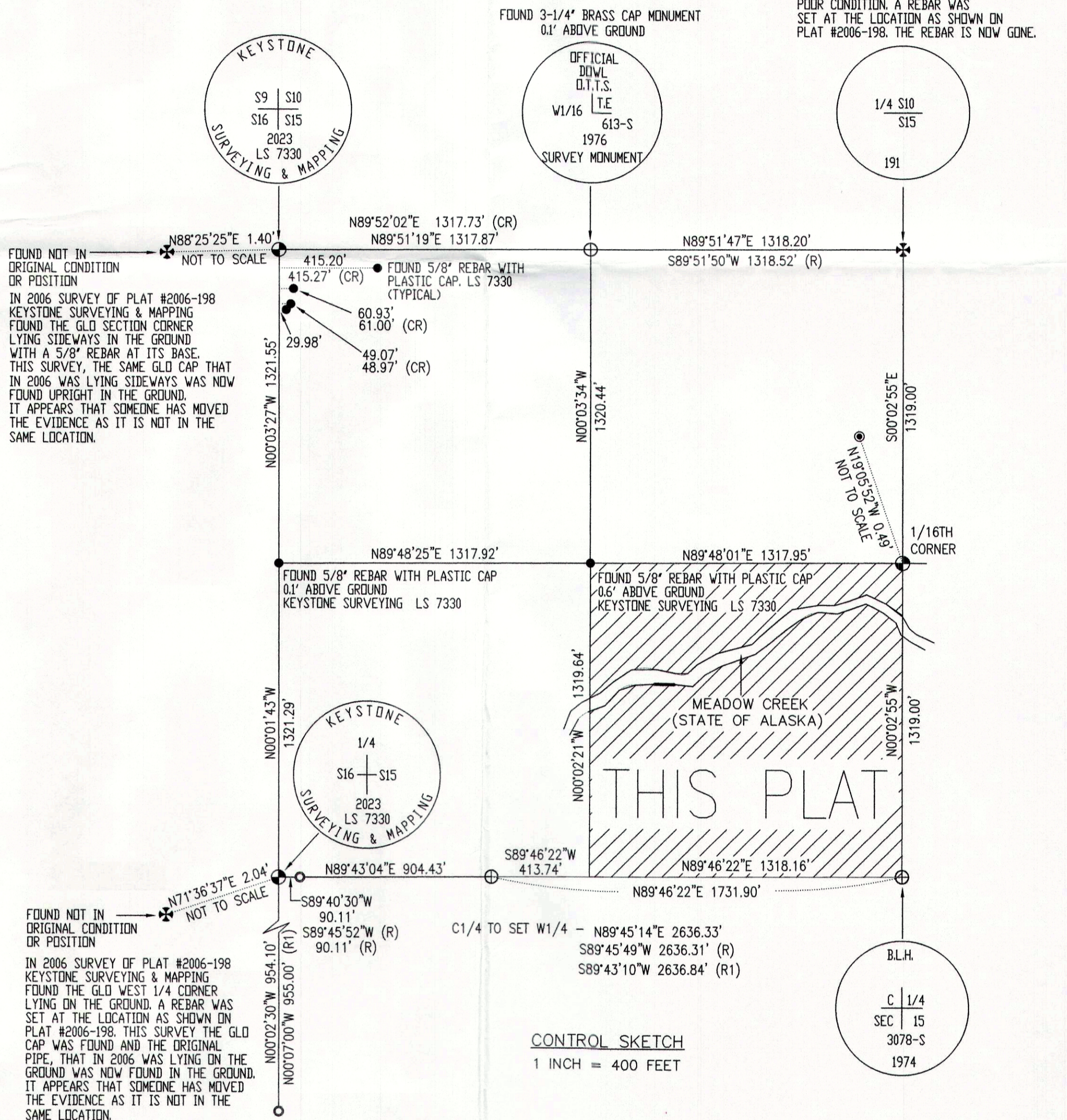
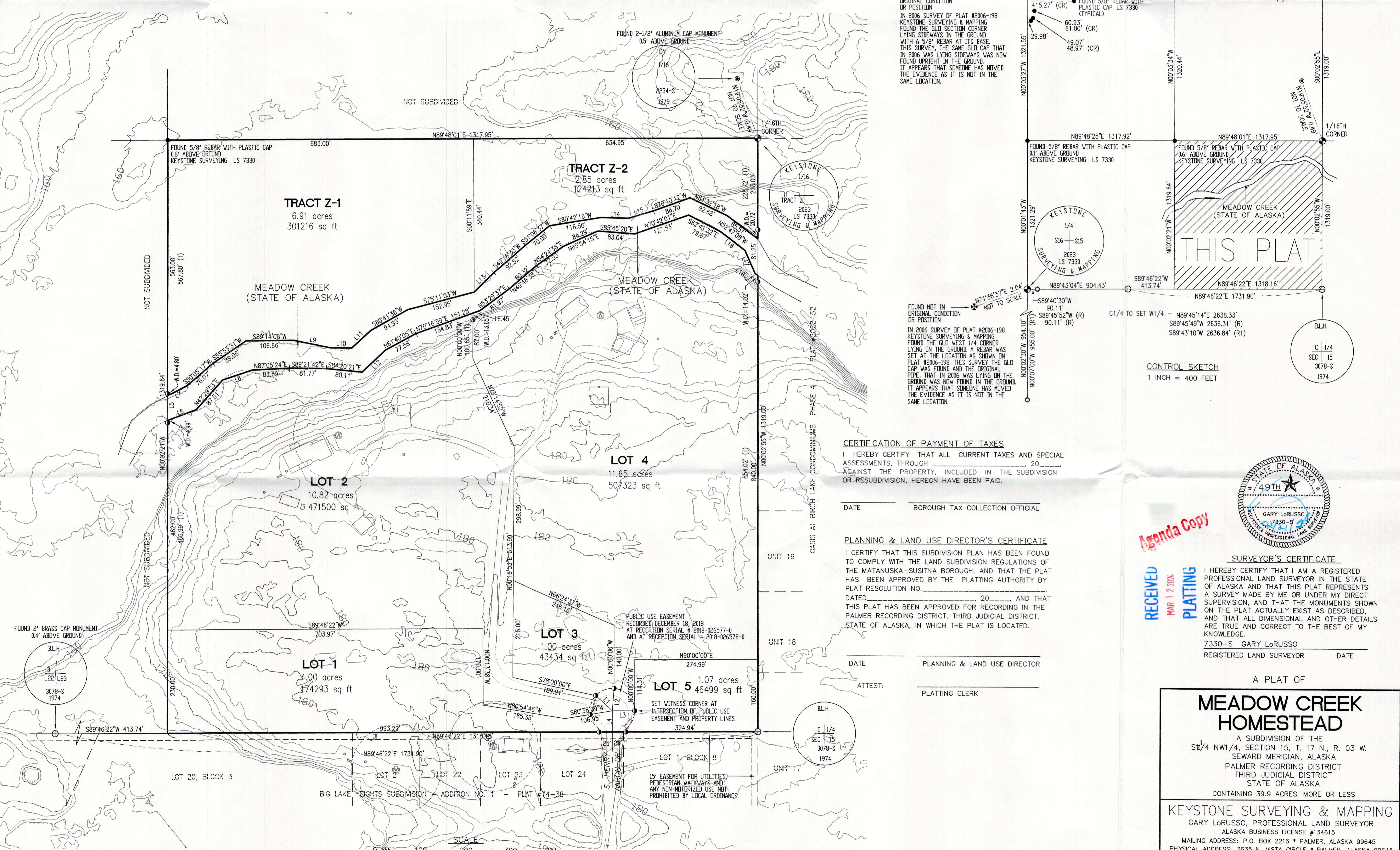
**LINE TABLE**

LINE	LENGTH	BEARING
L1	50.00'	S47°21'51"E
L2	50.00'	N04°38'09"E
L3	50.00'	N90°00'00"E
L4	46.98'	N00°13'37"W
L5	54.85'	N00°02'21"W
L6	68.57'	N69°08'55"E
L7	47.96'	S62°36'35"W
L8	69.30'	N71°25'47"E
L9	84.33'	N78°34'24"W
L10	47.06'	N89°40'52"W
L11	57.33'	S47°16'19"W
L12	71.16'	N46°44'14"E
L13	61.51'	S45°32'12"W
L14	61.23'	N88°35'06"W
L15	58.18'	S73°35'16"W
L16	69.11'	S52°40'40"E
L17	56.19'	S23°39'59"E
L18	7.65'	S54°44'32"E



VICINITY MAP  
1" = 1 MILE

FOUND 2-1/2" GLO BRASS CAP MONUMENT IN POOR CONDITION BENT OVER 2" DOWN. LOCATED WHERE PIPE IS STRAIGHT OVER FOOT. IN 2006 SURVEY OF PLAT #2006-198 KEYSTONE SURVEYING & MAPPING FOUND THE GLO 1/4 CORNER IN SIMILAR POOR CONDITION. A REBAR WAS SET AT THE LOCATION AS SHOWN ON PLAT #2006-198. THE REBAR IS NOW GONE.

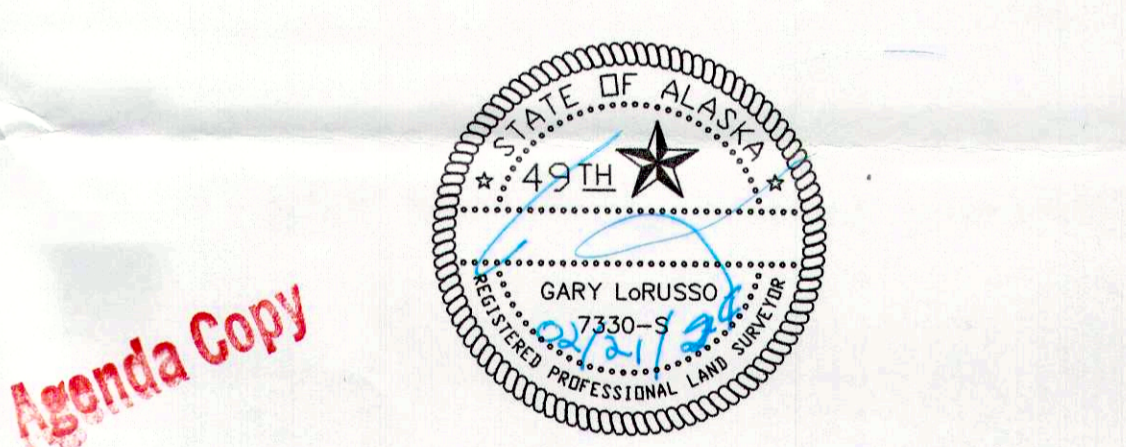


**CERTIFICATION OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 20\_\_\_\_ AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR  
ATTEST: \_\_\_\_\_ PLATTING CLERK



**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.  
7330-S GARY LoRUSSO  
REGISTERED LAND SURVEYOR DATE \_\_\_\_\_

A PLAT OF  
**MEADOW CREEK HOMESTEAD**  
A SUBDIVISION OF THE SE 1/4 NW 1/4, SECTION 15, T. 17 N., R. 03 W. SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA  
CONTAINING 39.9 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #134615  
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645  
PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 2/21/24	DRAWING 2023-17/MeadowCreek
CHECKED BY GLO	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1

RECEIVED  
MAR 12 2024  
PLATTING



B



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 16, 2022

PRELIMINARY PLAT: THOR ROAD ADDITION PUE  
LEGAL DESCRIPTION: SEC 27, T18N, R02E, SEWARD MERIDIAN AK  
PETITIONERS: MARTHA BUTLER  
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING / HOLLER ENGINEERING  
ACRES: 904 ± PARCELS: 8  
REVIEWED BY: MATTHEW GODDARD CASE #: 2022-007

---

**REQUEST:** The request is to create a 30' wide public use easement within Tax Parcel D13, to be known at **THOR ROAD ADDITION PUE**. The proposed public use easement will widen the existing N. Thor Road right of way to the current Borough standard of 60' wide. The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and west of N. Diana Avenue; within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain community council and in Assembly District #1.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A – 5 pgs</b>
PUE Application	<b>EXHIBIT B – 1 pg</b>
Public Use Easement Drawing & Legal Description	<b>EXHIBIT C – 4 pgs</b>
Proof of Constructability	<b>EXHIBIT D – 1 pg</b>

**AGENCY COMMENTS**

ADOT&PF	<b>EXHIBIT E – 2 pgs</b>
USACE	<b>EXHIBIT F – 1 pg</b>
MSB Department of Public Works	<b>EXHIBIT G – 1 pg</b>
Utilities	<b>EXHIBIT H – 3 pgs</b>

**DISCUSSION:** The parcel of the proposed Public Use Easement is located east of N. Clark-Wolverine Road, north of E. Clark-Wolverine Road, and west of N. Mars Avenue. Keystone Surveying & Mapping, has submitted an application for Public Use Easement (**Exhibit B**), statement of proof of constructability of the proposed PUE (**Exhibit D**), the proposed Public Use Easement drawing, and legal description (**Exhibit C**). The proposed action is granting a 30' wide public use easement (PUE) running parallel to the existing 30' wide right of way (ROW) known as N. Thor Road.

**Comments:**

ADOT&PF (**Exhibit E**) has no comments

USACE (**Exhibit F**) notes that a permit may be required from the Department of the Army if any work is to take place in the Waters of the U.S.

MSB Department of Public Works (**Exhibit G**) notes that the proposed dedication for the turnaround should be modified to allow for the construction of a SCM standard cul-de-sac (**Recommendation #3**).

**Utilities:** (**Exhibit H**) ENSTAR has no comments or recommendations. GCI has no comment. MEA did not respond. MTA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #15 Lazy Mountain; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #19 Lazy Mountain; MSB Emergency Services, Community Development, Assessments, Planning, or Development Services; MEA or MTA.

**CONCLUSION:** The request to create the Thor Road Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedures. The petitioner is proposing this Public Use Easement to bring N. Thor Road into conformance with MSB 43.20.060(C) Dedication to Public & MSB 43.20.120 Legal Access. No construction is required.

#### **FINDINGS OF FACT**

1. The Public Use Easement is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.021 *Public Use Easement Acceptance Procedures*.
2. Surveyor has provided a certified drawing and legal description of the public use easement.
3. The public use easement is constructible and surveyor has provided proof of constructability.
4. Construction of the Public Use Easement is not required.
5. At the time of staff report write-up, there were no objections from any outside agencies, MSB departments or the public.

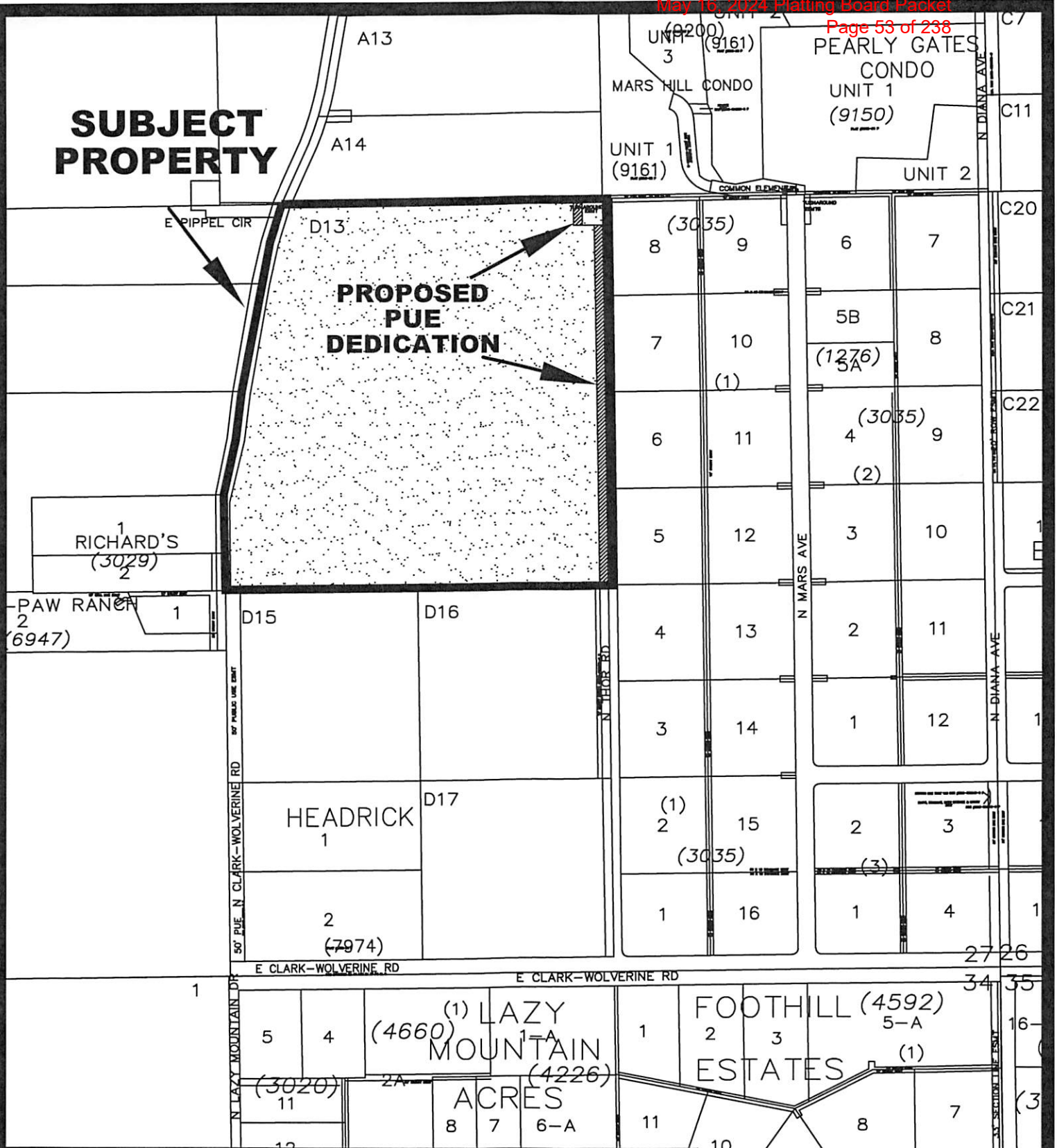
#### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion:** I move to approve the Thor Road Addition Public Use Easement, Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Pay mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Modify the dedication for the turnaround to allow for the construction of a SCM standard cul-de-sac.
4. Submit a public use easement document, signed by all owners of record with the legal description and a drawing showing monumentation in accordance with MSB 43.15.021(E) The document must comply with State of Alaska, Department of Natural Resources standards.
5. Submit recording fees payable to the Dept. of Natural Resources.

**SUBJECT  
PROPERTY**

**PROPOSED  
PUE  
DEDICATION**



**VICINITY MAP**

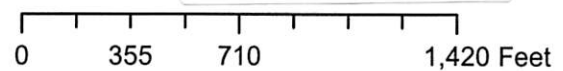
FOR PROPOSED THOR RD ADDITION  
PUBLIC USE EASEMENT

LOCATED WITHIN

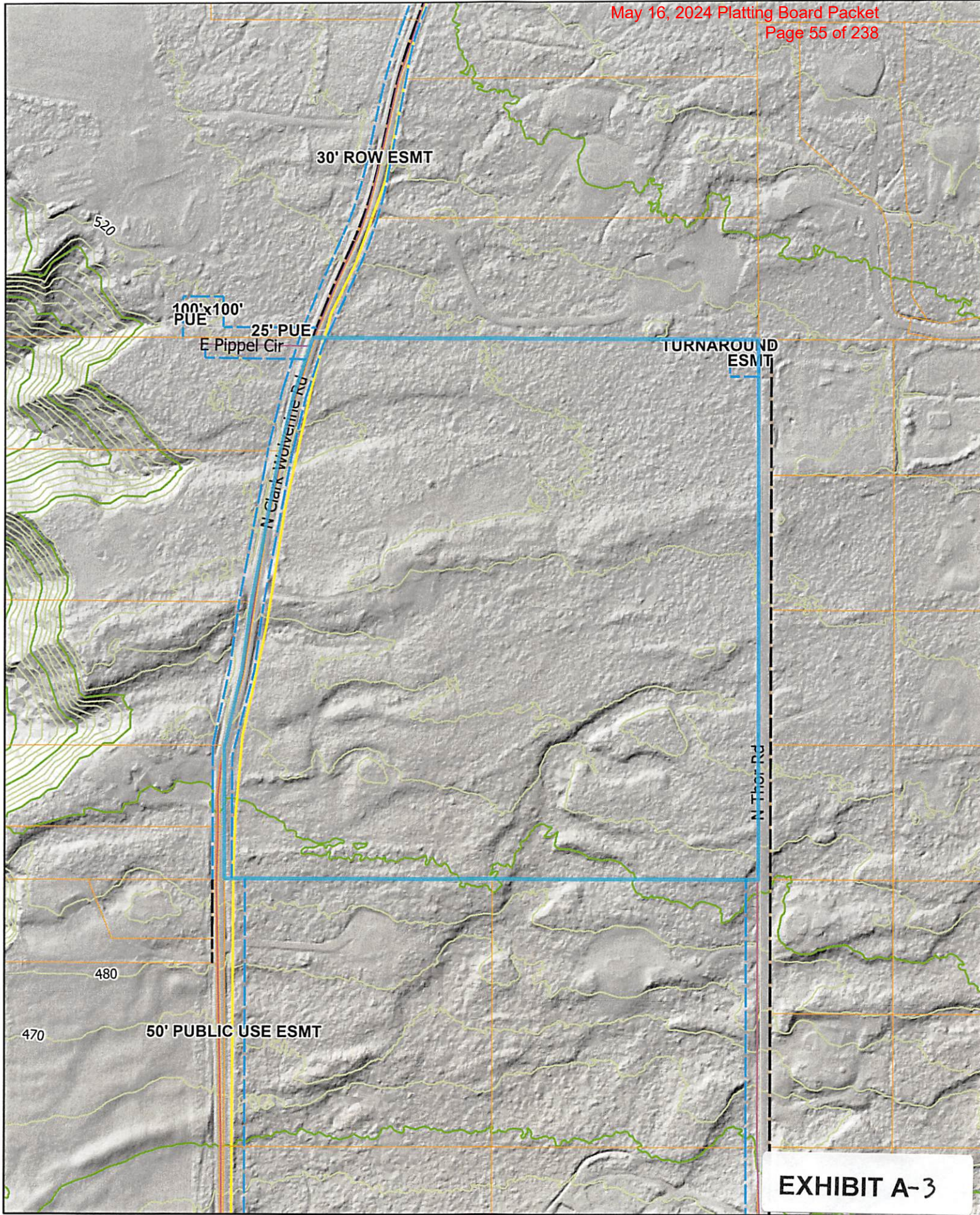
SECTION 27, T18N, R02E, SEWARD MERIDIAN  
ALASKA

PA 06 MAP

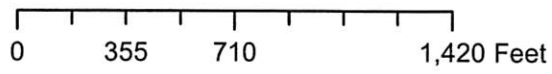
**EXHIBIT A - 1**

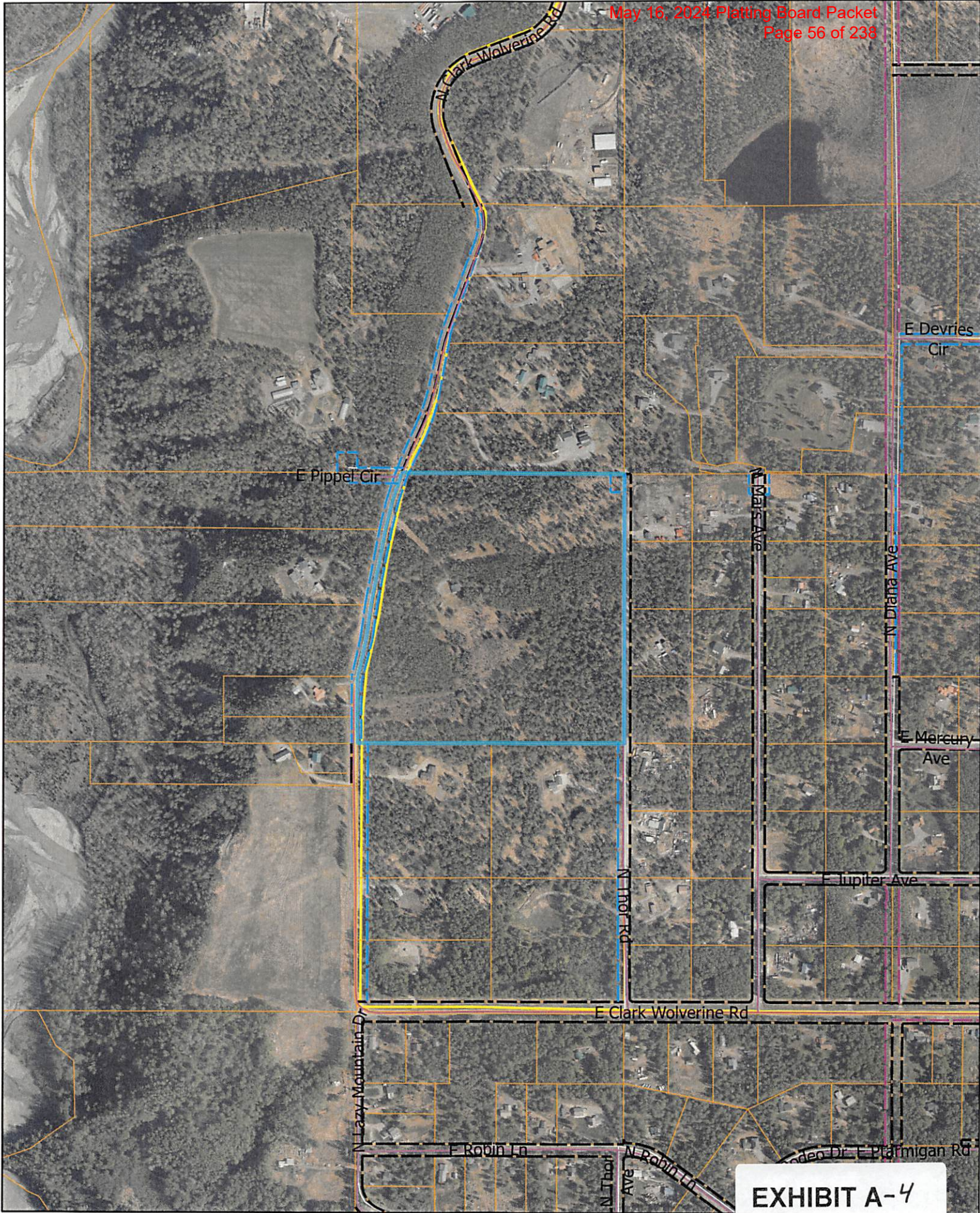


**EXHIBIT A-2**



**EXHIBIT A-3**



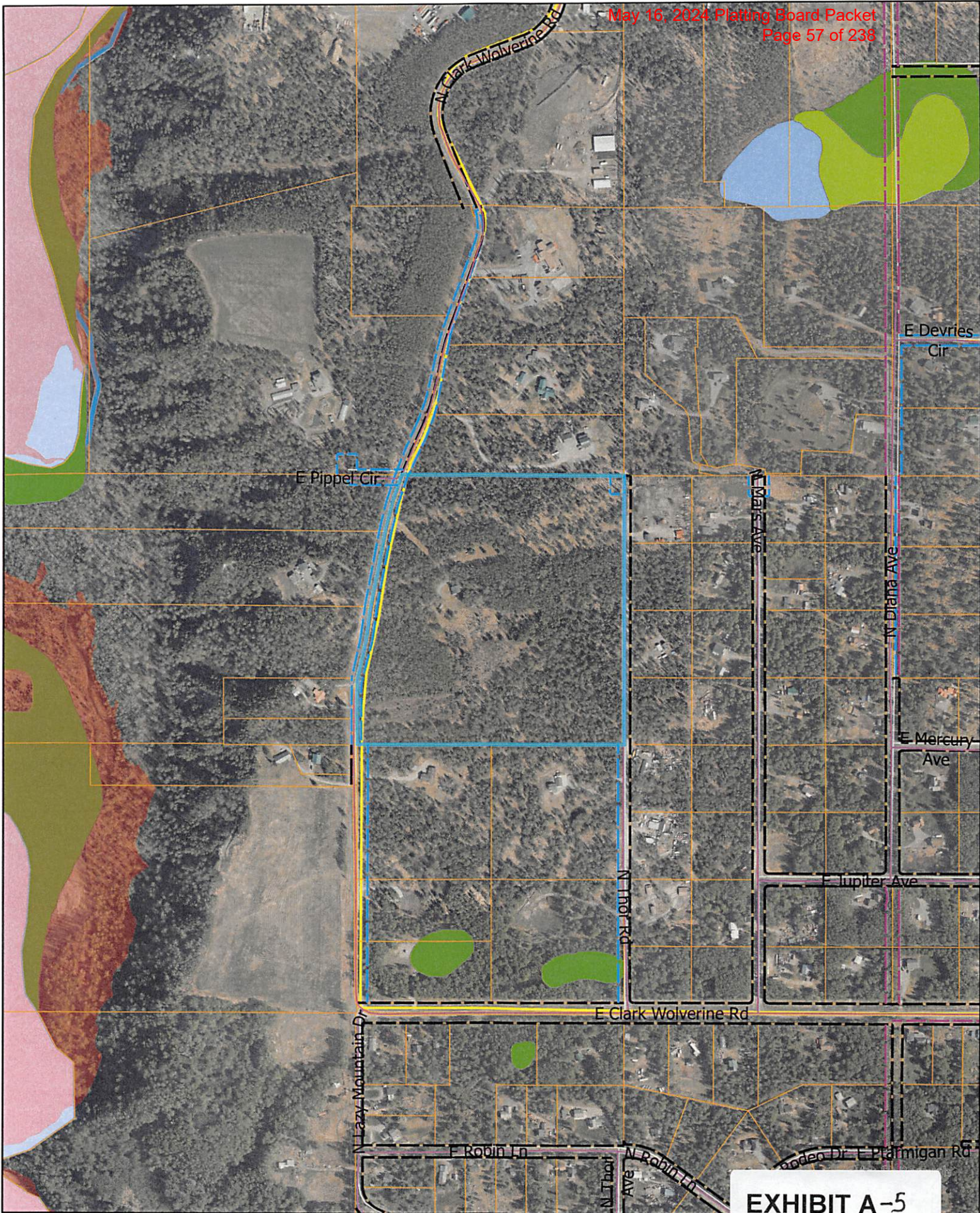


**EXHIBIT A-4**

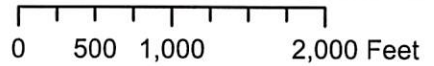


0 500 1,000 2,000 Feet





**EXHIBIT A-5**



Matanuska-Susitna Borough  
Telephone (907) 861-7874

### APPLICATION FOR PUBLIC USE EASEMENT ACCEPTANCE

LOCATED IN THE NW ¼ SE ¼ of

Section 27, Township 18 North, Range02 East, Seward Meridian, Alaska.

RECEIVED

FEB 08 2024

PLATTING

SUPPORTIVE  
DATA

REQUIRED AT TIME OF SUBMITTAL:

- \_\_\_\_\_ LEGAL DESCRIPTION OF PROPOSED EASEMENT
- \_\_\_\_\_ SCALED DRAWING OF EASEMENT DEPICTING LOCATION
- \_\_\_\_\_ PROOF OF CONSTRUCTIBILITY
- \_\_\_\_\_ FEE \$500.00
- \_\_\_\_\_ CERTIFICATE TO PLAT (provided by a local title company)

**APPLICANT OR OWNER:**

William D. Butler and Martha M. Butler, as Trustee under The William and Martha Butler Family Trust dated October 2, 2008 whose mailing address is, P.O. Box 306, Palmer, Alaska 99645-0306.  
Contact Person: MARTHA Phone: 907 354-7172

**SURVEYOR Name (FIRM):** KEYSTONE SURVEYING & MAPPING  
Mailing Address: P.O. BOX 2216, PALMER, ALASKA Zip: 99645  
Contact Person: GARY LoRUSSO Phone: 376-7811

**ENGINEER Name (FIRM):** HOLLER ENGINEERING  
Mailing Address: 3375 N Sams Drive Wasilla Zip: 99654  
Contact Person: CURT HOLLER Phone: 376-0410

  
APPLICANTS SIGNATURE

DATE 01/23/24



**THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH**

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

March 29, 2024  
DATE

  
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: May 16, 2024

**EXHIBIT B**

PUBLIC USE EASEMENT

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between William D. Butler and Martha M. Butler, as Trustee under The William and Martha Butler Family Trust dated October 2, 2008 whose mailing address is, P.O. Box 306, Palmer, Alaska 99645-0306, hereinafter called the GRANTOR, and the MATANUSKA-SUSITNA BOROUGH, whose mailing address is 350 East Dahlia Avenue, Palmer, Alaska 99645, a Municipal Corporation organized and existing under laws of the state of Alaska, hereinafter called the GRANTEE,

WITNESSETH:

That for and in consideration of \$1.00 (One dollar), and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR\_ do\_\_ hereby grant, bargain, sell, convey and warrant to the GRANTEE, its successors and assigns forever, a right-of-way and easement, with the right, privilege and authority to the GRANTEE, its successors and assigns, for use as a public right-of-way, including the right to construct, operate and maintain public improvements of all types within said right-of-way, and to grant encroachment permits, grant public utilities and other utilities the right to place their facilities within said right-of-way, located within that portion of the NW ¼ SE ¼ , Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska, Palmer Recording District, lying east of Lazy Mountain Road centerline and more particularly described as follows:

See "Attached EXHIBIT A"

In witness whereof, the GRANTOR has hereunto set their hand and seal the day and year first above written.

GRANTOR \_\_\_\_\_ Date \_\_\_\_\_

ACKNOWLEDGMENT

Agenda Copy

STATE OF ALASKA            )  
  )ss  
Third judicial district        )

On \_\_\_\_\_, 2024, \_\_\_\_\_, personally appeared before me,

\_\_\_\_\_ who is personally known to me

\_\_\_\_\_ whose identity I proved on the basis of \_\_\_\_\_

to be the signer of the above document, and he/she acknowledged that he/she signed it.

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: \_\_\_\_\_

ACCEPTANCE

THIS EASEMENT is accepted by the Matanuska-Susitna Borough for the uses and purposes set out herein: provided, such acceptance does not obligate the Matanuska-Susitna Borough to open said right-of-way nor to construct or maintain any public improvements therein.

\_\_\_\_\_  
Borough Manager

ACKNOWLEDGMENT

STATE OF ALASKA                    )  
  )ss  
Third judicial district            )

THIS IS TO CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a Notary Public in and for the state of Alaska, duly commissioned and sworn, personally appeared \_\_\_\_\_, to me known to be the individual described in and who executed the foregoing PUBLIC USE EASEMENT as manager of the Matanuska-Susitna Borough, a municipal corporation, and he acknowledged to me that he signed the same for and on behalf of said corporation, freely and voluntarily and by authority of its assembly for the use and purposes therein mentioned.

GIVEN UNDER MY HAND and official seal the day and year last above written.

\_\_\_\_\_  
NOTARY PUBLIC in and for the state of Alaska  
My Commission Expires: \_\_\_\_\_

Return to:   Matanuska-Susitna Borough  
                  350 East Dahlia Avenue  
                  Palmer, Alaska 99645-6488

**BUTLER**  
**PUBLIC USE EASEMENT**

Commencing at the ¼ section corner common to Sections 27 & 34,  
Township 18 North, Range 02 East, Seward Meridian, Alaska;

thence N 89°59'31" E along the aforesaid section line, a distance of  
1323.14' to the 1/16<sup>th</sup> corner common to said Sections 27 & 34;

thence N 00°05'41" W along the 1/16<sup>th</sup> line, a distance of 1321.25' to  
the SE 1/16<sup>th</sup> corner of said Section 27 and the TRUE POINT OF BEGINNING;

thence continuing along the 1/16<sup>th</sup> line N 00°05'41" W, a distance of  
1321.25', said Public Use Easement granted herein extending 30.00'  
westerly of and adjoining this 1/16<sup>th</sup> line, to the CE 1/16<sup>th</sup> corner of said  
Section 27;

thence leaving the 1/16<sup>th</sup> line and running along the center of section  
line and crossing through the aforesaid 30.00' wide Public Use easement  
N 89°52'09" W, a distance of 70.00' to the Point Of Beginning of a separate  
Public Use Easement location being created this document;

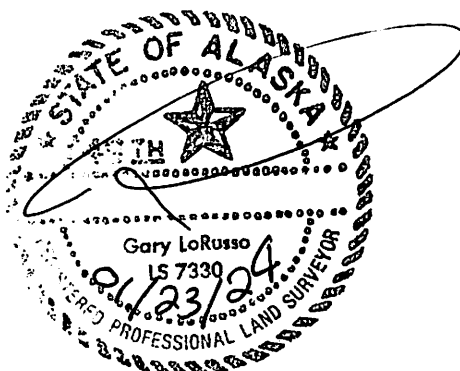
thence continuing along the center of section line N 89°52'09" W a  
distance of 30.00';

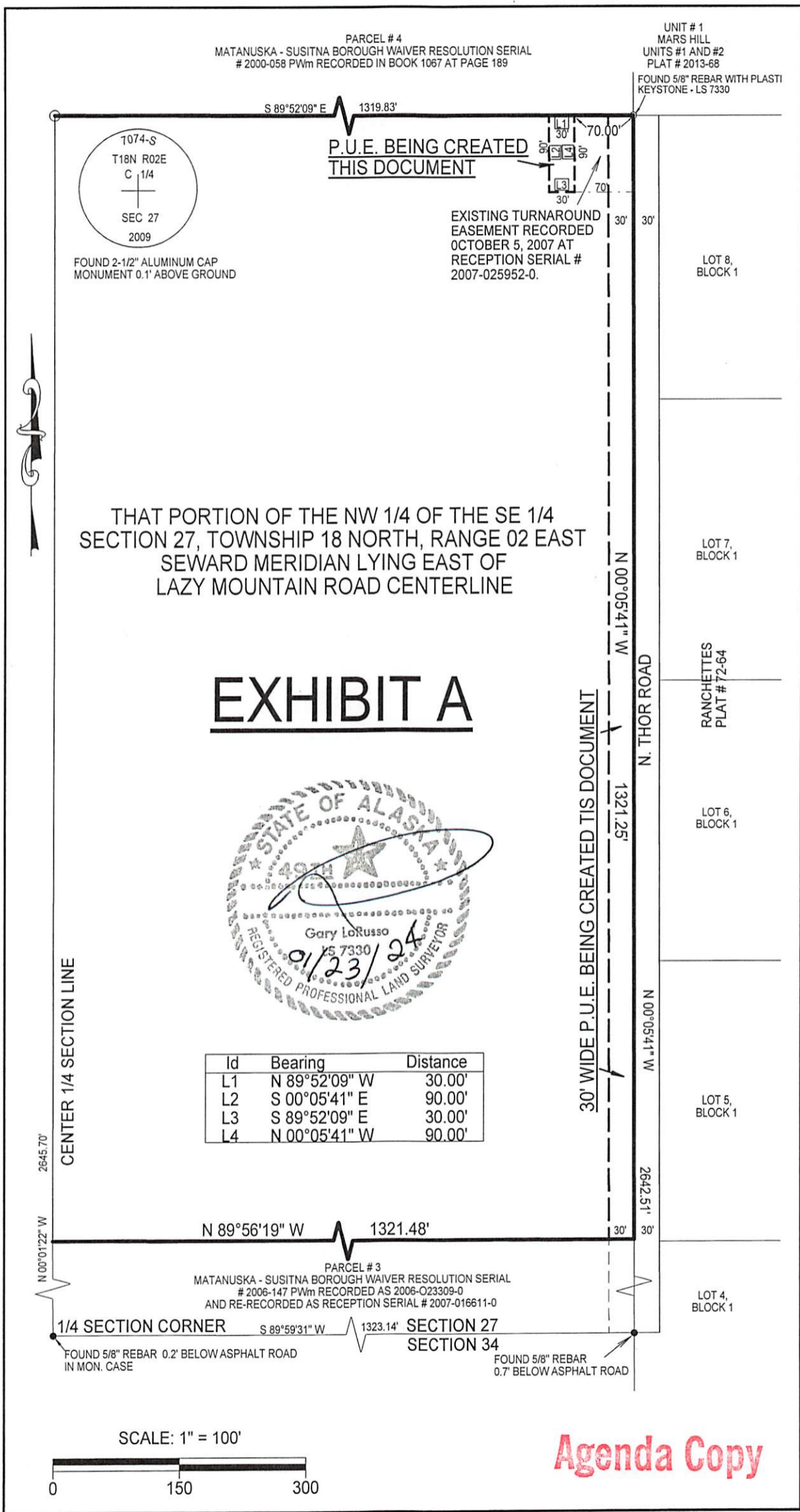
thence S 00°05'41" E, a distance of 90.00';

thence S 89°52'09" E, a distance of 30.00';

thence N 00°05'41" W, a distance of 90.00' to the POINT OF ENDING.

All as shown on attached EXHIBIT A.





Agenda Copy

BUTLER  
PUBLIC USE EASEMENT  
CONSTRUCTABILITY

RECEIVED  
FEB 08 2024  
PLATTING

This public use easement is adding onto both an existing dedicated right of way and an existing Public Use Easement turn around. N. Thor Road is built within the 30' width of the existing dedication. We are making this road right of way 60' wide and adding onto the existing turn around. There are no topographical conditions that would preclude constructing a MSB standard road as the existing road attests.





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

## Department of Transportation and Public Facilities

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

April 8, 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 plat and have no comments:

- **Thor Road Addition PUE (MG), Clark-Wolverine Road**

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

- **PA 12 Crozier, Plat #2006-234, Greer Tank Inc, Outer Springer Loop Road**
  - No objection to the proposed lot division or right of way dedication.
  - No direct access to Outer Springer Loop Road for Lot 1, 2, or 3 will be permitted. All access for Lots 1, 2, and 3 must be through N Popes Road or N Harrington Road.
  - No utility access through Outer Springer Loop Road. All utility connections must be through N Harrington Road or N Popes Road.

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

*"Keep Alaska Moving through service and infrastructure."*

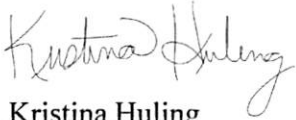
**EXHIBIT E-1**



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, Highway Design Chief, 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  
Anna Bosin, Traffic & Safety Engineer, DOT&PF

## Matthew Goddard

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**From:** Vullo, Emily N CTR USARMY CEPOA (USA) <Emily.N.Vullo@usace.army.mil>  
**Sent:** Monday, April 1, 2024 11:06 AM  
**To:** Matthew Goddard  
**Subject:** USACE Comments: RE: RFC Thor Road Addition PUE (MG)

Good morning,

Corps of Engineers (Corps) does not have any specific comments regarding the Thor Road Addition.

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

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://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](http://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 including the Matanuska River.

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](mailto: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 or the future owner have any questions or concerns at 907-753-2712.

Sincerely,  
Emily

Emily Vullo  
Project Manager  
U.S. Army Corps of Engineers  
Regulatory Division, CEPOA-RD  
P.O. Box 6898  
JBER, AK 99506-0898  
Phone: 907-753-2704  
<https://regulatory.ops.usace.army.mil/customer-service-survey/>

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**From:** CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>  
**Sent:** Monday, April 01, 2024 9:27 AM

## Matthew Goddard

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**From:** Tammy Simmons  
**Sent:** Tuesday, April 16, 2024 3:04 PM  
**To:** Matthew Goddard  
**Subject:** Re: RFC Thor Road Addition PUE (MG)

Hello,

PD&E comments to modify the dedication for the turnaround to allow for the construction of a SCM standard cul-de-sac.

Thank you,

PD&E Review Group

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, March 29, 2024 3:26 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; loori1991@gmail.com <loori1991@gmail.com>; nmyount@anthc.org <nmyount@anthc.org>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; timhaledistrict1@gmail.com <timhaledistrict1@gmail.com>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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 <pamelaj.melchert@usps.gov>; matthew.a.carey@usps.gov <matthew.a.carey@usps.gov>; jordan.t.matthews@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 <mearow@mea.coop>  
**Subject:** RFC Thor Road Addition PUE (MG)

Hello

The following link is a request for comments for the proposed Thor Road Addition PUE. Please ensure all comments have been submitted by April 19, 2024 so they can be incorporated into the staff report packet that will be presented to the Platting Board.

[☐ Thor Road Addition PUE](#)

Feel free to contact me if you have any questions.

Thank you,  
Matthew Goddard  
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

April 18, 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 for **Patricia RSB Lot 1 (MSB Case# 2024-056)** and requests the following note to be added to the plat:

- ENSTAR Natural Gas Company, LLC advises that there is a high-pressure natural gas transmission pipeline within S. Knik-Goose Bay Road ROW. Notify ENSTAR prior to any excavation or construction within 25 FT of the S. Knik Goose Bay Road ROW.

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

- **Sun Valley Ferris**  
(MSB Case# 2024-054)
- **Thor Road Addition PUE**  
(MSB Case# 2024-045)
- **Lazy Moose Run**  
(MSB Case# 2024-048)

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,

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

Skylar Furlong  
Environmental Permitting & Compliance Specialist  
ENSTAR Natural Gas Company, LLC

## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, April 10, 2024 1:06 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Thor Road Addition PUE (MG)  
**Attachments:** RFC Packet STAMPED.pdf

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

Hello Matthew,

GCI has no comments for this PUE.

Thank you,

**JOSHUA SWANSON**

**GCI** | Engineer II, OSP Design

w: [www.gci.com](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, March 29, 2024 3:26 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; regpagemaster@usace.army.mil; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; loori1991@gmail.com; nmyount@anthc.org; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; timhaledistrict1@gmail.com; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; pamela.j.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 Thor Road Addition PUE (MG)

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

Hello

The following link is a request for comments for the proposed Thor Road Addition PUE. Please ensure all comments have been submitted by April 19, 2024 so they can be incorporated into the staff report packet that will be presented to the Platting Board.

 [Thor Road Addition PUE](#)

Feel free to contact me if you have any questions.

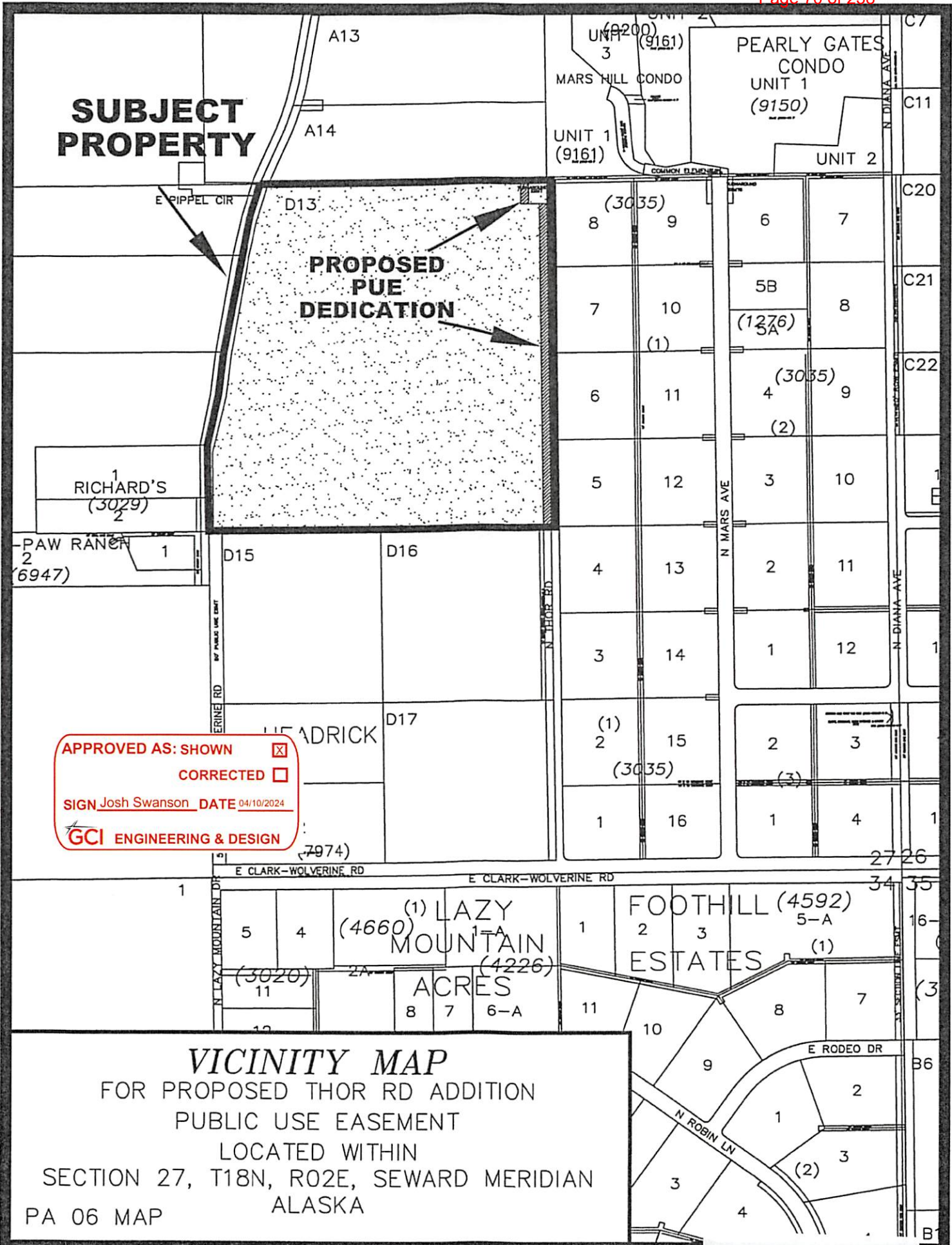


EXHIBIT H-3



ACCEPTANCE

THIS EASEMENT is accepted by the Matanuska-Susitna Borough for the uses and purposes set out herein: provided, such acceptance does not obligate the Matanuska-Susitna Borough to open said right-of-way nor to construct or maintain any public improvements therein.

\_\_\_\_\_  
Borough Manager

ACKNOWLEDGMENT

STATE OF ALASKA                    )  
  )ss  
Third judicial district            )

THIS IS TO CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a Notary Public in and for the state of Alaska, duly commissioned and sworn, personally appeared \_\_\_\_\_, to me known to be the individual described in and who executed the foregoing PUBLIC USE EASEMENT as manager of the Matanuska-Susitna Borough, a municipal corporation, and he acknowledged to me that he signed the same for and on behalf of said corporation, freely and voluntarily and by authority of its assembly for the use and purposes therein mentioned.

GIVEN UNDER MY HAND and official seal the day and year last above written.

\_\_\_\_\_  
NOTARY PUBLIC in and for the state of Alaska  
My Commission Expires: \_\_\_\_\_

Return to: Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, Alaska 99645-6488



## BUTLER

### PUBLIC USE EASEMENT

Commencing at the ¼ section corner common to Sections 27 & 34,  
Township 18 North, Range 02 East, Seward Meridian, Alaska;

thence N 89°59'31" E along the aforesaid section line, a distance of  
1323.14' to the 1/16<sup>th</sup> corner common to said Sections 27 & 34;

thence N 00°05'41" W along the 1/16<sup>TH</sup> line, a distance of 1321.25' to  
the SE 1/16<sup>th</sup> corner of said Section 27 and the TRUE POINT OF BEGINNING;

thence continuing along the 1/16<sup>th</sup> line N 00°05'41" W, a distance of  
1321.25', said Public Use Easement granted herein extending 30.00'  
westerly of and adjoining this 1/16<sup>th</sup> line, to the CE 1/16<sup>th</sup> corner of said  
Section 27;

thence leaving the 1/16<sup>th</sup> line and running along the center of section  
line and crossing through the aforesaid 30.00' wide Public Use easement  
N 89°52'09" W, a distance of 70.00' to the Point Of Beginning of a separate  
Public Use Easement location being created this document;

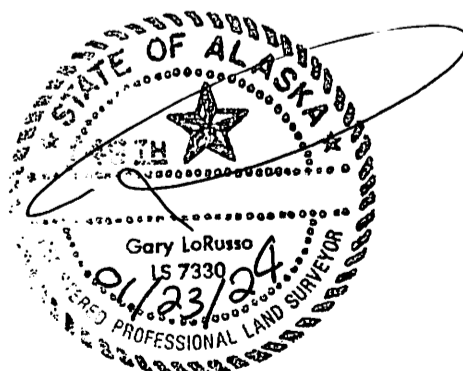
thence continuing along the center of section line N 89°52'09" W a  
distance of 30.00';

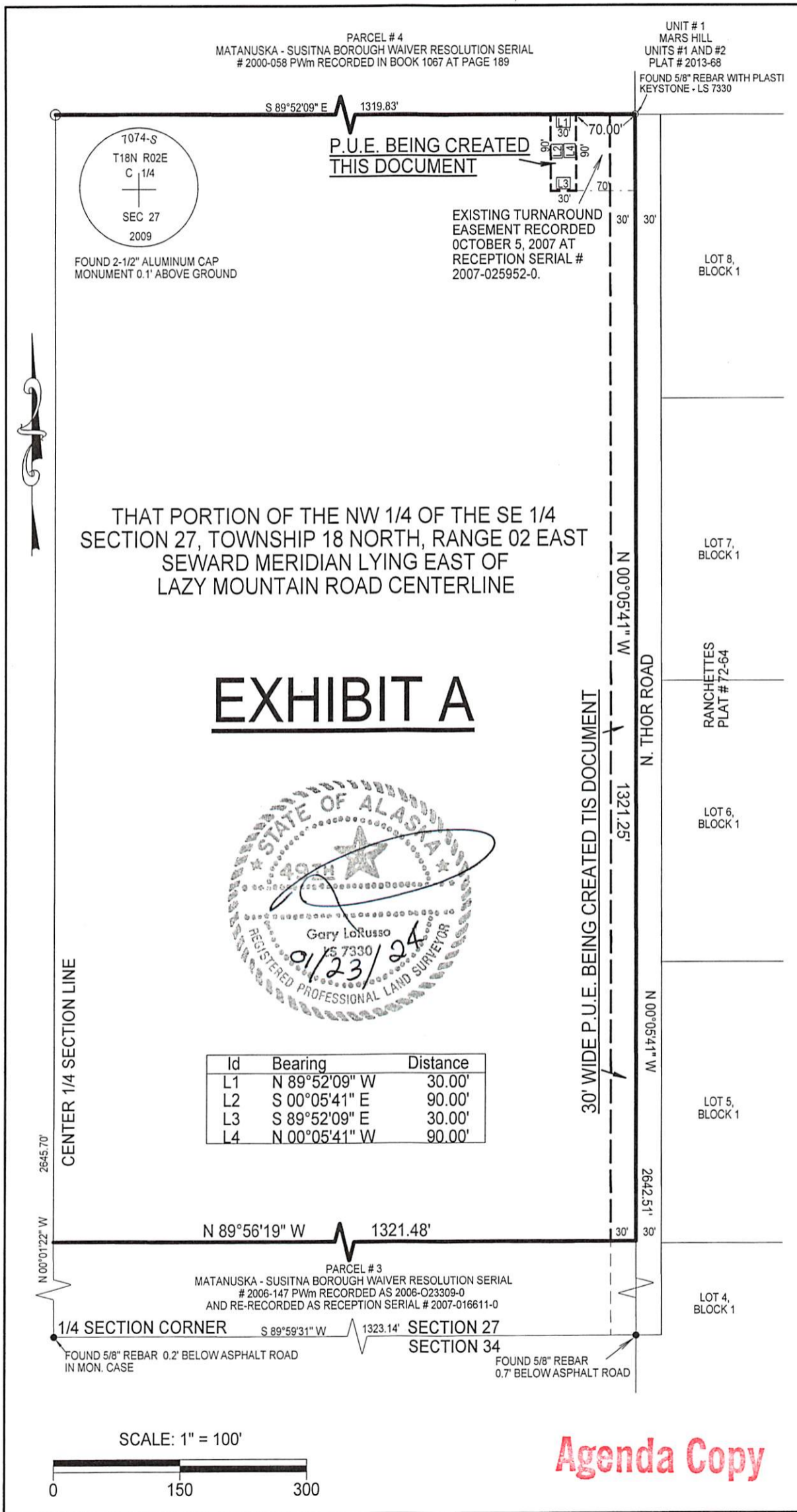
thence S 00°05'41" E, a distance of 90.00';

thence S 89°52'09" E, a distance of 30.00';

thence N 00°05'41" W, a distance of 90.00' to the POINT OF ENDING.

All as shown on attached EXHIBIT A.





C



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
May 16, 2024

PRELIMINARY PLAT: LAZY MOOSE RUN  
LEGAL DESCRIPTION: SEC 27, T18N, R02E, SEWARD MERIDIAN AK  
PETITIONERS: THOMAS & MEGAN VAN DIEST  
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING  
ACRES: 6.86 ± PARCELS: 7  
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-048

---

**REQUEST:** The request is to create seven lots from Lots 5, 6, and 7, Ranchettes, Plat #76-64, to be known as **LAZY MOOSE RUN**, containing 6.86 acres +/- . The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and directly east of N. Thor Road; within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1.

**EXHIBITS**

Vicinity Map and Aerial Photos **EXHIBIT A – 5 pgs**  
Geotechnical Report **EXHIBIT B – 12 pgs**  
Average Daily Traffic Count (ADT) **EXHIBIT C – 1 pg**

**AGENCY COMMENTS**

USACE **EXHIBIT D – 2 pgs**  
MSB Department of Public Works **EXHIBIT E – 1 pg**  
MSB Development Services **EXHIBIT F – 2 pgs**  
Utilities **EXHIBIT G – 3 pgs**  
Public Comments **EXHIBIT H – 1 pg**

**DISCUSSION:** The proposed subdivision is creating seven lots ranging in size from 40,394 square feet to 44,486 square feet. Access for all proposed lots is by N. Thor Road, a Borough maintained road. The approval of the case Thor Road Addition PUE, MSB Case # 2024-045 is required to provide legal access per Borough Code (**Recommendation #5**). The PUE dedication is being done in lieu of applying for a variance from legal access. N. Thor Road currently meets the requirements for physical access. Based on the supplied Average Daily Traffic Count (ADT), no upgrades will be required for N. Thor Road.

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. All lots have the required physical access. Legal access requirements will be met upon recordation of the Thor Road Addition PUE.

**Soils Report:** A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Curtis Holler, P.E. notes that existing vegetation within the wooded portion of the parent parcel primarily consists of willow, cottonwood, birch and spruce trees. Areas between mature trees are dominated by thick stands of second growth young trees with tall grasses and shrubs throughout. As shown in the drawing, grassy areas, some tussocks and an apparent minor spring pond appear in aerial images of proposed Lot 1, however there is no mapped wetlands. Five new test holes were dug on the parent parcel on 8/23/2023 to evaluate existing soil conditions. Receiving soils under the topsoil consisted primarily of relatively dense silty sands and gravels, with the silt content generally decreasing with depth. Soil samples were sieve tested for each logged test hole except test hole #4, which was dug to 11' and use as supplementary groundwater level information only. Groundwater was encountered in test holes 1, 2, 3, & 5 at depths of 11', 10', 9', & 11' respectively. Useable septic areas will be limited by setbacks to existing water wells, setbacks to surface water, areas with less than 8' groundwater table, steep areas, and lot lines. For useable building area, lot lines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to meet code requirements. Based on the available soils and water table information, topography contours, MSB Title 43 Code definitions, and observations at the site, the proposed new lots 1-7 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Topographic map and as-built are shown on the agenda plat. Average Daily Traffic (ADT) Calculations are at **Exhibit C**.

**Comments:**

USACE (**Exhibit D**) notes that a permit from the Department of the Army will be required should any work take place within Waters of the U.S.

MSB Department of Public Works (**Exhibit D**) has no objections.

MSB Development Services (**Exhibit E**) notes that a driveway permit will be needed for the existing access (**Recommendation #4**).

**Utilities:** (**Exhibit F**) ENSTAR has no comments or recommendations. GCI has no comments or objections. MEA did not respond. MTA did not respond.

**Public Comments:** (**Exhibit G**) Ben Nielsen, a property owner to the north objects to the proposed Lazy Moose Run Subdivision due to concerns of increased traffic, the lots being too small, the potential for increased crime, and potential for trespass onto their property.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #15 Lazy Mountain; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #19 Lazy Mountain; MSB Emergency Services, Community Development or Planning; MEA or MTA.

**CONCLUSION:** The preliminary plat of Lazy Moose Run is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, 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 will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

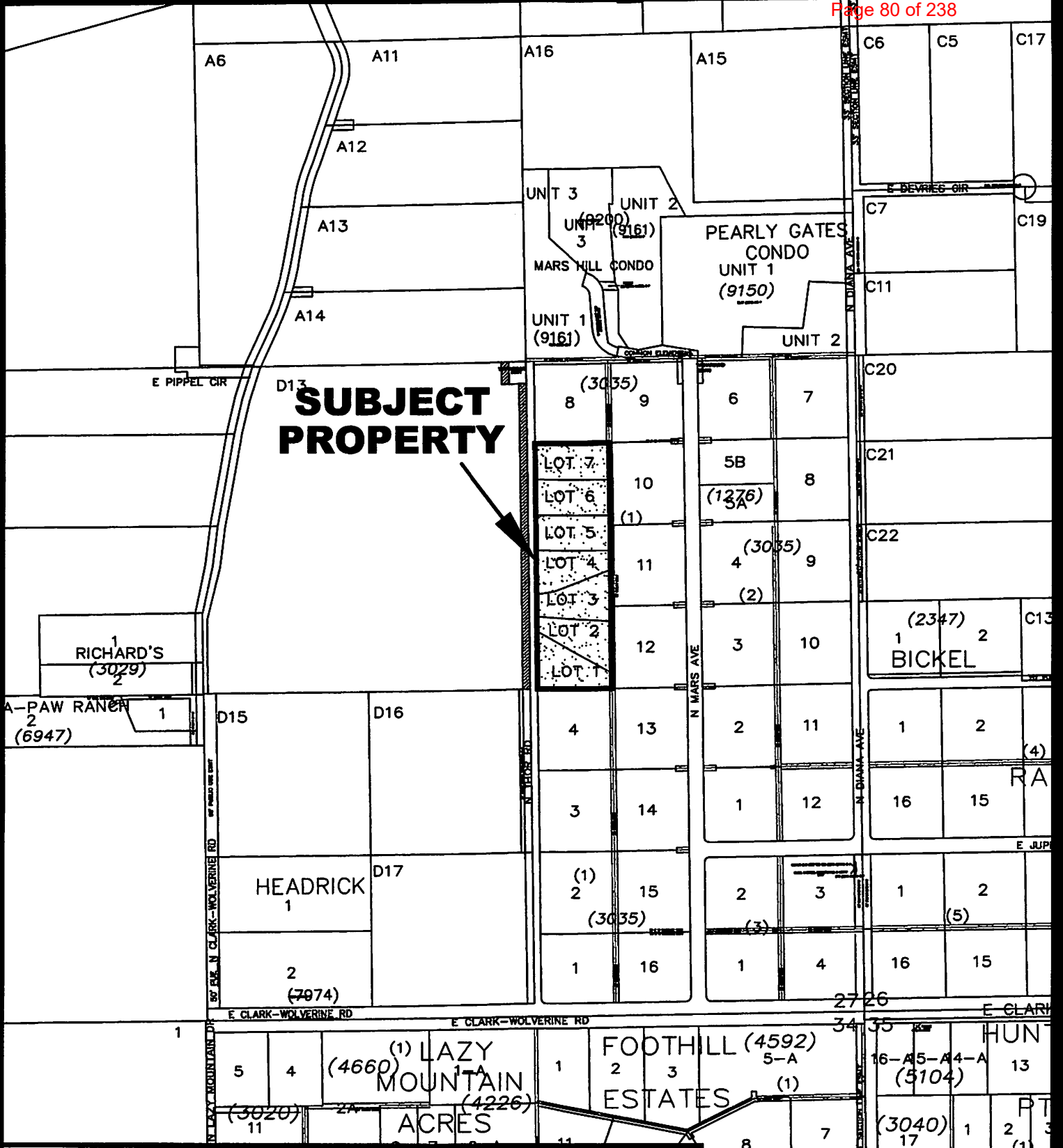
**FINDINGS OF FACT**

1. The plat of Lazy Moose Run 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)(1).
3. The lot has the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #15 Lazy Mountain; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #19 Lazy Mountain; MSB Emergency Services, Community Development or Planning; MEA or MTA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There was one objection from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Lazy Moose Run, Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide copy of driveway permit / submitted driveway permit application to the platting staff for all existing driveways.
5. Provide a copy of the recorded N. Thor Road Addition PUE, MSB Case #2024-045.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit plat in full compliance with Title 43.



**SUBJECT  
PROPERTY**

**VICINITY MAP**

FOR PROPOSED LAZY MOOSE RUN SUBDIVISION  
LOCATED WITHIN  
SECTION 27, T18N, R02E, SEWARD MERIDIAN  
ALASKA

PA 06 MAP

**EXHIBIT A-1**







N Thor Rd

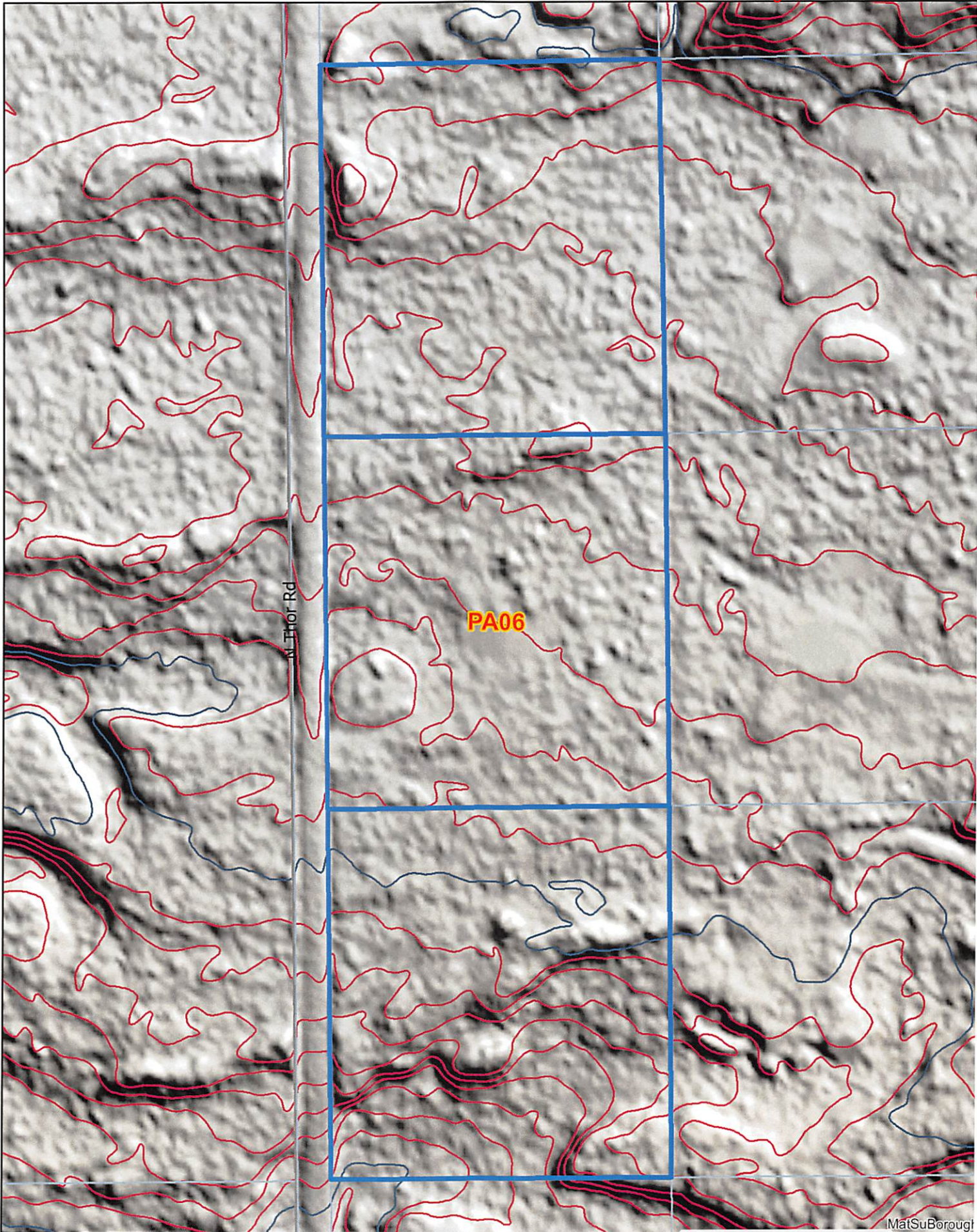
PA06

100 50 0 100 Feet

MatSu Borough

EXHIBIT A-3





100 50 0 100 Feet

EXHIBIT A-4

MatSu Borough





**PA06**

450 225 0 450 Feet

**EXHIBIT A-5**





# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

February 7, 2024

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

RECEIVED  
FEB 08 2024  
PLATTING

Re: *Lazy Moose Run Subdivision*; Useable Areas, Soils, and Drainage  
HE #23053

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 6 new lots from 3 existing lots totaling 6.9 acres. Our soils evaluation included logging 5 new testholes on the parent parcel, review of adjacent existing soils information, review of the provided topography information, review of multiple aerial images, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a long rectangle east of N. Thor Road, oriented north-south. The parcel generally slopes gently to the south, with the steepest grades near the south end. A few minor areas with steep slopes over 25% were noted and are delineated on the attached map. The total elevation differential indicated from the provided topographical map is approximately 40'.

Soils & Vegetation. The parent parcel contains an existing residence on lot 6 with related outbuildings, clearings, driveways, and utilities. The remainder of the parent parcel exists in an apparent native or near-native state. Existing vegetation within the wooded portion primarily consists of willow, cottonwood, birch and spruce trees. Areas between mature trees are dominated by thick stands of second growth young trees with tall grasses and shrubs throughout. As shown in the drawing, grassy areas, some tussocks and an apparent minor spring pond appear in aerial images of proposed Lot 1, however there is no mapped wetlands. Five new testholes were dug on the parent parcel on 8/23/2023 to evaluate existing soil conditions. Near surface soils encountered in the testholes typically included a thin organic mat over a thick layer of silty loess topsoils which extended down 2.5' to 3'. Receiving soils under the topsoils consisted primarily of relatively dense silty sands and gravels, with the silt content generally decreasing with depth. Soil samples were sieve tested for each logged testhole except #4, which was dug to 11' and used as supplementary groundwater level information only. Sieve tests on samples from testholes 1, 2, 3, & 5 returned results of 31%, 26%, 37%, and 37% percent silt

respectively. The soils were also all assessed as having a low plasticity. A copy of the logs and a testhole location/topography map is attached.

Groundwater. Groundwater was encountered in testholes labeled 1, 2, 3, & 5 at depths of 11', 10', 9', and 11' respectively. Supplementary testhole labeled testhole 4 did not contain groundwater and was dug to 11'. The testholes had been dug prior to our arrival at the site and had ample time to stabilize. Existing testholes to the east are shown on the map; these holes encountered water at 4 to 5 feet. Surface water is evident approximately 100' north of the northwest corner, and 75' northeast of the southeast corner of the project. Despite the presence of groundwater in the four testholes, and the adjacent surface waters, adequate useable septic area will exist on each lot.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to existing water wells, setbacks to surface water, areas with <8' groundwater table, steep areas and lotlines. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to meet the code requirements. Based on the available soils and water table information, topography contours, MSB Title 43 Code definitions, and our observations at the site, ***the proposed new lots 1-7 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

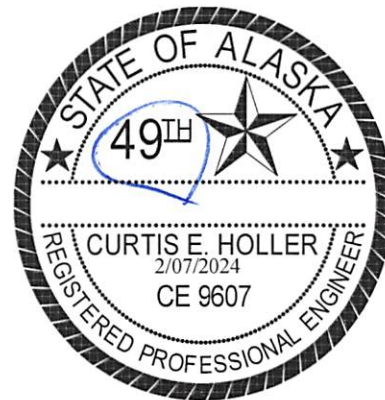
Roads and Drainage. As no new roads are proposed no formal drainage plan is required. Lots will be accessed by new or existing driveways onto N. Thor Road. General existing drainage patterns are shown on the attached map.

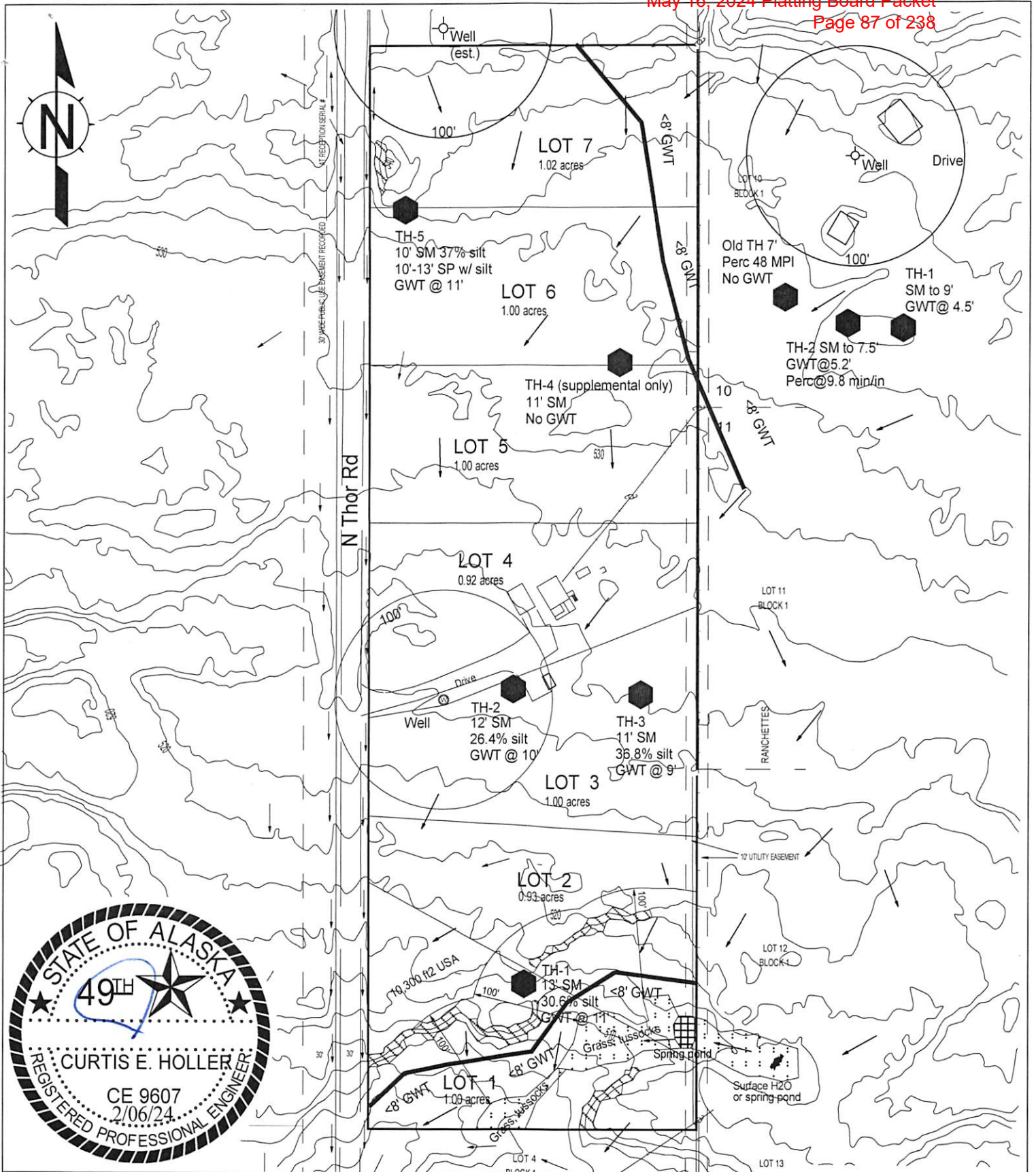
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: T. Van Diest, w/attachments





Lazy Moose Run  
Useable Area, Testholes, and Topography Drawing



Job # 23053      Scale: 1" = 120'      Date: 2/06/24

**Notes**

1. Location of some improvements approximate.
2. Base map & contours provided by surveyor.
3. Arrows denote apparent drainage patterns.
4. Testholes located using GPS

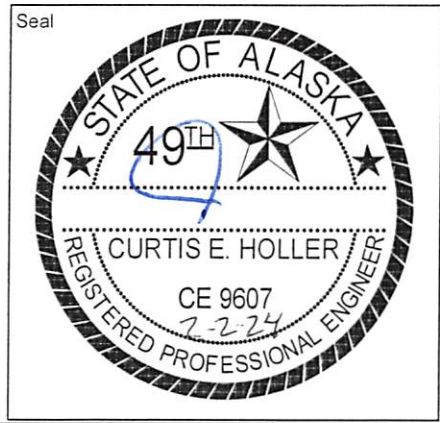


# HOLLER ENGINEERING

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

## SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 5  
 Performed For: TOM VAN DIEST  
 Legal Description: LAZY MOOSE SUB DIV



Depth, feet	Soil Type	Slope	Site Plan
0 - 1	OL		(SEE MAP)
1 - 3	SM-ML BROWN LOESS		
3 - 4			
4 - 5	SM w/ GRAVEL		
5 - 6	CLUE GRAY, DENSE		
6 - 7	MOST ROCK < 4"		
7 - 8	Few to 10"		
8 - 9			
9 - 10	SLIGHTLY LESS SILT WITH DEPTH		
10 - 11			
11 - 12			

GRAB SAMPLE

GWT

WAS GROUNDWATER ENCOUNTERED? YES  
 IF YES, AT WHAT DEPTH? 11.0'  
 DEPTH AFTER MONITORING? OPEN + 1 HOUR

Slope

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A				

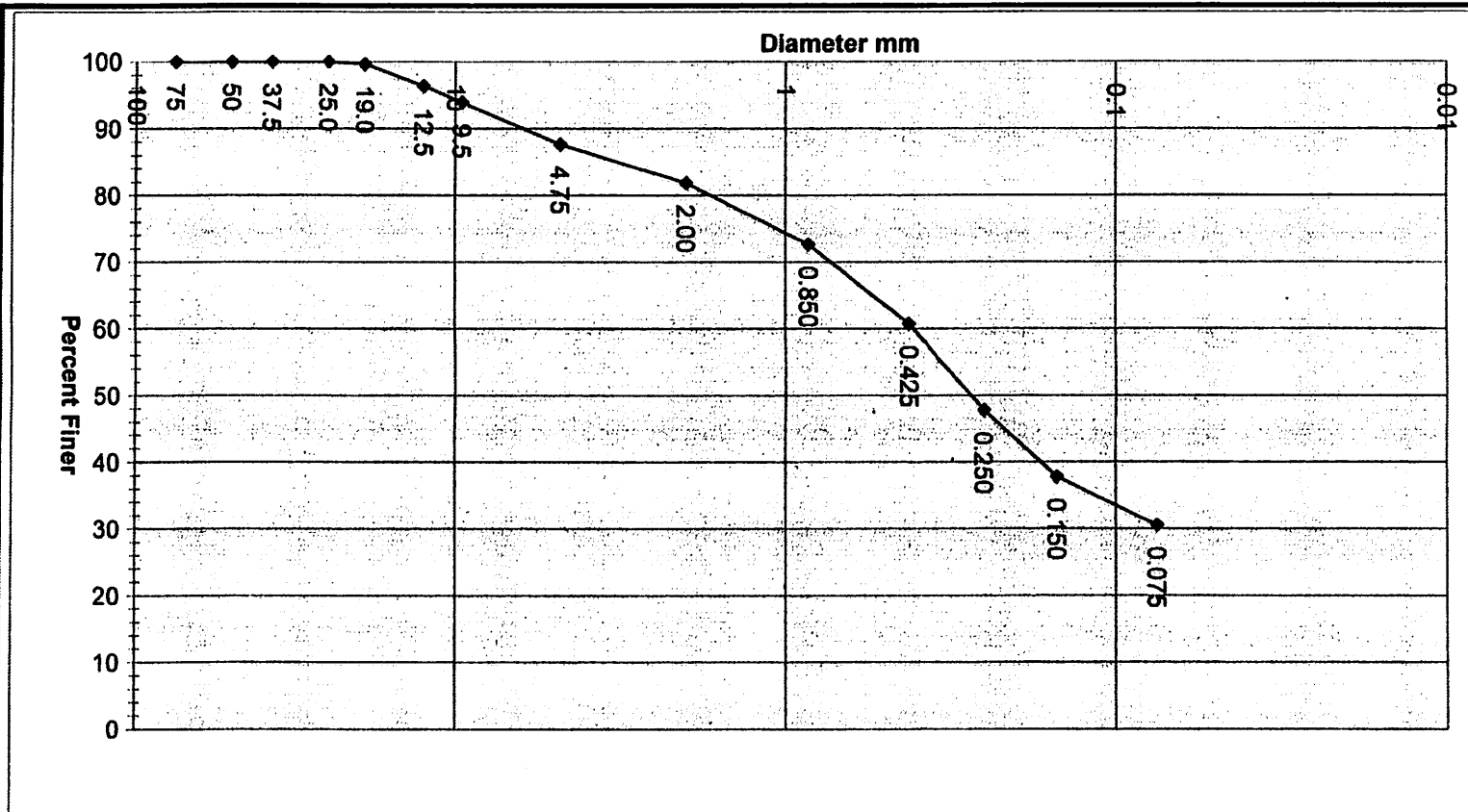
- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN 1 FT AND \_\_\_\_\_ FT DEPTH  
 - COMMENTS: SEE SIEVE TEST 31% FINES @ 6'  
 - PERFORMED BY: J. WILKINS DATE: 8-23-2023





# HANSEN ENGINEERING, INC.

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



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	100
3/4"	19.0	100
1/2"	12.5	96
3/8"	9.5	94
#4	4.75	88
#10	2.00	82
#20	0.850	73
#40	0.425	61
#60	0.250	48
#100	0.150	38
#200	0.075	30.6

Client: Van Diest / Holler Eng

Soil Description: Silty Sand

Project: Thor Rd

Unified Classification: SM

Sample Location: TH #1 @ 6'

Sample appears to have a low PI.

Date: 9/8/2023

Sample Date: 8/23/2023

Proj. no: 23070

EXHIBIT B-5



# HOLLER ENGINEERING

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

Seal



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 5  
 Performed For: TOM VAN DIEST  
 Legal Description: LAZY MOOSE SUB DW

Depth, feet	Soil Type	Slope	Site Plan
1	OL		
1-2	SM-ML BROWN LOESS		
2-3			(SEE MAP)
3-4			
4-5	SM-GM		
5-6	TO		
6-7	SM W/ GRAVEL		
7-8	MOST ROCK < 4"		
8-9	Few to 12"		
9-10	DENSE		

GRAB SAMPLE

GWT

WAS GROUNDWATER ENCOUNTERED? YES  
 IF YES, AT WHAT DEPTH? 10.0  
 DEPTH AFTER MONITORING? OPEN + 1 HOUR

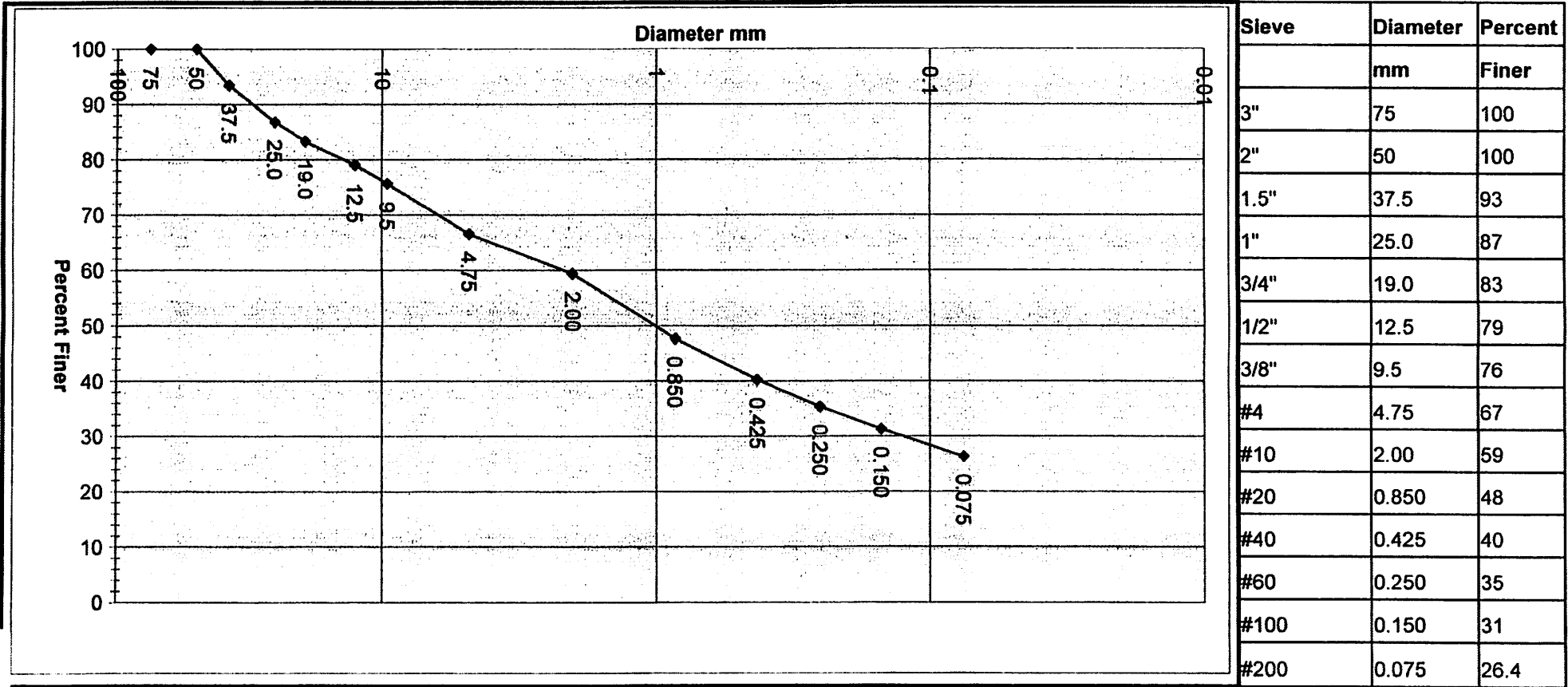
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A				

- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH  
 - COMMENTS: SEE SIEVE TEST 26% FINES @ 5'  
 - PERFORMED BY: J. WILKINS      DATE: 8-23-2023



# HANSEN ENGINEERING, INC.

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



Client: **Van Diest / Holler Eng**

Soil Description: **Silty Sand with Gravel**

Project: **Thor Rd**

Unified Classification: **SM**

Sample Location: **TH #2 @ 5'**

Sample appears to have a very low PI.

Date: **9/8/2023**

Sample Date: **8/23/2023**

Proj. no: **23070**

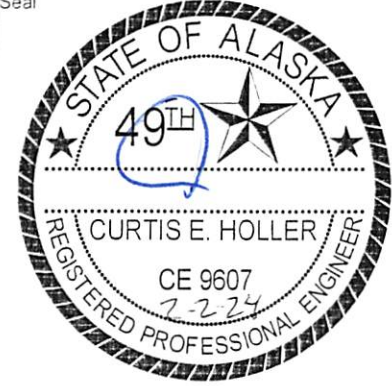
EXHIBIT B-7



# HOLLER ENGINEERING

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

Seal



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 5  
 Performed For: TOM VAN DIEST  
 Legal Description: LAZY MOOSE SUB DV

Depth, feet	Soil Type	Slope	Site Plan
0 - 1	OL		(SEE MAP)
1 - 3	SM-ML BROWN LOESS		
3 - 4			
4 - 5	SM w/ GRAVEL		
5 - 6	OLIVE GRAY		
6 - 7	Rock to 4" Few to 10"		
7 - 8			
8 - 9			
9 - 10			
10 - 11			

GRAB SAMPLE

SEEPS  
▽

WAS GROUNDWATER ENCOUNTERED? YES

IF YES, AT WHAT DEPTH? SEEPS PAST 9'

DEPTH AFTER MONITORING? OPEN + 1 HOUR

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A				

- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

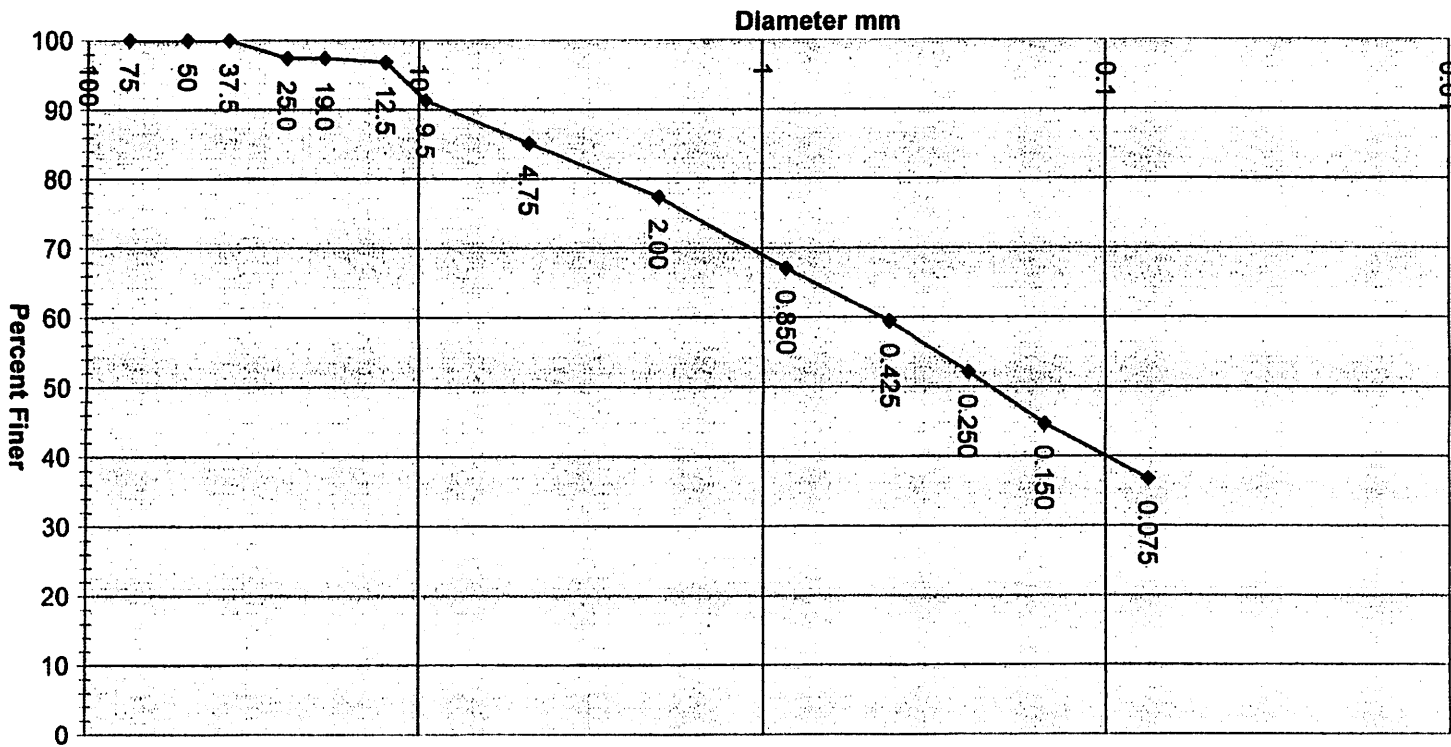
- COMMENTS: SEE SIEVE TEST 37% FINES @ 5'

- PERFORMED BY: J. WILKINS      DATE: 8-23-2023



# HANSEN ENGINEERING, INC.

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



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	97
3/4"	19.0	97
1/2"	12.5	97
3/8"	9.5	91
#4	4.75	85
#10	2.00	77
#20	0.850	67
#40	0.425	59
#60	0.250	52
#100	0.150	45
#200	0.075	36.8

Client: **Van Diest / Holler Eng**  
 Project: **Thor Rd**  
 Sample Location: **TH #3 @ 5'**

Soil Description: **Silty Sand with Gravel**  
 Unified Classification: **SM**  
 Sample appears to have a very low PI.

Date: **9/8/2023**  
 Sample Date: **8/23/2023**  
 Proj. no: **23070**

EXHIBIT B-7



# HOLLER ENGINEERING

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

## SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 5  
 Performed For: TOM VAN DIEST  
 Legal Description: LAZY MOOSE SUB P1E



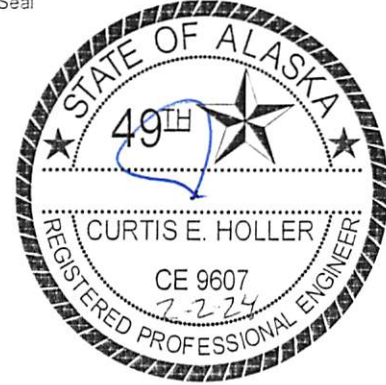
Depth, feet	Soil Type	Slope	Site Plan																																																																		
0 - 1	OL		(SEE MAP)																																																																		
1 - 3	SM-ML Brown																																																																				
3 - 4	SM-GM																																																																				
4 - 5	olive GRAY																																																																				
5 - 6	most rock < 4"																																																																				
6 - 7	Few to 10"																																																																				
7 - 8	LESS SILT																																																																				
8 - 9	with DEPTH																																																																				
9 - 10																																																																					
10 - 11	NO GW/NO SEEP																																																																				
11 - 12																																																																					
WAS GROUNDWATER ENCOUNTERED? <u>NO</u> IF YES, AT WHAT DEPTH? _____ DEPTH AFTER MONITORING? <u>OPEN + 1 HOUR</u>																																																																					
<table border="1" style="width: 100%;"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td></td> <td>N/A</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop		N/A																																																				
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	N/A																																																																				
- PERCOLATION RATE _____ (min/inch)      PERC HOLE DIAMETER _____ - TEST RUN BETWEEN _____ FT AND _____ FT DEPTH - COMMENTS: <u>THIS TH CONSIDERED SUPPLEMENTAL INFO</u> _____ _____ - PERFORMED BY: <u>J. WILKINS</u> DATE: <u>8-23-2023</u>																																																																					



# HOLLER ENGINEERING

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

Seal



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 5 of 5

Performed For: TOM VAN DIEST

Legal Description: LAZY MOOSE SUB PD

Depth, feet	Soil Type	Slope	Site Plan
1	OL		
1-3	SM-ML BROWN LOESS TO YELLOW		
3-4	SM w/ GRAVEL		
4-6	VARIABLES TO SP w/ SILT & GRAVEL		(SEE MAP)
6-7	ROCK TO 4", FEW 8"		
7-8	CLIVE GRAY		
8-9			
9-10			
10-11	SP CLEAN SAND		

GRASS SAMPLE

GWT

WAS GROUNDWATER ENCOUNTERED? YES

IF YES, AT WHAT DEPTH? 11.0

DEPTH AFTER MONITORING? OPEN + 1 HOUR

Slope

### PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A				

PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

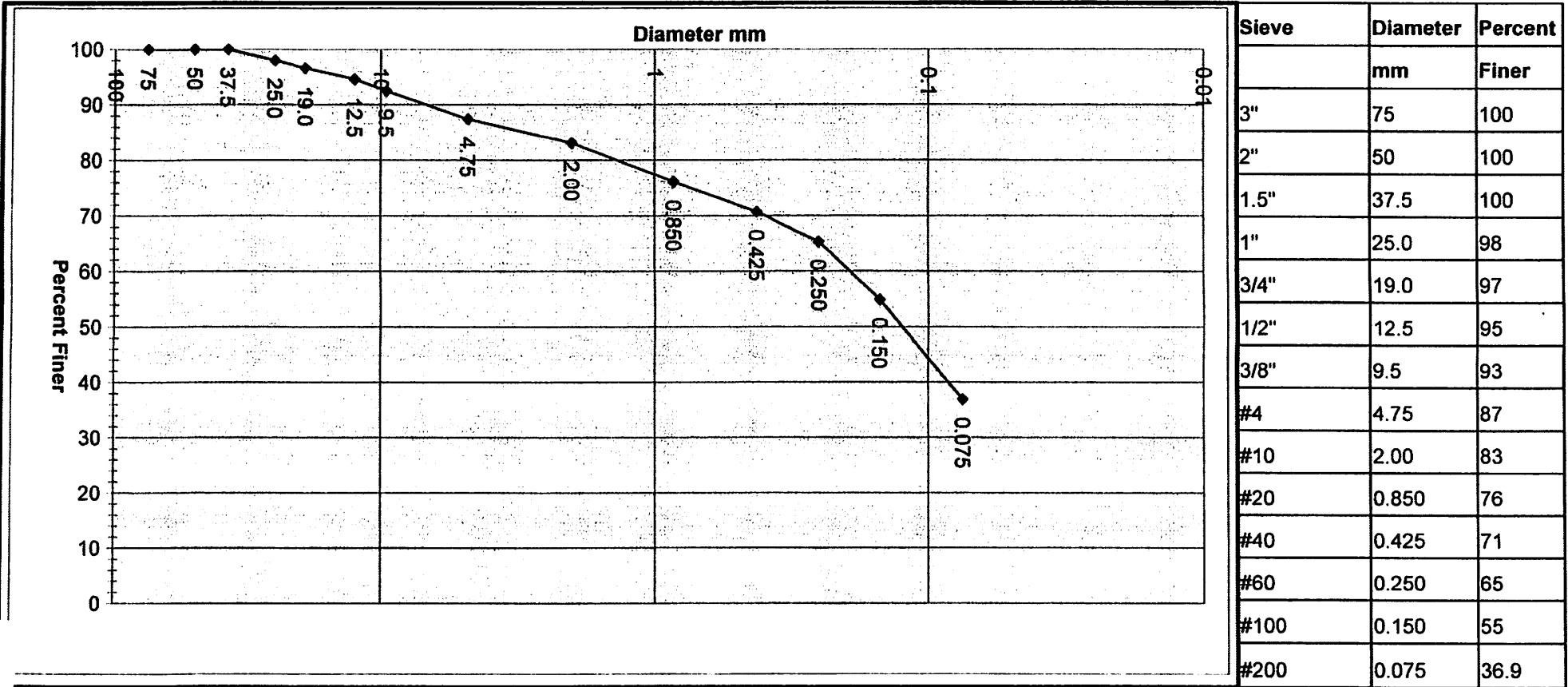
COMMENTS: SEE SIEVE TEST 37% FINER @ 6'

PERFORMED BY: J. WILKINS DATE: 8-23-2023



# HANSEN ENGINEERING, INC.

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



Client: **Van Diest / Holler Eng**

Soil Description: **Silty Sand**

Project: **Thor Rd**

Unified Classification: **SM**

Sample Location: **TH #5 @ 6'**

Sample appears to have a very low PI.

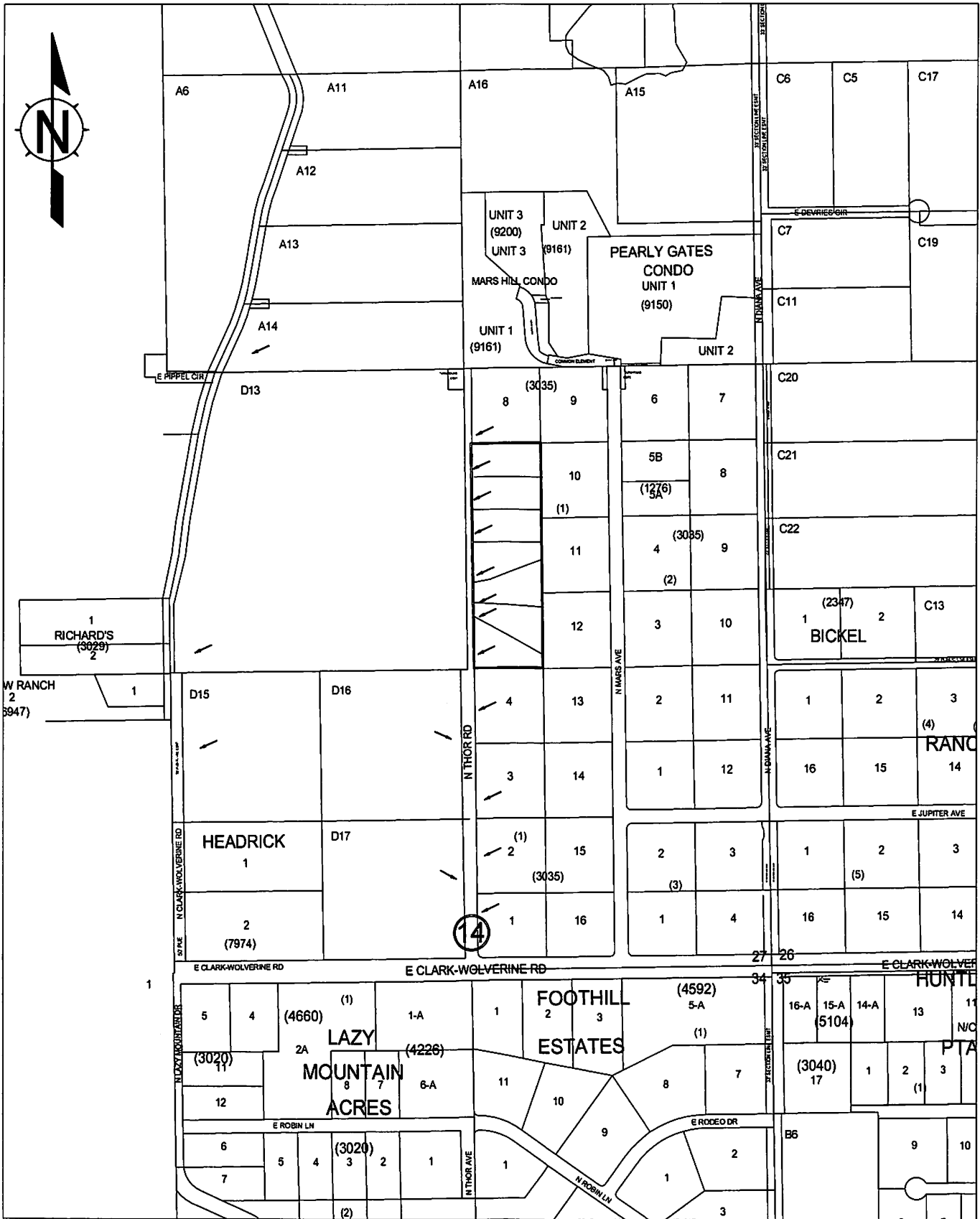
Date: **9/8/2023**

Sample Date: **8/23/2023**

Proj. no: **23070**

EXHIBIT B-12





Lazy Moose Run Traffic Analysis/ Lot Count Map - Feb 2024

## Matthew Goddard

---

**From:** Vullo, Emily N CTR USARMY CEPOA (USA) <Emily.N.Vullo@usace.army.mil>  
**Sent:** Monday, April 1, 2024 11:25 AM  
**To:** Matthew Goddard  
**Subject:** USACE Comments: RE: RFC Lazy Moose Run (MG)

Good morning,

Corps of Engineers (Corps) does not have any specific comments regarding the Lazy Moose Run Subdivision.

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

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://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](http://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 including the Matanuska River and Big Lake.

Future land owners 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](mailto:regpagemaster@usace.army.mil)) and they will be assigned a project manager to assist them. Please feel free to contact our main line if you or the future owner have any questions or concerns at 907-753-2712.

Sincerely,  
Emily

Emily Vullo  
Project Manager  
U.S. Army Corps of Engineers  
Regulatory Division, CEPOA-RD  
P.O. Box 6898  
JBER, AK 99506-0898  
Phone: 907-753-2704  
<https://regulatory.ops.usace.army.mil/customer-service-survey/>

---

**From:** CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>  
**Sent:** Monday, April 01, 2024 9:29 AM  
**To:** Vullo, Emily N CTR USARMY CEPOA (USA) <Emily.N.Vullo@usace.army.mil>; Land, Frederick J CIV USARMY CEPOA

(USA) <Frederick.J.Land@usace.army.mil>

**Subject:** FW: RFC Lazy Moose Run (MG)

*Please read and respond if necessary. Thank you!*

*Amie Schoelen*

*U.S. Army Corps of Engineers, Alaska District*

*Lead Administrative Assistant, Regulatory Division*

*(907)753-2607*

---

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>

**Sent:** Friday, March 29, 2024 5:01 PM

**To:** CEPOA-SM-RD-Pagemaster <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; Myers, Sarah E E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; [loori1991@gmail.com](mailto:loori1991@gmail.com); [nmyount@anthc.org](mailto:nmyount@anthc.org); Chad Cameron Contact <[ccameron@palmerak.org](mailto:ccameron@palmerak.org)>; Brian Davis <[Brian.Davis@matsugov.us](mailto:Brian.Davis@matsugov.us)>; Fire Code <[Fire.Code@matsugov.us](mailto:Fire.Code@matsugov.us)>; [timhaledistrict1@gmail.com](mailto:timhaledistrict1@gmail.com); Land Management <[Land.Management@matsugov.us](mailto:Land.Management@matsugov.us)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>; Elaine Flagg <[Elaine.Flagg@matsugov.us](mailto:Elaine.Flagg@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; [pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov); [matthew.a.carey@usps.gov](mailto:matthew.a.carey@usps.gov); [jordan.t.matthews@usps.gov](mailto:jordan.t.matthews@usps.gov); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Andrew Fraiser <[andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com)>; ROW <[row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com)>; Right of Way Dept. <[row@mtasolutions.com](mailto:row@mtasolutions.com)>; OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; [mearow@mea.coop](mailto:mearow@mea.coop)

**Subject:** [Non-DoD Source] RFC Lazy Moose Run (MG)

Hello,

The following link is a request for comments on the proposed Lazy Moose Run subdivision.

Please ensure all comments have been submitted by April 19, 2024, so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Lazy Moose Run](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

Platting Technician

907-861-7881

[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

## Matthew Goddard

---

**From:** Tammy Simmons  
**Sent:** Tuesday, April 16, 2024 3:07 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons  
**Subject:** Re: RFC Lazy Moose Run (MG)

Hello,

PD&E has no objections or comments.

Thank you,

PD&E Review Group

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, March 29, 2024 5:00 PM  
**To:** regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; loori1991@gmail.com <loori1991@gmail.com>; nmyount@anthc.org <nmyount@anthc.org>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; timhaldistrict1@gmail.com <timhaldistrict1@gmail.com>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; pamela.j.melchert@usps.gov <pamela.j.melchert@usps.gov>; matthew.a.carey@usps.gov <matthew.a.carey@usps.gov>; jordan.t.matthews@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 <mearow@mea.coop>  
**Subject:** RFC Lazy Moose Run (MG)

Hello,

The following link is a request for comments on the proposed Lazy Moose Run subdivision. Please ensure all comments have been submitted by April 19, 2024, so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Lazy Moose Run](#)

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:** Monday, April 1, 2024 9:43 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Thor Road Addition PUE (MG)  
**Attachments:** Screenshot 2024-04-01 094144.png

Hi Matthew. A new driveway permit will be needed for 3405 N Thor Rd.

No other comments. Thanks.

### Brandon Tucker

Permit Technician

[Matanuska-Susitna Borough Permit Center](#)

350 E Dahlia Ave  
Palmer AK 99645  
P (907) 861-7871  
F (907) 861-8158

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, March 29, 2024 3:26 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; regpagemaster@usace.army.mil; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; loori1991@gmail.com; nmyount@anthc.org; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; timhaledistrict1@gmail.com; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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 Thor Road Addition PUE (MG)

Hello

The following link is a request for comments for the proposed Thor Road Addition PUE.  
Please ensure all comments have been submitted by April 19, 2024 so they can be incorporated into the staff report packet that will be presented to the Platting Board.

[Thor Road Addition PUE](#)

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

April 18, 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 for **Patricia RSB Lot 1 (MSB Case# 2024-056)** and requests the following note to be added to the plat:

- ENSTAR Natural Gas Company, LLC advises that there is a high-pressure natural gas transmission pipeline within S. Knik-Goose Bay Road ROW. Notify ENSTAR prior to any excavation or construction within 25 FT of the S. Knik Goose Bay Road ROW.

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

- **Sun Valley Ferris**  
(MSB Case# 2024-054)
- **Thor Road Addition PUE**  
(MSB Case# 2024-045)
- **Lazy Moose Run**  
(MSB Case# 2024-048)

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,

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

Skylar Furlong  
Environmental Permitting & Compliance Specialist  
ENSTAR Natural Gas Company, LLC

**EXHIBIT G -1**

## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Friday, April 12, 2024 9:09 AM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Lazy Moose Run (MG)  
**Attachments:** Agenda Plat STAMPED.pdf

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

Hello Matthew,

GCI has no comments or objections to this plat.

Thank you,

**JOSHUA SWANSON**  
**GCI** | Engineer II, OSP Design  
w: [www.gci.com](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, March 29, 2024 5:01 PM  
**To:** regpagemaster@usace.army.mil; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; loori1991@gmail.com; nmyount@anthc.org; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; timhaledistrict1@gmail.com; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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 Lazy Moose Run (MG)

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

Hello,

The following link is a request for comments on the proposed Lazy Moose Run subdivision. Please ensure all comments have been submitted by April 19, 2024, so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Lazy Moose Run](#)

Feel free to contact me if you have any questions.





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

RECEIVED  
APR 29 2024  
PLATTING

9161000U001 25  
NIELSEN BENJAMIN JOHN CLYDE  
NIELSEN SOMMER DAWN 3566 N MARS AVE  
PALMER, AK 99645

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: THOMAS & MEGAN VAN DIEST**

**REQUEST:** The request is to create 7 lots from Lots 5, 6, and 7, Ranchettes, Plat #76-64, to be known as **LAZY MOOSE RUN**, containing 6.86 acres +/- . The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and directly east of N. Thor Road (Tax ID #3035B01L005 / L006 / L007); within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1.

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 **May 16, 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, **Matthew Goddard** at (907) 861-7881. 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 [X] Objection [ ] Concern

Name: Ben Sommer Nielsen Address: 3566 N Mars Ave

Comments: Ranchettes were made with the units size to intentionally maintain privacy and space. This subdivision goes against that purpose. The increased activity will only increase problems of traffic and unwanted activity already experienced by neighbors due to a dead end road. Already we experience regular traffic and people attempting to access our private property from the end of Thor. Upgrading and increasing a parking area here, doubling

Case # 2024-048 MG Note: Vicinity map Located on Reverse Side

the # of lots + exposure via more homes or rentals will undoubtedly increase that problem.

**EXHIBIT H**

CERTIFICATE OF OWNERSHIP & DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

THOMAS VAN DIEST DATE
17360 HUNTLEY ROAD
PALMER, ALASKA 99645
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF \_\_\_\_\_, 20\_\_\_\_
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES \_\_\_\_\_

MEGAN VAN DIEST DATE
17360 HUNTLEY ROAD
PALMER, ALASKA 99645
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF \_\_\_\_\_, 20\_\_\_\_
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES \_\_\_\_\_

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE PLANNING & LAND USE DIRECTOR
ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

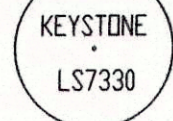
DATE BOROUGH TAX COLLECTION OFFICIAL

NOTES

- 1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE 1/4 CORNER SECTIONS 27 & 34. STATE PLANE COORDINATES IN METERS - SPC (5004-AK 40) NORTHING: 843248.624 EASTING: 549199.524
3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
a) MEA EASEMENT RECORDED SEPTEMBER 29, 1961 IN BOOK 38 AT PAGE 251

LEGEND

- FOUND 2-1/2" ALUMINUM CAP AS SHOWN AND DESCRIBED
FOUND 1/2" REBAR
FOUND 5/8" REBAR WITH PLASTIC CAP AS SHOWN AND DESCRIBED
FOUND 5/8" REBAR
(T) TOTAL DIMENSION
(NTS) DETAIL - NOT TO SCALE
SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



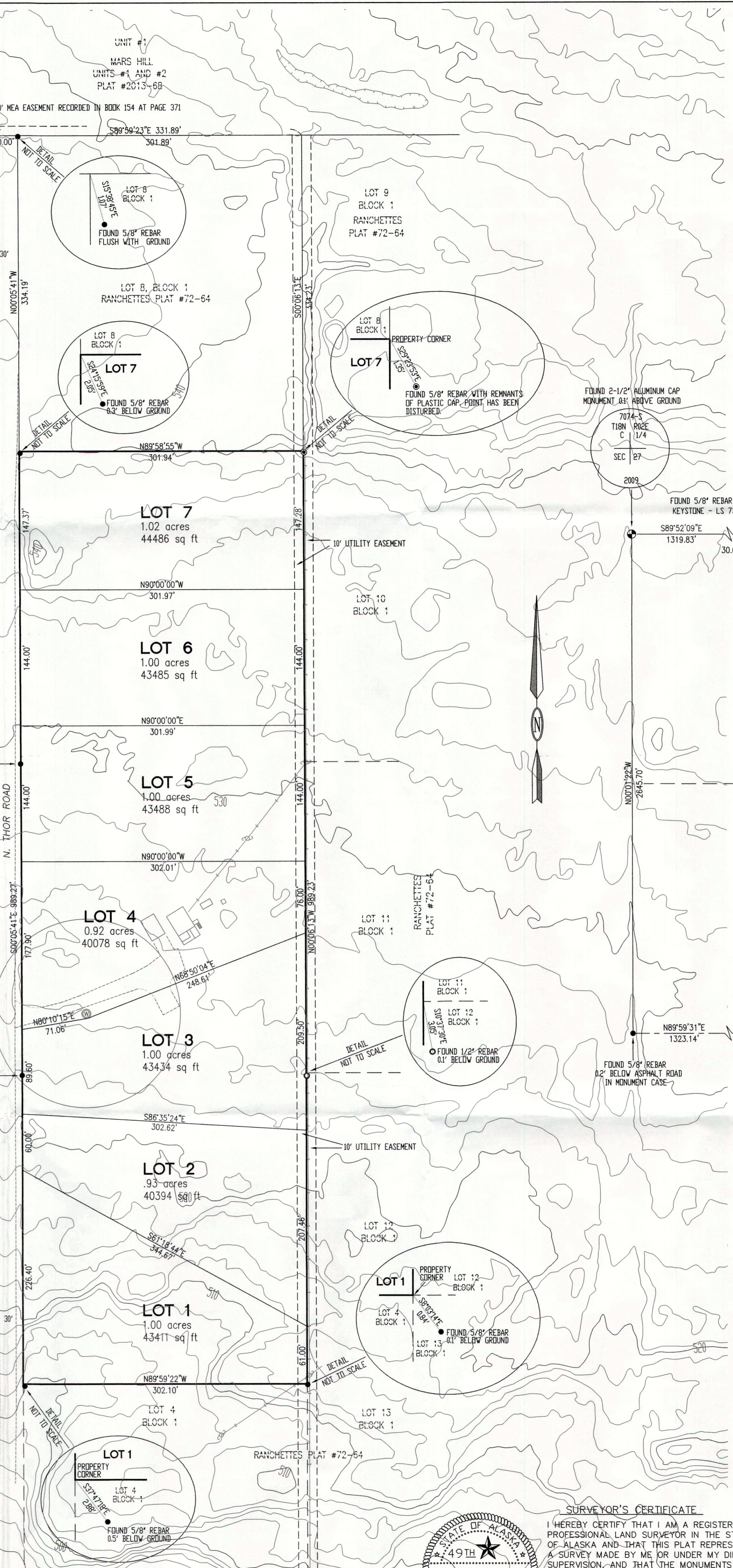
PARCEL # 4
MATANUSKA - SUSITNA BOROUGH WAIVER RESOLUTION SERIAL #2000-036-PHW RECORDED IN BOOK 1057 AT PAGE 189

UNIT # 1
MARS HILL
UNITS #1 AND #2
PLAT #2013-68

PUBLIC USE EASEMENT RECORDED AT RECEPTION SERIAL #

EXISTING TURNAROUND EASEMENT RECORDED OCTOBER 5, 2007 AT RECEPTION SERIAL #2007-02952-0

PARCEL # 3
MATANUSKA - SUSITNA BOROUGH WAIVER RESOLUTION SERIAL #2006-147-PHW RECORDED AS 2006-023389-0 AND RE-RECORDED AS RECEPTION SERIAL # 2007-018611-0



Vicinity map grid showing section numbers and road names like N. Clark Road, E. Smith Road, etc.

VICINITY MAP SCALE 1" = 1 MILE

FOUND 2-1/2" ALUMINUM CAP 0.5' BELOW ASPHALT ROAD IN MONUMENT CASE MARKINGS ILLEGIBLE

FOUND 5/8" REBAR WITH PLASTIC CAP KEYSTONE - LS 7330

FOUND 5/8" REBAR WITH PLASTIC CAP KEYSTONE - LS 7330

FOUND 5/8" REBAR - 0.1' ABOVE GROUND

FOUND 5/8" REBAR - 0.1' ABOVE GROUND

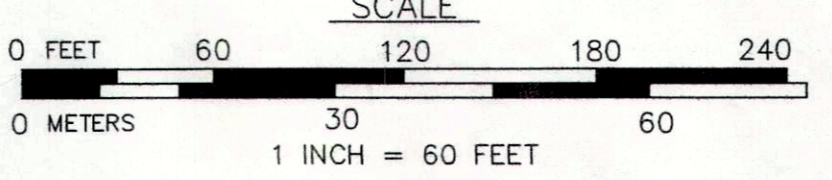
FOUND 5/8" REBAR - FLUSH WITH GROUND

FOUND 5/8" REBAR WITH PLASTIC CAP - FLUSH WITH GROUND

FOUND 5/8" REBAR - 0.7' BELOW ASPHALT ROAD

FOUND 5/8" REBAR - 0.3' BELOW ASPHALT ROAD

CONTROL SKETCH 1 INCH = 300 FEET



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.
7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE

RECEIVED FEB 08 2024
Agenda Copy PLATTING

PLAT OF LAZY MOOSE RUN
A SUBDIVISION OF LOTS 5, 6 AND 7, BLOCK 1 RANCHETTES, PLAT #72-64
WITHIN THE E1/2 SE1/4 SECTION 27, T. 18 N., R. 2 E. SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 6.86 ACRES, MORE OR LESS
KEYSTONE SURVEYING & MAPPING
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645 PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645 PHONE: (907) 376-7811
DRAWN BY: ICAD/K.Lyne DATE: 2/7/24 DRAWING: 2024-5/LazMoose
CHECKED BY: GLo SCALE: 1 INCH = 100 FEET SHEET 1 OF 1



D



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 16, 2024

PRELIMINARY PLAT: SILVERTIP COMMERCIAL  
LEGAL DESCRIPTION: SEC 33, T17N, R02E, SEWARD MERIDIAN AK  
PETITIONERS: MAUITOE LLC/RON & MICHELLE RICHARDS  
SURVEYOR: KEYSTONE SURVEYING  
ACRES: .87 ± PARCELS: 3  
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2024-050

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**REQUEST:** The request is to create three lots from Block 1, Lots 3-5, ARRC Subdivision, Plat No. 3-124, to be known as **SILVERTIP COMMERCIAL**, containing .87 acres +/- . Parcels are located south of W. Cottonwood Avenue, north of E. Cedar Avenue, directly west of S. Colony Way and directly east of S. Alaska Street, within the City of Palmer; lying within Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A</b> – 4 pgs
<b><u>AGENCY COMMENTS</u></b>	
Department of Public Works Pre-Design Division	<b>EXHIBIT B</b> – 1 pg
USACE	<b>EXHIBIT C</b> – 1 pg
Utilities	<b>EXHIBIT D</b> – 3 pgs
City of Palmer	<b>EXHIBIT E</b> – 6 pgs
Public	<b>EXHIBIT F</b> – 4 pgs

**DISCUSSION:** This platting action is creating three lots from Lots 3-5, Block 1, ARRC Subdivision, Plat No. 3-124. Petitioner will be granting a 20' wide sewer easement on the south boundary of proposed Lot 3, a 10' wide waterline easement on the south boundary of proposed Lot 2 and a 10' wide waterline easement on the north boundary of proposed Lot 1, to facilitate City of Palmer water and sewer for all three lots. Pursuant to MSB 43.15.049(I), ADEC review and approval are required for community or municipal water supply systems or wastewater disposal systems. City of Palmer has provided their concurrence on approval of the water and sewer and has provided a sketch at **Exhibit E-6**, showing the location of the water and sewer connection points. A soils report was not required, as all three lots will be served by City of Palmer water supply and sewer system (see Note # 4 on preliminary plat).

**Comments:** Department of Public Works Pre-Design Division (**Exhibit B**) has no comment.

**USACE:** (**Exhibit C**) has no comments regarding the platting action. A Department of Army (DA) authorization is required if anyone proposes to place dredged and/or fill material into water of the US, including wetlands and/or perform work in navigable waters of the US. A copy of the DA permit

application can be found online. Section 404 of the Clean Water Act requires a DA permit be obtained for the placement or discharge of dredged and/or fill materials into waters of the US, including jurisdictional wetlands (33 USC 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 soils conditions. Section 10 of the Rivers and Harbors Act of 1899 requires a DA permit be obtained for structures or work in or affecting navigable waters of the US (33 USC 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would required Section 10 Authorization.

**Utilities: (Exhibit D)** GCI asked how power would be routed to the lot. GCI's cable is on the east side of these lots and Lot 1 would not have access to it after the split. *Staff referred the question to the surveyor. Surveyor responded there is power along the back and across the lots, and most likely utilities in the road and across the street, as it is downtown Palmer. Surveyor suggested GCI to contact other utility companies for the location of underground utilities.* Enstar has no comments or recommendations. MTA has no comments. MEA did not respond.

**City of Palmer: (Exhibit E)** Building Inspector notes adhere to PMC 17.08.268-Flag Lots. Is Lot #3's vehicular access to remain through Lots 1 & 2 lot line or will access change to/from S. Colony Way? Community Development: The lots are located within the designated Airport Influence Area; it is recommended that a plat note be added to the new plat reflecting this information. All lots are zoned Commercial General (CG) and located within the Central Business District. The proposed new lots meet the required minimum lot width of 60' and minimum lot area of 7,200 sf. The proposed lots will need to meet residential setbacks of 25' for front and rear yards and 6' for side yards for ground level dwelling units. Planning and Zoning Commission had no comments.

Public Works notes the proposed 20' water line easement on the south side of Lot #2 should be labeled for Lot #3 water service only. Recommend owner field verified with locating device the existing water service to existing structure and it is in fact there in proposed easement. If the existing water service line is outside the proposed easement, then a new water service should be installed to city standards from key box to structure it serves and moved before replat is allowed. *Surveyor notes this will be field verified and if not in the proposed easement the easement will be moved, not the water line.* The 20' water line easement on the north side of Lot #1 is not required and serves no purpose. Currently, 2009 Alaska Street water line as-builts show exiting 1" water key box and connection point for Lot #1 is in the southwest corner for future development installed in 2009. *Surveyor questioned if a 20' easement is sufficient and City of Palmer responded that it is. Waterline easements will be changed to a total of 20' wide on final plat.* Future development of Lot #1 will require a City of Palmer driveway permit with drawing and the driveway to be constructed to city specifications with additional ADA requirements. Recommend this be done before replat is allowed. *Staff notes an application for a driveway permit will be required; not the construction of the driveway, the permit only (see Recommendation #4).* The proposed 40' wide sewer line easement on the south side of Lot #3 could be reduced to 20' wide and should be labeled for Lot #1 sewer only. *This easement will also be changed to 20' wide on final plat, as the City of Palmer deems a 20' easement sufficient width.*

**Public: (Exhibit F)** Jessica Walden, owner of Lot 7, Block 2, Felton Addition Palmer Townsite, to the north, has no objection. John & Michelle Moosey, owners of Lot 19A, Block 4, Felton Addition Palmer



Townsite, have no objections: “We support this proposal. It is always great when downtown Palmer improves and advances.” David Baker, owner of Lot 17-1, Block 1, ARRC #1, has no objection: “I am all in favor of Mr. & Mrs. Richards’ petition to develop their property”. Barbara Beckage, ARRC manager, Tract 1, Matanuska Valley Sportsmen Survey, has no objection.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; MSB Emergency Services, Assessments, or Planning; MEA or MTA.

**CONCLUSION:** The preliminary plat of **SILVERTIP COMMERCIAL** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing; two non-objections were received. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. No soils report was not required, as the lots are served by City of Palmer water and sewer.

### **FINDINGS OF FACT**

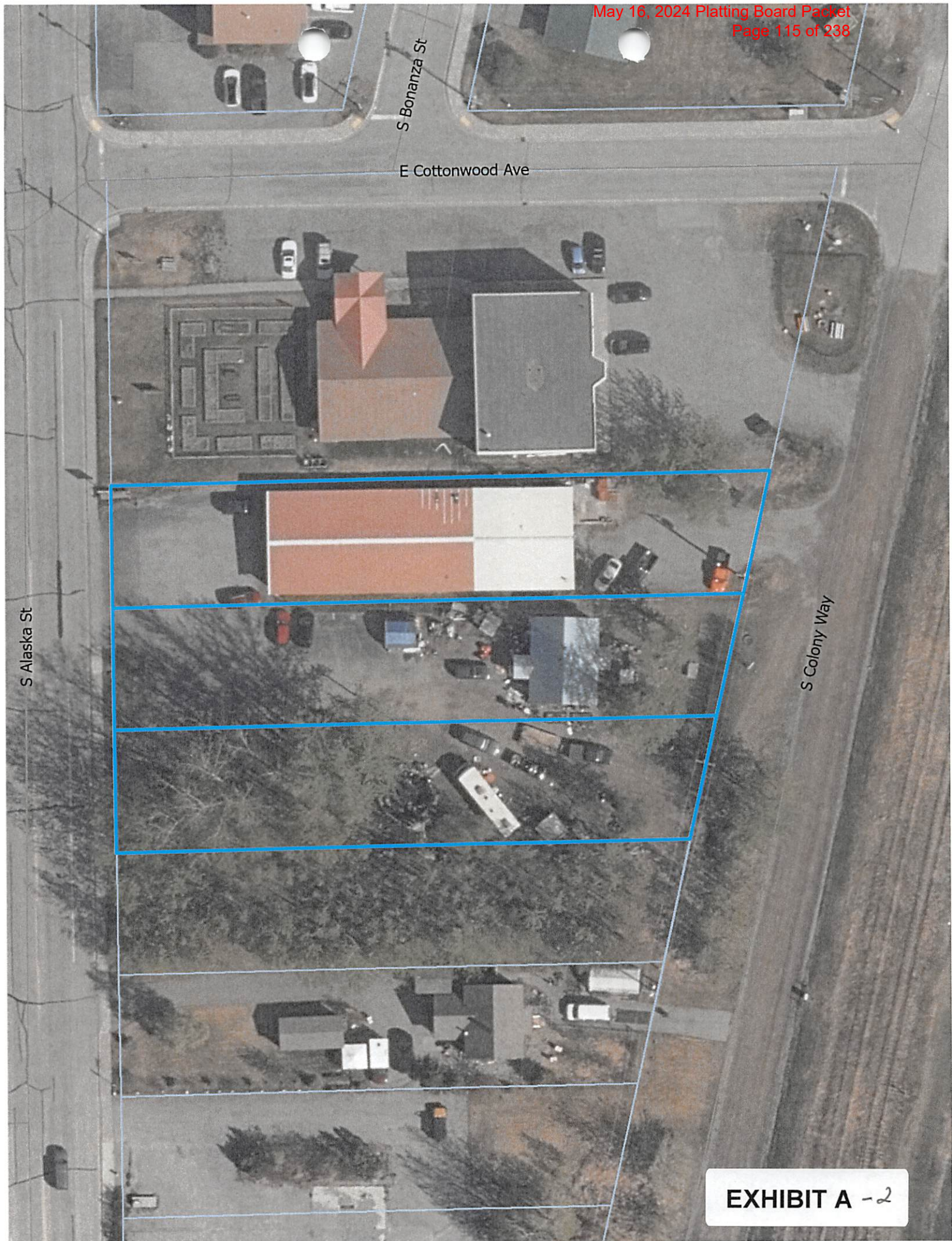
1. The plat of Silvertip Commercial is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was not required, as lots are served by City of Palmer water and sewer.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; MSB Emergency Services, Assessments, or Planning; MEA or MTA.
5. There were no objections to the plat or vacations from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing; two non-objections were received.

### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Silvertip Commercial, Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:**

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





S Bonanza St

E Cottonwood Ave

S Colony Way

S Alaska St

EXHIBIT A -2

S Bonanza St

E Cottonwood Ave

S Alaska St

Matanuska

S Colony Way

EXHIBIT A -3



EXHIBIT A-4

## Amy Otto-Buchanan

---

**From:** Tammy Simmons  
**Sent:** Tuesday, April 23, 2024 3:59 PM  
**To:** Amy Otto-Buchanan; Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons  
**Subject:** Re: RFC Silvertip Com #24-050

Hello,

PD&E has no comments.

Thank you,

PD&E Review Group

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, April 2, 2024 4:27 PM  
**To:** sarah.myers@alaska.gov <sarah.myers@alaska.gov>; colton.percy@alaska.gov <colton.percy@alaska.gov>; regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; stephanienowersdistrict2@gmail.com <stephanienowersdistrict2@gmail.com>; pamelaj.melchert@usps.gov <pamelaj.melchert@usps.gov>; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; Carolyn A. Matthews <Carolyn.Matthews@matsugov.us>; avann@palmerak.org <avann@palmerak.org>; bahanson@palmerak.org <bahanson@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; msb.hpc@gmail.com <msb.hpc@gmail.com>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com <row@enstarnaturalgas.com>; row@mtasolutions.com <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** RFC Silvertip Com #24-050

The following link contains a Request for Comments to subdivide 55001B01L003-L005 into three lots. Comments are due by **April 25, 2024**. Please let me know if you have any questions. Thanks, A.

 [Silvertip Com](#)

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
907-861-7872

## Amy Otto-Buchanan

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**From:** Farrer, Hayley M CIV USARMY CEPOA (USA) <Hayley.M.Farrer@usace.army.mil>  
**Sent:** Wednesday, April 10, 2024 2:48 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RFC Silvertip Com #24-050

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

Good afternoon,

The Corps of Engineers (Corps) does not have any comments regarding the platting action.

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

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

The land owners 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](mailto:regpagemaster@usace.army.mil)) and they will be assigned a project manager to assist them. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

Sincerely,  
Hayley Farrer  
Regulatory Specialist  
South Section, Alaska District  
US Army Corps of Engineers  
Office: (907)753-2778  
Cell: (907)687-1059

---

**From:** Amy Otto-Buchanan <[Amy.Otto-Buchanan@matsugov.us](mailto:Amy.Otto-Buchanan@matsugov.us)>

**Sent:** Tuesday, April 2, 2024 4:28 PM

**To:** [sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov); [colton.percy@alaska.gov](mailto:colton.percy@alaska.gov); CEPOA-SM-RD-Pagemaster <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; [stephanienowersdistrict2@gmail.com](mailto:stephanienowersdistrict2@gmail.com); [pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov); Matthews, Jordan T - Anchorage, AK <[Jordan.T.Matthews@usps.gov](mailto:Jordan.T.Matthews@usps.gov)>; Carolyn A.



**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

April 23, 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 preliminary plat and has no comments or recommendations.

- **SILVERTIP COMMERCIAL  
(MSB Case # 2024-050)**

If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com).

Sincerely,

A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive style with a large, looped "J" and "C".

James Christopher  
Right of Way Agent  
ENSTAR Natural Gas Company, LLC



## Amy Otto-Buchanan

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, April 23, 2024 1:25 PM  
**To:** Amy Otto-Buchanan  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Silvertip Com #24-050  
**Attachments:** Agenda Plat.pdf

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

Amy,

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

Thanks,

**GCI** | OSP Design

e: [OSPDesign@gci.com](mailto:OSPDesign@gci.com) | w: [www.gci.com](http://www.gci.com)

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>

**Sent:** Tuesday, April 2, 2024 4:28 PM

**To:** sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; stephanienowersdistrict2@gmail.com; pamelaj.melchert@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; Carolyn A. Matthews <Carolyn.Matthews@matsugov.us>; avann@palmerak.org; bahanson@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>

**Subject:** RFC Silvertip Com #24-050

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

The following link contains a Request for Comments to subdivide 55001B01L003-L005 into three lots. Comments are due by **April 25, 2024**. Please let me know if you have any questions. Thanks, A.

 [Silvertip Com](#)

Amy Otto-Buchanan

Platting Specialist

[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)

907-861-7872

## Amy Otto-Buchanan

---

**From:** Gary LoRusso <garyl@keystonesurveyak.com>  
**Sent:** Monday, April 15, 2024 4:30 PM  
**To:** Amy Otto-Buchanan  
**Cc:** 'ospdesign@gci.com'  
**Subject:** RE: RFC Silvertip Com #24-050  
**Attachments:** Silvertip Commercial 12-6-23.pdf

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

There are power lines all over the place here. There is power along the back. There is power across the lots. I imagine there is all sorts of utilities in the road and across the street. Its right downtown Palmer. Check with other utility companies for where they have U.G.

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Monday, April 15, 2024 4:20 PM  
**To:** Gary LoRusso <garyl@keystonesurveyak.com>  
**Subject:** FW: RFC Silvertip Com #24-050

I have no idea on this, so could you respond to him? Thanks, A.

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, April 15, 2024 4:06 PM  
**To:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Subject:** RE: RFC Silvertip Com #24-050

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

Hey Amy, do you know how power will be routed to this lot? I'm hoping it's a route we could follow as well since GCI's cable is on the east sides of these lots and #1 would not have access to it after this split.

Thanks!

**JOSHUA SWANSON**  
**GCI** | Engineer II, OSP Design  
w: [www.gci.com](http://www.gci.com)

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, April 2, 2024 4:28 PM  
**To:** [sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov); [colton.percy@alaska.gov](mailto:colton.percy@alaska.gov); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; [stephanienowersdistrict2@gmail.com](mailto:stephanienowersdistrict2@gmail.com); [pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov); Matthews, Jordan T - Anchorage, AK <[Jordan.T.Matthews@usps.gov](mailto:Jordan.T.Matthews@usps.gov)>; Carolyn A. Matthews <[Carolyn.Matthews@matsugov.us](mailto:Carolyn.Matthews@matsugov.us)>; [avann@palmerak.org](mailto:avann@palmerak.org); [bahanson@palmerak.org](mailto:bahanson@palmerak.org); Brian Davis <[Brian.Davis@matsugov.us](mailto:Brian.Davis@matsugov.us)>; Land Management <[Land.Management@matsugov.us](mailto:Land.Management@matsugov.us)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; [msb.hpc@gmail.com](mailto:msb.hpc@gmail.com); Planning

## Amy Otto-Buchanan

---

**From:** Greg Wickham <gwickham@palmerak.org>  
**Sent:** Monday, April 22, 2024 9:37 AM  
**To:** Gary LoRusso; Amy Otto-Buchanan  
**Cc:** Ailis Vann; Brad Hanson; shirts@mtaonline.net; Jude P. Bilafer; Matthew Midgett; Eric VanDusen  
**Subject:** RE: FYI - COPs comments on Silvertip

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

Gary we can locate from the main to the key box at ROW through the 811-call center Cities responsibility . We don't do locates across the lot line on site that is the homeowner's responsibility.

Greg

---

**From:** Gary LoRusso <garyl@keystonesurveyak.com>  
**Sent:** Monday, April 22, 2024 9:15 AM  
**To:** Greg Wickham <gwickham@palmerak.org>; 'Amy Otto-Buchanan' <Amy.Otto-Buchanan@matsugov.us>  
**Cc:** Ailis Vann <avann@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; shirts@mtaonline.net; Jude P. Bilafer <jbilafer@palmerak.org>; Matthew Midgett <mmidgett@palmerak.org>; Eric VanDusen <evandusen@palmerak.org>  
**Subject:** RE: FYI - COPs comments on Silvertip

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Okay,

Thanks Greg,

We will change the easement widths as you have indicated.

Also, does the City do the locates on the water lines?

gary

---

**From:** Greg Wickham <gwickham@palmerak.org>  
**Sent:** Monday, April 22, 2024 8:29 AM  
**To:** Gary LoRusso <garyl@keystonesurveyak.com>; 'Amy Otto-Buchanan' <Amy.Otto-Buchanan@matsugov.us>  
**Cc:** Ailis Vann <avann@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; shirts@mtaonline.net; Jude P. Bilafer <jbilafer@palmerak.org>; Matthew Midgett <mmidgett@palmerak.org>; Eric VanDusen <evandusen@palmerak.org>  
**Subject:** RE: FYI - COPs comments on Silvertip

All  
20' Easements for small bore water and sewer services to houses are normally fine within the lot lines typically 10' deep or less.

40' Easements for water mains & sewer mains & storm drains all large bore pipe require wider easements along roadways and are normally much deeper.

Thank you, Greg Wickham

---

**From:** Gary LoRusso <garyl@keystonesurveyak.com>  
**Sent:** Sunday, April 21, 2024 3:39 PM  
**To:** 'Amy Otto-Buchanan' <Amy.Otto-Buchanan@matsugov.us>  
**Cc:** Ailis Vann <avann@palmerak.org>; Greg Wickham <gwickham@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; shirts@mtaonline.net  
**Subject:** RE: FYI - COPs comments on Silvertip

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Amy,

Response to City of Palmer comments and request for additional verification from COP.

COP comment 2 – There are no flag lots. Current access to Lot 3 will change to access from S. Colony Way

---

COP comments from COP DPW:

1A) okay

1B) will field verify. If not in proposed easement will move easement – not water line

2A) 40' wide waterline easement is shown to allow room for excavation, lateral support for any building etc that may build up to edge of waterline easement if water line needs to be dug up.

Greg, is the city going to be able to excavate 10 or more feet to repair or replace water line in a 20' width? The last waterline that we constructed required a 40' width at the top of the hole. However, if the City feels that 20' is sufficient then please confirm the 20' width as being adequate and I will change it on the final plat.

2B) driveway construction is not part of the Platting process. It is part of the COP planning process.

2 – 40' sewer easement - Greg, is the city going to be able to excavate 10 or more feet to repair or replace sewer line in a 20' width? The last sewer line that we constructed required a 40' width at the top of the hole. However, if the City feels that 20' is sufficient then please confirm the 20' width as being adequate and I will change it on the final plat.

Thanks and please REPLY ALL when sending confirmation of COP 20' easement width.

Gary  
(907) 376-7811

**From:** Amy Otto-Buchanan <[Amy.Otto-Buchanan@matsugov.us](mailto:Amy.Otto-Buchanan@matsugov.us)>  
**Sent:** Friday, April 19, 2024 3:27 PM  
**To:** Gary LoRusso <[garyl@keystonesurveyak.com](mailto:garyl@keystonesurveyak.com)>  
**Subject:** FYI - COPs comments on Silvertip

---

**From:** Ailis Vann <[avann@palmerak.org](mailto:avann@palmerak.org)>  
**Sent:** Friday, April 19, 2024 3:12 PM  
**To:** Amy Otto-Buchanan <[Amy.Otto-Buchanan@matsugov.us](mailto:Amy.Otto-Buchanan@matsugov.us)>  
**Subject:** Memo to Borough - Silvertip Commercial

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

Hi Amy,  
Please see the attached memo from the City of Palmer.  
Thanks!

Ailis Vann  
Community Development Specialist  
City of Palmer  
907-761-1306



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson  
Director

Nathaniel Ouzts  
Building Inspector

Beth Skow  
Library Director

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

# MEMORANDUM

TO: Fred Wagner, Chief of Platting  
FROM: Ailis Vann, Community Development Specialist  
DATE: April 19, 2024  
LOCATION: Sec 33 T18N, R02E, SM, AK  
SUBJECT: Silvertip Commercial  
TAX ACCT#: 55001B01L003-L005  
CASE #: 2024-050  
 Inside City Limits  Outside City Limits

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

1. City Manager: No comments.
2. Building Inspector: 1. Petitioner to adhere to PMC 17.08.268 – Flag lots. 2. Is Lot #3's vehicular access to remain through Lots 1&2 lot line or will access change to/from S. Colony Way?
3. Community Development: The lots are located within the designated Airport Influence Area; it is recommended that a plat note be added to the new plat reflecting this information. All lots are zoned Commercial General (CG) and located within the Central Business District. The proposed new lots meet the required minimum lot width of 60' and minimum lot area of 7,200 square feet. The proposed lots will need to meet residential setbacks of 25 feet for front and rear yards and 6 feet for side yards for ground level dwelling units.
4. Fire Chief: No comments.
5. Public Works: See attached sheet
6. Planning and Zoning Commission: The Commission reviewed this request at their regular meeting on April 18<sup>th</sup>, 2024, and had no comments.



DEPARTMENT OF PUBLIC WORKS

Greg Wickham  
Superintendent

Phone: (907) 745-3400  
Fax: (907) 745-3203  
Email: gwickham@palmerak.org

Mail: 231 W. Evergreen Ave.,  
Palmer, Alaska 99645-6952  
Location: 1316 South Bonanza Street  
www.cityofpalmer.org

April 3, 2024

To: Ailis Vann

Re: Re-Subdivision / Plat Review Silver Tip Commercial Lot 1-3

**1 Water Service Line Easement on South side of Lot #2**


- A. The proposed 20' Water Line Easement on the south side should be labeled for Lot #3 water service only.
- B. Recommend owner field verified with locating device the existing water service to existing structure and it is in fact there in proposed easement. If the existing water service line is outside the proposed easement, then a new Water Service should be installed to City Standards from Key box to structure it serves and moved before replat is allowed.

**2. Water Service Line Easement on North side of Lot #1**

- A. This 20' Water Line Easement is not required and serves no purpose as I see it. Currently, 2009 Alaska Street Water Line As-Builts show existing 1" water key box and connection point for this lot #1 is in the Southwest corner for future development installed in 2009.
- B. Future Development of lot #1 will require a City of Palmer Driveway Permit with drawing and the Driveway be constructed to City Specifications with ADA requirements additionally I recommend this be done before replat is allowed.

**2 40' Wide Sewer Line Easement on South Side of Lot #3**

- A. The proposed 40' Wide Sewer Line Easement could be reduced to 20' wide and should be labeled for Lot #1 Sewer only.

Sincerely,   
Greg Wickham





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

**RECEIVED**  
APR 26 2024  
**PLATTING**

5008B02L007 23  
WALDEN JESSICA S M  
147 S BONANZA ST  
PALMER, AK 99645-6344

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: MAUITOE LLC & RON & MICHELLE RICHARDS**

**REQUEST:** The request is to create three lots from Block 1, Lots 3-5, ARRC Subdivision, Plat No. 3-124, to be known as **SILVERTIP COMMERCIAL**, containing .87 acres +/- . Parcels are located south of W. Cottonwood Avenue, north of E. Cedar Avenue, directly west of S. Colony Way and directly east of S. Alaska Street, within the City of Palmer (Tax IDs# 5001B01L003-L005)); lying within Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the city limits of Palmer and in Assembly District #2.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska, on the proposed **Subdivision**. The public hearing is scheduled for **May 16, 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: [plattting@matsugov.us](mailto:plattting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872.

To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

No Objection [ ] Objection [ ] Concern

Name: JESSICA WALDEN Address: 147 S Bonanza St

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

\_\_\_\_\_

\_\_\_\_\_

Case # 2024-050 AOB

Note: *Vicinity Map Located on Reverse Side*

**EXHIBIT F - 1**

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

**RECEIVED**  
APR 26 2024  
**PLATTING**

8063B04L019A 74  
LUKE & PENNY FAM TR  
333 S ALASKA ST  
PALMER, AK 99645

**NOTIFICATION OF PUBLIC HEARING**

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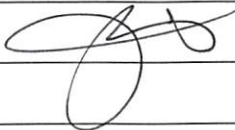
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No Objection [ ] Objection [ ] Concern

Name: JOHN & MICHELLE MOOSEY Address: 333 S. ALASKA ST., PALMER, AK 99645

Comments: WE SUPPORT THIS PROPOSAL. IT IS ALWAYS GREAT WHEN DOWNTOWN PALMER IMPROVES AND ADVANCES.



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

RECEIVED  
APR 29 2024  
PLATTING

5001B01L017-1 100  
BAKER DAVID M & EVA M  
4374 E SHAW'S DR  
WASILLA, AK 99654-4353

**NOTIFICATION OF PUBLIC HEARING**

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

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No Objection [ ] Objection [ ] Concern

Name: David Baker Address: 545 S. Alaska (Shaw Law office)

Comments: I am all in favor of Mr. & Mrs. Richards petition to develop their property.

Best wishes David Baker 4/26/24

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

RECEIVED  
APR 30 2024  
PLATTING

5015000T001 53  
ARRC  
248 E DAHLIA AVE  
PALMER, AK 99645

**NOTIFICATION OF PUBLIC HEARING**

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

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No Objection [ ] Objection [ ] Concern

Name: Barbara Beckage Address: 248 E. Dahlia Ave Palmer AK

Comments: ARRC - manager

AK DOT  
SI  
ARCT 10  
ALASKA  
4469S  
2010

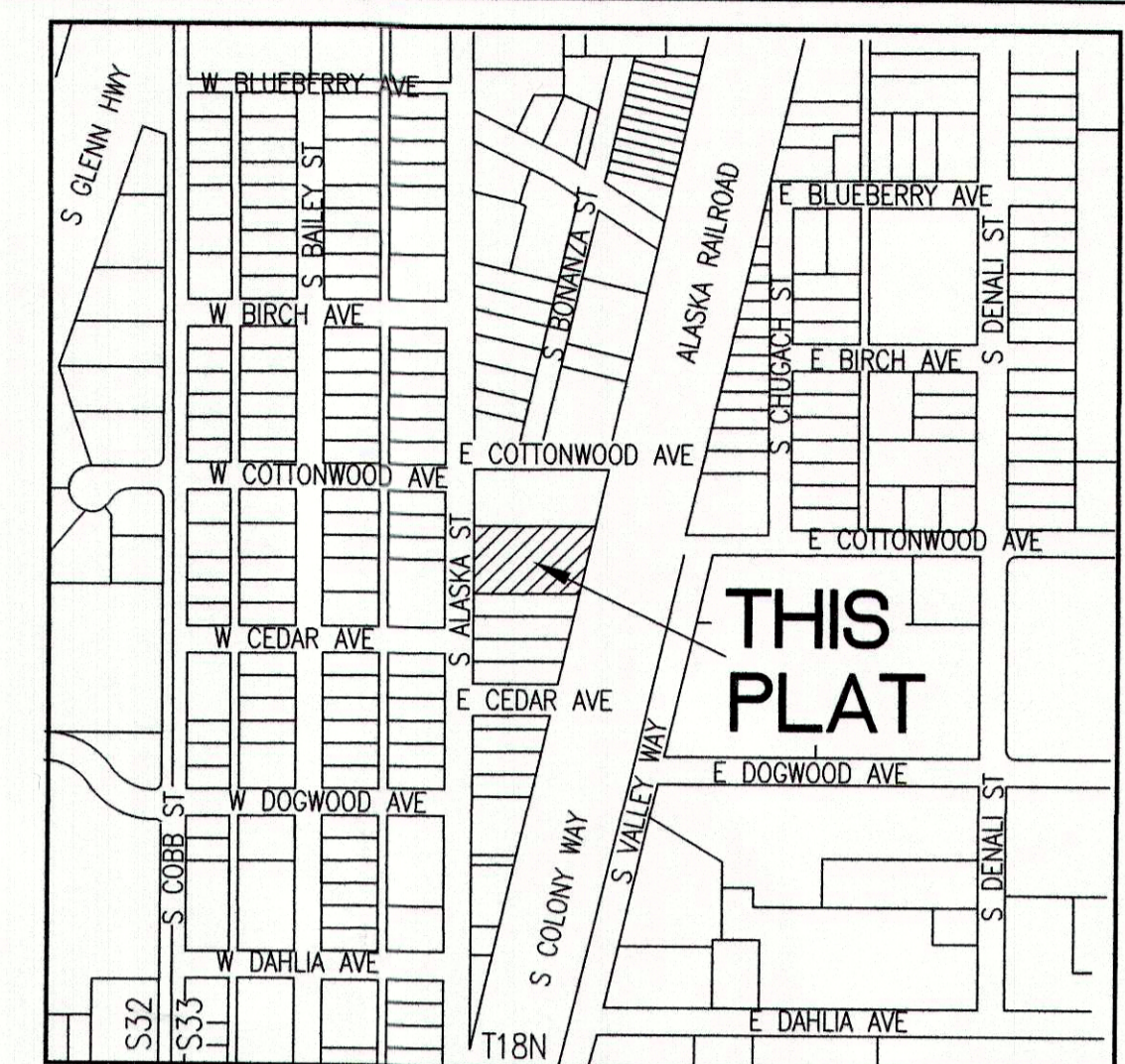
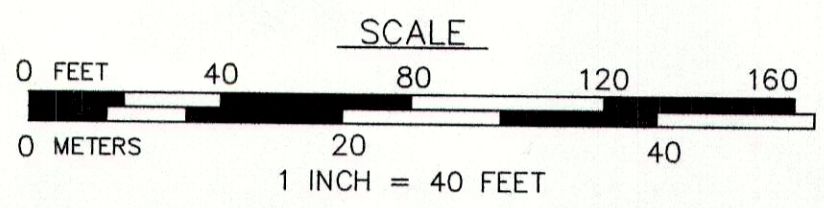
FOUND 3" ALUMINUM CAP  
FLUSH WITH ASPHALT DURING  
PREVIOUS SURVEYS PERFORMED  
BY THIS COMPANY

FOUND 2-1/2" ALUMINUM CAP  
0.4" BELOW ASPHALT IN MDN. CASE

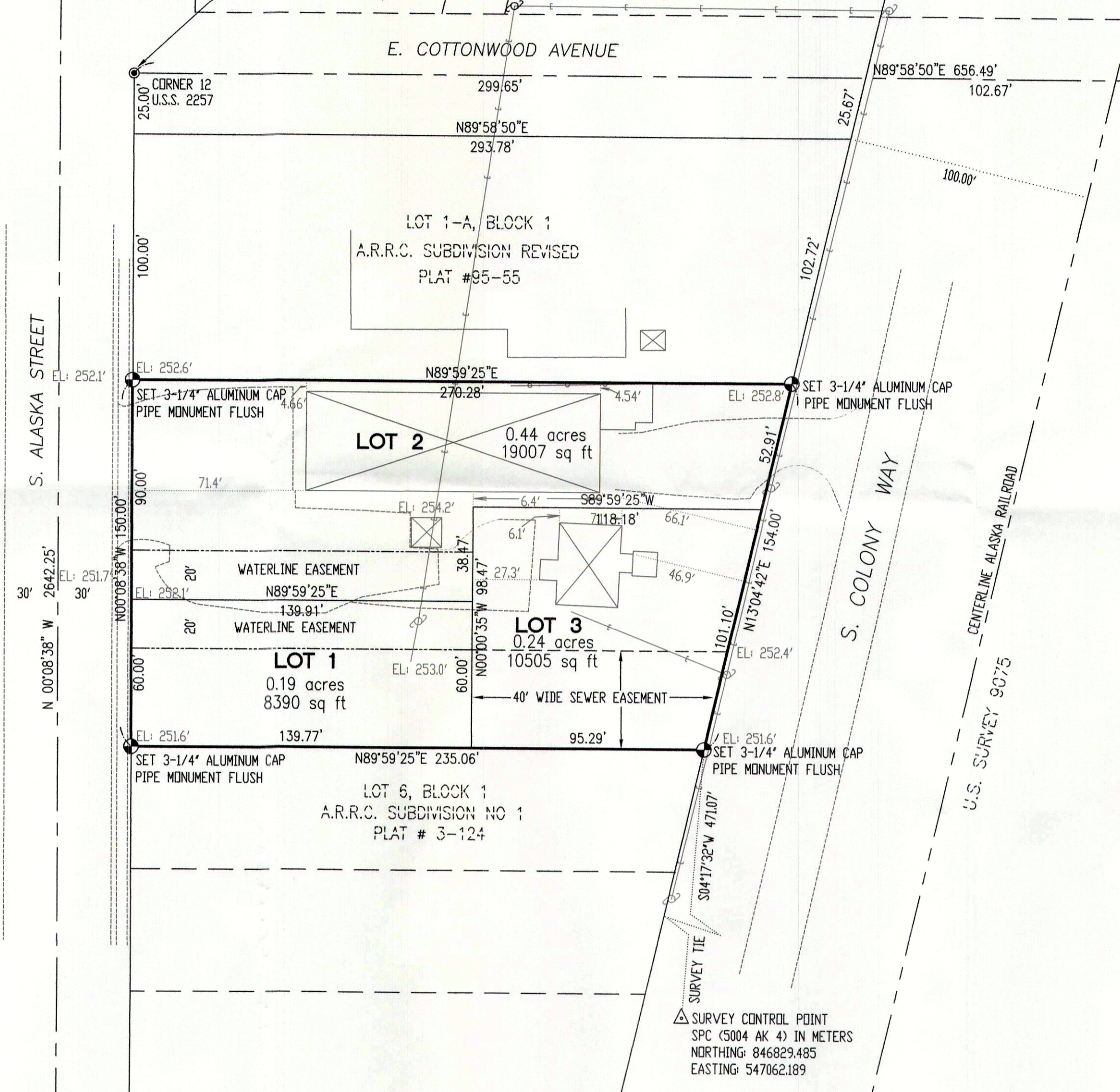
BESSE ENG.  
COR 12  
FELTON SUBD  
4094-S  
2009  
CENTER LINE MDN

**LEGEND**

- ⊕ FOUND BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
- ⊙ SET 5/8" x 30" ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
- FOUND 2" ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 1" IRON PIPE DURING PREVIOUS SURVEYS PERFORMED BY THIS COMPANY. SEE RIVERSIDE SUBDIVISION, PLAT #2006-82
- △ SURVEY CONTROL POINT
- SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



SCALE 1" = 50'  
VICINITY MAP



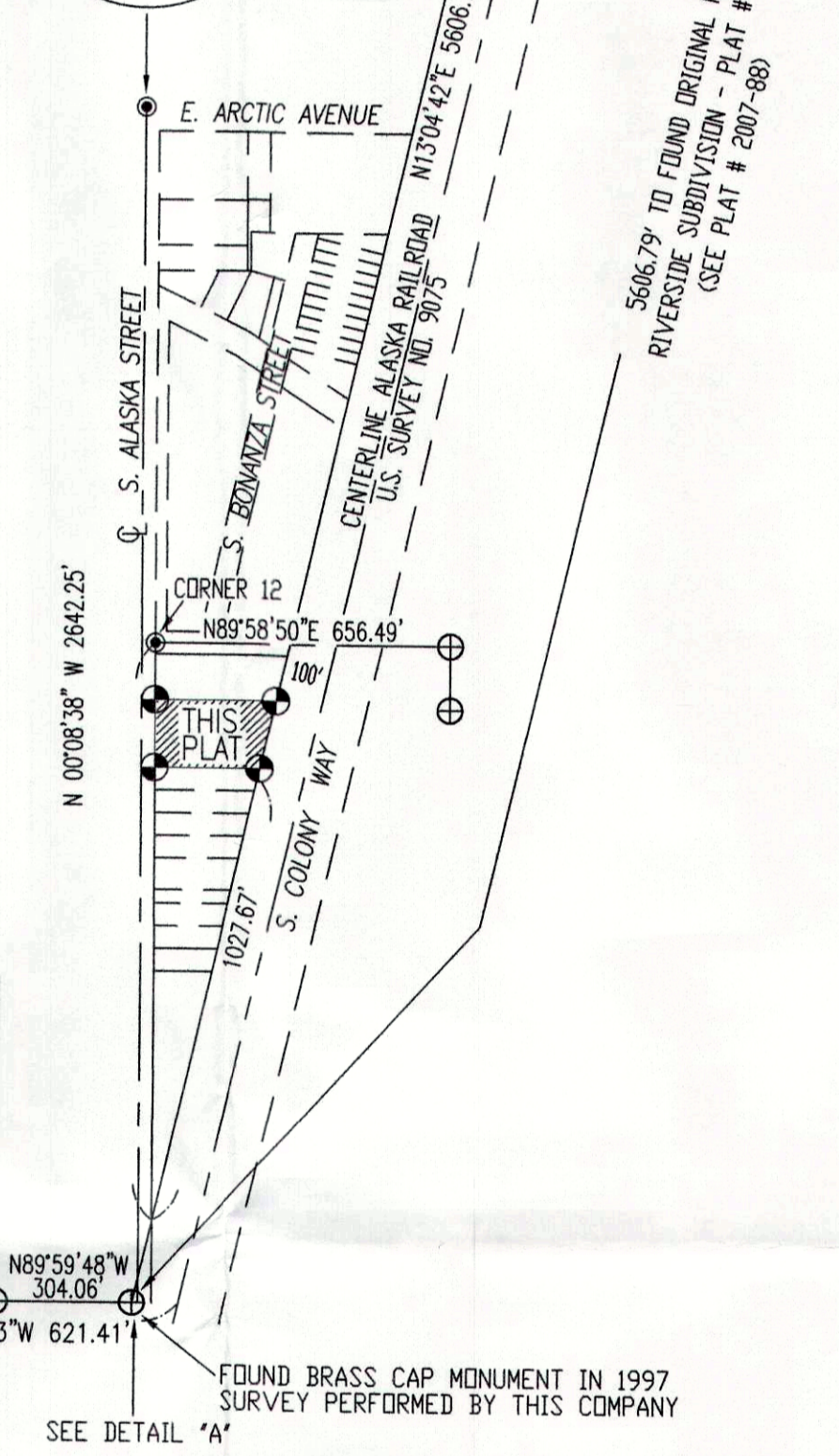
**NOTES**

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM GPS OBSERVATION TAKEN AT SURVEY CONTROL POINT SHOWN HEREON.
3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. LOTS TO BE SERVED BY CITY OF PALMER WATER SUPPLY AND SEWER SYSTEM.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
  - a) M.T.A. EASEMENT RECORDED AUGUST 19, 1946 BOOK: 4, PAGE: 111
6. COVENANTS CONDITIONS AND RESTRICTIONS WERE RECORDED DECEMBER 3, 1943 IN BOOK: 1, PAGE: 350. RECORDED SEPTEMBER 3, 1945 IN BOOK: 3, PAGE: 124 WITH AMENDMENTS THERETO RECORDED: NOVEMBER 21, 1997 IN BOOK: 923, PAGE: 695.

**CONTROL SKETCH**  
1 INCH = 400 FEET

FOUND 3" ALUMINUM CAP  
FLUSH WITH ASPHALT DURING  
PREVIOUS SURVEYS PERFORMED  
BY THIS COMPANY

AK DOT  
SI  
ARCT 10  
ALASKA  
4469S  
2010



**CERTIFICATE OF OWNERSHIP**

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME/TITLE  
MAUI TOE, L.L.C.  
1460 S. FRAN STREET  
PALMER, ALASKA 99645-9029

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

RON DOUGLAS RICHARDS  
1460 S. FRAN STREET  
PALMER, ALASKA 99645-9029

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

MICHELLE LEE RICHARDS  
1460 S. FRAN STREET  
PALMER, ALASKA 99645-9029

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

**BENEFICIARY**

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME/TITLE  
FIRST NATIONAL BANK ALASKA  
LOAN SHIPPING UNIT  
101 W. 36TH AVENUE, STE. #216  
ANCHORAGE, ALASKA 99503

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR

ATTEST: \_\_\_\_\_ PLATTING CLERK

**CERTIFICATION OF PAYMENT OF TAXES**

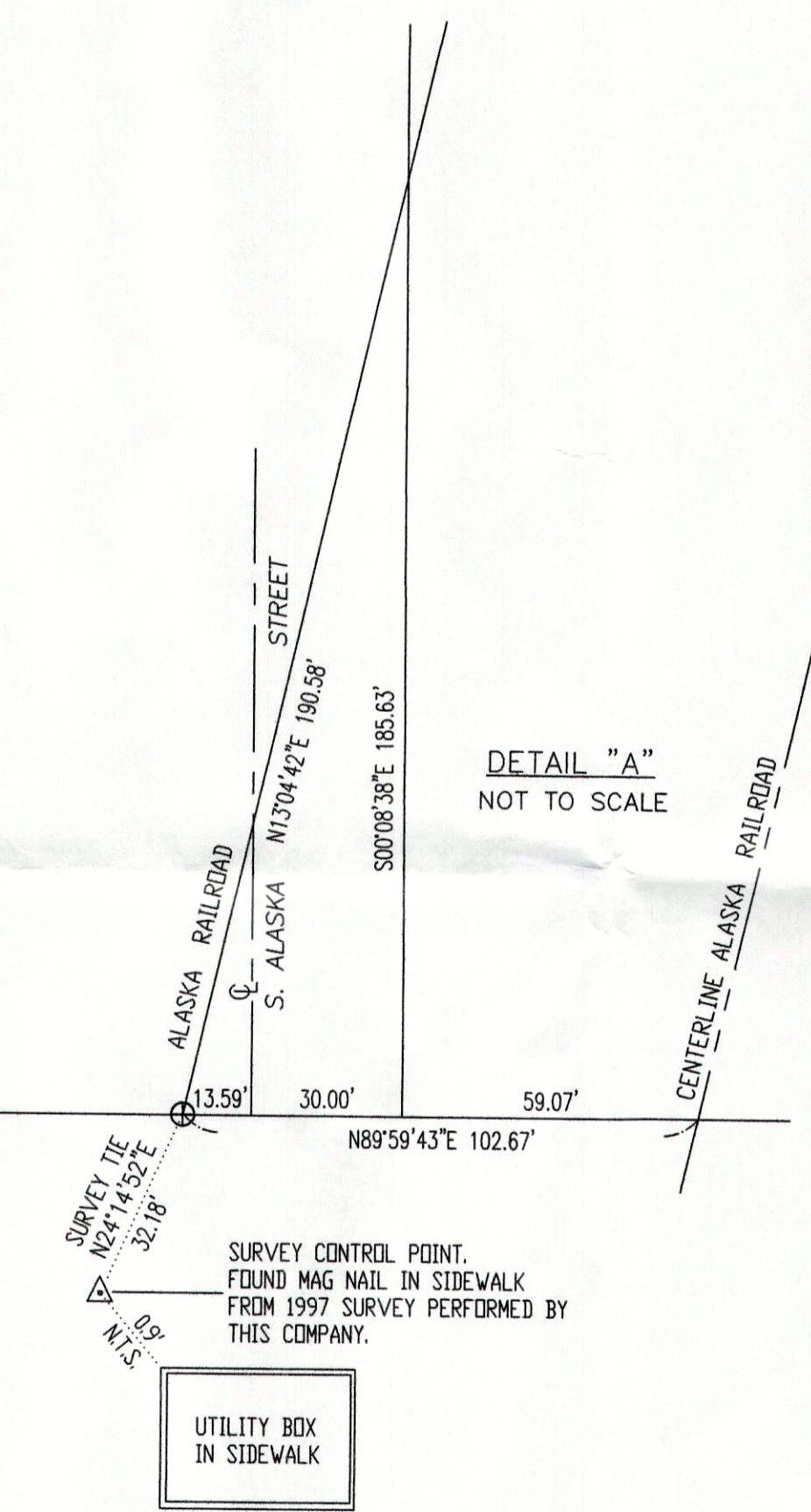
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, 20\_\_\_\_ AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL

**CERTIFICATION OF PAYMENT OF TAXES**

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

DATE \_\_\_\_\_ CITY OF PALMER TAX COLLECTION OFFICIAL



**DETAIL "A"**  
NOT TO SCALE

FOUND 2-1/2" BRASS CAP MONUMENT  
IN CASE 0.3' BELOW GROUND

CITY OF PALMER  
SI  
LS 3689  
2003

CORNER 10  
U.S.S. 2257  
FOUND 2" ALUMINUM CAP  
IN MONUMENT CASE  
0.6' BELOW ASPHALT ROAD  
MARKS ILLEGIBLE

SECTION CORNER  
4, 5, 32 & 33  
CORNER 9  
U.S.S. 2257  
FOUND BRASS CAP  
IN MONUMENT CASE  
0.3' BELOW ASPHALT ROAD

CITY OF PALMER  
T18N S32 S33  
T17N S5 S4  
LS 4699  
2002

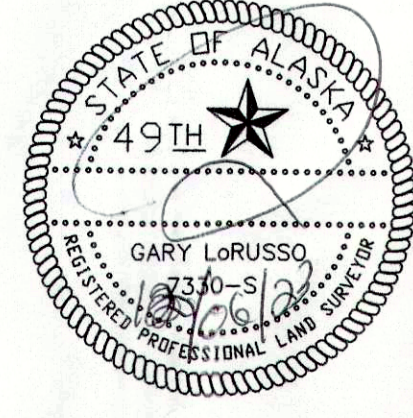
**SILVERTIP COMMERCIAL**

A RESUBDIVISION OF LOTS 3, 4 AND 5, BLOCK 1  
A.R.R.C. SUBDIVISION NO. 1, PLAT #3-124  
WITHIN THE  
SW1/4 SECTION 33, T. 18 N., R. 2 E.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING .87 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**

GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #134615  
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645  
PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 12/6/23	DRAWING: 2023-19/Silvertip
CHECKED BY GLO	SCALE 1 INCH = 40 FEET	SHEET 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.  
7330-S GARY LoRUSSO  
REGISTERED LAND SURVEYOR DATE \_\_\_\_\_

Agenda Copy

RECEIVED  
MAR 29 2024  
PLATTING



E





STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 16, 2024

PRELIMINARY PLAT: PATE'S PROVINCE  
LEGAL DESCRIPTION: SEC 13, T17N, R04W, SEWARD MERIDIAN AK  
PETITIONERS: MARK PATE  
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING / HOLLER ENGINEERING  
ACRES: 106.7 ± PARCELS: 22  
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-051

---

**REQUEST:** The request is to create 22 lots from Tax Parcel C001, created by US Patent # 1226770, to be known as **PATE'S PROVINCE**, containing 106.7 acres +/- . The property is located south of Horseshoe Lake, north of Big Lake, and directly north and south of W. Lakes Boulevard; within the S ½ Section 13, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A</b> – 5 pgs
Geotechnical Report	<b>EXHIBIT B</b> – 16 pgs
ADT	<b>EXHIBIT C</b> – 1 pg
Driveway Spacing Calculation	<b>EXHIBIT D</b> – 2 pgs
Section Line Easement Documentation	<b>EXHIBIT E</b> – 6 pgs

**AGENCY COMMENTS**

USACE	<b>EXHIBIT F</b> – 1 pg
MSB Department of Public Works	<b>EXHIBIT G</b> – 2 pgs
MSb Development Services	<b>EXHIBIT H</b> – 1 pg
Utilities	<b>EXHIBIT I</b> – 8 pgs

**DISCUSSION:** The proposed subdivision is creating 22 lots with Lots 5, 6, 9, & 10, Block 2 being flag lots. Lot sizes will vary from 86,973 square feet up to 398,168 square feet. All proposed lots will take access from West lakes Boulevard, a Borough owned and maintained road. West Lakes Boulevard is classified as a Minor Collector, the petitioner is proposing common access easements where needed to meet the minimum spacing requirements. The proposed common access easements are shown on the agenda plat.

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Legal and physical access exists for all proposed lots.

**Soils Report:** A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Curtis Holler P.E., notes that the soils evaluation included logging 12 new test holes on the parent parcel, review of adjacent existing soils information, review of the provided topography information, review of aerial imagery, and other observations at the site. Terrain north of W. Lakes Blvd slopes to the north or northwest, with some hilly areas near the road. South of the road becomes rather hilly, with numerous smaller ridges and benches oriented southwest to northeast. The area near the southeast corner and Pate Pond is more level lowlands. Substantial, pervasive areas with steep slopes over 25% were noted and are delineated on the attached map (**Exhibit B3-B4**). Twelve test holes were excavated on the parent parcel between 8/1/2023 and 9/6/2023 to evaluate soil conditions. With one exception, receiving soils under the topsoils were consistently found to be clean sands and gravels. Test hole 3 encountered sand/gravel soils with a varying minor to modest amount of silt. Groundwater was not encountered in 11 of the testholes, which were dug to a depth of 12 feet. Test hole 3 encountered groundwater at 11'. Groundwater is not expected to be a significant limiting factor for any of the proposed lots. Based on the available soils and water table information, topography, MSB Title 43 Code definitions and observations at the site, the proposed new lots will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Topographic map and as-built are shown on the agenda plat. Average Daily Traffic (ADT) Calculations are at **Exhibit C**. Driveway spacing calculations are at **Exhibit D**. Section line easement determination is at **Exhibit E**.

**Comments:**

USACE (**Exhibit F**) has no comments for the proposed Pate's Province subdivision.

MSB Department of Public Works (**Exhibit G**) requested the petitioner submit a average access point spacing calculation. *Platting staff notes that the petitioner has since submitted the requested calculation, satisfying DPW's request (Exhibit D).*

Development Services (**Exhibit H**) notes that a driveway permit is required for the existing access onto W. Lakes Boulevard (**Recommendation #4**).

**Utilities:** (**Exhibit I**) ENSTAR has no comments or recommendations. GCI has no comments or objections. MEA did not respond. MTA notes that there is an existing copper line located through this parcel. Rather than plat the easement for it, they request the developer provide MTA with a minimum of 60 day notice so they can relocate the copper line to the easements provided without interrupting services provided by the cable.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #4 Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, Assessments, or Planning; or MEA.

**CONCLUSION:** The preliminary plat of Pate's Province is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, 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 will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

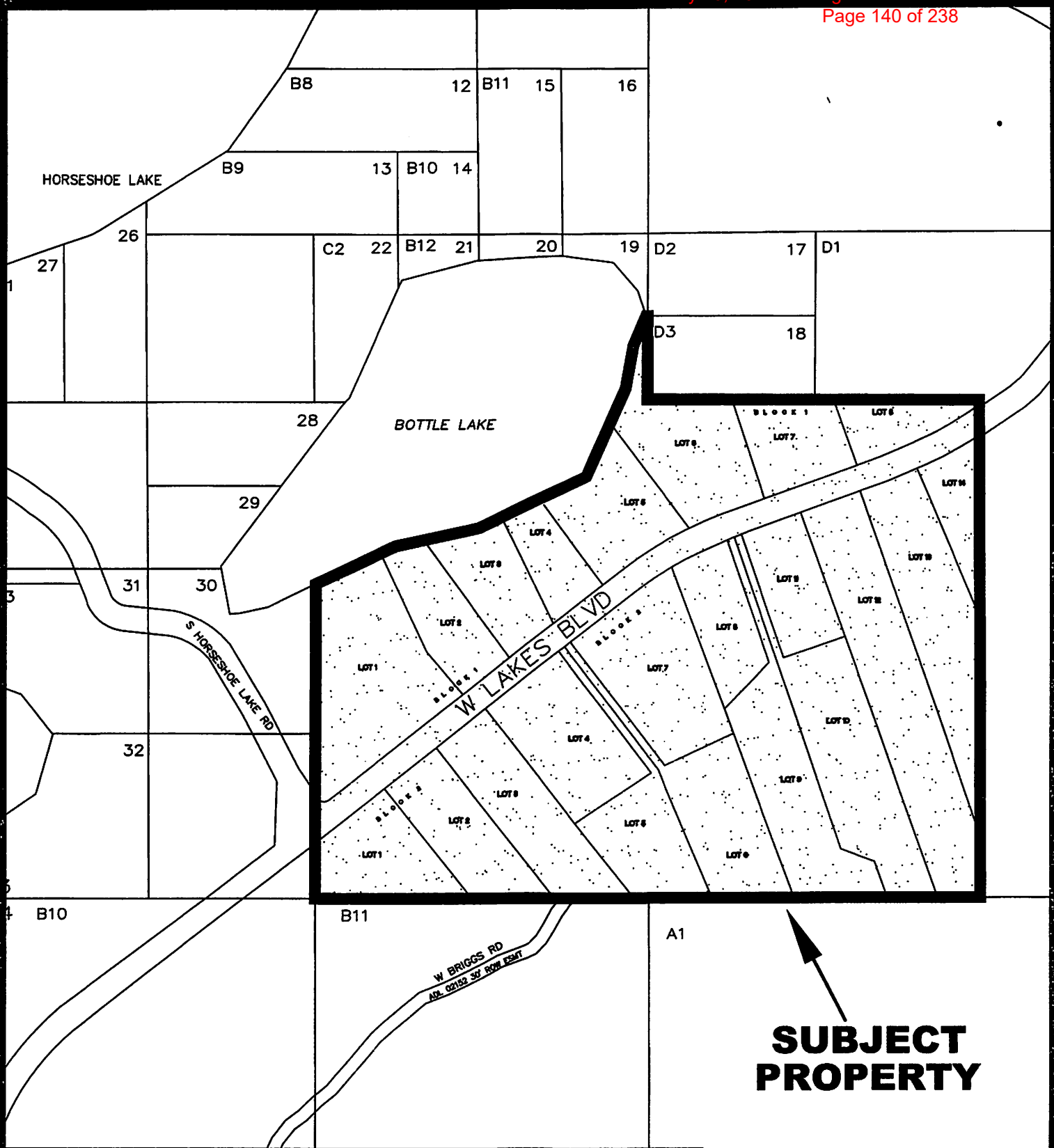
**FINDINGS OF FACT**

1. The plat of Pate's Province 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)(1).
3. All lots have the required legal and physical access pursuant to MSB 43.20.100, MSB 43.20.120, & MSB 43.20.140.
4. The 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 ADF&G; Community Council #4 Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, Assessments, or Planning; or MEA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Pate's Province, Section 13, Township 17 North, Range 04 West, 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. Provide copy of driveway permit / submitted driveway permit application to the platting staff for all existing driveways.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit plat in full compliance with Title 43.



**SUBJECT  
PROPERTY**

**VICINITY MAP**

FOR PROPOSED PATE'S PROVINCE SUBDIVISION  
LOCATED WITHIN  
SECTION 13, T17N, R04W, SEWARD MERIDIAN  
ALASKA

LS 09 MAP

**EXHIBIT A-1**

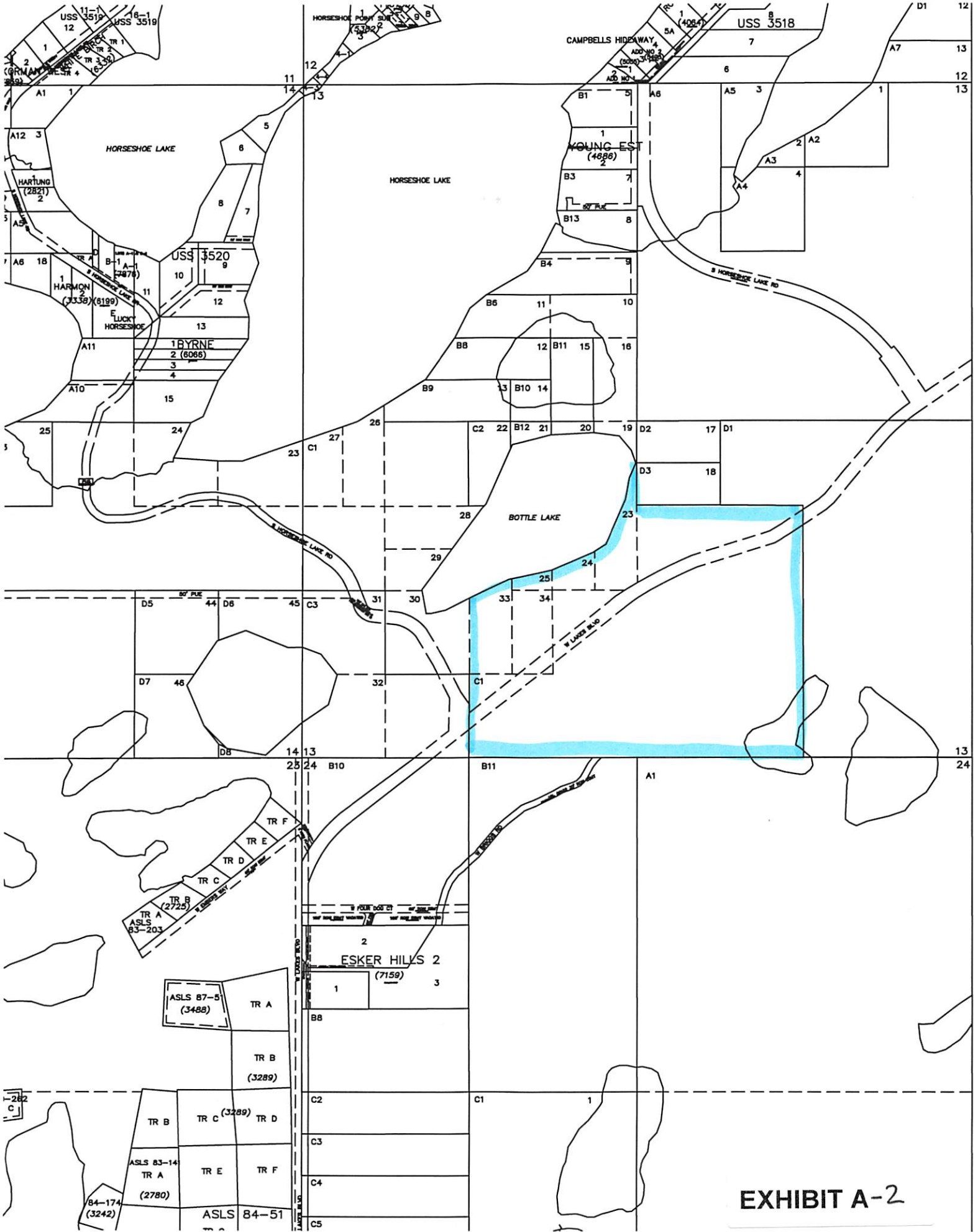
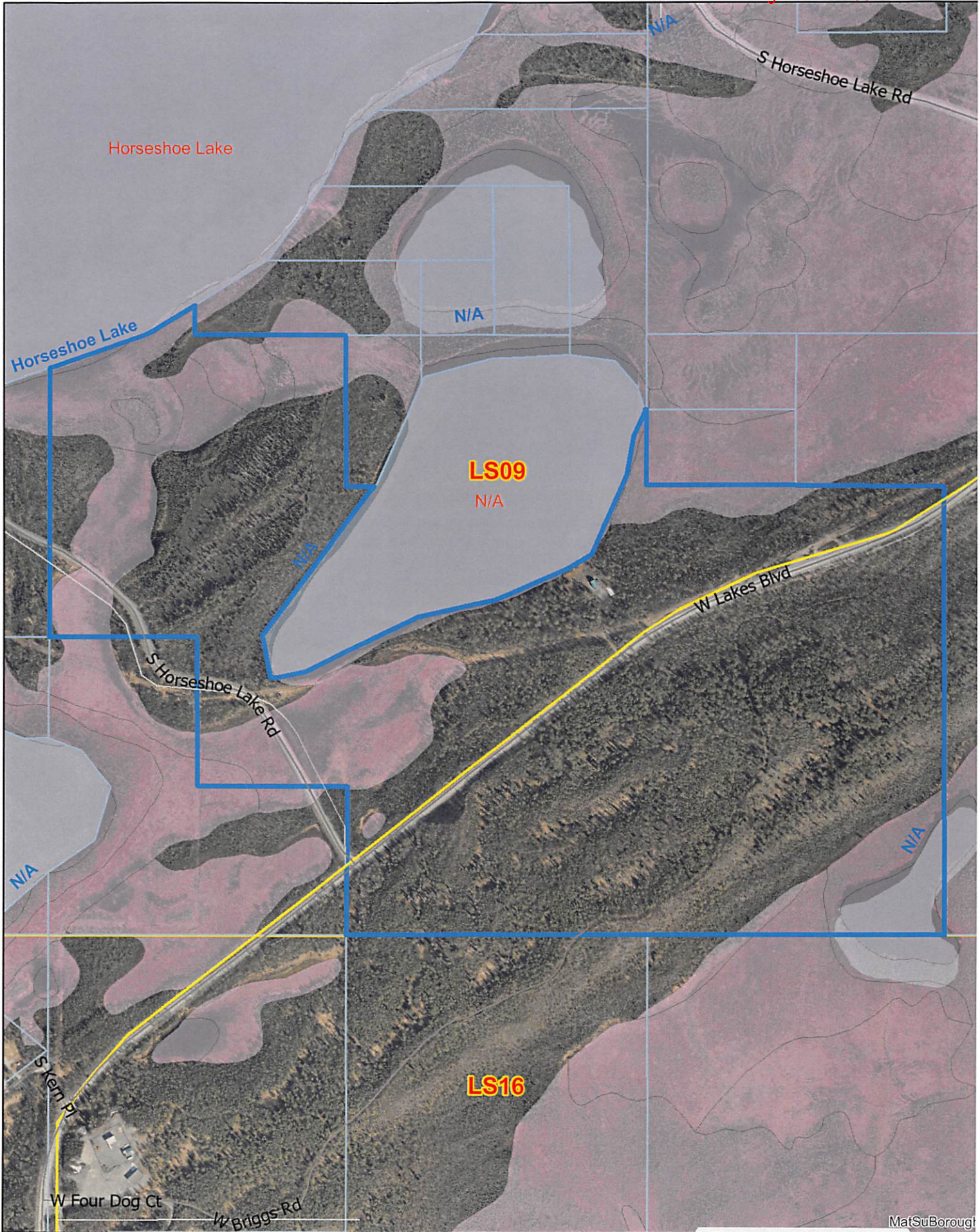


EXHIBIT A-2



MatSuBorough

530 265 0 530 Feet

EXHIBIT A-3



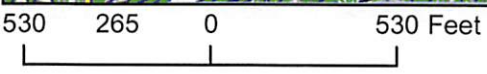
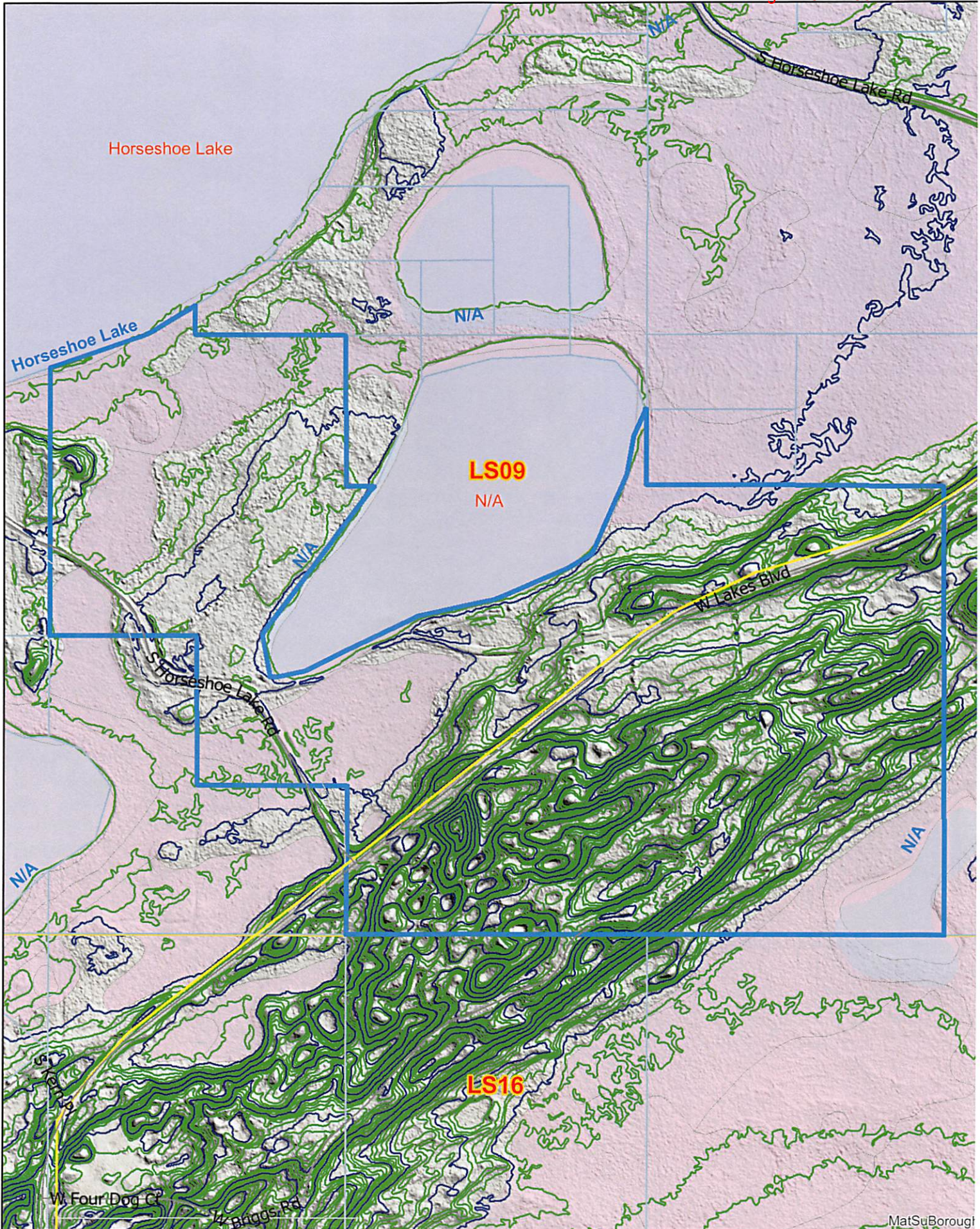
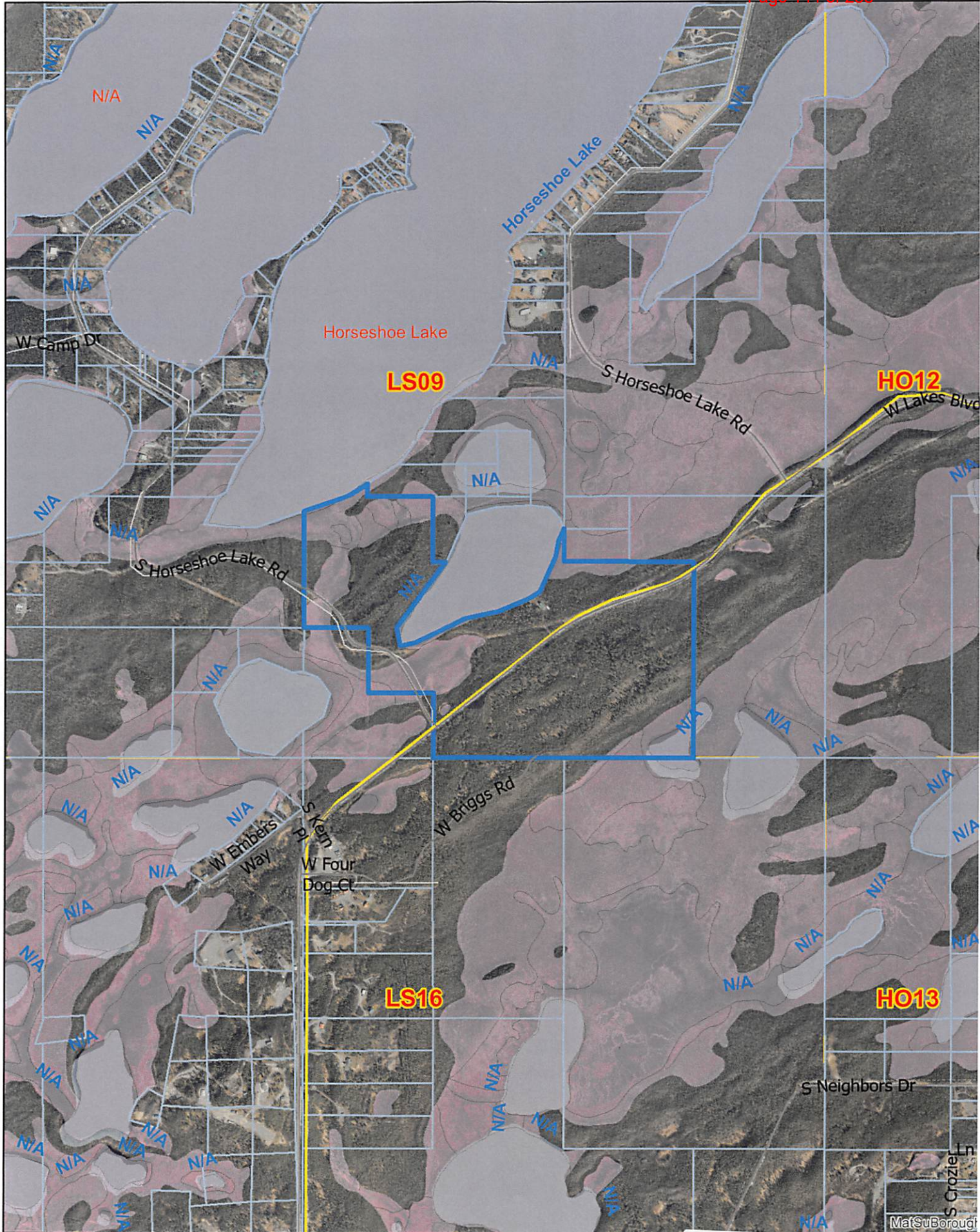


EXHIBIT A-4





1,100 550 0 1,100 Feet

EXHIBIT A-5







# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

March 22, 2024

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

RECEIVED

MAR 26 2024

PLATTING

Re: *Pate's Province Subdivision*; Useable Areas, Soils, and Drainage  
HE #23016

Dear Mr. Wagner:

At the request of the project manager, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 22 new lots from six existing parcels and one tract totaling 106.7 acres. Our soils evaluation included logging 12 new testholes on the parent parcel, review of adjacent existing soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a wide, incomplete, rectangular shape south and west of Bottle Lake, and north and west of Pate Pond. The project site is approximately bisected by W. Lakes Blvd, running from the northeast corner to the southwest. Terrain north of the road slopes to the north or northwest, with some hilly areas near the road. South of the road becomes rather hilly, with numerous smaller ridges and benches oriented southwest to northeast. The area near the southeast corner and Pate Pond is more level lowlands. Substantial, pervasive areas with steep slopes over 25% were noted and are delineated on the attached map. The total elevation differential indicated from the provided topographical map is approximately 76'.

Soils & Vegetation. The parent parcel contains one cabin site with related clearing, a driveway, and utilities. The area long the road has been cleared and graded, and a cleared utility line and easement run nearly parallel to the road on the north side. The remainder of the parent parcel exists in an apparent native or near native state. Existing vegetation within the wooded portion is a mix of young/second growth birch, spruce and willow, with some existing old growth birch trees. Lower areas are grassy. Twelve new testholes were excavated on the parent parcel between 8/01/23 and 9/06/23 to evaluate soil conditions. Near surface soils encountered in the testholes typically included a thin organic mat over a thick layer of silty loess topsoils, which extend down as deep as 4', but was most commonly 2' or less. With one exception, receiving soils under the topsoils were consistently found to be clean sands and gravels. Testhole 3 encountered sand/

gravel soils with a varying minor to modest amount of silt. No percolation or sieve tests were required. A copy of the testhole logs and a location/topography map is attached.

Groundwater. Groundwater was not encountered in 11 of the testholes, which were dug to 12 feet. Testhole 3 encountered groundwater at 11', in keeping with its proximity to the lowlands around Bottle Lake. Groundwater is expected to be shallow in the low-lying areas adjacent to Pate Pond and Bottle Lake. Groundwater is not expected to be a significant limiting factor for any of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to an existing water well, setbacks to surface waters, steep areas and related setbacks, and lot lines. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed new lots will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

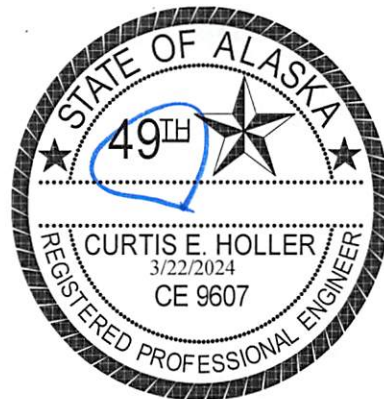
Roads and Drainage. As no new roads are proposed no drainage plan is required. Lots will be accessed by new driveways onto existing roadways, most of which will use shared common access points. General existing drainage patterns are shown on the attached map.

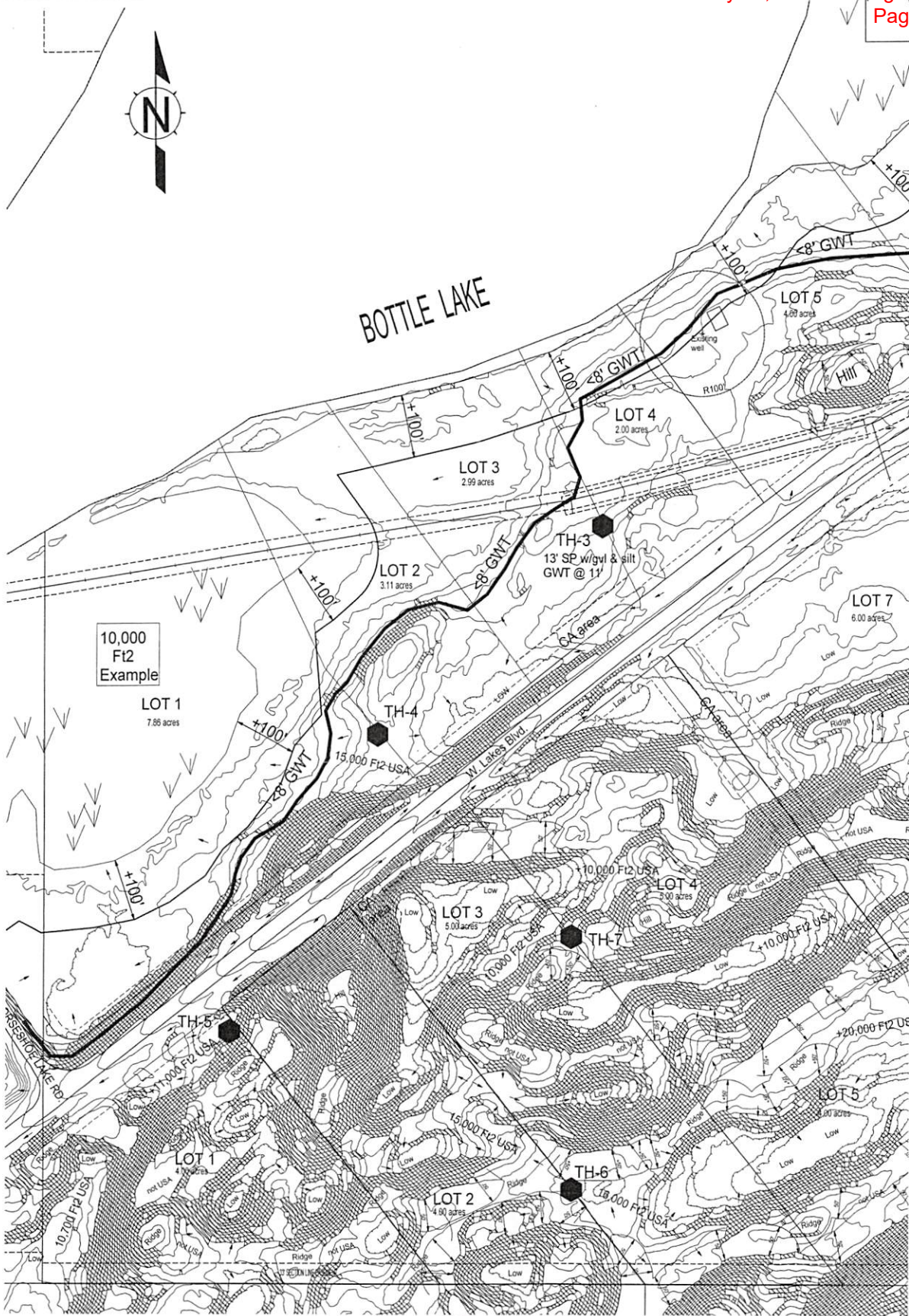
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: R Pate, w/attachments





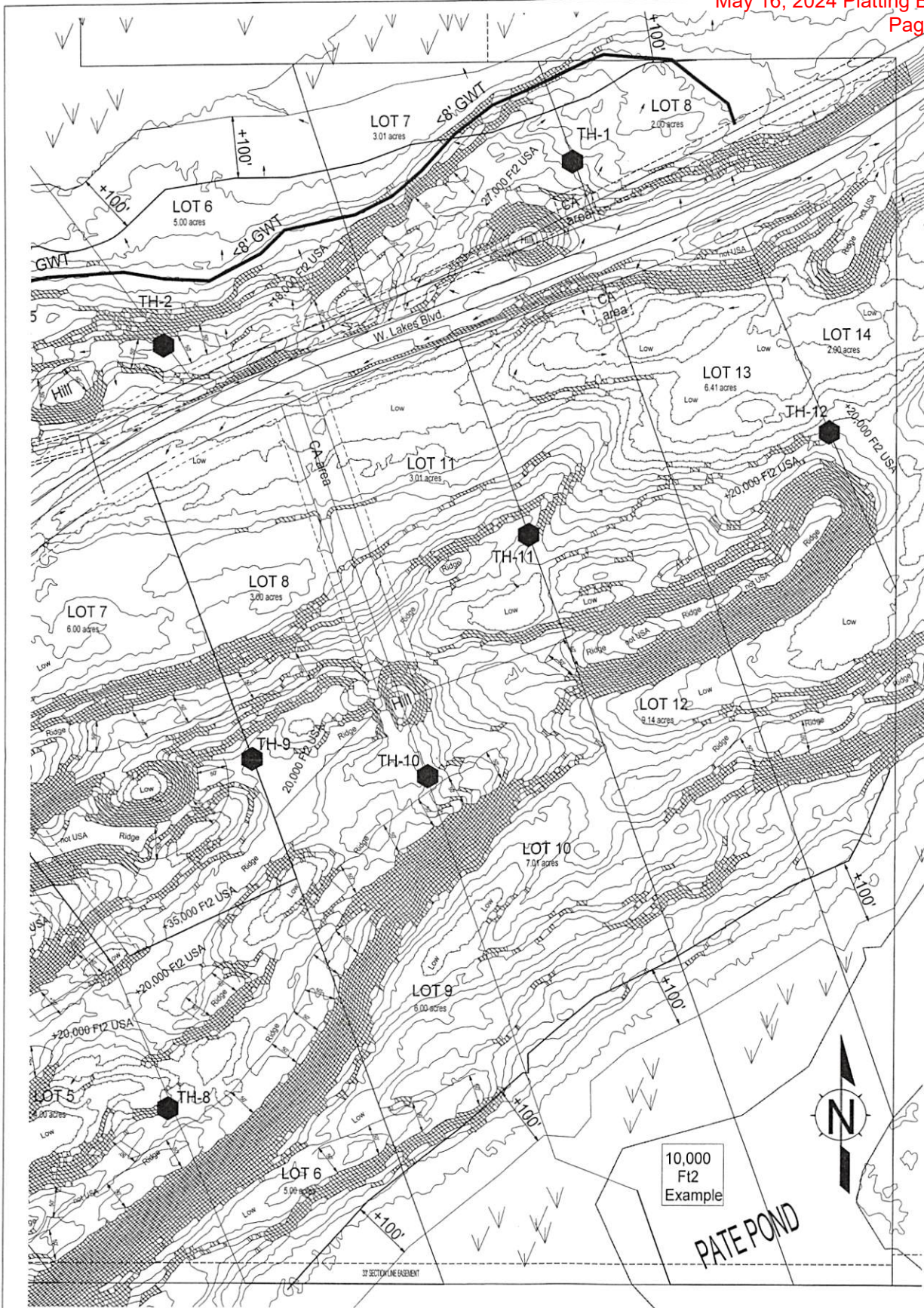
Pate's Province Subdivision; P1/2 West Useable Area, Topography, and Drainage



**Notes:**

1. Base drawing provided by surveyor.
2. 2' contours are MSB 2011 LiDAR.
3. Shaded areas have +25% grade.
4. Arrows denote apparent drainage patterns.
5. Testhole locations approximate, GPS.

**EXHIBIT B-3**



Pate's Province Subdivision: P2/2 East  
Useable Area, Topography, and Drainage



3375 N Sams Dr. Wasilla, Alaska 99654



Notes:

1. Base drawing provided by surveyor.
2. 2' contours are MSB 2011 LIDAR.
3. Shaded areas have +25% grade.
4. Arrows denote apparent drainage patterns.
5. Testhole locations approximate, GPS.

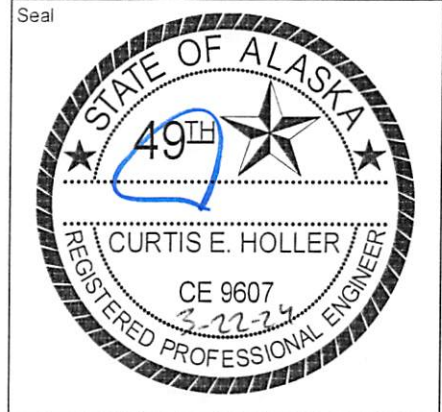
**EXHIBIT B-4**



# HOLLER ENGINEERING

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

## SOILS LOG / PERCOLATION TEST



TEST HOLE # 1 of 12  
 Performed For: R Pate  
 Legal Description: Pate's Province Subdivision

Depth, feet	Soil Type	Slope	Site Plan
0-1	OL		See attached testhole & topo map. <div style="text-align: center;">                         ↑ N ↓                     </div>
1-2	ML-SM, soft brown loess		
2-4	SP-GP, olive gray, rock to 3", few + 6"		
4-7	sloughs, med-coarse sands		
7-8			
8-9			
9-10			
10-11			
11-12			
12-13	NO GW		
13-14			
14-15			
15-16			
16-17			
17-18			
18-19			
19-20			
20-21			
21-22			

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

Slope

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

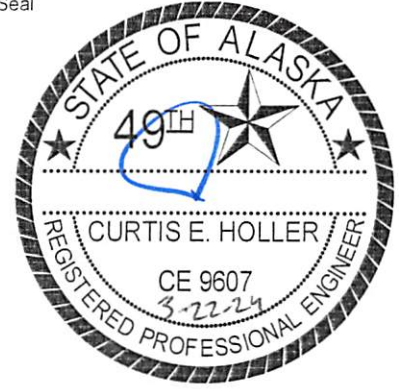
- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN 1 FT AND \_\_\_\_\_ FT DEPTH  
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
 \_\_\_\_\_  
 \_\_\_\_\_  
 - PERFORMED BY: J. Wilkins DATE: 8-04-23



# HOLLER ENGINEERING

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

Seal



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 12

Performed For: R Pate

Legal Description: Pate's Province Subdivision

Depth, feet	Soil Type	Slope	Site Plan																																																																								
1	OL		<p>See attached testhole &amp; topo map.</p> <p style="text-align: center;">↑ N ↓</p>																																																																								
1-2	ML-SM, light brown																																																																										
2-3	GP-SM, vary to SP-GP																																																																										
3-4	Rocky, most <4" few 8"																																																																										
4-5	SLUGHS																																																																										
5-6	SP-GP, olive gray,																																																																										
6-7	MED-COARSE SANDS, MOST																																																																										
7-8	Rock to 3", few 6"																																																																										
8-9	SLUGHS																																																																										
9-10																																																																											
10-11																																																																											
11-12	NO GWT																																																																										
<p>WAS GROUNDWATER ENCOUNTERED? <u>No</u></p> <p>IF YES, AT WHAT DEPTH? <u>N/A</u></p> <p>DEPTH AFTER MONITORING? <u>N/A</u></p>																																																																											
<table border="1"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: center;">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																																											
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<p>- PERCOLATION RATE _____ (min/inch)      PERC HOLE DIAMETER _____</p> <p>- TEST RUN BETWEEN <u>  </u> FT AND <u>  </u> FT DEPTH</p> <p>- COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u></p> <p>_____</p> <p>_____</p> <p>- PERFORMED BY: J. Wilkins</p>																																																																											
<p>DATE: <u>8-04-23</u></p>																																																																											

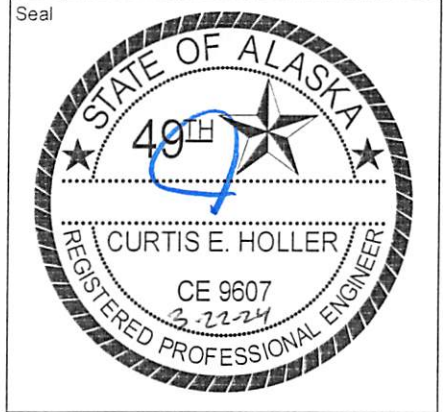
EXHIBIT B-6





# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 12  
 Performed For: R Pate  
 Legal Description: Pate's Province Subdivision

Depth, feet	Soil Type	Slope	Site Plan
1	ML-SM, LIGHT BROWN		See attached testhole & topo map. ↑ N ↓
2			
3			
4	SP GP, OLIVE GRAY,		
5	MED-COARSE SANDS,		
6	ROCKS TO 8"		
7	FEW 16"		
8	SLUGHS		
9			
10			
11			
12	NO GWT		

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

Slope

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

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

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

- PERFORMED BY: J. Wilkins

DATE: 8-04-23

**EXHIBIT B-8**

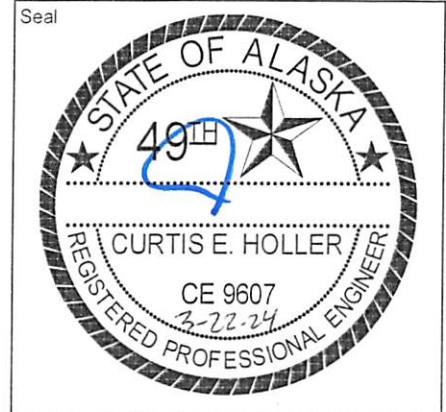




# HOLLER ENGINEERING

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

## SOILS LOG / PERCOLATION TEST



TEST HOLE # 5 of 12  
 Performed For: R Pate  
 Legal Description: Pate's Province Subdivision

Depth, feet	Soil Type	Slope
1	OL ML-SM, DARK BROWN	
2		
3	SP-GP, OLIVE GRAY,	
4	MED-COARSE SANDS,	
5	Rock to 10", FEW 20" Boulders	
6		
7	SLUGS	
8		
9		
10		
11		
12	No GWT	

Site Plan

See attached testhole & topo map.

↑  
N  
↓

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

Slope

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN    FT AND    FT DEPTH

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

- PERFORMED BY: J. Wilkins

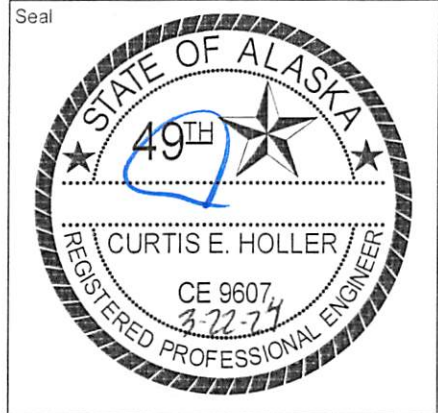
DATE: 8-04-23

**EXHIBIT B-9**



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 6 of 12  
 Performed For: R Pate  
 Legal Description: Pate's Province Subdivision

Depth, feet	Soil Type	Slope	Site Plan
1	ML-SM, LIGHT BROWN		See attached testhole & topo map. ↑ N ↓
2			
3	SP		
4	CLAYE GRAY, MEDIUM-		
5	COARSE, SLOUGHS		
6			
7			
8			
9			
10			

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

11 SP-GP, CLAYE GRAY  
 Rock to 3", few +

12 No GWT

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

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

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

- PERFORMED BY: J. Wilkins

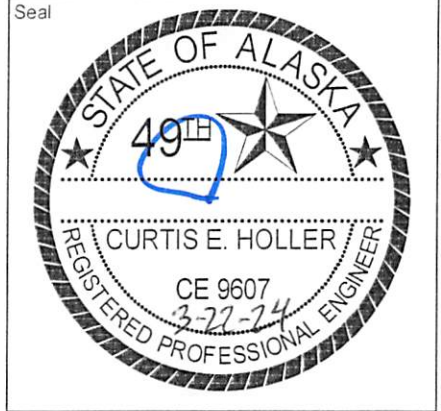
DATE: 9-06-23

**EXHIBIT B-10**



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 7 of 12  
 Performed For: R Pate  
 Legal Description: Pate's Province Subdivision

Depth, feet	Soil Type
1	OL
1-2	ML, SOFT, BROWN LOAMS, ROOTS
2-3	SM-ML, GRAY
3-4	SP-GP to SPW/GP
4-5	Hard Rock < 5", LEAD
5-6	Few to 8" clive to
6-7	clive GRAY, SLEIGHTS
7-8	
8-9	
9-10	
10-11	
11-12	No GWT

Slope

Site Plan

See attached testhole & topo map.

↑  
N  
↓

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

Slope

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

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

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

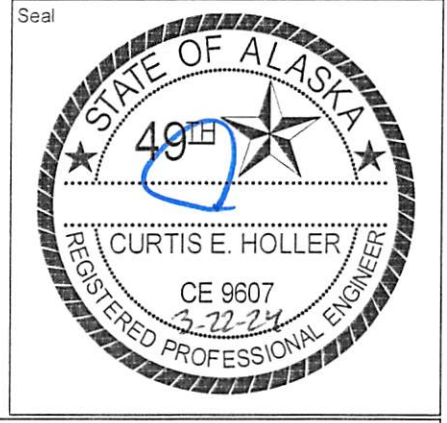
- PERFORMED BY: T. WAGAN/C. HOLLER      DATE: 9-06-23

**EXHIBIT B-11**



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 8 of 12  
 Performed For: R Pate  
 Legal Description: Pate's Province Subdivision

Depth, feet	Soil Type	Slope	Site Plan
0	OL		See attached testhole & topo map. ↑ N ↓
1	ML-SM, LIGHT BROWN		
2			
3			
4	SP w/ SLIGHT TRACE SILT,		
5	MEDIUM-COARSE,		
6	LIGHT OLIVE GRAY color		
7			
8			
9			
10			
11			

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

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

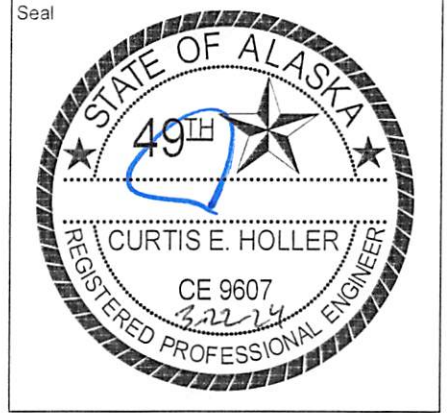
- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH  
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
 \_\_\_\_\_  
 \_\_\_\_\_  
 - PERFORMED BY: J. Wilkins      DATE: 8-04-23

**EXHIBIT B-12**



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 9 of 12  
 Performed For: R Pate  
 Legal Description: Pate's Province Subdivision

Depth, feet	Soil Type
1	OL
1 - 2	ML-SM, DARK BROWN SOFT
3 - 4	SP-GP, DUNE GRAY
4 - 5	Rock to 5", few to 12"
5 - 6	MED-COARSE SANDS
6 - 7	SLOUBHS
7 - 8	
8 - 9	
9 - 10	
10 - 11	
11 - 12	NO GWT

Slope

Site Plan

See attached testhole & topo map.

↑  
N  
↓

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

Slope

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN    FT AND    FT DEPTH

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

- PERFORMED BY: J. Wilkins DATE: 8-04-23

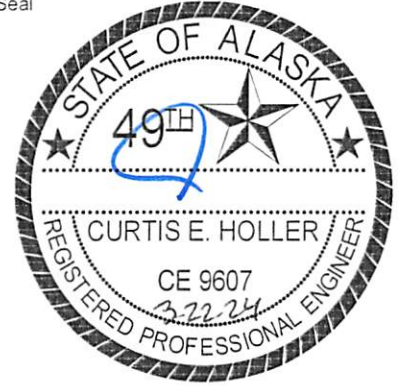
**EXHIBIT B-13**



# HOLLER ENGINEERING

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

Seal



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 10 of 12

Performed For: R Pate

Legal Description: Pate's Province Subdivision

Depth, feet	Soil Type
0 - 1	OL
1 - 3	ML-SM, DARK BROWN, SOFT
3 - 12	SPW/GRAVEL, VERT CLEAR MED-COARSE SANDS, SLOUGHY
12 - 22	NO GWT

Slope

Site Plan

See attached testhole & topo map.

↑  
N  
↓

WAS GROUNDWATER ENCOUNTERED?  
- No

IF YES, AT WHAT DEPTH?  
- N/A

DEPTH AFTER MONITORING?  
- N/A

Slope

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

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

- PERFORMED BY: J. Wilkins

DATE: 8-04-23

**EXHIBIT B-14**







Pate's Province Subdivision  
Traffic Analysis/  
Lot Count Map  
March 2024

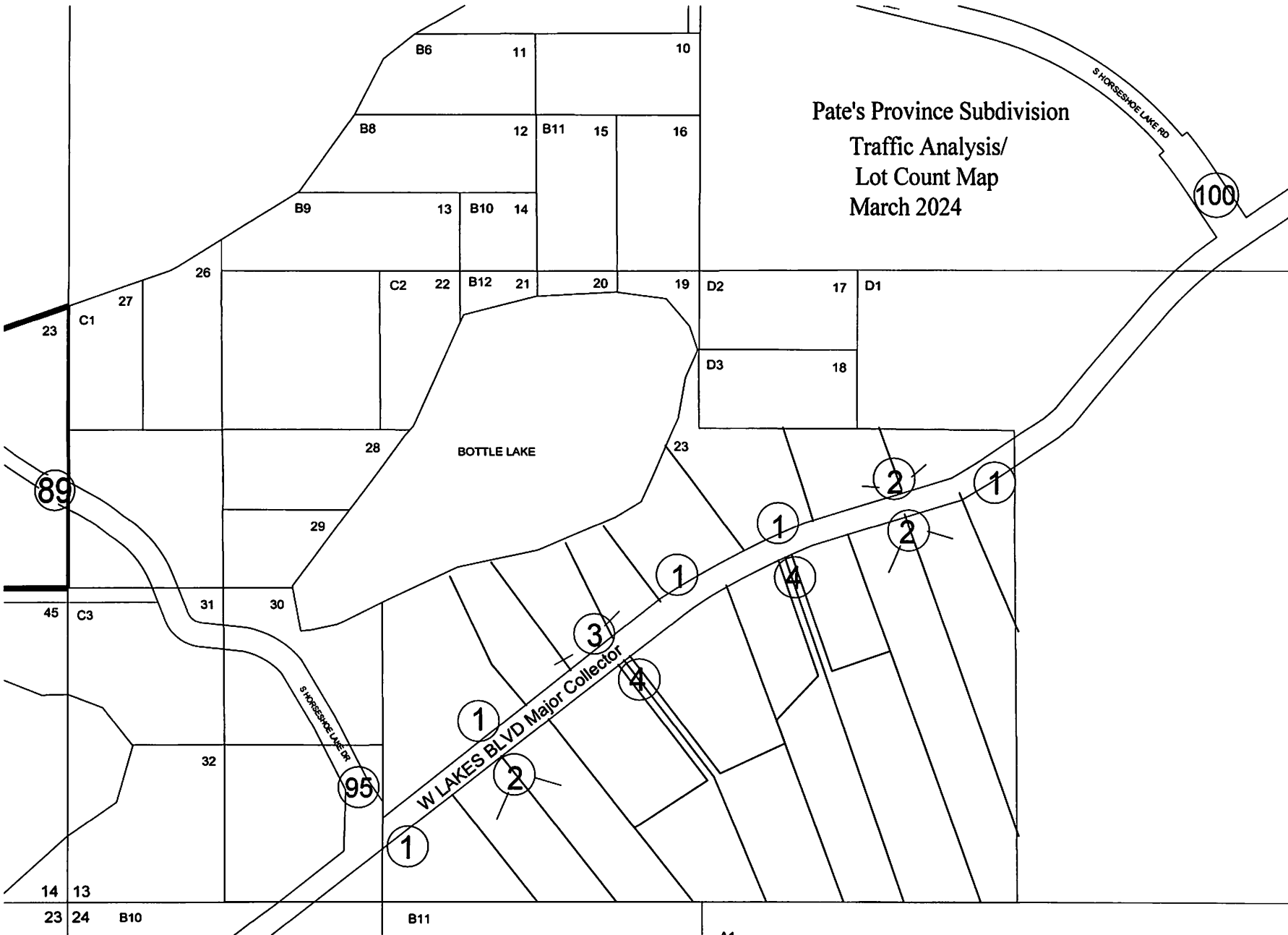
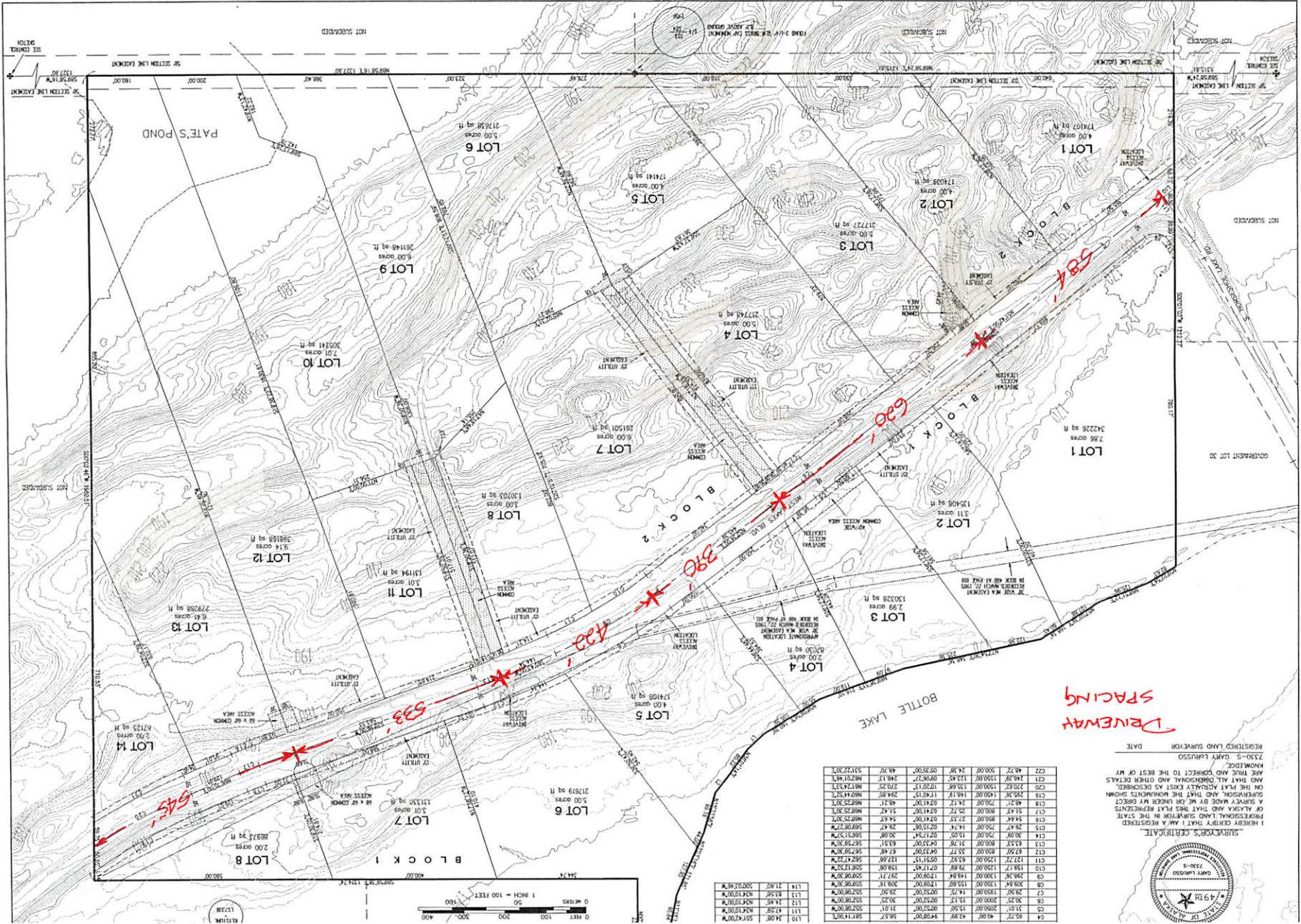


EXHIBIT C



### B04 Access Standards

(a) The average access point spacing on major road corridors, where other access standards do not exist, shall not exceed the minimums listed in Table B-1, **based on the posted speed limit**. Average access point spacing is calculated per segment and is equal to the segment length divided by the number of access points on both sides of the street. Undeveloped lots with only access to the major road corridor are counted as having at least one access point.

(b) When the average access point spacing on a segment of an existing major road corridor is less than the minimum listed in Table B-1, the average access point spacing shall not decrease due to the subdivision.

19

Table B-1: Average Access Point Spacing

Posted Speed Limit (mph)	Minimum Average Access Point Spacing (feet)
30	250
<b>35</b>	<b>300</b>
40	360
45	425
50	495
55	570

*The posted speed limit is: 35 mph.*

*The distance between both ends of Horseshoe Lake Road is approximately 4,600'*

*There are 6 new access's proposed and 1 parcel that must use W. lakes Blvd – total of 7*

*The average intersection spacing between both ends of Horseshoe Lake Road is: 657'*

RECEIVED

MAR 26 2024

PLATTING



GARY LORUSSO

**KEYSTONE SURVEYING AND MAPPING**

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

*Email: [garyl@mtaonline.net](mailto:garyl@mtaonline.net)*

*Phone: (907) 376-7811*

**SECTION LINE EASEMENT RESEARCH**

**PATE'S PROVINCE**

**TOWNSHIP 17 NORTH, RANGE 04 WEST  
PORTIONS OF SECTIONS 13 and 24**

The section line between Sections 13 and 24, Township 17 North, Range 04 West was surveyed and the survey approved by the U.S. Surveyor General's Office on January 19, 1959.

The subject parcel in Section 13 was patented to Robert A. Pate by Federal Patent # 1226770. Entry date was on September 24, 1959. There is a 33' Section Line easement on this parcel.

To the south of the subject parcel in Section 24, the land was patented to the State of Alaska by Federal Patent # 50690223. There is a 50' Section Line easement on this parcel.

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



TOWNSHIP 17 NORTH, RANGE 4 WEST, OF THE SEWARD MERIDIAN, ALASKA

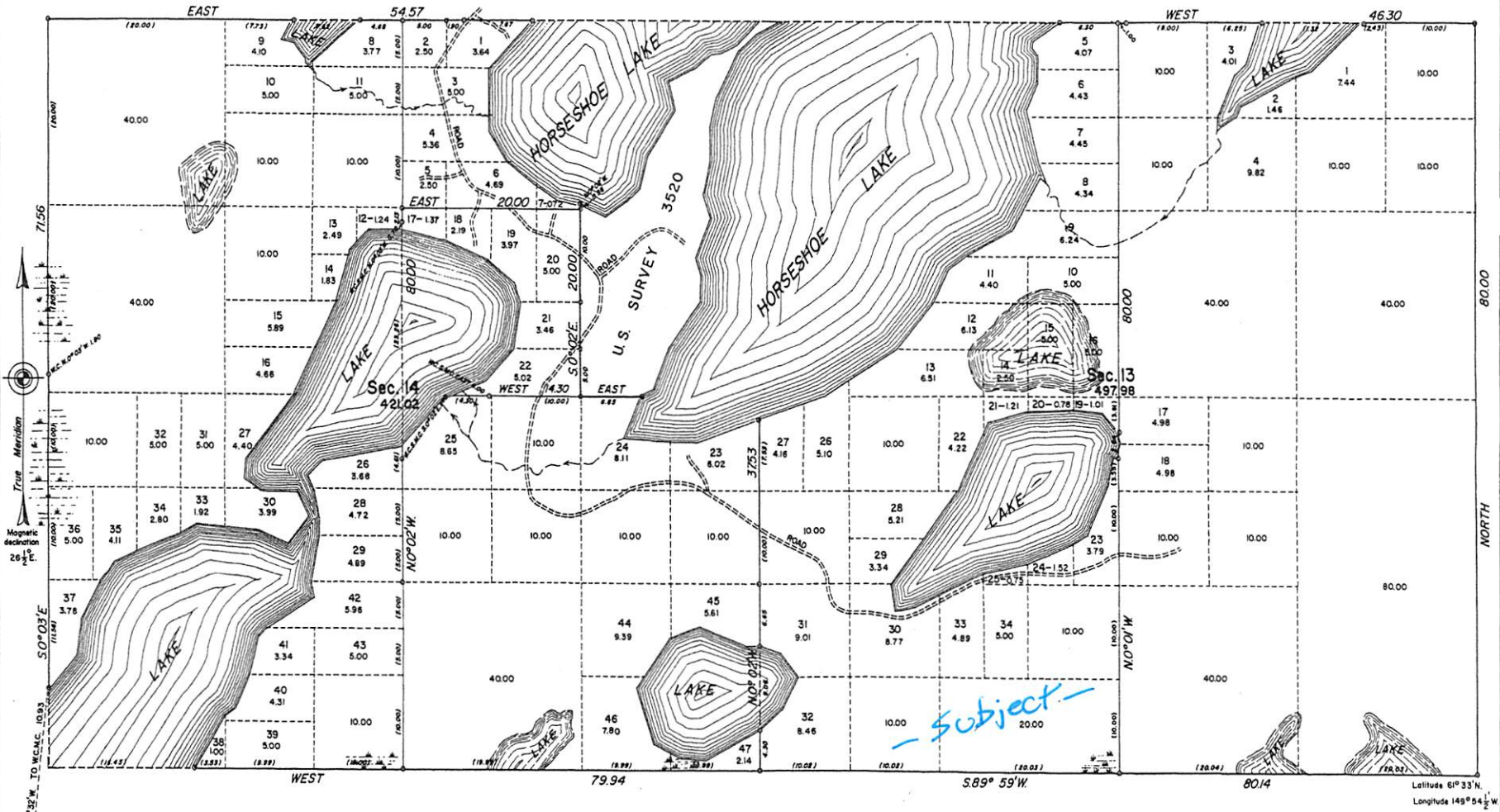
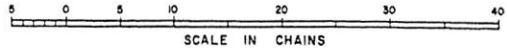


EXHIBIT E-2

This plat represents a portion of the extension survey and the partial subdivision of secs. 13 and 14 executed by Hobart B. Hyatt, Cartographer (Cadastral) during the period August 15, 1955 to April 17, 1957, under Special Instructions for Group No. 75, Alaska, dated July 15, 1949.

U. S. Survey No. 3520 was executed concurrently with the establishment of the rectangular surveys in secs. 13 and 14. The previous surveys in this township are shown upon the plats accepted March 27, 1952.



○ INDICATES AN IRON POST WITH BRASS CAP  
□ INDICATES A WOODEN POST

Area Surveyed, 919.00 Acres

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Washington, D.C. January 19, 1959

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

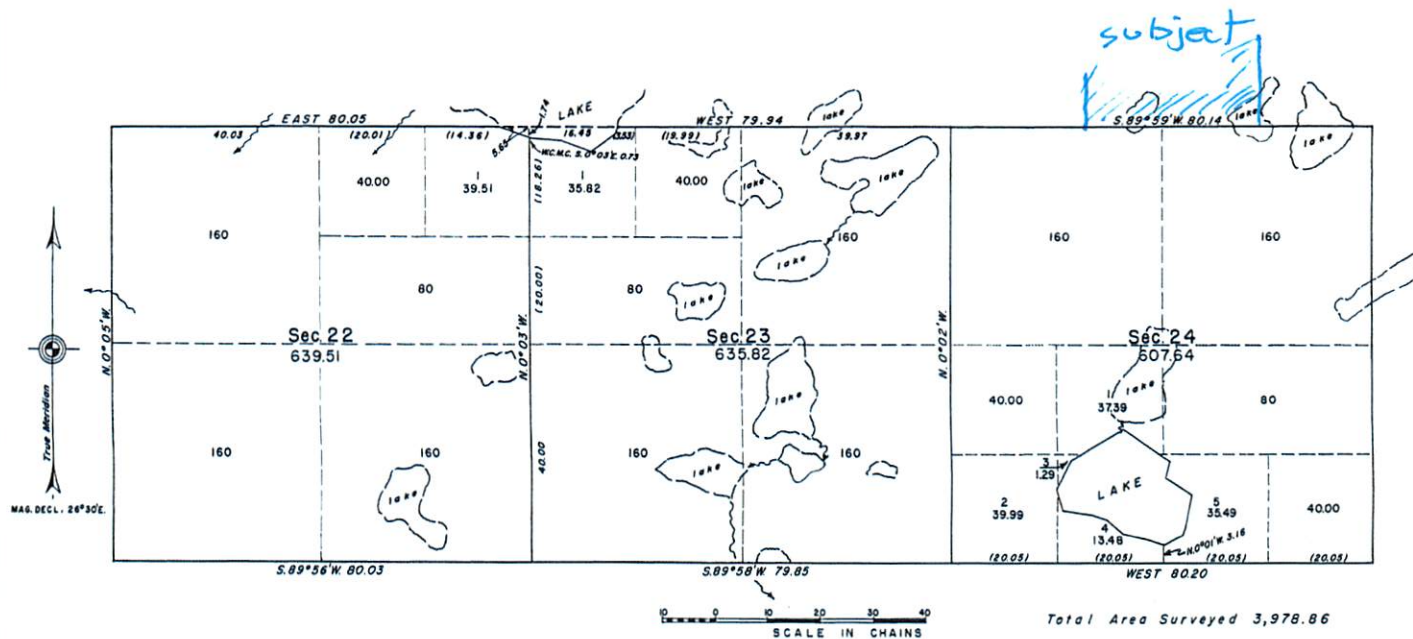
For the Director  
*Earl G. Harrington*  
Cadastral Engineering Staff Officer

C.M.H.

ORIGINAL

SHEET No. 1 OF 2 SHEETS

TOWNSHIP 17 NORTH, RANGE 4 WEST, OF THE SEWARD MERIDIAN, ALASKA



Total Area Surveyed 3,978.86

TOWNSHIP DIAGRAM

	22	23	24
	27	28	29
	34	35	36

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Washington, D. C., March 27, 1952

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

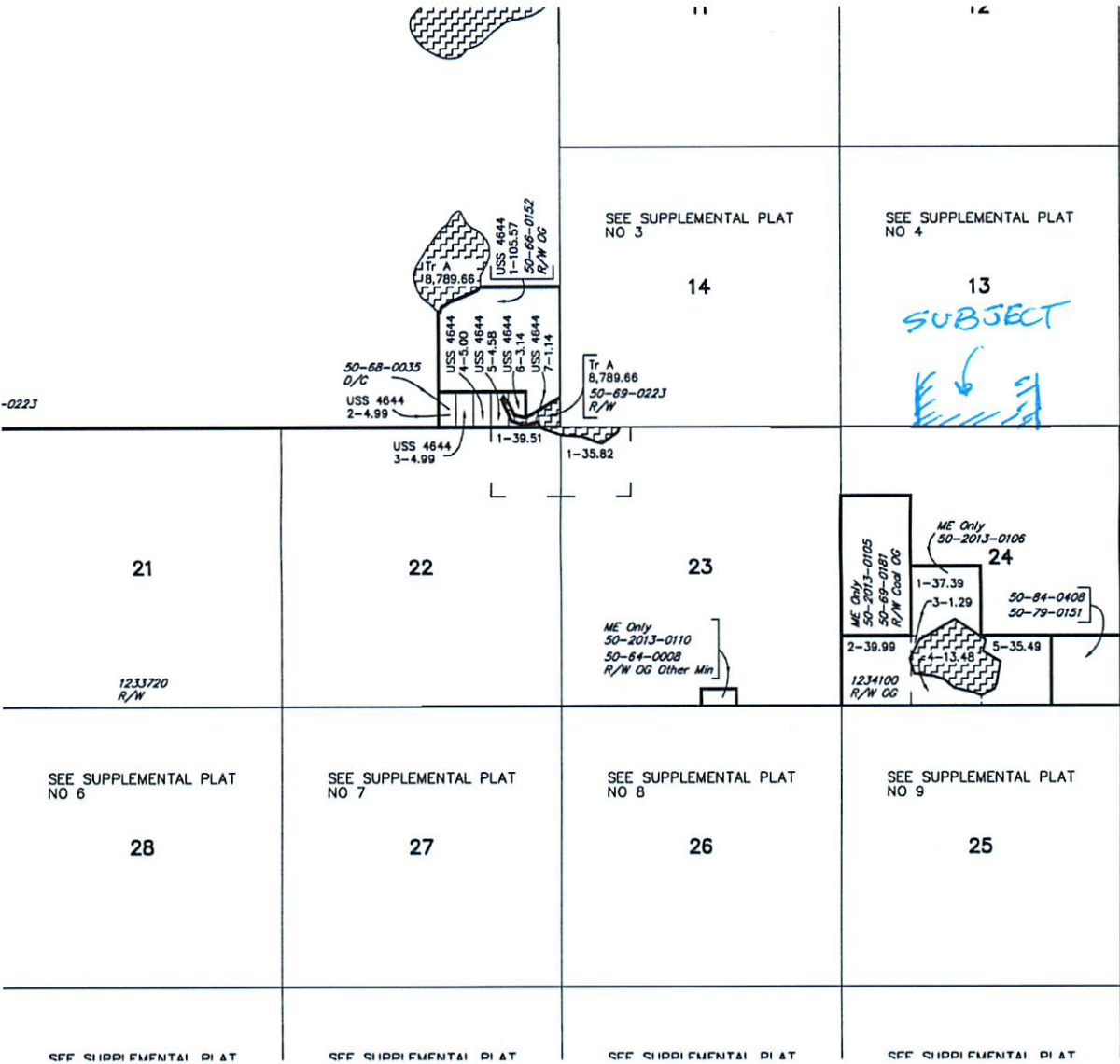
For the Director

*William F. Richards*

Chief, Branch of Surveys

B.C.

EXHIBIT E-3



-0223



U.S. DEPARTMENT OF THE INTERIOR

**BUREAU OF LAND  
MANAGEMENT**

(<https://www.blm.gov/>)

subject

SDMS ALASKA

+

**SPATIAL DATA MANAGEMENT SYSTEM**

Alaska Case Retrieval Enterprise System (ACRES)

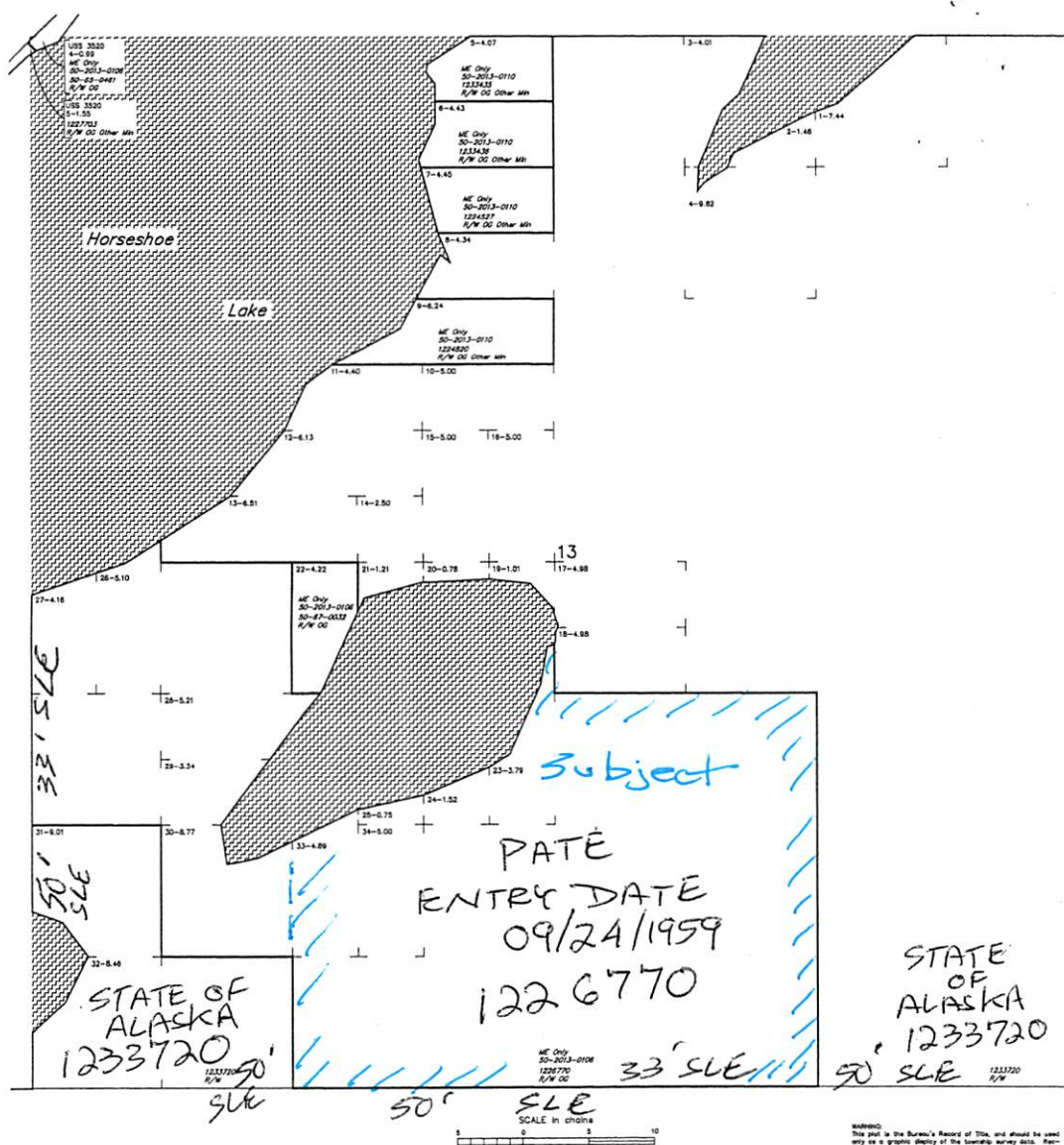
**Case Abstract for: AKA 050242**

CASE DATA						
Case Serial Num:	AKA 050242	FRC Site Code:	SEA			
Case Type:	251101 He Original	Accession Num:	71A1278			
Case Status:	Closed	Box Num:	-(of)-			
Case Status Actn:	Case Closed	Disp Date:	-			
Case Status Date:	18-APR-1977	Location Code:	45950			
SM Acres:	0.0000	Abnd Yr:	-			
Claim Name:	-					
CUSTOMER DATA						
Cust ID:	000021804					
Customer Name:	PATE ROBERT A	Interest Relationship:	Applicant			
Customer Address:	Withheld	Percent Interest:	0.0000			
ADMINISTRATIVE/STATUS ACTION DATA						
Date	Code Description:	Remarks	Doc ID	Ofc	Emp	Doc Img *
24-SEP-1959	001 Application Filled	APPLICATION RECEIVED	--	PSA	BED	--
09-MAY-1962	879 Patent Issued	--	PA0001226770	AJA	BED	Not Available
18-APR-1977	970 Case Closed	TITLE TRSF	--	PSA	BED	--
27-AUG-1992	996 Converted To Prime	--	--	940	BKM	--
FINANCIAL ACTION DATA						
Date	Code/Description	Ofc	Emp	Money Amt	Acct Adv	Asmt Yr
NO FINANCIAL ACTIONS FOUND						

EXHIBIT E-5



SURVEYED TOWNSHIP 17 NORTH RANGE 4 WEST OF THE SEWARD MERIDIAN, ALASKA



STATUS OF PUBLIC DOMAIN  
LAND AND MINERAL TITLES

**MTP  
SUPPL SEC 13**

NO 4

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-  
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION  
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES  
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

Lands classified prospectively valuable for O&G affects  
Lds/Interests not conveyed

P.L.O. 5184 W&I C affects Lds/Interests not conveyed

A058730 SS Reserved Min Estate Only

EXHIBIT E-6

CURRENT TO		NO 4
9-3-2013		Sew Mer
		T 17 N
		R 4 W

ACAD

NOTICE:  
This plat is the Bureau's Record of Title, and should be used  
only as a general guide to the location of survey data. Bear-  
ings and distances do not reflect title changes which may have been  
affected by other monuments of rivers or other bodies of water.  
Refer to the tabulated survey for official survey information.

## Matthew Goddard

---

**From:** Farrer, Hayley M CIV USARMY CEPOA (USA) <Hayley.M.Farrer@usace.army.mil>  
**Sent:** Tuesday, April 9, 2024 8:36 AM  
**To:** Matthew Goddard  
**Subject:** RFC Pate's Province (MG)

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

Good morning,

The Corps of Engineers (Corps) does not have any comments regarding Pate's Province subdivision.

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

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

The land owners 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](mailto:regpagemaster@usace.army.mil)) and they will be assigned a project manager to assist them. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

Sincerely,  
Hayley Farrer  
Regulatory Specialist  
South Section, Alaska District  
US Army Corps of Engineers  
Office: (907)753-2778  
Cell: (907)687-1059

---

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>

**Sent:** Tuesday, April 2, 2024 5:24 PM

**To:** Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; Myers, Sarah E E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; CEPOA-SM-RD-Pagemaster <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; [akchief@mtaonline.net](mailto:akchief@mtaonline.net); [clinchnot@yahoo.com](mailto:clinchnot@yahoo.com); Tawnya Hightower

## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Tuesday, April 30, 2024 4:18 PM  
**To:** Matthew Goddard  
**Cc:** Jamie Taylor; Tammy Simmons; Brad Sworts  
**Subject:** RE: RFC Pate's Province (MG)

Matthew,

Please thank the applicant for the clear average access point spacing calculations and data. This is the type of submittal that PD&E would like to see for every subdivision accessing a minor collector or higher classification roadway.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, April 24, 2024 7:56 AM  
**To:** Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>  
**Subject:** FW: RFC Pate's Province (MG)

Good morning,

Gary sent the attached in answer to your request for access point spacing calculation for Pate's Province.

Have a great day,  
Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

---

**From:** Gary LoRusso <[garyl@keystonesurveyak.com](mailto:garyl@keystonesurveyak.com)>  
**Sent:** Tuesday, April 23, 2024 5:15 PM  
**To:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Subject:** RE: RFC Pate's Province (MG)

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

Attached.

---

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Sent:** Tuesday, April 23, 2024 3:56 PM  
**To:** Gary LoRusso <[garyl@mtaonline.net](mailto:garyl@mtaonline.net)>  
**Subject:** FW: RFC Pate's Province (MG)

---

**From:** Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>  
**Sent:** Tuesday, April 23, 2024 3:14 PM  
**To:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Cc:** Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>  
**Subject:** Re: RFC Pate's Province (MG)

Hello,

West Lakes Boulevard is on the OSHP to be a major collector. In addition to the location of the proposed access points the applicant shall provide the average access point spacing. See table within SCM Section B04.

Thank you,

PD&E Review Team

---

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Sent:** Tuesday, April 2, 2024 5:24 PM  
**To:** Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; Myers, Sarah E E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil) <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; [akchief@mtaonline.net](mailto:akchief@mtaonline.net) <[akchief@mtaonline.net](mailto:akchief@mtaonline.net)>; [clinchnot@yahoo.com](mailto:clinchnot@yahoo.com) <[clinchnot@yahoo.com](mailto:clinchnot@yahoo.com)>; Tawnya Hightower <[Tawnya.Hightower@matsugov.us](mailto:Tawnya.Hightower@matsugov.us)>; Brian Davis <[Brian.Davis@matsugov.us](mailto:Brian.Davis@matsugov.us)>; Bill Gamble <[Bill.Gamble@matsugov.us](mailto:Bill.Gamble@matsugov.us)>; Land Management <[Land.Management@matsugov.us](mailto:Land.Management@matsugov.us)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Elaine Flagg <[Elaine.Flagg@matsugov.us](mailto:Elaine.Flagg@matsugov.us)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; [pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov) <[pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov)>; [matthew.a.carey@usps.gov](mailto:matthew.a.carey@usps.gov) <[matthew.a.carey@usps.gov](mailto:matthew.a.carey@usps.gov)>; [jordan.t.matthews@usps.gov](mailto:jordan.t.matthews@usps.gov) <[jordan.t.matthews@usps.gov](mailto:jordan.t.matthews@usps.gov)>; John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Andrew Fraiser <[andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com)>; ROW <[row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com)>; Right of Way Dept. <[row@mtasolutions.com](mailto:row@mtasolutions.com)>; OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; [mearow@mea.coop](mailto:mearow@mea.coop) <[mearow@mea.coop](mailto:mearow@mea.coop)>  
**Subject:** RFC Pate's Province (MG)

Hello,

The following link is a request for comments for the proposed Pate's Province subdivision. Please ensure all comments have been submitted by April 23, 2024, so they can be incorporated in the staff report that will presented to the Platting Board.

 [Pate's Province](#)

Feel free to contact me if you have any questions.

Have a great day,  
Matthew Goddard  
Platting Technician

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Wednesday, April 3, 2024 10:40 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Pate's Province (MG)

Good morning,

This property requires a driveway permit onto Lakes Blvd.

Very Respectfully,

Jamie R Jokhy  
Administrative Assistant  
Development Services  
(907) 861-7842  
jamie.jokhy@matsugov.us



---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, April 2, 2024 5:24 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; akchief@mtaonline.net; clinchnot@yahoo.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; Land Management <Land.Management@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>; pamela.j.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 Pate's Province (MG)

Hello,

The following link is a request for comments for the proposed Pate's Province subdivision. Please ensure all comments have been submitted by April 23, 2024, so they can be incorporated in the staff report that will be presented to the Platting Board.



**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

April 22, 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 preliminary plat and has no comments or recommendations.

- **PATE'S PROVINCE**  
**(MSB Case # 2024-51)**

If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com).

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher  
Right of Way Agent  
ENSTAR Natural Gas Company, LLC

**CERTIFICATE OF OWNERSHIP & DEDICATION**

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ACCEPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DECIDING ALL NORTH-SOUTH TO THE MATANGOSHA-SOUTH BOUNDARY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

THE ESTATE OF ROBERT ALLEN PATE  
FILED UNDER PROBATE CASE N. SAN-21-01940PR  
C/O MARK T. PATE  
7147 N. PERRYVILLE CT  
MESA, CALIFORNIA 92521-8880

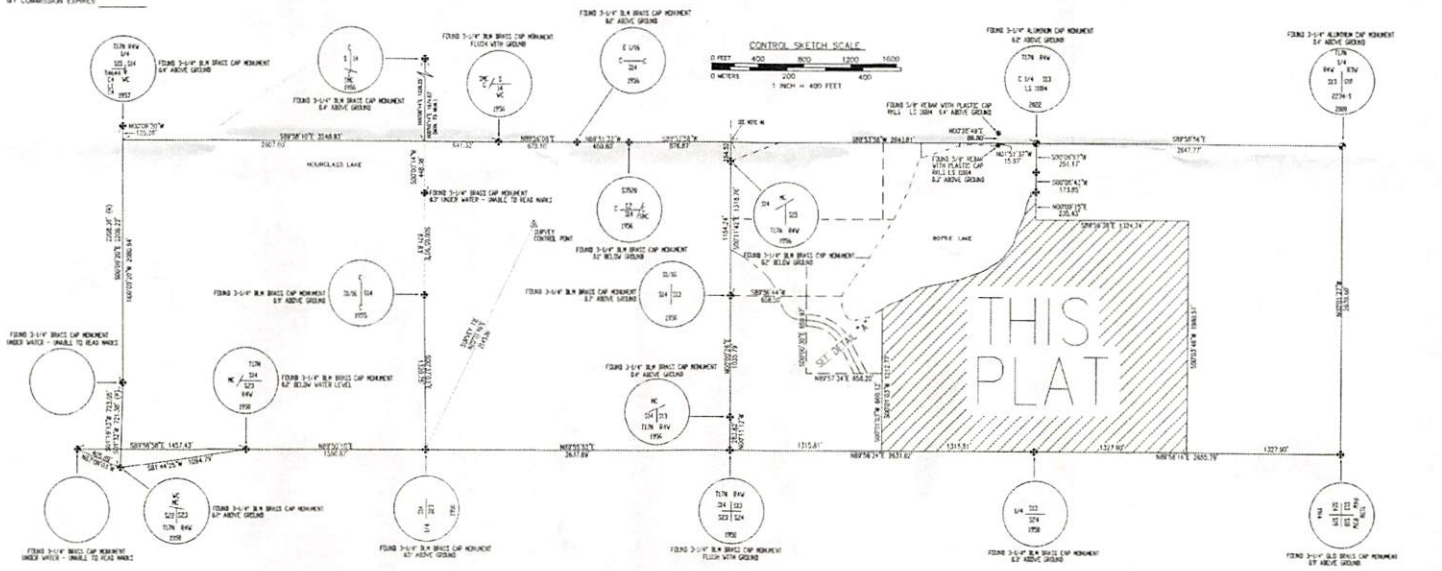
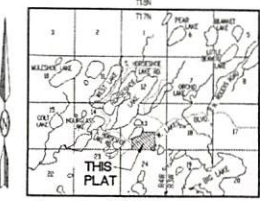
**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SIGNED TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF CALIFORNIA  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTES**

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE ORIGINAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BEARS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE CONTROL POINT SHOWN HEREON.
3. 5/16" x 3/8" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.A.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.

5. EASEMENTS OF RECORD NOT PLOTTED HEREON:  
a) ESTATE EASEMENT RECORDED DECEMBER 7, 1966 IN MISC BOOK 9 AT PAGE 208, RELEASE OF GENERAL OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MARCH 22, 1985 BOOK 408, PAGE 812.
6. THERE ARE SEVERAL RECORDS OF SURVEY WITHIN SECTION 13 THAT PURPORT TO HAVE SURVEYED ADJACENT PARCELS. THESE SURVEYS DO NOT SURVEY TO THE ORIGINAL MONUMENTATION ON THE WEST SIDE OF HORSESHOE LAKE, AS SUCH THOSE RECORDS OF SURVEY WERE CONDUCTED IN DETERMINING THE EAST-WEST CENTER 1/4 LINE OF SECTIONS 13 AND 14 AS WITHOUT SURVEYING TO THE ORIGINAL MONUMENTATION ON EACH SIDE OF THE LAKE. METERS ADJACENT PART CORNERS WOULD BE CREATED ALONG THE NORTH-SOUTH SECTION LINE BETWEEN SECTION 13 AND 14 ALL PURPORTING TO BE THE SAME ADJACENT PART CORNER. THIS WOULD NOT BE THE ORIGINAL INTENT NOR WOULD IT PROTECT THE ORIGINAL PLAT THAT CREATED BOTH SECTIONS SIMULTANEOUSLY.



**LEGEND**

- ◆ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/16" REBAR WITH PLASTIC CAP AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR
- ⊙ SURVEY CONTROL POINT - (SP-2004 M 4) NORTHING: 824034.0 Meters EASTING: 502820.0 Meters SURVEY TIC FROM SURVEY CONTROL POINT TO 1/4 CORNER SECTION 14/23 = 525314.7' N 2143.60'
- SET 5/8" x 3/8" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP (EXISTING 1970)

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANGOSHA-SOUTH BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATE: \_\_\_\_\_ AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

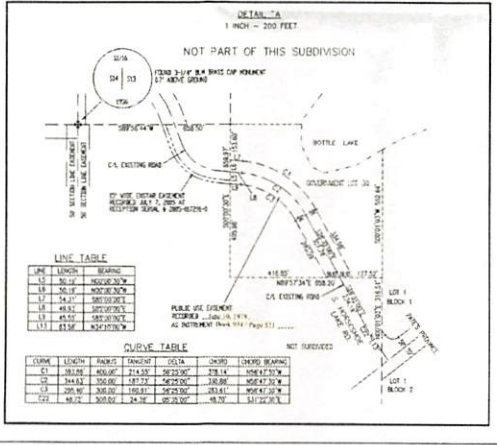
DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR  
ATTEST: \_\_\_\_\_ PLATTING CLERK

**CERTIFICATION OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSIGNMENTS THROUGH \_\_\_\_\_ ADVERSE TO THE PROPERTY, INCLUDING IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL



**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.  
2320-S GARY LARUSSO  
REGISTERED LAND SURVEYOR DATE \_\_\_\_\_



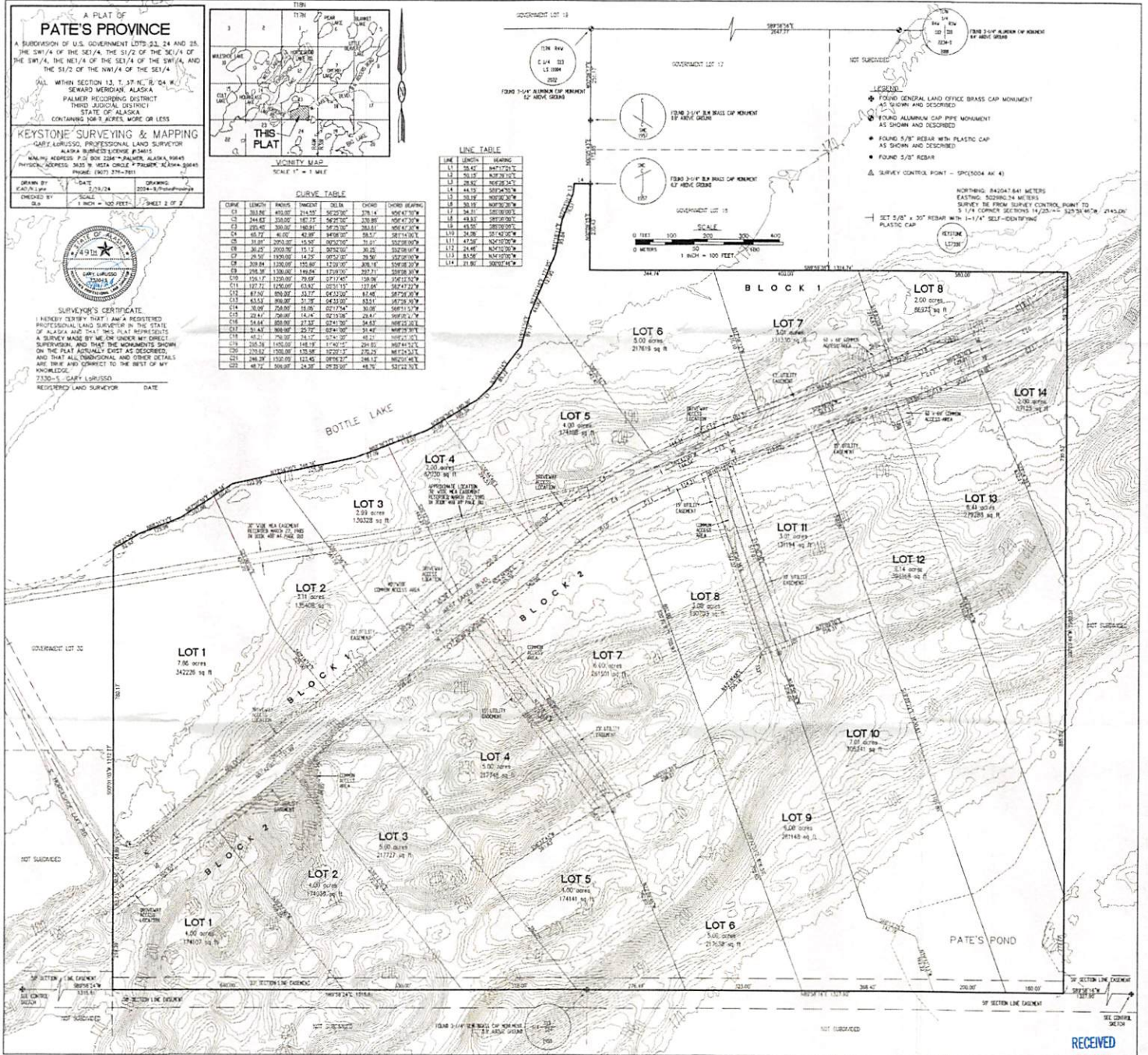
RECEIVED  
MAR 28 2024  
PLATTING

Agenda Copy

A PLAT OF  
**PATE'S PROVINCE**  
A SUBDIVISION OF U.S. GOVERNMENT LOTS 23, 24 AND 25, THE SW1/4 OF THE SE1/4, THE S1/2 OF THE SE1/4 OF THE SW1/4, THE NE1/4 OF THE SE1/4 OF THE SW1/4, AND THE S1/2 OF THE NW1/4 OF THE SE1/4  
ALL WITHIN SECTION 13, T. 17 N., R. 04 W. SEWARD MERIDIAN, ALASKA.  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 10.5 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
GARY LARUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA LICENSE NUMBER #14415  
MAILING ADDRESS: P.O. BOX 2218 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3633 N. VISTA DRIVE • PALMER, ALASKA 99645  
PHONE: (907) 276-7841

DRAWN BY: CAD/ALP/MS DATE: 2/19/24 DRAWING: 2024-01/Platting/Platting  
CHECKED BY: GLL SCALE: 1" = 400 FEET SHEET 1 OF 2



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MAY 16 2024  
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## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, April 15, 2024 2:17 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Pate's Province (MG)  
**Attachments:** Agenda Plat.pdf

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

Hi Matthew, GCI has no comments or objections to this plat.

Thank you,

**JOSHUA SWANSON**  
**GCI** | Engineer II, OSP Design  
w: [www.gci.com](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, April 2, 2024 5:24 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; akchief@mtaonline.net; clinchnot@yahoo.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; Land Management <Land.Management@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 Pate's Province (MG)

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

Hello,

The following link is a request for comments for the proposed Pate's Province subdivision. Please ensure all comments have been submitted by April 23, 2024, so they can be incorporated in the staff report that will be presented to the Platting Board.

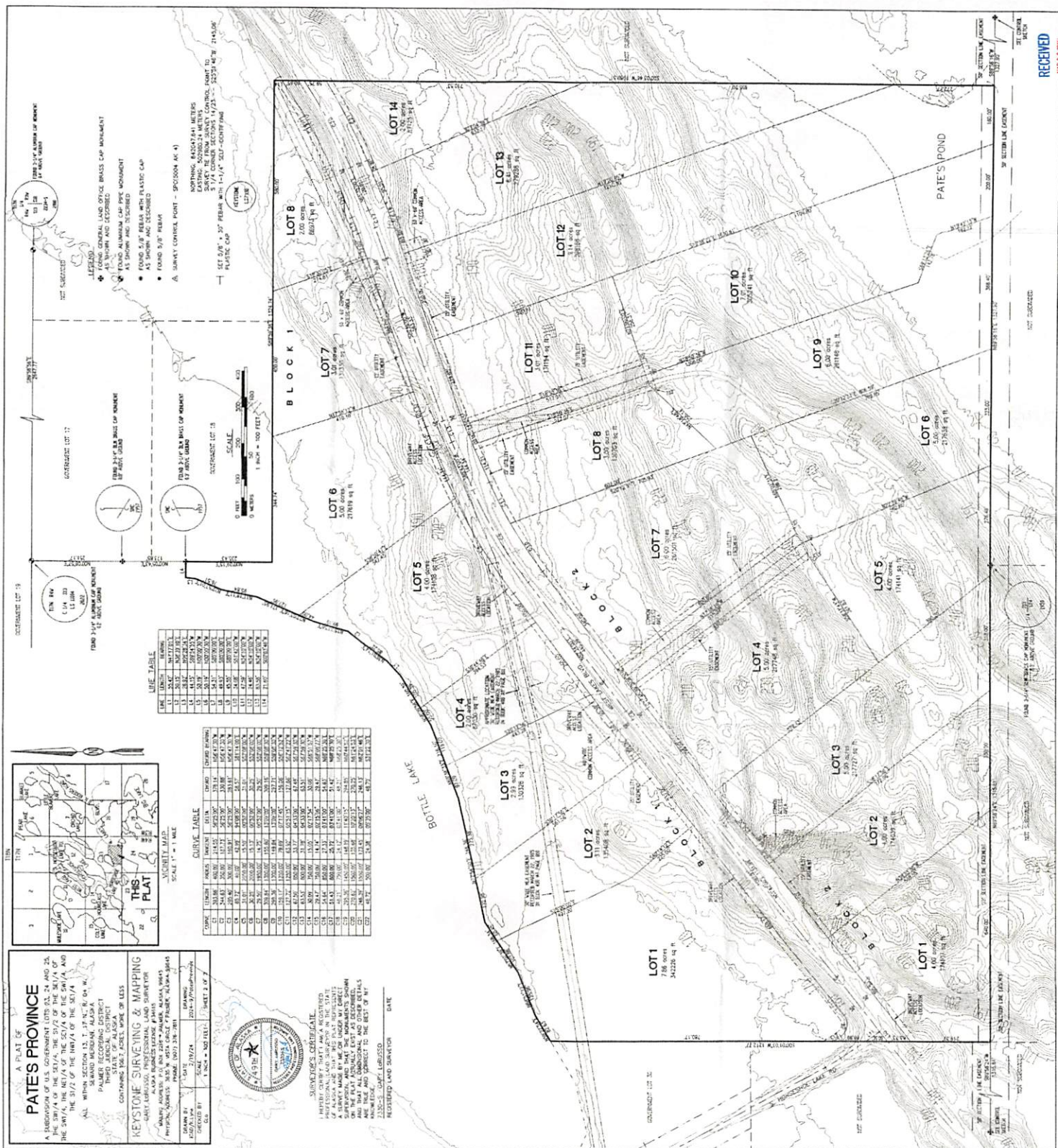
 [Pate's Province](#)

Feel free to contact me if you have any questions.

Have a great day,  
Matthew Goddard



RECEIVED  
PLATTING



## Matthew Goddard

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Tuesday, April 23, 2024 11:31 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Pate's Province (MG)

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

Hi Matthew,

MTA has reviewed Pates Province and would like to add the following-

MTA does have an existing copper line located through this parcel. Rather than plat the easement for it, we respectfully request the developer provide MTA with a minimum of 60 days' notice so that we can relocate it to the easements provided, without interrupting services provided by said cable.

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)



Life. Technology. Together.

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, April 2, 2024 5:24 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; akchief@mtaonline.net; clinchnot@yahoo.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; Land Management <Land.Management@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 Pate's Province (MG)

Hello,

The following link is a request for comments for the proposed Pate's Province subdivision.  
Please ensure all comments have been submitted by April 23, 2024, so they can be incorporated in the staff report that will presented to the Platting Board.

[Pate's Province](#)

Feel free to contact me if you have any questions.

Have a great day,  
Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

**CERTIFICATE OF OWNERSHIP & DEDICATION**

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

THE ESTATE OF ROBERT ALLEN PATE  
FILED UNDER PROBATE CASE N. 3AN-21-01940PR  
C/O MARK T. PATE  
2147 N. PEPPERTREE CT.  
VISALIA, CALIFORNIA 93291-8880

**NOTARY ACKNOWLEDGMENT**

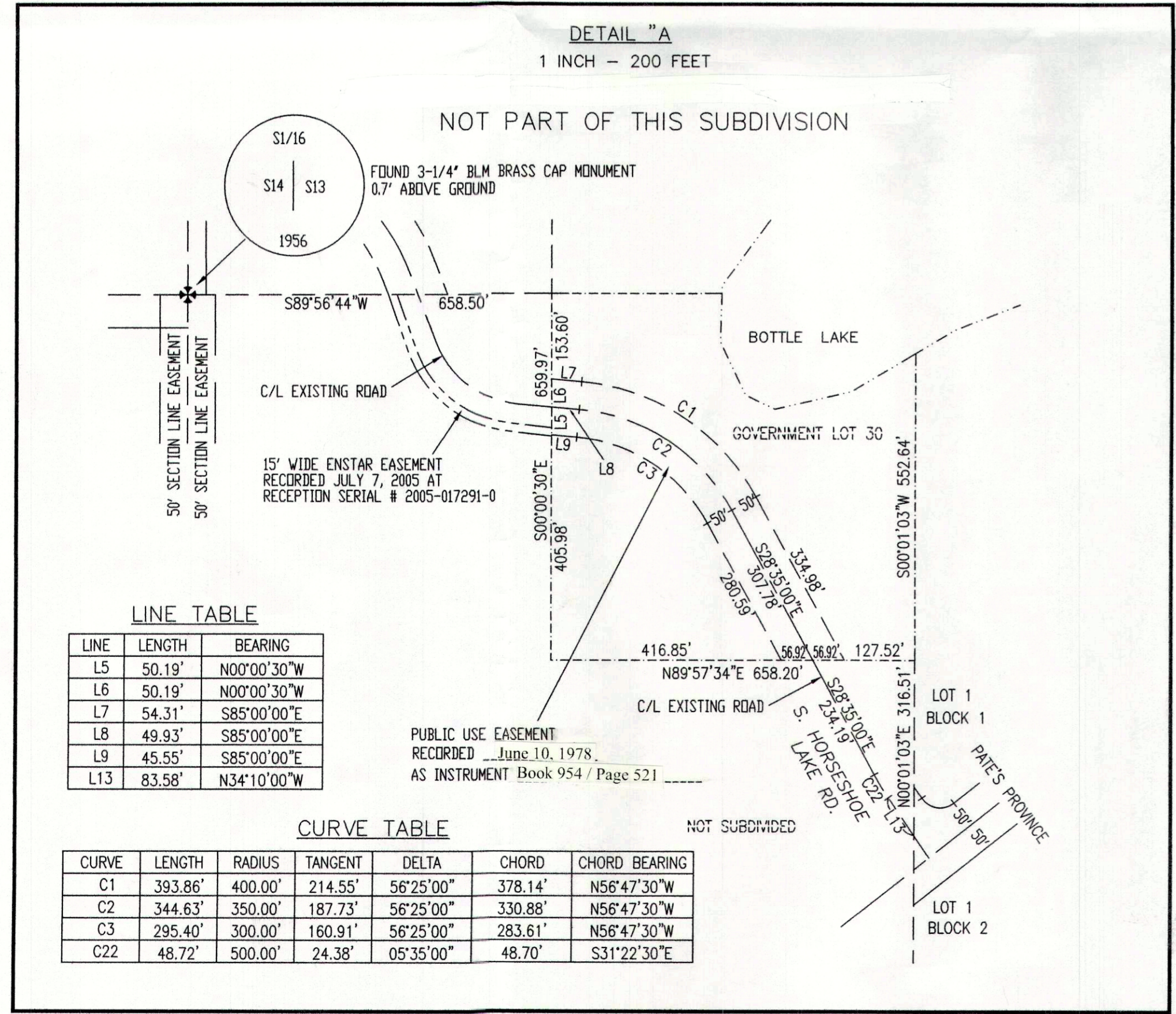
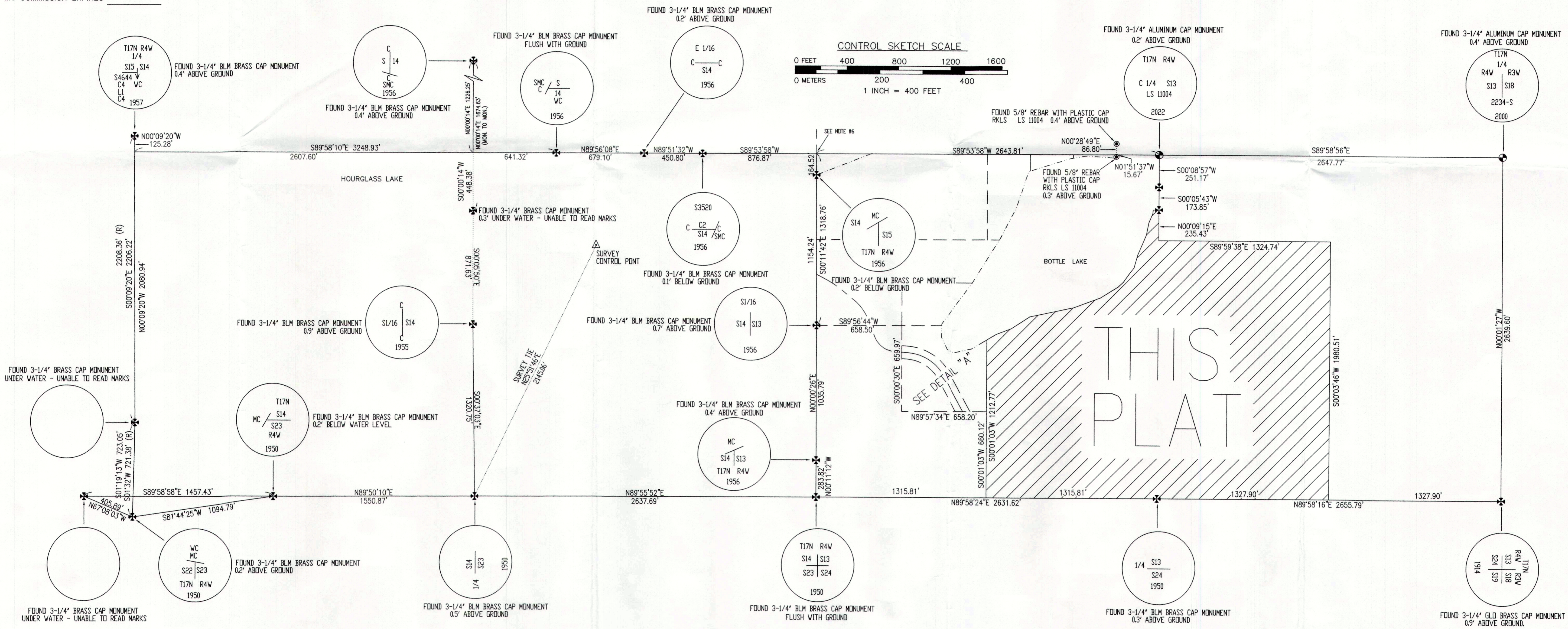
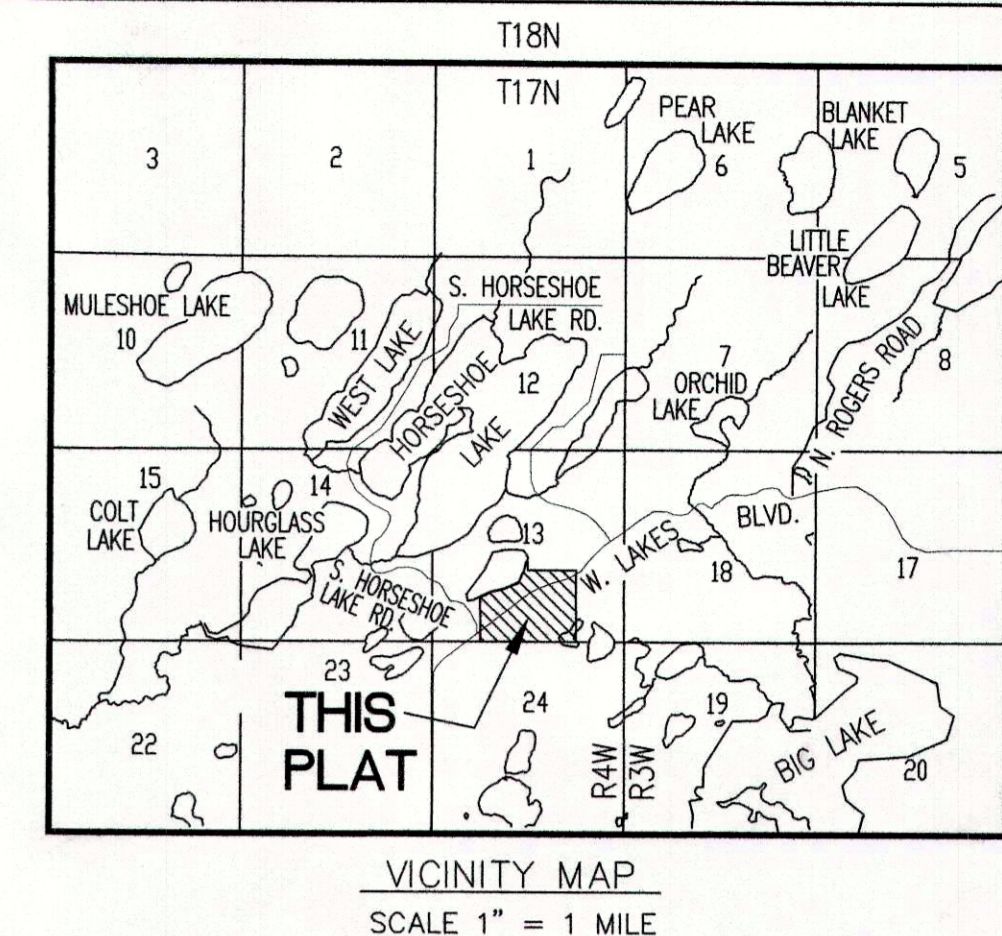
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF CALIFORNIA

MY COMMISSION EXPIRES \_\_\_\_\_

**NOTES**

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE CONTROL POINT SHOWN HEREON.
3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
  - a) ENSTAR EASEMENT RECORDED DECEMBER 7, 1966 IN MISC. BOOK 9 AT PAGE 288. RELEASE OF GENERAL OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MARCH 22, 1985 BOOK 408, PAGE 812.
6. THERE ARE SEVERAL RECORDS OF SURVEY WITHIN SECTION 13 THAT PURPORT TO HAVE SURVEYED ALIQUOT PARTS. THESE SURVEYS DID NOT SURVEY TO THE ORIGINAL MONUMENTATION ON THE WEST SIDE OF HORSESHOE LAKE. AS SUCH THOSE RECORDS OF SURVEY WERE IGNORED IN DETERMINING THE EAST-WEST CENTER 1/4 LINE OF SECTIONS 13 AND 14 AS WITHOUT SURVEYING TO THE ORIGINAL MONUMENTATION ON EACH SIDE OF THE LAKE MULTIPLE ALIQUOT PART CORNERS WOULD BE CREATED ALONG THE NORTH-SOUTH SECTION LINE BETWEEN SECTION 13 AND 14 PURPORTING TO BE THE SAME ALIQUOT PART CORNER. THIS WOULD NOT BE THE ORIGINAL INTENT NOR WOULD IT PROTECT THE ORIGINAL PLAT THAT CREATED BOTH SECTIONS SIMULTANEOUSLY.



**LINE TABLE**

LINE	LENGTH	BEARING
L5	50.19'	N00°00'30"W
L6	50.19'	N00°00'30"W
L7	54.31'	S85°00'00"E
L8	49.93'	S85°00'00"E
L9	45.55'	S85°00'00"E
L13	83.58'	N34°10'00"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	393.86'	400.00'	214.55'	56°25'00"	378.14'	N56°47'30"W
C2	344.63'	350.00'	187.73'	56°25'00"	330.88'	N56°47'30"W
C3	295.40'	300.00'	160.91'	56°25'00"	283.61'	N56°47'30"W
C22	48.72'	500.00'	24.38'	05°35'00"	48.70'	S31°22'30"E

**LEGEND**

- ✱ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- ⊕ FOUND ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR
- △ SURVEY CONTROL POINT - SPC(5004 AK 4)  
NORTHING: 842047.641 METERS  
EASTING: 502980.24 METERS  
SURVEY TIE FROM SURVEY CONTROL POINT TO S 1/4 CORNER SECTIONS 14/23 --- S25°51'46"W 2145.06'
- SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR

ATTEST: \_\_\_\_\_ PLATTING CLERK

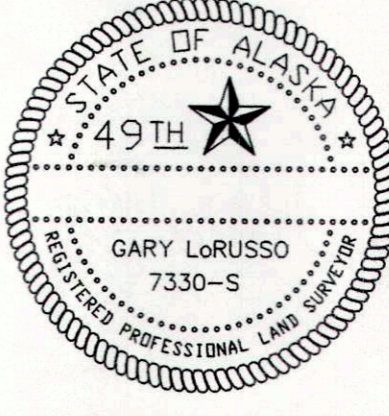
**CERTIFICATION OF PAYMENT OF TAXES**

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

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL

**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.  
7330-S GARY LoRUSSO  
REGISTERED LAND SURVEYOR



RECEIVED  
MAR 26 2024  
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Agenda Copy

**A PLAT OF PATE'S PROVINCE**

A SUBDIVISION OF U.S. GOVERNMENT LOTS 23, 24 AND 25, THE SW1/4 OF THE SE1/4, THE S1/2 OF THE SE1/4 OF THE SW1/4, THE NE1/4 OF THE SE1/4 OF THE SW1/4, AND THE S1/2 OF THE NW1/4 OF THE SE1/4

ALL WITHIN SECTION 13, T. 17 N., R. 04 W. SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 106.7 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**

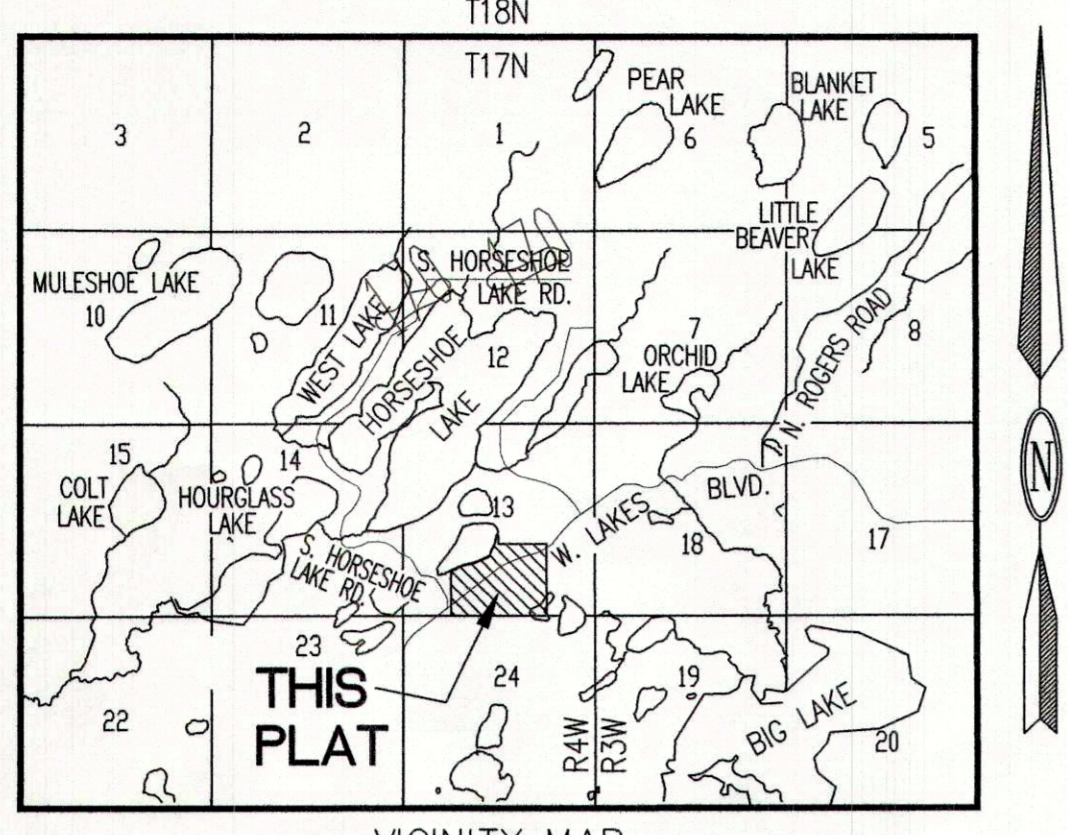
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #134615  
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645  
PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 2/19/24	DRAWING: 2024-9/PatesProvince
CHECKED BY Glo	SCALE 1 INCH = 400 FEET	SHEET 1 OF 2

A PLAT OF  
**PATE'S PROVINCE**  
A SUBDIVISION OF U.S. GOVERNMENT LOTS 23, 24 AND 25,  
THE SW1/4 OF THE SE1/4, THE S1/2 OF THE SE1/4 OF  
THE SW1/4, THE NE1/4 OF THE SE1/4 OF THE SW1/4, AND  
THE S1/2 OF THE NW1/4 OF THE SE1/4  
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THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
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**KEYSTONE SURVEYING & MAPPING**  
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ALASKA BUSINESS LICENSE #134615  
MAILING ADDRESS: P.O. BOX 2226 PALMER, ALASKA, 99645  
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE PALMER, ALASKA, 99645  
PHONE: (907) 376-7811

DRAWN BY: ICAD/K.L.Yne DATE: 2/19/24 DRAWING: 2024-9/Pate's Province  
CHECKED BY: GLo SCALE: 1 INCH = 100 FEET SHEET 2 OF 2



**LINE TABLE**

LINE	LENGTH	BEARING
L1	55.42'	N47°17'01"E
L2	50.15'	N38°39'10"E
L3	28.92'	N06°28'34"E
L4	44.15'	S89°54'35"W
L5	50.19'	N00°00'30"W
L6	50.19'	N00°00'30"W
L7	54.31'	S85°00'00"E
L8	49.93'	S85°00'00"E
L9	45.55'	S85°00'00"E
L10	34.08'	S51°42'00"W
L11	47.59'	N34°10'00"W
L12	24.46'	N34°10'00"W
L13	83.58'	N34°10'00"W
L14	21.60'	S00°03'46"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
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C3	295.40'	300.00'	160.91'	56°25'00"	283.61'	N56°47'30"W
C4	65.72'	40.00'	42.99'	84°08'00"	58.57'	S81°14'00"E
C5	31.01'	2050.00'	15.59'	0°52'00"	31.01'	S52°08'00"W
C6	30.25'	2000.00'	15.13'	0°52'00"	30.25'	S52°08'00"W
C7	29.50'	1950.00'	14.75'	0°52'00"	29.50'	S52°08'00"W
C8	309.84'	1350.00'	155.60'	13°09'00"	309.16'	S59°08'30"W
C9	298.36'	1300.00'	149.84'	13°09'00"	297.71'	S59°08'30"W
C10	159.17'	1250.00'	79.69'	07°17'45"	159.06'	S56°12'52"W
C11	127.72'	1250.00'	63.92'	05°51'15"	127.66'	S62°47'22"W
C12	67.50'	850.00'	33.77'	04°33'00"	67.48'	S67°59'30"W
C13	63.53'	800.00'	31.78'	04°33'00"	63.51'	S67°59'30"W
C14	30.09'	750.00'	15.05'	02°17'54"	30.08'	S66°51'57"W
C15	29.47'	750.00'	14.74'	02°15'06"	29.47'	S69°08'27"W
C16	54.64'	850.00'	27.33'	03°41'00"	54.63'	N68°25'30"E
C17	51.43'	800.00'	25.72'	03°41'00"	51.42'	N68°25'30"E
C18	48.21'	750.00'	24.12'	03°41'00"	48.21'	N68°25'30"E
C19	295.36'	1450.00'	148.19'	11°40'15"	294.85'	N60°44'52"E
C20	270.62'	1500.00'	135.68'	10°20'13"	270.25'	N61°24'53"E
C21	246.39'	1550.00'	123.45'	09°06'27"	246.13'	N62°01'46"E
C22	48.72'	500.00'	24.38'	05°35'00"	48.70'	S31°22'30"E

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A REGISTERED  
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OF ALASKA AND THAT THIS PLAT REPRESENTS  
A SURVEY MADE BY ME OR UNDER MY DIRECT  
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KNOWLEDGE.  
7330-S GARY LoRUSSO  
REGISTERED LAND SURVEYOR DATE



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F



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 16, 2024

PRELIMINARY PLAT: MORNING LIGHT  
LEGAL DESCRIPTION: SEC 10, T18N, R01E, SEWARD MERIDIAN AK  
PETITIONERS: ROCK LLC  
SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING  
ACRES: 33.56± PARCELS: 29  
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2024-053

---

**REQUEST:** The request is to create 29 lots from Lot 3, Block 1, Harry's Place, Plat No. 2006-209, to be known as **MORNING LIGHT**, containing 33.56 acres +/- . Parcels are located east of N. Covington Street, north of E. Tex-Al Drive and E. Windy Wood Loop and will be bisected by the extension of E. Dale Drive; lying within Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A</b> – 5 pgs
Soils Report	<b>EXHIBIT B</b> – 18 pgs
Average Daily Traffic (ADT) Count	<b>EXHIBIT C</b> – 2 pg
Preliminary Construction Plans	<b>EXHIBIT D</b> – 3 pgs
<b><u>AGENCY COMMENTS</u></b>	
Department of Public Works Pre-Design Division	<b>EXHIBIT E</b> – 1 pg
Development Services	<b>EXHIBIT F</b> – 2 pgs
Utilities	<b>EXHIBIT G</b> – 2 pgs
Site Visit Report with Photos, April 26, 2024	<b>EXHIBIT H</b> – 14 pgs

**DISCUSSION:** This platting action is creating 29 lots from Lot 3, Block 1, Harry's Place, Plat No. 2006-209. Petitioner will be extending E. Dale Drive, which will connect with N. Morning Light Circle; E. Aussie Dog Road will be constructed through to a connection with E. Windy Woods Loop. All streets will be constructed to Borough residential street standards (see *Recommendation #5*). Lots range in size from .92 acres to 1.56 acres.

**Soils Report:** (**Exhibit B**) A soils report was submitted, pursuant to MSB 43.20.281(A)(1). Curt Holler, PE. Holler Engineering, notes the soils evaluation included logging 13 new testholes, review of adjacent existing soils information, review of topography information and aerial imagery, and other observations on site. Testhole location map, testhole logs and topography map are attached. The project site forms a square shape missing a smaller rectangular at its northwest corner. Parcel contains slightly rolling terrain with a hilly high ground area long its north side, divided by a steep bluff dropping 15'-20'. Terrain falls generally to the south with the lowest region in the southeast corner and some related steep slopes and valleys. Other

minor local low areas exist within the lower bench level. Regions with steep slopes over 25% have been delineated on the map. Total elevation differential is approximately 68'. The majority of the parcel appears to exist in a native or near-native state. Existing vegetation in the wooded portion primarily consists of mature cottonwood, spruce and birch. Areas between the trees and a few low open areas are dominated by tall grasses. Thirteen new testholes were dug on 10/26/23 and 10/27/23 and numerous testholes on adjacent properties to the east and south were logged. Near surface soils typically included a thick organic mat over a thin layer of silty loess topsoils which extend as deep as 3'. Receiving soils were relatively clean sands and gravels with some dense silty sands and gravels beyond a certain depth. Two sieve analyses were performed on the silty material, with soils classified as GM with 25% and SM with 42% silt and low plasticity. Sieve tests are included in the report. Groundwater or seeps were encountered in Testholes #5, #6 & #9 at depths of 8', 10' and 11' respectively, with each hole receiving a monitor pipe and rechecked on October 30, 2023. These holes are near the southwest corner of the project; adjacent project to the south had siltier soils and encountered water at shallower depths. Despite the presence of groundwater, all but one has adequate useable septic area to meet requirements. The single exception lot may be readily filled to create the required area. Based on the available soils and water table information, topography, Title 43 and observations on site, the proposed new Lots 1-3, Block 1 and Lots 1-26, Block 2 will each contain over 10,-000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. Proposed Lot 4, Block 1 can readily be regraded to create useable septic area and will contain an additional 10,000 sf of useable building area. Verifying useable septic area after the grade work should be made a condition of approval. Alternately, the lot could be absorbed into an adjacent lot by removing a common lot line (see **Recommendation 6#**). Average Daily Traffic (ADT) count is at **Exhibit C**.

Approximately 2,230' of new roads will be constructed for access. Material adequate to construct the road base exists on site. Road topping would need to be screened or imported. Driveways for Lots 22 & 23, Block 2, which will be cut into a steep bluff; this would be an opportune place to mine for road materials to reduce the driveway grade. A preliminary road design for three sections of the proposed roads is attached (**Exhibit D**). General existing drainage patterns are shown on the attached preliminary drainage map. A full drainage report will be prepared by other prior to the road preconstruction meeting.

**Comments:** Department of Public Works Pre-Design Division (**Exhibit E**) requests submittal of a plan and profile for E. Morning Light Circle. *Staff notes Holler Engineering has provided plan and profile for both E. Morning Light Circle and E. Dale Drive. Staff notes plan and profile for N. Aussie Dog Drive was previously submitted. Plan and profile for all three proposed streets are at Exhibit D.* Update Average Daily Traffic (ADT) estimate to include all of the Grizzly Hills Master Plan and include information on how the traffic routing was determined. *Holler Engineering provided traffic count methodology for the Average Daily Traffic count. Virtually all of the subdivision projects in the immediate area were Mr. Holler's road projects and he is very familiar with local traffic patterns, having visited all of those sites numerous times. There is a similar tie-through on the north end of the Aurora Ridge project and actual through traffic was minimal, as had been predicted. When another option for ingress/egress is created, some lots on each side of the tie-through will use the option and there will be opposing direction traffic counts, which tend to balance out the flow on either access. It depends on where the drivers' destinations are; for some lots near the center the trips will be split. This is modeled by estimating where the split line is, and adjusting lot/traffic counts accordingly. On average, drivers will select an option based on destination, length, number of intersections, number of driveways, and ease of access at the collector road (e.g., no stoplight left turn), even the time of day. The drawings include extra circles and arrows near the split line indicating the traffic splits.* E. Windy Woods Loop is classified as a residential subcollector and

is limited to an ADT of 1,000. If the updated ADT estimate shows E. Windy Woods Loop exceeding 1,000 ADT, there should be a condition of approval that would delay recording of certain phases until the Transportation Improvement Project (TIP) #21 Tex-Al Drive project is completed and open to traffic. *It is unlikely E. Windy Woods Loop will ever experience over 1,000 ADT, even if there is substantial development in Grizzly Hills. The map indicates only 82 lots, including Morning Light and five from Grizzly Hills, so it would require another 18 Grizzly Hills lots to head east. The N. Covington Street/ E. Tex-Al Drive option provides a higher order road with few driveways or intersections and offers two options for the ultimate access point (N. Wasilla Fishhook Road and N. Engstrom Road). There is little in the way of schools, churches or shopping near the access of E. Tex-Al Drive and N. Palmer-Fishhook Road, so much of the east traffic will be headed to shopping or work in Palmer or Anchorage, and much of the west traffic would be expected to have a more local destination. Future development of E. Tex-Al Drive connection will make the N. Covington Street option even more attractive for Grizzly Hills residents; faster and more direct with three options; it may even increase the number of lots within Morning Light heading west.*

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

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

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

**CONCLUSION:** The preliminary plat of **MORNING LIGHT** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, 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 will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)..

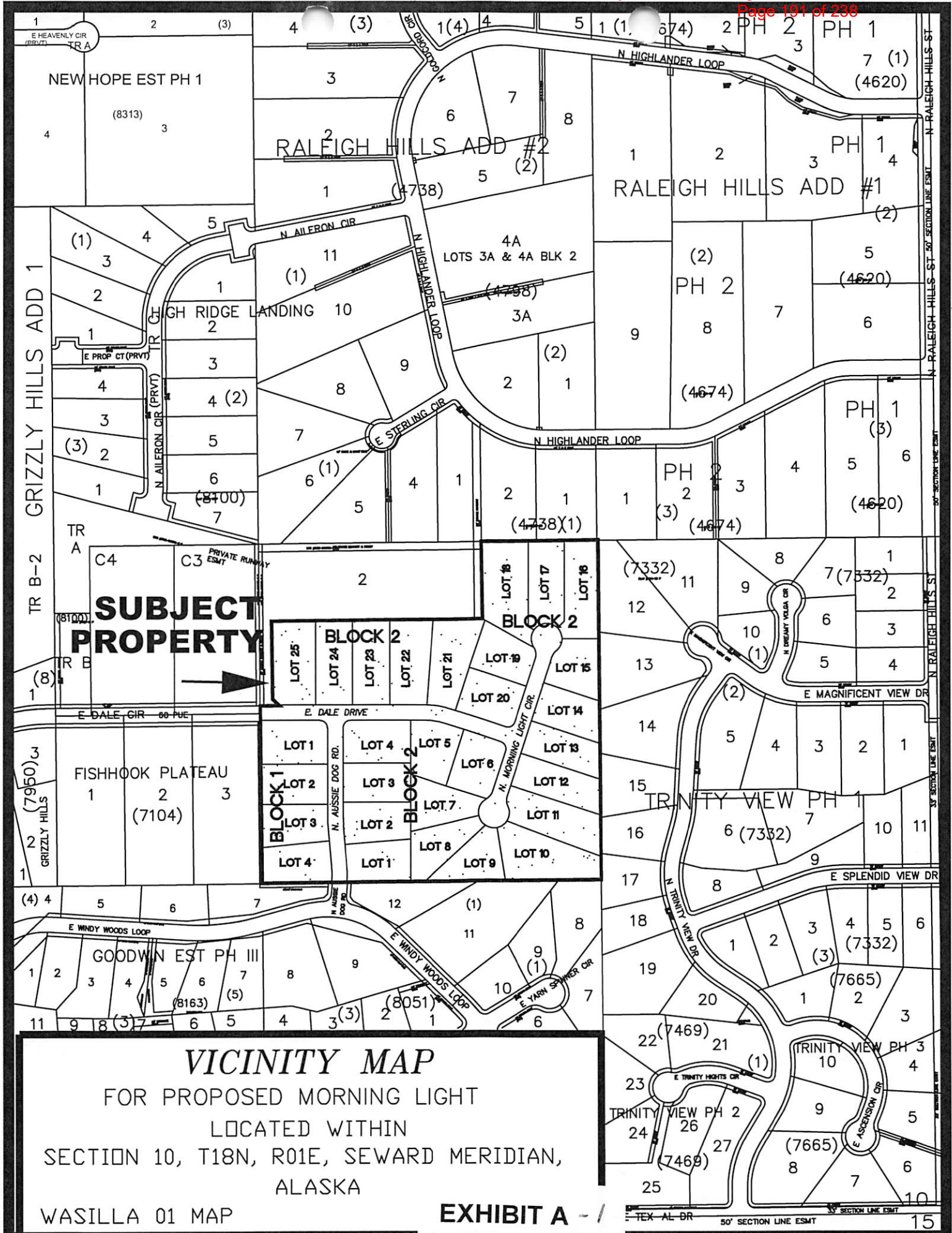
### **FINDINGS OF FACT**

1. The plat of Morning Light 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)(1). All lots, with the exception of one, have the required useable septic area and useable building area. An updated soils report will be required, once regrading of the lot is done.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments or Planning; MTA or MEA.
5. There were no objections to the plat from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Morning Light, Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. 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. Construct all interior streets to Borough residential street standard, according to the 2022 Subdivision Construction Manual (SCM):
  - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
  - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
  - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
  - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
  - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
  - f) Obtain approval of street names from Platting Assistant.
6. Provide an updated soils report after regrading is completed on Lot 4, Block 1.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



**SUBJECT  
PROPERTY**



**VICINITY MAP**

FOR PROPOSED MORNING LIGHT  
LOCATED WITHIN  
SECTION 10, T18N, R01E, SEWARD MERIDIAN,  
ALASKA

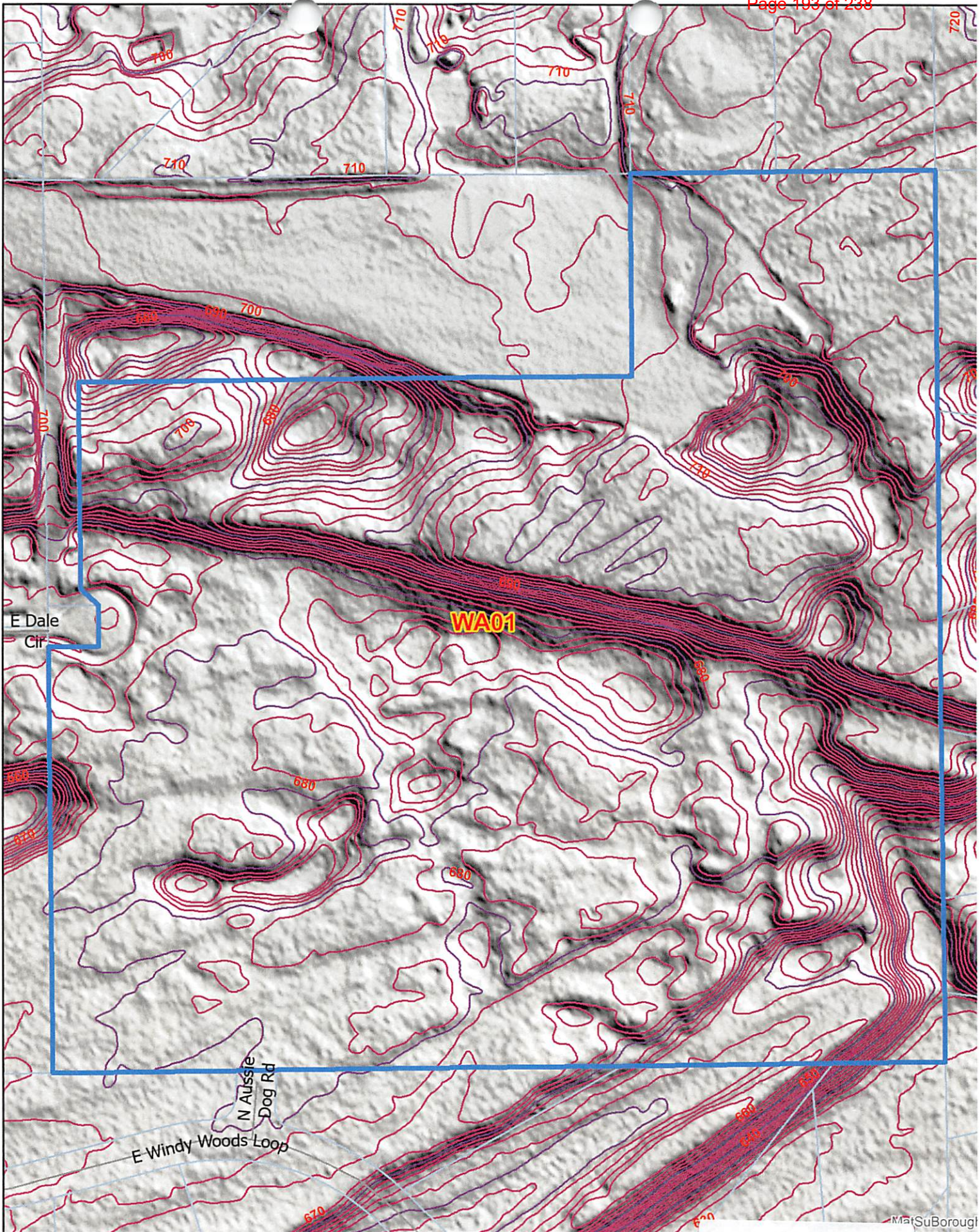
WASILLA 01 MAP

**EXHIBIT A**



175 87.5 0 175 Feet



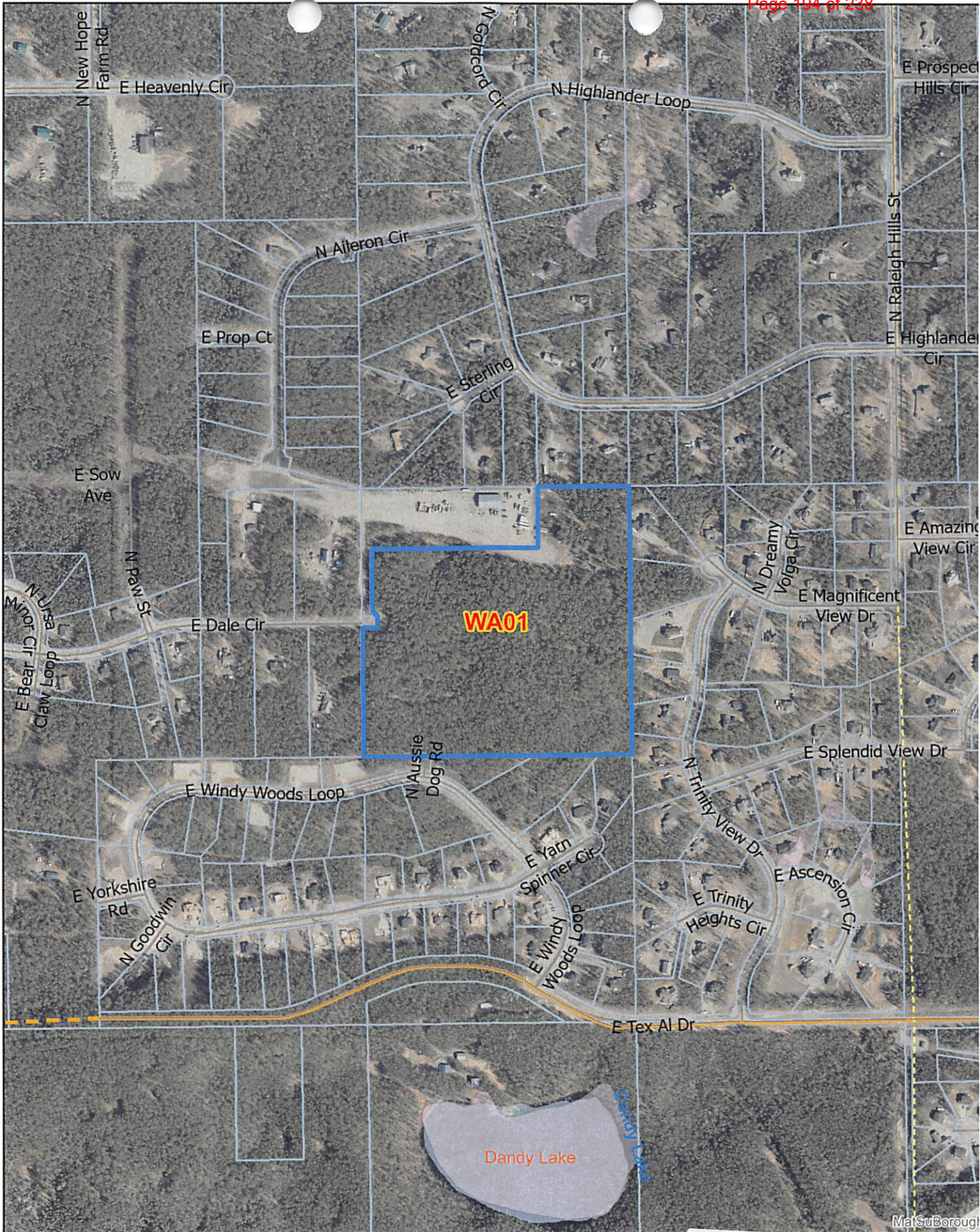


175 87.5 0 175 Feet

EXHIBIT A -3



MapSource



**WA01**

Dandy Lake

590 295 0 590 Feet

**EXHIBIT A - 4**



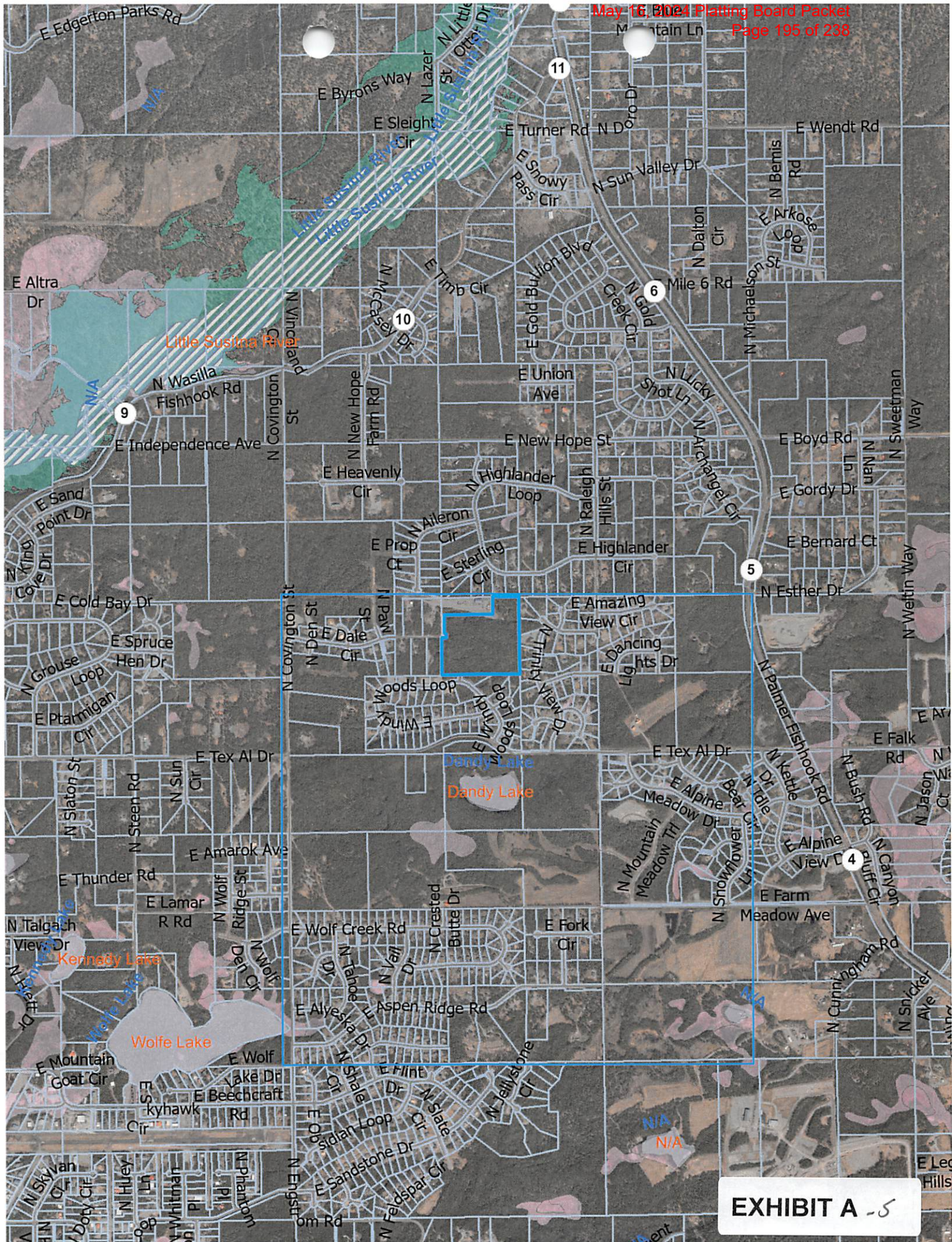


EXHIBIT A - 5



# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

March 7, 2024

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

RECEIVED

MAR 29 2024

PLATTING

Re: *Morning Light Subdivision*; Useable Areas, Soils, Roads and Drainage  
HE #23068

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 29 new lots from one existing parcel totaling 33.6 acres. Our soils evaluation included logging 13 new testholes on the parent parcel, review of adjacent existing soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a square shape missing a smaller rectangular at its northwest corner. The parcel contains a large region of slightly rolling terrain with a hilly high ground area along its north side, divided by a steep bluff dropping 15 to 20 feet. The terrain falls generally to the south, with the lowest region in the southeast corner and some related steep slopes and valleys. Other minor local low areas exist within the lower bench level. Regions with steep slopes over 25% have been delineated on the attached map. The total elevation differential indicated from the provided topographical map is approximately 68'.

Soils & Vegetation. The majority of the parent parcel appears to exist in a native or near native state. Existing vegetation within the wooded portion primarily consists of mature growth cottonwood, spruce, and birch trees. Areas between the trees, and a few low open areas are dominated by tall grasses. Thirteen new testholes were dug on the parent parcel on 10/26/23 and 10/27/23 to evaluate existing soils conditions, and our firm has logged numerous testholes on adjacent projects to the east and south. Near surface soils encountered in the testholes typically included a thick organic mat over a thin layer of silty loess topsoils which extend down as deep as 3'. Typical receiving soils under the topsoils were relatively clean sands and gravels, with some holes containing dense silty sands and gravels beyond a certain depth. Two sieve tests were performed on the silty material, with soils classified as GM with 25% and SM with 42% silt, and having a low plasticity. Copies of the on-project testhole logs, sieve tests and a location/topography map are attached.

Groundwater. Groundwater or seeps/moisture was encountered in testholes 5, 6 & 9 at depths of 8', 10' and 11' respectively, with each hole receiving a monitor pipe and re-checked on October 30<sup>th</sup>. These holes are near the southwest corner of the project; the adjacent project to the south had siltier soils and encountered water at shallower depths. Despite the presence of groundwater in some of the testholes, all but one of the proposed lots has adequate useable septic area to meet requirements. The single exception lot can readily be filled to create the required area, as shown on the attached map.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to existing water wells, steep areas and related setbacks, areas with shallow groundwater, and lotlines. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For most of the proposed lots, adequate unencumbered area exists to readily meet the code requirements; the remaining lots can be re-graded to create the required area. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed new Lots 1-3 Block 1 and Lots 1-26 Block 2 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Proposed Lot 4 Block 1 can readily be re-graded to create useable septic area, and will contain an additional 10,000 square feet of useable building area. Verifying useable septic area after the grade work should be made a condition of approval for this lot. Alternately the lot could be absorbed into an adjacent lot by removing a common lotline.***

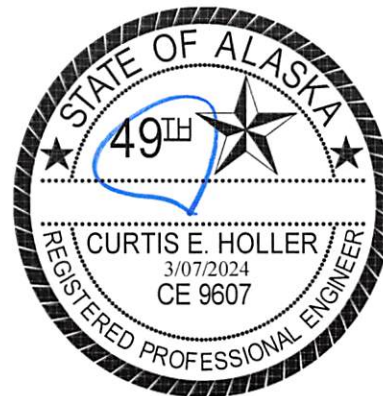
Roads and Drainage. Approximately 2,230' of new roads will be constructed for access to the proposed lots, which may be done in phases. Material adequate to construct the road base exists on the site. Road topping would need to be screened or imported. Of note are the driveways for Lots 22 & 23 Block 2, which will be cut into a steep bluff; this is an opportune place to mine for road materials to reduce the driveway grade. A preliminary road design for 3 sections of the proposed roads is also attached. General existing drainage patterns are shown on the attached preliminary drainage map. A full drainage report will be prepared by others prior to the road pre-construction meeting.

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

Sincerely,

Curtis Holler, PE

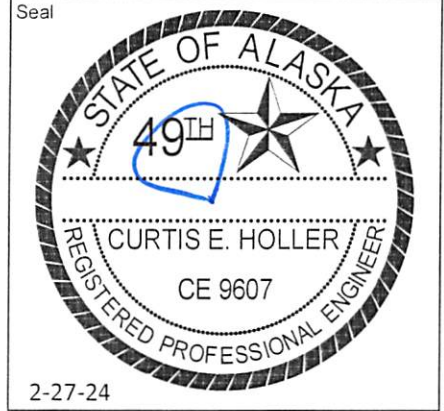
c: Rock. LLC, w/attachments





# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 13  
 Performed For: S Johannes  
 Legal Description: Morning Light Subdivision

Depth, feet	Soil Type
0 - 1	<u>d</u>
1 - 2	<u>SM-ML, LIGHT BROWN</u>
2 - 3	<u>SP-GP, BLUE GRAY</u>
3 - 4	<u>MOST ROCK &lt; 4", FEW TO 10"</u>
4 - 5	<u>MED-COARSE SANDS</u>
5 - 6	<u>SP-GP w/ TRACE SILT</u>
6 - 7	<u>BLUE GRAY</u>
7 - 8	<u>Rock to 6", FEW 2"</u>
8 - 9	
9 - 10	
10 - 11	
11 - 12	
12 - 13	<u>NO GW</u>
13 - 14	
14 - 15	
15 - 16	
16 - 17	
17 - 18	
18 - 19	
19 - 20	
20 - 21	
21 - 22	

Slope

Site Plan

See attached testhole & topo map.

↑  
N  
↓

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

Slope

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

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

- PERFORMED BY: J. Wilkins      DATE: 10-26-2023

**EXHIBIT B-3**



# HOLLER ENGINEERING

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

## SOILS LOG / PERCOLATION TEST



TEST HOLE # 2 of 13  
 Performed For: S Johannes  
 Legal Description: Morning Light Subdivision

Depth, feet

1	OL
2	SM-ML, LIGHT BROWN
3	SP GP CLAY GRAY MED. COARSE SAND Most peck > 4" Few 9", v. few 18" REL. CLEAN
4	
5	
6	
7	
8	No GWT/NO STAIN
9	
10	
11	
12	

Slope

Site Plan

See attached testhole & topo map.

↑  
N  
↓

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

Slope

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN 2 FT AND \_\_\_\_\_ FT DEPTH

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

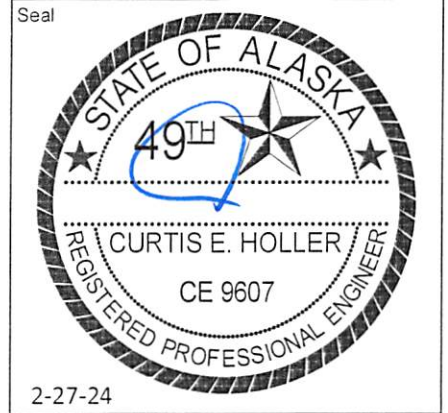
- PERFORMED BY: J. Wilkins

DATE: 10-26-2023



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 13  
 Performed For: S Johannes  
 Legal Description: Morning Light Subdivision

Depth, feet	Soil Type
0 - 1	SLACK CL
1 - 2	SM-ML LIGHT BROWN
2 - 3	SP-GP, VARIES TO GP-SP
3 - 4	SLUGS
4 - 5	MED. COARSE SANDS
5 - 6	OLIVE BROWN COLOR
6 - 7	MOST ROCK 3", FEW 6"
7 - 8	V. FEW 16"
8 - 9	
9 - 10	
10 - 11	
11 - 12	No GW

Slope

Site Plan

See attached testhole & topo map.

↑  
N  
↓

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

Slope

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

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

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

- PERFORMED BY: J. Wilkins

DATE: 10-26-2023

**EXHIBIT B - 5**



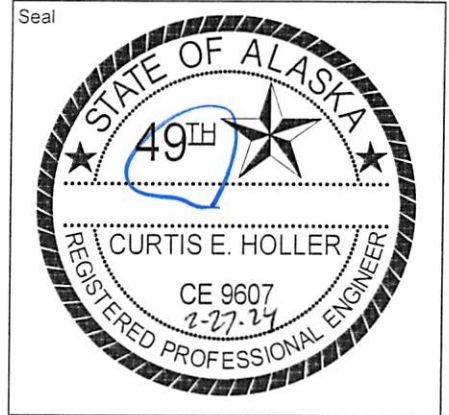






# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 6 of 13  
 Performed For: S Johannes  
 Legal Description: Morning Light Subdivision

Depth, feet	Soil Type	Slope	Site Plan
0-1	OL		See attached testhole & topo map ↑ N ↓
1-2	SM-ML LIGHT BROWN		
2-3	SP-GP		
3-4	CLAY BROWN, SLUGGISH		
4-5	MED-COARSE SAND		
5-6	4" ROCK, few 14"		
6-7			
7-8			

MOIST

WAS GROUNDWATER ENCOUNTERED? Yes  
 IF YES, AT WHAT DEPTH? MOIST PAST 10'  
 DEPTH AFTER MONITORING? DET TO 9' 10-30-23

9-10 SM-GM  
 CLAYE GRAY  
 DENSE  
 Root to 8"  
 10-11 CONSOLIDATED/CHUNKS  
 12-13 NOT IMPERMEABLE

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

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

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
Monitor pipe to 12', apparently blocked at 9' during backfill

- PERFORMED BY: J. Wilkins / C. Holler DATE: 10-26-2023

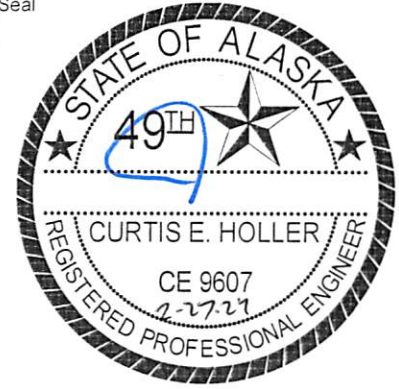
EXHIBIT B - 8



# HOLLER ENGINEERING

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

Seal



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 7 of 13  
 Performed For: S Johannes  
 Legal Description: Morning Light Subdivision

Depth, feet	Soil Type	Slope	Site Plan
1	SM-ML LIGHT BROWN		See attached testhole & topo map
2	SP-GP CLIVE GRAY Rock to 3" <sup>u</sup> , few to 6" <sup>u</sup> SLEUBHS		
3			
4	MED-COARSE SANDS		
5			
6			
7			
8			

GRAB SAMPLE  
 9 SM-GM  
 10 CLIVE GRAY  
 11 DENSE  
 12 Rock to 6"<sup>u</sup>  
 13 NET IMPERMEABLE  
 14 NO GW / NO SEEP

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

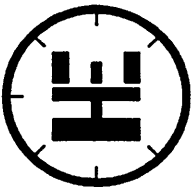
PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

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

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
SAMPLE AT 10', SEE SIEVE TEST REPORT.

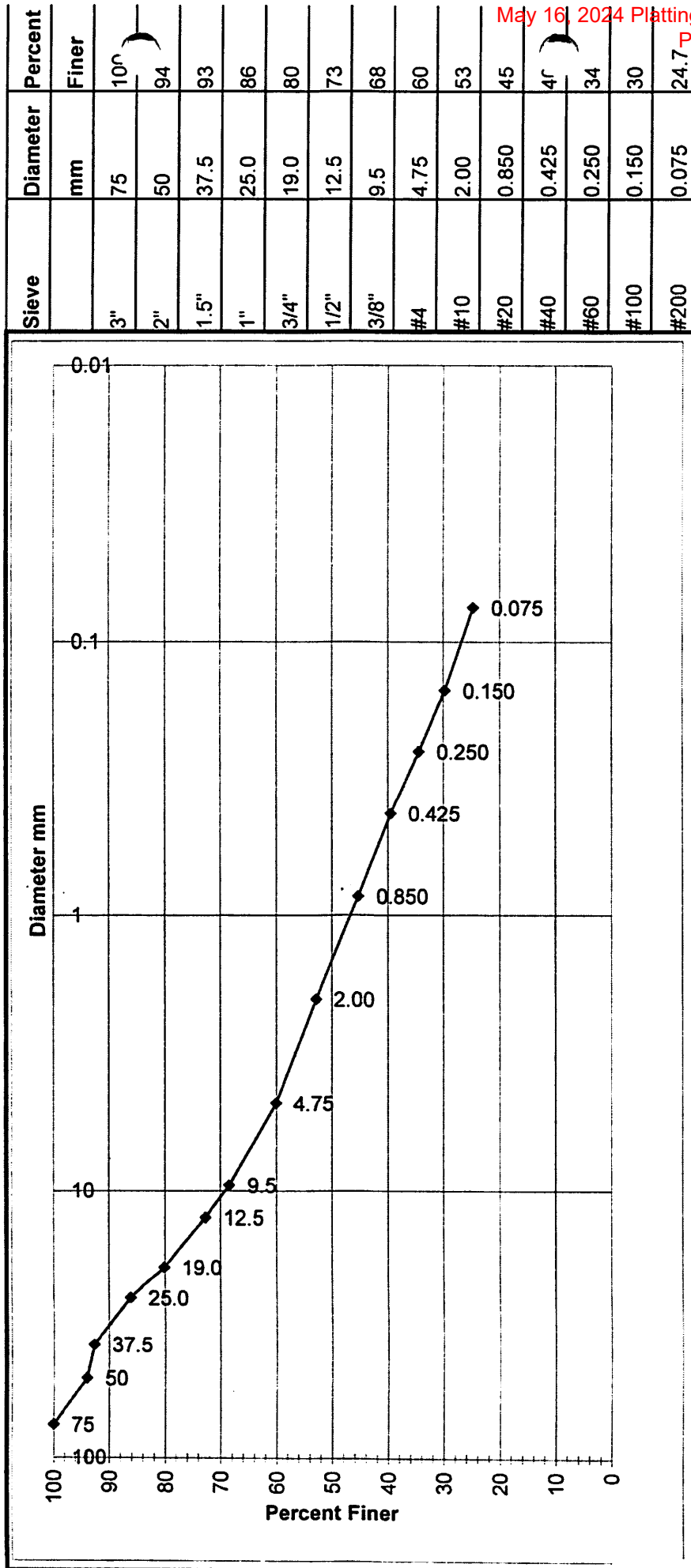
- PERFORMED BY: J. Wilkins DATE: 10-26-2023

EXHIBIT B - 9



# HANSEN ENGINEERING, INC.

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



Date: 3/5/2024  
Sample Date: 10/26/2023  
Proj. no.: 24008

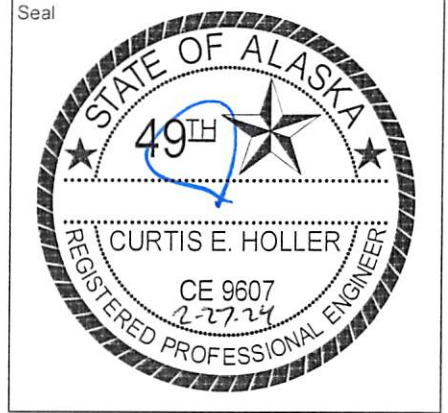
Soil Description: Silty Gravel with Sand  
Unified Classification: GM  
Sample appears to be nonplastic to very low PI.

Client: Rock LLC / Holler Eng  
Project: Morning Light Subdivision  
Sample Location: TH #7 @ 10'



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 8 of 13

Performed For: S Johannes

Legal Description: Morning Light Subdivision

Depth, feet	Soil Type
0-1	OL
1-2	SM-ML
2-3	SP-GP <i>clive GRAY</i>
3-4	3" pack, MED-COARSE SANDS SLEUBHS
4-5	
5-6	
6-7	SM-GM
7-8	DENSE
8-9	CLIVE GRAY
9-10	
10-11	
11-12	
12-13	
13-14	
14-15	
15-16	No LWT / No SEEP
16-17	
17-18	
18-19	
19-20	
20-21	
21-22	

GRAB  
SAMPLE

Slope

Site Plan

See attached testhole & topo map

N ↑

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

Slope

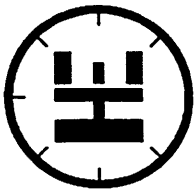
PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN 8 FT AND \_\_\_\_\_ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
SEE SIEVE TEST @ 8' LEVEL

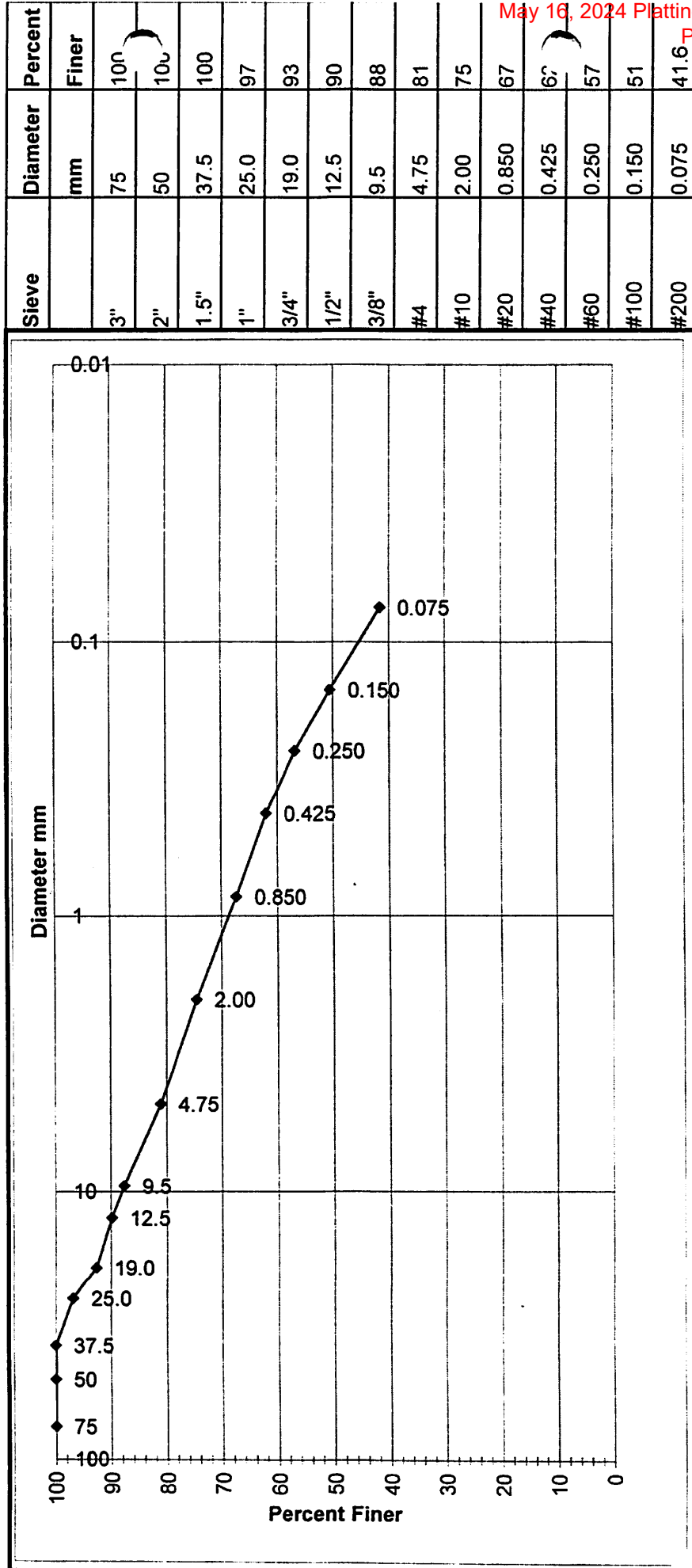
- PERFORMED BY: J. Wilkins

DATE: 10-26-2023



# HANSEN ENGINEERING, INC.

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



Date 3/5/2024  
 Sample Date: 10/26/2023  
 Proj. no: 24008

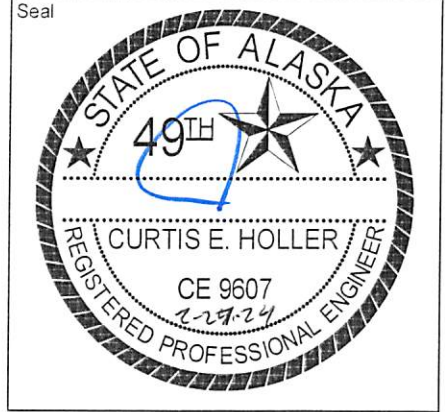
Soil Description: Silty Sand with Gravel  
 Unified Classification: SM  
 Sample appears have a low PI.

Client: Rock LLC / Holler Eng  
 Project: Morning Light Subdivision  
 Sample Location: TH #8 @ 8'



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 9 of 13  
 Performed For: S Johannes  
 Legal Description: Morning Light Subdivision

Depth, feet	Soil Type
1	SM-ML BROWN
2	SP-GP CLIVE GRAY
3	5" Rock, few + 10"
4	SLOUGHS
5	med. coarse sands
6	VARIES to SP/GP
7	
8	
9	
10	SM-GM
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan

See attached testhole & topo map

↑  
N  
↓

WAS GROUNDWATER ENCOUNTERED?  
 - Yes  
 IF YES, AT WHAT DEPTH?  
 - MOIST AT 11' SEEPS  
 DEPTH AFTER MONITORING?  
 - DRY TO 10.5' ON  
 10-30-23

Slope

Moist / Seeps

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
MONITOR PPE TO 11'

- PERFORMED BY: J. Wilkins

DATE: 10-26-2023





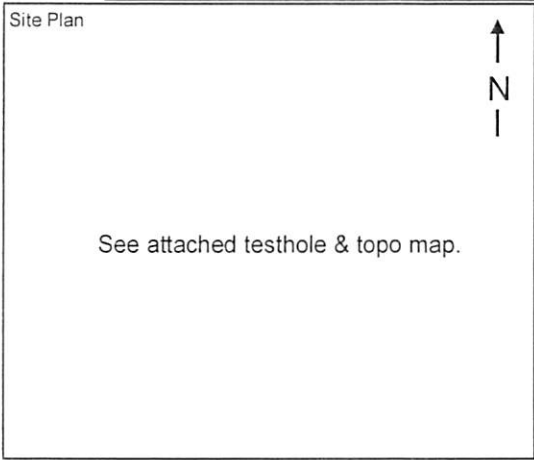
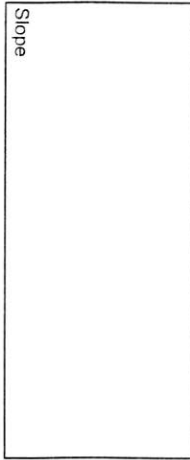
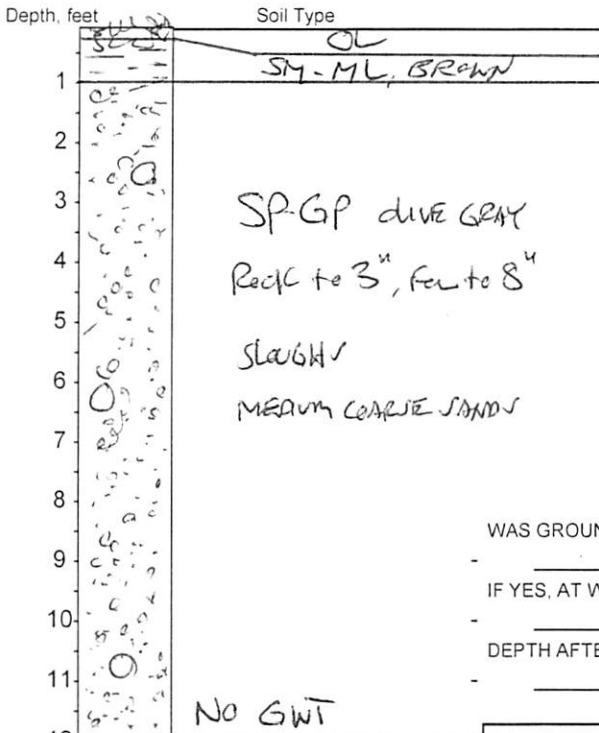
# HOLLER ENGINEERING

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

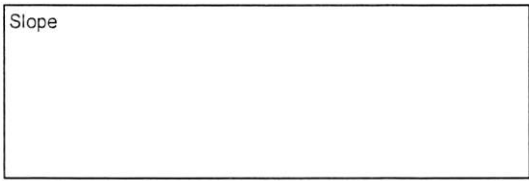


## SOILS LOG / PERCOLATION TEST

TEST HOLE # 10 of 13  
 Performed For: S Johannes  
 Legal Description: Morning Light Subdivision



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



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

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

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

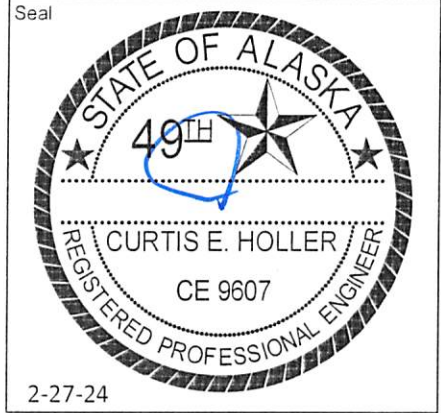
- PERFORMED BY: J. Wilkins

DATE: 10-27-2023  
10-26-2023  
 CH



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 11 of 13  
 Performed For: S Johannes  
 Legal Description: Morning Light Subdivision

Depth, feet	Soil Type
0-1	OL
1-2	SM-ML, BROWN
2-3	SP-GP DUNE GRAY
3-4	3" Rock, few to 6"
4-5	VARIES to SPW/GRAVEL
5-6	SLUGHS
6-7	
7-8	
8-9	
9-10	
10-11	
11-12	No GWT

Slope

Site Plan

See attached testhole & topo map.

↑  
N  
↓

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

Slope

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN 11 FT AND \_\_\_\_\_ FT DEPTH

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

- PERFORMED BY: J. Wilkins

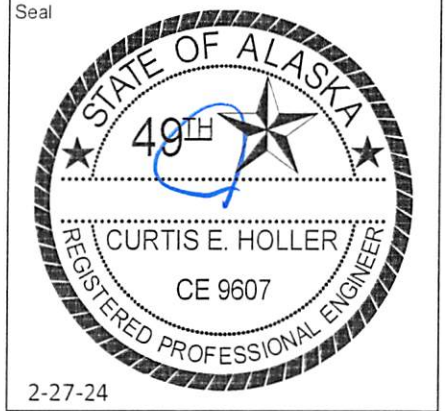
DATE: 10-27-2023

**EXHIBIT B - 15**



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 12 of 13  
 Performed For: S Johannes  
 Legal Description: Morning Light Subdivision

Depth, feet	Soil Type
1	SM-ML, Brown
2	
3	SP-GP
4	CLAYE GRAY
5	3" ROCK Few to 8"
6	MED-COARSE SAND
7	SLUGHS
8	
9	(1) BAND SP-SW @ 5' LEVEL
10	
11	
12	No GW

SAND

Slope

Site Plan

See attached testhole & topo map.

↑  
N  
↓

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

Slope

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

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

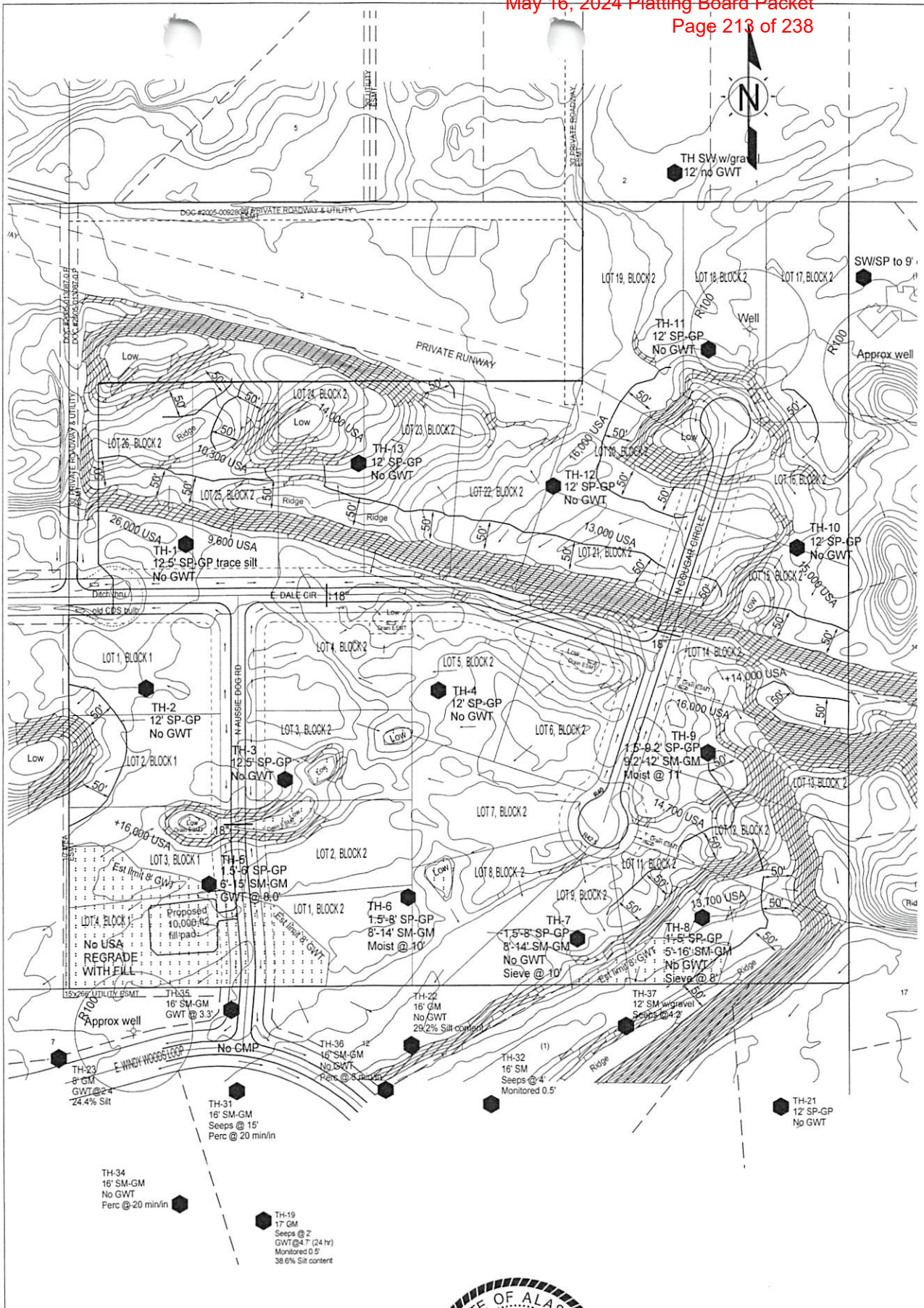
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

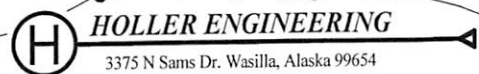
DATE: 10-27-2023

**EXHIBIT B** - 16





Morning Light Subdivision  
Testhole, Useable Area, Roads, Drainage & Topo Map



3375 N Sams Dr. Wasilla, Alaska 99654



- Notes:**
- 1) Base drawing & 2' LiDAR topography provided by others.
  - 2) Testhole locations approx/GPS.
  - 3) Arrows denote approximate drainage patterns. Hatched areas have +25% slope.

Job # 23068      Scale: 1" = 150'      Date: 3/07/2024

**EXHIBIT B** -18



**Amy Otto-Buchanan**

---

**From:** Curt Holler <holler@mtaonline.net>  
**Sent:** Wednesday, April 24, 2024 10:56 AM  
**To:** Amy Otto-Buchanan  
**Cc:** Gary LoRusso  
**Subject:** Morning Light  
**Attachments:** Plan & profile Morning Light Circle.pdf; Plan & profile Dale Circle.pdf

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

Hello Amy-

1 Attached are 2 drawings which are likely new to you. Apparently the 9 sealed copies of my 3 different drawings were not sorted, so each of the 3 original soils reports had 3 copies of the same drawing, and was missing the other 2 drawings. I have also updated one drawing to reflect the new Morning Light Circle street name change. You will receive original copies later today, sorry for the trouble!

2 As for the traffic methodology, virtually all of the subdivision projects in the immediate area were my road projects, and I am familiar with local traffic patterns, having visited all of those sites numerous times. We previously constructed a similar tie-through on the north end of the Aurora Ridge project, and actual through traffic was minimal, as had been predicted. When you create another option for ingress/egress, some lots on each side of the tie-through will use the option and you have opposing direction traffic counts, which tend to balance out the flow on either access. It really depends on where the driver's destination is; for some lots near the center their trips will be split. This is modeled by estimating where the "split line" is, and adjusting lot/traffic counts accordingly. On average, drivers will select an option based on destination, length, # of intersections, # of driveways, and ease of access at the collector road (E.G. no stoplight left turn), even the time of day. My drawing included extra circles and arrows near the split line indicating the traffic splits, happy to discuss any of this in a phone call.

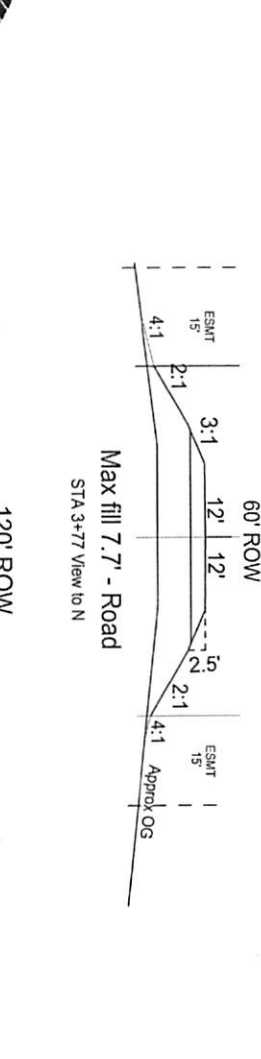
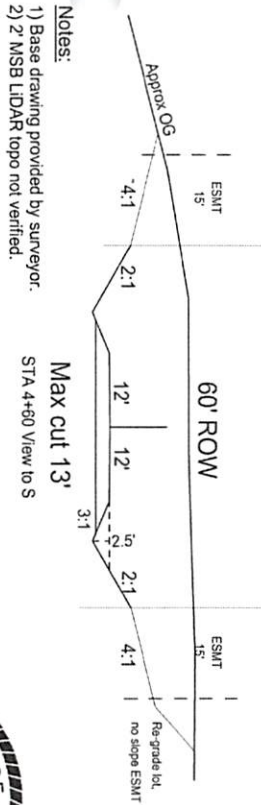
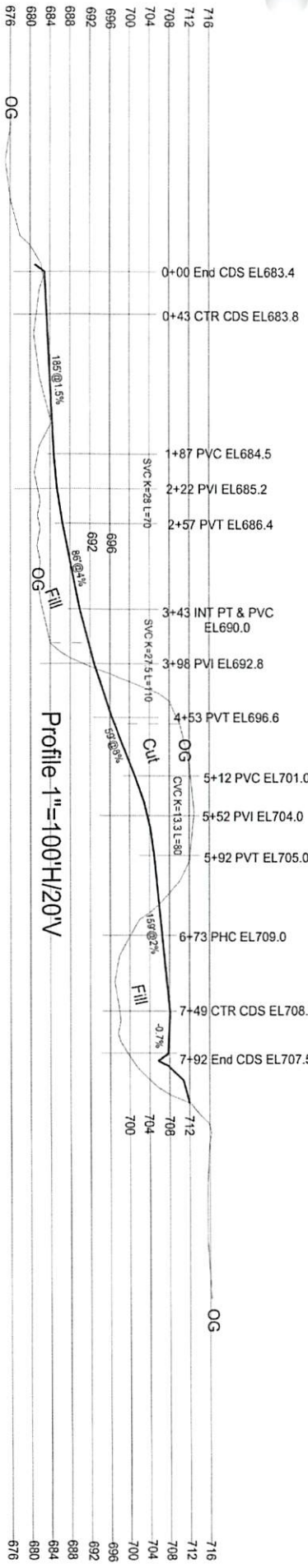
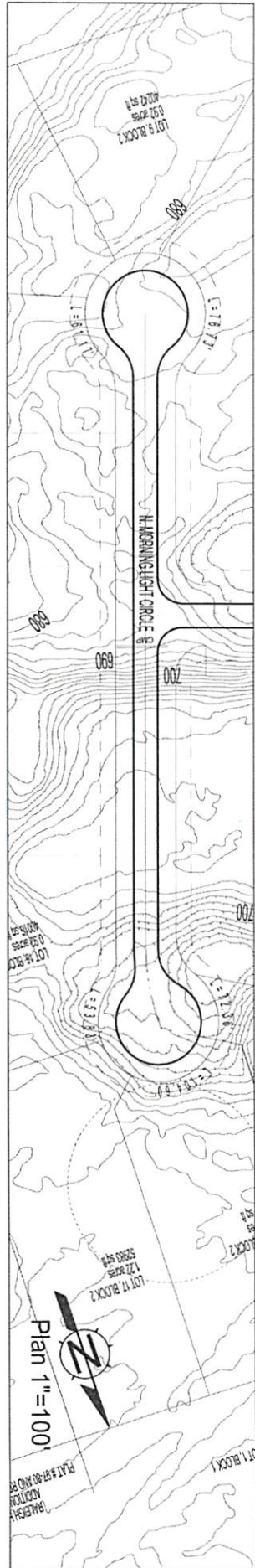
3. It is unlikely Windy Woods will ever experience over 1000 ADT, even if there is substantial development in Grizzly Hills. My map indicated only 82 lots including Morning Light and 5 from Grizzly Hills, so it would require another 18 Grizzly lots to head east. The Covington/Tex-Al option provides a higher order road with few driveways or intersections, and offers 2 options for the ultimate access point (Wasilla Fishhook and Engstrom). There is little in the way of schools, churches or shopping near the access of Tex-Al and Palmer Fishhook, so much of the east traffic will be headed to shopping or work in Palmer or Anchorage, and much of the west traffic would be expected to have a more local destination. Future development of Tex-Al connection will make the Covington option even more attractive for Grizzly residents; faster and more direct with 3 options; it may even increase the number of lots within Morning Light heading west.

Thanks,

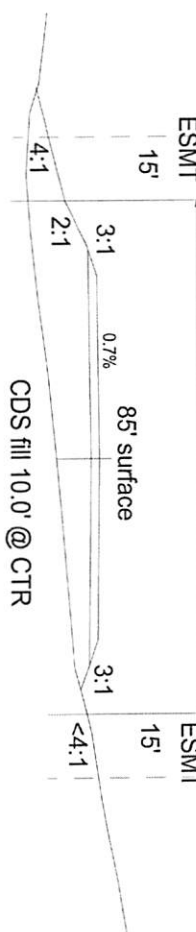
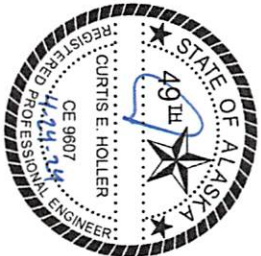
Curt Holler PE  
Holler Engineering  
3375 N Sams Drive  
Wasilla AK 99654  
(907) 376-0410  
(907) 232-0510

"Subject: Re: RFC Morning Light #24-053

Hello,

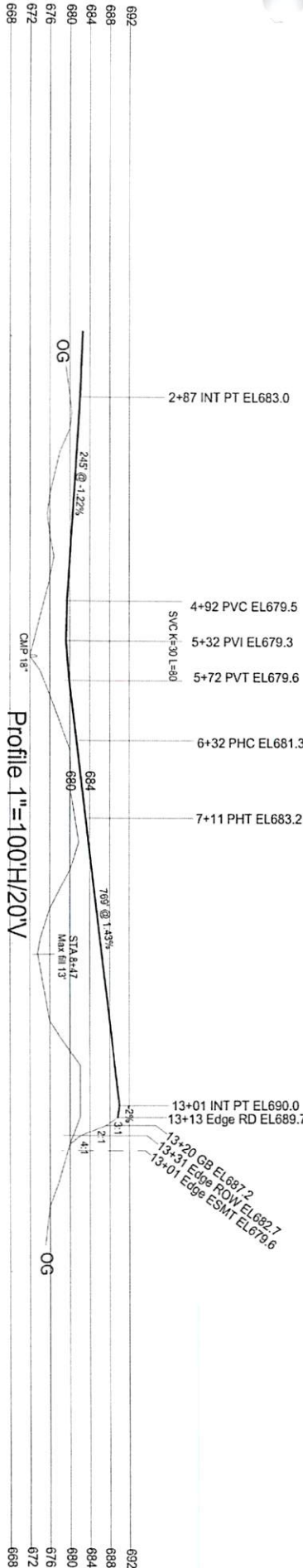
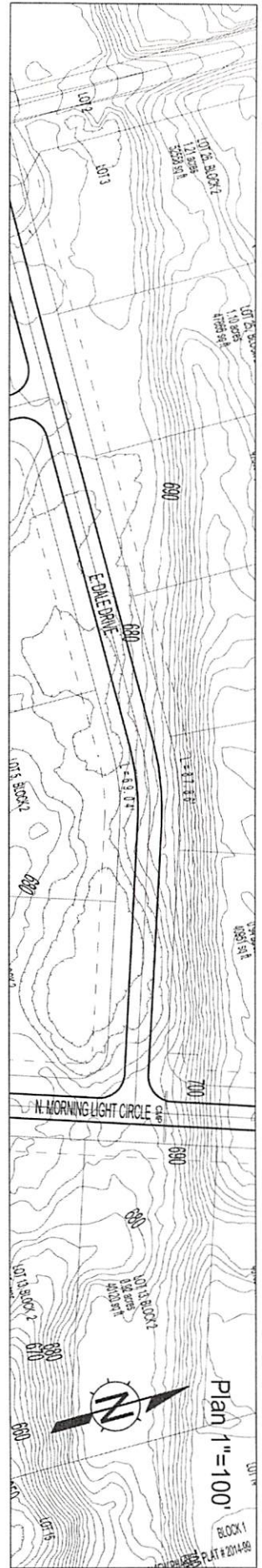


**HOLLER ENGINEERING**  
3375 N Sams Dr. Wasilla, Alaska 99654

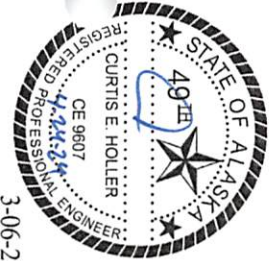


Job # 23068 Scale: varies 3-06-2024





Morning Light Road Design - E Dale Circle  
Draft Road Design - Residential Street Standard



3-06-2024

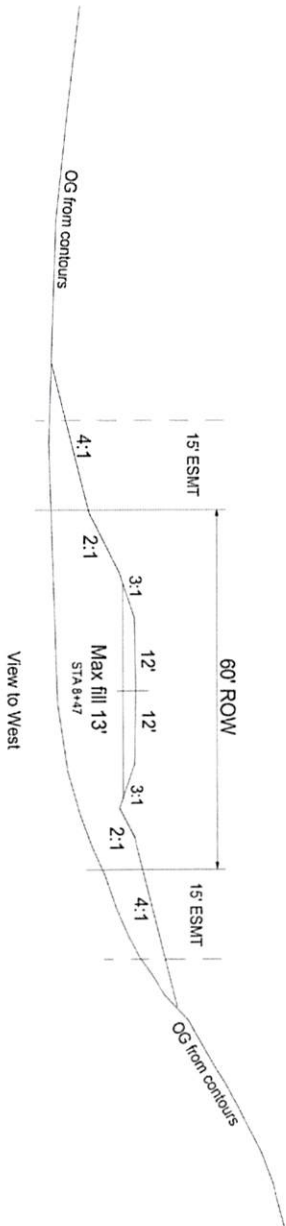


**HOLLER ENGINEERING**  
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 23068

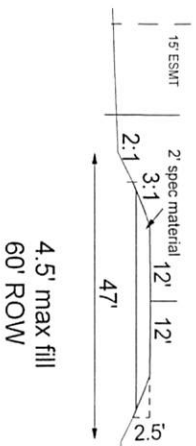
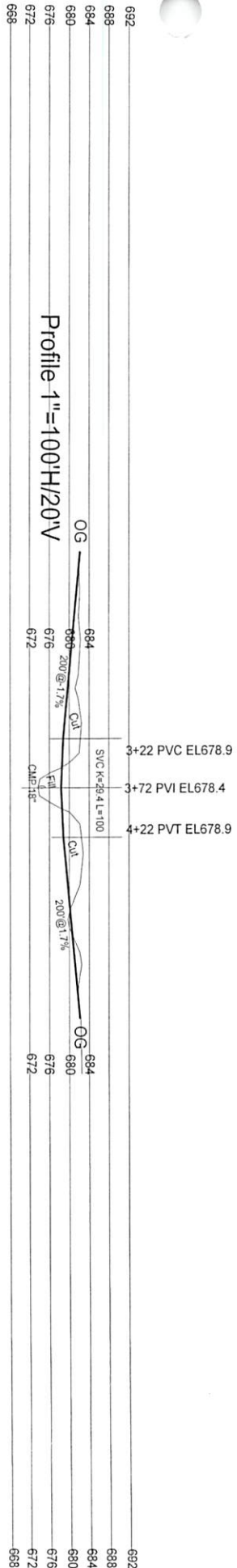
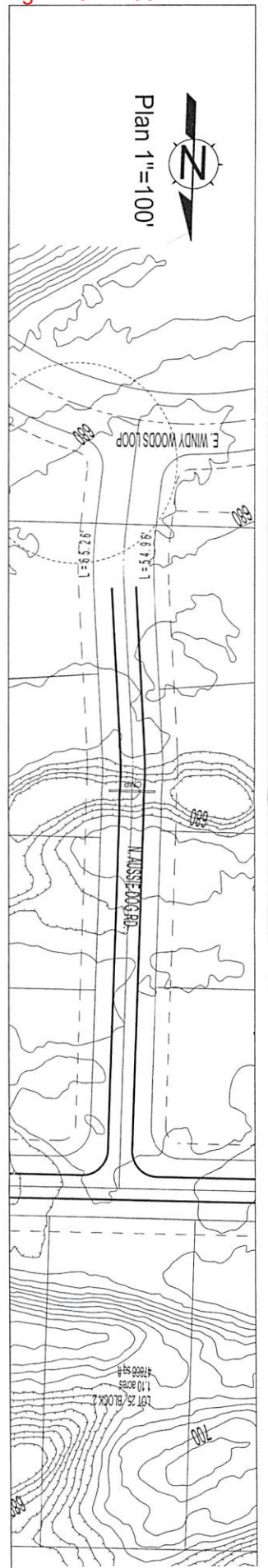
Scale: varies

3-06-2024

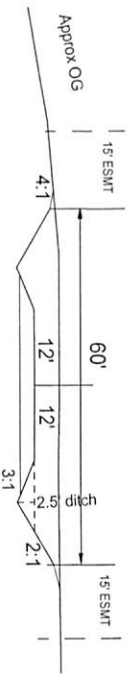


**Notes:**

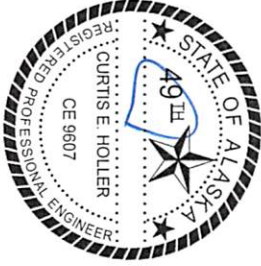
- 1) Base drawing provided by surveyor.
- 2) 2' MSB LIDAR topo not verified.
- 3) No cut section exists for this portion of road.



4.5' max fill  
60' ROW



3.5' max cut  
60' ROW



- Notes:
- 1) Base drawing provided by surveyor.
  - 2) 2' MSB LIDAR topo not verified.



Job # 23068 Scale: varies 3-06-2024

Timing Light Road Design - N Aussie Dog Road  
Draft Road Design - Residential Subcollector Standard

## Amy Otto-Buchanan

---

**From:** Tammy Simmons  
**Sent:** Tuesday, April 23, 2024 3:40 PM  
**To:** Amy Otto-Buchanan; Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons  
**Subject:** Re: RFC Morning Light #24-053

Hello,

Submit a plan and profile for Morning Light Circle. Update ADT estimate to include all of Grizzly Hills Master Plan and include information on how the traffic routing was determined. Windy Woods Loop is classified as a residential subcollector street and is limited to an ADT of 1000. If the updated ADT estimate shows Windy Woods Loop going over 1,000 ADT, there should be a condition of approval that would delay recording of certain phases until the TIP21 Tex-Al Drive project is completed and open to traffic.

Thank you,

PD&E Review Group

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, April 3, 2024 1:59 PM  
**To:** sarah.myers@alaska.gov <sarah.myers@alaska.gov>; colton.percy@alaska.gov <colton.percy@alaska.gov>; regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com <timhaledistrict1@gmail.com>; msb.hpc@gmail.com <msb.hpc@gmail.com>; pamelaj.melchert@usps.gov <pamelaj.melchert@usps.gov>; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; matthew.a.carey@usps.gov <matthew.a.carey@usps.gov>; Earl Almdale <Earl.Almdale@matsugov.us>; stark@mtaonline.net <stark@mtaonline.net>; mothers@mtaonline.net <mothers@mtaonline.net>; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron <Chad.Cameron@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com <row@enstarnaturalgas.com>; row@mtasolutions.com <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** RFC Morning Light #24-053

The following link contains a Request for Comments for Morning Light, MSB Case #2024-053, to divide 55975000L003 into 29 lots. Comments are due by **April 24, 2024**. Please let me know if you have any questions. Thanks, A.

 [Morning Light](#)

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)

## Amy Otto-Buchanan

---

**From:** Code Compliance  
**Sent:** Thursday, April 4, 2024 4:47 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Morning Light #24-053

Good afternoon,

No comments.

Very Respectfully,

Jamie R Jokhy  
Administrative Assistant  
Development Services  
(907) 861-7842  
jamie.jokhy@matsugov.us



---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, April 3, 2024 2:00 PM  
**To:** sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; msb.hpc@gmail.com; pamelaj.melchert@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; matthew.a.carey@usps.gov; Earl Almdale <Earl.Almdale@matsugov.us>; stark@mtaonline.net; mothers@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron <Chad.Cameron@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** RFC Morning Light #24-053

The following link contains a Request for Comments for Morning Light, MSB Case #2024-053, to divide 55975000L003 into 29 lots. Comments are due by **April 24, 2024**. Please let me know if you have any questions. Thanks, A.

[Morning Light](#)

## Amy Otto-Buchanan

---

**From:** Permit Center  
**Sent:** Thursday, April 4, 2024 8:20 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Morning Light #24-053

Good morning,

No comment from permit center.

Very Respectfully,

Jamie R Jokhy  
Administrative Assistant  
Development Services  
(907) 861-7842  
jamie.jokhy@matsugov.us



---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, April 3, 2024 2:00 PM  
**To:** sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; msb.hpc@gmail.com; pamelaj.melchert@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; matthew.a.carey@usps.gov; Earl Almdale <Earl.Almdale@matsugov.us>; stark@mtaonline.net; mothers@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron <Chad.Cameron@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** RFC Morning Light #24-053

The following link contains a Request for Comments for Morning Light, MSB Case #2024-053, to divide 55975000L003 into 29 lots. Comments are due by **April 24, 2024**. Please let me know if you have any questions. Thanks, A.

 [Morning Light](#)

## Amy Otto-Buchanan

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, April 15, 2024 2:24 PM  
**To:** Amy Otto-Buchanan  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Silvertip Com #24-050  
**Attachments:** Agenda Plat STAMPED.pdf

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

Hello Amy, GCI has no comments or objections to this plat.

Thank you,

### JOSHUA SWANSON

**GCI** | Engineer II, OSP Design  
w: [www.gci.com](http://www.gci.com)

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, April 2, 2024 4:28 PM  
**To:** sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; stephanienowersdistrict2@gmail.com; pamelaj.melchert@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; Carolyn A. Matthews <Carolyn.Matthews@matsugov.us>; avann@palmerak.org; bahanson@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** RFC Silvertip Com #24-050

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

The following link contains a Request for Comments to subdivide 55001B01L003-L005 into three lots. Comments are due by **April 25, 2024**. Please let me know if you have any questions. Thanks, A.

 [Silvertip Com](#)

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
907-861-7872



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

April 22, 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 preliminary plat and has no comments or recommendations.

- **MORNING LIGHT**  
**(MSB Case # 2024-053)**

If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com).

Sincerely,

A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

James Christopher  
Right of Way Agent  
ENSTAR Natural Gas Company, LLC

# SITE VISIT REPORT

Case Name: Morning Light	Date: 04/26/2024 Time: 11:45 AM
Owner: Rock LLC	Case Number: 2024-053
Surveyor/Engineer: Keystone/Holler	Tax ID #: 55975000L003
Subdivision: Morning Light	Regarding: 29 lots

## SITE CONDITIONS

<b>Weather:</b> Clear	<b>Temperature:</b> 53 F
<b>Wind:</b> None	
<b>General Site Condition:</b> Unconstructed	

**Personnel on site:** Amy Otto-Buchanan, Platting Specialist; Matthew Goddard, Natasha Heindel & Chris Curlin, Platting Technicians; Fred Wagner, Platting Officer

**Equipment in use:** Camera

**Current phase of work:** To be heard by Platting Board 05/16/2024

**Reason for Visit/Remarks:** (See attached photos)

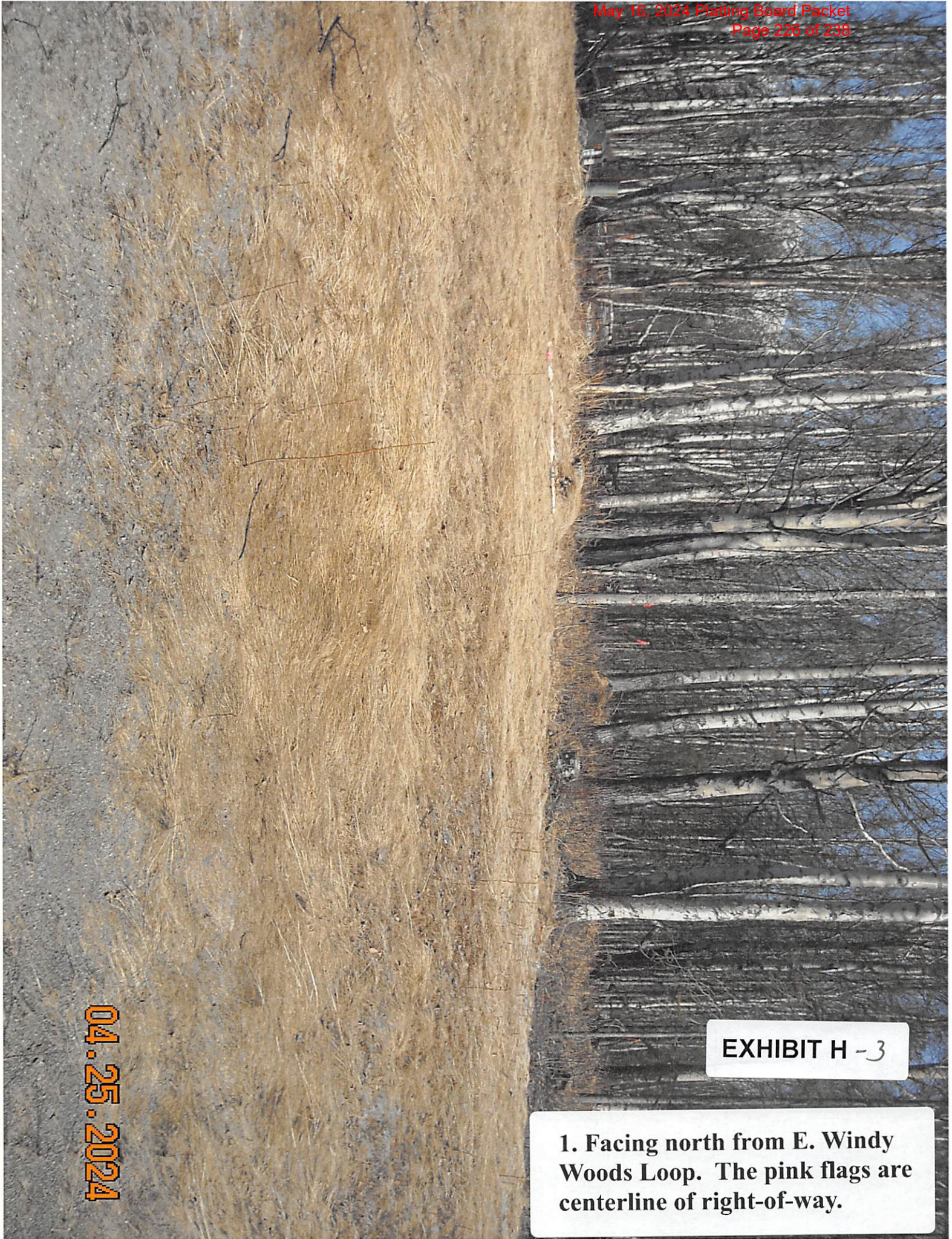
Location of where S. Aussie Dog Road will connect to E. Windy Woods Loop. Also checked the northwest connection at E. Dale Drive.


**Signed By:** Amy Otto-Buchanan 

**Date:** 04/25/2024



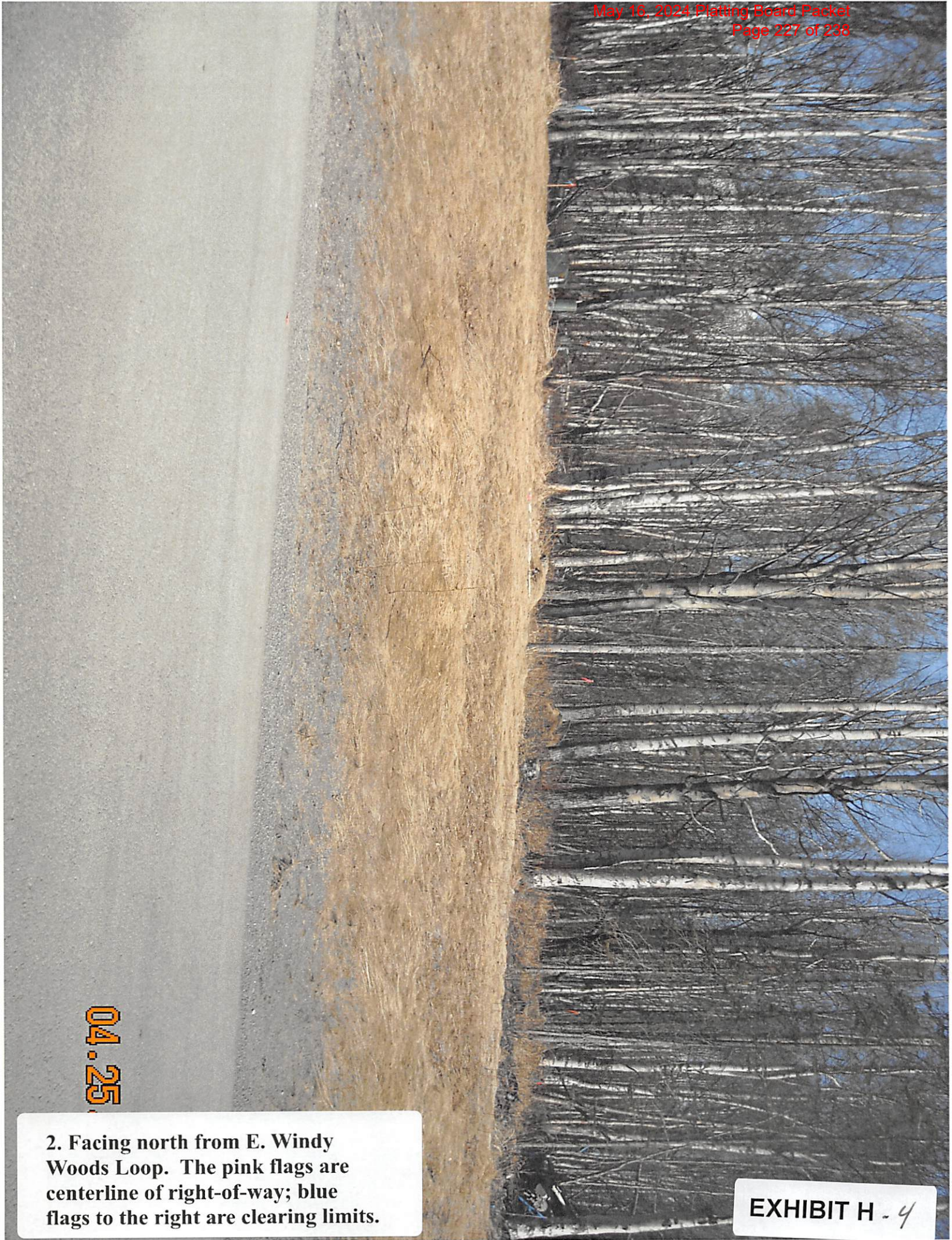




04.25.2024

EXHIBIT H -3

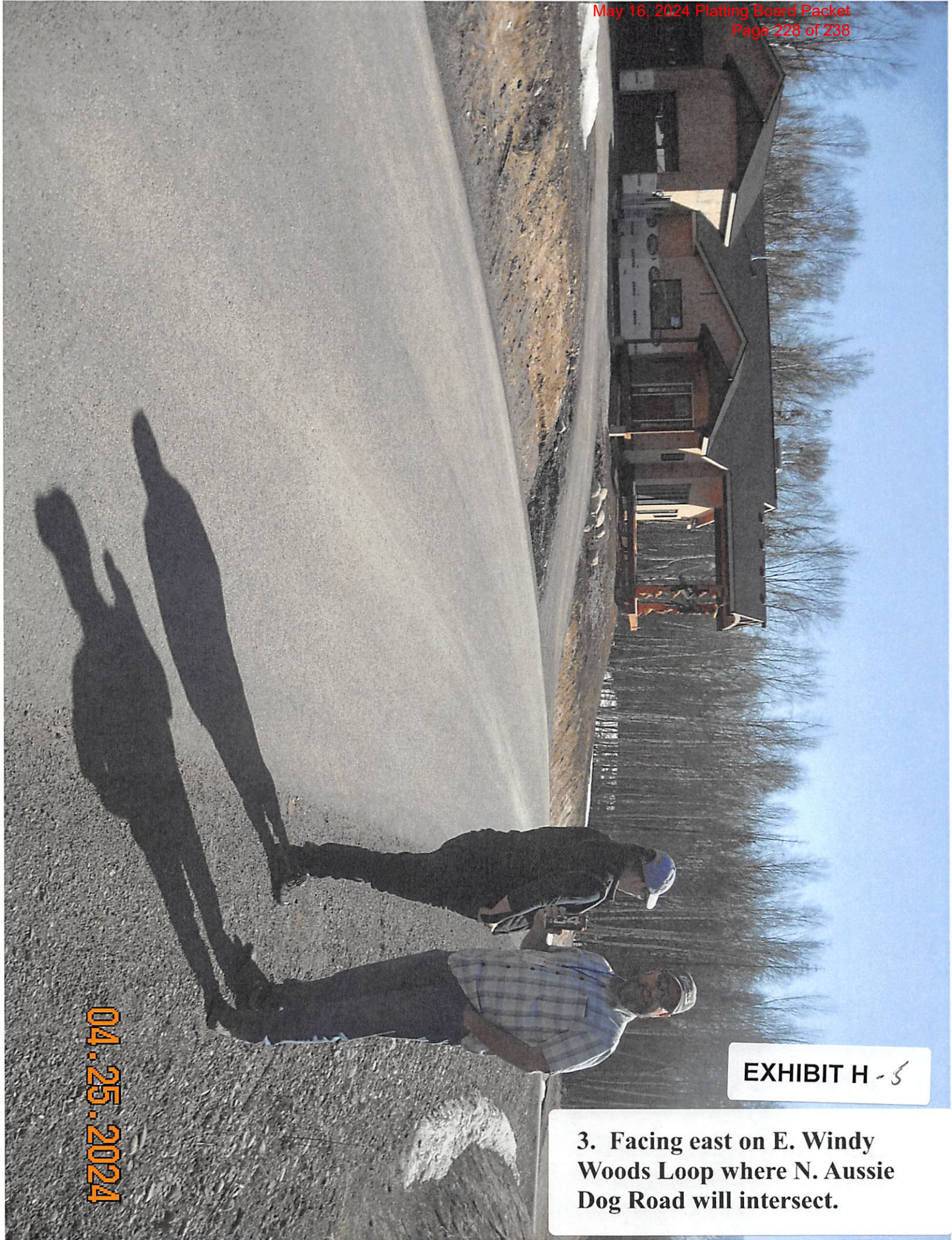
1. Facing north from E. Windy Woods Loop. The pink flags are centerline of right-of-way.



04.25

2. Facing north from E. Windy Woods Loop. The pink flags are centerline of right-of-way; blue flags to the right are clearing limits.

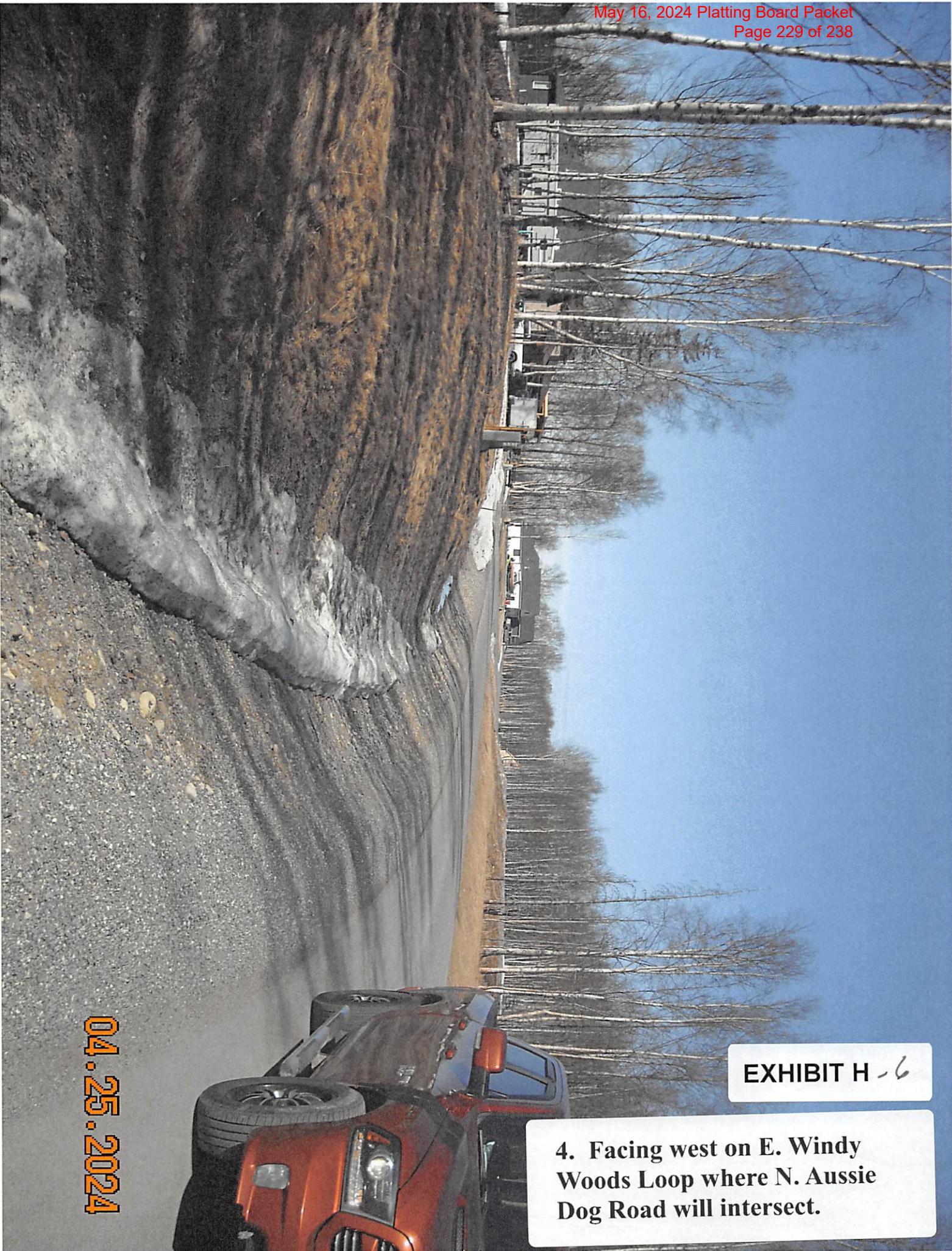
EXHIBIT H - 4



**EXHIBIT H - 5**

**3. Facing east on E. Windy Woods Loop where N. Aussie Dog Road will intersect.**

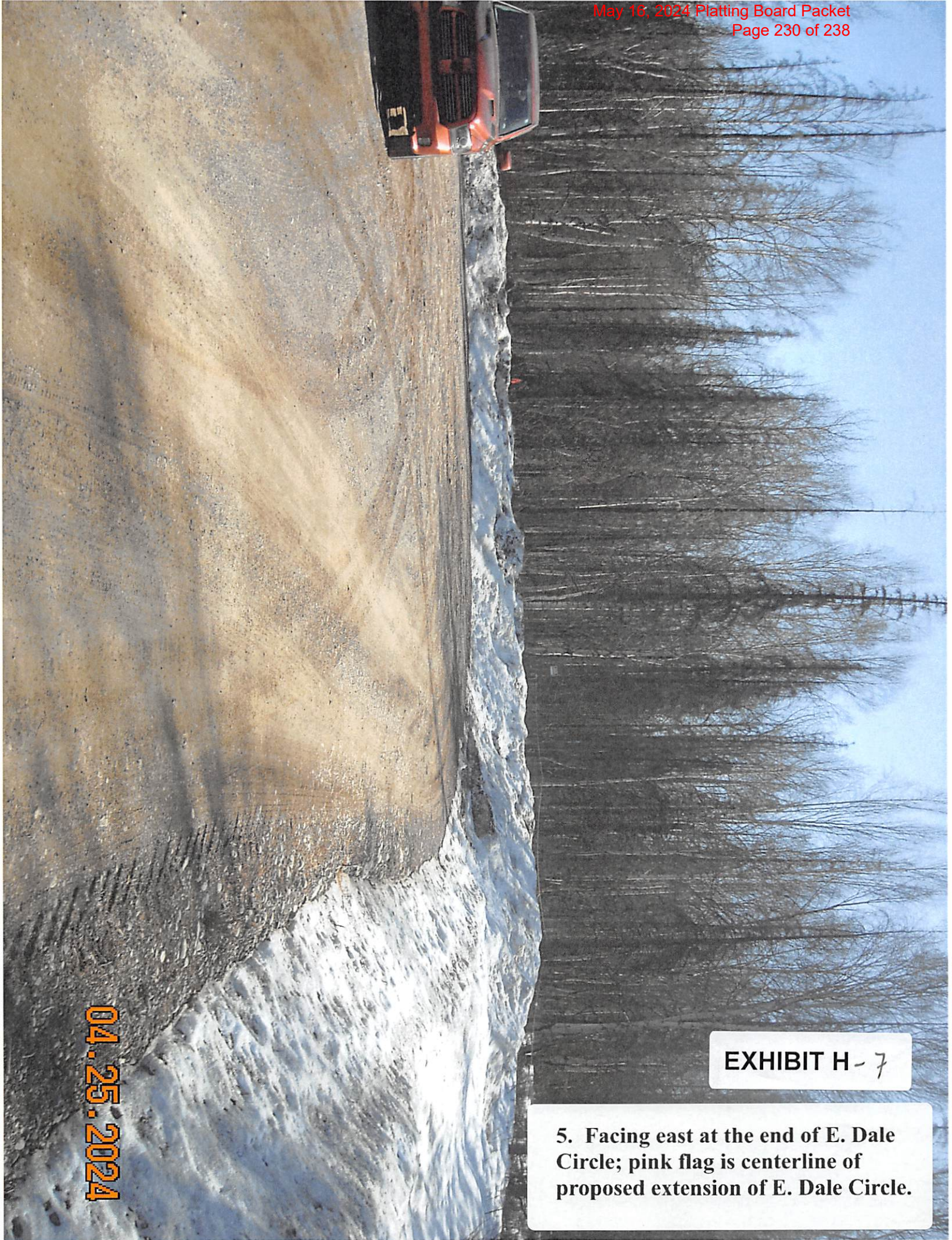
**04.25.2024**



04.25.2024

EXHIBIT H - 6

4. Facing west on E. Windy Woods Loop where N. Aussie Dog Road will intersect.



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EXHIBIT H-7

5. Facing east at the end of E. Dale Circle; pink flag is centerline of proposed extension of E. Dale Circle.

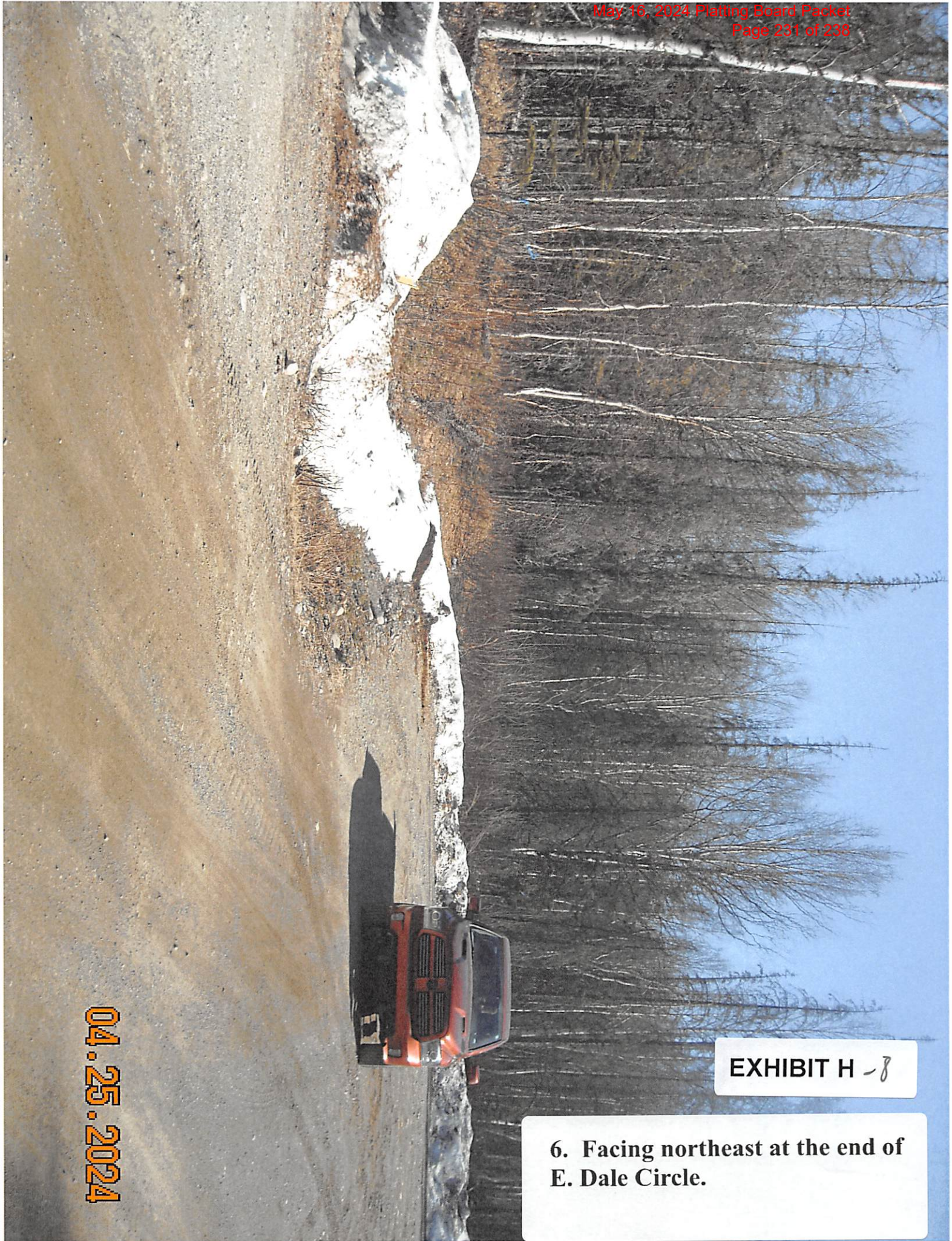
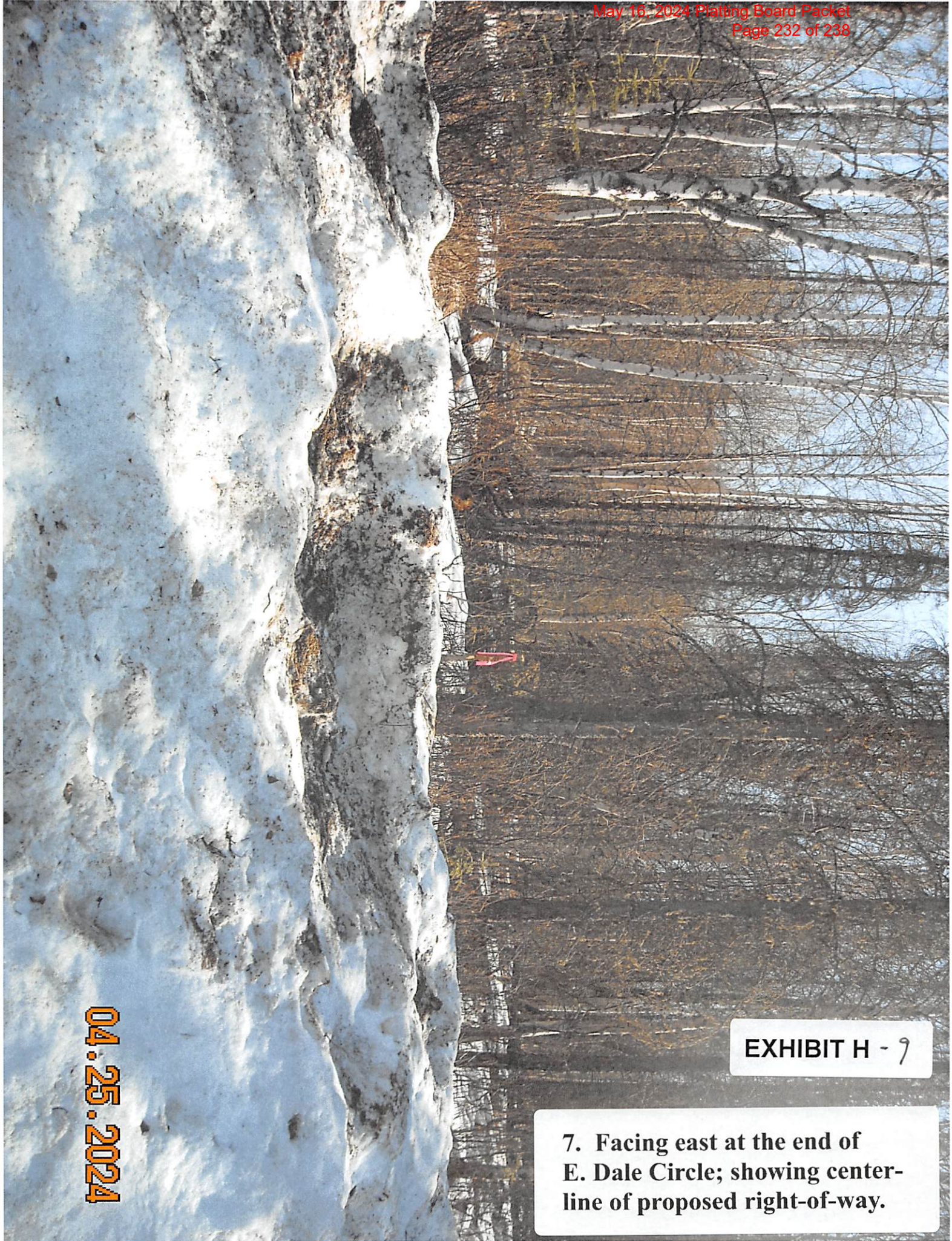


EXHIBIT H - 8

6. Facing northeast at the end of E. Dale Circle.

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EXHIBIT H - 9

7. Facing east at the end of E. Dale Circle; showing center-line of proposed right-of-way.





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EXHIBIT H -10

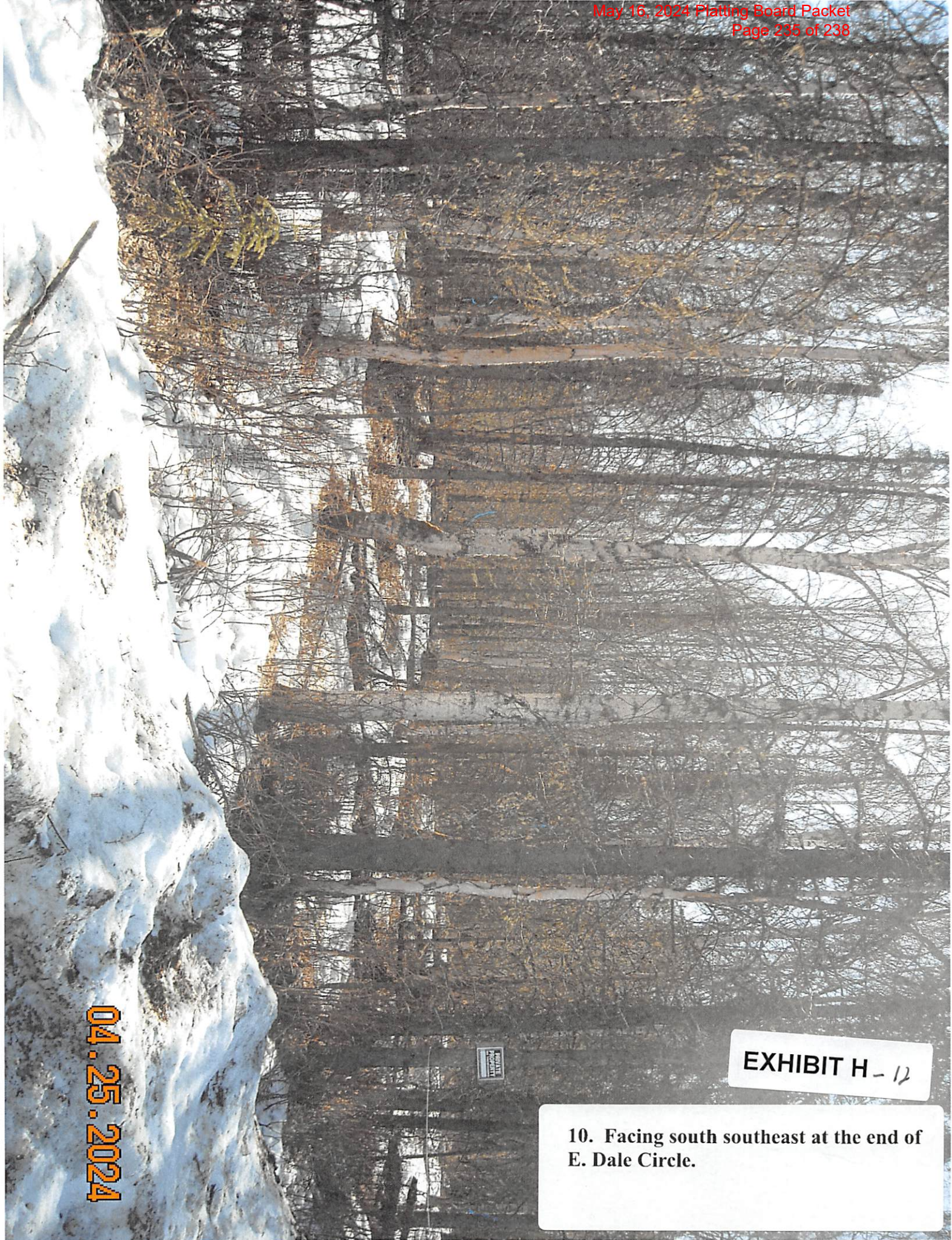
8. Facing east at the end of  
E. Dale Circle.



04.25.2024

EXHIBIT H - //

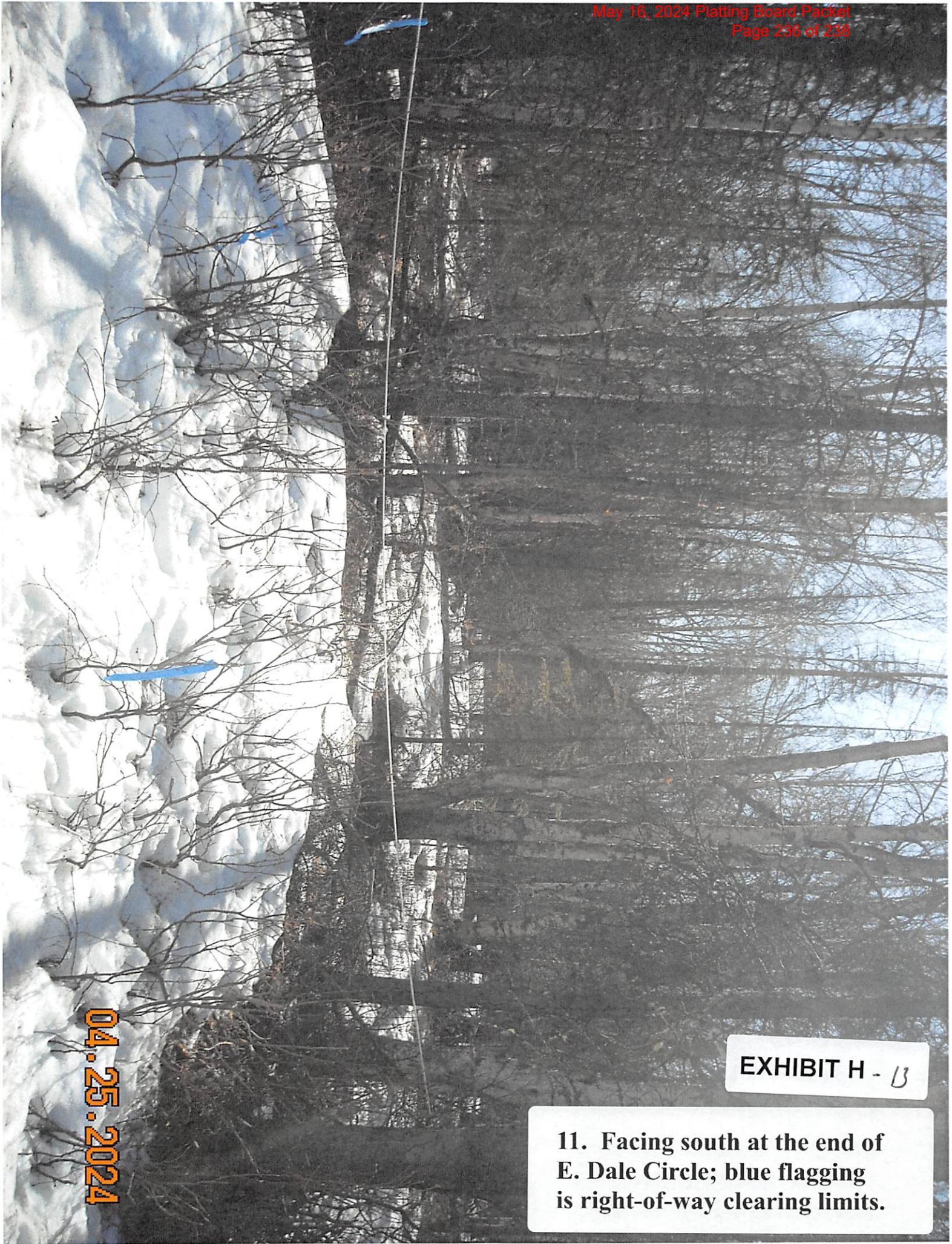
9. Facing southeast at the end of E. Dale Circle.



04.25.2024

EXHIBIT H-12

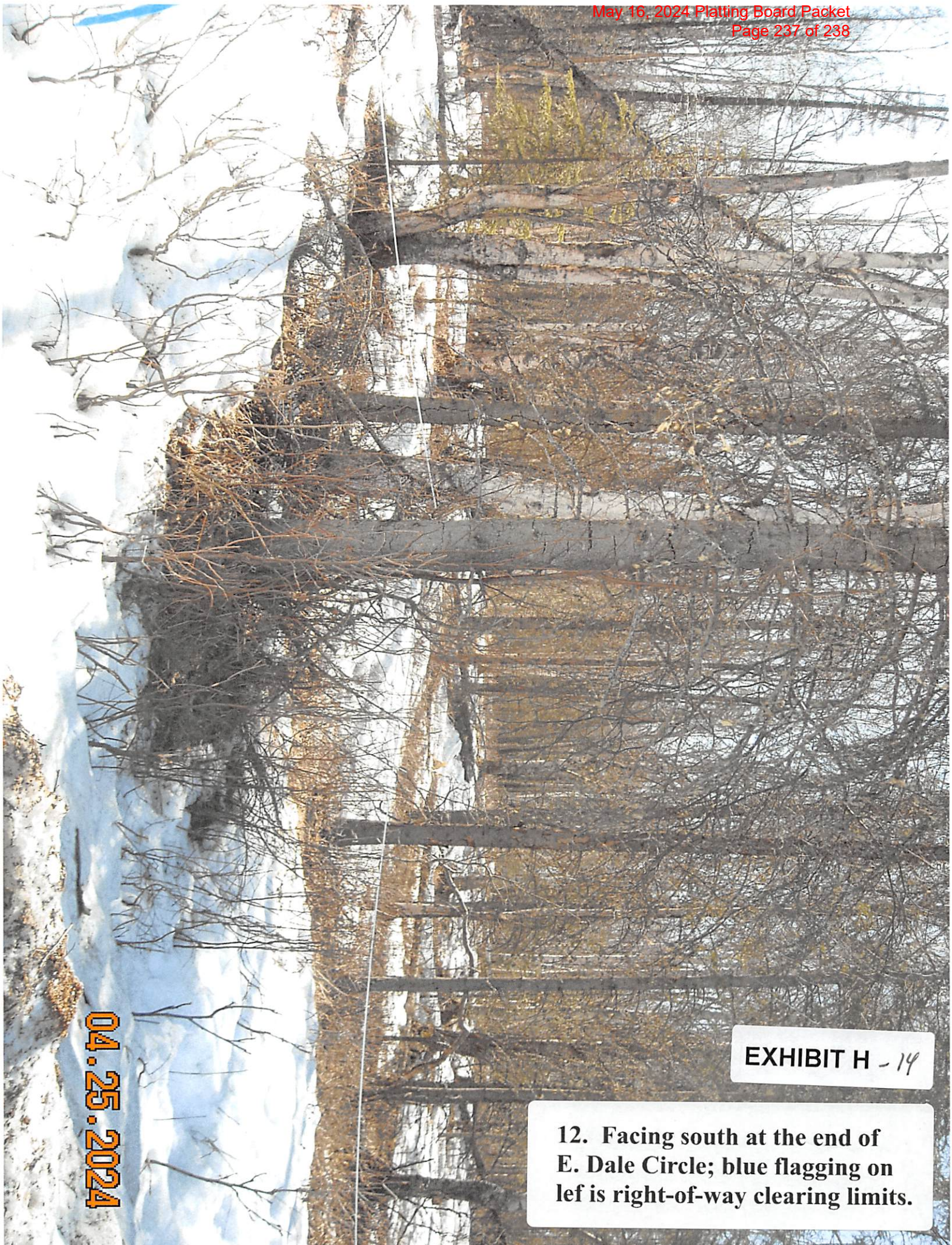
10. Facing south southeast at the end of E. Dale Circle.



04.25.2024

EXHIBIT H - 13

11. Facing south at the end of E. Dale Circle; blue flagging is right-of-way clearing limits.



04.25.2024

EXHIBIT H - 14

12. Facing south at the end of E. Dale Circle; blue flagging on left is right-of-way clearing limits.

**CERTIFICATE OF OWNERSHIP & DEDICATION**

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME/TITLE  
ROCK, LLC  
4150 W. AVIATION AVENUE  
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_  
DATED \_\_\_\_\_, 20\_\_\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

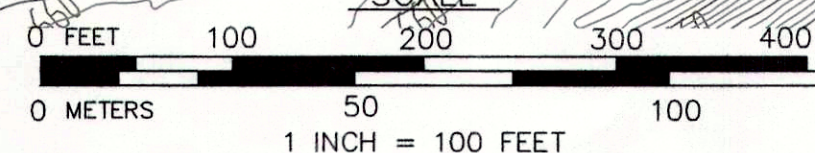
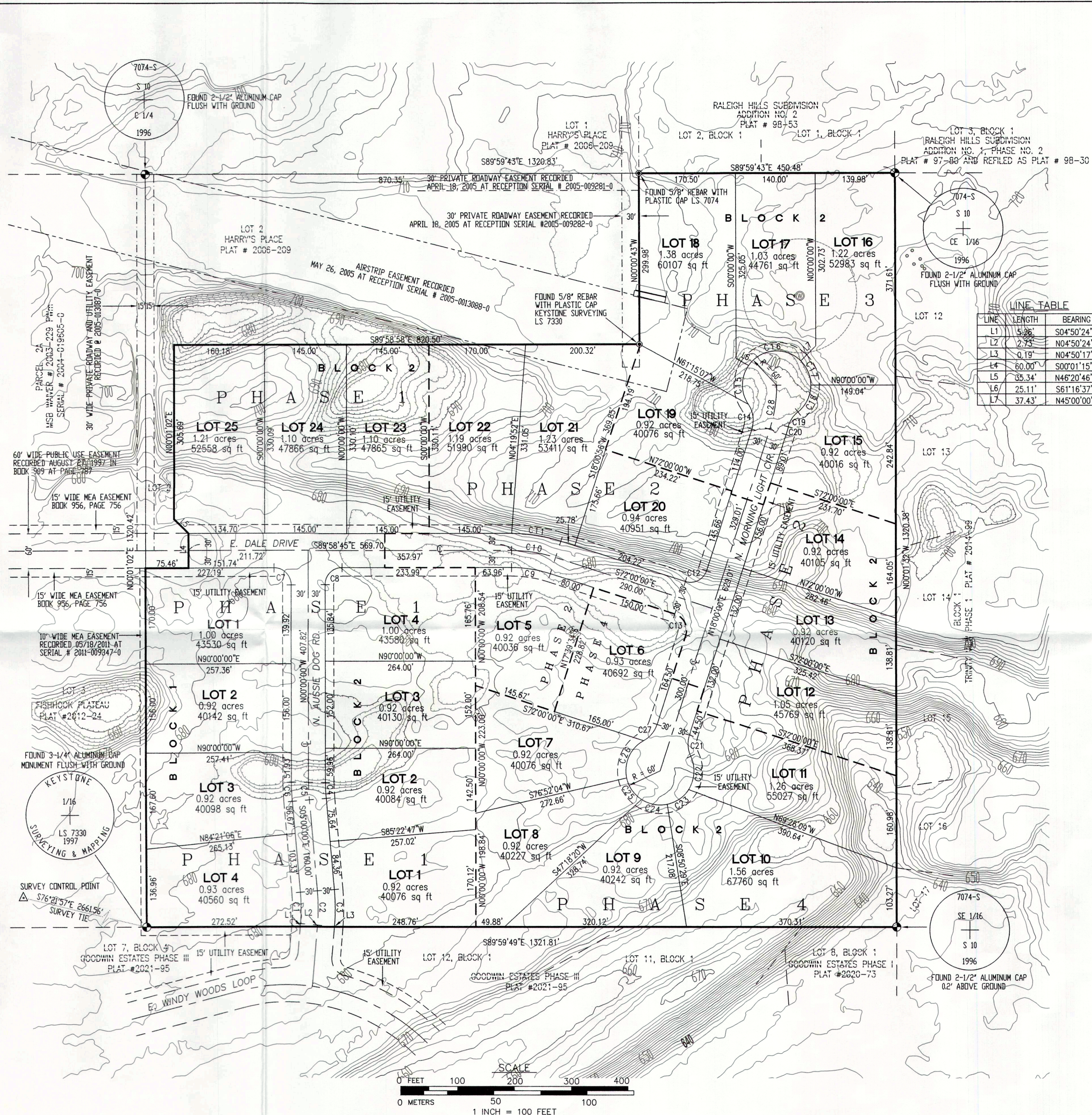
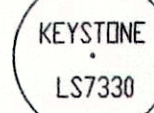
DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR \_\_\_\_\_  
ATTEST: \_\_\_\_\_ PLATTING CLERK \_\_\_\_\_

**CERTIFICATION OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, 20\_\_\_\_ AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_

- NOTES**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
  - BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON. SURVEY TIE FROM CONTROL POINT TO SW CORNER THIS SUBDIVISION - S76°21'57"E 2661.56'
  - 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
  - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
  - EASEMENTS OF RECORD NOT PLOTTED HEREON:
    - MEA EASEMENT RECORDED OCTOBER 30, 2003 AT RECEPTION SERIAL #2003-032550-0
    - MEA EASEMENT RECORDED MAY 18, 2011 AT RECEPTION SERIAL #2011-009350-0

- LEGEND**
- FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
  - FOUND 5/8" REBAR WITH PLASTIC CAP AS SHOWN AND DESCRIBED
  - FOUND 5/8" REBAR
  - SURVEY CONTROL POINT STATE PLANE COORDINATES IN METERS - SPC (5004 AK 4)  
NORTHING / 835538.559  
EASTING / 538711.931
  - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

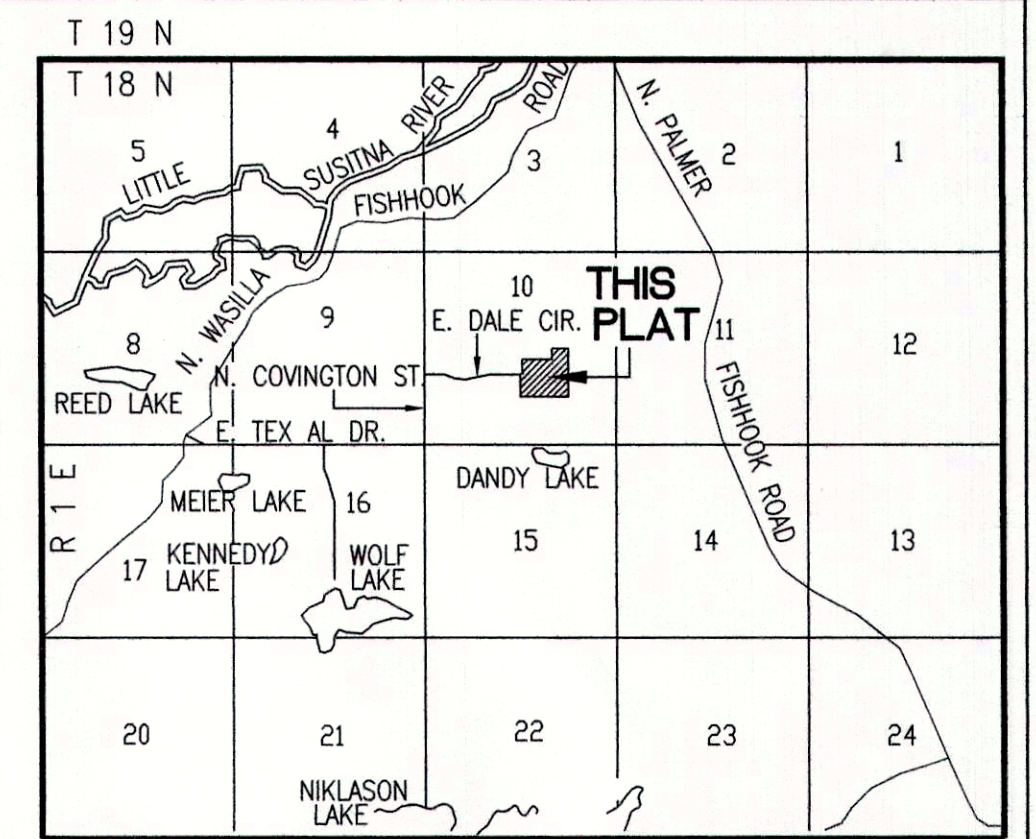


**LINE TABLE**

LINE	LENGTH	BEARING
L1	5.26'	S04°50'24"W
L2	2.73'	N04°50'24"E
L3	0.19'	N04°50'17"E
L4	60.00'	S00°01'15"W
L5	35.34'	N46°20'46"W
L6	25.11'	S61°16'37"E
L7	37.43'	N45°00'00"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	54.96'	320.00'	27.55'	09°50'24"	54.89'	N00°04'48"W
C2	60.11'	350.00'	30.13'	09°50'24"	60.04'	N00°04'48"W
C3	65.26'	380.00'	32.71'	09°50'24"	65.18'	N00°04'48"W
C4	27.93'	320.00'	13.97'	05°00'00"	27.92'	S02°30'00"E
C5	30.54'	350.00'	15.28'	05°00'00"	30.53'	S02°30'00"E
C6	33.16'	380.00'	16.59'	05°00'00"	33.15'	S02°30'00"E
C7	47.11'	30.00'	29.99'	89°58'45"	42.42'	N44°59'23"W
C8	47.13'	30.00'	30.01'	90°01'15"	42.43'	S45°00'37"W
C9	69.04'	220.00'	34.80'	17°58'45"	68.75'	N80°59'23"W
C10	78.45'	250.00'	39.55'	17°58'45"	78.13'	N80°59'23"W
C11	87.86'	280.00'	44.30'	17°58'45"	87.50'	N80°59'23"W
C12	47.12'	30.00'	30.00'	90°00'00"	42.43'	N63°00'00"E
C13	47.12'	30.00'	30.00'	90°00'00"	42.43'	N27°00'00"W
C14	45.37'	50.00'	24.38'	51°59'11"	43.83'	N07°59'35"W
C15	72.36'	60.00'	41.31'	69°06'00"	68.06'	S00°33'49"W
C16	104.60'	60.00'	71.36'	99°53'11"	91.85'	S85°03'25"W
C17	47.12'	60.00'	24.85'	45°00'00"	45.92'	N22°30'00"W
C18	53.83'	60.00'	28.88'	51°24'09"	52.04'	N25°42'05"E
C19	31.69'	50.00'	16.40'	36°18'50"	31.16'	S33°14'44"W
C20	14.23'	280.00'	7.12'	02°54'41"	14.23'	N16°32'40"E
C21	37.82'	50.00'	19.87'	43°20'30"	36.93'	S03°40'15"E
C22	61.17'	60.00'	33.54'	58°24'53"	58.56'	N03°51'56"E
C23	47.12'	60.00'	24.85'	45°00'00"	45.92'	N55°34'23"E
C24	47.12'	60.00'	24.85'	45°00'00"	45.92'	S79°25'37"E
C25	47.12'	60.00'	24.85'	45°00'00"	45.92'	S34°25'37"E
C26	76.73'	60.00'	44.62'	73°16'08"	71.60'	S24°42'27"W
C27	37.82'	50.00'	19.87'	43°20'30"	36.93'	N39°40'15"E
C28	78.61'	250.00'	39.63'	18°00'55"	78.28'	N08°59'32"E



VICINITY MAP  
SCALE 1" = 1 MILE

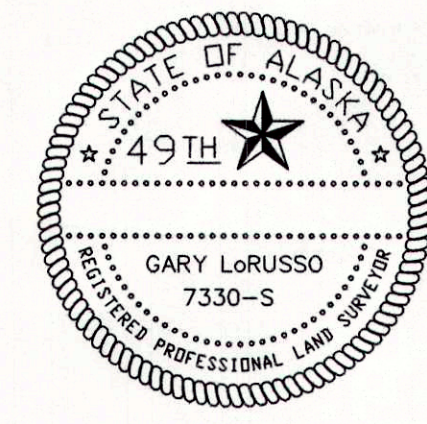
Agenda Copy

RECEIVED  
MAR 29 2024  
PLATTING

A PLAT OF  
**MORNING LIGHT**  
A SUBDIVISION OF  
LOT 3, BLOCK 1, HARRY'S PLACE, PLAT #2006-209  
WITHIN THE  
NW1/4 SE1/4 SECTION 10, T. 18 N., R. 1 E.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 33.56 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #134615  
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645  
PHONE: (907) 376-7811

DRAWN BY iCAD/K.Lyne	DATE 2/2/24	DRAWING 2021-6/MorningLight
CHECKED BY G.Lo	SCALE 1 INCH = 100 FEET	SHEET 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.  
7330-S GARY LoRUSSO  
REGISTERED LAND SURVEYOR DATE \_\_\_\_\_