

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER - Acting
Alex Strawn

PLATTING CLERK
Kayla Kinneen

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Natasha Heindel



PLATTING BOARD
Chair Ron Johnson, District 1
Brian Goodman, District 2
Vice Chair Eric Koan, District 3
Dan Bush, District 4
Michelle Traxler, District 5
Sandra Kreger, District 6
Sidney Bertz, District 7
Karla McBride, Alternate A
Robert Hallford, Alternate B

PLATTING BOARD AGENDA **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

PLATTING BOARD MEETING **1:00 P.M.** **July 18, 2024**

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY: (Audio only)

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

OBSERVE: You can observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough – YouTube

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

A. July 3, 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

A. **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)*

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. **LITTLE SUSITNA FLATS 2024**: The request is to create 4 lots from Lot 4, Little Susitna Flats (Plat #2022-133), Vacate the Section Line Easement, and dedicate R.O.W., to be known as **Little Susitna Flats 2024**, containing 44.71 acres +/- . The property is directly north of N. Pittman Road, south of the Little Susitna River, and directly west and south of W. Sunrise Place;(Tax ID's 8333000L001, 2, 3, & 4); within the NW ¼ Section 23 and the SW 1/4 Section 14, Township 18 North, Range 2 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *(Petitioner/Owner: Aleksandr Baletskiy, Staff: Chris Curlin, Case # 2024-069)*

C. **SPRINGS WEST**: The request is to create 40 lots and one tract from Lot 1, Barry's Spring Crest (Plat #2022-16) and the SW1/4 SE1/4 and the NW1/4 SE1/4 Section 20, T18N, R01E; (Tax ID's 18N01E20D005, 18N01E20D002, & 8168000L001). The property is directly south of N. Sandburg Drive, directly west of E. Beverly Ann Lane, and north of N. Caribou Street; within the SE ¼ Section 20, T18 North, Range 2 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. *(Petitioner/Owner: Beverly Barry, Michelle Barry, Deanna Arthur & Jo Ann Hinds, Staff: Chris Curlin, Case # 2024-071)*

- D. **HATCHER PASS VILLAGE PH 1 SLEV PUE:** The request is to grant a 60' wide Public Use Easement on the northern boundary and vacate a 50' wide section line easement on the eastern boundary of Tract B-1, Hatcher Pass Village Phase I, Plat 2018-112. The property is located west of the Little Susitna River, east of N. Mountain Trails Drive, and directly north of E. Edgerton Parks Road (Tax ID #7793000T00B-1); within the NE ¼ Section 33, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Hatcher Pass Village, Inc, Staff: Matthew Goddard, Case # 2024-074*)

ITEMS OF BUSINESS & MISCELLANEOUS

(None)

6. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

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

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

- August 1, 2024, Platting Board Meeting; we have three cases to be heard
 - Stone Creek Ph 7 PUE VAC
 - Correira Estates
 - Kalmbach Lake 2023

7. BOARD COMMENTS

8. ADJOURNMENT

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 3, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson called the Meeting to order at 1:03 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

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

Platting Board members absent and excused were:

Mr. Sidney Bertz, District seat #7
Ms. Karla McBride, Alternate A
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Ms. Sandra Kreger, District Seat #6

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
Mr. Connor Herren, Platting Assistant

B. THE PLEDGE OF ALLEGIANCE

Platting Member Goodman led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member Traxler made motion to approve the agenda. Platting Member Goodman seconded.

The agenda was approved unanimously.

2. APPROVAL OF MINUTES

- June, 6 2024.

MOTION: Platting Membe Traxler made motion to approve June 6, 2024 minutes.
Platting Member Goodman seconded.

Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

(None)

B. **UNFINISHED BUSINESS**

(None)

4. RECONSIDERATIONS/APPEALS

(None)

5. PUBLIC HEARINGS

A. **WILLIWAW #2 B7 L5-6 UE**: The request is to vacate the 10' Utility Easements on **Lots 5 & 6, Williwaw #2** Plat #W-76. The property is located directly south of N. Tanana Drive and west of N. Copper Creek Road; (Tax ID's 1069B07L005 & 1069B07L006); located within the NE ¼ Section 2, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #4. (*Petitioner/Owner: Precision Frontiers, LLC Staff: Chris Curlin, Case #2024-063*)

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

Kayla Kinneen provided the mailing report:

- Stating that 344 public hearing notices were mailed out on June 12, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 5 conditions and 5 findings of facts.

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

The petitioner's representative was not present.

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 further discuss and answer any questions from the Board.

The petitioner/petitioner's representative was not present.

Discussion ensued.

MOTION: Platting Member Bush made a motion to approve the vacation of Williwaw #2 B7 L5-6 Utility Easement. Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. **CELESTIAL HEIGHTS**: The request is to create 56 lots and 1 tract from Tax Parcel B2 in a five phase master plan, to be known as **CELESTIAL HEIGHTS**, containing 80.00 acres +/- . The parcel is located east of N. Palmer-Fishhook Road and directly south of E. Boyd Road, in Section 12 (Tax ID# 118N01E12B002); within Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. The property is within the Fishhook Community Council and Assembly District #1. *(Petitioner/Owner: State of Alaska Mental Health Trust Land Office Staff: Natasha Heindel, Case #2024-068)*

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

Kayla Kinneen provided the mailing report:

- Stating that 58 public hearing notices were mailed out on June 12, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 12 conditions and 7 findings of facts.

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

The petitioner's representative, Dave Hale, requested a continuance to further clarify the ADT.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Riley Kelly
- Bryan Sande
- Gordy Richmond
- Denise Gates
- Roy Willis

- Igor Galloway
- Lou Fritts
- Jenna Deason

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 further discuss and answer any questions from the Board.

The petitioner's representative spoke.

MOTION: Platting Member Koan made a motion to continue the preliminary plat, Celestial Heights to a date uncertain. Platting Member Bush seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

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

- There are 6 cases on July 18th Platting Board Meeting. Alex Strawn will be Acting Platting Officer.
- Thanked the public for there participation
- Welcomed Connor, the new Platting Assistant

BOARD COMMENTS.

- Goodman- addressed Mr Richmond and thanked him for his comment
- Koan- Wished everyone a happy 4th
- Bush- Commented on order of comments before discussion. Question about advertising and expanding the mailing radius.
- Traxler- Wished everyone a safe holiday
- Chair Johnson hopes Fred catches fish, welcomed new staff Connor Herren

8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **2:09 PM**.

RON JOHNSON
Platting Board Chair

ATTEST:

KAYLA KINNEEN
Platting Board Clerk

DRAFT

RECONSIDERATIONS / APPEALS

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 18, 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. This case was originally heard by the Platting Board at the April 19, 2024, Platting Board meeting and was denied. During the June 6, 2024 Platting Board meeting, the petitioner requested and was granted a reconsideration.

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
May 16, 2024 Platting Board Action Letter **EXHIBIT D** – 2 pgs

AGENCY COMMENTS

USACE **EXHIBIT E** – 1 pg
MSB Department of Public Works **EXHIBIT F** – 1 pg
MSB Development Services **EXHIBIT G** – 2 pgs
Utilities **EXHIBIT H** – 4 pgs
May 16, 2024 Public Comments **EXHIBIT I** – 36 pgs
Public Comments **EXHIBIT J** – 2 pgs

DISCUSSION: This case is being brought back for reconsideration after initial denial the at the May 16, 2024 Platting Board hearing. 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. 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 legal and physical access. Frontage for all lots is required per MSB 43.20.320 Frontage. All lots have the required frontage.

Soils Report: A geotechnical report was submitted (**Exhibit B**), 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**.

Platting Board Action Letter: (**Exhibit D**) The Platting Board denied the preliminary plat for Lazy Moose Run on May 16, 2024 with three findings of fact for denial.

1. Denied the subdivision after substantial public testimony that there is a water table problem.
2. Denied the subdivision after substantial public testimony stating the road is substandard.
3. Denied the subdivision as it violates the Lazy Mountain Comprehensive Plan.

Comments:

USACE (**Exhibit E**) 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 F**) agrees with the engineer's findings. Per MSB 43.20.281, the seasonal high-water table is required to be determined between May 1st and October 30th. The soils exploration was conducted in August 2023, which should be a good representation of the seasonal high ground water table in this area. PD&E further notes that Thor Road is currently owned and maintained by the Borough. As such, any upgrades or repairs to Thor Road are the responsibility of the Road Service Area. Thor Road is classified as a Local/Residential Road, which can provide access for up to 40 lots per the 2022 Subdivision Construction Manual. The proposed subdivision is adding four lots, which is well within the capacity of a residential road. Any future development on Thor Road will be reviewed at that time.

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

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

Public Comments 5/16/2024: (Exhibit I) There were 11 comments received from the public for the May 16, 2024 Hearing date, nine with objections and two with concerns.

Public Comments: (Exhibit J) John Vinduska, a property owner to the north, objects to the proposed subdivision due to the usable area, the soils report did not note the use of monitoring tubes, and the condition of Thor Road.

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 Community Development, Assessments, 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 was one objection to the plat from the public in response to the Notice of Public Hearing for the July 18, 2024 hearing. There were 11 comments received from the public for the May 16, 2024 hearing, nine with objections and two with concerns. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

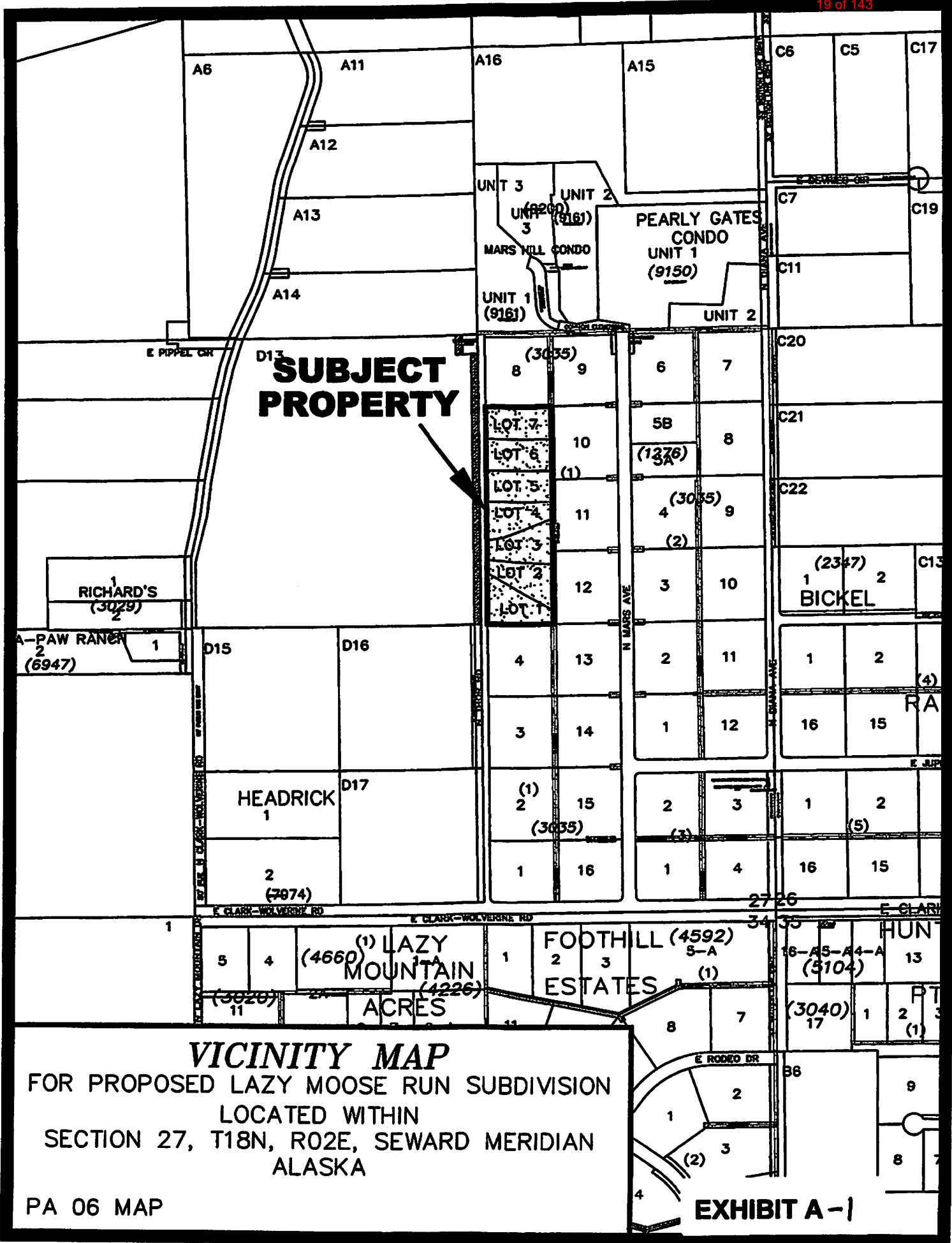
FINDINGS OF FACT

1. The preliminary case of Lazy Moose Run was originally denied by the Platting Board at the May 16, 2024 Platting Board meeting with three findings of fact for denial.
 - 1) Denied the subdivision after substantial public testimony that there is a water table problem.
 - 2) Denied the subdivision after substantial public testimony stating the road is substandard.
 - 3) Denied the subdivision as it violates the Lazy Mountain Comprehensive Plan.
2. A reconsideration request was granted at the June 6, 2024 Platting Board meeting.
3. The plat of Lazy Moose Run is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
4. A soils report was submitted certifying that all proposed lots meet the minimum area requirements, pursuant to MSB 43.20.281(A)(1).
5. All lots have the required Legal and Physical access per MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, & MSB 43.20.140 Physical Access.
6. The lots have the required frontage pursuant to MSB 43.20.320.
7. 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 Community Development, Assessments, or Planning; MEA or MTA.
8. There were no objections from any federal or state agencies, Borough departments, or utilities.
9. At the time the staff report was written, there was one objection received 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. 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.



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

PA 06 MAP

EXHIBIT A-1

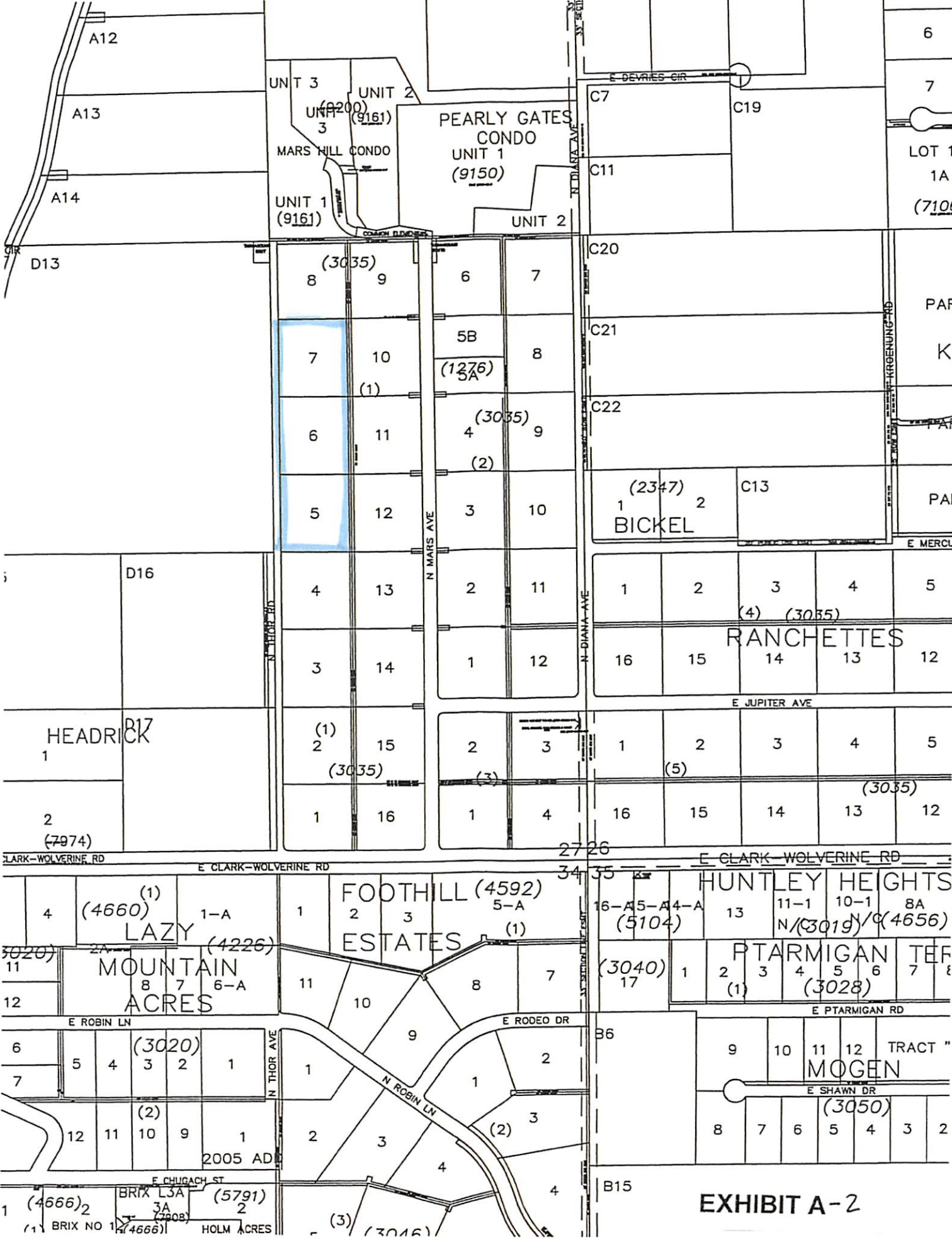


EXHIBIT A-2

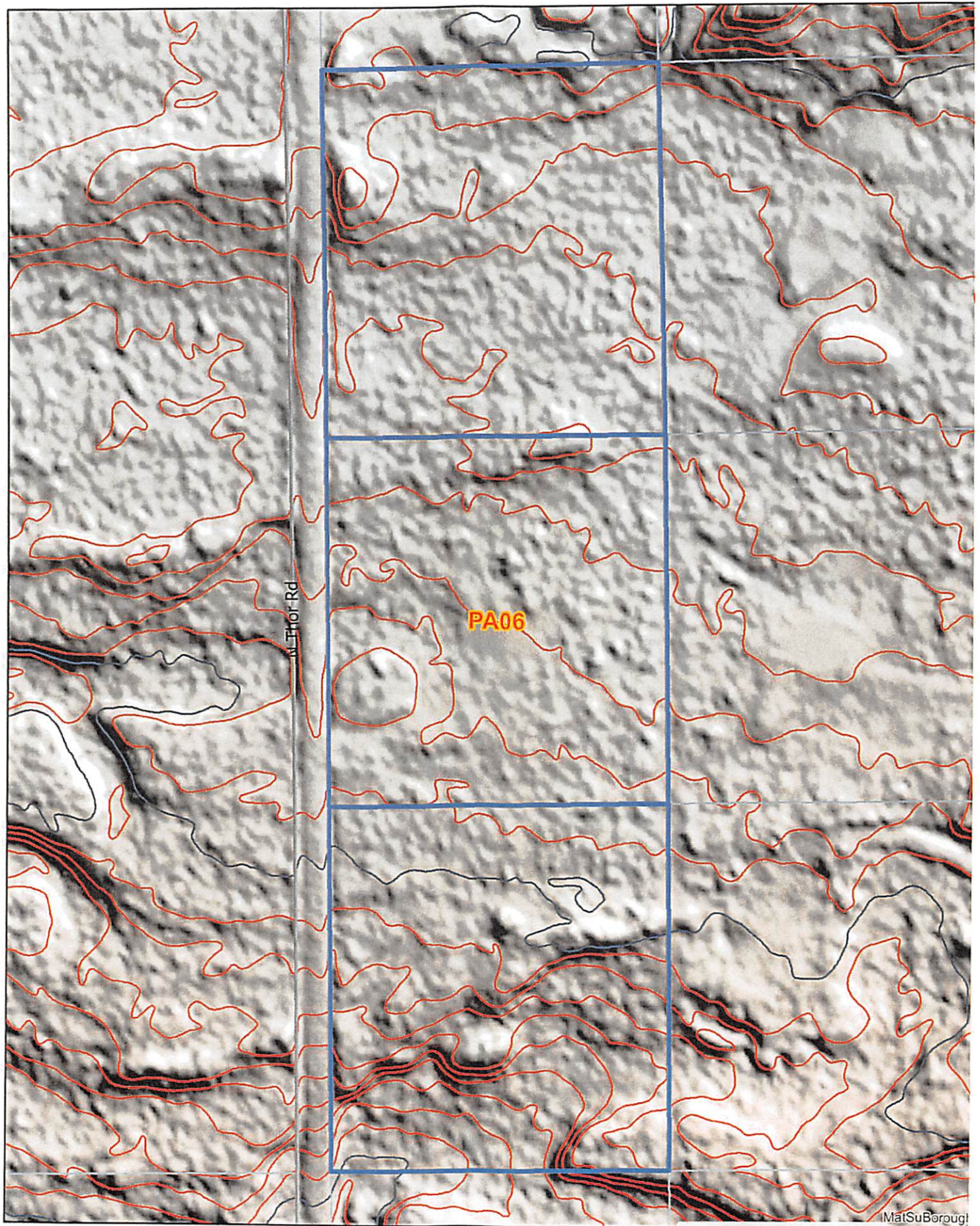


100 50 0 100 Feet

MatSuBeroug

EXHIBIT A-3





100 50 0 100 Feet

iMatSuBorougl

EXHIBIT A-4



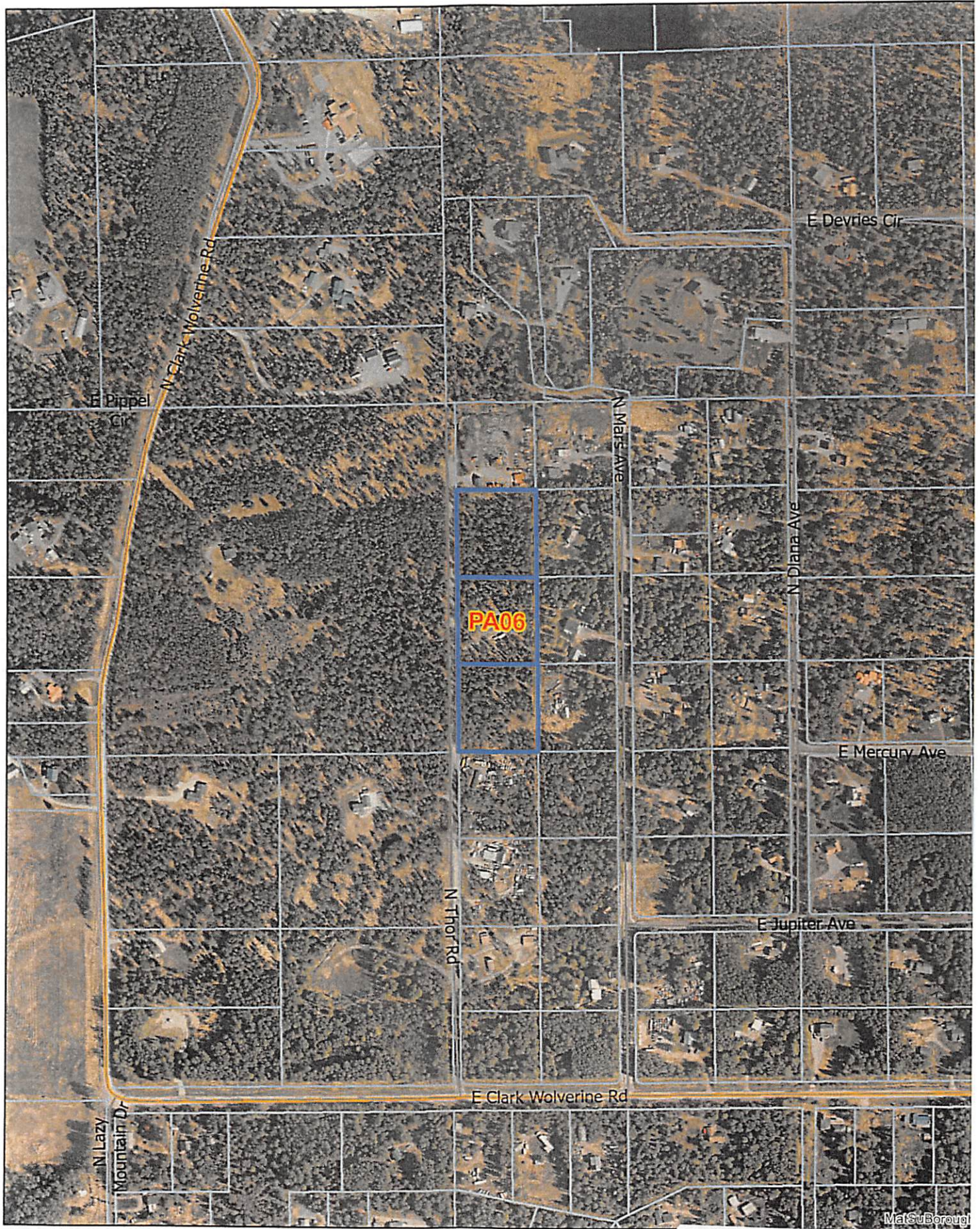


EXHIBIT A-5





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.

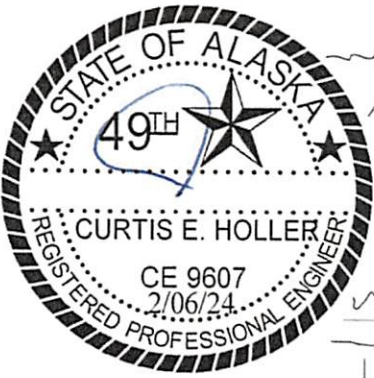
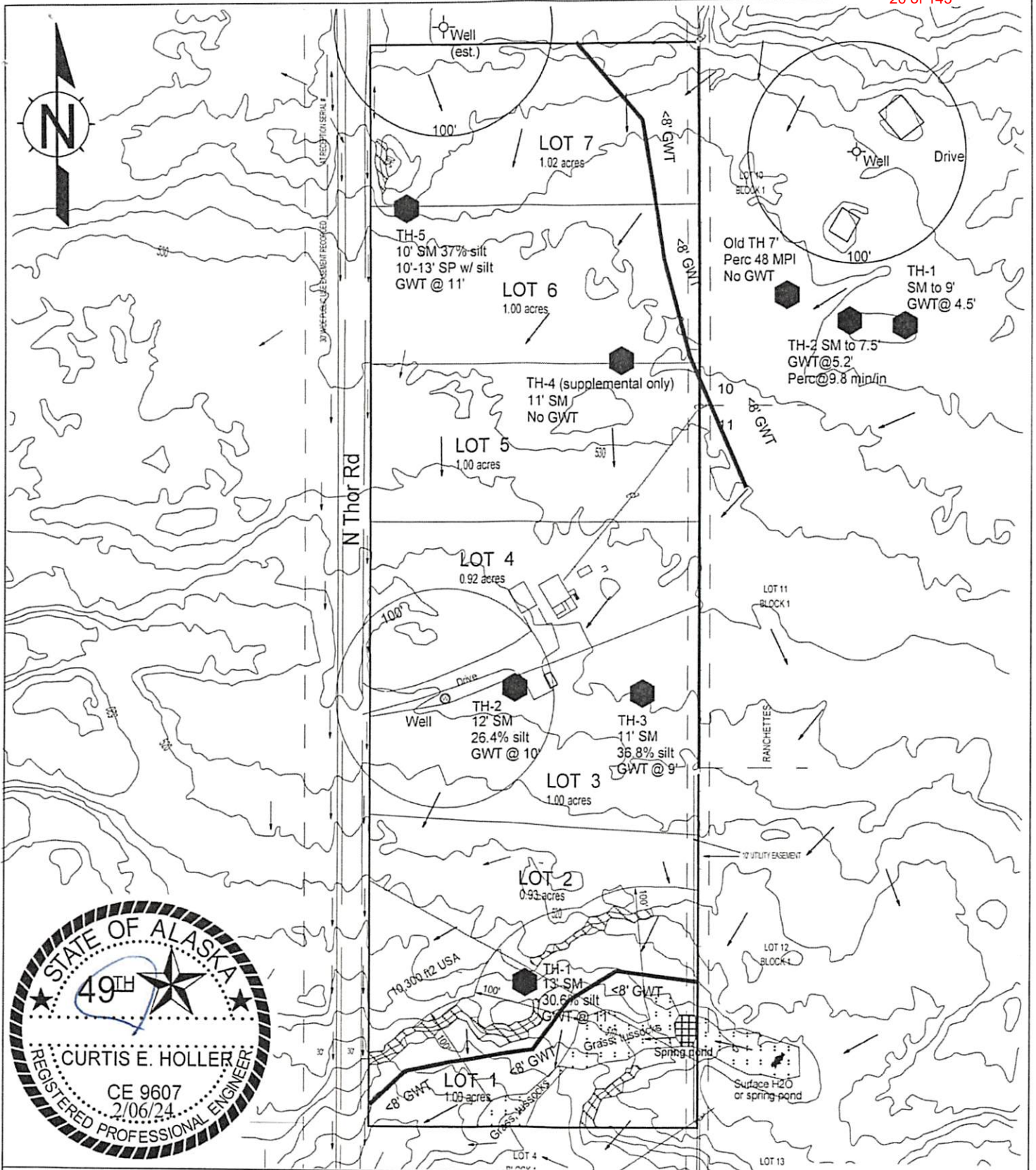
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: T. Van Diest, w/attachments





Lazy Moose Run
Useable Area, Testholes, and Topography Drawing



Notes

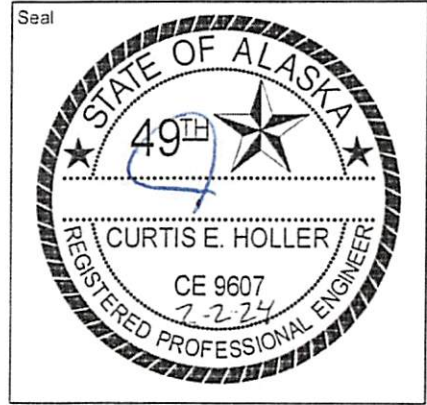
1. Location of some improvements approximate.
2. Base map & contours provided by surveyor.
3. Arrows denote apparent drainage patterns.
4. Testholes located using GP^c

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



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 PD

Depth, feet	Soil Type
0 - 1	CL
1 - 3	SM-ML BROWN LOESS
3 - 6	SM w/ GRAVEL
6 - 7	CLAY GRAY, DENSE
7 - 8	MOST ROCK < 4"
8 - 10	Few to 10"
10 - 11	Slightly LESS SILT WITH DEPTH
11 - 13	
13 - 14	
14 - 15	
15 - 16	
16 - 17	
17 - 18	
18 - 19	
19 - 20	
20 - 21	
21 - 22	

Slope

Site Plan

(SEE MAP)

↑ N ↓

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

Slope

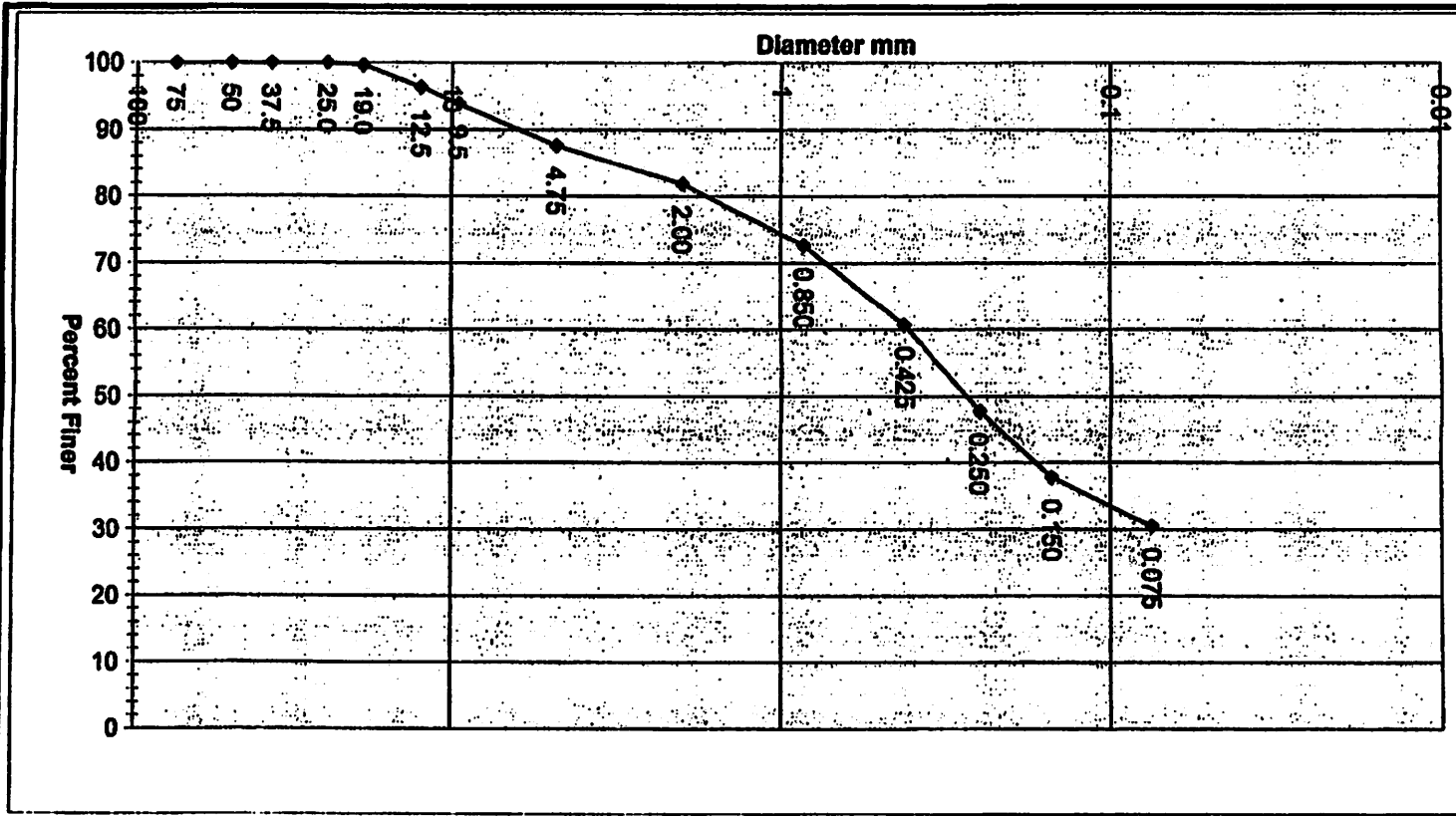
PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A				

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



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2805 N. Old Glenn Hwy, Palmer, AK 99845 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

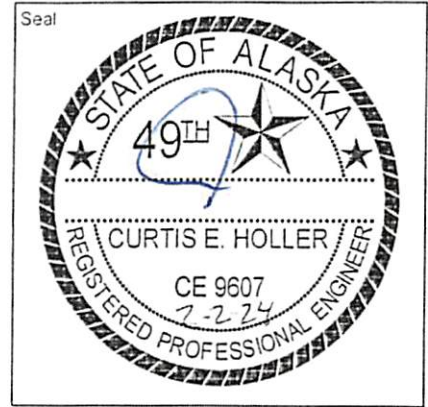
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 5

Performed For: TOM VAN DIEST

Legal Description: LAZY MOOSE SUB PD



Depth, feet. Soil Type

0-1	CL
1-3	SM-ML BROWN LOESS
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
10-11	
11-12	
12-13	
13-14	
14-15	
15-16	
16-17	
17-18	
18-19	
19-20	
20-21	
21-22	

GRAB SAMPLE

GWT

Slope

Site Plan
(SEE MAP)

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

Slope

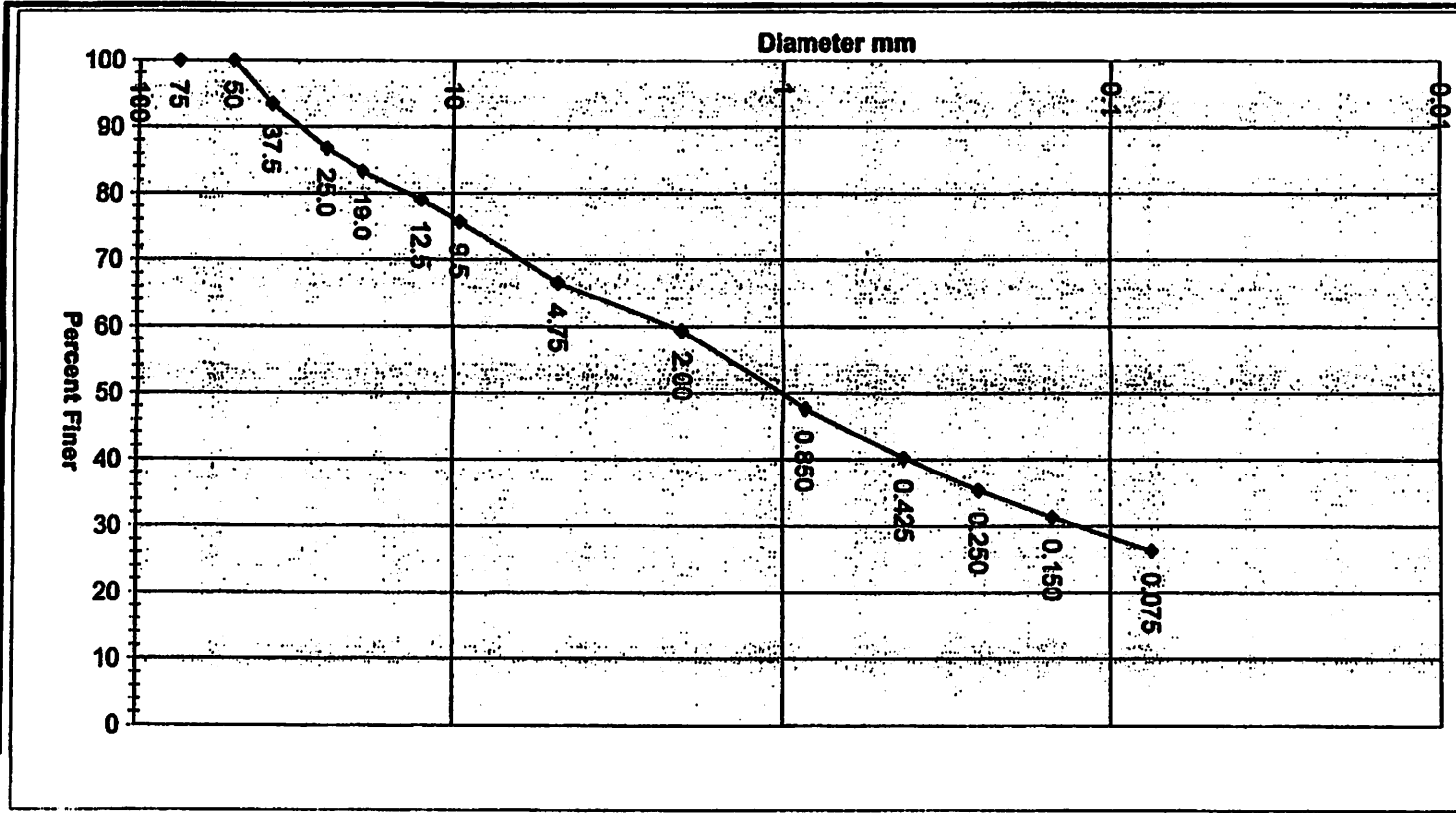
PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH
- COMMENTS: SEE SIEVE TEST 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



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	93
1"	25.0	87
3/4"	19.0	83
1/2"	12.5	79
3/8"	9.5	76
#4	4.75	67
#10	2.00	59
#20	0.850	48
#40	0.425	40
#60	0.250	35
#100	0.150	31
#200	0.075	26.4

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

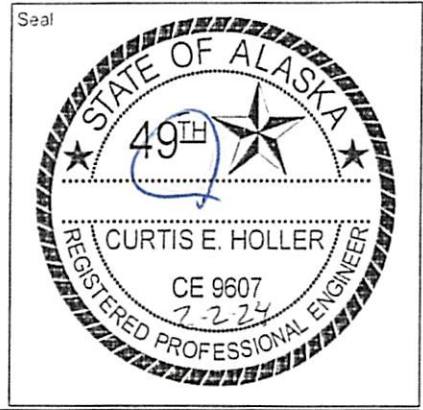
Proj. no: 23070

EXHIBIT B-7



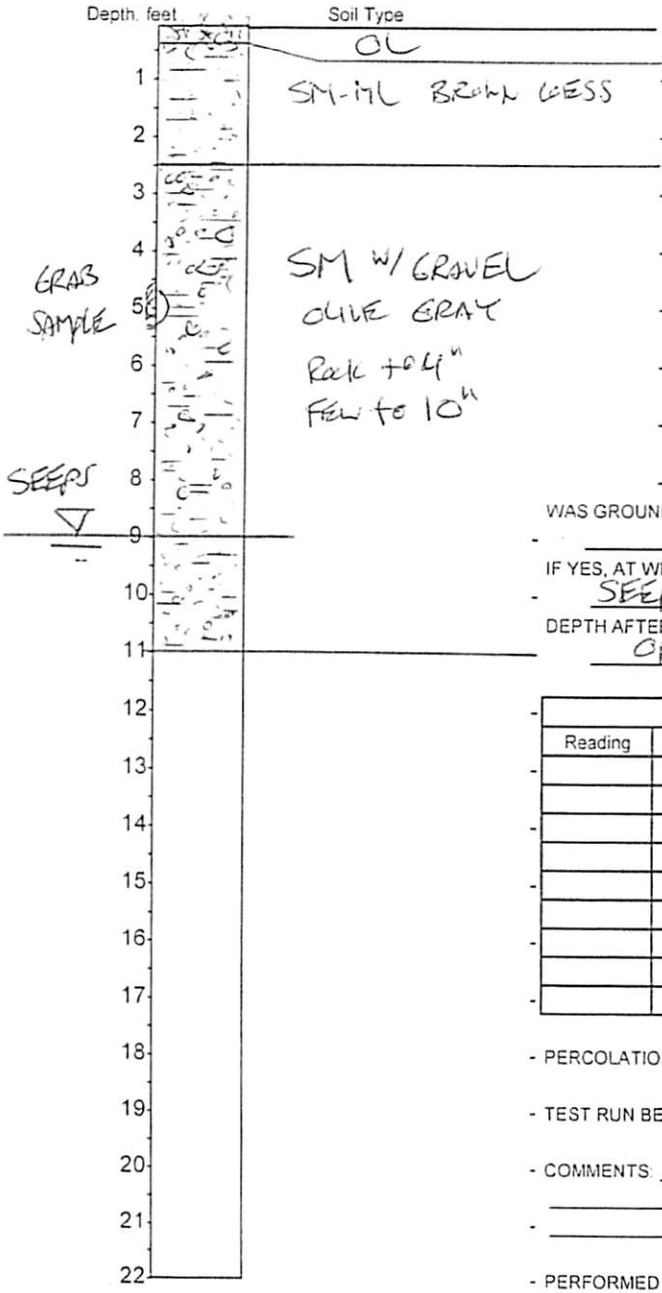
HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

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



Slope

Site Plan

(SEE MAP)

N

WAS GROUNDWATER ENCOUNTERED? YES
 IF YES, AT WHAT DEPTH? SEEPS PAST 9'
 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

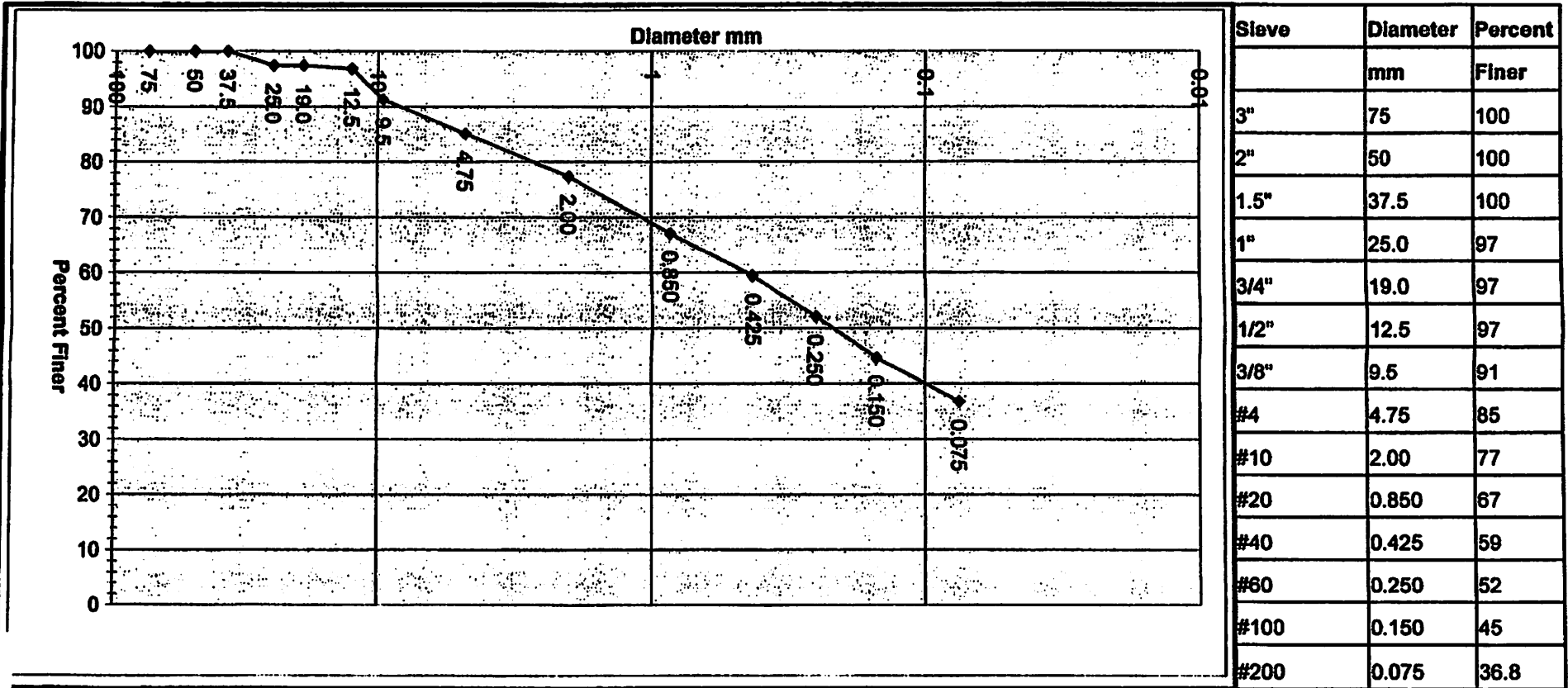
- COMMENTS: SEE SIEVE TEST 37% FINES @ 5'

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



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99845 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 #3 @ 5'

Sample appears to have a very low PI.

Date: 9/8/2023

Sample Date: 8/23/2023

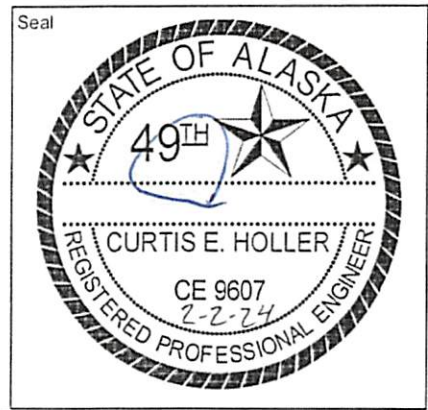
Proj. no: 23070

EXHIBIT B-7



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 5
Performed For: TCM VAN DIEST
Legal Description: LAZY MOOSE SUB 015

Depth, feet	Soil Type
0 - 1	OL
1 - 3	SM-ML Brown
3 - 4	SM-GM
4 - 5	CLAYE GRAPE
5 - 6	MOST ROCK $24^{\prime\prime}$
6 - 7	Few to 10"
7 - 8	LESS SILT
8 - 9	WITH DEPTH
9 - 11	NO GW/NO SEEP

Slope

Site Plan

(SEE MAP)

WAS GROUNDWATER ENCOUNTERED? NO
IF YES, AT WHAT DEPTH? _____
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 7 FT AND _____ FT DEPTH
- COMMENTS: THIS TH CONSIDERED SUPPLEMENTAL INFO
- PERFORMED BY: J. WILKINS DATE: 8-23-2023



HOLLER ENGINEERING

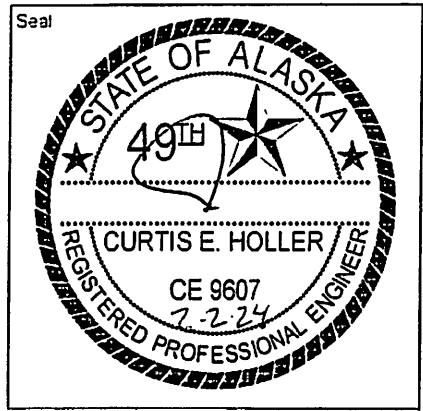
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 5 of 5

Performed For: TOM VAN DIEST

Legal Description: LAZY MOOSE SUB DIV



Depth, feet	Soil Type
0 - 1	OL
1 - 3	SM-ML BRN W/ LESS TO YELLOW
3 - 4	SM W/ GRAVEL
4 - 6	VARIES TO SP W/ SILT & GRAVEL
6 - 7	Rock to 4", few 8"
7 - 8	CLAYE GRAY
8 - 11	SP
11 - 13	CLEAN SANDS
13 - 22	

Slope

Site Plan
N
(SEE MAP)

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
	<u>N/A</u>				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

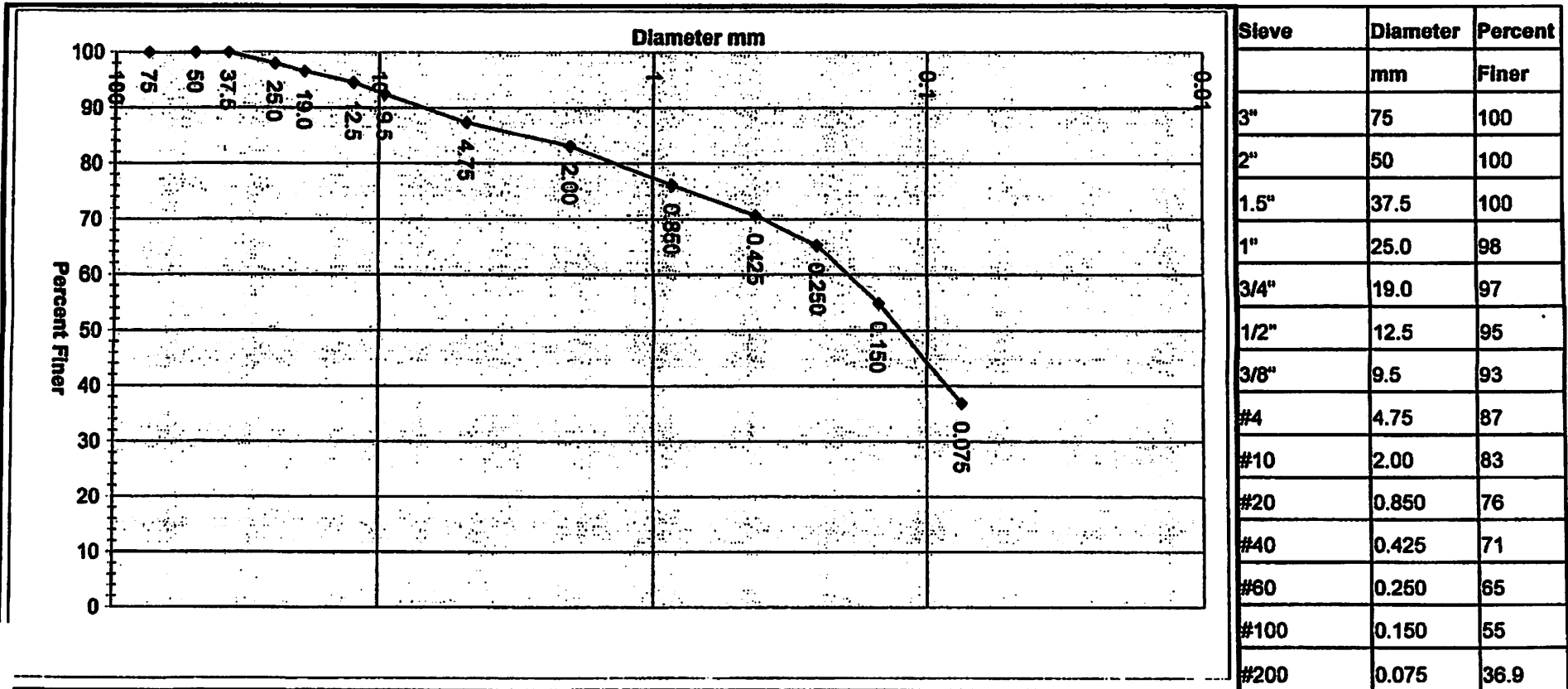
- COMMENTS: SEE SIEVE TEST 37% FINER @ 6'

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



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721
e-mail: mhpe@ntonline.net



Client: Van Diest / Holler Eng

Soil Description: Silty Sand

Project: Thor Rd

Unified Classification: SM

Sample Location: TH #5 @ 6'

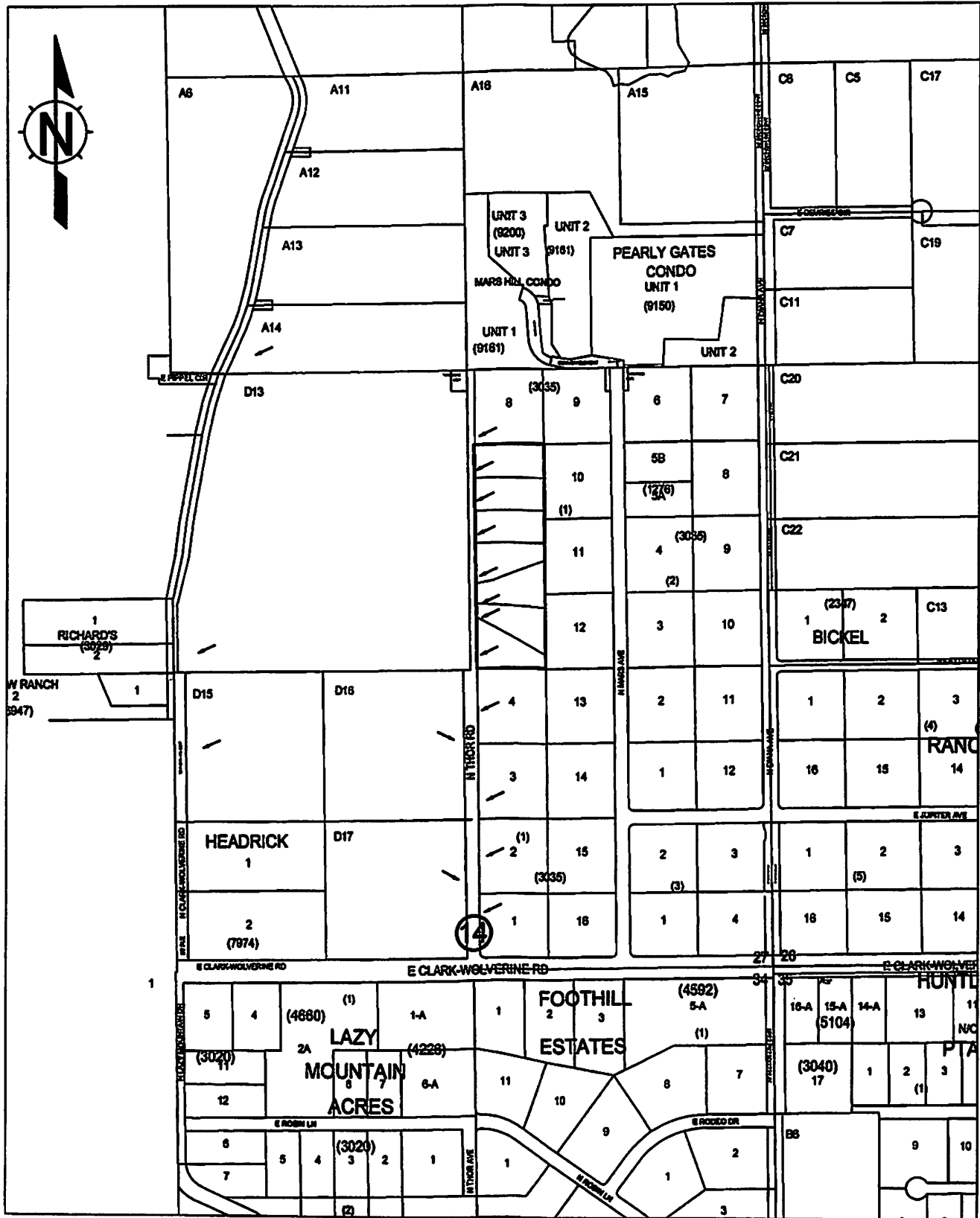
Sample appears to have a very low PI.

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



MATANUSKA-SUSITNA BOROUGH

Platting Division

350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 861-7874 • Email: platting@matsugov.us

PLATTING BOARD ACTION LETTER

May 20, 2024

Thomas & Megan Van Diest
17360 Huntley Road
Palmer, AK 99645

Case #: 2024-048

Case Name: LAZY MOOSE RUN

Action taken by the Platting Board on May 16, 2024, is as follows:

THE PRELIMINARY PLAT FOR LAZY MOOSE RUN WAS DENIED. FINDINGS OF FACT SUPPORTING THIS DECISION ARE ALSO INCLUDED.

ALL DECISIONS OF APPROVAL OR DISAPPROVAL BY THE PLATTING AUTHORITY SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39.

Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Mr. Fred Wagner, PLS
Platting Officer

kk

cc: Keystone Surveying & Mapping
PO Box 2216
Palmer, AK 99645

Holler Engineering
HC 32, Box 3380
Wasilla, AK 99654

FINDINGS OF FACT FOR DENIAL

1. Denied the subdivision after substantial public testimony that there is a water table problem.
2. Denied the subdivision after substantial public testimony stating the road is substandard.
3. Denied the subdivision as it violates the Lazy Mountain Comprehensive Plan.

Matthew Goddard

From: Marye, Tyler J CIV USARMY CEPOA (USA) <Tyler.J.Marye@usace.army.mil>
Sent: Monday, June 10, 2024 5:18 PM
To: Matthew Goddard
Subject: RFC Lazy Moose Run (MG)

Good afternoon Matthew-

Hope you had a good weekend. The Corps of Engineers (Corps) does not have any specific comments regarding the proposed Lazy Moose Run subdivision. However, it appears regulated waters of the U.S. likely occur on the property and future work may require Corps authorization.

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

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory. Sample drawings can also be found on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

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

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

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

Best regards,

Tyler Marye
Project Manager
Regulatory Division
US Army Corps of Engineers, Alaska District
907.753.5778



Streamline the permitting process with the
Regulatory Request System (RRS) — your new
online platform for permit applications.

rrs.usace.army.mil

Matthew Goddard

From: Daniel Dahms
Sent: Tuesday, June 18, 2024 4:14 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Lazy Moose Run (MG)

Matthew,

PD&Es review of the soils report finds no disagreement with the Engineer's findings. Per 43.20.281, the seasonal high-water table is required to be determined between May 1st and October 30th. The soils exploration was conducted in August 2023, which should be a good representation of the seasonal high ground water table in this area.

Thor Road is currently owned and maintained by the Borough. As such, any upgrades or repairs to Thor Road are the responsibility of the Road Service Area. If there are concerns about the current condition of Thor Road, they should be brought to the attention of RSA 26. Thor Road is classified as a local/residential road, which can provide access for up to 40 lots per the 2022 SCM. The proposed subdivision is adding four lots, which is well within the capacity of a residential road. Any future developments on Thor Road will be reviewed at that time.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, June 7, 2024 12:13 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)

Hello,

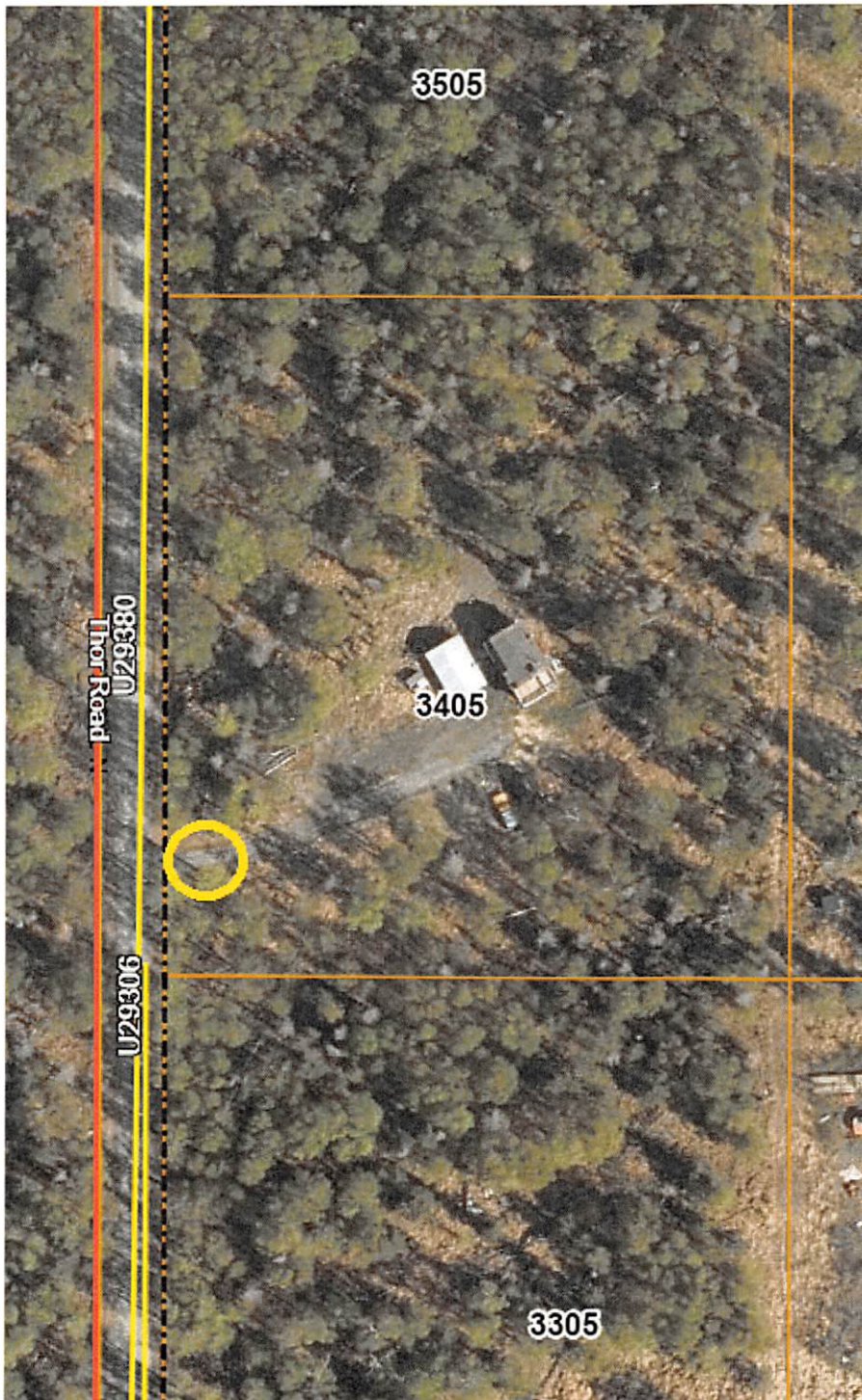
The following link is a request for comments on the proposed Lazy Moose Run subdivision. This case is being brought back to the Platting Board for reconsideration. Please ensure all comments have been submitted by June 24, 2024, so they can be incorporated in the staff report that will be presented to the Platting Board.

[Lazy Moose Run](#)

Matthew Goddard

From: Permit Center
Sent: Monday, June 10, 2024 9:35 AM
To: Matthew Goddard
Subject: RE: RFC Lazy Moose Run (MG)

They'll need to apply for a driveway here:



No other comments.

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, June 7, 2024 12:13 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>; 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 Lazy Moose Run (MG)

Hello,

The following link is a request for comments on the proposed Lazy Moose Run subdivision. This case is being brought back to the Platting Board for reconsideration.

Please ensure all comments have been submitted by June 24, 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



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

June 11, 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.

- **LAZY MOOSE RUN**
(MSB Case # 2024-048)

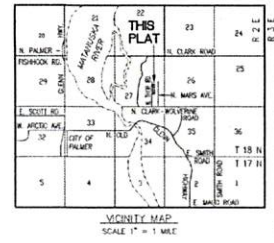
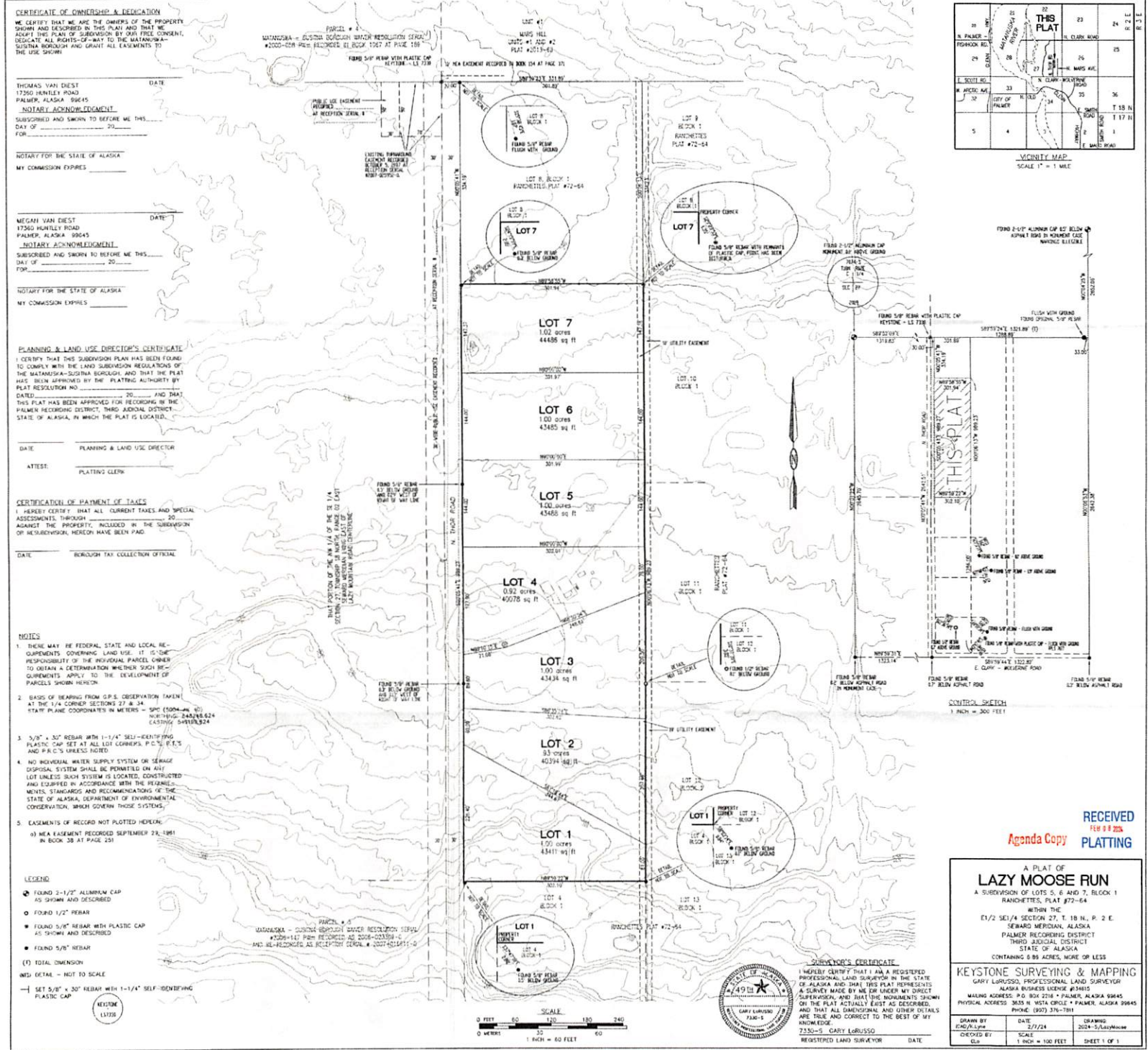
If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

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

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

EXHIBIT H - 2



CERTIFICATE OF OWNERSHIP & DEDICATION
WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ACCEPT THE PLAN OF SUBDIVISION BY OUR FREE CONSENT, BELIEVING THE RIGHTS SET-OUT TO THE MATANOKSA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

THOMAS VAN DIEST DATE _____
17360 HUNTLEY ROAD
PALMER, ALASKA 99645
NOTARIAL ACKNOWLEDGMENT
SUBSCRIBED AND SHOWN 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
NOTARIAL ACKNOWLEDGMENT
SUBSCRIBED AND SHOWN 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 MATANOKSA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ AND THAT DATED: _____ 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

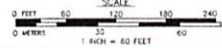
CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____ AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

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 (100M, 40) NORTHING: 244288.524 EASTING: 518183.24
 3. 1/2" x 3/8" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.E.'S AND P.A.C.'S UNLESS NOTED.
 4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWER 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, 1981 IN BOOK 38 AT PAGE 121.

- 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
WD DETAIL - NOT TO SCALE
— SET 5/8" x 3/8" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

MATANOKSA - SUSITNA BOROUGH PLAT RESOLUTION 2024-001-1147
#2024-001-1147 FROM RECORDED AS 2024-002359-C AND RE-RECORDED AS RECEPTION SERIAL # 2024-001-1147-1



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 _____

RECEIVED
18 JUL 2024
Agenda Copy
PLATTING

A PLAT OF
LAZY MOOSE RUN
A SUBDIVISION OF LOTS 5, 6 AND 7, BLOCK 1
RANCHETTES, PLAT #77-64
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 6.89 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LORUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #14165
MAILING ADDRESS: P.O. BOX 2716 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 376-1811

DRAWN BY: JMD/SLY DATE: 2/7/24 DRAWING: 2024-5/LazyMoose
CHECKED BY: CLM SCALE: 1 INCH = 100 FEET SHEET: 1 OF 1

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, June 18, 2024 10:11 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Lazy Moose Run (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

e: OSPDesign@gci.com | w: www.gci.com

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, June 7, 2024 12:13 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>; 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>; 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,

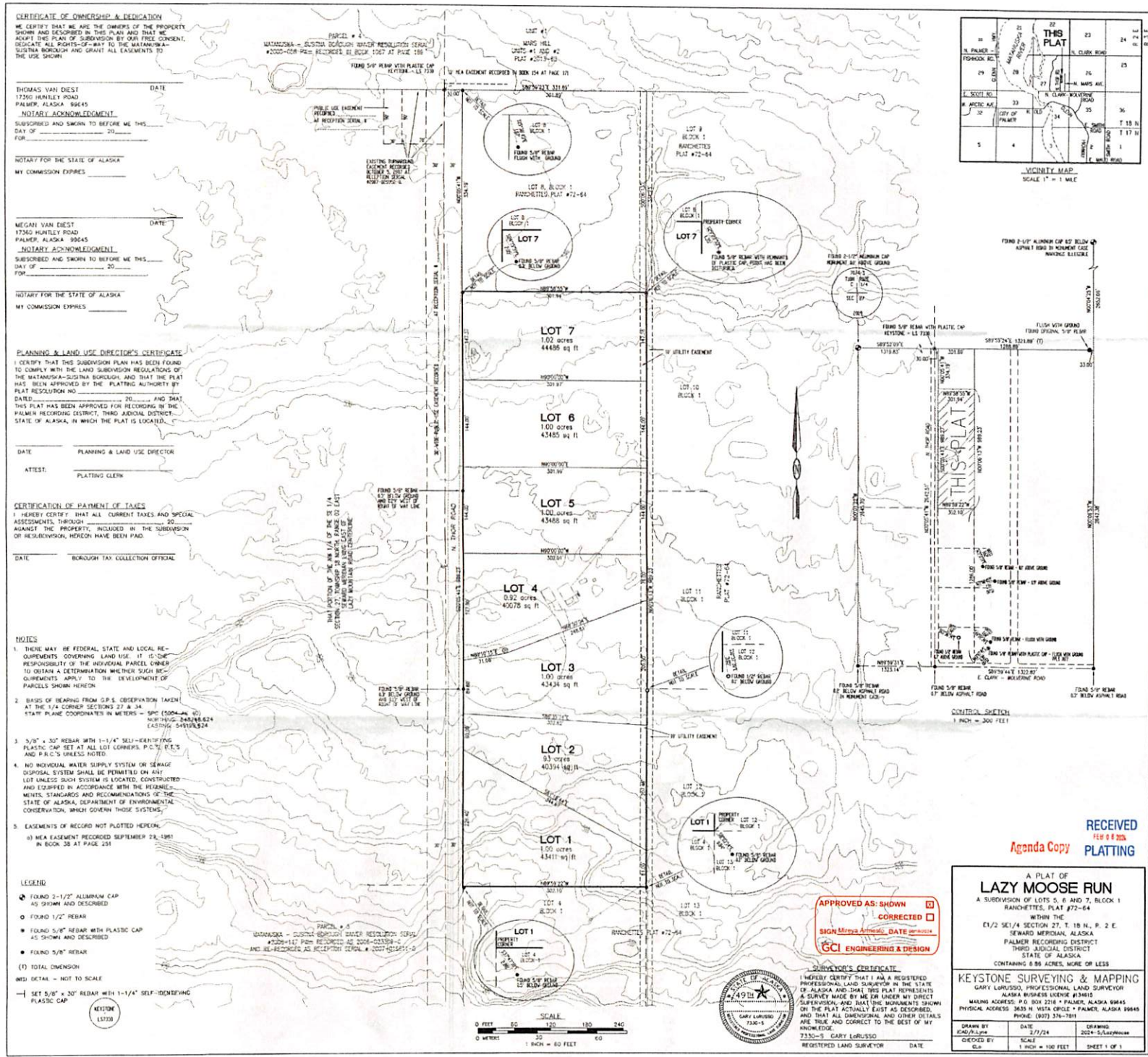
The following link is a request for comments on the proposed Lazy Moose Run subdivision. This case is being brought back to the Platting Board for reconsideration.

Please ensure all comments have been submitted by June 24, 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



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.

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[] No Objection [] 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 unsavory 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 I-1

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

RECEIVED
MAY 09 2024
PLATTING

9161000U002 28
NIELSEN NATHANAEL H
NIELSEN LAURIE D3580 N MARS AVE
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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[] No Objection [X] Objection [] Concern

Name: Nathanael Nielsen Address: 3580 N Mars Ave, Palmer AK 99645

Comments: This sets a new precedent for the area. The wet land will not support septic well for smaller lots. This also circumvents borough subdivision requirements for expanding the road to 60' wide. The partial easement proposed is NOT a road & connects to nothing.

Case # 2024-048 MG

Note: Vicinity map Located on Revers.

HANDOUT #

EXHIBIT I-2

MEETING DATE: MAY 16, 2024

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

RECEIVED
MAY 10 2024
PLATTING

3035B01L011 12
FOLCIK NEIL J & CHARITY B
2005 N BYERS CIR
PALMER, AK 99645-8609

NOTIFICATION OF PUBLIC HEARING

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[] No Objection [X] Objection [] Concern

Name: Neil Folcik Address: 3400 N Mars Ave

Comments: ~~at~~ Ranchettes subdivision was created with 2 acre residential lots for a reason. The two acre lot size provides the privacy that all of us residents enjoy and is the primary reason we live in the area. If we wanted sub acre lots and close neighbors we would live in the municipality of Palmer.

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

RECEIVED
MAY 13 2024
PLATTING

3035B01L015 16
SALLISON WILLIE & CHARLOTTE TRES
SALLISON FAM TR3100 N MARS AVE
PALMER, AK 99645-8724

NOTIFICATION OF PUBLIC HEARING

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[] No Objection [] Objection [X] Concern

Name: Charlotte Sallison Address: 3100 N Mars Ave. Palmer AK 99645

Comments:

Since we have had trouble with our water well ^{in past} and now again this ^{year} with our septic, yes, I have real concerns

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

RECEIVED
MAY 14 2024
PLATTING

1276B02L005B 52
LARRABEE PATRICK W& HEIDI
PO BOX 4691
PALMER, AK 99645-4691

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[] No Objection [] Objection Concern

Name: Pat Larrabee Address: 3505 N Mars Ave

Comments: Remove from sub-division

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

«Tax_ID» «No»
«Name_1»
«Name_2»
«Address_1»
«Address_2»

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[] No Objection [X] Objection [X] Concern

Name: Shelly Nielsen Address: 3572 N. Mars Ave, Palmer,

Comments: AT 99645

See attached papers
+ photos also

(Photos are for both
these objections + Thor Rd.
addition PUE objections.

(Shelly) Objections and Concerns to proposed Lazy Moose Run Subdivision:

And Objections to Thor Rd Easement and expansion included also: Attached photos to be shared.

1. This proposal goes against the 2008 Mat Su Borough planning commission's Lazy Mountain Comprehensive Plan. Especially the "maintaining the rural character of Lazy Mountain" including maintaining quiet nature, privacy, and agricultural characteristics, as well as discouraging an increase in population density. Not only does the proposed subdivision go against this ordinance, but it also sets a devastating precedence. I think it is shameful that the Borough seems to be ignoring the ordinance and not advising different counsel to those proposing further subdividing of already "minimal" lots. I also think it is shameful that realtors in the area seem either unaware or indifferent to the ordinance when guiding their clients.
2. The terrain of the Lazy Mountain area is not conducive to absorbing Palmer's urban sprawl. It is notorious for ground water issues, septic issues, and unpredictable well drilling results. If an aquifer is found, there's no telling if it is big enough for multiple neighbors to tap into. (Our son had to drill 2 wells not far from this proposal.) Each lot needs to have enough usable space for septic and well presently and in the future. One acre or less does not provide this assurance.
3. I was told the newly proposed Lazy Moose Run passed the percolation tests; I believe last August. I think it should need to pass in more months of the year! We have found water 4 feet down on our property many months out of the year. Yet it was also not easy finding well water. I took lots of pictures along Thor and Mars Ave showing very wet ground. (SEE attached physical hard copy). I have walked across several local lots during a dry summer month and still sunk into water over my ankles in what appeared to be dry level ground. Our 10 acres originally had dry perk holes, yet 2 out of 3 septic systems are mounded (Gravel all had to be brought in). We had to go back and double the leach sand for another. We also had to add and then further extend a French Drain around our house. We know multiple neighbors who had to add sump pumps for their houses. We purposely built on slab to avoid the problems we've seen in the neighborhood. We had to bring in all the needed gravel to do this.
4. The current roads in the Ranchettes area of this subdivision are sub-par. There are seasonally wet sections full of very muddy heaving. A while back I was pleased to hear that there'd be improvements made to Mars Ave. I was subsequently disappointed when improvements only included a very, very short section of the road from Clark Wolverine to Jupiter. If money is so scarce, why should Thor be expanded to benefit just a few owners? The Butlers already have access to their property from Clark-Wolverine Road and Thor Rd. If they want to subdivide in the future, they can punch their own road in off Clark-Wolverine. We hope future plans respect the existing Lazy Mountain Comprehensive Plan. Ranchette subdivision roads are not adequate for increased population density. Besides mud issues, when there is a rare dry spell in the summertime the dust kicked up into residents' yards is unbearably thick. No one with asthma can enjoy their own 2+ acre yard.

5. We bought and built in this area because there was a minimum of 2+ acre lots in the Ranchettes for less population density and space for a couple of animals. We were told that we could not subdivide our 10 acres into anything under 2 acres. So why is this new proposal even being considered? It doesn't sound equal.
6. I don't see how it is legal for the original plan and intent of the Ranchettes Subdivision lots to be 2+ acres can be disregarded. It is certainly unethical treatment to the existing neighbors.
7. The Borough needs to uphold the 2008 Borough Planning Commission and Lazy Mountain Community Council's adopted Lazy Mountain Comprehensive Plan. Not to do so erodes all trust in our local Mat-Su Borough government.
8. I quote from John Nielsen: "In 2008 the Borough planning commission and Lazy Mountain Community Council finalized and adopted the Lazy Mountain Comprehensive Plan. This plan was the result of extensive research and was consistent with the wishes of most all residents. On page 1 it reads: BE IT ENACTED (in caps): Section 1: Classification (underlined). This ordinance is of a general and permanent nature and shall become a part of the borough code. Under Comprehensive Plan Goals, there are six emphases, more than can be listed here, but "maintaining the rural character of Lazy Mountain" along with conserving open space, forested, quiet nature, privacy and agricultural characteristics are central to them. These are repeated over and over throughout the plan. At one point it addresses population density and discourages any moves to increase density. Obviously, the proposed subdividing flies in the face of this ordinance. It also sets a precedent that effectively negates it. One borough employee told me because the community did not create a special use district this plan has no weight. Really! It says it is an ordinance and part of borough code. Plus, at the very least it should give guidance to present decision making. Does the borough just pretend this isn't in the books? I'm sure a vote on Lazy Mountain today would support the goals and direction of this plan. Maybe we need a lawyer.

I find it extremely ironic and sad that on the MSB planning and land use viewer, under the plan for Lazy Mountain, the only plan listed is the Lazy Mountain Comprehensive Plan. Yet its major goals and emphasis seem to be ignored and negated, certainly in the case of this proposed subdivision. Ranchettes has worked, albeit minimally, for Lazy Mountain with its rural character. Dividing three lots into seven doesn't come close." End quote.

Sincerely,
Shelly Nielsen
3572 N. Mars Ave
Palmer, AK 99645



EXHIBIT I-9

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CASE # 2024-048

MEETING DATE: MAY 16, 2024



EXHIBIT I-10

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EXHIBIT I-II

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EXHIBIT I-13

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MEETING DATE: MAY 16, 2024



EXHIBIT I-14

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EXHIBIT I-15

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EXHIBIT I-16

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MEETING DATE: MAY 16, 2024



EXHIBIT I -17

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CASE # 2024-048

MEETING DATE: MAY 16, 2024

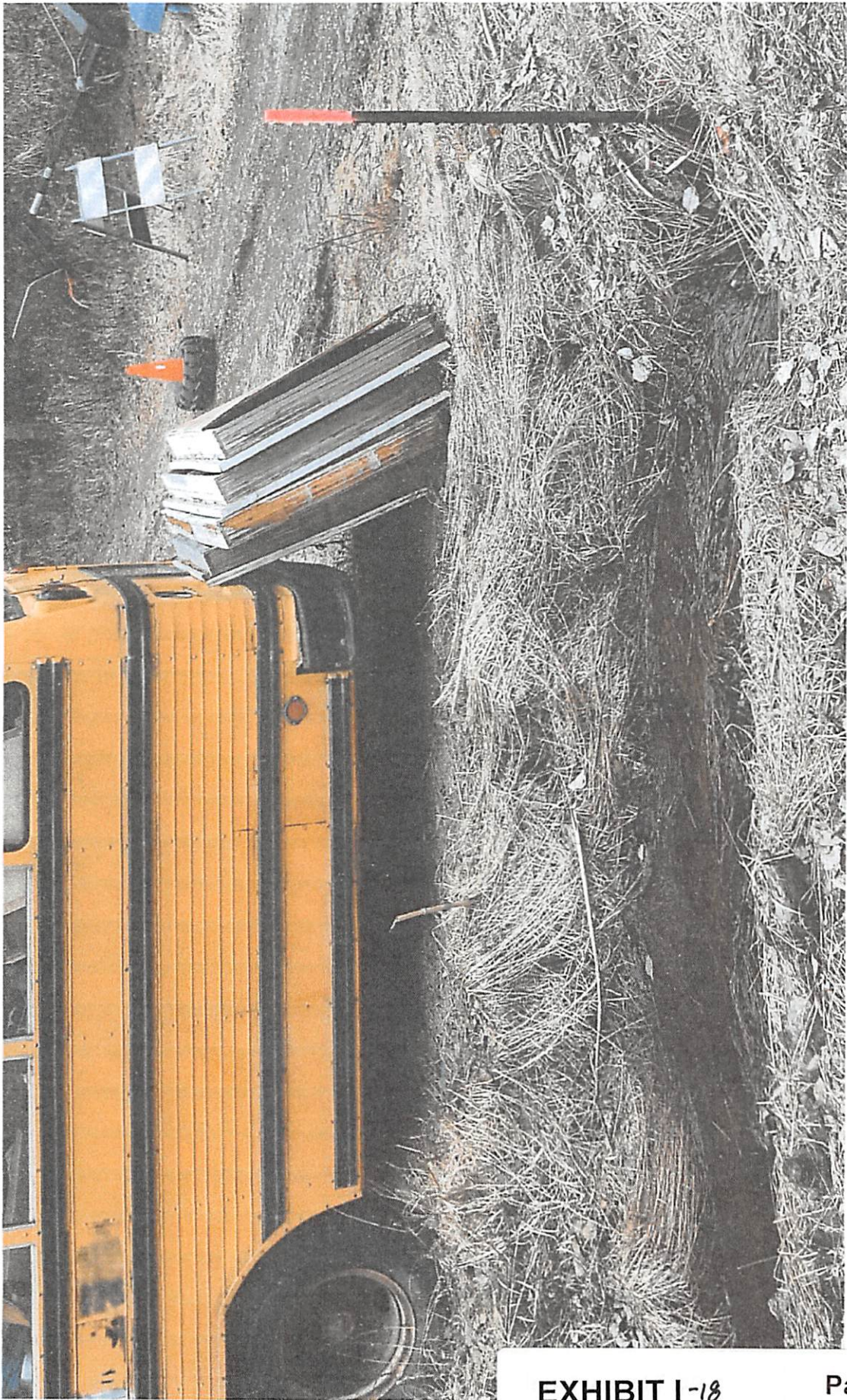


EXHIBIT I-18

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**CASE # 2024-048
MEETING DATE: MAY 16, 2024**



EXHIBIT I -19

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CASE # 2024-048

MEETING DATE: MAY 16, 2024



EXHIBIT I-20

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CASE # 2024-048

MEETING DATE: MAY 16, 2024



EXHIBIT I-21

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CASE # 2024-048

MEETING DATE: MAY 16, 2024



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CASE # 2024-048

MEETING DATE: MAY 16, 2024



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CASE # 2024-048

MEETING DATE: MAY 16, 2024



EXHIBIT I-25

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CASE # 2024-048

MEETING DATE: MAY 16, 2024

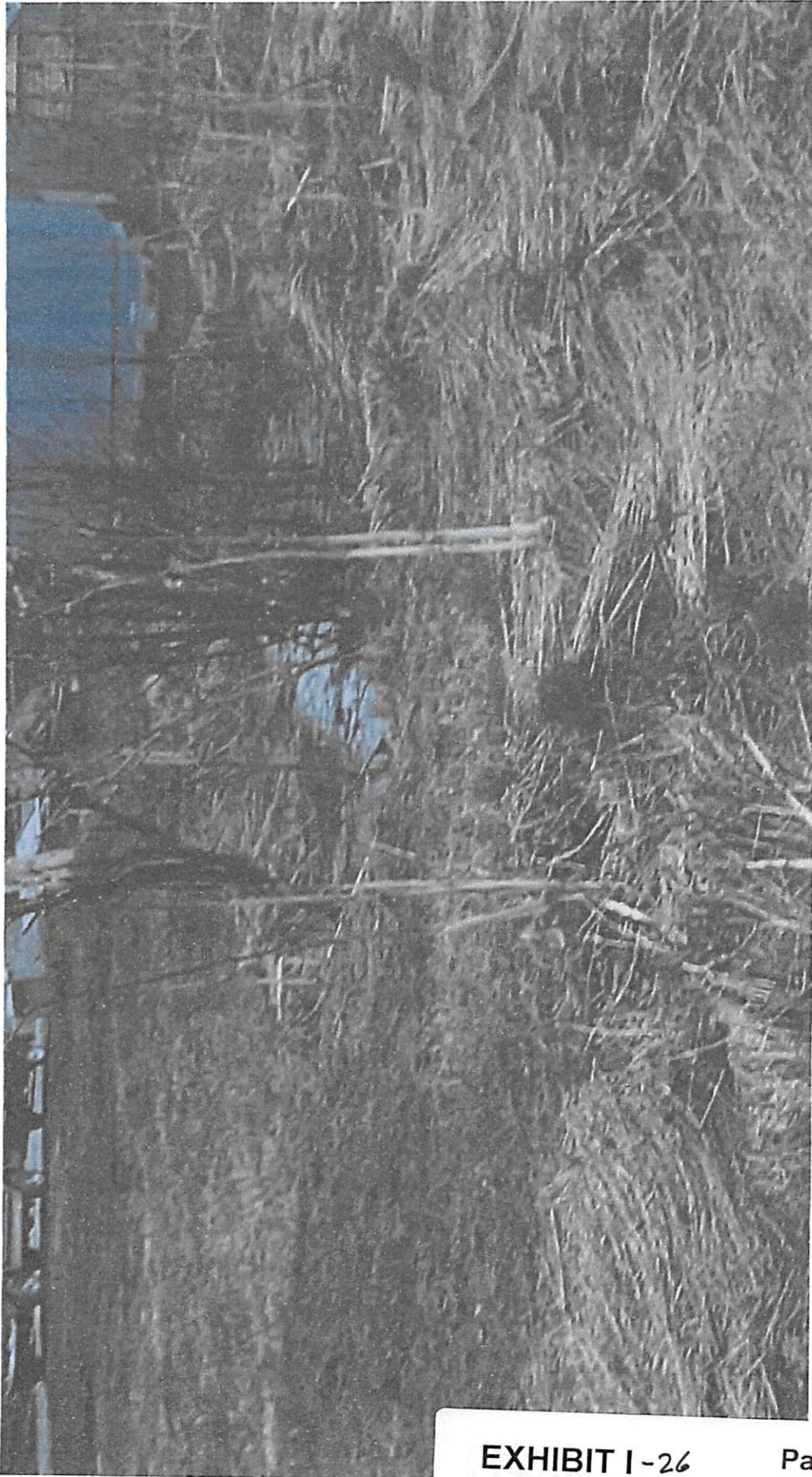


EXHIBIT I -26

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CASE # 2024-048

MEETING DATE: MAY 16, 2024



EXHIBIT I-27

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CASE # 2024-048

MEETING DATE: MAY 16, 2024



EXHIBIT I - 28

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CASE # 2024-048

MEETING DATE: MAY 16, 2024

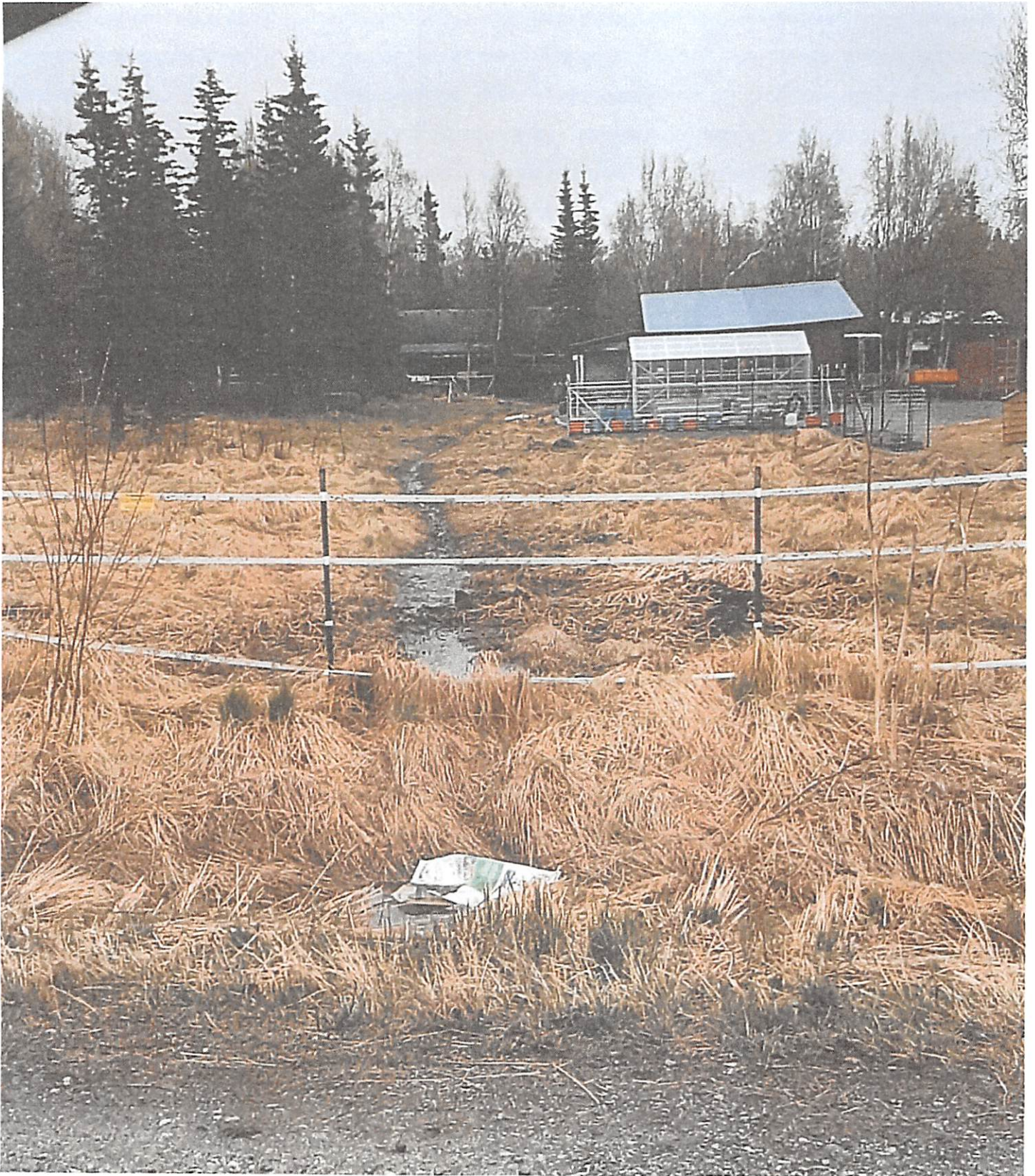


EXHIBIT I -27

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CASE # 2024-048

MEETING DATE: MAY 16, 2024

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

RECEIVED
MAY 15 2024
PLATTING

3035B01L001 39
ANTHONY NANCY L
PO BOX 3168
PALMER, AK 99645-3168

NOTIFICATION OF PUBLIC HEARING

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[] No Objection [X] Objection [] Concern

Name: Nancy Anthony Address: 3055 N Thor Rd. Palmer AK 99645

Comments: I don't want to set a precedent allowing the subdivision of more lots. I think that it's important to maintain the feeling of a rural area by not having houses built so close to one another. Thor Rd is a small road and that much added traffic is also a concern.

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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. 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.

[] No Objection [X] Objection [] Concern

Name: Mark E. Webb Address: 16160 E. Mercury Ave. Palmer, Ak. 99645

Comments: I am very concerned about retaining the rural character of Lazy Mt. I have lived in the Ranchettes Subdivision, on Mercury Ave., for 30+ years. The lots in Ranchettes are about 2 1/4 acres each. The size has allowed for space for the residents in the area to have room for a rural lifestyle. The thought of allowing a "developer" to resubdivide 2 1/4 acre lots into about 1 acre lots goes against what the established residents moved here for. We do not want additional traffic, dust, and noise in our neighborhood. And if this resubdivision were to be allowed, what is to stop other "developers" from buying lots and carving up more property?

Case # 2024-048 MG

Note: Vicinity map Located on Reverse Side

(see next attached page)

It is my understanding that the Comprehensive Plan for Lazy Mountain was designed to conserve open space, creating privacy, temper congestion, and create quality-living neighborhoods.

I ask that you deny any attempt to degrade our neighborhood.

*Sincerely,
Mark Webb*

EXHIBIT I-31

CASE # 2024-048

MEETING DATE: MAY 16, 2024

RECEIVED
MAY 15 2024
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Dear Matanuska-Susitna Borough Platting Board,

Concern:

The Hillshade layer from the Borough property map shows 3541 N Diana has 2 streams that run East to West southwest and cross many properties. During breakup and heavy rains, these waterways carry a deluge of water. The East side culvert on Diana handles most flow on that street. The East side culvert on N Mars Ave handles the flow that makes it to Mars. Further down Mars, near Ranchette 13, there is another cross-under culvert that handles further flow towards Thor and on. Historically, the flow was probably through Ranchettes 6 and 10/11, if you look at the ravines in lot D13. The properties on the West side of N Diana and West side of N Mars have few options for standing water. For example, it is uphill to reach the West culvert of N Mars on Ranchette 10. Down slope water run is toward the power line easement between Thor and N Mars. This pools SUBSTANTIAL water; as it has now where to go, it can only go down into the ground. Ranchette 11 has similar issues as well as Ranchettes on the West side of N Diana. Serious water issues currently persist between Thor and N Mars that are not properly addressed. The subdividing of Ranchettes will only further exacerbate this problem.

Concern:

The Ranchettes 5, 6, 7, 10, 11, 12 are all typical bog like surfaces if you look at the Matsugov.us Hillshade. In each of the plats, you can see that substantial fill was needed to elevate structures due to water table and drainage. Lot 10 had an initial leach field that was abandoned and an above ground leach field was placed for proper function due to water table issues. The subdividing the already subdivided Ranchettes 5, 6, and 7 will put more pressure on water issues in this area from the added elevation required to properly handle 7 additional septic systems and leach fields.

Objection:

We steadfastly object to the additional subdividing of these minimum-sized Ranchette lots. The entirety of the neighborhood is concerned AND confused by the proposal of putting a Lazy Moose Run inside the confines of the Ranchette subdivision upon 3 of the smallest lots in the community. We ardently request the Borough object to this idea that is laden with problematic water drainage issues.

We thank you for addressing our concerns,

Amanda Wolfe and Max Waddoups

EXHIBIT I-32

CASE # 2024-048

MEETING DATE: MAY 16, 2024

Richard and Abby Pochatko
3172 N. Thor Road
Palmer, AK 99645
(907) 232-1357
abbypochatko@hotmail.com

May 15, 2024

MSB Platting Division
350 E. Dahlia Avenue
Palmer, AK 99645
platting@matsugov.us

RECEIVED
MAY 15 2024
PLATTING

To Whom It May Concern,

With regards to Case #2024-048 MG, resubdivision of Lots 5, 6, and 7 Ranchettes to be known as LAZY MOOSE RUN, we are objecting the proposed project. Please see below for reasoning.

Urban Sprawl Issues:

1. Subdividing large rural lots into smaller ones promotes urban sprawl, which can lead to the loss of open spaces, agricultural lands, and natural habitats. Cutting down more trees on Lazy Mtn could result in wind pattern changes.
2. Uncontrolled urban sprawl can strain public services, increase traffic congestion, and contribute to air and water pollution. Thor Road is already an under maintained dirt road. Added vehicle traffic will tear the road up quicker.
3. Smaller lot sizes may not align with the rural character and aesthetic appeal of the existing community. All lots on Thor Road are 1.9 acres or larger, including 10 acre and 40 acre lots. These new lots will be under 1 acre in size.

Loss of Quality of Life:

1. The increased density resulting from smaller lot sizes can lead to noise pollution, light pollution, and a general loss of privacy and tranquility associated with rural living. We chose to live on Thor Road because of the large lot sizes, tree coverage, and minimal neighbors. Adding vehicle traffic will decrease privacy passing our home.
2. Overcrowding and overuse of shared resources, such as roads and recreational areas, can diminish the quality of life for existing residents.
3. The rural lifestyle and sense of community may be compromised by the influx of new residents in a high-density development.

Dirt Road Maintenance:

1. Increased traffic due to higher population density can accelerate the deterioration of dirt roads, leading to higher maintenance costs for the community or local government.
2. Dust from heavily used dirt roads can become a nuisance and potential health hazard for residents.

EXHIBIT I-33 PAGE 1

CASE # 2024-048

MEETING DATE: MAY 16, 2024

3. Upgrading dirt roads to paved surfaces may be necessary, which can be costly and disruptive to the rural character of the area.

Well and Septic Issues:

1. Smaller lot sizes may not provide adequate space for proper septic system installation and maintenance, increasing the risk of groundwater contamination.
2. High-density development can strain existing well water resources, potentially leading to water shortages or the need for costly infrastructure upgrades. The proposed lots are at the top of our road's hill. Adding multiple new septic systems and wells can greatly impact all the lower lots' wells.
3. Concentrated septic systems in a small area can increase the risk of groundwater pollution, impacting the quality and safety of well water.

Wetland Habitat Destruction:

1. Subdividing larger lots may encroach upon or destroy valuable wetland habitats, which serve essential ecological functions, such as flood control, water filtration, and wildlife habitats.
2. Wetland destruction can disrupt the delicate balance of the local ecosystem, potentially leading to the loss of biodiversity and the displacement of plant and animal species.
3. Moose, lynx, hares, fox, and multiple bird species call Thor Road home. Breaking down their habitat will cause them to disperse.

Additional Issues:

1. Negative impacts on property values, as smaller lot sizes and higher density will affect the desirability and market value of existing properties.
2. Preserving the rural character, aesthetic appeal, and sense of community that attracted residents to the area in the first place will be greatly affected with the addition to 6 new lots.

Thank you for your time.

Respectfully,

Richard and Abby Pochatko

EXHIBIT 1-34 PAGE 2

CASE # 2024-048

MEETING DATE: MAY 16, 2024

RECEIVED
MAY 15 2024
PLATTING

Objections to proposed Lazy Moose Run Subdivision:

The proposed subdivision undermines all stated intent within the 2008 comprehensive plan, which as far as I'm concerned will no longer exist should this subdivision move forward. It sets a bad precedent for the future of Lazy Mountain and erodes community trust.

My wife and I purchased a house and associated property on Lazy Mountain in 2019 under the pretext that further development would be limited, maintained to no less than ranchette (2+acre) size lots (5 acres where we are). And in accordance with the 2008 Lazy Mountain Comprehensive Plan.

Seven houses, each presumably occupied by a husband/wife and one child will entail 21 additional people, at least 21 additional vehicles if not many more, along with associated RVs, campers, boats etc. This would have an enormous impact on Lazy and acutely severe to the immediate neighbors of this development. Additionally, my wife and I have livestock, as is a desirable reason to live on Lazy Mountain. We occasionally contend with neighborhood pets but have come to know those who live around us and have a cooperative understanding regarding the control of dogs and potentially costly predatory behavior. How many additional dogs will now be roaming the neighborhood between seven additional families?

Water tests were conducted in August, as I understand, however exactly when matters a great deal. If you remember, it began raining in August of last year and virtually did not stop raining clear through to winter. Our ground water is often within arms reach of the well opening.

The following is directly from the 2008 Lazy Mountain Comprehensive Plan.

- Survey results point to a recognition among the Lazy Mountain community to safeguard values that protect the existing quality of life. Scenic views, country living, agricultural activities, access to local trails and recreational areas, and privacy are high priorities for most survey respondents.
- Overall, little support was shown for increasing residential densities..... - Most respondents did not want to encourage rapid population growth on Lazy Mountain, but favored minimal (0-1% or 0 -75 people) to no population growth.
- This Comprehensive Plan gives the community a voice in the decisions made by the state, federal, and borough entities. It expresses the community voice regarding decisions that may affect Lazy Mountain. The Comprehensive Plan helps residents gain greater community control and plan Lazy Mountain's future
- Purpose of this Plan Lazy Mountain is an unincorporated community within the Matanuska-Susitna Borough (MSB) that enjoys a rural, quiet lifestyle and has a long history of agricultural and subsistence activities.

EXHIBIT I -35

PAGE 1

CASE # 2024-048

MEETING DATE: MAY 16, 2024

- **As development occurs, concerns over ensuring water quality, protecting water availability, and maintaining privacy and open space are priorities for the community.**
- **This slower rate of growth is due in large part to the topographical constraints, varying water quality and availability, and limited supply of private land physically suited for development. However, there are some large tracts that could be subdivided in the future.**
- **Throughout the area, water sources tend to be erratic and found in pockets; which can create difficulty with obtaining good drinking water from wells.**
- **Strive to minimize automobile and pedestrian conflicts and create low-profile, modest parking areas.**
- **Goal (GI-1): Design developments that protect natural functions, (such as the recharge of ground and surface water supplies, and wildlife habitat and corridors) while respecting the needs and desires of the landowners and other stakeholders.**

This development erodes Lazy Mountain community standards and trust in our community leaders. Please reconsider the proposed subdivision and help maintain our beautiful community.

**Jason and Shannon Isley
2840 N Kroenung Rd
Palmer Ak 99645
907-414-7258**

My name is John Vinduska. I am a 50 year resident of Lazy Mt. I am an excavator by trade. I work almost exclusively on Lazy Mt and part of my work is digging for wells and septic systems in all areas of the mountain. I don't think any contractor has done more work on Lazy Mt or knows the area better than I.

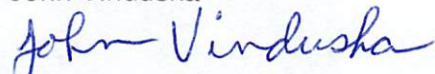
I have worked with Holler Engineering on numerous occasions . I have hired Curt and his dad Leo, numerous times to engineer septic systems for me when I was excavating for builders and he has hired me to dig test holes for him when he was hired to test for ground water levels for proposed subdivisions, as in this case. What concerns me about this subdivision, when looking at the engineers report, I don't see where monitor tubes were used. In the past Holler Engineering was adamant about placing monitor tubes in every test hole because that is the only way to be sure of the ground water level in an area and they were meticulous about that. The engineers report for this one notes that water was present at 11' in one hole, 10' in one and 9' in another after one hour. It takes many hours and sometimes days to know what the actual water table is and that is why a monitor tube is the only way to actually determine it. That gives assurance to potential buyers of the proposed lots as to what type of septic system they will need to build. I have attempted to contact Holler Engineering to find out why this one has been done differently, but he has not responded back to me.

I am strongly against this proposed subdivision because I don't think it meets borough code by identifying the actual water table. If approved , this is totally unfair to potential buyers. Instead of thinking they might have to spend \$8,000 to \$10,000 for a simple septic system, they will have to spend \$40,000 to \$50,000 for a lift station. I think this could open up the potential for litigation for misrepresentation.

This is also unfair to the taxpayers of RSA 19 because Thor Rd does not meet borough standards. Not even close. The subdivider should be responsible to upgrade it. Not the taxpayers of this road service area and it will have to be upgraded with the added traffic caused by 7 added homes.

The 30' PUE (public use easement) that was acquired from the elderly widow on the other side of the road may be legal but in my opinion is certainly not at all ethical. If the easement had been split 15 ' on each side of Thor road, the proposed subdivision lots would not meet borough code of 40,000 square feet needed for a buildable lot.

John Vinduska



907-521-9887

RECEIVED

JUN 21 2024

PLATTING

EXHIBIT J-1

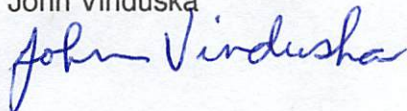
I have a proposal for your consideration. As I explained in my comments, I believe the only way to accurately determine the surface water table anywhere, is by the use of monitor tubes in each hole.

If you are willing to postpone your decision, I would offer, at my own expense, to dig test holes in the exact same places as they were previously dug so as not to disturb any more land and place a monitor tube in each hole. And return one week later to check them. Whatever the water is in the monitor tube will be the accurate water table. If the water table is indeed at the levels noted in the engineer's report, I will not challenge this any further.

The subdivider, the engineer, the borough platting department and the public should welcome this offer.

Monitor tubes should be required by borough code when testing for any surface water anywhere.

John Vinduska



907 521 9887

RECEIVED
JUN 24 2024
PLATTING

EXHIBIT J-2

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
- 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 1/4 CORNER SECTIONS 27 & 34. STATE PLANE COORDINATES IN METERS - SPC (5004-AK 40) NORTHING: 843248.624 EASTING: 549199.524
 - 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:
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
 - (NT) 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-PW RECORDED IN BOOK 1057 AT PAGE 189

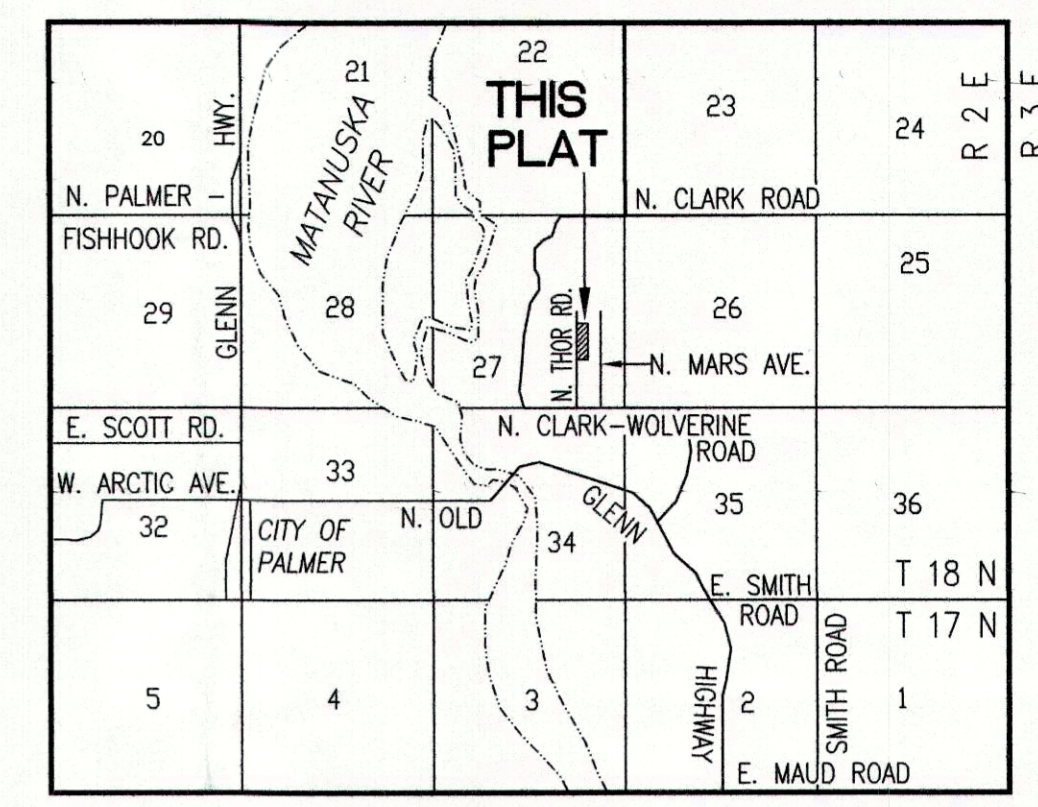
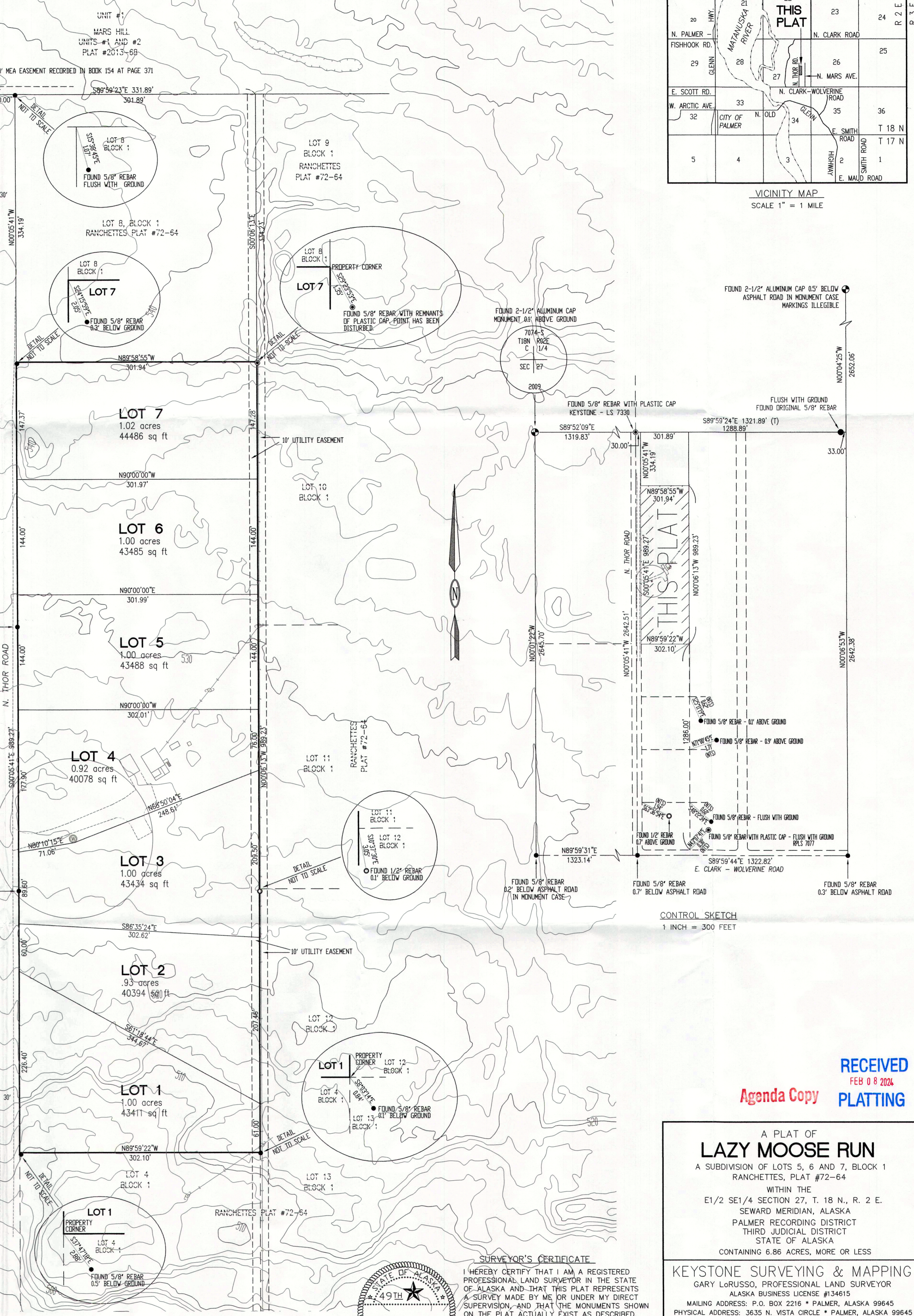
UNIT #1
MARS HILL
UNITS #1 AND #2
PLAT #2013-68

FOUND 5/8" REBAR WITH PLASTIC CAP KEYSTONE - LS 7330
10' MEA EASEMENT RECORDED IN BOOK 154 AT PAGE 371

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-PW RECORDED AS 2006-023389-0 AND RE-RECORDED AS RECEPTION SERIAL # 2007-018611-0



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 REMNANTS OF PLASTIC CAP. POINT HAS BEEN DISTURBED

FOUND 2-1/2" ALUMINUM CAP MONUMENT 0.5' ABOVE GROUND

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 - 0.5' ABOVE GROUND

FOUND 5/8" REBAR - FLUSH WITH GROUND

FOUND 1/2" REBAR 0.7' ABOVE GROUND

FOUND 5/8" REBAR WITH PLASTIC CAP - FLUSH WITH GROUND RPLS 7077

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 0.2' BELOW ASPHALT ROAD (IN MONUMENT CASE)

FOUND 5/8" REBAR 0.7' BELOW ASPHALT ROAD

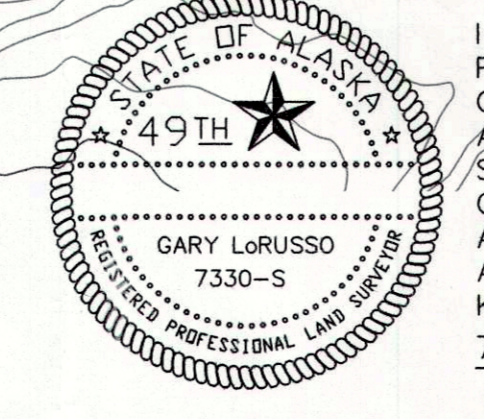
FOUND 5/8" REBAR 0.3' BELOW ASPHALT ROAD

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Agenda Copy PLATTING

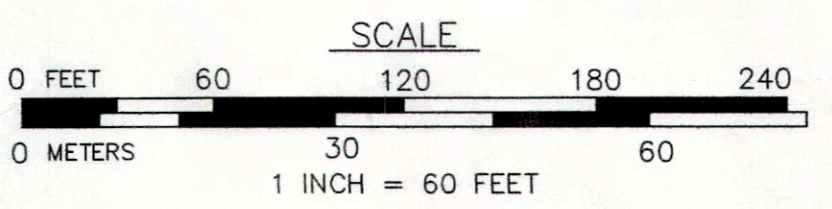
A PLAT OF
LAZY MOOSE RUN
A SUBDIVISION OF LOTS 5, 6 AND 7, BLOCK 1
RANCHETTES, PLAT #72-64
WITHIN THE
E1/2 SE1/4 SECTION 27, T. 18 N., R. 2 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 6.86 ACRES, MORE OR LESS

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



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 _____



5A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 18, 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

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	Exhibit A – 4 pgs
Variance Application	Exhibit B – 3 pgs
DNR Abbreviated Navigability Determination	Exhibit C – 2 pgs
Soils Report & ADT	Exhibit D – 10 pgs

COMMENTS:

USACE	Exhibit E – 1 pg
MSB Pre-Design and Engineering	Exhibit F – 3 pgs
MSB Permit Center	Exhibit G – 1 pg
Utilities	Exhibit H – 3 pgs
Public	Exhibit I – 3 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 S. Henry Aaron Drive, a MSB owned and maintained road. Petitioner is seeking a variance from MSB 43.20.281 Area.

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.

The second variance request (**Exhibit B**) is from MSB 43.20.140 Physical Access.

A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and

This requested variance will not affect public health. Granting this variance will not be detrimental to safety or welfare.

This subdivision is adding only 3 parcels to the existing road system. The impact of only 3 lots is negligible.

B. The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought; and

The Matanuska – Susitna Borough from Palmer to Wasilla to Big Lake is in the midst of what is called “infilling”. We are now subdividing the last properties at the ends of the roads. The roads within the subdivisions created in front of the infill properties were mostly designed ONLY for that subdivision. Now we have properties that want to divide in half etc. that must use these roads as it is the only access. It is beyond the scope of these tiny lot splits and tiny subdivisions to upgrade roads that are MSB maintained. The cost to upgrade is absolutely beyond reasonable for the negligible impact created. In this case the cost would be around \$50,000.

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.

There is no other access to this property. This property is boxed in by a creek and by fully developed surrounding properties. The current access is the only access available to this family. This family cannot afford to upgrade a road that is Borough maintained.

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**) Remove, “unless usable septic area meeting Matanuska-Susitna subdivision code is provided.” from the plat note.

Based on the supplied information, Henry Aaron Drive is already above the maximum ADT limit for a residential standard road, therefore Henry Aaron Drive would not need to be upgraded to residential sub collector standards by the developer. Since it is no longer required to be upgraded, the variance is not needed. *Staff notes this is COA #3.*

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

Utilities: (**Exhibit H**) ENSTAR and GCI have no comments.

MTA and MEA did not respond.

Public: (**Exhibit I**) Jim Faiks has no objection. Michael Fezatte has no objection. Judy Wells does not agree due to the condition of the road.

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:

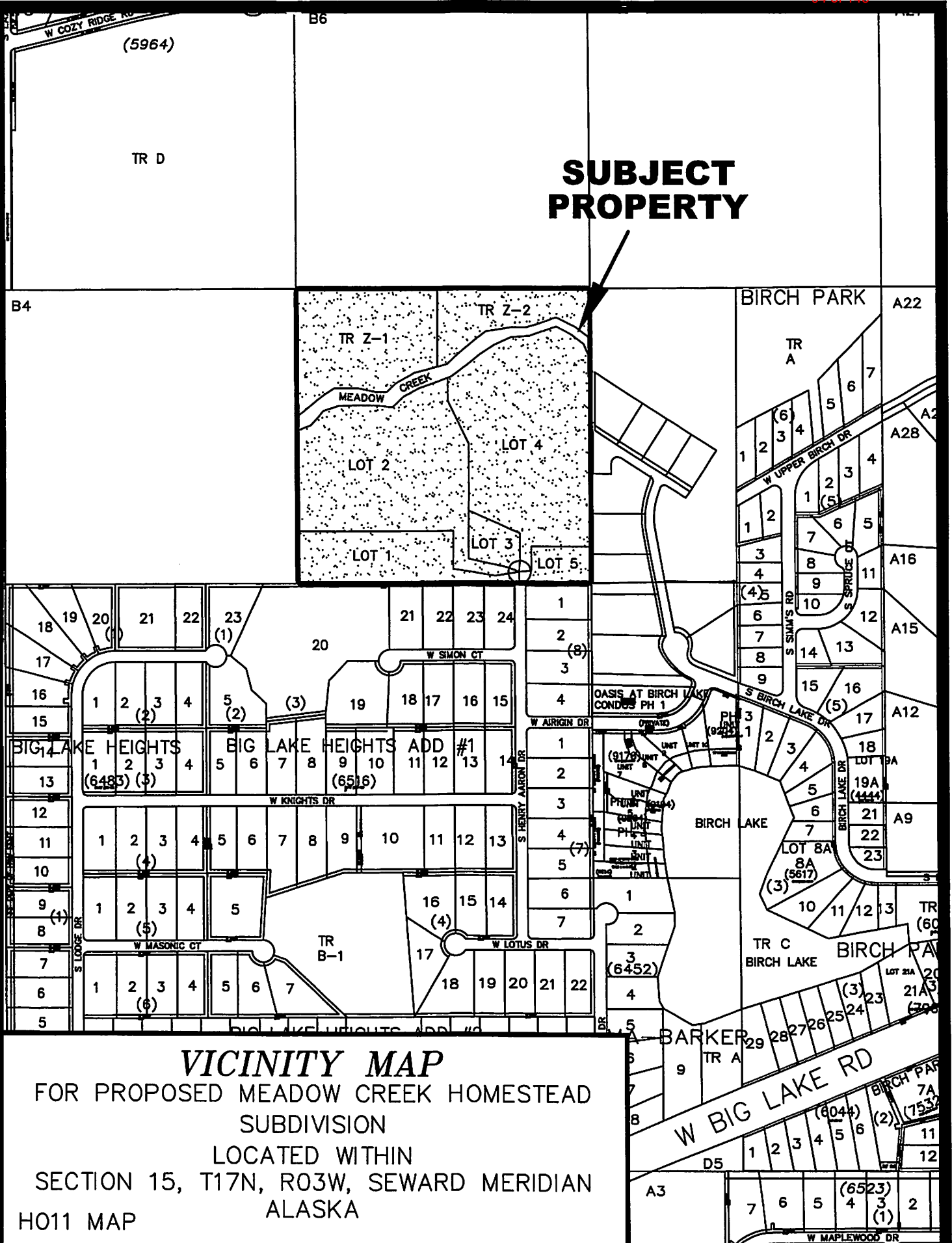
1. The plat of Meadow Creek Homestead is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320 once S. Henry Aaron Drive meets Residential Sub collector 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.

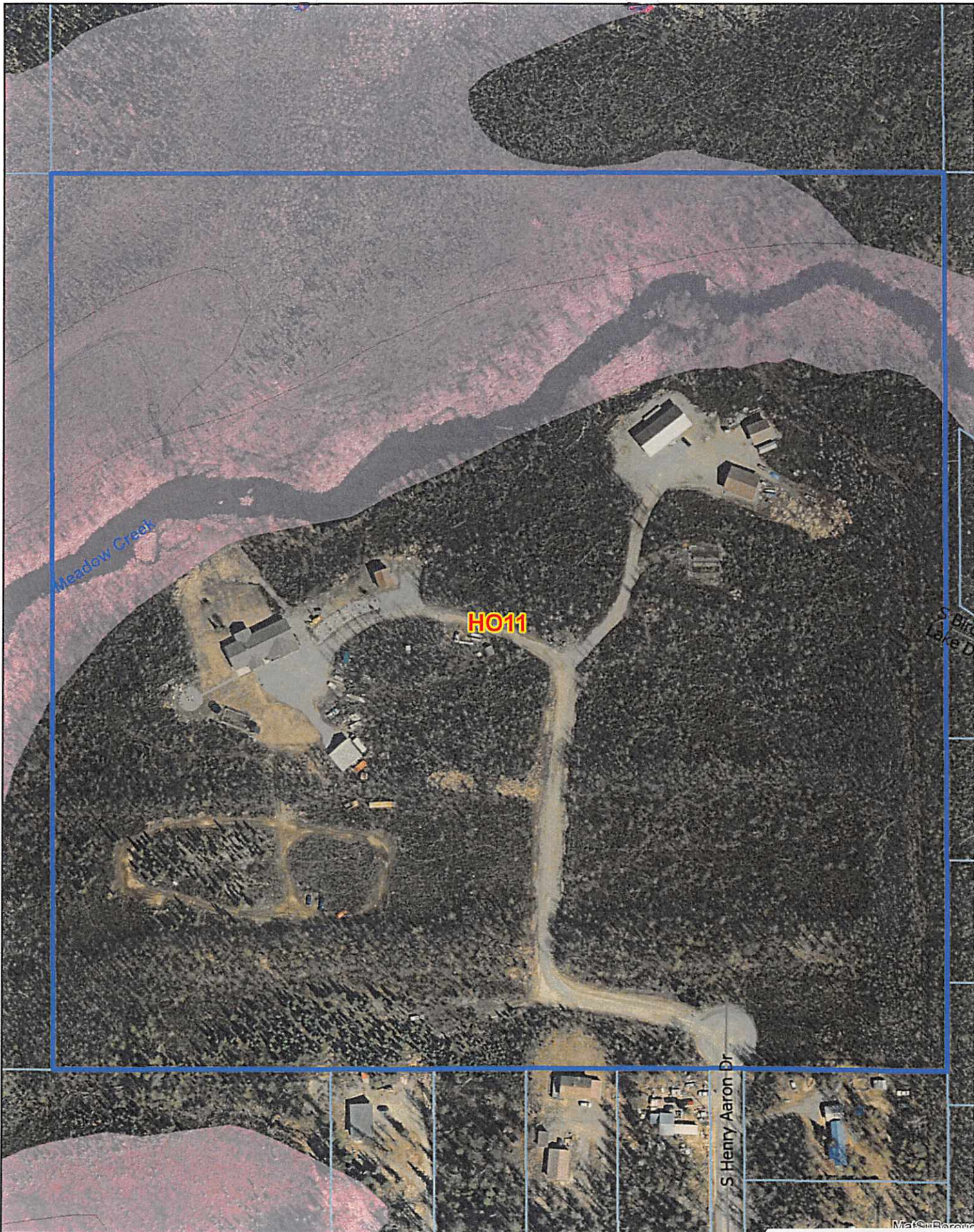
RECOMMENDED CONDITIONS OF APPROVAL:

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. Remove, “unless usable septic area meeting Matanuska-Susitna subdivision code is provided.” from the plat note.
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.

**SUBJECT
PROPERTY**





175 87.5 0 175 Feet

EXHIBIT A-2

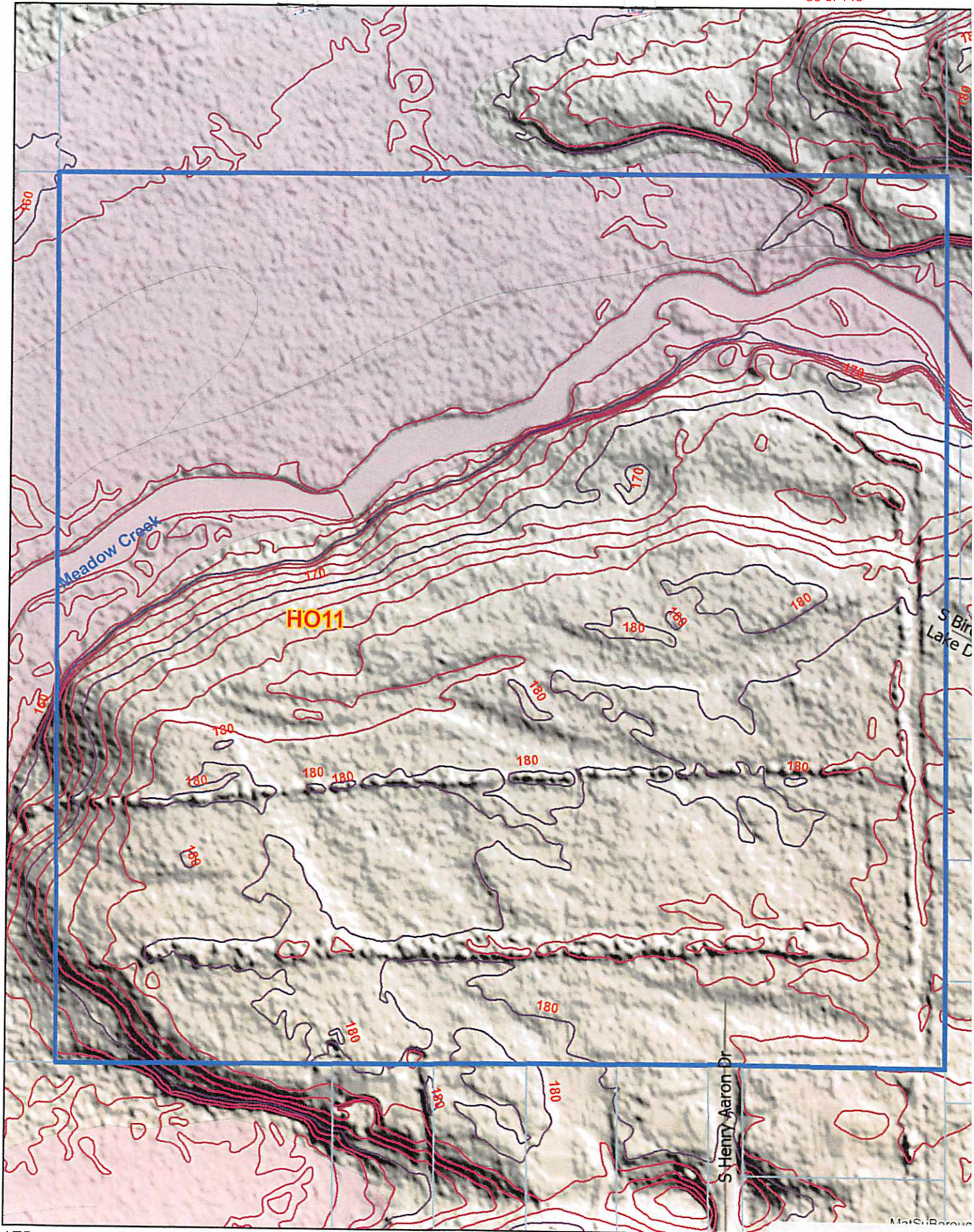


EXHIBIT A-3

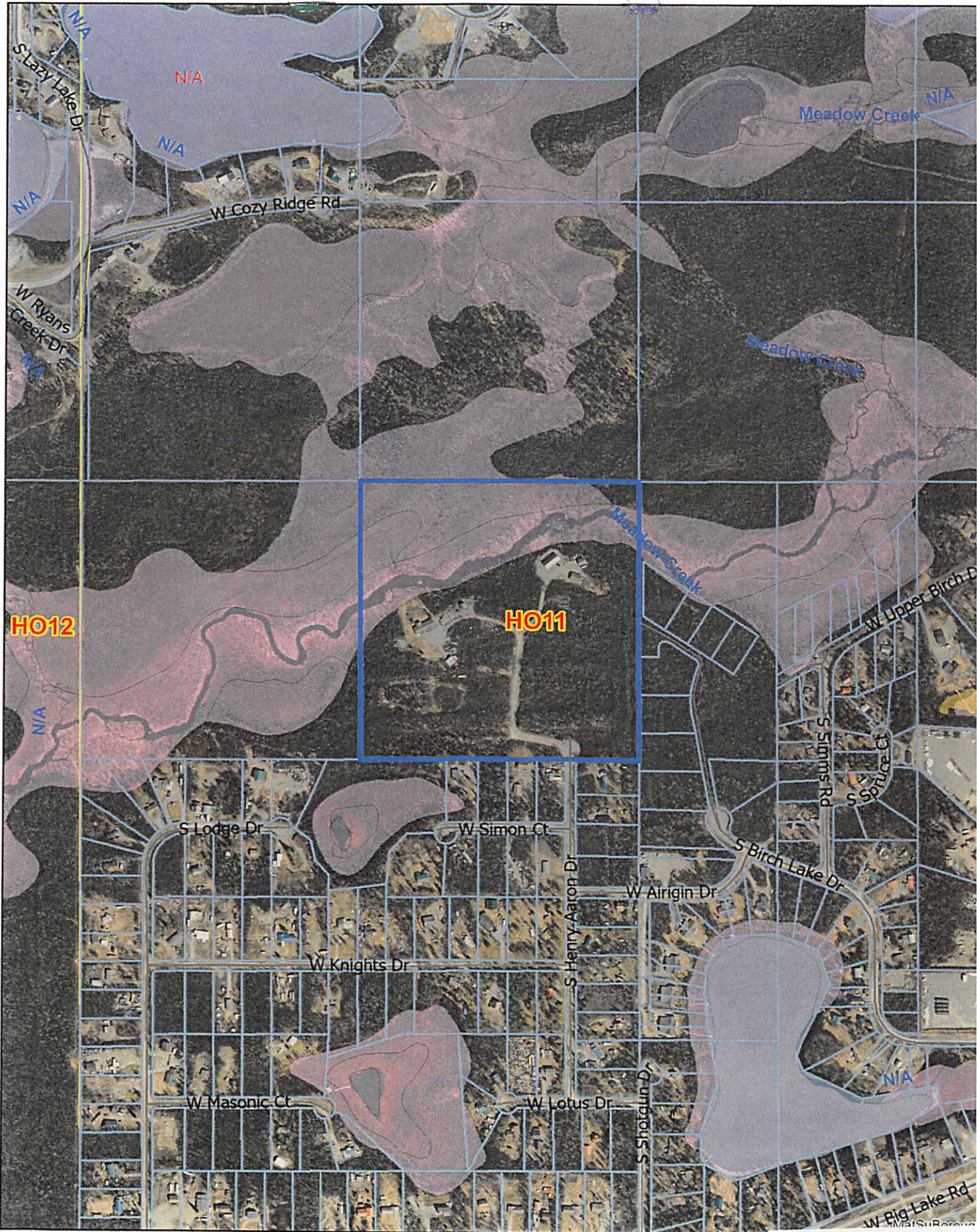


EXHIBIT A-4

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

RECEIVED

MAR 12 2024

PLATTING

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. Ahna, 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

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 (9th 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)



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

March 4, 2024

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

RECEIVED

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, 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. 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

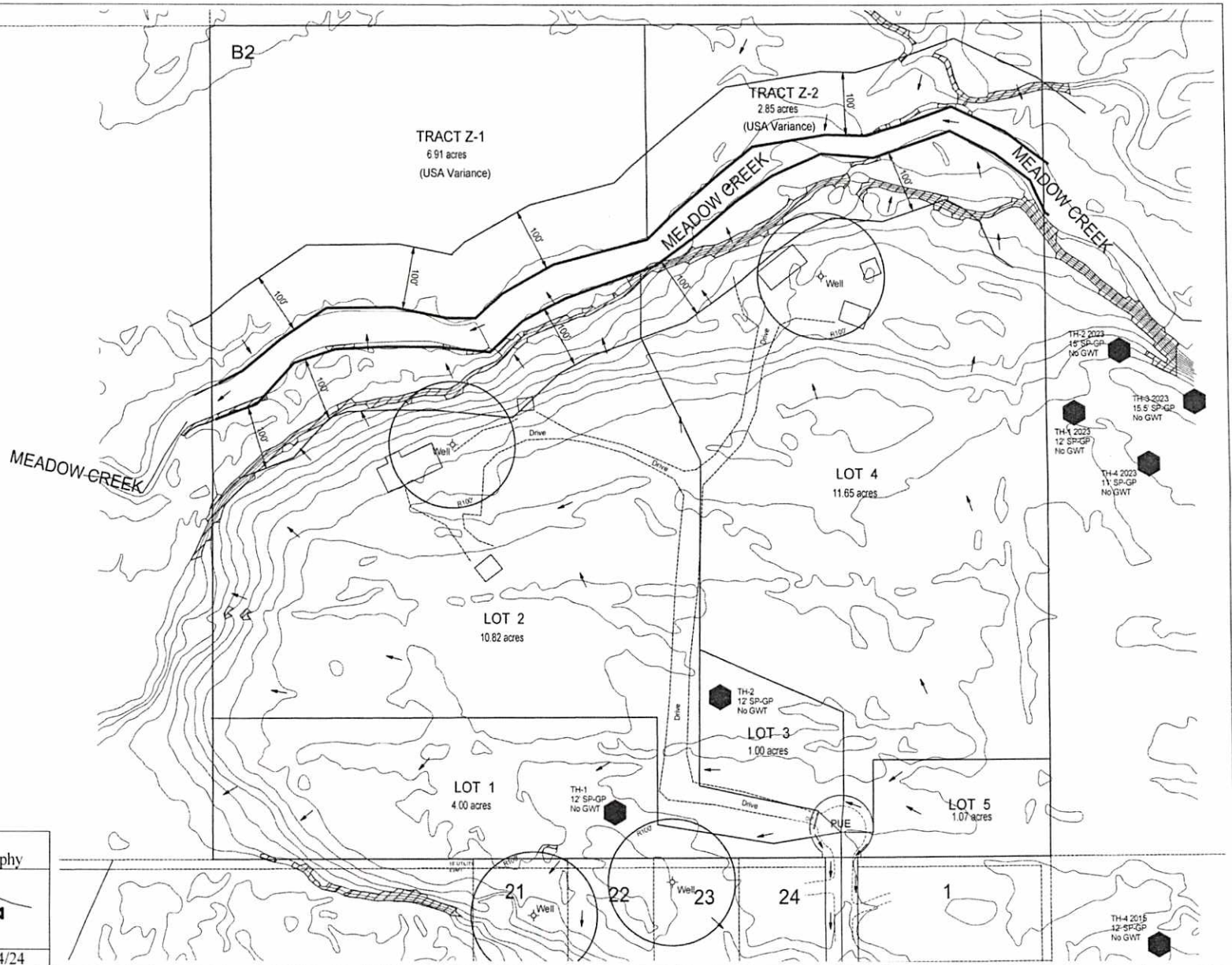
c: T. Putnam, w/attachments





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
Site Location, Road, Drainage, & Topography

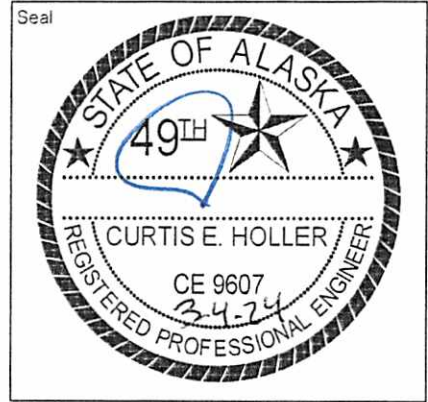


b # 23034 | Scale: 1" = 150' | 3/04/24



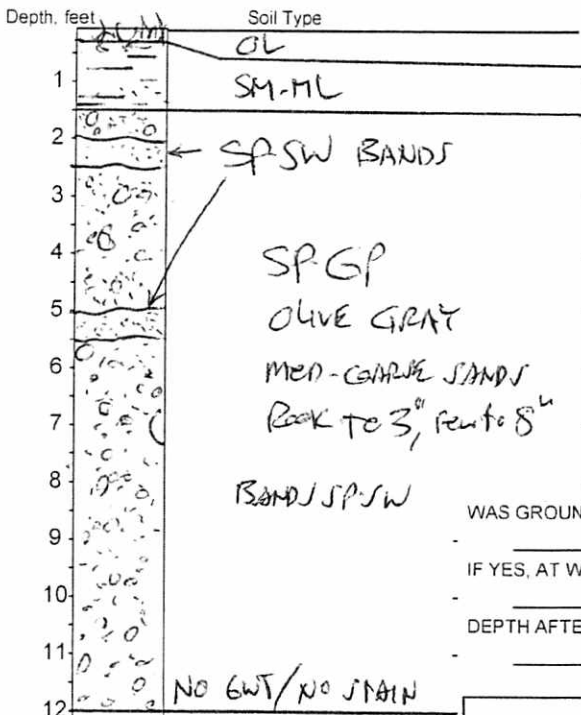
HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 2
 Performed For: Troy Putnam
 Legal Description: Meadow Creek Homestead



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

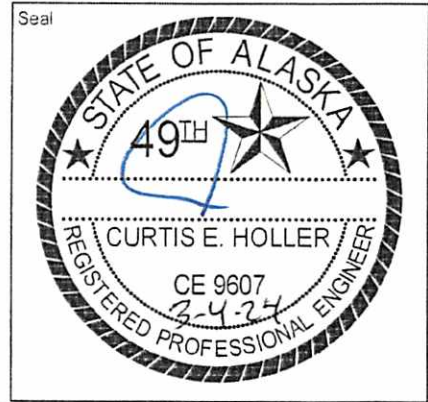
- PERFORMED BY: J. Wilkins

DATE: 6-19-2023



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 2
 Performed For: Troy Putnam
 Legal Description: Meadow Creek Homestead

Depth, feet	Soil Type
0	OC
1	SM-ML
2	SP MED-COARSE, ^{CLAY} GRAY
3	
4	
5	SP-GP ^{CLAY} GRAY
6	MED-COARSE SAND,
7	Rock to 3", ^{to 6"}
8	sloughs
9	VARIES TO:
10	SP w/ GRAVEL
11	
12	NO GWI/NO STAIN

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: 6-19-2023



HOLLER ENGINEERING

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

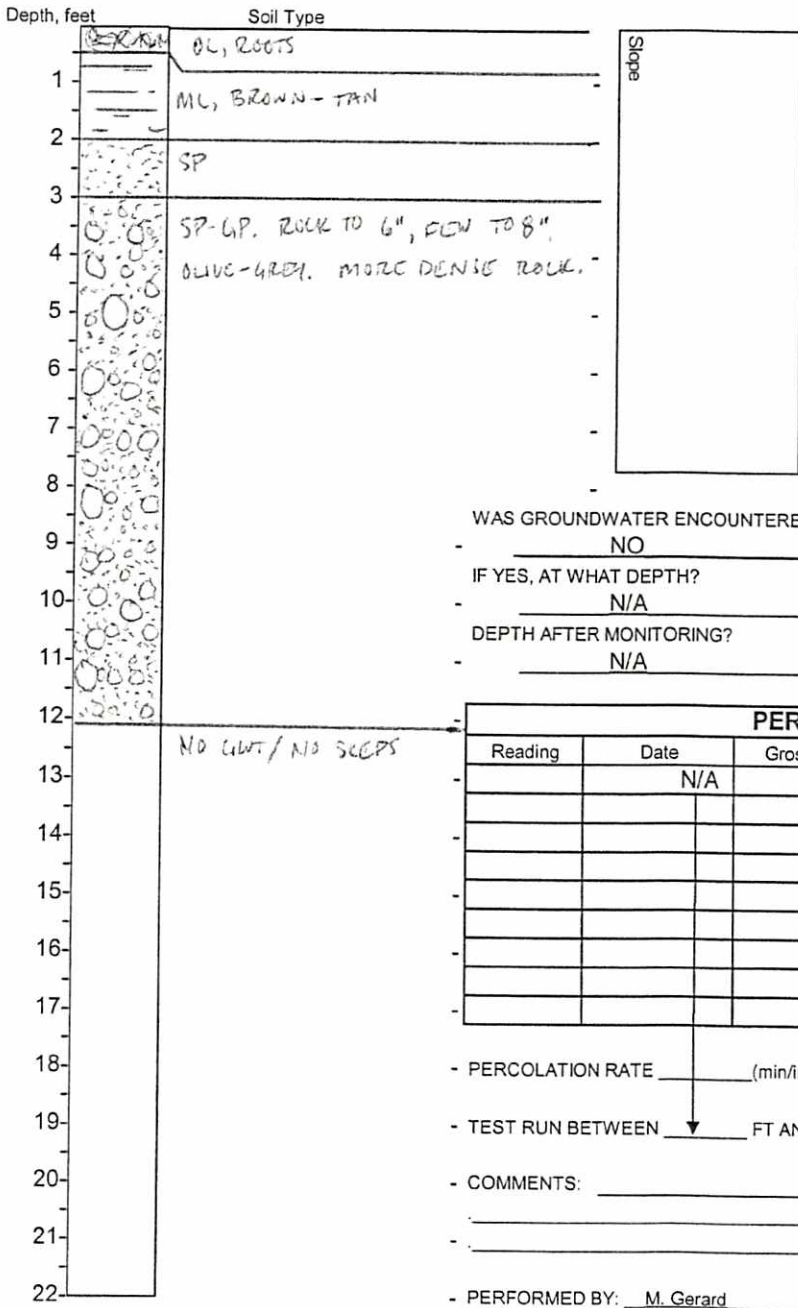
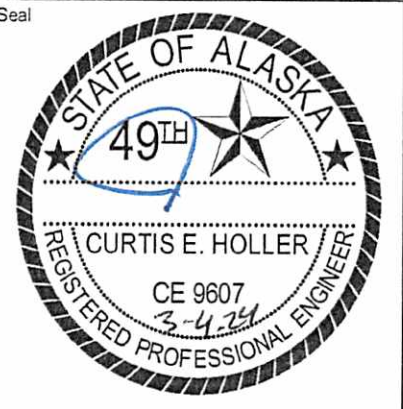
SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 6

Performed For: JIM FAIVS

Legal Description: BIRCH LAKE SUBDIVISION

Seal



Site Plan

↑ N ↓

See Testhole Location Map

WAS GROUNDWATER ENCOUNTERED?
- NO

IF YES, AT WHAT DEPTH?
- N/A

DEPTH AFTER MONITORING?
- N/A

Slope

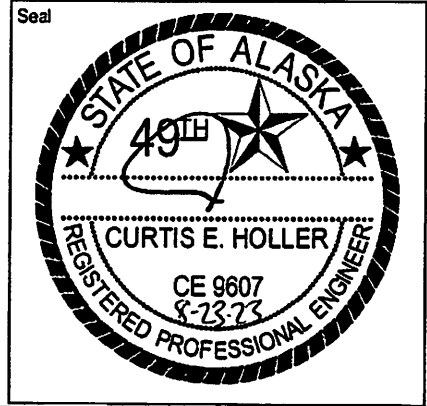
PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

- COMMENTS: _____

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 4
 Performed For: ROLAND K. / J. FAIKS
 Legal Description: OASIS AT BIRCH LAKE PH 4 CONDOS UNIT 20/21

Depth, feet	Soil Type
1	OC
1-2	M ₁ BRAW
2-5	SP. SW, olive color
5-11	SPY GRNCL, olive most rock < 4"
11-12	No GWT / no stain

Slope

Site Plan

(SEE MAP & CONTIGS)

↑ 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

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

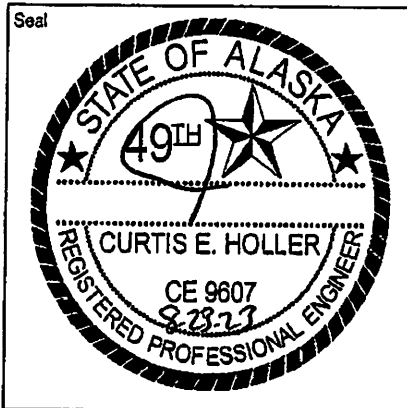
- COMMENTS: VISUAL ONLY. RECOMMEND MUL SURF 15" FT/BR

- PERFORMED BY: C. Holler DATE: 7-8-2023



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 4

Performed For: RONALD K. / J. FOLKS

Legal Description: OASIS AT BIRCH LAKE PH 4 CONDOS UNIT 20/21

Depth, feet	Soil Type	Slope	Site Plan
1	OL		
2	ML		
3	SP w/ GRAVEL, dense UNITS to SP-GP ROCK to 5'		(SEE MAP & CATCHES)
4			
5			
6			
7			
8			
9			
10			
11			
12			
13	No GW / No Skirt		
14			
15			
16			
17			
18			
19			
20			
21			
22			

WAS GROUNDWATER ENCOUNTERED? NO

IF YES, AT WHAT DEPTH? NA

DEPTH AFTER MONITORING? _____

Slope

PERCOLATION TEST

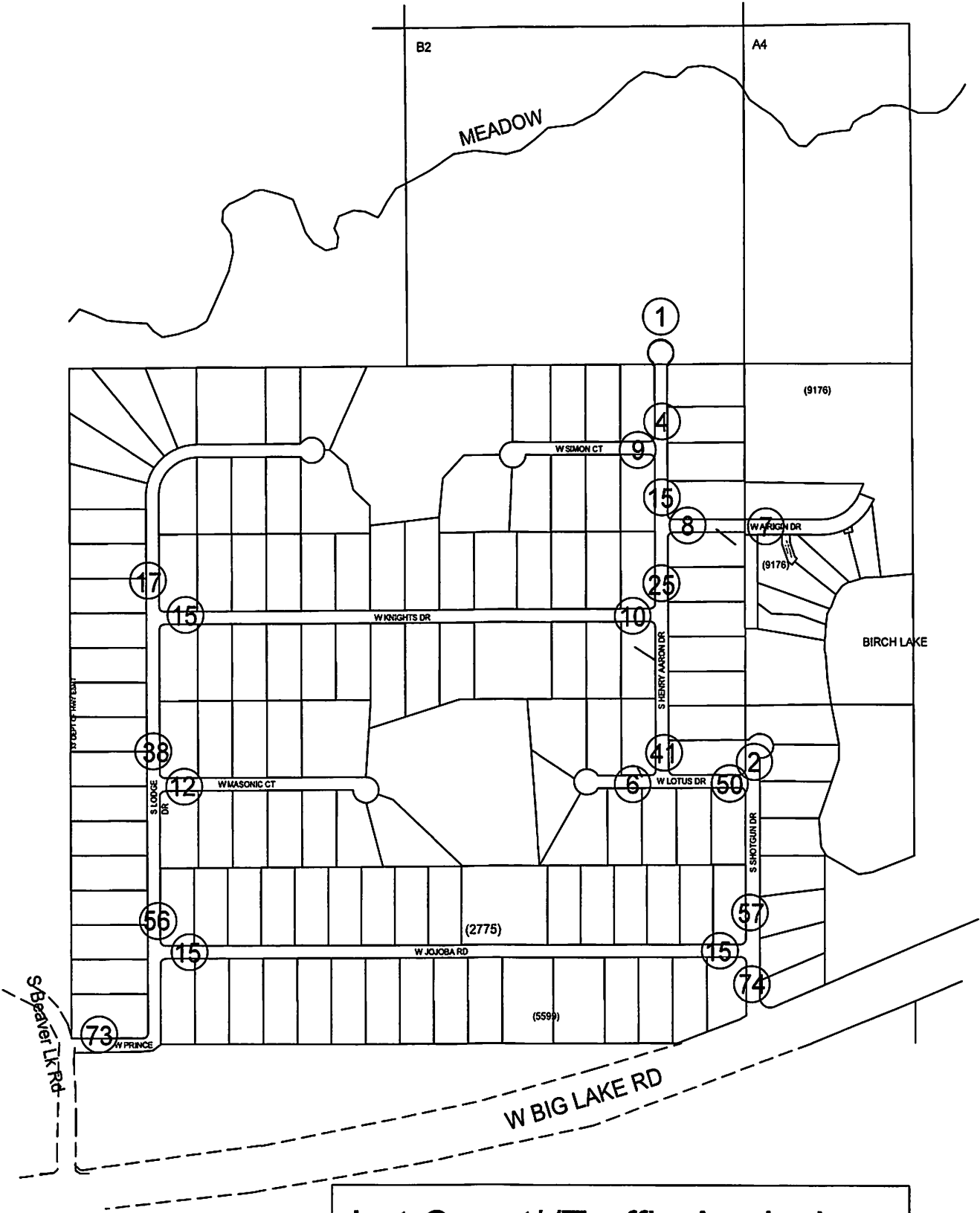
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

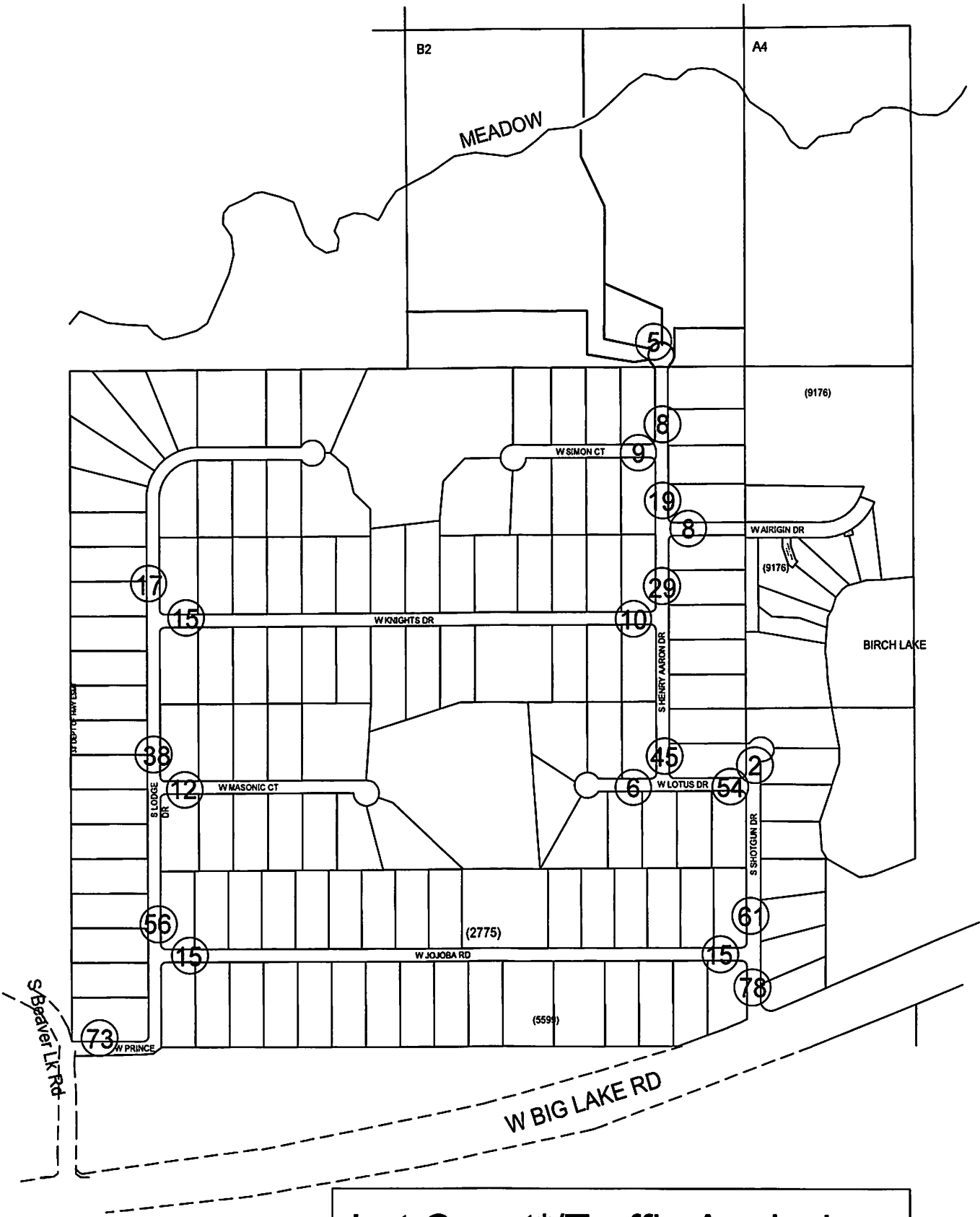
- COMMENTS: Visual only. Recommend MLL SPRING 150 FT/BRL

- PERFORMED BY: C. Holler DATE: 7-8-2023
R. KENNEDY



Lot Count*/Traffic Analysis
Pre- Meadow Creek Homestead 5-6-2024

*ADT=10x lot count



Lot Count*/Traffic Analysis
With Meadow Creek Homestead 5-6-2024

*ADT=10x lot count

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

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

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

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

Sincerely,
Leah Barrett

Leah Barrett
Regulatory Specialist
South Section
USACE Alaska District
Leah.Barrett@usace.army.mil
907-753-2760

Jesse Curlin

From: Daniel Dahms
Sent: Tuesday, July 2, 2024 2:49 PM
To: Jesse Curlin
Cc: Brad Sworts; Avry Antonio; Jamie Taylor; Tammy Simmons
Subject: RE: Meadow Creek Homestead traffic

Chris,

We actually do have 1 comment:

Remove , “unless usable septic area meeting Matanuska-Susitna subdivision code is provided.” from the plat note.

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

From: Daniel Dahms
Sent: Tuesday, July 2, 2024 2:47 PM
To: Jesse Curlin <Jesse.Curlin@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Avry Antonio <Avry.Antonio@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: Meadow Creek Homestead traffic

Chris,

No objections to the variance.

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, June 27, 2024 10:38 AM
To: Daniel Dahms <Daniel.Dahms@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Avry Antonio <Avry.Antonio@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: Meadow Creek Homestead traffic

Variance attached.

Sincerely,

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

From: Daniel Dahms <Daniel.Dahms@matsugov.us>
Sent: Thursday, June 27, 2024 10:26 AM
To: Jesse Curlin <Jesse.Curlin@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Avry Antonio <Avry.Antonio@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: Meadow Creek Homestead traffic

Chris,

Based on the supplied information, Henry Aaron Drive is already above the maximum ADT limit for a residential standard road, therefore Henry Aaron Drive would not need to be upgraded to residential subcollector standards by the developer. Since it is no longer required to be upgraded, the variance is not needed.

Has a variance to the useable septic area for the tracts on the other side of Meadow Creek been submitted? If so, please provide.

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, June 26, 2024 2:33 PM
To: Brad Sworts <Brad.Sworts@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>
Subject: FW: Meadow Creek Homestead traffic

Hello,

This one slipped by and wasn't forwarded.
Any input would be appreciated.

Sincerely,

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

From: Curt Holler <holler@mtaonline.net>
Sent: Tuesday, May 7, 2024 11:21 AM
To: Jesse Curlin <Jesse.Curlin@matsugov.us>
Cc: 'Gary LoRusso' <garyl@keystonesurveyak.com>
Subject: Meadow Creek Homestead traffic

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

Hi Chris-

After looking at the traffic map again and discussion with one of the neighbors and a local contractor, I have updated the traffic analysis map; this time I included a pre- and post- project map so the impact can be evaluated. There was little change from the original version – the new map shows 2 additional lots accessing from the neighboring Oasis at Birch Lake project, and one other lot had its access point moved to reflect actual constructed conditions. The change to the Airigin/Oasis... traffic is simply due to having better information, including anecdotal observations provided by a resident on S Henry Aaron Drive and a contractor who has been involved with all of the projects within the gated Oasis project.

I understand the plan may now include a variance request for traffic or road upgrade, which I would support. As you can see from the maps, there is only a net 4 lot/40 ADT increase. Since the existing project site actually has 2 developed & occupied home sites on one tract, it will actually be a net 3 lot/30 ADT increase, to a total of 78/780 where Shotgun Drive intersects with Big Lake Road.

Let me know if you have any questions. Thanks,

Curt Holler PE
Holler Engineering
3375 N Sams Drive
Wasilla AK 99654
(907) 376-0410
(907) 232-0510

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.

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

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.

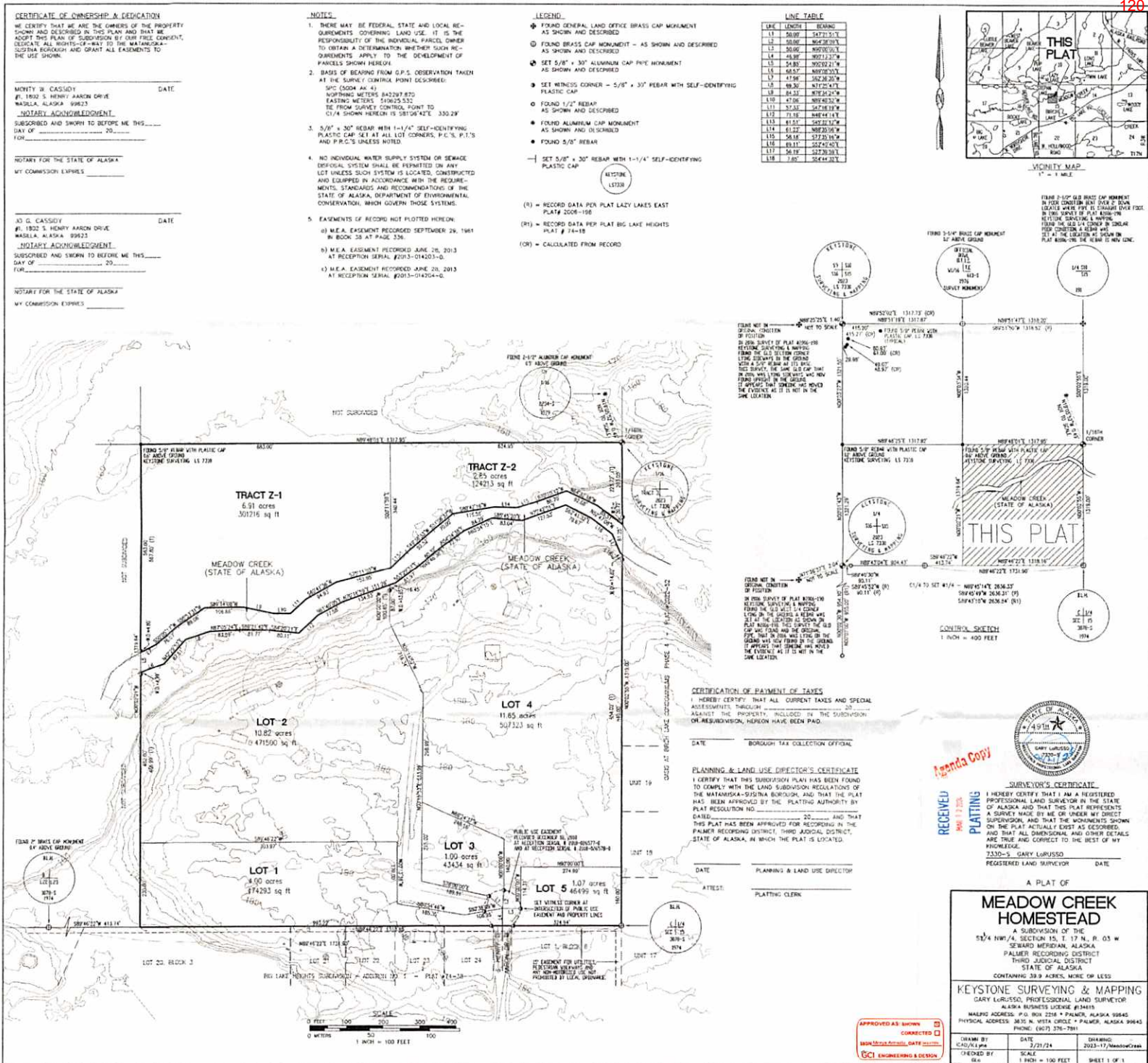
Please ensure all comments have been submitted by April 5, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Meadow Creek Homestead](#)

Sincerely,

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

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. 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.

No Objection [] Objection [] Concern

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

Comments: It is there land.

Jesse Curlin

From: alaskalpaca@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

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

RECEIVED
MAY 06 2024
PLATTING

6516B07L003 32
WELLS JUDY ANN LVG TR
WELLS JUDY ANN TRE
2023 S HENRY AARON DR
WASILLA, AK 99623

NOTIFICATION OF PUBLIC HEARING

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

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No Objection Objection Concern

Name: Judy Wells Address: 2023 S. HENRY AARON DR.

Comments: I HAVE LIVED ON THIS ROAD FOR 40+ YEARS, AND NOT EVEN ONCE HAS A NEW BASE BEEN PUT DOWN. I DO NOT AGREE WITH THE ACCESS TO THIS PROPERTY (PROPOSED SUB-DIVISION) WITH OUT SOMEUP GRADES ON HENRY AARON DR. TRAFFIC, JUST FOR BUILDING PROPERTIES, IS NOT ACCEPTABLE WITHOUT SOME ROAD UPGRADES.

Judy Wells

Case # 2024-040 CC

Note: Vicinity map Located on Reverse Side

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-SUSTINA 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

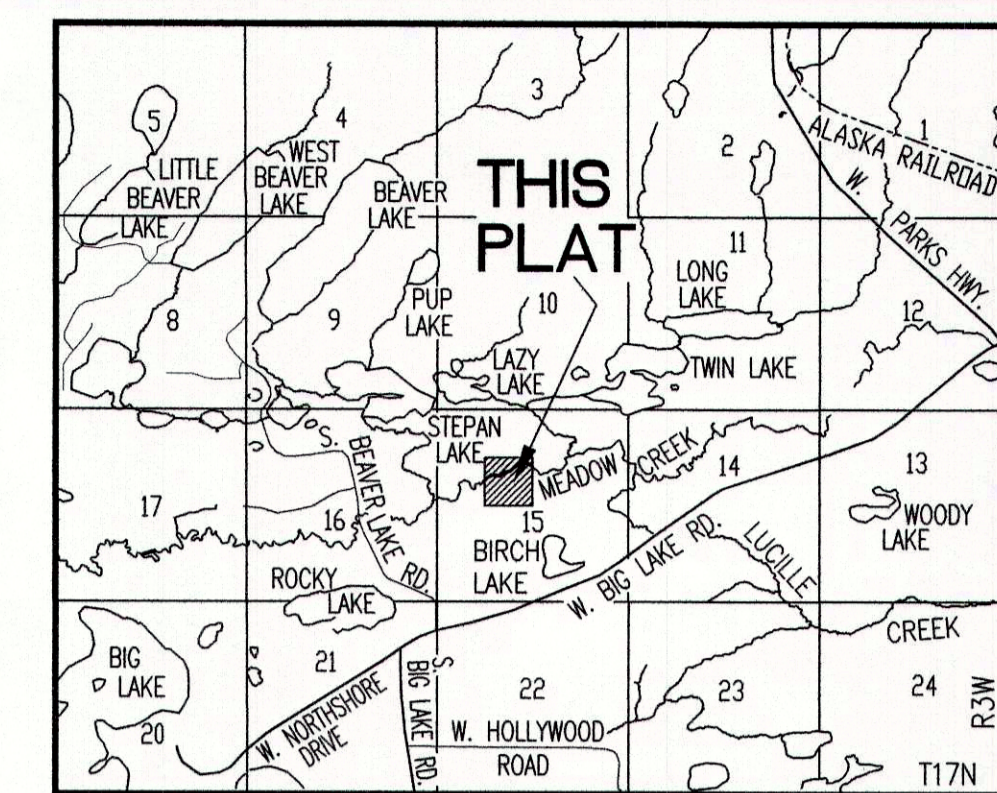
- 1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE... 2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT DESCRIBED... 3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS... 4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT... 5. EASEMENTS OF RECORD NOT PLOTTED HEREON:

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

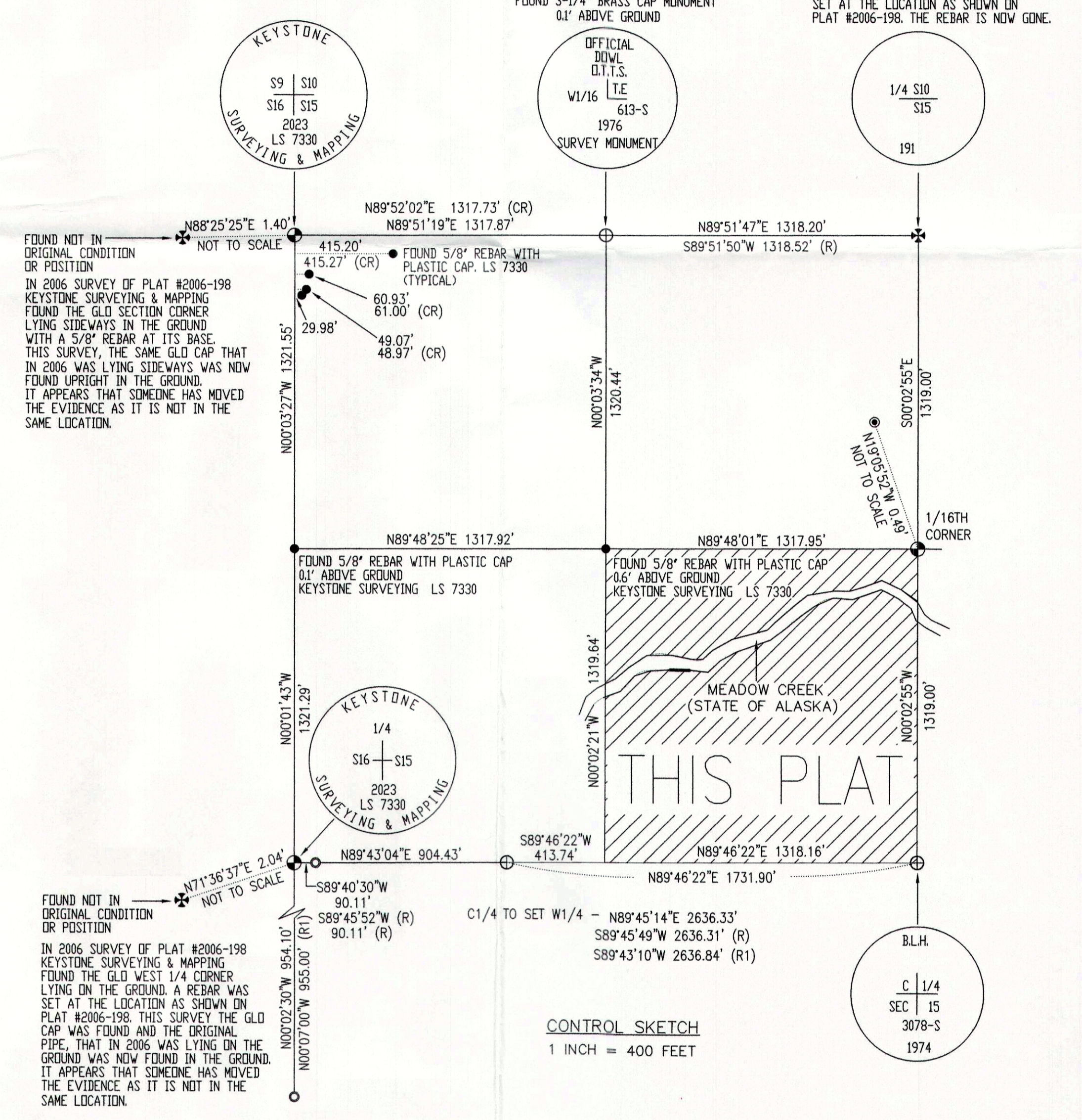
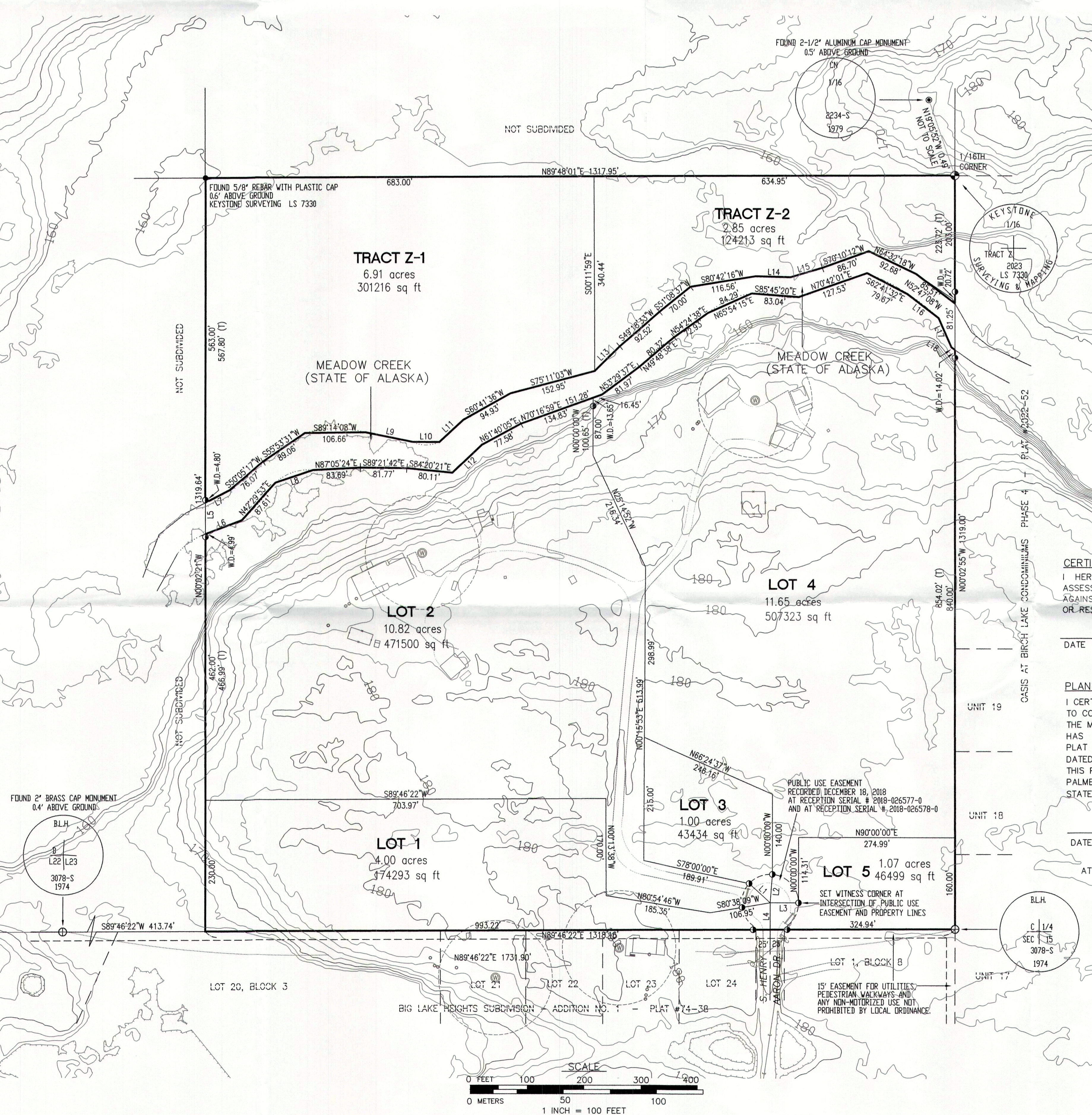
LINE TABLE

Table with columns: LINE, LENGTH, BEARING. Contains 18 line entries with bearings and lengths.



VICINITY MAP 1" = 1 MILE

FOUND 2-1/2" GLO BRASS CAP MONUMENT IN POOR CONDITION BENT OVER 2" DOWN... FOUND 3-1/4" BRASS CAP MONUMENT 0.1' ABOVE GROUND... OFFICIAL BOWL 01.1.S. 2023 LS 7330 SURVEY MONUMENT... 1/4" S10 S15 191

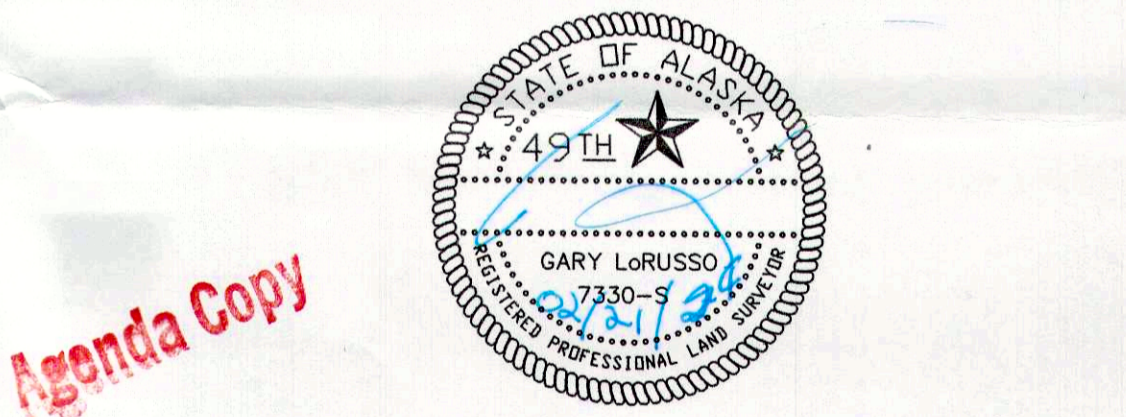


CERTIFICATION OF PAYMENT OF TAXES I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2023 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

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-SUSTINA BOROUGH... DATED 2024 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



RECEIVED MAR 12 2024 PLATTING SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA... GARY LoRUSSO REGISTERED LAND SURVEYOR

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 CHECKED BY: GLO SCALE: 1 INCH = 100 FEET DRAWING: 2023-17/MeadowCreek SHEET 1 OF 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 18, 2024

PRELIMINARY PLAT: LITTLE SUSITNA FLATS 2024
LEGAL DESCRIPTION: SEC 14 & 23, T18N, R02W, SEWARD MERIDIAN AK
PETITIONER: ALEKSANDR BALETSKIY
SURVEYOR: HANSON LAND SOLUTIONS
ACRES: 44.71 ± PARCELS: 7
REVIEWED BY: CHRIS CURLIN CASE #: 2024-069

REQUEST: The request is to create four lots from Lot 4, Little Susitna Flats (Plat#2022-133), vacate the section line easement, and dedicate a fifty foot right of way along the northern boundary of N. Pittman Road, to be known as **LITTLE SUSITNA FLATS 2024**, containing 44.71 acres +/- . The plat is located directly north of N. Pittman Road and south of the Little Susitna River, located within the SW ¼ Section 14, NW ¼ Section 23, Township 18 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

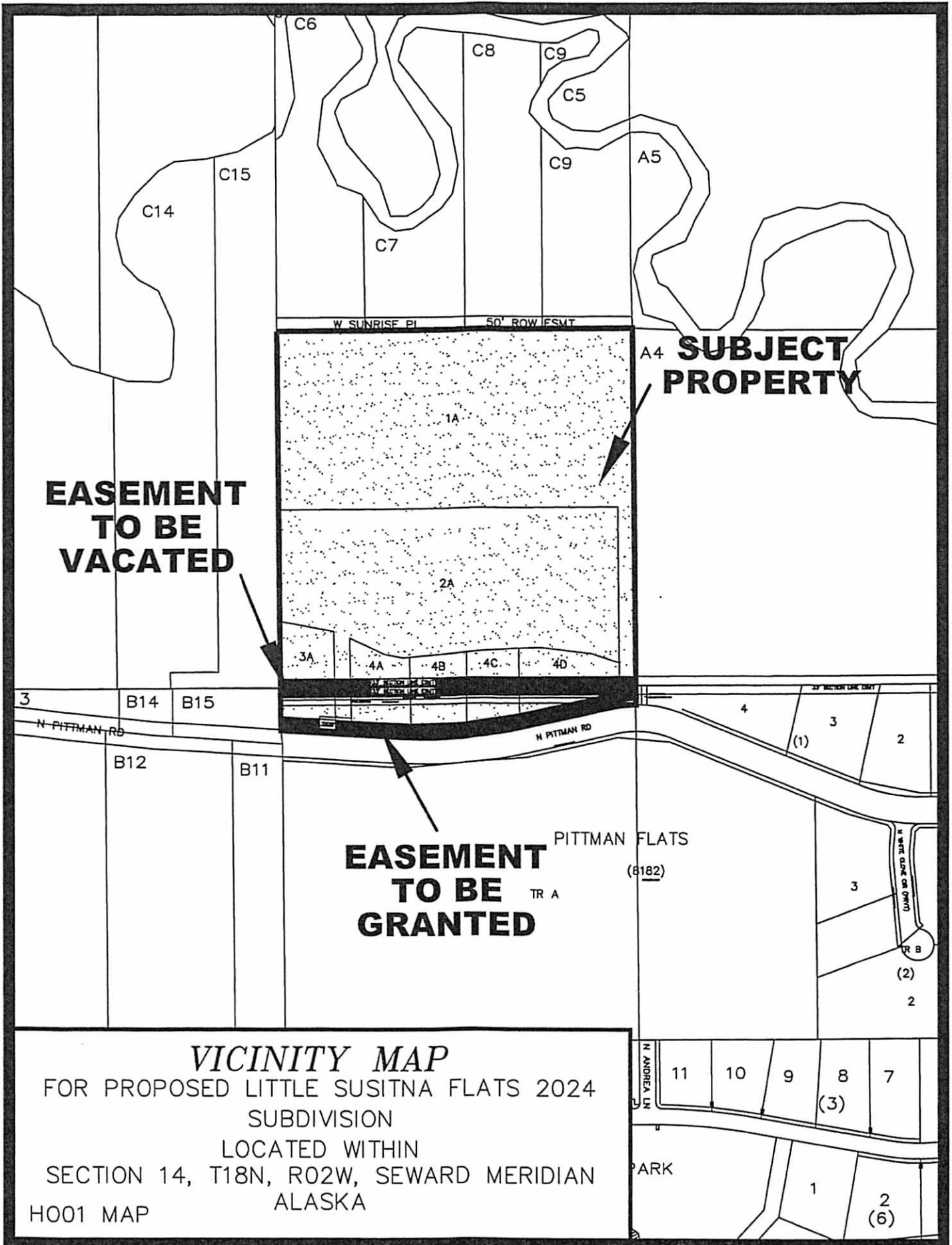
Vicinity Map

EXHIBIT A – 1 pg

Platting Staff is requesting a continuance to the August 1, 2024 Platting Board meeting. The request is to allow for the 30 day posting notice as required by MSB 43.10.065(G) “*Notice of right-of-way, public use easement, section line easement, or RS-2477 easement vacation requests shall be posted and maintained by the applicant 30 days prior to the public hearing....*”. Staff recommends the Board grant the continuance to August 1, 2024.

RECOMMENDATIONS FOR GRANTING A CONTINUANCE

Suggested motion: I move to approve a continuance of the preliminary plat of LITTLE SUSITNA FLATS 2024, the section line easement vacation, and the dedication of right-of-way for N. Pittman Road, Township 18 North, Range 02 East, Section 30, Seward Meridian, Alaska:



VICINITY MAP

FOR PROPOSED LITTLE SUSITNA FLATS 2024
SUBDIVISION
LOCATED WITHIN
SECTION 14, T18N, R02W, SEWARD MERIDIAN
ALASKA
HO01 MAP

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

SECTION LINE EASEMENT VACATION CERTIFICATE APPROVAL RECOMMENDATION

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE CENTRAL REGIONAL OFFICE AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY _____ DATE _____
REGIONAL CHIEF RIGHTS-OF-WAY AGENT

STATE OF ALASKA DIVISION OF MINING, LAND & WATER THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE DIVISION OF MINING, LAND, & WATER AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY _____ DATE _____
DIRECTOR, DIVISION OF MINING, LAND & WATER

THE STATE OF ALASKA, ACTING BY AND THROUGH THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES AND THE COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, DOES HEREBY STATE AND DECLARE THAT THE STATE OF ALASKA VACATES AND RELEASES ALL RIGHTS AND TITLE TO ANY AND ALL PORTIONS OF SECTION-LINE EASEMENTS FOR PUBLIC HIGHWAYS RESERVED TO IT UNDER A.S. 19.10.010 (SPECIFIC AREA DELINEATED BY DIAGONAL HATCHING ON THIS PLAT).

DATE: _____ APPROVED: _____

COMMISSIONER
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

DATE: _____ APPROVED: _____

COMMISSIONER
DEPARTMENT OF NATURAL RESOURCES

MSB WAIVER RES. 99-66-PWM (BK. 1050, PG. 700)

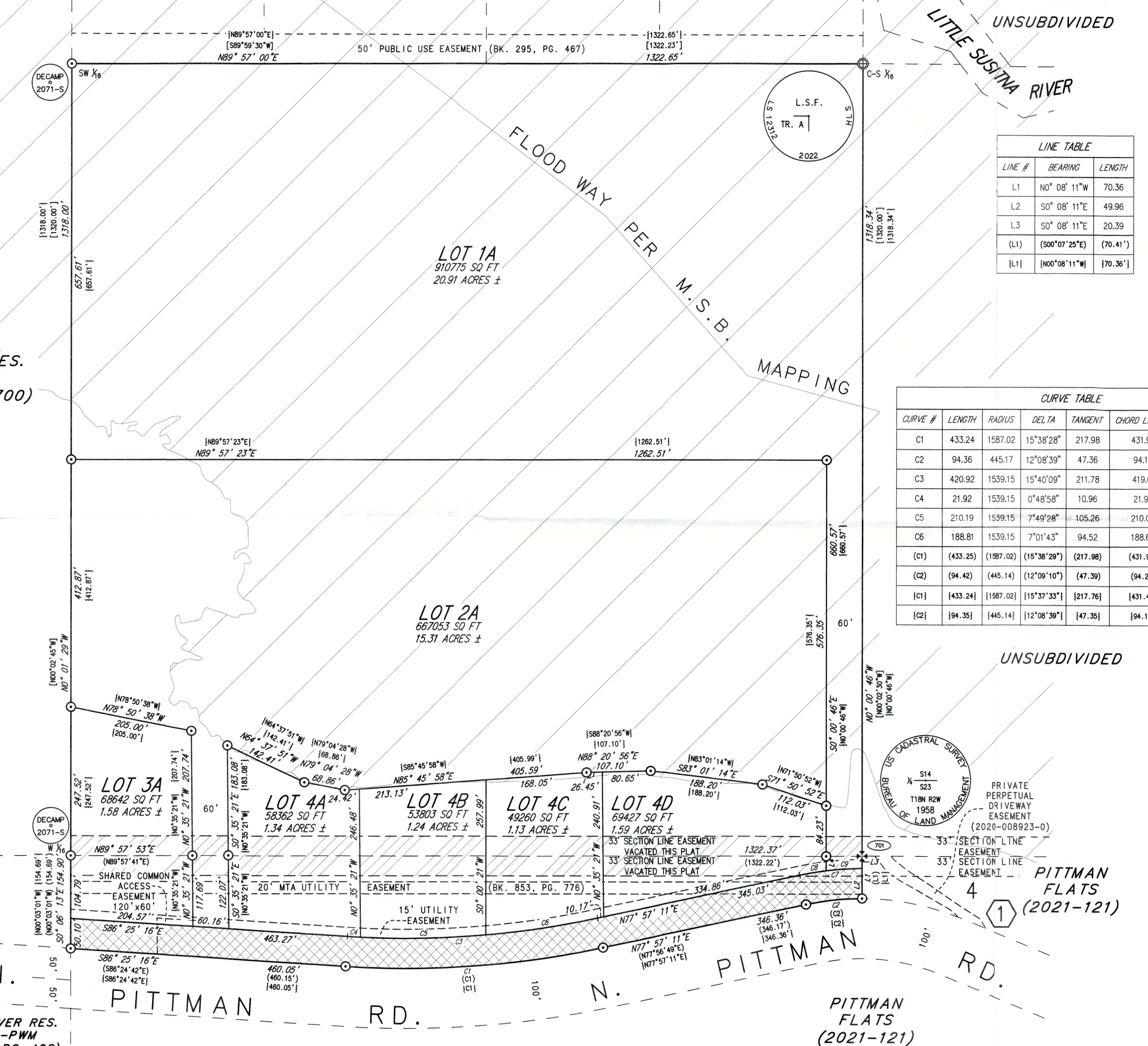
MSB WAIVER RES. 83-9-PWM (83-28W)

CERTIFICATE OF PAYMENT OF TAXES

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

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

FLOOD HAZARD AREA



LINE TABLE

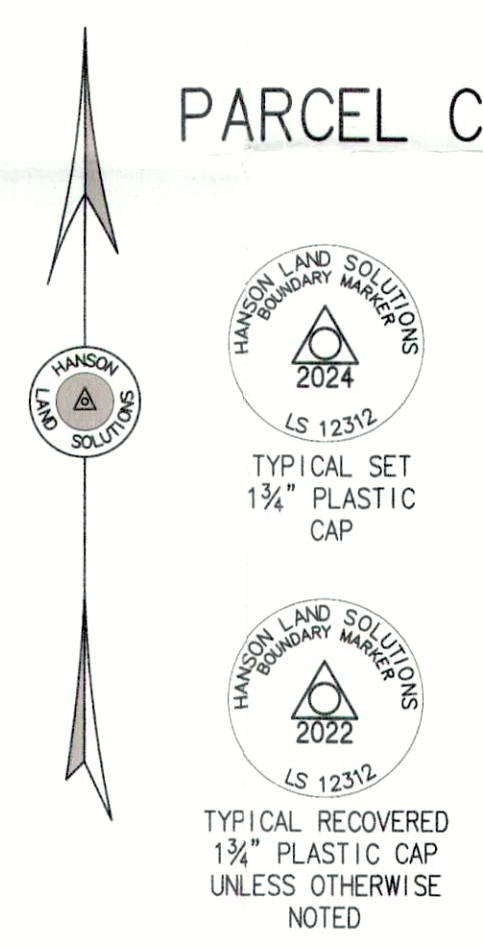
LINE #	BEARING	LENGTH
L1	N0° 08' 11"W	70.36
L2	S0° 08' 11"E	49.96
L3	S0° 08' 11"E	20.39
(L1)	(S00°07'25"E)	(70.41')
(L1)	(N00°08'11"W)	(70.36')

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	433.24	1587.02	15°38'28"	217.98	431.90	N85° 46' 08"E
C2	94.36	445.17	12°08'39"	47.36	94.18	N83° 57' 25"E
C3	420.92	1539.15	15°40'09"	211.78	419.61	N85° 44' 39"E
C4	21.92	1539.15	0°48'58"	10.96	21.92	S86° 49' 45"E
C5	210.19	1539.15	7°49'28"	105.26	210.03	S88° 51' 02"W
C6	188.81	1539.15	7°01'43"	94.52	188.69	N81° 25' 26"E
(C1)	(433.25)	(1587.02)	(15°38'29")	(217.98)	(431.90)	(S85° 46' 03"W)
(C2)	(94.42)	(445.14)	(12°09'10")	(47.39)	(94.24)	(S84° 01' 24"W)
(C1)	{433.24}	{1587.02}	{15°37'33"}	{217.76}	{431.47}	{S85° 45' 58"W}
(C2)	{94.35}	{445.14}	{12°08'39"}	{47.35}	{94.17}	{S83° 57' 25"W}

LEGEND

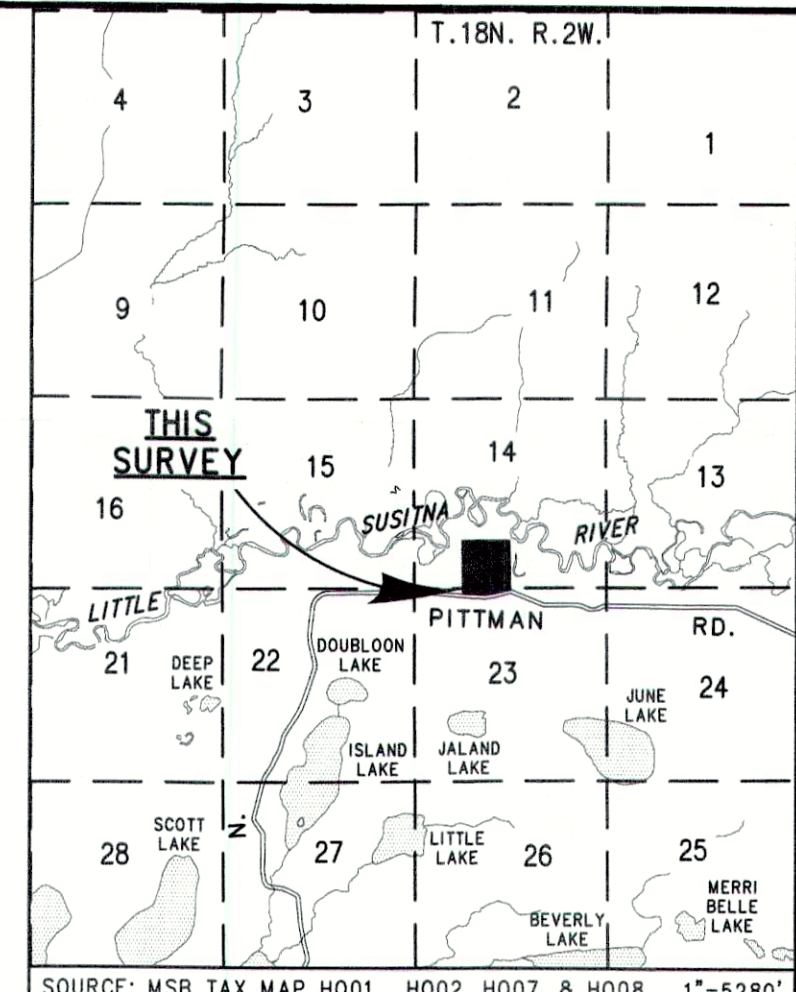
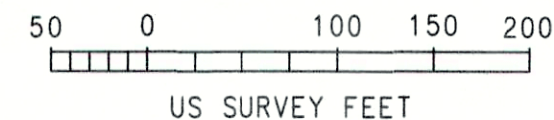
- ⊕ RECOVERED 3/4" GLO BRASS CAP ON IRON PIPE
- ⊙ RECOVERED 2" ALUMINUM POST MONUMENT
- ⊕ RECOVERED PLASTIC CAP ON 3/4" REBAR
- ⊕ SET PLASTIC CAP ON 3/4"x30" REBAR AT ALL PT'S, PC'S, AND LOT CORNERS
- MEASURED DATA
- N74°58'11"W 255.65' RECORD PER PLAT (2021-121) PITTMAN FLATS
- N74°45'W [254.70'] RECORD PER PLAT (2022-133) LITTLE SUSITNA FLATS
- N74°45'W [254.70'] RECORD PER RECTANGULAR (1958-1959)
- SECTION LINE EASEMENT VACATED THIS PLAT
- R.O.W. DEDICATED THIS PLAT



NOTES

1. CROSS HATCHED AREA INDICATES PORTIONS OF THE SECTION-LINE EASEMENTS BEING VACATED WITHIN SECTIONS 14 & 23, T.18N. R.2W., S.M. IT IS NOT THE INTENT OF THIS PLAT TO VACATE ANY OTHER DEDICATED PUBLIC RIGHTS-OF-WAY OR EASEMENTS.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE X CORNER SHARED BY SECTIONS 14 AND 23 ON THE EAST LINE OF LOT 3 (SURVEY POINT 701), A RECOVERED BRASS CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 38' 33.77"N 149° 35' 12.36"W.
3. THIS SECTION LINE EASEMENT VACATION IS IN COMPLIANCE WITH THE FINAL DECISION EV-X-XXX APPROVED XXX XX, 20XX.
4. THE ALTERNATE ROUTE IS IN ACCORDANCE WITH AS 19.30.410 AND/OR 11 AAC 51.065 IS VIA N. PITTMAN RD.
5. FLOOD HAZARD DATA SHOWN HEREON DERIVED FROM FEMA FIRM PANEL 7188E DATED MARCH 17, 2011 & 7189E DATED MARCH 17, 2011.
6. THE BASE FLOOD ELEVATION FOR LOTS 1, 2, AND 4, BASED ON MSB FLOOD STUDY DATA, IS 328.00FT.
7. THIS SUBDIVISION IS ENCUMBERED BY MEA BLANKET EASEMENTS RECORDED ON OCTOBER 5, 1960 IN BK 34, PG 6, PG. 68, AND PG. 84-85 AND ON JUNE 1, 2022 IN DOCUMENT# 2022-012526-0
8. THIS SUBDIVISION IS ENCUMBERED BY A STATE OF ALASKA EASEMENT RECORDED ON AUGUST 21, 1961 IN BK. 38, PG. 6.
9. THIS SUBDIVISION IS ENCUMBERED BY A CONVERSION RIGHT OF WAY EASEMENT GRANTED TO MEA RECORDED ON MAY 4, 2021 THEN RE-RECORDED ON DECEMBER 9, 2021 IN DOCUMENT# 2021-012928-0.
10. LOTS 2 THRU 4 WILL SHARE A COMMON ACCESS.

MSB WAIVER RES. 98-73-PWM (BK. 981, PG. 428)



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

ALEKSANDER BALETSKIY DATE _____
P.O. BOX 874788
WASILLA, AK 99687-4788

NOTARY ACKNOWLEDGEMENT

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

FOR _____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

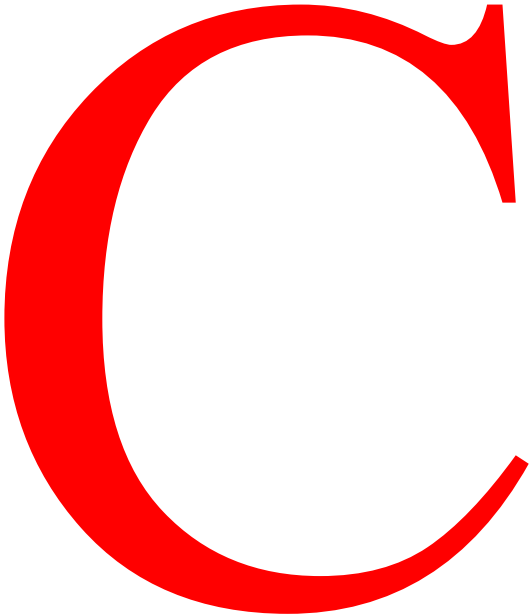


I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT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

REGISTERED LAND SURVEYOR
DATE OF SURVEY: _____ SURVEYOR: HANSON LAND SOLUTIONS
BEGINNING: 01/24/2023 ENDING: _____
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND, AND WATER
ANCHORAGE, ALASKA

LITTLE SUSITNA FLATS 2024
SUBDIVISION OF LOTS 1 THRU 4, LITTLE SUSITNA FLATS RECORDED AS PLAT 2022-132-3 AND SECTION LINE EASEMENT VACATION CONTAINING 44.71 ACRES MORE OR LESS
LOCATED WITHIN SW 1/4 SEC. 14 & NW 1/4 SEC. 23, T.18N. R.2W. SM, AK PALMER RECORDING DISTRICT
DRAWN BY: ELF APPROVAL RECOMMENDED
DATE: 04/18/24 STATEWIDE PLATTING SUPERVISOR DATE
SCALE: 1"=100' CHECKED: CEH DNR FILE NO.
FILE: FB23-103 EV-3-375

RECEIVED
MAY 22 2024
PLATTING



STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 18, 2024

PRELIMINARY PLAT: SPRINGS WEST
LEGAL DESCRIPTION: SEC 20, T18N, R01E, SEWARD MERIDIAN, AK
PETITIONER: BEVERLY BARRY, MICHELLE BARRY, DEANNA ARTHUR,
& JO ANN HINDS
SURVEYOR: HANSON LAND SOLUTIONS
ACRES: 99.85 ± PARCELS: 41
REVIEWED BY: CHRIS CURLIN CASE #: 2024-071

REQUEST: The request is to create 40 lots and one tract from Lot 1, Barry's Spring Crest (Plat #2022-16) and the SW1/4 SE1/4 and the NW1/4 SE1/4 Section 20, T18N, R01E, to be known as **SPRINGS WEST**. The property is directly south of N. Sandburg Drive, directly west of E. Beverly Ann Lane, and north of N. Caribou Street; within the SE ¼ Section 20, 18 North, Range 2 East, Seward Meridian,

EXHHIBITS:

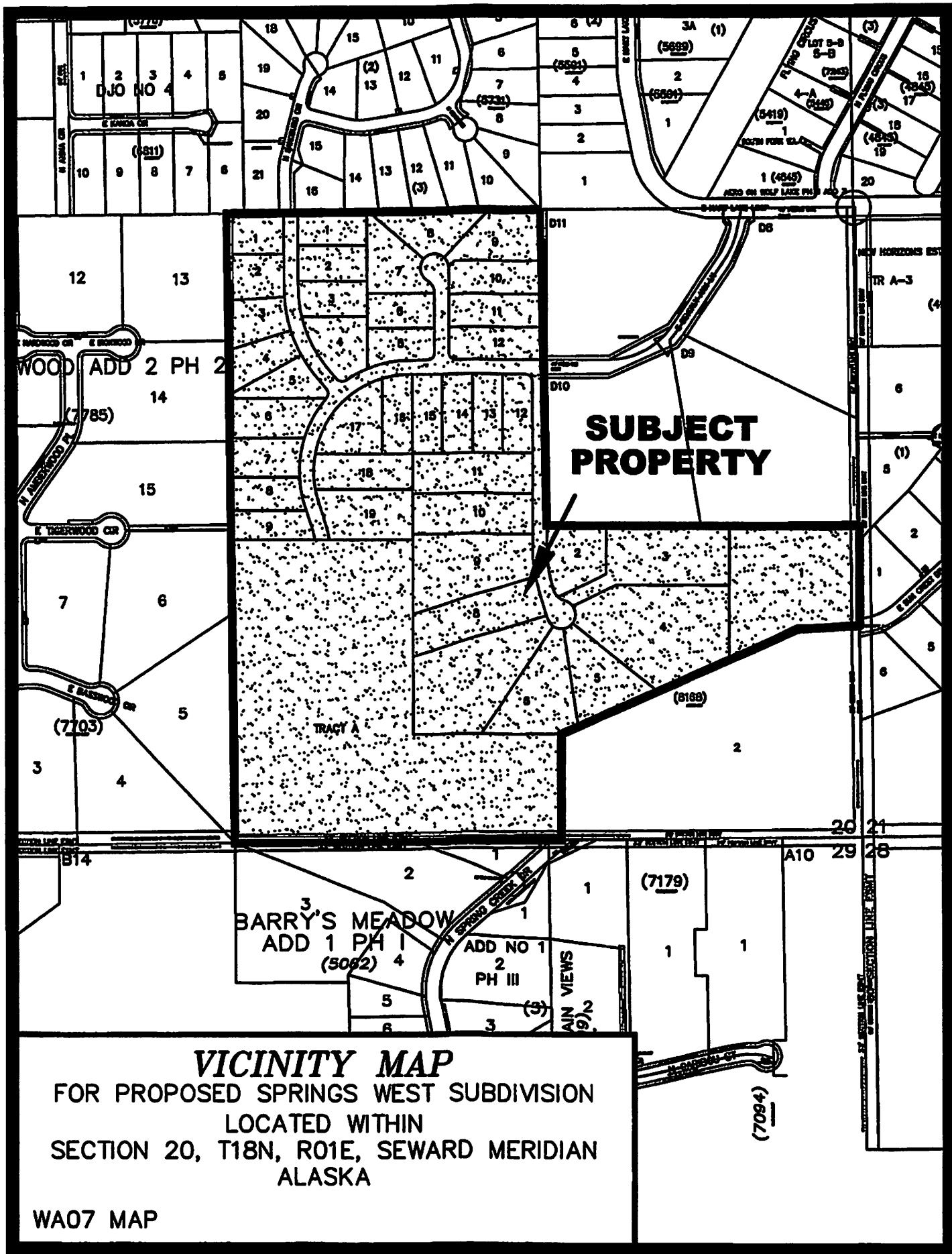
Vicinity Map

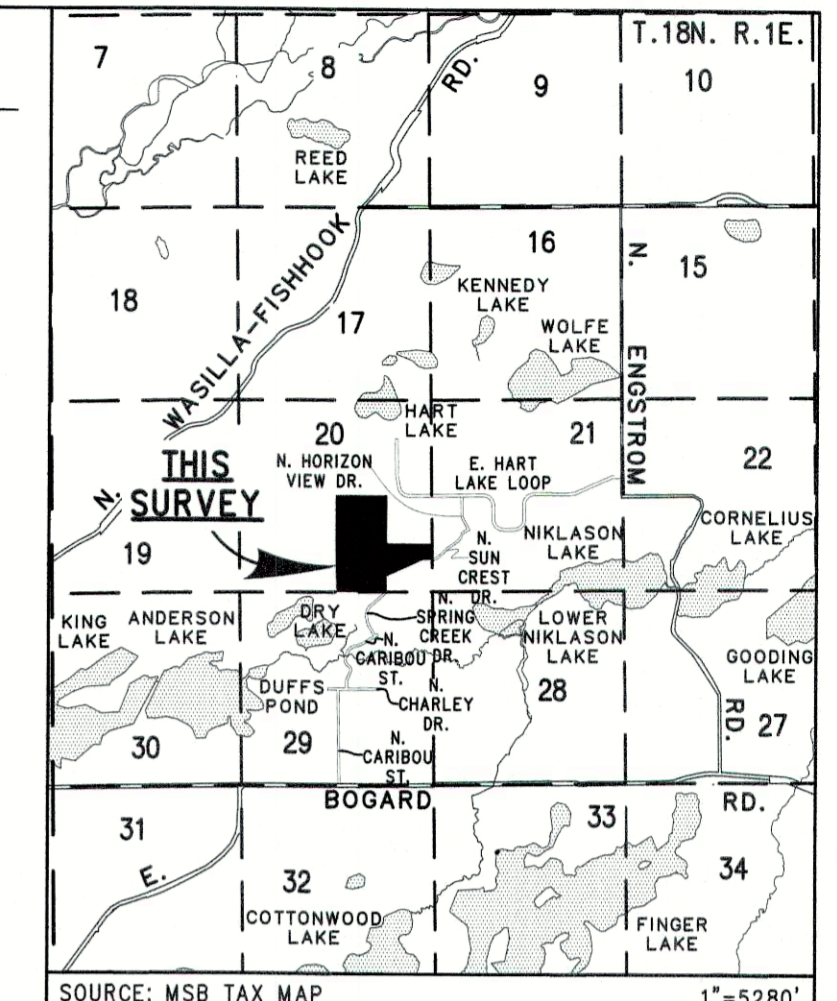
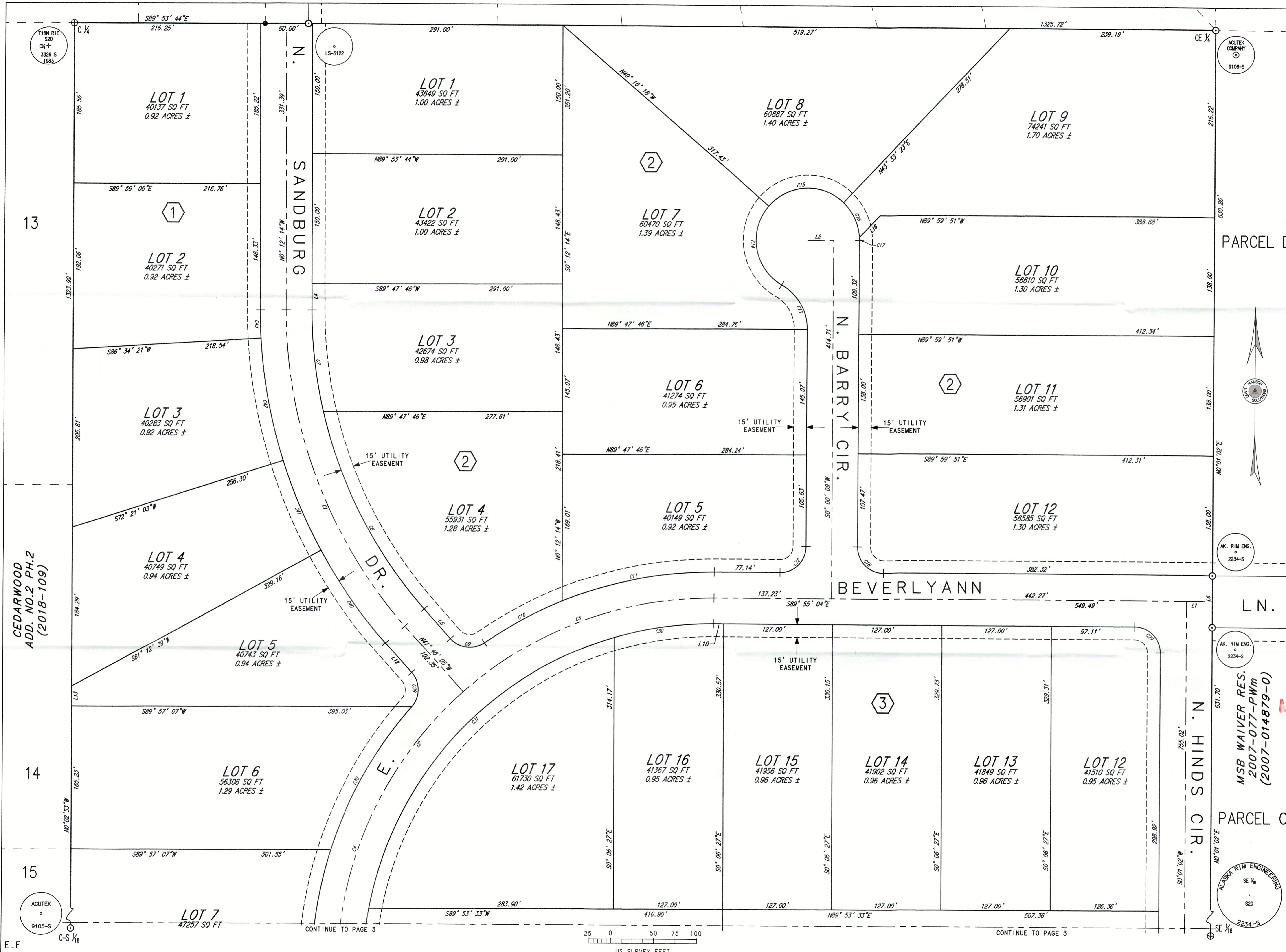
EXHIBIT A – 1 pg

The petitioner has requested a continuance to August 15, 2024. The request is to allow time to modify the proposed design. Staff recommends the Board grant the continuance to August 15, 2024.

RECOMMENDATIONS FOR GRANTING A CONTINUANCE

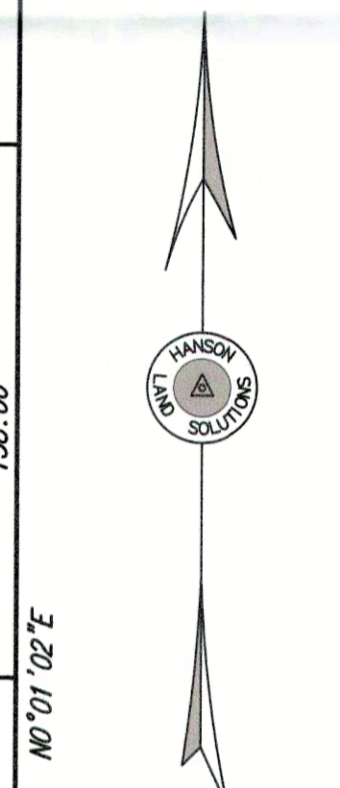
Suggested motion: I move to approve a continuance to August 15, 2024 of the preliminary plat of SPRINGS WEST, Township 18 North, Range 01 East, Section 20, Seward Meridian, Alaska





SOURCE: MSB TAX MAP WA01, WA02, WA07, & WA08 1"=5280'

PARCEL D



AK. RIM ENG. 2234-S

MSB WAIVER RES. 2007-077-PWm (2007-014879-0)

PARCEL C

AK. RIM ENGINEERS SE 1/4 S20 2234-S

Agenda Copy RECEIVED MAY 23 2024 PLATTING

A PLAT OF SPRINGS WEST A SUBDIVISION OF LOT 1, BARRY'S SPRING CREST (PLAT 2021-100, RE-FILED AS 2022-16) AND THE SW 1/4 SE 1/4 AND THE NW 1/4 SE 1/4 SEC. 20 T.18N. R.1E. PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA LOCATED WITHIN SE 1/4 SEC. 20, T.18N. R.1E. SM, AK CONTAINING 99.85 ACRES MORE OR LESS

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

D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 18, 2024

PRELIMINARY PLAT: HATCHER PASS VILLAGE PH I SLEV PUE
LEGAL DESCRIPTION: SEC 33, T19N, R01E, SEWARD MERIDIAN AK
PETITIONERS: HATCHER PASS VILLAGE, INC.
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-074

REQUEST: The request is to grant a 60' wide Public Use Easement on the northern boundary and vacate a 50' wide section line easement on the eastern boundary of Tract B-1, Hatcher Pass Village Phase I, Plat 2018-112. The property is located west of the Little Susitna River, east of N. Mountain Trails Drive, and directly north of E. Edgerton Parks Road; within the NE ¼ Section 33, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

EXHIBITS

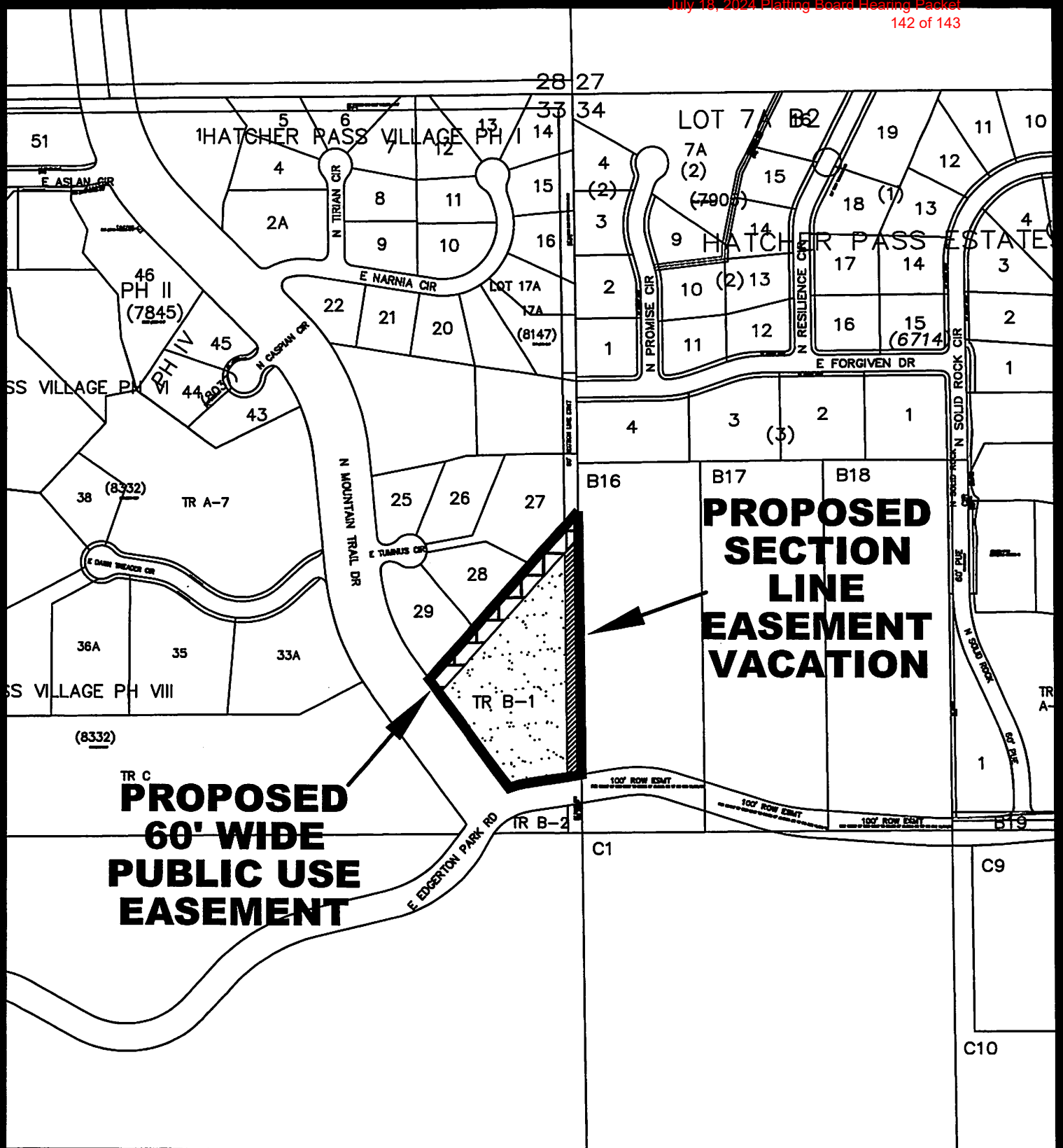
Vicinity Map

EXHIBIT A – 1 pg

Platting Staff is requesting a continuance to the August 1, 2024 Platting Board meeting. The request is to allow for the 30 day posting notice as required by MSB 43.10.065(G) "*Notice of right-of-way, public use easement, section line easement, or RS-2477 easement vacation requests shall be posted and maintained by the applicant 30 days prior to the public hearing....*". Staff recommends the Board grant the continuance to August 1, 2024.

RECOMMENDATIONS FOR GRANTING A CONTINUANCE

Suggested motion: I move to approve a continuance of the preliminary plat of Hatcher Pass Village Phase I Section Line Easement Vacation / Public Use Easement, Section 33, Township 19 North, Range 01 East, Seward Meridian, Alaska, to August 1, 2024.



VICINITY MAP
FOR PROPOSED HATCHER PASS VILLAGE PH I
SLEV PUE
LOCATED WITHIN
SECTION 33, T19N, R01E, SEWARD MERIDIAN
ALASKA
IN 13 MAP

WILLIAMS SUB
5040-1
EXHIBIT A

SECTION LINE EASEMENT VACATION CERTIFICATE APPROVAL RECOMMENDATION

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE CENTRAL REGIONAL OFFICE AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY _____ DATE _____
REGIONAL CHIEF RIGHTS-OF-WAY AGENT

STATE OF ALASKA DIVISION OF MINING, LAND & WATER THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE DIVISION OF MINING, LAND, & WATER AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY _____ DATE _____
DIRECTOR, DIVISION OF MINING, LAND & WATER

THE STATE OF ALASKA, ACTING BY AND THROUGH THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES AND THE COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, DOES HEREBY STATE AND DECLARE THAT THE STATE OF ALASKA VACATES AND RELEASES ALL RIGHTS AND TITLE TO ANY AND ALL PORTIONS OF SECTION-LINE EASEMENTS FOR PUBLIC HIGHWAYS RESERVED TO IT UNDER A.S. 19.10.010 (SPECIFIC AREA DELINEATED BY DIAGONAL HATCHING ON THIS PLAT).

DATE: _____ APPROVED: _____
COMMISSIONER
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

DATE: _____ APPROVED: _____
COMMISSIONER
DEPARTMENT OF NATURAL RESOURCES

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, ACTING BY AND THROUGH ITS COMMISSIONER, HEREBY ACCEPTS FOR PUBLIC PURPOSES THE REAL PROPERTY, OR INTEREST THEREIN CONTAINED WITHIN THE AREA DELINEATED AND DESCRIBED ON THIS PLAT AS RIGHT-OF-WAY AND CONSENTS TO THE RECORDATION THEREOF.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND ON THIS _____ DAY OF _____, 20____.

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
BY: _____
FOR THE COMMISSIONER

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, AND DEDICATE THE INDICATED RIGHT-OF-WAY TO THE STATE OF ALASKA DOT&P. WE APPROVE THIS SECTION-LINE EASEMENT VACATION PLAT, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

PRENTICE N. FOX (PRESIDENT) DATE _____
HATCHER PASS VILLAGE, INC.
8260 DUCHESS DR.
PALMER, AK 99645

DEBORAH H. FOX (VICE PRESIDENT) DATE _____
HATCHER PASS VILLAGE, INC.
8260 DUCHESS DR.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

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

FOR _____ PRENTICE N. FOX
FOR _____ DEBORAH H. FOX

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

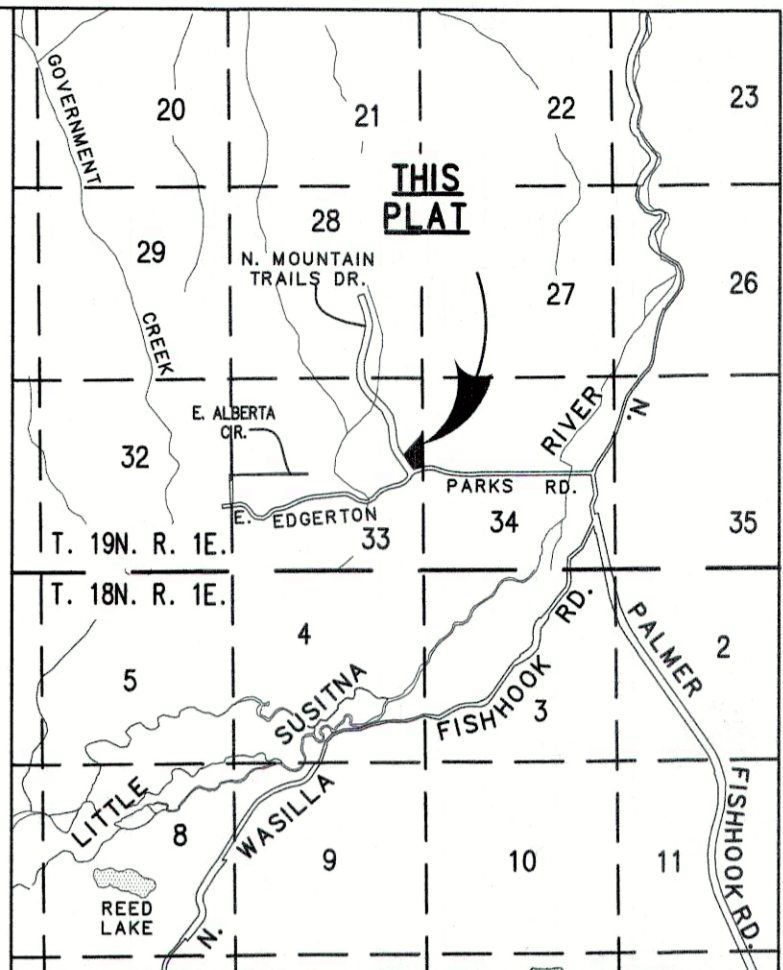
ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF PAYMENT OF TAXES

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

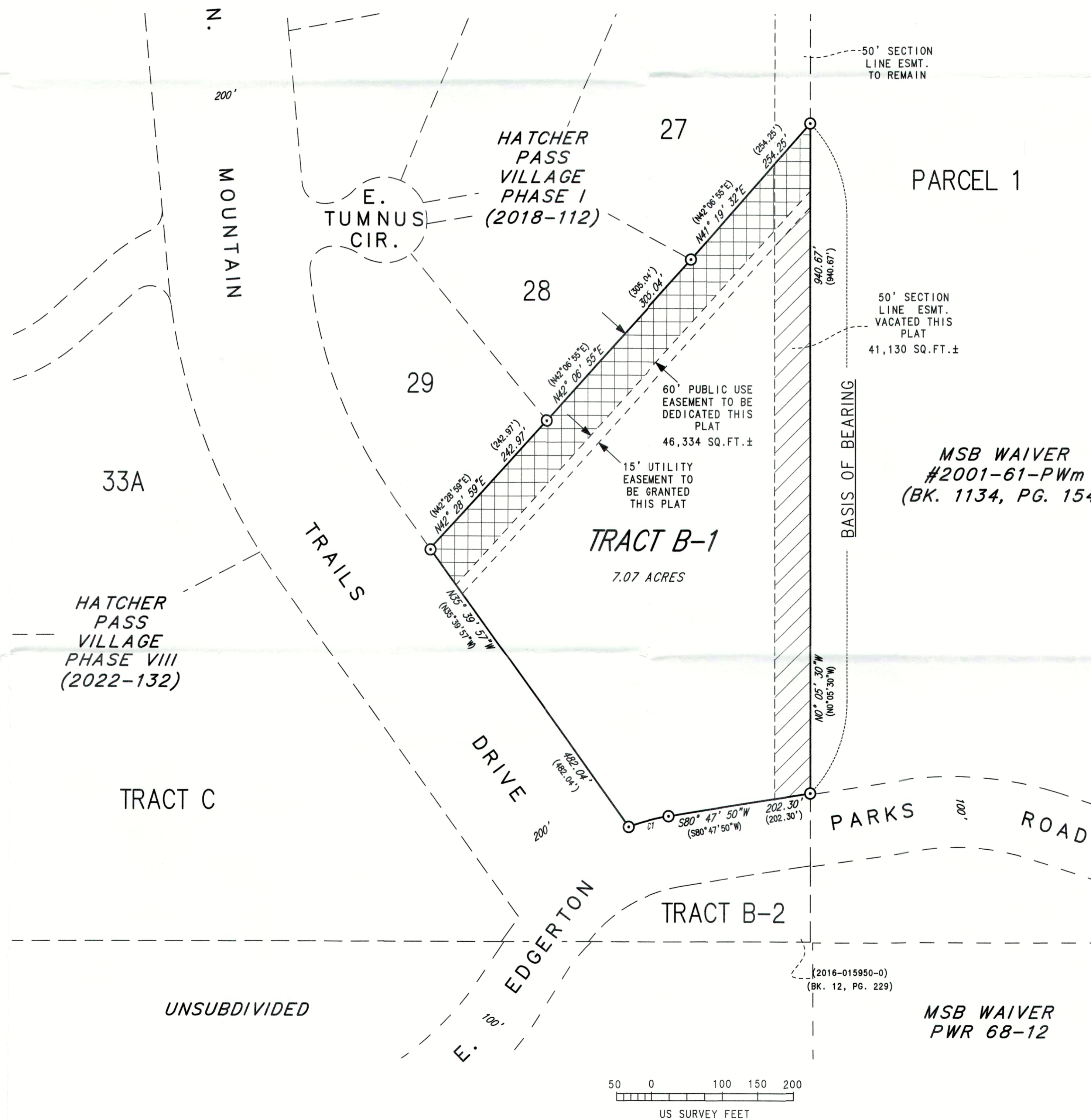
TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	59.33	303.66	11°11'41"	59.24	N75°12'00"E	29.76



NOTES

- DIAGONALLY HATCHED AREA INDICATES PORTIONS OF THE SECTION-LINE EASEMENTS BEING VACATED WITHIN THE NE¼ OF SECTION 33, T. 19N. R. 1E., S.M. IT IS NOT THE INTENT OF THIS PLAT TO VACATE ANY OTHER DEDICATED PUBLIC RIGHTS-OF-WAY OR EASEMENTS.
- NO FIELD SURVEY HAS BEEN CONDUCTED IN RELATION TO PREPARATION OF THIS SECTION LINE EASEMENT VACATION PLAT. ALL DIMENSIONS AND OTHER DETAILS AS SHOWN HEREON ARE FROM THE PLATS OF HATCHER PASS VILLAGE PHASES I ON FILE AT THE PALMER RECORDING DISTRICT AS PLATS 2018-112.
- ALL BEARINGS ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING. ALL DISTANCES ARE GROUND.
- THIS SECTION-LINE EASEMENT VACATION IS IN COMPLIANCE WITH THE FINAL DECISION XX-X-XXX APPROVED.
- THE ALTERNATE ROUTE IN ACCORDANCE WITH AS 19.30.410 AND/OR 11 AAC 51.065 IS VIA E. EDGERTON PARKS ROAD, N. MOUNTAIN TRAILS DRIVE RIGHTS-OF-WAY AND REMAINING SECTION LINE EASEMENTS, AND THE RIGHT-OF-WAY EASEMENT GRANTED THIS PLAT.



MSB WAIVER #2001-61-PWm (BK. 1134, PG. 154)

MSB WAIVER PWR 68-12

LEGEND

- PLASTIC CAP ON ½" REBAR
- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD RECORD PER PLAT (2018-112)
- SECTION LINE EASEMENT VACATED THIS PLAT
- RIGHT-OF-WAY EASEMENT GRANTED THIS PLAT



I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION, AND THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION.

REGISTERED LAND SURVEYOR

RECEIVED
MAY 21 2024
PLATTING
Agenda Copy

DATE OF SURVEY: _____ SURVEYOR: HANSON SURVEYING & MAPPING
BEGINNING: NO FIELD SURVEY 305 E. FIREWEED AVENUE
ENDING: _____ PALMER, ALASKA 99645
(907) 746-7738

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND, AND WATER
ANCHORAGE, ALASKA

SECTION LINE EASEMENT VACATION PLAT
ASSOCIATED WITH
HATCHER PASS VILLAGE PHASE I
PLAT 2018-112

LOCATED WITHIN
NE¼ SEC. 33, T.19N. R.1E. SM, AK
PALMER RECORDING DISTRICT

DRAWN BY: ELF APPROVAL RECOMMENDED
DATE: 05/08/24 STATEWIDE PLATTING SUPERVISOR DATE
SCALE: 1"=100' CHECKED: CEH DNR FILE NO.
FILE: FB23-243 EV-3-379