

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

RECEIVED
JUL 03 2024
PLATTING

3035B05L005 50
FRANK THOMAS R & NANCY E
PO BOX 1266
WILLOW, AK 99688

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 **July 18, 2024**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattting@matsugov.us. 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 [] Objection [] Concern

Name: _____ Address: _____

Comments: _____

Case # 2024-048 MG

Note: Vicinity map Located on Revers

HANDOUT #1
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: JULY 18, 2024

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

HANDOUT #2
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: JULY 18, 2024

3035B04L001 2
WADDELL JAMES E & SHERRY J
1150 S COLONY WAY
STE 3 PMB 127
PALMER, AK 99645-6967

RECEIVED
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PLATTING

NOTIFICATION OF PUBLIC HEARING

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No Objection Objection Concern

Name: James and Sherry Waddell Address: 15600 E. Mercury Ave, Palmer

Comments: Aside from not wanting more people living close by, we are concerned about the potential impact on the local water table and additional septic in the soil. Additional building above our address caused us to have to put a second well in. There is also one road up the mountain and congestion when forced to leave in an emergency is a real concern. With additional people comes increased crime and the

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

Alaska State Troopers do not patrol up here.

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

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

HANDOUT #3
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: JULY 18, 2024

NOTIFICATION OF PUBLIC HEARING

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

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No Objection Objection Concern

Name: Heidi Larrabee Address: 3505 N. Mars Ave

Comments: Small lots will not allow septic systems + wells to be required distance apart by law. Especially on Lazy mountain where percolation of septic systems is a challenge. Also small lots take away our rural farm life style that our community prides it self upon that attracts people to the rural life style of agriculture of the matanuska valley in the first place!

Case # 2024-048 MG

Note: Vicinity map Located on Reverse Side

The System is Broken, Let's Fix It

The Platting Board is reconsidering the petition for a new subdivision out of Ranchettes on Lazy Mountain. This would create 7 lots about 1 acre each, out of 3 that were about 2.25 acres each. At a recent meeting they made it clear they have no foreseeable reason not to pass it this time. I, along with many others, have found this process for creating a new subdivision in the already established Ranchettes Subdivision very disturbing. It seems the Platting Department is all too eager to approve development at any cost through selectively picking and choosing code and refusing to listen to reason. Local concerns and input are labeled nothing but whining. Their process controls development all over Mat-Su Borough and we the residents feel threatened. The more I investigate this, it is wrong, on many levels. I believe the system is broken.

I'm not a part of Ranchette subdivision. I live next to it. But I received notice about the petition to subdivide and heard many more neighbors who were legitimately very concerned. They felt threatened in three ways. They felt threatened by the propensity for ground water problems in the neighborhood. Poor septic systems can impact neighbor wells and yards. This is always an issue in the neighborhood due to water tables being high, but now greatly exasperated if they double the lot densities and populations. Neighbors are also threatened by increased access problems due to a substandard road. Boots on the ground have measured Thor Road as little as 17 feet wide. It is not adequate for increased traffic and emergency vehicles consistent with the new subdivision. The would-be developer is not being required to pay for the upgrade as in the past. Subdivision requirements have changed. Instead the local tax payers (rsa), who are overwhelmingly opposed to this new subdivision will have to pay for it. Thirdly, their quality of life is threatened. Most everyone who lives here says they bought it and stay here because they have adequate privacy and have a quiet, rural lifestyle where they can raise horses, goats, etc. They love the area as is. Subdividing would change this for surrounding neighbors, greatly impacting their privacy and totally changing the atmosphere, destroying much of what they have already developed and love. This may not make sense to someone from suburbia, but it is very real for rural people. This also opens the floodgates of change for all the Lazy Mountain area. Suburbia and Anchorage are about to overwhelm us.

In the first platting board meeting on this, when the petition was denied, these issues came up. Most of the board and director were convinced the petitioner had done adequate due diligence but two were not. Earlier Mr. Bush had been publicly berated and reprimanded by Mr. Wagner for not being up to date on code and issues. Mr. Bush responded meekly that he was. With the Ranchettes case Mr. Bush was concerned about the first two threats (ground water and access) and wanted to investigate these further. This constituted a "No Vote" and was met with open displeasure. Mr. Borst voted No because he said this clearly was opposed to the Lazy Mountain Comprehensive Plan (LMCP). Earlier, Mr. Wagner stated that the Comprehensive Plan was not relevant. After Borst's no vote Mr. Wagner was red-faced, loud and angry. In an exchange Mr. Borst tried to justify his vote and said they do use their Comprehensive plan in their Willow area for planning. Mr. Wagner countered, that is wrong. They should not use the Comprehensive plan. He insisted you must only use code and demanded that he find a code reference for his no vote in the next five minutes, challenging the validity of his vote. Mr. Borst said he needed more time. Mr. Wagner eventually gave him 10 minutes during an adjournment. Mr. Borst was unable to come up with a code number so recorded his justification as the Lazy Mt Comprehensive Plan. Thus, the

petition failed. They needed a majority of four yes votes to pass but only had three. However, rather than this being appealed this petition is now coming up for reconsideration.

Many red flags should be going up with this. However, the Platting Department and Board (PDB) are convinced everything is fine, the facts are clear, their ducks are lined up and the petitioner has met the requirements. This should have passed at the first meeting and they will correct the injustice. This was put forward at the next board meeting and resulted in their setting up the reconsideration.

However, the policies and actions of the department, and in some instances the code they use, are illegal and flawed. The system is broken, and the citizens of the Mat Su Borough are being tread upon. This becomes evident the more we look at what is going on. Consider how the board meetings are run, the threats that Ranchette neighbors are listing and how these are addressed, The Lazy Mountain Comprehensive Plan (LMCP), State mandates, and court decisions relevant to this case, and the Platting Department and Board (PDB) interpretations and actions. The deeper one investigates it; the more flaws emerge. Some may seem trivial, but together they are not. Below, a few are touched on.

With respect to ground water issues in Ranchettes:

Various agencies/organizations have set standards for safe septic systems. Ground water must be below a certain depth for a recognized safe system. Borough Code recognizes this and says that holes must be dug to verify it meets the standard on at least one occasion between May and Oct. The petitioner had this done. However, contrary to standard practice there was no monitor tube left in place. Neighbors, septic installers and anyone familiar with Lazy Mountain find it incredible that the lots would pass given the new size and ground waters levels during most all of the year. This area water table is too problematic, neighboring septic systems have failed and ground water is a continual problem. The current code is flawed by not adequately verifying the real conditions. Code should require a monitor tube and inspections over a longer period of time. This would settle the question. Later, lot buyers should be able to know what the usual reality is rather than it passed once during a brief dry moment. Planners and Platters could then have good data to work with for informed decisions rather than helping developers strive for a check mark. The code is flawed and justifies irresponsible thinking. Who benefits from this? The developers, not the landowner and citizens of the borough. Is there a pattern here? An excavator with as much experience digging test holes on Lazy Mountain as anyone is very upset by the situation and has offered to install test holes at his own expense to verify or falsify what the Platting Office is using. You can be sure everyone involved will refuse this offer. It passed once. That's all they want to count. Regard for the real consequences and responsible planning is missing. The system is broken.

The Lazy Mountain Comprehensive Plan (LMCP):

In brief the purpose of and goals of the plan are to protect and maintain the rural, agrarian way of life on Lazy Mountain with its privacy and natural order and features. This is stated explicitly in the general introduction and the following sections.

The Platting Department and Board (PDB) along with people working closely with them (surveyors and engineers) have several responses. "It is not code, not relevant, a wish list, a joke, a way to get state and federal money, it has no teeth". I'm quoting exactly. I will address some of these, but first

note that there is zero respect for LMCP. But what does this disrespect represent. It disrespects the purpose of the plan, content of the plan, who made the plan, also the mandate with its respective reasoning, and the authority it has. All of these are under attack from the PDB and partners. Am I exaggerating? Talk to one of them about the plan. They will either be very ignorant concerning the LMCP or disrespectful along one of the lines mentioned above. One could counter their positions, but that I'm afraid is not going to accomplish anything. Their underlying attitudes, prejudices, and world view come into play. Here it gets ugly, and here they betray the public who they are supposed to serve and put themselves above the law.

For example, "it is just a wish list". This will be addressed in different ways. Here we are dealing with attitude.

"It is just a wish list" has a context in body language, tone and further comments. When used, it is meant to be very disparaging, accompanied very often with a smirk or laugh or disdain. Often it is used in the context of whining children. Children who are fickle and don't really know what they want or what is good for them. Children who whine about trivial issues. In contrast PDB claim to stand on objective code that is equal for all. They are smug in their position and won't truly consider others. But if PDB choose to remember, and many know the history, this wish list is not from one person or a few, it was agreed upon by the community. It is what they wanted at the time and still do. Lots of effort went into getting this, 4 plus years of work, and the Borough paid employees to help. And it reflects heart felt desires at a very deep level, tied to people's identity of who they are. The PDB and company literally laugh at this, the people of Lazy Mountain, and what went into coming up with this "wish list", and what it says. Remember another of their responses, "it's a joke". They are disrespectful and act arrogantly, justifying their attitude because they think they know the law (which they don't), what is best, and will not listen to the public, whom they treat like children. The PDB's and company are not public servants for the people of Lazy Mountain. They are bullies. The system is broken.

What about "it's just a wish list" at another level. Is The Lazy Mountain Comprehensive Plan code?:

It clearly was and remains so. On March 4, 2008 the Borough Assembly adopted the Lazy Mountain Comprehensive Plan as an amendment to the Borough Wide Comprehensive Plan (BWCP) giving it its own code ordinance number of 08-030 IM # 08-044. The plan in its entirety is indeed Borough Code. It, along with other comprehensive community codes, of which there are many, says "This ordinance is of a general and permanent nature". It may be modified but is otherwise permanent. This is our present plan for Lazy Mountain by law and will continue to be so until modified. It is the official guide and compass for matters specific to Lazy Mountain. The Planning Department lists this as the plan for Lazy Mountain on their website!

Some have objected that the plan was nullified by a no vote on a SPUD (Special Use District). Not true! SPUDs are tools for implementing plans not vice versa. There were no contingencies in approving this as The PLAN for Lazy Mountain by the Assembly and Mayor. Implementing the plan is difficult without a SPUD, but as the BWCP states there are other ways to implement the plan and in some situations a SPUD is not the right tool.

Some would further argue that without the SPUD “the Comprehensive Plan has no teeth”, no means of enforcement. So practically speaking is worthless. Perhaps this is the position of Mr. Wagner? How else does he justify his insistence to not use a Comprehensive Plan? His attitudes and actions regarding LMCP and other Comprehensive Plans seem outrageous. Particularly damning is the insistence to “not even consider” (his words), the LMCP, the “wish list” as they call it, of an entire community, a list that is officially Mat Su Borough law. Who is in charge of long-range planning? The Platting Department chooses not to consider the LMCP. It appears they believe that they, with their one code, trump ‘the people’ with theirs. Has arrogance, that blinder of us all, played its part? Regardless, this is wrong, logically and legally. The system is broken.

“It’s only a wish list”, let’s think about that.:

All law/code/regulations are wish lists. Speed limits, the Bill of Rights, board game rules, are wish lists. They are goals that someone or some group wants to make reality. Objections to the LMCP because it is a wish list is But there is more to note here. In considering laws and wish lists, it is imperative that we recognize whose wish list. Is it the King, the guy next door, my daughter’s wish list? We live in a democracy and so have agreed that individuals must be heard with their wishes but the group, community, nation has the final say, not an individual or minority. Hence a Comprehensive Plan. But there is more to the import of a Comprehensive Plan as the name implies. It is supposed to address all the relevant factors, as well as analyze the triage of needs and wants for the next 20 years, minimum, but within that democratic framework. This is a very tall order and will not be perfect. Thus, individuals or minority groups are tempted to push their own better way. Such efforts and actions are extremely dangerous and in a democratic society contemptible. Comprehensive plans should have the highest authority in a local hierarchy of authority and by State law they do. More on that later.

The above comment demands other responses as well. If we see code and community wish lists as separate/different things, then we are lost. We don’t see the forest for the trees. If we can’t identify the deep purpose of the code, what it wishes to accomplish, then we don’t understand it, and cannot properly apply the code. Should we even be using it? Code is the tool of community wishes in any democratic society, not an end.

Also, if we concentrate on “only” we might be saying The PLAN is worthless because it produces no results. That is a problem that all wish lists or laws must deal with. But if that list has the backing of authority, then efforts can be directed toward making it a reality. Comprehensive Plans have that authority. But how is it actually implemented? One way is through the codes and policies and efforts of public servants, like the Platting Department. But I don’t hear them saying, “How can we make LMCP a reality?” To the contrary. The system is broken.

Next look again at “it has no teeth”, “it’s not code”. The Alaska State Supreme Court”.

A case, The Lazy Mountain Land Club (LMLC) vs Matanuska Borough Board of Adjustment and Appeals (BOAA), 904 P.2d 373 (Alaska 1995) Alaska State Supreme Court. The case is complex but deals directly with the authority of a Comprehensive Plan. It is particularly instructive because it includes several appeals that clarify questions about encumbrances on that authority. This case is reported in the Court Listener and found on the web through [Lazy Mountain Land Club v. Matanuska-Susitna Borough Board of Adjustment & Appeals, 904 P.2d 373 – CourtListener.com](https://www.courtlistener.com/cases/alaska-supreme-court/lazy-mountain-land-club-v-matanuska-susitna-borough-board-of-adjustment-amp-appeals-904-p2d-373/).

Looking at relevant portions we move down to: “**B. Was MSB 17.60 Validly Enacted?**”

LMLC's primary argument is that MSB 17.60 was not validly enacted because the Borough does not have a comprehensive plan. Alternatively, LMLC argues that even if the Borough's 1970 plan could be considered a comprehensive plan, this document was adopted by resolution rather than ordinance as required by the enabling statute, and is therefore invalid. Because AS 29.40.040 would seem to require the adoption of a comprehensive development plan prior to the adoption of zoning ordinances, LMLC contends that the adoption of such an ordinance without a validly adopted plan is *ultra vires*.”

In other words This challenge says Borough zoning code (this would include all code dealing with subdivisions) must be based on a Comprehensive Plan and since they only had a resolution rather than an ordinance, their code is invalid.

“1. Adoption of a comprehensive plan must precede enactment of zoning ordinances^[11]”

In other words, this section reiterates that a Comprehensive Plan is mandatory prior to zoning ordinances with the rationale it is to guide zoning law. It also requires the Borough to remedy the situation. Some highlights:

“The planning and zoning process as enacted by the Alaska Legislature is typical of most state zoning statutes. It envisions a hierarchical process in which the comprehensive plan serves as a “long-range policy guide for development of the [municipality] as a whole.”^[12] The plan is then implemented through zoning decisions. Additionally, the existence of a comprehensive plan helps to “guard against prejudice, arbitrary decision-making, and improper motives” by providing “substantive standards against which to measure individual zoning decisions.”^[14]” And “We therefore hold: (1) that the plain language of AS 29.40.030(b) is mandatory^{*379} and requires that the municipality adopt a comprehensive plan;^[21] (2) that AS 29.40.040 requires that the plan be adopted prior to zoning regulations; and (3) where zoning is enacted prior to the adoption of a comprehensive plan, these statutory sections require that a legal remedy be imposed.^[22]”

In other words, “require that a legal remedy be imposed” BOAA must fix things since no comprehensive plan preceded the code.

In other words, The next sections deal with the Borough justifying the zoning law by saying there was a de facto Comprehensive Plan, there is latitude in demanding all policies grow out of a Plan given local variations and needs, and a relevant ordinance was amended to an existing plan to cover for deficiencies. While this gave the Borough a remedy, the state statute is clear in its intent. Note too, that with respect to Lazy Mountain, the LMCP is ordinance for Lazy Mountain, thus there is less room or latitude for policies that are necessary to cover areas not covered by a plan. LMCP is the policy guide for zoning on Lazy Mountain.

Then comes another challenge. “C. Due Process^[50]

LMLC's next claim is that even assuming it was validly enacted, the definition for "junkyard/refuse area" in MSB 17.60.010(F) is unconstitutionally vague.“

In other words Note, this charge has been leveled at LMCP, that it is too vague. By design it is general. But too vague? In this section it does say laws that are vague and not clear are not valid, particularly in criminal cases, not so much in civil. The general guide with respect to civil statutes, "[a]ll that should be required is legislative language which is not so conflicting and confused that it cannot be given meaning in the adjudication process."^[60]

In other words The purpose and goals of LMCP, when taken together, and the plan itself, and in the context of Alaska, and the time they were written, are clearly intelligible. They become particularly clear when considering what is inconsistent with them. Dividing up Ranchettes into less than 1 acre lots is an example. This is in opposition to the clear intent of the language in the purpose and goals of LMCP and the plan in general.

In other words, Does the LMCP have teeth? Indeed, it does. The state requires that it exists prior to land use laws and that it acts as a guide for them. Without Comprehensive plans zoning laws are invalid. This is a hierarchical process in most states. Comprehensive plans are high up and are the foundation for zoning and land use regulations. Zoning laws (subdivisions fall under this) are a means not an end. Comprehensive plans trump subdivision code. But we are told Comprehensive plans have no weight, should not be used for planning, are not code. The PDB world has turned the legal world upside down. The system is broken.

Again, “it is just a wish list” by State Law:

In other words, in the previous section it is clear that zoning rules depends on Comprehensive Plans and are invalid without them. But can a land use/zoning/subdivision code be inconsistent with the LMCP plan and still be valid or more weighty code? For instance, code that came after a Comprehensive plan, was guided by it, but diverges from it, is that still valid code?

The following sections are helpful, based on Alaska State Statutes:

“ Section 29.40.040 - Land use regulation **(a)** In accordance with a comprehensive plan adopted under AS 29.40.030 and in order to implement the plan, the assembly by ordinance shall adopt or amend provisions governing the use and occupancy of land that may include, but are not limited to,**(1)** zoning regulations restricting the use of land and improvements by geographic districts;**(2)** land use permit requirements designed to encourage or discourage specified uses and construction of specified structures, or to minimize unfavorable effects of uses and the construction of structures;**(3)** measures to further the goals and objectives of the comprehensive plan.**(b)** A variance from a land use regulation adopted under this section may not be granted if**(1)** special conditions that require the variance are caused by the person seeking the variance;**(2)** the variance will permit a land use in a district in which that use is prohibited; or**(3)** the variance is sought solely to relieve pecuniary hardship or inconvenience.”

In other words Note that the power to adopt or amend land use regulations depends on its accordance with a Comprehensive Plan adopted under AS29.40.030, (which includes LMCP) and are there, or exist, to implement the plan. Land use regulations are a tool of the Comprehensive Plan and inconsistency with the plan excludes their worth and purpose and makes them invalid! Obviously, this pertains to policies as well.

The above is clear, land use code and policy are supposed to come from and be based on Comprehensive Plans. When they are not, they are invalid. But what about conflicts in code that are based on these plans, different Comprehensive plans? First consider the plans themselves. The state and MSB have been careful to have procedures in place such that the plans themselves do not conflict. If regional plans conflict with Borough Wide Plan (BWP), the latter has the authority, and the former must be remedied. Conflicts at this level should already have been sorted out. But with code, how you implement the plan, you will have conflicts. This is to be expected. Recognizing that different areas of the Borough have different needs, the Borough chose to have the local communities decide what they need in terms of goals and implementation. Thus, regional comprehensive plans are addendums to the general plan. Once regional goals are in place, the borough recognizes that they need their own ways to make those reality, and as long as the means to do so do not conflict with the general goals of the Borough, it's good. There are a few exceptions where means or code must be universally recognized. Waterfront setbacks for septic systems for example. More on that later. But to the point, diverse means are recognized in BWP when they address implementation of regional plans. They suggest SPUDs as a good way to do this, but comment that this is not the only way, or may not be the best way, to implement your plan They also say, "In addition to zoning ordinances, comprehensive plans may be implemented through subdivision regulations, capital improvement programs, specific ordinances, and general policy."

In other words, Regional plans are free to use whatever legal tool they want to implement their plan. Different plans will need different tools. They make several suggestions. Noteworthy for LMCP are SPUDs, but also subdivision regulations, specific ordinances and general policy.

This is emphasized again in "P19 Subdivision zoning:

Goal (I-1): Encourage flexibility in the implementation of the Borough's comprehensive plans. Policy I1-1: Provide a variety of methods, including land-use regulations, subdivision standards and capital improvement plans, to implement the comprehensive plan. Goal (I-2): Allow local communities to have the ability to tailor implementation methods to local needs and desires. Policy I2-1: Allow the use of special use districts as a means of implementing locally adopted community based comprehensive plans if they comply with the borough-wide plan. Policy I2-2: Allow local communities to consider land use regulations that are more flexible than Borough-wide zoning measures.

In other words, note that in all this, except G 2.1, no SPUD is involved. In each of these instances, which includes subdivision rules and policy, accommodation and assistance (AS 29.40.040) are to be made to implement the local Comprehensive Plan. Thus, the job of the Planning and Platting departments is to serve and implement the LMCP by means spelled out above, such as special zoning regulations, that would help the plan become reality. What that means specifically should come through conversations between the borough and the community. This also emphasizes a SPUD would be helpful but is not necessary for special zoning rules for Lazy

Mountain. Also, through the process of developing regional comprehensive plans, the Borough recognizes each area as a de facto SPUD. The borough together with the community should be working together to these plans reality. Where should we start? **On the part of PDB, at the very least they should be evaluating each case on Lazy Mountain in the light of the LMCP and say "NO" when it is inconsistent with the Plan. No code to the contrary is applicable or supersedes this. If it does not serve LMCP, it is invalid unless it is one of the few exceptional codes.** For example, with the current petition in Ranchettes, the petition is clearly not consistent with LMCP and no exceptional Borough wide code is applicable; minimum lot size code is not exceptional. The BWP comments that different size limits may be more appropriate in different regions and of course does so through SPUDs.

Back to our question, can there be valid codes inconsistent to LMCP? Yes, as long as they are not applied on Lazy Mountain and yes, if they are the exceptional code for all regions including SPUDs. Otherwise, no. Land code exists to implement the regional plans, when it does not, or is contrary to them, by state law it has no power. Variances are just that, variance to Comprehensive Plans which are the base and represent the people, and should not be undermined. This is meant to ensure that the plans are the guide and followed, not code. If a contrary code becomes necessary, the plan needs evaluation and amending first. The horse needs to stay in front of the cart.

In summary, land codes exist to support Comprehensive Plans. They have no authority when they don't. This is clear state law, not opinion (AS 29,40.040). We find just the opposite view with Mr Wagoner and the majority of the Platting Board members. Mr. Borst was right. Yet he was berated. The system is broken.

Time and space constrain "the end". There is more to report and explore, but so far, it continues to read: The system is broken.

John Nielsen

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

RECEIVED

JUL 15 2024

PLATTING

3035B04L003 43
LEWIS APRIL C TRUST
JONES CASSIDY M
3605 N DIANA AVE
PALMER, AK 99645

**HANDOUT #5
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: JULY 18, 2024**

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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 **July 18, 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: plattng@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/plattng.

[] No Objection Objection [] Concern

Name: April C. Lewis, Trustee, Cassidy Jones Address: 15750 E. Mercury Ave, 3605 N. Diana Ave (mailing)

Comments: This proposed subdividing into extremely small lots is completely not in accordance with the goals & policies of Lazy Mountain Comprehensive Plan, which is part of the Borough's Comprehensive plan put together as requested by the state of Alaska. As a set of policies to be followed in accordance to the way the community of people who live in the area want their area developed. This does not reflect keeping a more rural area, it does not protect well water which is already an issue in this area, does not keep area in low residential impact which comprehensive plan clearly calls out.

Matthew Goddard

From: Gail Volt <gail.volt@gmail.com>
Sent: Tuesday, July 16, 2024 1:52 PM
To: MSB Platting
Subject: Public comment for Public Hearing on July 18, 2024 Case # 2024-048 Proposed Lazy Moose Run Subdivision

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

Gail Volt
PO Box 1529
Palmer, AK 99645
15755 E. Jupiter Ave
Ranchettes Subdivision
Palmer, Alaska

I object to the Proposed Lazy Moose Run Subdivision. Case #: 2024-048

POINT ONE

“The Lazy Mountain Community Comprehensive Plan encourages retaining the rural, low density residential, pastoral, agricultural, and forested characteristics that the community favors.” It also has a goal to “strive for well-designed and well-placed residential development and improved transportation infrastructure while fostering and maintaining the rural character of Lazy Mountain.” Subdividing three lots into seven lots less than one acre and building a house, septic, and well on each lot clearly defies the Lazy Mountain Comprehensive Plan. Most of the landowners in the Ranchettes subdivision (including me) where this property is located, are opposed to any further subdividing of any properties within its boundaries.

The Lazy Mountain Comprehensive plan was adopted and signed by the Matanuska-Susitna Borough Assembly in Ordinance Serial No. 08-030 on March 4, 2008. This amended MSB 15.24.030 (B) to include the Lazy Mountain Comprehensive Plan which designates the Lazy Mountain Comprehensive Plan as an officially adopted borough plan. As stated in the Code Ordinance MSB 15.24.030 (B), Section 1., “This ordinance is of a general and permanent nature and shall become part of the borough code”.

During the Reconsideration of this case, The Lazy Mountain Comprehensive Plan should have been one of the considerations used by the Platting Division Staff to base their recommendations on. However, in the Staff Review and Recommendations of conditions of approval in the upcoming reconsideration meeting packet, there is no mention of the Lazy Mountain Comprehensive Plan in their recommendations. The Platting Division Services Platting Procedures were not followed. On the public Matanuska-Susitna Borough website

Platting Division page (<https://matsugov.us/platting#board>) under "Platting Services", sub-section "Platting Procedures – Step 4", it reads the following: "Approximately five days before the public hearing, staff recommendations on the proposed action are available for review in the Platting Division. The staff recommendations will be based upon Title 43, the data received from the reviewing agencies, adopted borough plans, and sound platting principles". Since the Lazy Mountain Comprehensive Plan was adopted into a borough code ordinance and thus is a Borough Plan, the platting division staff is clearly instructed that they "will" use it in making their recommendations. But they did not. The Lazy Mountain Comprehensive plan is not a joke, nor is it a wish list. It is a legal document adopted by the Matanuska Susitna Borough and must be used by the Platting Division when considering the approval or rejection of this proposal.

POINT TWO

Lazy Mountain is well known for its high-water table, and very wet lots with well and septic issues. Many of the lots have raised septic holding tanks and raised septic fields requiring a lift station to pass state code. The lots in question are well known to also be very wet lots with a high-water table most months, making it doubtful that each can support its own septic system year-round. Monitoring wells, which are a standard practice in locating suitable locations for septic fields on Lazy Mountain, were not used in this case. When Mr. Curt Holler engineered our septic system 8 years ago, we installed a monitoring well on our property before choosing the location of the septic field. Since Mr. Holler also was the engineer for the perk tests for this subdividing project, I question why that same methodology was not recommended for the seven wet lots on Thor Road.

Lazy Mountain is well known for its difficulty to drill a viable well. Many residents have had to drill more than one well on their 2 acre lots to get to potable groundwater. Getting seven functional wells next to seven septic fields on less than seven acres is doubtful.

POINT THREE

Thor Road is unimproved and narrow. There is not enough room for two emergency vehicles to pass each other in most places on Thor Road, which is against code. Jupiter Ave is currently under construction to meet that same code even though it was wider than Thor Road currently is. Adding seven residences (including the uninhabited and dilapidated house already on one lot) will significantly increase traffic and likely require all Mat-Su Borough residents to pay for the road improvements to bring Thor Road up to code. The landowner subdividing the properties should be shouldering that cost.

The proposed Lazy Moose Run is against the Lazy Mountain Comprehensive Plan. It is against the desires of the neighboring homeowners who bought their property specifically because of the larger wooded lots, privacy, and peace and quiet it provides. It will increase traffic, crowding, natural resource use, and destroy the overall rural character of the Ranchettes Subdivision and neighboring properties. It will also encourage other realtors to buy up lots within the subdivision and all over the mountain, subdivide them into the smallest lots

possible, pocket the hundreds of thousands of dollars they make in profit, and leave the neighbors to deal with the ugly fallout.

I sincerely request that the Platting Board oppose this proposal.

Matthew Goddard

From: jerry hupp <huppjerry@gmail.com>
Sent: Tuesday, July 16, 2024 2:26 PM
To: MSB Platting
Subject: Object in Case 2024-048

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

As a resident of the Ranchettes Subdivision on Lazy Mountain, I strongly object to the request to create seven lots, to be known as Lazy Moose Run, by subdividing Lots 5, 6, and 7, Ranchettes, Plat #76-64. My reasons follow:

- Subdividing three lots of 2+ acres in size into seven lots of approximately 1 acre each is not consistent with the stated goals of the Lazy Mountain Comprehensive Plan (LMCP) that encourages "retaining the rural, low density residential, pastoral, agricultural, and forested characteristics that the community favors." In 2008, the Mat-Su Borough Assembly approved the LMCP as Borough Code (08-030 IM# 08-044). On June 6, 2024, the Platting Board correctly determined that the guidelines in the LMCP were a legitimate basis for denying the requested formation of Lazy Moose Run. For the Platting Board to reverse its earlier decision would demonstrate blatant disregard for the LMCP and Borough Code. Furthermore, it would create a dangerous precedent that could lead to further subdividing of lots on Lazy Mountain, which would diminish the rural character of the area favored by myself and my neighbors. My wife and I purchased our property in the Ranchettes Subdivision specifically due to the low density of housing. Our neighbors likewise are opposed to further subdivision of Ranchettes lots. Platting staff have not given adequate consideration to the LMCP in their review for the reconsideration vote.
- The Ranchettes Subdivision is well known for drainage problems and unpredictable ground water. We were challenged to find a suitable location for a septic field on our 2.25 acre lot and many of our neighbors have had to drill multiple wells after their original well failed. Creating approximately 1 acre lots in an area with highly unpredictable groundwater and poor drainage poses an extreme risk that the future owners will be unable to maintain adequate separation between septic systems and wells. Furthermore, placing seven wells and septic systems in an area where currently three would be allowed could exacerbate drainage and groundwater issues for adjoining neighbors. This area is simply not suited for high density housing. There is also a reasonable question as to whether the test excavations done on these lots would discover drainage problems, since monitoring wells were not used. We placed a monitoring well in the test excavation pit on our property and measured ground water depth over the subsequent 12 months. That information was vital in helping us decide where to place our septic field.
- There are currently six residences that are accessed from Thor Road. Creation of Lazy Moose Run will add up to five additional residences. Thor Road is narrow and in poor condition. Adding additional residences will accelerate deterioration of Thor Road, which over time will likely cause the Borough to invest taxpayer dollars into its improvement. Widening Thor Road to improve emergency access, similar to justification for recent widening of Jupiter and Mercury avenues in Ranchettes, is also more likely should Lazy Moose Run be developed. I note that the developer of the property has no responsibility to improve the road prior to creation of Lazy Moose Run. Yet, development of those properties is likely to result in an expense to taxpayers.

As you are probably aware, there has been considerable opposition in the Ranchettes Subdivision to this proposal. I ask you to respect the views of the majority of people that live near the proposed Lazy Moose Run, and to reject this proposal.

Thank you.

Jerry Hupp

Residence:

15755 E. Jupiter Ave

Palmer, AK 99645

Mailing address:

PO Box 1529

Palmer, AK 99645

Lazy Moose Run Subdivision and Thor Road OBJECTIONS, July 2024. By Shelly Nielsen

I feel betrayed that The Lazy Moose Run Subdivision is up for RECONSIDERATION after it did NOT PASS the first Platting Board Meeting. It looks very suspicious that the 2 members who voted NO previously were conspicuously absent from the second meeting where reconsideration was approved.

I agree that the public should be able to “know what to expect” and that code matters. Most of us expect, and mistakenly trust, that the CODE ordinance number 08-030 IM #08-044 will be followed; that this Lazy Mountain Comprehensive Plan will guide Planning and Platting.

At the first meeting when the vote denied Lazy Moose Run Subdivision, many people gave thoughtful testimony. No one cited silly reasons like, “I like to walk my dog on someone else’s property”. All gave serious concerns. Concerns they expect their officials to heed.

- Important concerns were and are for the current Thor Road specs, safety, and congestion. If the MSB staff did their job with boots on the ground, they would verify testimony that Thor is well under 20 feet wide in places. None of Thor is the required 60 feet width. I and many others know people who subdivided land in MSB and were required at their own expense to upgrade and widen the road it was on. Why is this waived for a developer at taxpayers’ expense in the future? Nothing is in the current plan for Lazy Moose Run to be required to upgrade Thor Road. This is not equal treatment!
- Legitimate concerns are for the water table issues on the proposed lots. People are right to be worried about septic contamination of their water wells. Also, any septic pollution from Lazy Mountain eventually ends up in the Matanuska River. It doesn’t matter that the property owner squeaked by on one momentary ground water test hole. We all know the property is very wet with a very high water-table. The neighbors have sump pumps in their crawl space. Many test companies’ standards require a perforated monitor tube to be left in the ground for some time to give accurate groundwater results for developers and future buyers. (In this case the unfortunate future buyers). Our Borough requirements need to change to require monitor tubes in the water table test holes for a prolonged time!!! When we divided our land, we were told no lots in this area should be less than 2 acres in order to have needed space to adequately separate septic and well because of the groundwater issues.
- All the people I’ve talked to who live in Ranchettes bought here expecting the subdivision lot sizes to remain at the approximate 2.25-acre size. They did not know anyone could secede from and chop up their existing subdivision. They expect to enjoy their space and buffer as purchased. Ranchettes Subdivision was designed to allow owners space for a large animal like a goat or a horse. This also coincides with the Lazy Mountain Comprehensive Plan. If Lazy Moose Run goes forward, it is ethically unsound and flies in the face of the people who already live in Ranchettes. Lazy Moose Run also sets a bad precedent. This area does not have the infrastructure for more than doubling the population. Nor does it follow the rural desire and design of the Lazy Mountain Comprehensive Plan.

RECEIVED

JUL 16 2024

PLATTING

**HANDOUT #8
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: JULY 18, 2024**

Matthew Goddard

From: Ruth Hirsiger <ruthhirsiger@gmail.com>
Sent: Tuesday, July 16, 2024 4:43 PM
To: MSB Platting
Subject: Case #: 2024-048 Lazy Moose Run Subdivision

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

Case #: 2024-048 Lazy Moose Run Subdivision

Re: OBJECTION

Michael Hofmayer / Ruth Hirsiger, 3614 N Diana Avenue

To the Members of the Platting Board:

We are residents of the Lazy Mountain Community since 20 years.

We object this project for the following reasons:

1. Reading the groundwater section of Holler Engineering's report of February 7, 2024 (Exhibit B-2) raises major concerns about the time frame of the monitoring as well as the lack of monitor test tubes. Considering the water table conditions in this area it is irresponsible to proceed without installing monitor tubes and an extended period of monitoring.

While it may not be legally required, this procedure would provide the developer with an excellent opportunity to show the potential buyers that there is, in fact, a large enough area to install a conventional septic system.

Therefore we highly recommend to the Platting Board to accept the concerns and advice from John Vinduska who is very knowledgeable in this field and has decades of experience in this entire community.

We also ask you to accept John Vinduska's generous offer (Exhibit J-2) to install monitor tubes at no cost and accurately determine the water table in that area.

2. N Thor Road does not meet current Mat Su Borough standards and needs to be upgraded by the developer. The current width of that road does not accommodate unimpeded emergency access for fire apparatus and also would be a safety hazard during emergency situations such as a wildfire.

Thank you for your consideration.

Matthew Goddard

From: Stefanie CB <chahtasashki@gmail.com>
Sent: Wednesday, July 17, 2024 3:10 AM
To: MSB Platting
Subject: Lazy Moose Run Case 2024-048

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

My name is Stefanie Colbert-Bruner and I live on Lazy Mountain in Palmer. I respectfully request that permits for Thor Road Ranchettes be denied.

We have insufficient roadways, access to emergency services such as fire and ems, insufficient and inadequate water for current residents and lack connectivity to city sewers. Roads are also too heavily traveled and maintenance is poor

This community was established to be large family tracts that are not to be subdivided or for developed real estate mini communities and developers.

Thank you,
Stefanie Colbert-Bruner

Matthew Goddard

From: Keri Shannon <kshannonp@yahoo.com>
Sent: Wednesday, July 17, 2024 6:26 AM
To: MSB Platting; jim bob
Subject: Platting 2024-048 Proposed Lazy Mountain Subdivision

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

As residents of Lazy Mountain, please accept this dissenting opinion on creating a Ranchette subdivision on Lazy Mountain off of Thor Road. There is a lack of infrastructure in the roads and electric system to sustain a subdivision off of Clark Wolverine. The bylaws of the Lazy Mountain Community also contradict the creation of a subdivision on Lazy Mountain.

Please accept this as a formal letter in opposition of the platting proposal.

Respectfully,

Keri Shannon
Lazy Mountain Resident

Matthew Goddard

From: Rog Cheadle <rogcheadle@gmail.com>
Sent: Wednesday, July 17, 2024 9:14 AM
To: MSB Platting
Subject: Thor Road comments for 7/18/24 Platting meeting

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

> Dear Platting Board,

>

> Here are my comments on Thor Road, and the proposed 7-lot subdivision.

>

> First, I find it very disturbing that you feel that a money grabbing developer has more consideration than that of the current property owners, who have intentionally purchased and developed their private natural paradise in a subdivision which was divided into 2-plus acres lots. If we had wanted neighbors breathing down our backs we would have purchased a small city lot.

>

> Second, living in this area I feel like I have a fair idea of water table conditions, and feel that this developer's personally-hired engineer's assessment is inaccurate. I feel a second testing should be done, so that the proper septic be installed should you pass this money grabbing developer's request to more than double the amount of houses the subdivision was designed to have.

>

> Please respect current property owners desire, and do not pass this.

>

> Rodger Cheadle

>

> 3105 N. Thor Road , Palmer, AK

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

HANDOUT #13
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: JULY 18, 2024

RECEIVED
JUL 17 2024
PLATTING

3035B01L001 63
ANTHONY NANCY L
PO BOX 3168
PALMER, AK 99645-3168

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.

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[] No Objection Objection [] Concern

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

Comments: I purchased my home on Thor Rd about 8 years ago with the desire of living in an area with the feel of a rural area. I am concerned that if the lots in question are subdivided, the "feel" of the area will change to a more urban "feel". This I do not want. I am also concerned that this will open up more land in the Ranchettes to subdivision which will go against what the Ranchettes were originally created for, to have a rural feel. I am also concerned that the physical Thor Rd can not accommodate this rapid development and additional traffic. I already have doubts that emergency vehicles can effectively respond to an incident because the road is so narrow. This concern is even more amplified in winter and Spring due to snow pile-up. I hope that you will decide not to allow this subdivision. Thank you.

Case # 2024-048 MG

Note: Vicinity map Located on Reverse Side

Matthew Goddard

From: Catherine Cheadle <catherine.cheadle20@gmail.com>
Sent: Wednesday, July 17, 2024 10:19 AM
To: MSB Platting
Subject: Comments for Platting Board Meeting 7/18/2024, Thor Road/Lazy Moose Run

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

Dear Platting Board,

In the interest of responsible, appropriate development, I am writing to ask you to deny the Lazy Moose Run proposed subdivision.

1. Comprehensive Plan

It goes against the Mat-Su Borough's own Comprehensive Plan. Lazy Mountain, and Ranchettes in particular, supports a rural lifestyle, chosen by residents who bought here. Dividing into 1-acre lots destroys the intent and the character of our Ranchettes Subdivision.

The Lazy Mountain Comprehensive plan was adopted and signed by the Matanuska-Susitna Borough Assembly in Ordinance Serial No. 08-030 on March 4, 2008. This amended MSB 15.24.030 (B) to include the Lazy Mountain Comprehensive Plan which designates the Lazy Mountain Comprehensive Plan as an officially adopted borough plan. As stated in the Code Ordinance MSB 15.24.030 (B), Section 1., "This ordinance is of a general and permanent nature and shall become part of the borough code".

From the Plan: "The Lazy Mountain Community Comprehensive Plan encourages retaining the rural, low density residential, pastoral, agricultural, and forested characteristics that the community favors." It also has a goal to "strive for well-designed and well-placed residential development and improved transportation infrastructure while fostering and maintaining the rural character of Lazy Mountain." Subdividing three lots into seven lots less than one acre and building a house, septic, and well on each lot clearly defies the Lazy Mountain Comprehensive Plan. I am opposed to any further subdividing of any properties within Ranchettes Subdivision, or within the Comprehensive Plan's defined area.

2. Inappropriate site for small lots

The proposed 7 lots are on a high water table. From what I understand, water level testing standard is to install monitor tubes, and return more than a few hours later, to see what the water table actually is. The water assessment was not adequately conducted. Why was normal protocol broken for this private developer? Septic systems, without expensive above-ground mound systems, risk groundwater contamination, septic system failures, future landowner expense, and possible legal action from those of us who have our water rights secured. This assessment done without monitor tubes is puzzling and disheartening.

I live straight downhill from this proposed project, on the east side of Thor Road. I would welcome a second opinion on suitability.

I object to the Proposed Lazy Moose Run Subdivision. I respectfully request that the Platting Board reject it.

Sincerely,

Catherine Cheadle
3105 N. Thor Rd.
Palmer, AK 99645
Mat-Su Conservation Services
Ranchettes Subdivision

P.S. I am a Geomorphologist by professional training, specializing in drainage issues, stormwater runoff bioremediation, and vegetative erosion control. In the past, I coordinates dozens of stormwater runoff remediation projects in direct partnership with the Mat-Su Borough's Planning Department, especially raingarden installation. This is not subdivision expertise, but I am not entirely a layman to land use and community development.



Virus-free. www.avast.com

Matthew Goddard

From: chan simonds <chaninak@hotmail.com>
Sent: Wednesday, July 17, 2024 10:22 AM
To: MSB Platting
Subject: Proposed Lazy Moose Run Subdivision

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

Hello,

This letter is concerning the re-subdivision of lots 5,6&7 Ranchettes Estates on Thor.

My wife and I were both born and raised in Alaska. I bought my first house in Palmer in the mid-seventies, and we bought our lot in Ranchettes Estates over 30 years ago because the tranquil setting, large lots, and the rural atmosphere. On any given day or night there are families walking the block, babies in strollers, people walking their dogs, kids on bicycles, and occasional horse riders. People move here to live, not to transit.

Many new subdivisions and additions have come in that time; However, this is different. This turns existing large lots into smaller ones, doubling the population density and traffic in an already established neighborhood. This defies the "Rural" described in the Lazy Mountain Comprehensive plan, and our purpose for buying/living here.

This will set a precedent that will likely turn Lazy Mountain into another hillside in Anchorage. "It ain't broke" so please don't fix it!

Thor will need to be upgraded, and continuation of this re-subdividing, small lot thinking will create a population crush requiring additional upgrades, and roads up the mountain, as there is only the one critical route- Clark Wolverine. All at the taxpayer's expense, not the developer's.

Due to the very poor soils, and scarce availability of water on the mountain, the new, starter home- small lot types will undoubtedly push for a very much unwanted annexation into Palmer for these utilities due to the prohibitive cost of doing them on site; more cost, more taxes, roads, bigger water/waste water facilities...and the list goes on.

Please do not destroy the lifestyles of the established folks already here for the temporary income of a nonresident developer who will just continue on for their own gain. We want to maintain our life, they just want profit with no regard to our preestablished lifestyle. Do not sell us out.

Thank you for your kind consideration,

Chandler and Ahna Simonds

15705 E. Jupiter

Palmer, Alaska 99645

9077958427

**HANDOUT #15
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: JULY 18, 2024**

Matthew Goddard

From: Rusty Pochatko <PochatkoR@akrr.com>
Sent: Wednesday, July 17, 2024 10:35 AM
To: MSB Platting
Subject: 2024-048 Lazy Moose Run
Attachments: Lazy Moose Run.docx; Thor Rd Measurements.docx

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

Please see attached

Rusty Pochatko

Director, Car & TOFC Operations

907-265-3917 office | 907-280-9189 mobile
mailing: PO Box 107500, Anchorage, AK 99510-7500
physical: 411 West First Ave, Anchorage, AK 99501
web: www.AlaskaRailroad.com



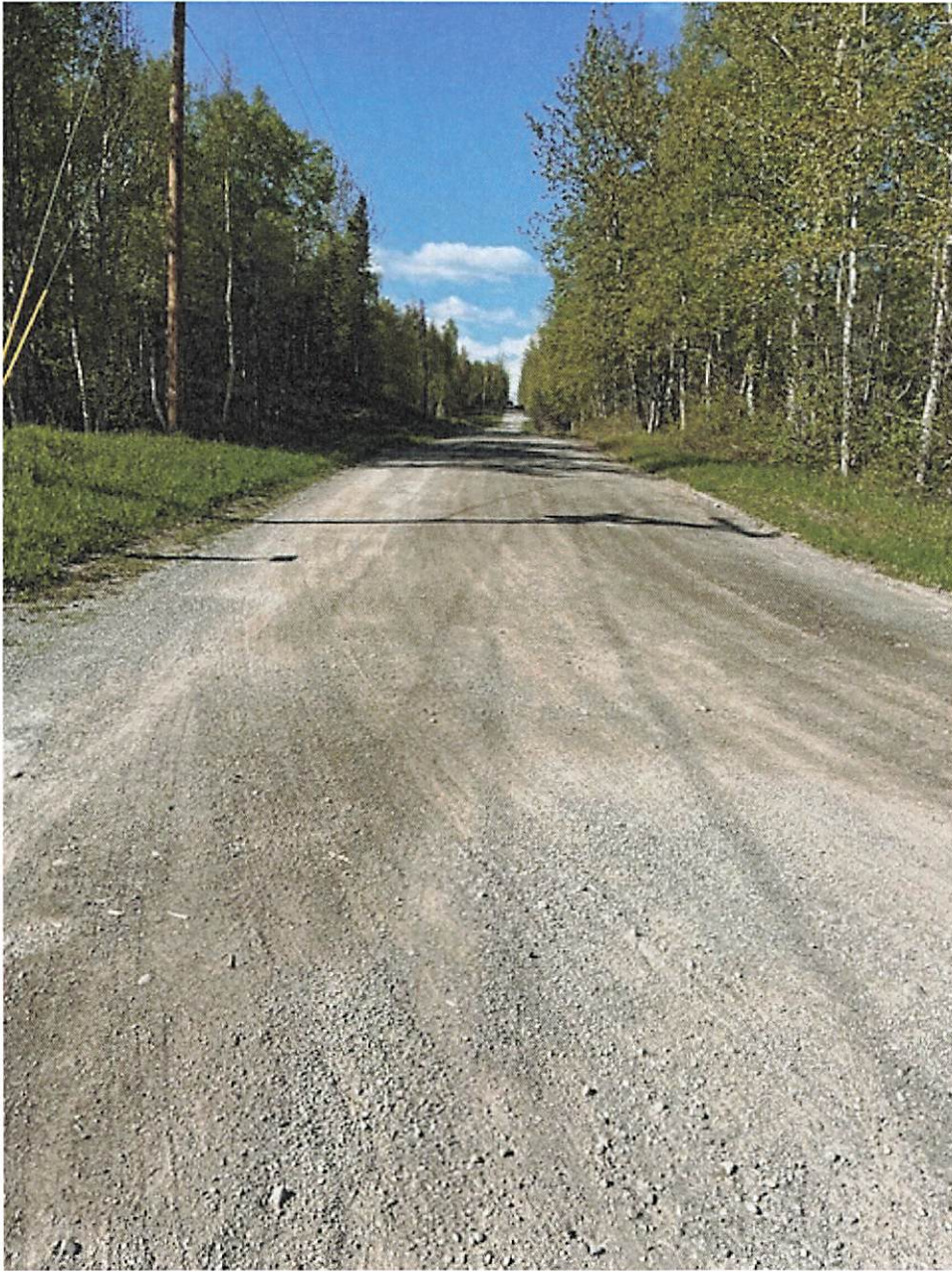
The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or proprietary information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

Vote No on Lazy Moos Run

1. **Road not up to code**
 - a. Borough Public Works employees inspected road
 - i. Verified road not up to code
 - ii. Will not give written statement (fear of retaliation)
 - b. Code is 24'
 - i. We measured the road with a tape measure (photos attached)
 - ii. Majority of the road is only 19' wide
 - iii. 17' at most narrow
 - c. Road is not maintained to any standard
 - i. Road in summer is nearly impassable at times
 - ii. Winter maintenance almost non-existent
2. **Cannot approve if road not up to code**
 - a. The excuse of "if the road is maintained by the Borough, it is up to code" is valid; no reasonable person would use this logic
3. **Lorusso quotes from Platting Meeting**
 - a. "If it's passed the board, it's already approved"
 - i. Blatantly not true
 - ii. Wants you to ignore testimony because he profits from this
 - b. "My mom taught me not to play in the road"
 - i. Zero empathy
 - ii. Mocking parents
 - c. "Valley needs starter homes"
 - i. These will not be starter homes
 - ii. \$500k-\$700k houses
 - d. "Wrongfully denied first time"
 - i. He is lying
 - ii. Denied for road code, well/septic, and Lazy Mountain Comprehensive Plan
4. **VanDiest Quotes from Platting Meeting**
 - a. "stick to the code"
 - i. Not true, public testimony counts
 - ii. Only says that cause his son profits from it.
 - b. "what you do here makes a difference"
 - i. Exactly! That's why you need to make a difference
 - c. "Effects the valley as a whole"
 - i. Yes! This is the start of the end
 - d. "Subdivide the entire Valley"
 - i. That is their goal!
 - ii. Is this what we want?
5. **Well and septic testing done incorrectly**
 - a. This will be covered in depth by local experts
 - b. Their testimony cannot be ignored
6. **Chance to sand up to bullies Wagner and Lorusso**

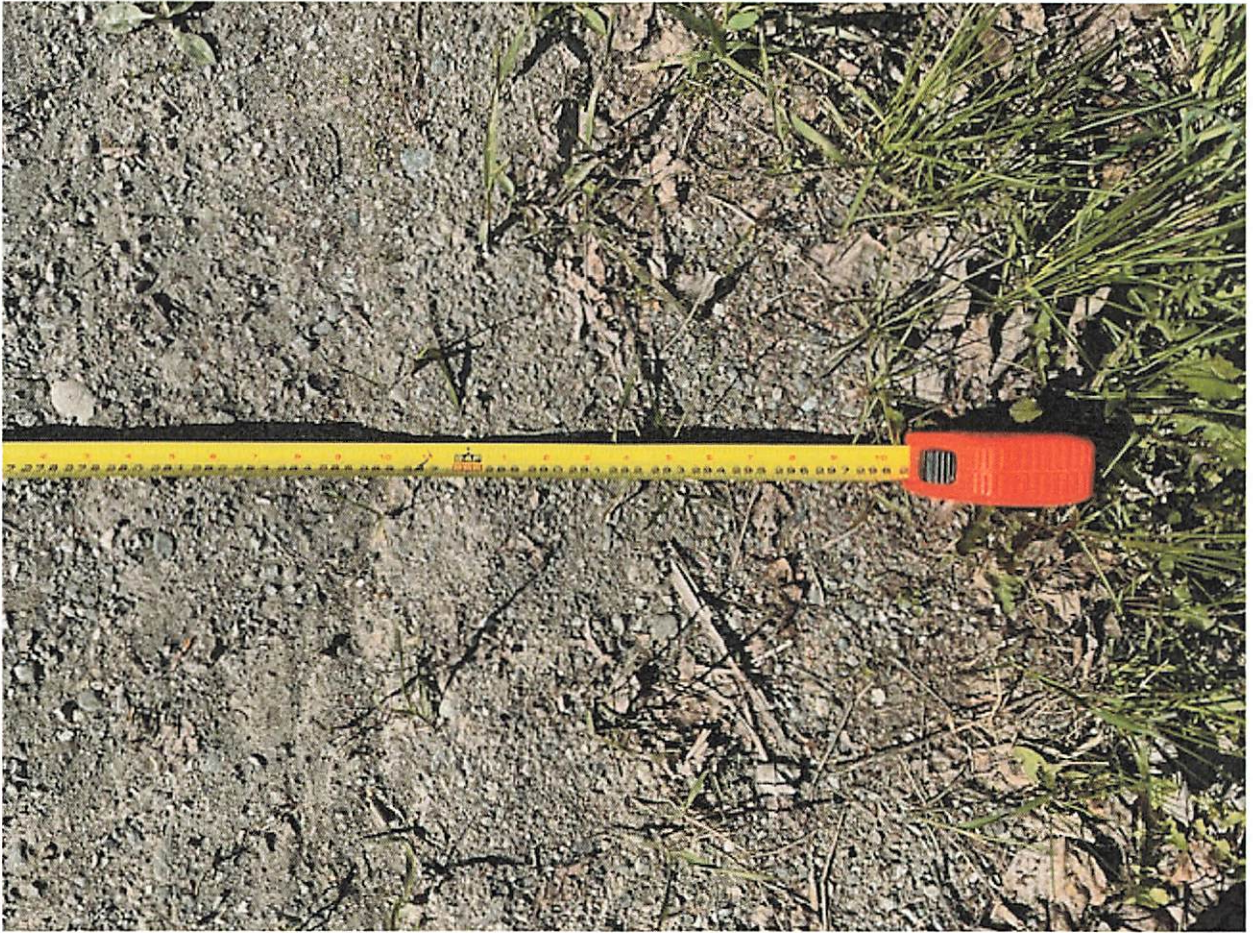
- a. Fred Wagner
 - i. Bullied Bush and Bertz when voted no
 - ii. Bullies constitutes
 - iii. Mocked LMCP
 - b. Gary Lorusso
 - i. Zero empathy for families
 - ii. Mocks families
- 7. Teddy Roosevelt**
- a. Every politician would embrace a favorable comparison to Teddy
 - b. He stood up to developers
 - i. Set land aside
 - ii. Recognized the need to keep some land free
 - c. Not popular in his day but looked back on as a hero
 - i. We need a Teddy now
 - ii. This is your chance to do the right thing and be a hero
- 8. Lazy Mountain Comp Plan**
- a. Borough Code states that the LMCP will be followed
 - i. Cannot just be ignored
 - ii. States larger than 1 acre
 - iii. Keep rural character
 - iv. Sets horrible precedent for Lazy Mtn. and Valley as a whole
- 9. Just cause you can, doesn't mean you should**
- a. You can use discretion
 - i. Cops don't always give speed tickets
 - b. Developers keep saying go by code
 - i. Nowhere in the code does it say you must approve if meets code
 - 1. Just cause you can build a deck, doesn't mean you have to build a deck
- 10. Property owner VanDiest bought property knowing it was a part of Ranchettes**
- a. He knew this going in
 - b. Not saying he can't build 3 houses
 - c. Plenty of other places to buy if he wants to subdivide
- 11. Lorusso "knows how to dig test wells"**
- a. He knows how to dig them to pass
 - b. He works for the builders and real estate agents
 - c. His past history shows that he cannot be trusted
- 12. Michelle Traxler voted to allow**
- a. Should not be allowed to vote
 - b. She benefits from this
 - i. Owns milling company
- 13. Valley needs starter homes**
- a. True, but Lazy Mtn. is not the place
 - i. \$500k - \$700k houses are not starter homes
 - b. Better places to subdivide to build
 - i. Closer to towns and schools

- ii. Cheaper homes
- 14. Correctly denied the first time**
 - a. Reasons were correct
 - i. Road not up to code
 - ii. Well and septic issues
 - iii. LMCP

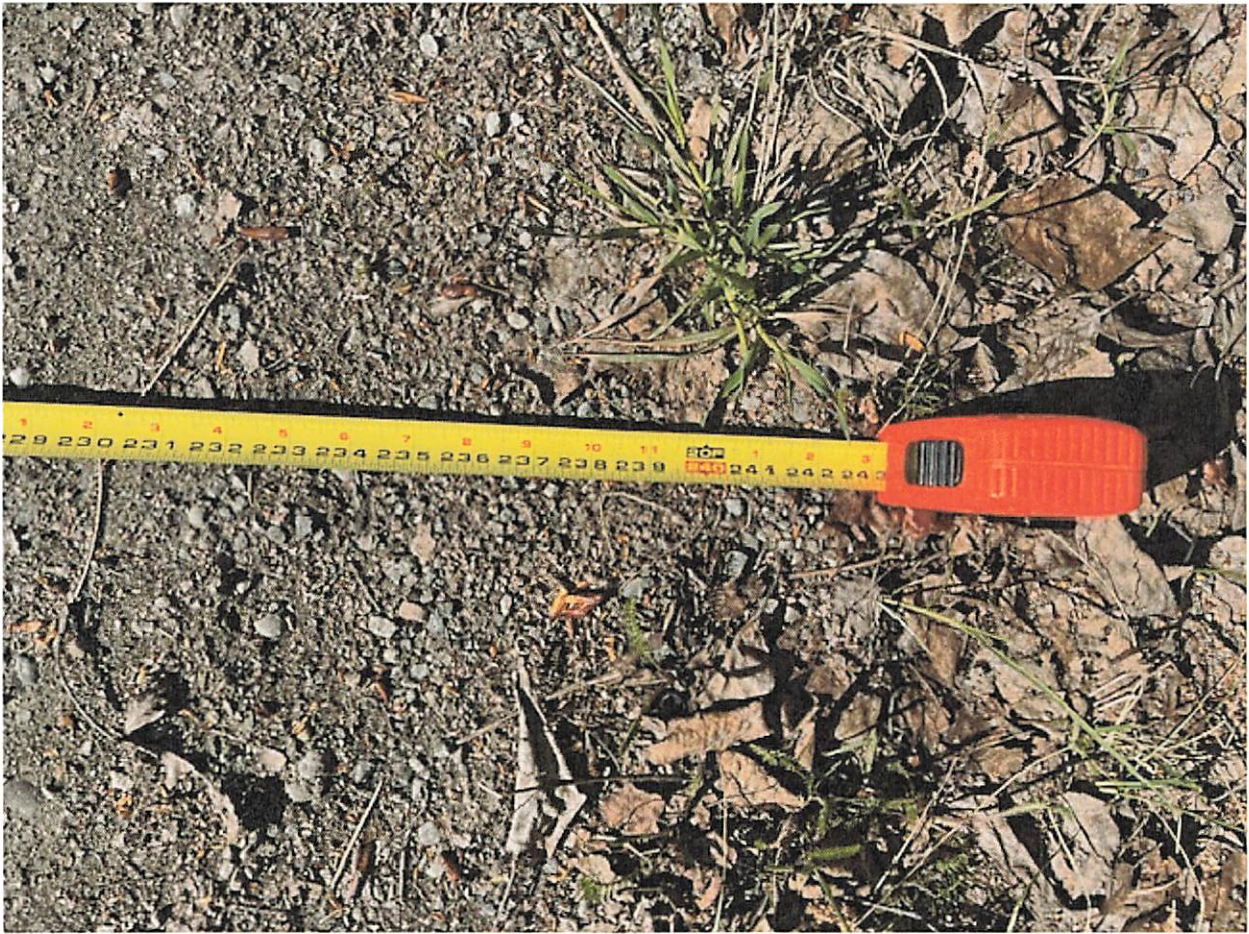














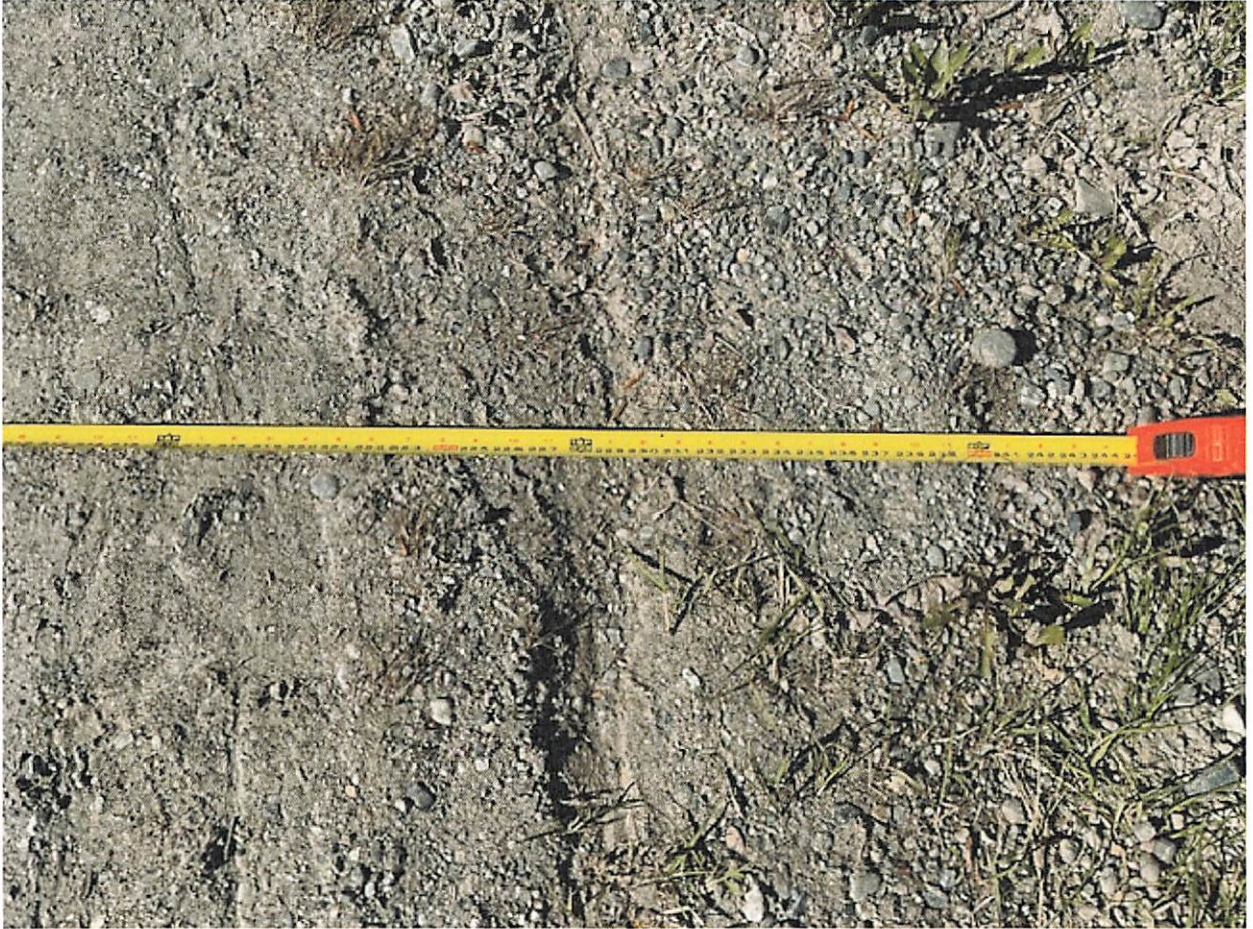




PG13 of 18











Matthew Goddard

From: Amanda Wolfe <apismellifera100@icloud.com>
Sent: Wednesday, July 17, 2024 11:35 AM
To: MSB Platting
Cc: alaskawolfe@proton.me
Subject: objection to case 2024-048

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

Case No: 2024-048

3035B01L010
Amanda Wolfe
3500 N Mars Ave
Palmer, AK 99645

Dear platting staff and board members,

Our family's primary objection to creating seven lots from current Ranchettes 5, 6, and 7 centers around MSB code 43.20.281. This code requires all lots to have a minimum 10,000 contiguous square feet of usable septic area surrounded by a well exclusion area. Local knowledge of the upper Ranchettes, corroborated by both property owners and industry professionals, stresses that water tables are less than the requisite 8 feet, thereby rendering much of the terrain as unusable septic area. Plats of existing wells in close proximity to the proposed property further reduce viable septic area and increase the difficulty of meeting code compliance.

Many of subdivision members, as original 2.27 acre plats, often struggle to meet well and septic demands. A reduction in lot size to the minimum 40,000 square feet (which is less than 1 acre) will render code compliance potentially impossible. To proactively ensure the health and safety of residents, how does the platting board plan to address these concerns?

Also, if we interpret MSB code 43.10.065 B.2.b. correctly, because the property described lies within a recorded subdivision, all record owners are to be mailed a notice of public hearing. According to minutes from the May 16th meeting, 58 notices were mailed, but there are 65 Ranchette subdivision lots. Additionally, per the aforementioned MSB code subsection (a), all property owners within a 1200 foot exterior boundary of the proposed property were required to be alerted by mail. In the event insufficient notices were sent out, we would like to highlight that there may have been a violation of notification procedures.

We thank you for including our concerns in your discussion,

Amanda Wolfe 🐱 & Max Waddoups

HANDOUT #17
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: JULY 18, 2024

Abby Pochatko
3172 N Thor Rd
Palmer, AK 99645

I object to the Proposed Lazy Moose Run Subdivision, Case # 2024-048

Objection Point 1: Lazy Mtn Comprehensive Plan

The Lazy Mountain Comprehensive plan was adopted and signed by the Matanuska-Susitna Borough Assembly in Ordinance Serial No. 08-030 on March 4, 2008. This amended MSB 15.24.030 (B) to include the Lazy Mountain Comprehensive Plan which designates the Lazy Mountain Comprehensive Plan as an officially adopted borough plan. As stated in the Code Ordinance MSB 15.24.030 (B), Section 1., "This ordinance is of a general and permanent nature and shall become part of the borough code."

"The Lazy Mountain Community Comprehensive Plan encourages retaining the rural, low density residential, pastoral, agricultural, and forested characteristics that the community favors." It also has a goal to "strive for well-designed and well-placed residential development and improved transportation infrastructure while fostering and maintaining the rural character of Lazy Mountain."

Subdividing lots into less than an acre does not keep the rural, low density residential area described in the Lazy Mtn Comprehensive Plan.

Objection Point 2: Ground Water Levels

Per the report: "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."

I find it hard to believe that they are encountering groundwater so far down. As a resident of the area with knowledge of the groundwater issues, groundwater is often found as little as 4 feet. Please see some attached DEC reports done around the area that show groundwater at 4 feet. Septic systems have to be redone when they fail. Pump systems have to be installed to meet state codes.

It is my understanding that a monitor tube should have been used to determine the accurate groundwater levels.

**HANDOUT #18
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: JULY 18, 2024**

Objection Point 3: Road

Thor Rd does not meet borough code standards. Although it is “technically” plowed by the borough contractor, it is not plowed well or in a timely manner. There are boulder-sized rocks that protrude from the road. Every spring, April to May timeframe, the road washes out due to insufficient culverts. At multiple points on the road, it is only 17 feet at the widest and that is being generous on where the road is measured.

Thor Road CANNOT withstand more traffic than it already has. It is a safety issue. Emergency vehicles cannot pass with safe distance. Due to poor plowing, it is difficult for two midsize cars to pass in the winter months.

Objection Point 4: Overpopulation

It is an overall safety issue to continue subdividing on Lazy Mountain. There is one road that is the only access point for thousands of people. Emergency vehicles have difficulty reaching emergencies. In a natural disaster, there is only one way out to evacuate.


Subdividing more and more of these larger lots with the intent to boost the population could cause the need for schools, city water and septic, more fire stations, etc. The road system cannot handle these additions.

Thank you for your time!
Abby Pochatko

Date Received

**STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
APPLICATION FOR ON-SITE WATER AND SEWER
SYSTEM APPROVAL
OR
DOCUMENTATION OF SYSTEM INSTALLATION**

I. GENERAL INFORMATION			
Legal Description of the Location Lot 15, Block 5, Ranchettes Subdivision			
Applicant Name: Ken Mattingley		Applicant is: (Check one) <input type="checkbox"/> Bank <input type="checkbox"/> Certified Installer, No. <input checked="" type="checkbox"/> Owner/Builder <input type="checkbox"/> Engineer	
Mailing Address PO Box 2993		Type of Residence: <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family	Total Number Bedrooms 3
City, State, Zip Code Palmer, Alaska 99645		Telephone: (907)746-1016	
Send Approval to: <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Other (Give Name & Address)			

II. WATER SUPPLY SYSTEM				
Source of Water and Containment (Check all that Apply) <input checked="" type="checkbox"/> Well (Drilled or Driven) <input type="checkbox"/> Surface (Identify) <input type="checkbox"/> Roof Catchment <input type="checkbox"/> Other (Identify) <input type="checkbox"/> Holding Tank		Type of Water Supply System <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public (Serves more than one family)		Treatment of Water (Check all that Apply) <input type="checkbox"/> None <input type="checkbox"/> Chlorination <input type="checkbox"/> Filtration <input type="checkbox"/> Mineral Removal <input type="checkbox"/> Other:
Well Data				
Is the height of the well casing more the 12" above the ground?			<input type="checkbox"/> Yes	<input type="checkbox"/> No *
Is a sanitary seal or well cap installed on the well casing?			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is drainage directed away from or around the casing within a radius of 10 feet of the well casing?			<input type="checkbox"/> Yes	<input type="checkbox"/> No *
Is well wire enclosed in conduit?			<input type="checkbox"/> Yes	<input type="checkbox"/> No *
Date Drilled	Depth of Well (Feet)	Static Water Level (Feet)	Yield (If available)	Pump Rate (If available)
9/9/98	100**	Unknown	6	*
Separation Distance from the Well Casing to each of the Following Sources of Contamination:				
Septic/Holding Tank on Lot		Sewer Lines on Lot		Absorption Area on Lot
112'		50'+		100'+
Closest Septic/Holding Tank on Adjacent Lot		Closest Sewer Lines on Adjacent Lot		Closest Edge of an Absorption Area on Adjacent Lot
100'+		100'+		100'+
If toxic materials are stored on the property, including fuel tanks, paints, lubricants and other petroleum based materials, pesticides, fungicides or herbicides, indicate distance from contaminants to well casing:			On Lot	On Adjacent Lot
			*	None w/in 25'
Water Sample Taken by: (Name)			Sampler is:	
Address			<input type="checkbox"/> Buyer <input type="checkbox"/> Engineer <input type="checkbox"/> Banker <input type="checkbox"/> Government Official	
Water Sample Results: Attach Copy <input type="checkbox"/> Satisfactory - Date <input type="checkbox"/> Unsatisfactory - Date				
Comments/Recommendations: * House under construction, well not hooked up, final grading to be done after completion of construction. **Well perforated from 52' to 60'				
I certify that the above information, and that provided in Section IV, is correct:				
Signature	Typed/Printed Name	Title	Date	
	Paul E. Pinard, PE	CE-4793	9/23/98	

Notes: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or Owner/Builder

III. WASTEWATER DISPOSAL		Legal Description: Lot 15, Bk 5, Ranchettes Subd	
<input checked="" type="checkbox"/> Septic Tank/Absorption System		<input type="checkbox"/> Package Treatment (Specify Brand Name or Process)	
<input type="checkbox"/> Holding Tank - Specify	Capacity of Tank	Where Waste is Disposed	Frequency of Pumping
<input type="checkbox"/> Septic Tank Outfall Discharged To:		<input type="checkbox"/> Other (Specify): (Outhouse, Incinerator, etc.)	

<input checked="" type="checkbox"/> NEW SYSTEM	
Name of Installer Bailey's Backhoe	Date Installed 9/15/98
<input type="checkbox"/> Owner/Builder <input type="checkbox"/> Certified Installer No.	<input checked="" type="checkbox"/> Other: Excavator
Septic Tank Type/Manufacturer Steel/Greer w/Orenco Lift Station	Septic Tank Size (Gallons) 1250
Number of Compartments 2	Soil Type and Rating GM --- 335 sf/bdrm
Type Soil Absorption System Seepage Bed	Dimensions/Size Soil Absorption System 18 x 56' (1008 sf)
Type/Quantity Backfill Material Used for Soil Absorption System 3/4-1.5" Sewer Rock	Percolation Test Results (Attach Copy of Report) 11 min/in -- use 335 sf/b
Percolation Test by: (Name) Pinard Engineering	Minimum Ground Cover over Absorption Area 2' soil + 2" in
Minimum Ground Cover over Septic Tank 6 Feet	Cleanout Pipes/Caps Installed on Septic Tank <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Cleanout Pipes/Caps Installed on Absorption System <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Separation Distance To: 112 Feet
Water Supply Source on Lot Nearest Water Supply Source on Adjacent Lot 100+ Feet	Nearest Body of Water 100+ Feet
Water Table/Bedrock 4/6 Feet	Lot Line 30+ Feet
Comments/Recommendations * Seepage Bed insulated with 2" board insulation with 2' of soil cover.	

I certify that the above information, and that provided in Section IV, is correct:

Signature <i>Paul E. Pinard</i>	Typed/Printed Name Paul E. Pinard, PE	Title, Reg./Cert No., Inst. No. CE-4793	Date 9/23/98
------------------------------------	--	--	-----------------

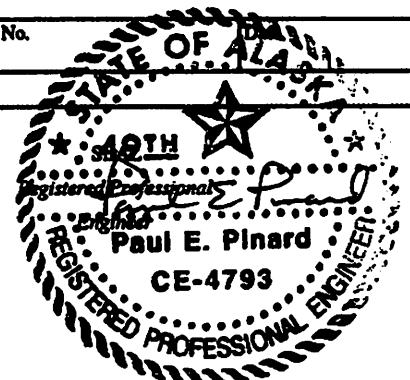
NOTE: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or approved Owner/Builder

<input type="checkbox"/> EXISTING SYSTEM	
Name of Installer	Date Installed
<input type="checkbox"/> Owner/Builder <input type="checkbox"/> Certified Installer No.	<input type="checkbox"/> Other: Septic Tank Type/Manufacturer
Septic Tank Size (Gallons)	Soil Type and Rating
Number of Compartments	Type Soil Absorption System
Dimensions/Size Soil Absorption System	Type/Quantity Backfill Material Used for Soil Absorption System
Adequacy Test Results (Attach Copy of Report) <input type="checkbox"/> Pass <input type="checkbox"/> Fail	Adequacy Test Performed by: (Name)
Date Septic Tank Pumped (Attach Copy of Receipt)	Minimum Ground Cover over Absorption Area Feet
Minimum Ground Cover over Septic Tank Feet	Cleanout Pipes/Caps Installed on Septic Tank <input type="checkbox"/> Yes <input type="checkbox"/> No
Cleanout Pipes/Caps Installed on Absorption System <input type="checkbox"/> Yes <input type="checkbox"/> No	Separation Distance To: Feet
Water Supply Source on Lot Nearest Water Supply Source on Adjacent Lot Feet	Nearest Body of Water Feet
Water Table/Bedrock Feet	Lot Line Feet
Comments/Recommendations	

I certify that the above information, and that provided in Section IV, is correct:

Signature	Typed/Printed Name	Title, Reg./Cert No.
-----------	--------------------	----------------------

NOTE: Must be signed by a Professional Engineer.



**IV. DIAGRAM OF SYSTEM(S)
INSTRUCTIONS FOR DIAGRAM**

1. In a plan view, locate and identify each of the following:

- | | | | |
|---|-----------------------------|--|---------------------------|
| a) Well | b) All Structures | c) Septic Tank | d) Soil Absorption System |
| e) Surface Water | f) Sources of contamination | g) Property Line | (Include dimensions) |
| h) Closest well on adjacent property | | i) Closest septic tank on an adjacent property | |
| j) Closest edge of an absorption field on adjacent property | | k) All cleanouts and monitor tubes | |

2. Show distances between the well and each of the other items listed in 1.

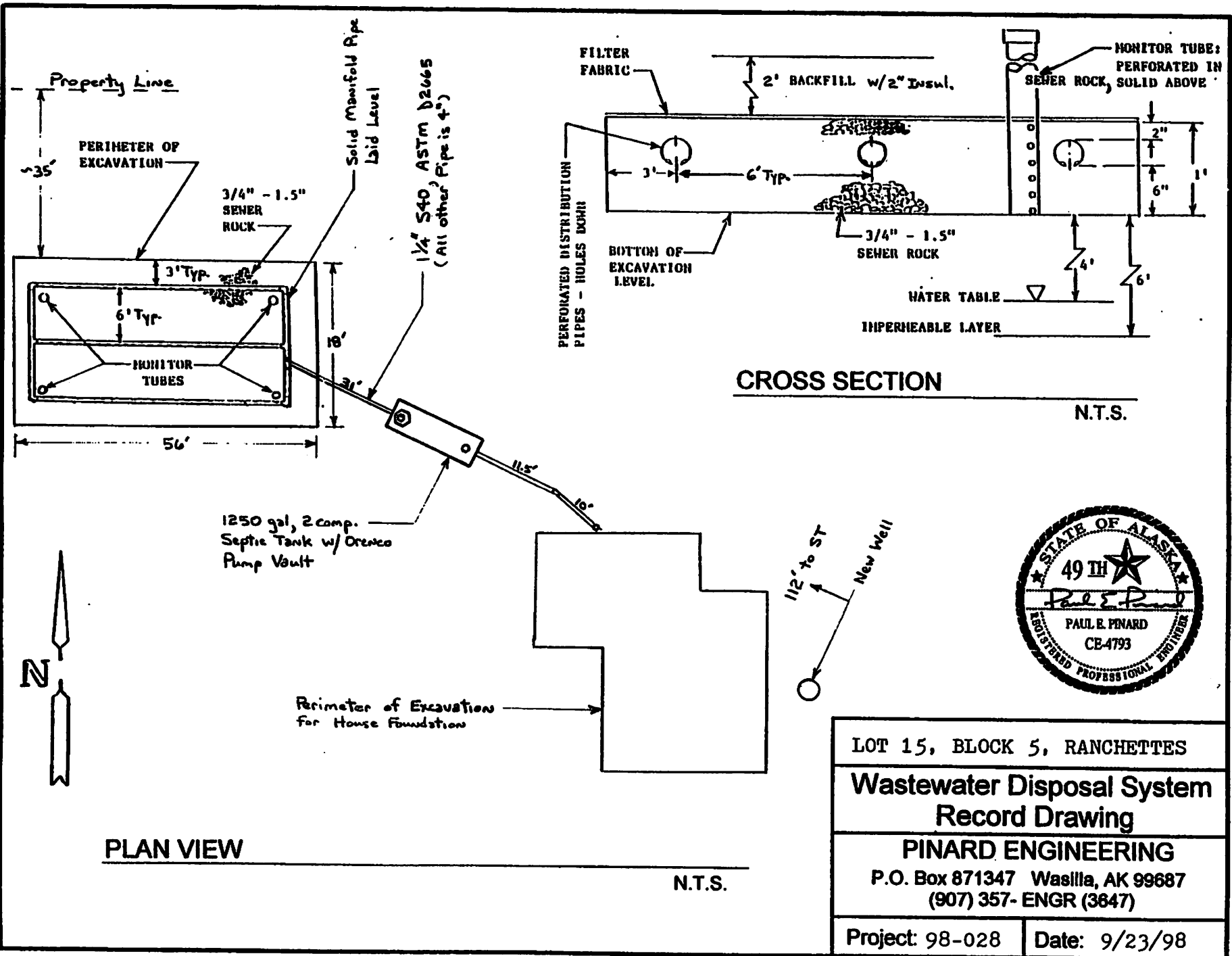
3. Show distances between water bodies and each of the other items listed in 1.

4. In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:

- | | | | | |
|---------------|------------------------|----------------|------------|--------------------|
| a) Soil Cover | b) Absorption Material | c) Water Table | d) Bedrock | e) Discharge pipes |
|---------------|------------------------|----------------|------------|--------------------|

See Attached Record Drawing for Details of New Wastewater Disposal System.

Note - F810 Perforated and D3034 Solid Pipe was used for the new Seepage Bed. 1.25" Schedule 40, ASTM D2665 was used for the pressure line from the ST to the seepage bed.





PINARD ENGINEERING

P.O. Box 871347 Wasilla, AK 99687
(907) 357-ENGR (3647)



TEST HOLE LOG / PERCOLATION TEST

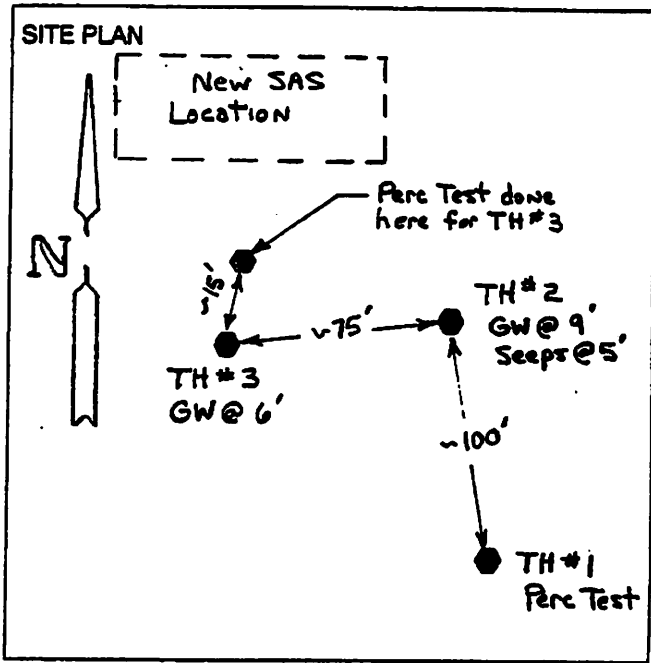
TEST HOLE # 1 DATE: 9/1/98
JOB NUMBER: 98-028
LOCATION: Lot 15, Bk 5, Ranchettes Subd.
FIELD STAFF: A. Wien

SLOPE _____
LEVEL _____

DEPTH, FEET SOIL TYPE

1	OL
2	
3	
4	
5	GM - Silty, Sandy Gravel
6	
7	
8	
9	Seeps
10	
11	
12	
13	
14	BOH
15	
16	

SLOPE
3-5% ↘

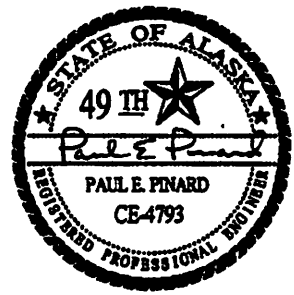


Was Ground Water Encountered? Yes / No
If YES, Depth to Ground Water. Seeps at 9'

PERCOLATION TEST DATA

Time	Δ Time (minute)	Measurement (inches)	Drop in Level (inches)	Perc Rate min. / inch	Comments
9:31	----	8	----	----	Filled Hole to 8"
10:01	30	7 14/16	2/16		Refilled to 8"
10:31	30	7 14/16	2/16		Refilled to 8"
11:01	30	7 14/16	2/16	240	

PERCOLATION RATE 240 min/inch
PERC HOLE DIAMETER 6"
TEST RUN BETWEEN 5.5 FT
and 6 FT in DEPTH
COMMENTS: Perc Hole Soaked 9:30PM on 9/1/98. Test done 9/2/98





PINARD ENGINEERING

P.O. Box 871347 Wasilla, AK 99687
(907) 357-ENGR (3647)



TEST HOLE LOG / PERCOLATION TEST

TEST HOLE # 2 DATE: 9/2/98

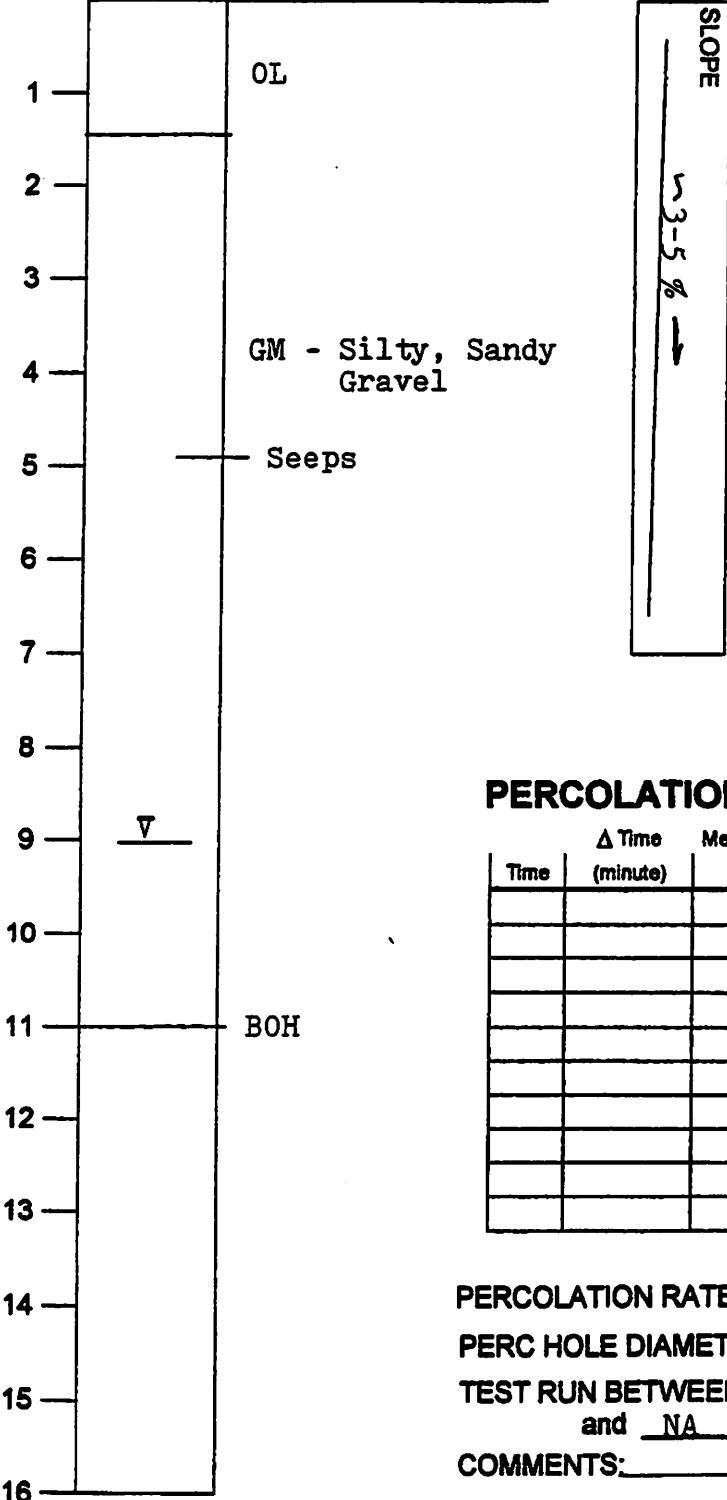
JOB NUMBER: 98-028

LOCATION: Lot 15, Bk 5, Ranchettes Subd.

FIELD STAFF: A. Wien

SLOPE _____
LEVEL _____

DEPTH, FEET SOIL TYPE



SITE PLAN

See Site Plan for TH #1

Was Ground Water Encountered? Yes / No

If YES, Depth to Ground Water. 9'

PERCOLATION TEST DATA

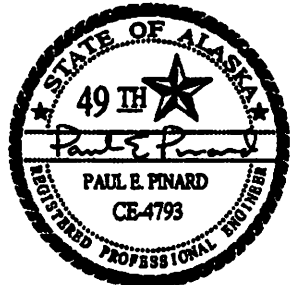
Time	Δ Time (minute)	Measurement (inches)	Drop in Level (inches)	Perc Rate (min. / inch)	Comments

PERCOLATION RATE NA min/inch

PERC HOLE DIAMETER NA

TEST RUN BETWEEN NA FT and NA FT in DEPTH

COMMENTS: _____





PINARD ENGINEERING

P.O. Box 871347 Wasilla, AK 99687
(907) 357- ENGR (3647)



TEST HOLE LOG / PERCOLATION TEST

TEST HOLE # 3 DATE: 9/2/98

JOB NUMBER: 98-028

LOCATION: Lot 15, Bk 5, Ranchettes Subd.

FIELD STAFF: A. Wien

SLOPE	LEVEL
-------	-------

DEPTH, FEET SOIL TYPE

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16

OL

GM - Silty, Sandy Gravel

BOH

SLOPE

3-5%

SITE PLAN

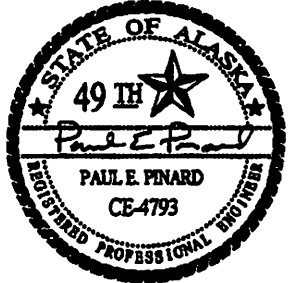
See Site Plan for TH#1

Was Ground Water Encountered? Yes / No
If YES, Depth to Ground Water. 6'

PERCOLATION TEST DATA

Time	Δ Time (minute)	Measurement (inches)	Drop in Level (inches)	Perc Rate min. / inch	Comments
741A	---	8	-----	-----	Filled Hole to 8"
811	30	4 9/16	3 7/16		Refilled to 8"
841	30	5 4/16	2 12/16		Refilled to 8"
911	30	5 5/16	2 11/16	11	

PERCOLATION RATE 11 min/inch
 PERC HOLE DIAMETER 6"
 TEST RUN BETWEEN 2 FT
 and 2.5 FT in DEPTH
 COMMENTS: Perc Hole Soaked 8 30AM on 9/2/98. Test done on 9/3/98



Date Received OCT 27 2020	State of Alaska	Processed by:
	Department of Environmental Conservation	Date:
	Documentation of Construction	SEPTS Key #:

Part I. General Information

Legal Description	Lot 15 Block 5 Ranchettes	PAN or Tax ID#: 65096
Street Address	15705 E Clark Wolverine Rd	City (or nearest community): Palmer
Coordinates	Latitude: _____ Longitude: _____	Datum: <select one>
Installer Name, Email, & Phone #	Nelson & Company; 746-6214	

Part II. Wastewater Disposal System

Facility Served	<input checked="" type="checkbox"/> Private Residence - # of buildings: 1	<input type="checkbox"/> Multi-family - # of Units: _____	Total # Bedrooms: 3			
	<input type="checkbox"/> Small Commercial Facility (< 500 gpd)	<i>show design flow calculations in Comments section below</i>				
<input type="checkbox"/> New System <input checked="" type="checkbox"/> Repair/Replace Existing (state new components installed and decommissioning/inspection results of existing components): Installed new drainfield, old drainfield abandoned.						
System Installed By: <input type="checkbox"/> Certified Installer <input type="checkbox"/> Approved Homeowner		Notification Date: na				
<input checked="" type="checkbox"/> Registered Engineer/Supervision or Inspection by Registered Engineer		Date Installed: 10-14-20				
Septic Tank	Capacity (gal): 1,250	# of Compartments: 2	Material: steel Manufacturer: existing			
Lift Station	Manufacturer: existing	Pump (make/model): _____	Alarms: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Type of Field	<input type="checkbox"/> Deep Trench <input type="checkbox"/> Shallow Trench <input type="checkbox"/> Leach Pit <input checked="" type="checkbox"/> Bed <input type="checkbox"/> 5-Wide					
Soils – Visual and Perc Test	Classification: GM Application Rate (sq. ft./bedroom): 335 Percolation Rate (min/inch): _____ Attach percolation test results or other soils report sealed by registered professional engineer as applicable.					
Soil Absorption System Details	Length (ft): 56	Width (ft): 18	Rock Depth: 12-in Effective Area (sq ft): 1,008			
	Rock Grade: fine	Graveless Media: # Units: _____	Unit Area: _____ Manufacturer: _____			
Freeze Protection	Soil Cover (feet)	Septic Tank: existing	Absorption Area: 4 Sewer Lines: existing			
	Insulation (inches)					
Cleanout Pipes	# Cleanout(s): 1	# Septic Tank Vents: 2	# Leach Field Monitor Tubes: 2			
Vertical Separation Distance from Bottom of Soil Absorption System to: Groundwater 4+ Impermeable Soils 6+						
Horizontal Separation Distances (measured from nearest edge to nearest edge)	list distances to all nearest:	Private Well	Public Well	Waterline	Surface Water	Property Line
	Septic Tank	100+	na	10+	100+	survey
	Soil Absorption System	100+	na	10+	100+	survey
	Lift Station	na	na	na	na	na
	Sewer Line(s)	25+	na	10+		
Horizontal Separation Distance from Soil Absorption System to Slope exceeding 25%: 50+						
Comments/Criteria used to size commercial facility (state type of facility, # people, gpd/person, etc.):						
I certify that the information provided in Parts I, II, III and IV is correct:						
Signature	Printed Name Archie Giddings, PE					
Title or Certification No.	Date 10/18/20					



Part III - Required Diagram of System(s)

1. In a plan view, locate and identify each of the following:

- | | | | |
|--|---|------------------|--|
| a) Well | b) All Structures | c) Septic Tank | d) Soil Absorption system (include dimensions) |
| e) Surface Water | f) Sources of Contamination | g) Property Line | h) Closest well on adjacent property |
| i) Closest septic tank on an adjacent property | j) Closest edge of an absorption field on adjacent property | | |
| k) All Cleanouts and monitor tubes | l) Testhole location | | |

2. Show distances between the well and each of the sources of contamination listed in 1.

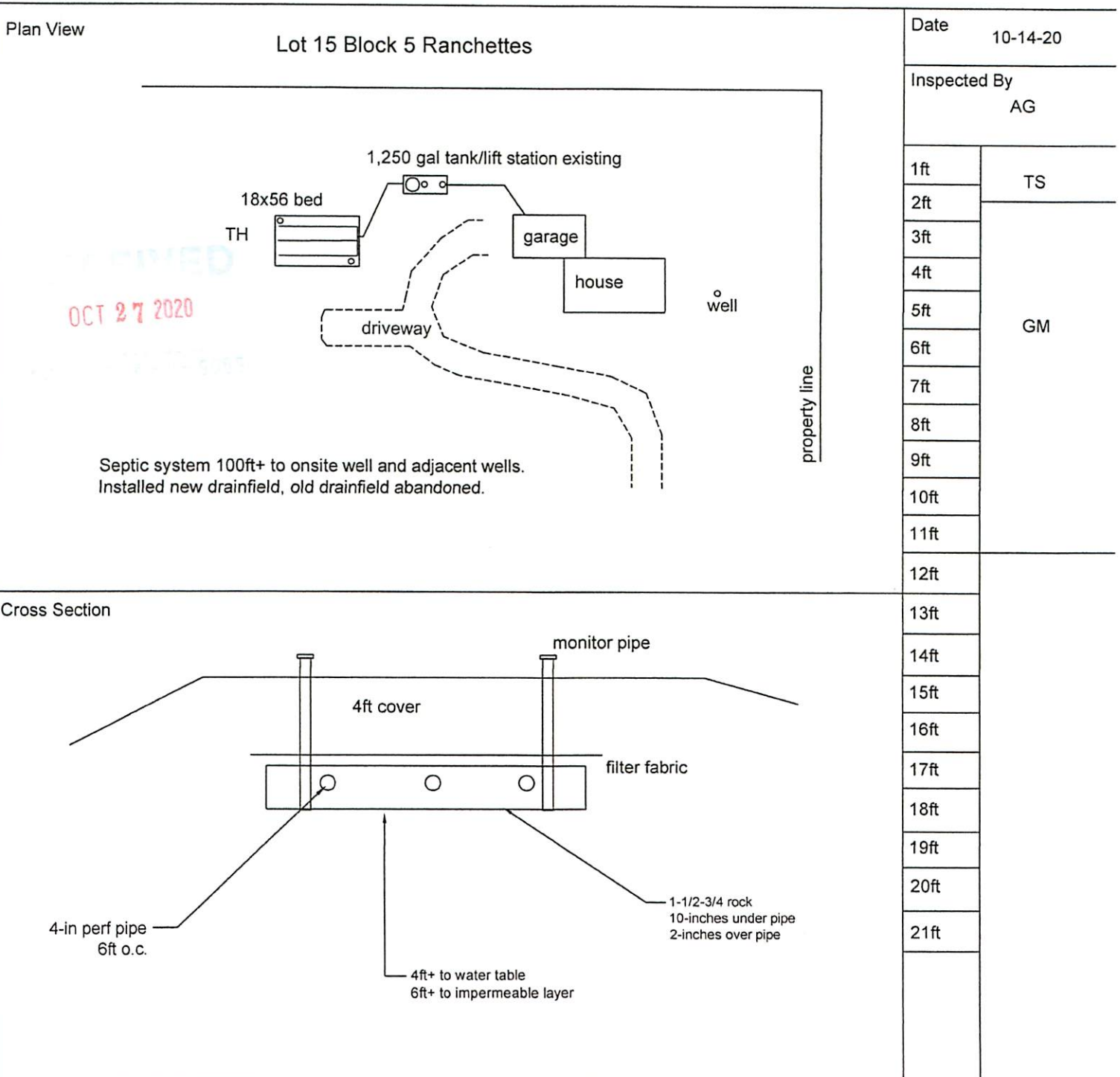
3. Show distances between water bodies and each part of the onsite system listed in 1.

4. In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:

- | | | | | | |
|---------------|------------------------|----------------|------------|--------------------|---------------|
| a) Soil Cover | b) Absorption Material | c) Water Table | d) Bedrock | e) Discharge Pipes | f) Insulation |
|---------------|------------------------|----------------|------------|--------------------|---------------|

Testhole total depth: 11 ft. Groundwater/Seeps encountered? Y/N at 9 ft.

Impermeable soil (Silt/Clay/Bedrock) encountered? Y/N at na ft.

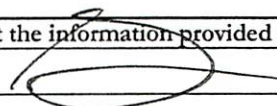


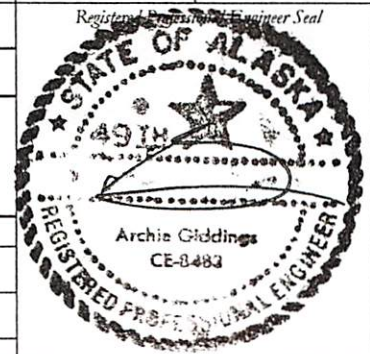
RECEIVED Date Received SEP 4 2020 State Of Alaska DEC Wasilla Alaska 99654	State of Alaska Department of Environmental Conservation Documentation of Construction	Processed by:
		Date:
		SEPTS Key #:

Part I. General Information

Legal Description	Lot 3 Block 2 Ranchettes	PAN or Tax ID#: 31637
Street Address	3305 N Mars Ave	City (or nearest community): Palmer
Coordinates	Latitude:	Longitude: Datum: <select one>
Installer Name, Email, & Phone #	Nelson & Company; 746-6214	

Part II. Wastewater Disposal System

Facility Served	<input checked="" type="checkbox"/> Private Residence - # of buildings: 1	<input type="checkbox"/> Multi-family - # of Units:	Total # Bedrooms: 3			
	<input type="checkbox"/> Small Commercial Facility (< 500 gpd)	<i>show design flow calculations in Comments section below</i>				
<input type="checkbox"/> New System <input checked="" type="checkbox"/> Repair/Replace Existing (state new components installed and decommissioning/inspection results of existing components): Installed new septic tank and drainfield, old system abandoned.						
System Installed By: <input type="checkbox"/> Certified Installer <input type="checkbox"/> Approved Homeowner		Notification Date: na				
<input checked="" type="checkbox"/> Registered Engineer/Supervision or Inspection by Registered Engineer		Date Installed: 8-19-20				
Septic Tank	Capacity (gal): 1,000	# of Compartments: 2	Material: steel Manufacturer: Greer			
Lift Station	Manufacturer:	Pump (make/model):	Alarms: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Type of Field	<input type="checkbox"/> Deep Trench <input type="checkbox"/> Shallow Trench <input type="checkbox"/> Leach Pit <input checked="" type="checkbox"/> Bed <input type="checkbox"/> 5-Wide					
Soils – Visual and Perc Test	Classification: GM	Application Rate (sq. ft./bedroom): 333	Percolation Rate (min/inch): 24			
Attach percolation test results or other soils report sealed by registered professional engineer as applicable.						
Soil Absorption System Details	Length (ft): 56	Width (ft): 18	Rock Depth: 12-in Effective Area (sq ft): 1,008			
	Rock Grade: fine	Graveless Media: # Units:	Unit Area: Manufacturer:			
Freeze Protection	Septic Tank					
	Soil Cover (feet)	2	Absorption Area: 4 Sewer Lines: 2			
Cleanout Pipes	Insulation (inches): 2					
	# Cleanout(s): 1	# Septic Tank Vents: 2	# Leach Field Monitor Tubes: 2			
Vertical Separation Distance from Bottom of Soil Absorption System to: Groundwater 4+ Impermeable Soils 6+						
Horizontal Separation Distances (measured from nearest edge to nearest edge)	list distances to all nearest:	Private Well	Public Well	Waterline	Surface Water	Property Line
	Septic Tank	100+	na	10+	100+	survey
	Soil Absorption System	100+	na	10+	100+	survey
	Lift Station	na	na	na	na	na
	Sewer Line(s)	25+	na	10+		
Horizontal Separation Distance from Soil Absorption System to Slope exceeding 25%: 50+						
Comments/Criteria used to size commercial facility (state type of facility, # people, gpd/person, etc.):						
I certify that the information provided in Parts I, II, III and IV is correct:						
Signature	 Printed Name Archie Giddings, PE					
Title or Certification No.	Date 8/23/20					
NOTE: Certified Installers or Approved Homeowners must sign and date. Professional Engineers must seal, sign, and date.						



Part III - Required Diagram of System(s)

1. In a plan view, locate and identify each of the following:

- | | | | |
|--|---|------------------|--|
| a) Well | b) All Structures | c) Septic Tank | d) Soil Absorption system (include dimensions) |
| e) Surface Water | f) Sources of Contamination | g) Property Line | h) Closest well on adjacent property |
| i) Closest septic tank on an adjacent property | j) Closest edge of an absorption field on adjacent property | | |
| k) All Cleanouts and monitor tubes | l) Testhole location | | |

2. Show distances between the well and each of the sources of contamination listed in 1.

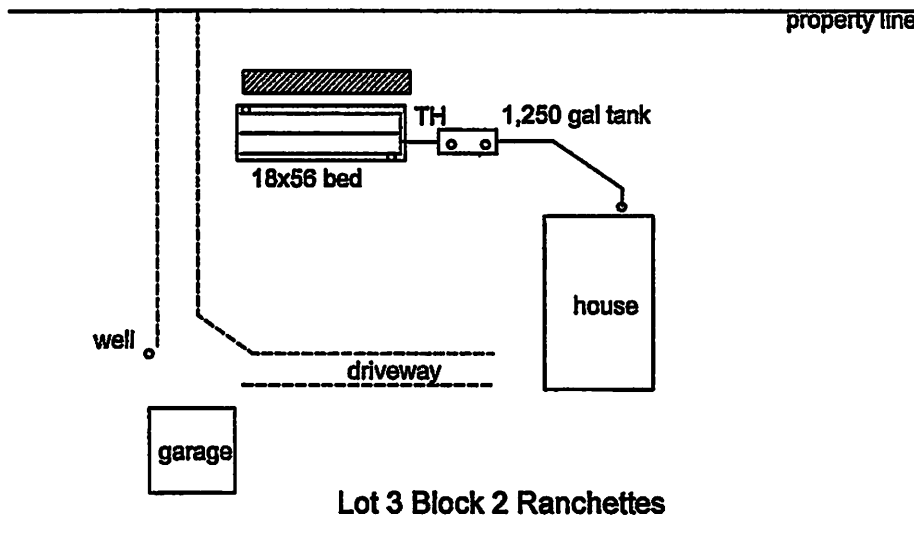
3. Show distances between water bodies and each part of the onsite system listed in 1.

4. In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:

- | | | | | | |
|---------------|------------------------|----------------|------------|--------------------|---------------|
| a) Soil Cover | b) Absorption Material | c) Water Table | d) Bedrock | e) Discharge Pipes | f) Insulation |
|---------------|------------------------|----------------|------------|--------------------|---------------|

Testhole total depth: 16 ft. Groundwater/Seeps encountered? Y/N at 9 ft.
 Impermeable soil (Silt/Clay/Bedrock) encountered? Y/N at na ft.

Plan View



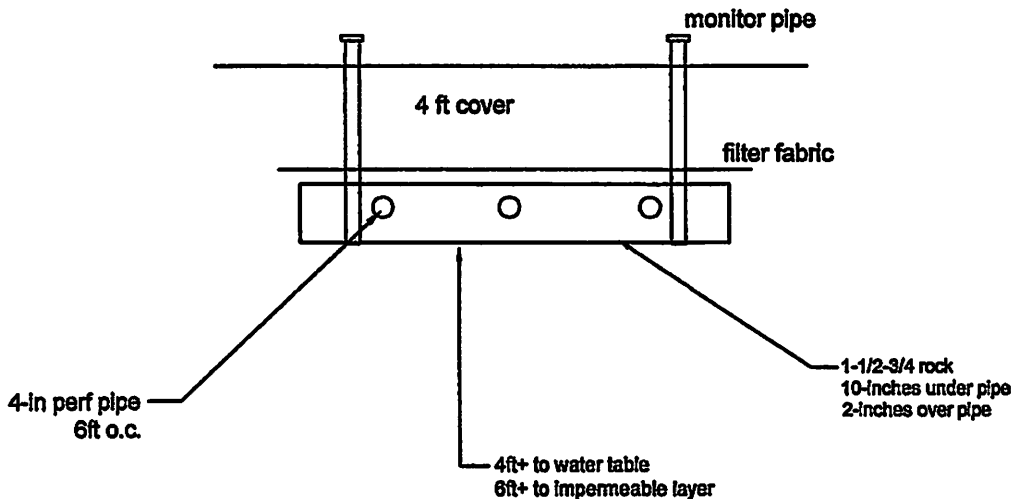
Septic system 100ft+ to onsite well and adjacent wells.
 Installed new septic tank and drainfield, old system abandoned.

Date **8-19-20**

Inspected By **AG**

1ft	TS
2ft	
3ft	GM
4ft	
5ft	
6ft	
7ft	
8ft	
9ft	
10ft	
11ft	
12ft	
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	
21ft	

Cross Section



STATE OF ALASKA

JAY S. HAMMOND, GOVERNOR

DEPT. OF ENVIRONMENTAL CONSERVATION

MATANUSKA-SUSITNA FIELD OFFICE

P. O. BOX 1064
WASILLA, ALASKA 99687

March 5, 1982

Marston Realty
Box 150
Wasilla, Alaska 99687

RE: Lot 3 Block 2 Ranchettes Subdivision

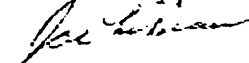
To Whom This May Concern:

This Department has completed its review of the on-site wastewater disposal system located on the above referenced lot. The results of this review are indicated below by the check mark(s) opposite the appropriate statement:

- A. On _____ the Department inspected the installation of the septic tank and soil absorption system. The construction, location and size of this disposal system satisfies the requirements of the Department and is approved to serve the subject _____ () bedroom dwelling.
- B. On 9-3-81 the septic tank and soil absorption system was installed by a Department certified installer, number WSI- 76-19. According to the information provided by this installer, the construction, location and size of the disposal system satisfies the requirements of the Department and is approved to serve the subject three (3) Bedroom dwelling.
- C. The septic tank and soil absorption system was installed and covered over prior to our inspection that was conducted on _____. According to the information provided by: _____, the location and size of this disposal system satisfies the requirements of the Department and is approved to serve the subject _____ () bedroom dwelling.
- D. The water well meets the separation requirements and construction standards of this Department. Also, on 1-20-82 a water sample from the on-site well was collected by: B. Heppinstall. The total coliform density meets the requirements of 18 AAC 80.050(a)(5).

NOTE: The above approval does not guarantee the well or septic disposal system is free of material or installation defects and/or possible subsequent failure.

Sincerely,



Joe LeBeau
Environmental Field Officer

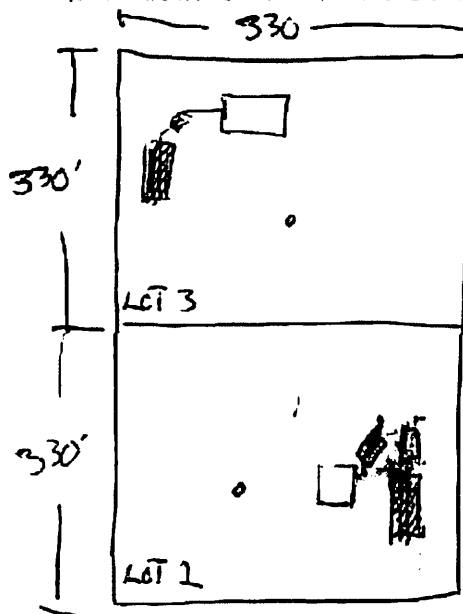
REQUEST FOR APPROVAL OF INDIVIDUAL SEWAGE AND WATER FACILITIES

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

INSTALLER Pioneer Excavating FAIS 867-745-442 CERTIFICATE NO. _____

1. Name of person requesting approval PAUL KROENKING
2. Mailing address ST RT D 9377
3. Legal description LOT 3 BLK. 2 RANCHETT SUBD.
4. Directions to get to property TURN RIGHT OFF OF CLARK-WOLVERINE ON TO MARS Rd. — TURN RIGHT ON 2nd DR. WY OFF MARS
5. Size of lot 2 1/2 ACRES 6. Number of bedrooms 3
7. Well Data:
 - a. Type 6" STEEL CASING c. Casing size 6"
 - b. Depth 15' d. Pump type MVERS 1/2 hp
 - e. Distance from well to existing or proposed:
 - 1) Sewer line 150' 2) Septic Tank 150'
 - 3) Seepage pit 150' 4) Property line 150'
 - 5) Other sources of possible contamination; i.e., creeks, lakes, houses, barn, drainage ditch, etc. NONE
- 6) Closest neighbor's sewer system 400'
8. Sewage Disposal System (attach photograph) Date Installed 9/3/81
 - a. Septic tank-liquid capacity (gallons) and type 1000 gal
 - b. Type of sewer pipe CAST IRON
 - c. Type of soil in seepage area SCREENED ROCK Original Hard Pan
 - d. Ground water within four feet of bottom of seepage pit or invert of perforated pipe in drain field. NO
 - e. Disposal field or seepage pit size and type 60' x 30'
 - 1) Distance to property line 20' 2) Distance to house foundation 60' +

DIAGRAM OF SEWER AND WATER FACILITIES
(SHOW LOCATION OF SYSTEMS ON ADJACENT LOTS IF PRESENT)

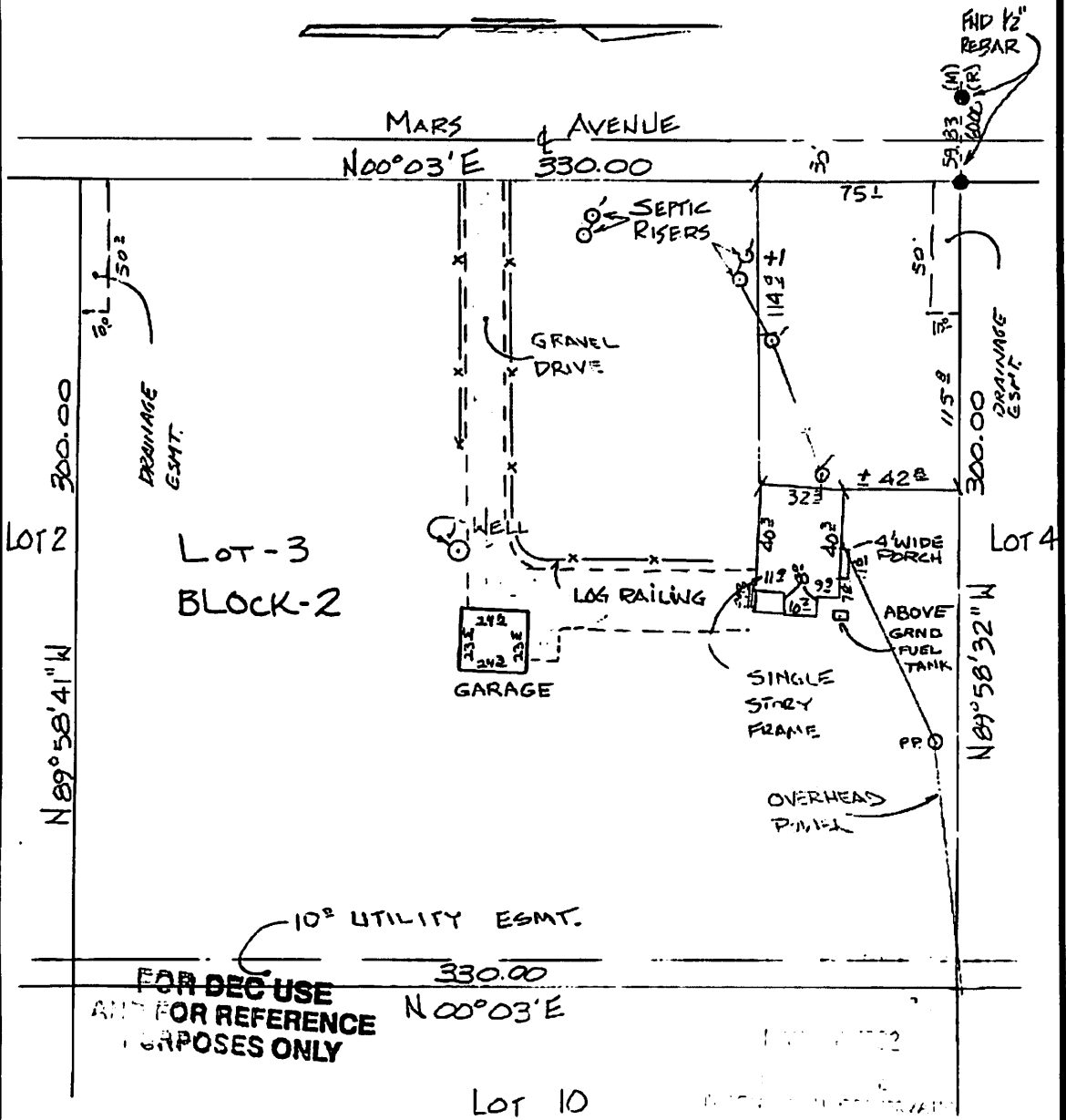


= 1000 gal SEPTIC TANK
 = 1200 sq LEACH FIELD
 = WELL

I certify that the information contained in this request for approval to be a true and accurate representation of the subject sewer and water facilities at the time of installation and that the system complies with Title 18, Chapter 72 of the Alaska Administrative Code.

Pioneer Excavating Sept 9, 1981
INSTALLER _____ DATED _____

Based on the information provided above the subject systems appear to meet the requirements of the Department of Environment Conservation.



FOR DEC USE
AND FOR REFERENCE
PURPOSES ONLY

JOB NO.: 7745, 92-058
CLIENT:
FIELD BOOK: 5 P.N.S.

SCALE: 1" = 50'	PLOT PLAN:	AS-BUILT: ✓	MAP:	DRAWN BY: HJ	CHECKED BY: WJ
-----------------	------------	-------------	------	--------------	----------------

DENALI NORTH P.O. BOX 870086 WASILLA, ALASKA 99687
PHONE (907) 373-1110

I HEREBY CERTIFY THAT THE IMPROVEMENTS SITUATED ON LOT 3, BLOCK 2, RANCHETTES SUB PALMER RECORDING DISTRICT, AK, ARE WITHIN THE PROPERTY LINES AND DO NOT ENCRDACH ON THE PROTERTY LYING ADJACENT THERETO. THAT NO IMPROVEMENTS ON PROPERTY LYING ADJACENT THERETO ENCRDACH ON THE PREMISES IN QUESTION AND THAT THERE ARE NO ROADWAYS, TRANSMISSION LINES OR OTHER VISIBLE EASEMENTS ON SAID PROPERTY EXCEPT AS INDICATED HEREON.

DATED THIS 29TH DAY OF APRIL, 1992, WASILLA, ALASKA

IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER, PRIOR TO CONSTRUCTION, TO VERIFY PROPERTY LINES AND PROPOSED BUILDING GRADE RELATIVE TO FINISH GRADE AND UTILITY CONNECTIONS AND TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. THIS IS NOT A CORNER LOCATION SURVEY.

DAILY DRILLING LOG

H & H DRILLING

Wasilla, Alaska 99687

376-5851

OWNER OF LAND..... PAUL KROENUNG.....	DEPTH OF WELL..... 95 ft.....
ADDRESS..... ST. RT. J. 1643 PALMER, ALASKA.....	STATIC LEVEL OF WATER FT.....
WELL-SITE..... LOT 3 BK. 2 RANCHETTE.....	DRAW DOWN FT..... 10 ft.....
DATE-STARTED..... 4/24/79.....	GALS. PER HR..... 420.....
DATE-ENDED..... 4/24/79.....	KIND OF CASING..... 6 in. x 17 lb.....

KIND OF FORMATION:

FROM..... 0..... FT. TO..... 20..... FT. gravel	FROM..... FT. TO..... FT.....
FROM..... 20..... FT. TO..... 80..... FT. alluial	FROM..... FT. TO..... FT.....
FROM..... 80..... FT. TO..... 95..... FT. gravel/sand	FROM..... FT. TO..... FT.....
FROM..... FT. TO..... FT.....	FROM..... FT. TO..... FT.....
FROM..... FT. TO..... FT.....	FROM..... FT. TO..... FT.....
FROM..... FT. TO..... FT.....	FROM..... FT. TO..... FT.....
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FROM..... FT. TO..... FT.....	FROM..... FT. TO..... FT.....

MISCL. INFORMATION:

RECEIVED

FEB 9 1982

SCRO
WASILLA

DRILLER'S NAME..... JERRY HOLOHAN.....

RECEIVED

Date Received
MAR 3 1 2021
 State Of Alaska
 DEC Wasilla Alaska 99655

State of Alaska
 Department of Environmental Conservation
 Documentation of Construction

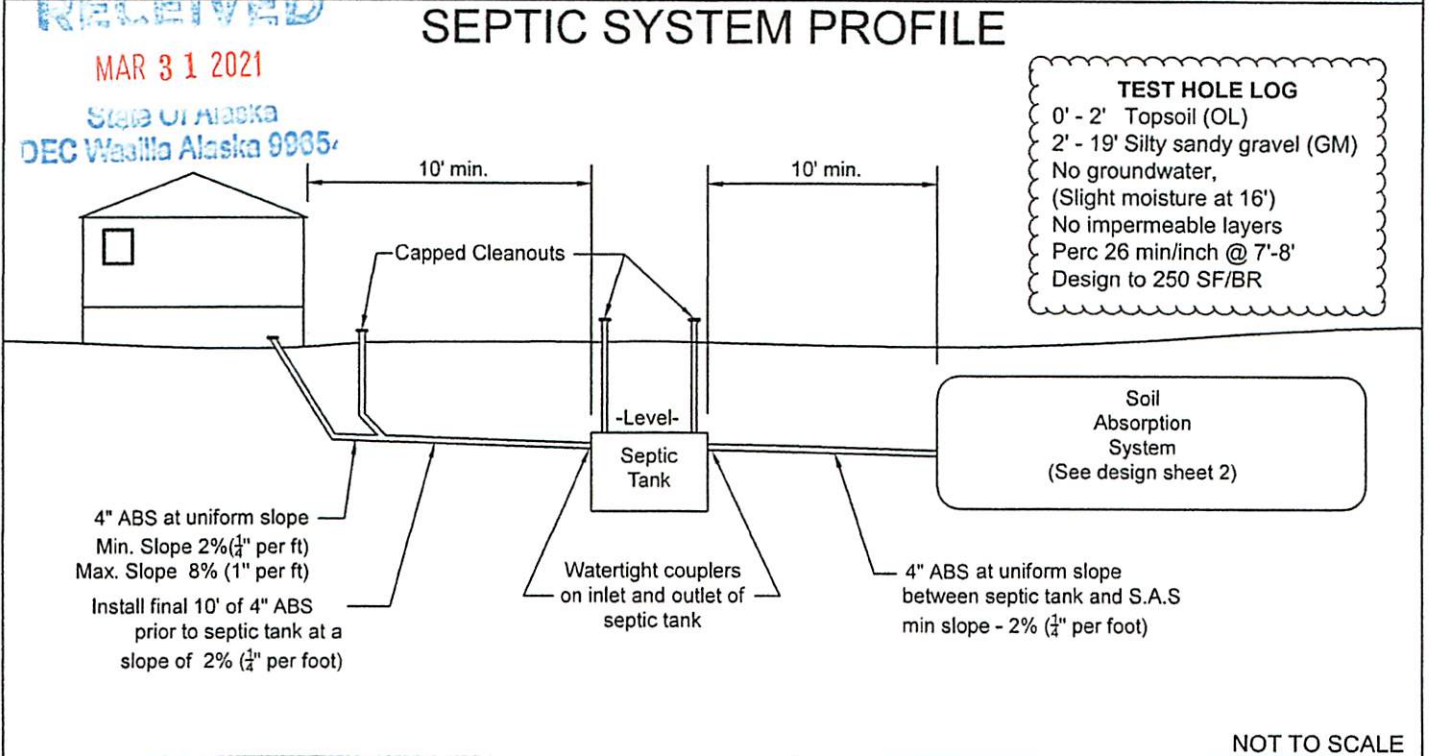
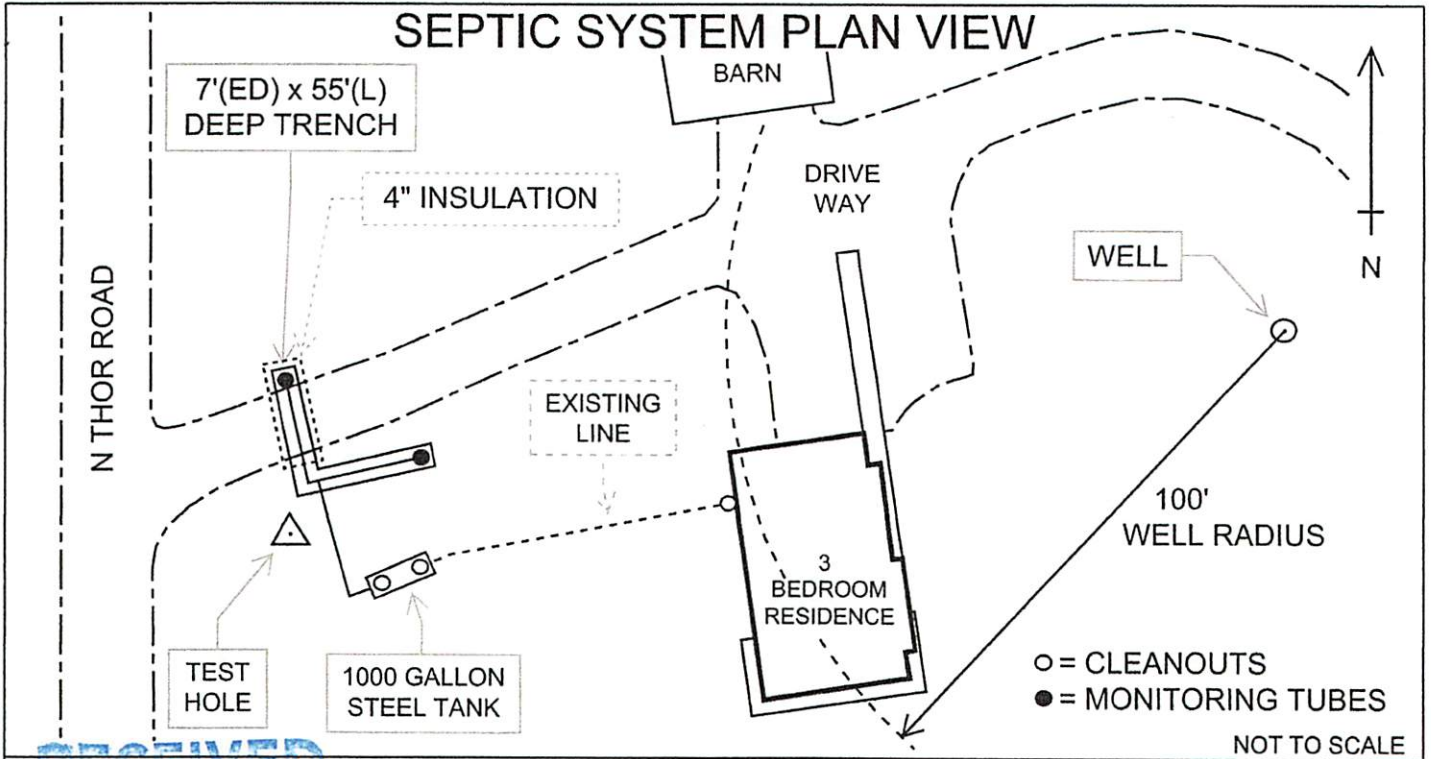
ADEC Review Date and Initial

Part I. General Information

Legal Description	Ranchettes, Lot 2 Block 1	
Street Address	3105 N Thor Road	Tax/Parcel ID# 80747
Submitted By	<input checked="" type="checkbox"/> Registered Engineer <input type="checkbox"/> Approved Homeowner <input type="checkbox"/> Certified Installer No. CE 9135	
Installer Name Mailing Address, Email, & Phone	Mike Rolston c/o Northern Dirtworks, 2500 N Larkspur Circle, Palmer, AK 99645 ndirtw@gmail.com 907-354-2552	

Part II. Wastewater Disposal

Onsite Wastewater System Serves	<input checked="" type="checkbox"/> Single Family # of bedrooms <u>3</u> <input type="checkbox"/> Duplex Total # of bedrooms _____ <input type="checkbox"/> Small Commercial Facility with Estimated Design Flow of less than 500 gpd. - <u>show calcs below</u>	
<input type="checkbox"/> New System	<input checked="" type="checkbox"/> Repair / Replace Existing Components (describe): Replaced tank & absorption area	
System Installed By:	<input type="checkbox"/> Certified Installer <input type="checkbox"/> Registered Engineer <input checked="" type="checkbox"/> Inspection by a Registered Engineer <input type="checkbox"/> Approved Homeowner (attach approval letter)	Installation Notification Date Date Installed <u>1-7-21</u>
Septic Tank	Size <u>1000</u> # of Compartments <u>2</u> Material <u>Steel</u> Manufacturer <u>Greer</u> Lift Station Manufacturer <u>N/A</u> Alarms <input type="checkbox"/> Yes <input type="checkbox"/> No	
Type of Soil Absorption System	<input checked="" type="checkbox"/> Deep Trench <input type="checkbox"/> Shallow Trench <input type="checkbox"/> Seepage Pit <input type="checkbox"/> Bed <input type="checkbox"/> Mound <input type="checkbox"/> Infiltrators (# of Units _____ Unit Area _____ sq. ft.) <input type="checkbox"/> Other _____	
Soils	Classification <u>GM</u> Rating - sq ft/bedroom <u>250</u>	
Soil Absorption Area	Field Dimensions (Length <u>55</u> ft Width <u>3</u> ft Thickness/Depth of Rock <u>7</u> ft) Effective Absorption Area <u>770 SF</u> Size of Rock <u>1 1/2" to 3"</u>	
Perc Test Results	Minutes per Inch <u>* 26</u> Application Rate <u>* 250</u> sq ft / bedroom Performed By <u>* J. Ulery</u> (Attach results - sealed and signed by a registered engineer)	
Ground Cover Over	Septic Tank <u>>4</u> ft Absorption Area <u>>4</u> ft Sewer Pipes <u>>4</u> ft Insulation Thickness _____ in Insulation Thickness _____ in Insulation Thickness _____ in	
Cleanout Pipes/Caps	# Cleanout(s) <u>1</u> # Septic Tank Vents <u>2</u> # of Leach Field Monitor Tubes <u>2</u>	
Separation Distances from septic tank or absorption area, whichever is closest, to all nearby Public drinking water sources <u>N/A</u> ft. Class <u>N/A</u> Private drinking water sources <u>>150</u> ft Nearest water bodies (see 18 AAC 72.020(b)) <u>N/A</u> ft Lot Line <u>>10</u> ft		
Separation Distances from On Lot Sewer Lines to Drinking Water Sources - Public <u>N/A</u> Private <u>>25'</u>		
Separation Distances from Bottom of Distribution Rock to - Groundwater Table <u>* >4'</u> Impermeable Soils <u>* >6'</u>		
Separation Distance from Absorption Area to Slope exceeding 25% <u>> 50'</u>		
Comments / Recommendations / Criteria used to size commercial facility: * = Information from DEC Key # 35794 dated 12-6-83.		
I certify that the above information, and that provided in Section III, is correct:		
Signature <i>Bill Klebesadel</i>	Printed Name William Klebesadel	
Title, Reg/Cert No, Inst No. <u>CE 9135</u>	Date <u>1-9-21</u>	
NOTE: Must be signed by a Certified Installer, DEC staff or Approved Homeowner. If engineering seal bears printed name, registration number and is signed, those blocks need not be completed for engineered submittals. Do not modify this form.		



Conventional Single Family Residential SEPTIC SYSTEM AS-BUILT

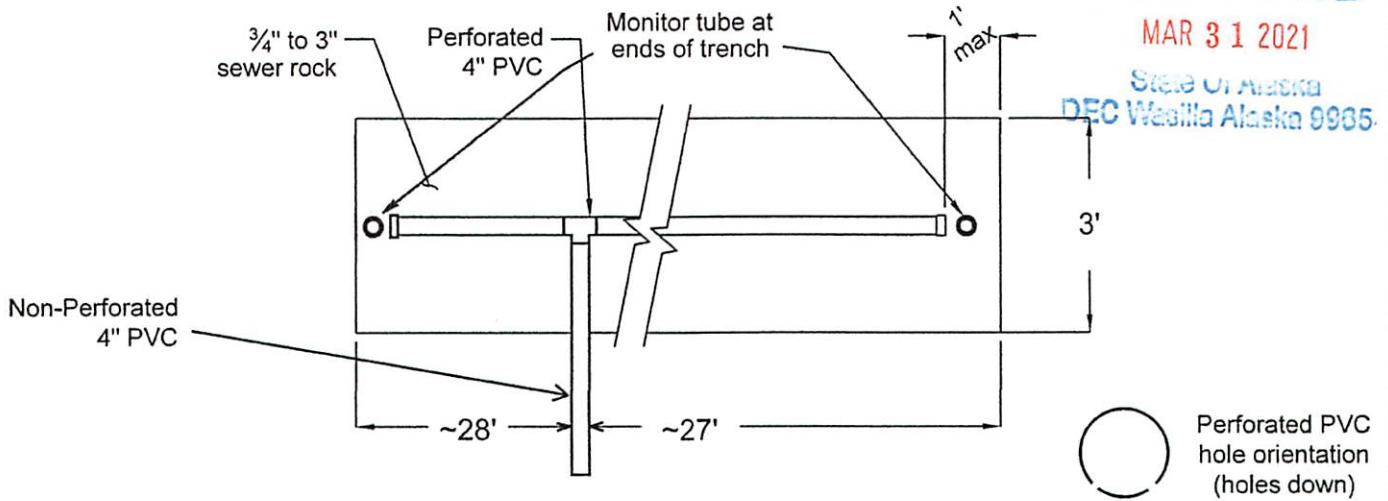
<p><small>LEGAL DESCRIPTION:</small> Ranchettes, Lot 2 Block 1</p>	<p><small>RECORD DRAWING</small></p> <p>This record drawing represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.</p>	
<p>PIONEER ENGINEERING LLC</p>	<p>SHEET 1 OF 2</p>	<p>COMPLETED DATE 1-7-21</p>

DEEP TRENCH PLAN VIEW

RECEIVED

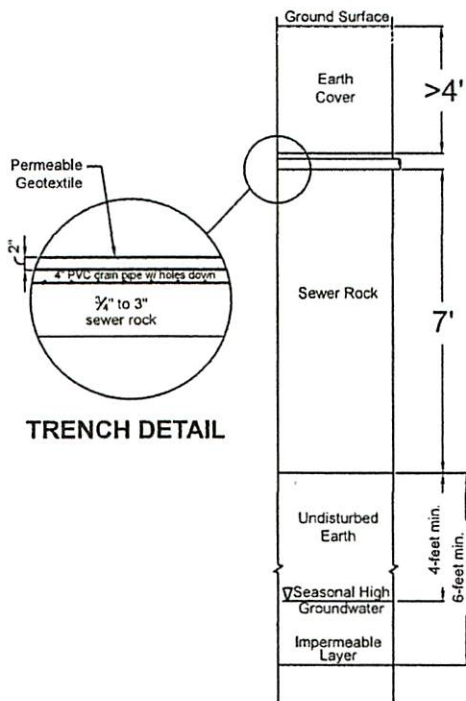
MAR 31 2021

State Of Alaska
DEC Wasilla Alaska 9965



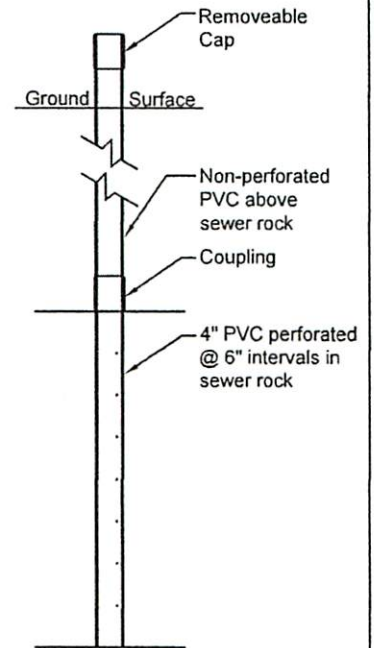
Total trench length = 55'

TRENCH SECTION

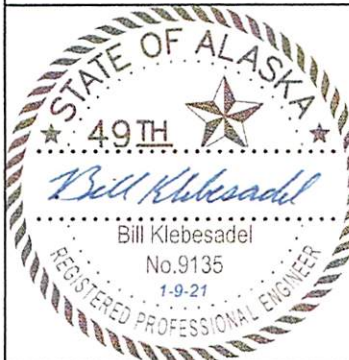


TRENCH DETAIL

MONITOR TUBE DETAIL



NOT TO SCALE



Conventional Single Family Residential
SEPTIC SYSTEM AS-BUILT

LEGAL DESCRIPTION: Ranchettes, Lot 2 Block 1

RECORD DRAWING

This record drawing represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.

PIONEER ENGINEERING LLC

SHEET 2 OF 2

COMPLETED DATE 1-7-21

DATE RECEIVED

MAY 19 2009

ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

DOLLERHIDE ENGINEERING

POST OFFICE BOX 871812 • WASILLA ALASKA 99687

DOCUMENTATION OF ON - SITE WATER AND / OR SEWER SYSTEM OR SYSTEM INSTALLATION

based on Alaska Department of Environmental Conservation Form 18 - 0307 (revised 9/96)

I GENERAL INFORMATION

Legal Description:

LOT 2, BLOCK 1, RANCHETTES

Applicant Name: KELLER WILLIAMS REALTY

Applicant is: Owner / Builder Real Estate Agency Engineer
 Bank Certified Installer No.

Mailing Address: 5131 East Mayflower Lane
Wasilla, Alaska 99654

Type of Residence: Single Family Multi-Family
Total Number of Bedrooms: 3

Telephone: (907) 373 - 3575

II WATER SUPPLY SYSTEM

Source of Water and Containment

Well (drilled or driven) Surface _____
 Roof Catchment Other _____
 Holding Tank Other _____

Type of Water Supply System

Private (single - family or duplex)
 Public (multi - family)

Treatment of Water

None Chlorination
 Filtration Mineral Removal
 Other unknown

Well Data

Is the height of the well casing more than 12 inches above the ground? Yes No
Is a sanitary seal or well cap installed on the well casing? Yes No
Is drainage directed away from or around the casing within a radius of 10 feet of the well casing? Yes No
Is well wire enclosed in conduit? Yes No

Date Drilled 2/17/97 Depth of Well 287 ft Static Water Level _____ ft Yield 20 gpm Pump Rate 6 gpm

Separation distance from the well casing to each of the following sources of contamination:

septic / holding tank on lot 100+ ft sewer lines on lot 25+ ft absorption area on lot 100+ ft
closest septic / holding tank on adjacent lot 100+ ft closest sewer lines on adjacent lot 25+ ft closest edge of an absorption area on adjacent lot 100+ ft

If toxic materials are stored on the property (including fuel tanks, paints lubricants, and other petroleum based materials, pesticides, fungicides, or herbicides), indicate distance from contaminants to well casing: on lot: none observed within 25 ft on adjacent lot: none observed within 25 ft

Water Sample taken by: DOLLERHIDE ENGINEERING

Sampler is: Engineer Buyer
 Banker Government Official

Address: Post Office Box 871812 • Wasilla, Alaska 99687

Water Sample Results (copy attached): satisfactory (date) 4/17/09 unsatisfactory (date)

Comments / Recommendations:

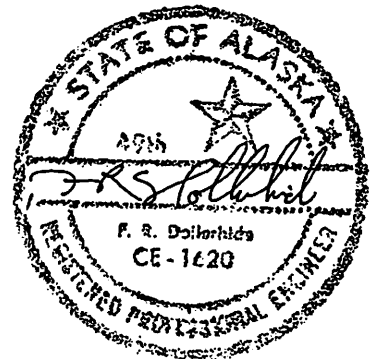
Background information has been taken from Alaska Department of Environmental Conservation records.
NEW WELL DRILLED 2/17/97. WELL LOG ATTACHED.
STEEL PLATE WELDED ON TOP OF OLD WELL CASING.

I certify that the above information and that provided in Section IV are correct:

Signature Floyd R. Dollerhide Typed / Printed Name Floyd R. Dollerhide Title CE - 1620 Date 5/13/09

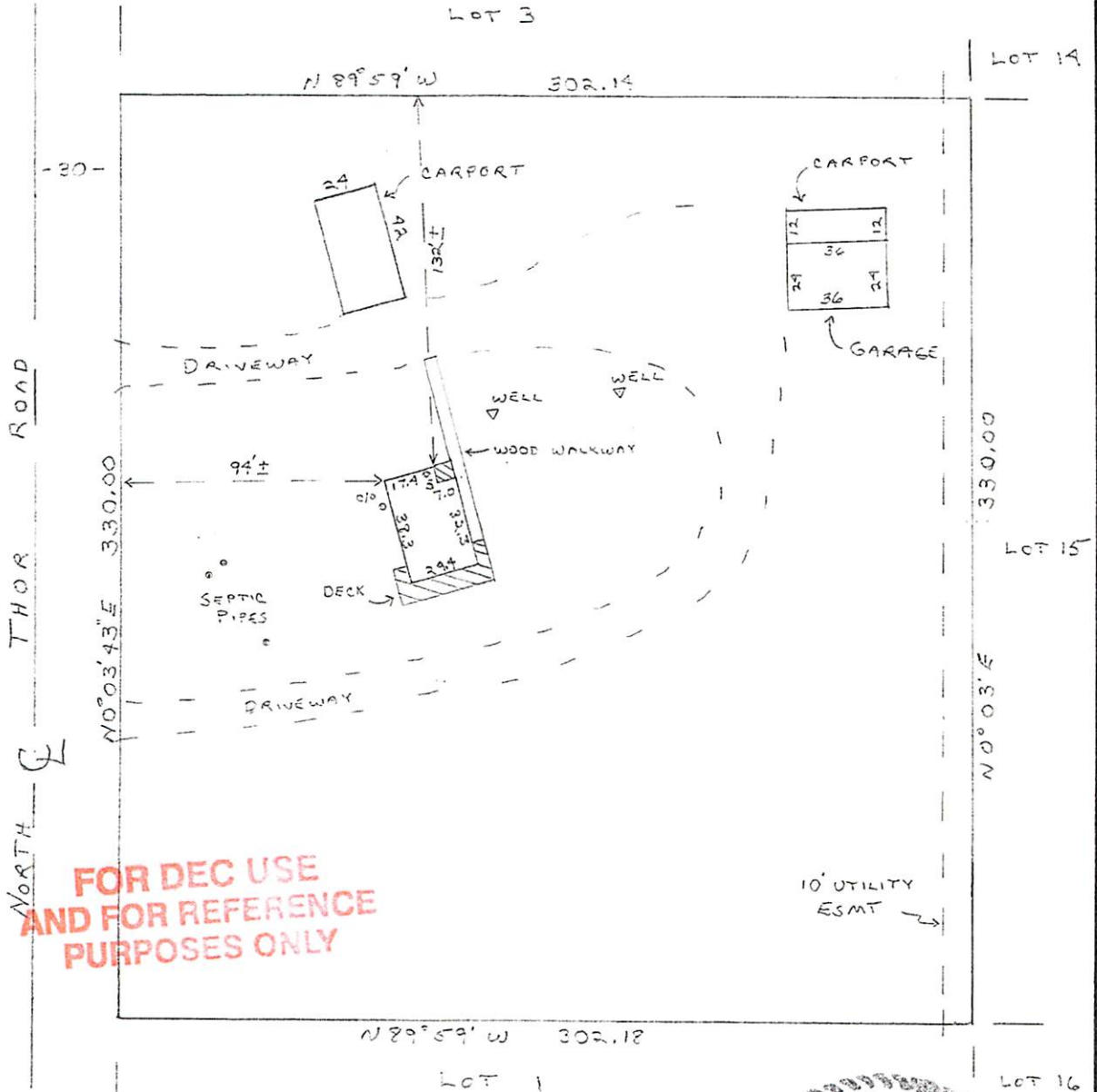
/// WASTEWATER DISPOSAL		Legal Description: LOT 2, BLOCK 1, RANCHETTES			
<input checked="" type="checkbox"/> Septic tank / absorption system		<input type="checkbox"/> Package treatment (specify brand name or process)			
<input type="checkbox"/> Holding tank (specify)	capacity of tank	gal	where waste is disposed	frequency of pumping	
<input type="checkbox"/> Septic tank outfall discharged to		<input type="checkbox"/> other (outhouse, incinerator, etc.)			
<input type="checkbox"/> NEW SYSTEM					
Name of installer:			Date installed:		
<input type="checkbox"/> owner / builder <input type="checkbox"/> Certified Installer <input type="checkbox"/> other No. _____			septic tank type / manufacturer		
septic tank size	gal	number of compartments:	soil type and rating		
type soil absorption system	dimensions / size soil absorption system		type / quantity backfill material used for soil absorption system		
percolation test results (copy attached)			percolation test by:		
minimum ground cover over absorption area		ft	cleanout pipes / caps installed on septic tank		<input type="checkbox"/> yes <input type="checkbox"/> no
minimum ground cover over septic tank		ft	cleanout pipes / caps installed on absorption system		<input type="checkbox"/> yes <input type="checkbox"/> no
separation distance to:	water supply source	ft	nearest water supply source on adjacent lot	ft	nearest body of water
					water table/bedrock
					lot line
comments / recommendations:					
I certify that the above information and that provided in Section IV are correct:					
Signature		Typed / Printed Name		Date	

■ EXISTING SYSTEM					
Name of installer: J M H ENTERPRISES			Date installed: 9/9/83		
<input type="checkbox"/> owner / builder <input checked="" type="checkbox"/> Certified Installer <input type="checkbox"/> other No. 82-45			septic tank type / manufacturer STEEL / ANCH TANK		
septic tank size	gal	number of compartments:	soil type and rating		
type soil absorption system	dimensions / size soil absorption system		type / quantity backfill material used for soil absorption system		
TRENCH	50' x 7' ED		36 cy SEPTIC ROCK		
adequacy test results (copy attached)		adequacy test performed by:		date septic tank pumped (receipt attached)	
<input checked="" type="checkbox"/> pass <input type="checkbox"/> fail		DOLLERHIDE ENGINEERING		NOT REQUIRED	
minimum ground cover over absorption area		ft	cleanout pipes / caps installed on septic tank		<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
minimum ground cover over septic tank		ft	cleanout pipes / caps installed on absorption system		<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
separation distance to:	water supply source	ft	nearest water supply source on adjacent lot	ft	nearest body of water
	100+		100+		100+
					water table/bedrock
					lot line SEE
					AS-BUILT
comments / recommendations: Background information has been taken from Alaska Department of Environmental Conservation files.					
I certify that the above information and that provided in Section IV are correct:					
Signature <i>Floyd R. Dollerhide</i>		Typed / Printed Name Floyd R. Dollerhide			
Title / Registration CE - 1620		Date 5/13/09			



THIS DOCUMENTATION ACCURATELY PORTRAYS THE CONDITIONS FOUND ON THE DATE OF TESTING.

IT DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND, EXPLICIT OR IMPLIED, OF THE CONTINUED SATISFACTORY PERFORMANCE OF THE WATER SUPPLY AND/OR WASTEWATER DISPOSAL SYSTEMS.



**FOR DEC USE
AND FOR REFERENCE
PURPOSES ONLY**



AS - BUILT SURVEY

NOTE: THIS AS-BUILT SURVEY DATA SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES OR TO CONSTRUCT IMPROVEMENTS.

SCALE: 1" = 60'
DATE: 5/8/09

**LOT 2 BLOCK 1
RANCHETTES**
PLAT NO. 72 - 064
PALMER RECORDING DISTRICT

DOLLERHIDE ENGINEERING
POST OFFICE BOX 871812
WASILLA, ALASKA 99687
907/376-5485 FAX 907/373-1882

DOLLERHIDE ENGINEERING

POST OFFICE BOX 871812 • WASILLA ALASKA 99687
 TELEPHONE (907) 376-5485 • FAX (907) 373-1882

SEPTIC ADEQUACY TEST

Legal Description: LOT 2, BLOCK 1, RANCHETTES

Applicant: KELLER WILLIAMS REALTY
 5131 East Mayflower Lane Wasilla, Alaska 99654

Date: 4/26/09

SYSTEM DATA

SEPTIC TANK Size: 1000 gallons

Scum: _____ Sludge: < 6"

Needs to be pumped: yes no

Currently in use: yes no

Number of Bedrooms: 3

Absorption System: TRENCH

Absorption Required

(3 bedrooms x 150 gal/br): 450

TEST DATA

Time	Flow Rate (gpm)	Volume (gallons)	Septic Tank liquid level*	Soil Absorption System		COMMENTS
				Monitor Tube 1*	Monitor Tube 2*	
1:40	6		5.3	5.0		BOTTOM OF MT = 8.9
2:00	6		5.2	5.0		
2:20	6		5.1	4.9		
2:40	6		5.1	4.9		
3:00	6		5.1	4.9		
		480 gal				

RECOVERY

Time	Date	SAS MT1	SAS MT2

* All measurements from top of monitor tubes

SEPTIC ADEQUACY TEST

passed

failed

COMMENTS

ERDMAN & ASSOCIATES

ENGINEERING/WATER TESTING

DRINKING WATER ANALYSIS COLIFORM BACTERIA

SECTION I.
COMPLETED BY PERSON TAKING THE SAMPLE

<p>FLOYD DOLLERHIDE, PE P.O. Box 871812 Wasilla, AK 99687 907/376-5485 Fax 373-1882</p> <p>Project: _____</p> <p>Legal Description: Lot: <u>2</u> Block: <u>1</u></p> <p>Subdivision: <u>Ranchettes</u></p>	<p><input checked="" type="checkbox"/> Private <input type="checkbox"/> Public water PWSID _____</p> <p><input type="checkbox"/> Repeat sample Lab ref # _____</p> <p align="center">COLLECTION INFORMATION</p> <p>Date: <u>4-16-09</u> Time: <u>2:45</u> AM / <input checked="" type="radio"/> PM (Circle One)</p> <p>Collected By: <u>CKD</u></p> <p>Location: _____ (Sink, <u>Hose Bibb</u>, etc.)</p> <p>Delivered to Lab By: <u>CKD</u></p>
--	---

SECTION II.
COMPLETED BY LAB

LAB ID # 0904023

Date/Time Received: 4/16/09 609 AM / PM Initial: MRE

Date/Time Test Set-up: 4/16/09 610 AM / PM Initial: MRE

Comments: _____

TEST	READING *		DATE	TIME	INTL	RESULTS
	PRESENT	ABSENT				
MMD MUG Total Coliform Read in 24-28 hours		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input type="checkbox"/> INCONCLUSIVE <i>Please submit another sample</i>
MMD MUG Fecal Coliform (E. Coli) read in 24 - 28 hours		<input checked="" type="checkbox"/>	<u>4/17/09</u>	<u>800 PM</u>	<u>MRE</u>	

* Bacteria Present in or Absent from Water Sample

SECTION III.
NOTIFICATION / DISTRIBUTION

Date ADEC Notified (Public Positives Only): _____ Date Client Notified (Positives Only): _____

Comments: _____ Comments: _____

Faxed Copy: Date: 4/17/09 Invoice #/Date: _____

ADEC copy Client file Client copy Numeric File copy

McKay Well Drilling

P.O. Box 878148
Wasilla, Alaska 99687-7704
Phone 376-5058

Well Owner DENNIS BEGEN Date 2-17-97
Well Location LOT # 2 BLC # 1 Phone _____
RACHETTES SUB. D.V.
Size Casing 6" Depth of Hole 287 Cased to 287 feet
Static Water Level _____ feet Well Test 20 Gal per Minute for 1 Hours
Date of Completion 2-21-97

WELL LOG

0 - 205' SILTY GRAVEL
205 - 208' GRAVEL SMALL GRAVEL
208 - 245' HARD PAN SAND GRAVEL
245 - 280' SMALL WATER SAND & GRAVEL
280 - 285' COARSE GRAVEL

Calvin F. McKay

AUTHORIZATION TO DRILL

I hereby authorize McKay Drilling to proceed with the above work. Payment shall be made in the following manner:

Rig up Minimum _____ feet. @ _____ per foot
Balance due upon completion.

In the event it is necessary to institute legal proceedings to collect any amounts due on this contract, I agree to pay an additional sum of fifteen percent (15%) of the original contract price. Plus attorney's fees, and cost for legal proceedings.

Name _____

Date _____

Address _____

Date Received
RECEIVED
 JUN 14 1984
 Environmental Conservation

STATE OF ALASKA
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION

2175

APPLICATION FOR ON-SITE WATER AND SEWER
 SYSTEM APPROVAL

I. GENERAL INFORMATION

Legal Description of the Location
 BLOCK 1 LOT 2 RANCHETTE
 Ranchettes LZ B1

Applicant Name: DENNIS BEGON
 Address (Street or P. O. Box): SRD 9363
 City, State and Zip Code: PALMER
 Telephone: 745 7048

Applicant is: (Check one)
 Bank Certified Installer No. _____
 Owner/Builder

Type of Residence: Single Family Multi-Family
 Total No. of Bedrooms: _____

Send Approval to:
 Applicant Other: (Give Name & Address)

II. WATER SUPPLY SYSTEM

Source of Water and Containment (Check all that Apply)
 Well (Drilled or Driven) Surface (Identify) _____
 Roof Catchment Other (Identify) _____
 Holding Tank _____

Type of Water Supply System
 Private Public (Serves more than one family)

Treatment of Water (Check all that Apply)
 None Chlorination
 Filtration Mineral Removal
 Other: _____

Well Data
 Is the Height of the Well Casing more than 12" above the Ground? Yes No
 Is a sanitary seal installed on the well casing? Yes No
 Is drainage directed away from or around the casing within a radius of 10 feet of the well casing? Yes No

Date Drilled: 2-17-83 Depth of Well (Feet): 141 Static Water Level (Feet): NA Yield (If Available): 2 Gal/Min Pump Rate (If Available): NN Gal/M

Separation Distances from the Well Casing to each of the Following Sources of Contamination:
 Septic/Holding Tank on Lot: 115 FT ✓ Sewer Lines on Lot: 50' ✓ Absorption Area on Lot: 140 ✓
 Closest Septic/Holding Tank on Adjacent Lot: 200' ✓ Closest Sewer Lines on Adjacent Lot: 200' ✓ Closest Edge of an Absorption Area on Adjacent Lot: 100' ✓

If toxic materials are stored on the property, including fuel tanks, paints, lubricants and other petroleum based materials, pesticides, fungicides or herbicides, indicate distance from contaminants to well casing:
 On Lot: ~~None~~ None On Adjacent Lot: ~~None~~ None

Water Sample Taken by: Name: DENNIS BEGON
 Address: _____
 Sampler is: Buyer Engineer
 Banker Government Official

Water Sample Results:
 Attach Copy Satisfactory - Date: 6-1-84 Unsatisfactory - Date: _____

Comments/Recommendations:

I certify that the above information is correct:

Signature: <i>Dennis Begon</i>	Typed/Printed Name: DENNIS BEGON	Title: OWNER	Date: 5-12-84
--------------------------------	----------------------------------	--------------	---------------

NOTE: Must be signed by a Certified Installer, Professional Engineer, Department of Environmental Conservation or the Owner/Builder

Rancho's L2 B1

III. WASTEWATER DISPOSAL					
<input type="checkbox"/> Septic Tank/Absorption System			<input type="checkbox"/> Package Treatment: (Specify Brand Name or Process)		
<input type="checkbox"/> Holding Tank - Specify:	Capacity of Tank	Where Waste is Disposed		Frequency of Pumping	
<input type="checkbox"/> Septic Tank Outfall Discharged To:			<input type="checkbox"/> Other (Specify): (Outhouse, Incinerator, etc.)		
<input type="checkbox"/> New System					
Name of Installer <i>J. H. M Enterprises</i>				Date Installed <i>9/9/83</i>	
<input type="checkbox"/> Owner/Builder	<input checked="" type="checkbox"/> Certified Installer No. <i>82-45</i>	<input type="checkbox"/> Other:	Type/Manufacturer <i>Arch TK</i>		
Septic Tank Size (Gallons) <i>1000</i>		Number of Compartments <i>2</i>		Soil Type or Rating <i>225</i>	
Type Soil Absorption System <i>deep Trench</i>		Dimensions/Size Soil Absorption System <i>50' X 7' ED</i>		Type/Quantity Backfill Material used for Soil Absorption System <i>Septic Rock 36 lbs</i>	
Percolation Test Results		Percolation Test by: (Name)			
Minimum Ground Cover over Absorption area <i>4</i> Feet	Minimum Ground Cover over Septic Tank <i>4</i> Feet	Cleanout Pipes/Caps Installed on Septic Tank <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Cleanout Pipes/Caps Installed on Absorption System <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Separation Distance to: <i>110</i> Feet	Water Supply Source on Lot	Nearest Water Supply Source on Adjacent Lot <i>N/A</i> Feet	Nearest Body of Water <i>N/A</i> Feet	Water Table/Bedrock <i>184</i> Feet	Lot Line <i>25</i> Feet
Comments/Recommendations					
I certify that the above information is correct:					
Signature <i>M. J. Lalon</i>		Typed/Printed Name <i>MURRAY LALON</i>		Title, Reg./Cert. No., Inst. No. <i>WSI 52-45</i>	Date <i>9/9/83</i>
<i>NOTE: Must be signed by a certified installer, professional engineer or DEC Staff.</i>					

<input type="checkbox"/> Existing System					
Name of Installer				Date Installed	
<input type="checkbox"/> Owner/Builder	<input type="checkbox"/> Certified Installer No. _____	<input type="checkbox"/> Other:	Type/Manufacturer		
Septic Tank Size (Gallons)		Number of Compartments		Soil Type or Rating	
Type Soil Absorption System		Dimensions/Size Soil Absorption System		Type/Quantity Backfill Material used for Soil Absorption System	
Adequacy Test Results: <input type="checkbox"/> Pass <input type="checkbox"/> Fail		Adequacy Test Performed By: (Attach Copy of Report)		Date Septic Tank Pumped (Attach Copy of Receipt)	
Minimum Ground Cover over Absorption Area Feet	Minimum Ground Cover over Septic Tank Feet	Cleanout Pipes/Caps Installed on Septic Tank <input type="checkbox"/> Yes <input type="checkbox"/> No		Cleanout Pipes/Caps Installed on Absorption System <input type="checkbox"/> Yes <input type="checkbox"/> No	
Separation Distance to:	Water Supply Source on Lot Feet	Nearest Water Supply Source on Adjacent Lot Feet	Nearest Body of Water Feet	Water Table/Bedrock Feet	Lot Line Feet
Comments/Recommendations					
I certify that the above information is correct:					
Signature		Typed/Printed Name		Title, Reg./Cert. No., Inst. No.	Date
<i>NOTE: Must be signed by a professional engineer.</i>					

ADEC
RCV'D
11-23-1983

SEAL
Registered Professional
Engineer

IV. DIAGRAM OF SYSTEM(S)

INSTRUCTIONS FOR DIAGRAM

1. In a plan view, locate and identify each of the following:

- a) Well
- e) Surface Water
- h) Closest well on an adjacent property
- j) Closest edge of an absorption field on an adjacent property
- b) All Structures
- f) Sources of Contamination

- c) Septic Tank
- g) Property Line
- i) Closest septic tank on an adjacent property

d) Soil Absorption System
(Include Dimensions)

2. Show distances between the well and each of the other items listed in 1.

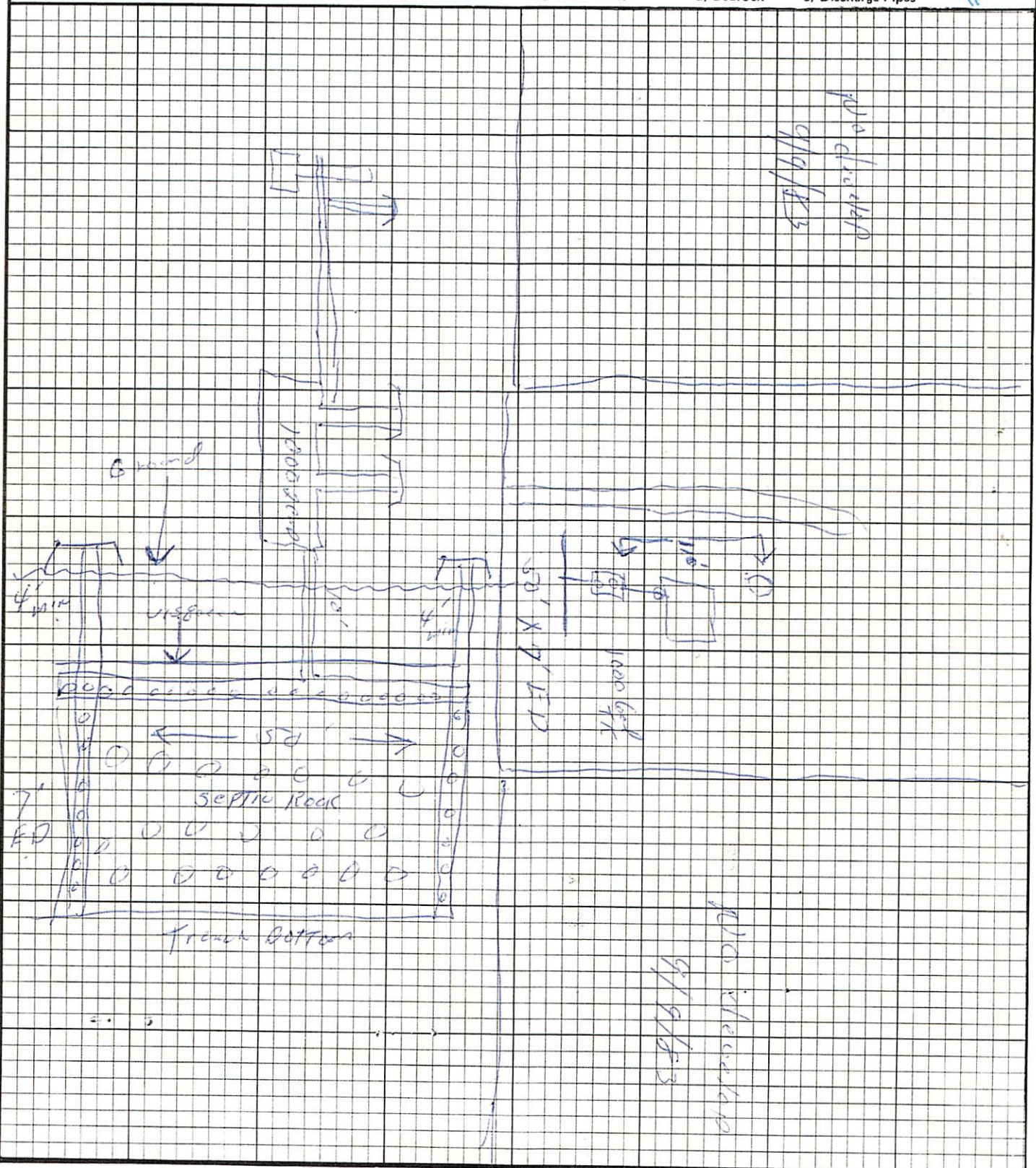
3. Show distances between water bodies and each of the other items listed in 1.

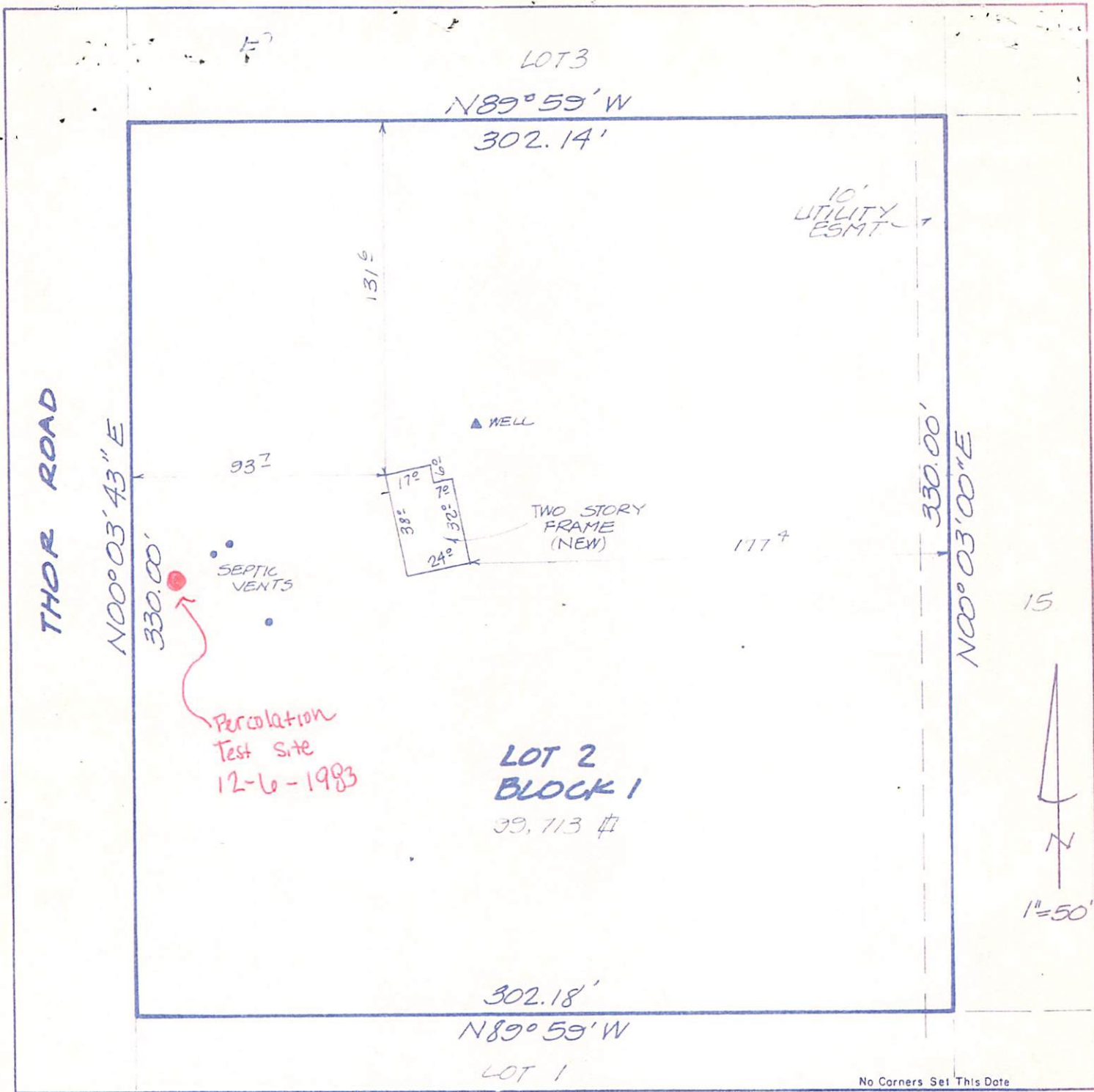
4. In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:

- a) Soil Cover
- b) Absorption Material
- c) Water Table
- d) Bedrock
- e) Discharge Pipes

Ranchettes L2 B1

RWD
11-23-83





No Corners Set This Date



AS-BUILT **SILVERS ENGINEERING**
ENGINEERS PLANNERS SURVEYORS
 P.O. BOX 1292 PALMER, ALASKA 99645

W.O. 83-23369 | F.B. 11-18-83 | DATE: 11-21-83 | SCALE: 1"=50' | DRWN: *ps* | CHK: *lw*

I hereby certify that I have performed a Mortgage inspection of the following described property: LOT 2, BLOCK 1, RANCHETTES

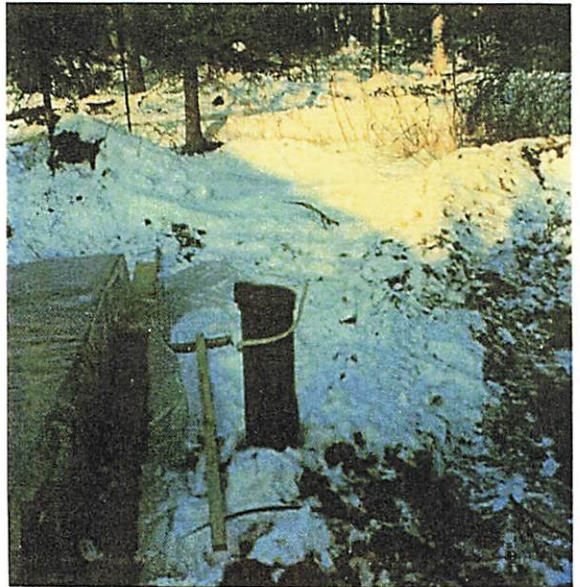
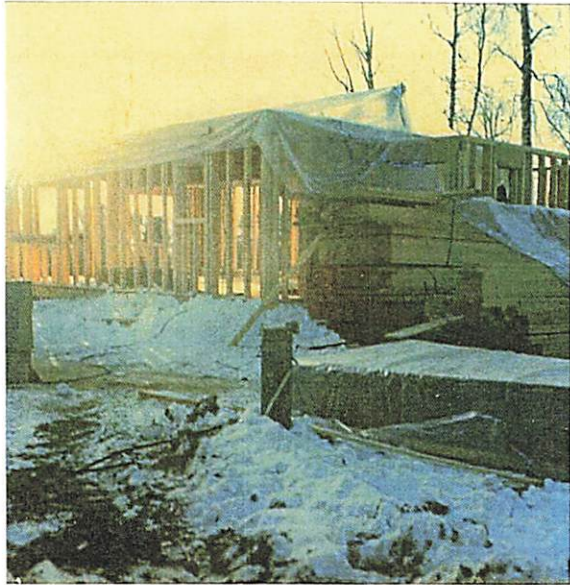
344 DIVISION

Located in the Palmer Recording Precinct, Alaska, and that the improvements situated thereon are within the property lines and do not overlap or encroach on the property lying adjacent thereto, that no improvements on property lying adjacent thereto encroach on the premises in question and that there are no roadways, transmission lines or other visible easements on said property except as indicated hereon.

Dated at Palmer, Alaska This 21st day of NOVEMBER 1983
 easements of record other than those shown on the recorded plat, are not shown hereon.

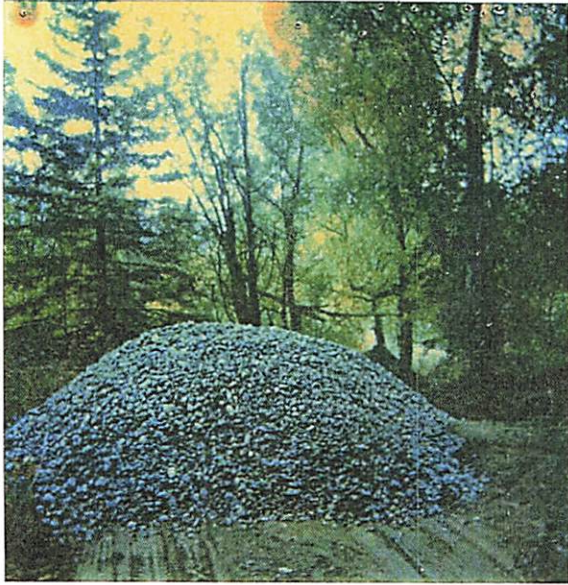
Ranquettes LZ B1

1983



Ranchettes LZ B1

1983



This well is producing 1/2 gallons of water per hour

Set pump @ 1 1/4 feet.

MOON DRILLING

BOX 3370
PALMER, ALASKA 99645
TELEPHONE 745-4071

745-3752 INVOICE 745-5607

DENNIS BEGEN
SRA 6465
PALMER AK

INVOICE NO. _____
DATE 8-17-82
YOUR P. O. NUMBER _____
TERMS CASH
SALESMAN T.M.P.

10677

Lot 2 Blk 1 Sub RANCHETTE WELL LOG

DEPTH IN FT.	CASEN	FORMATION	DEPTH IN FT.	CASEN	FORMATION	DEPTH IN FT.	CASEN	FORMATION
1			101			211		
2			102			212		
3			103			213		
4			104			214		
5			105			215		
6			106			216		
7			107			217		
8			108			218		
9			109			219		
10			110			220		
11			111			221		
12			112			222		
13			113			223		
14			114			224		
15			115			225		
16			116			226		
17			117			227		
18			118			228		
19			119			229		
20			120			230		
21			121			231		
22			122			232		
23			123			233		
24			124			234		
25			125			235		
26			126			236		
27			127			237		
28			128			238		
29			129			239		
30			130			240		
31			131			241		
32			132			242		
33			133			243		
34			134			244		
35			135			245		
36			136			246		
37			137			247		
38			138			248		
39			139			249		
40			140			250		
41			141			251		
42			142			252		
43			143			253		
44			144			254		
45			145			255		
46			146			256		
47			147			257		
48			148			258		
49			149			259		
50			150			260		
51			151			261		
52			152			262		
53			153			263		
54			154			264		
55			155			265		
56			156			266		
57			157			267		
58			158			268		
59			159			269		
60			160			270		
61			161			271		
62			162			272		
63			163			273		
64			164			274		
65			165			275		
66			166			276		
67			167			277		
68			168			278		
69			169			279		
70			170			280		
71			171			281		
72			172			282		
73			173			283		
74			174			284		
75			175			285		
76			176			286		
77			177			287		
78			178			288		
79			179			289		
80			180			290		
81			181			291		
82			182			292		
83			183			293		
84			184			294		
85			185			295		
86			186			296		
87			187			297		
88			188			298		
89			189			299		
90			190			300		
91			191			301		
92			192			302		
93			193			303		
94			194			304		
95			195			305		
96			196			306		
97			197			307		
98			198			308		
99			199			309		
100			200			310		

LAS 12400
Dennis Mary Begen
NW SW SE SE Sec. 27
T18N, R2E, S10 (N08-W18)

STATIC
LEVEL 21'

THIS WELL
IS PERFORATED
BETWEEN
32' TO 36'
@ 2.6 GPM

WELL PERFORATE
@ 123 TO 125
FOR ADDITIONAL
RECOVERY

SRA 18-2-27 DOCS 1-11

PLEASE PAY FROM THIS INVOICE 141' @ \$22.00 per foot AMOUNT \$3102.00

LABOR + MATERIAL TO PERFORM - 1450.00



SILVERS ENGINEERING

ENGINEERS · PLANNERS & SURVEYORS
P.O. BOX 1292 PALMER, ALASKA 99645

RECEIVED

DEC 7 1983

PERCOLATION TEST

SCRO
WASHILA

PROJECT: LOT 2, BLK. 1 RANCHETTES SUB. W.O. 93-00377 DATE: 12-6-83

EQUIPMENT: LINE 580-B & Post Hole INSPECTOR: J. ULEZY

TEST NO.: 1 TEST HOLE DEPTH: 7' SWELL & SATURATION TIME: 24 hrs.

FORMULAS

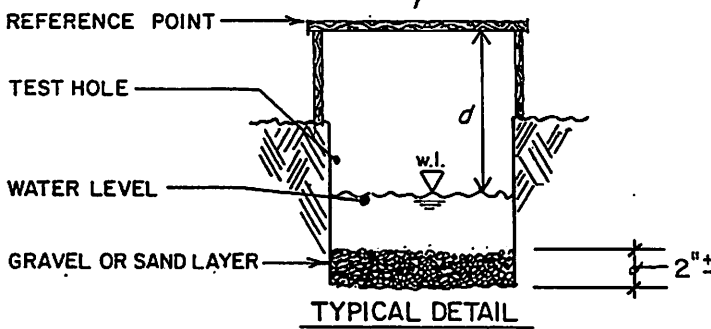
T = TIME IN HRS. - MIN.

d = DISTANCE IN INCHES

$\Delta-T = T_1 - T_2$

$\Delta-d = d_1 - d_2$

NOTE: DISTANCE (d) IS MEASURED AS THE DISTANCE BETWEEN THE REFERENCE POINT (r) AND WATER LEVEL (w.l.).



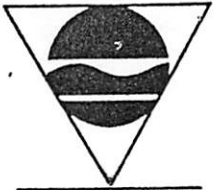
TIME t-1	WATER LEVEL d-1	TIME t-2	WATER LEVEL d-2	$\Delta-t$	$\Delta-d$	min./inch
11:35	10 1/2"	12:05	12"	30 MIN	1 1/2"	20
12:05	10 1/2"	12:35	12 1/4"	30 MIN	1 3/4"	17
12:35	10 1/2"	1:05	11 7/8"	30 MIN	1 3/8"	21
1:05	10 1/2"	1:35	11 3/4"	30 MIN	1 1/4"	24
1:35	10 1/2"	2:05	11 7/8"	30 MIN	1 3/8"	21
2:05	10 1/2"	2:35	11 3/4"	30 MIN	1 1/4"	24
2:35	10 1/2"	3:05	11 3/4"	30 MIN.	1 1/4"	24
3:05	10 1/2"	3:15	10 7/8"	10 MIN	3/8"	20
3:15	10 7/8"	3:25	11 1/4"	10 MIN	3/8"	20
3:25	11 1/4"	3:35	11 5/8"	10 MIN	3/8"	20

COMMENTS:

PERCOLATION RATE = 20 MIN. / INCH

APPROVED BY: _____

SIGNED: *J. Ulezy*



MAT-SU TEST LAB

Soils - Concrete - Water
Field and Laboratory Testing Services

RECEIVED

JUN 6 1984

Environmental Conservation

(907) 376-3005 • P.O. Box 871868, Wasilla, Alaska 99687

DRINKING WATER ANALYSIS FOR TOTAL COLIFORM BACTERIA

APPLICANT INFORMATION

Name: Dennis Begez Phone Number: 745-7848

Mailing Address: SPA-6465 Palmer

SAMPLE INFORMATION

State I.D. No. _____

Legal Description: L 2 B 1 Ranchet

Date Collected: 6/1/84 Time Collected: 9:30 Collected By: Dennis Begez

Sample Type: Routine Check Sample treated Untreated

THIS SECTION TO BE COMPLETED BY LAB

ANALYSIS RESULTS

- Satisfactory
- Unsatisfactory
- Sample Rejected: over 48 hours in transit. Please Resample.

No. of Positive Tubes from five 10 ml Portions 0 :MPN ^{22.2} per 100 ml
Date Analysis Completed: 6-3-84 Reported By: Pro Bepher

MICROBIOLOGY LABORATORY RECORD-COLIFORM MPN ANALYSIS

Date Received: 6-1-84 Time Received: 1140 Lab Number: 840899
Date Test Started: 6-1-84 Time Test Started: 1620 Analyst: mkc

0430011 Presumptive (LTB)	Tube#	501	502	503	504	505	Date/Time/Analyst
	24 Hr.	-	-	-	-	-	-
48 Hr.	-	-	-	-	-	-	6-3-84 1330 BEG
Confirmatory (EGB)	Tube#						
	24 Hr.						
	48 Hr.						
Completed Tested	Plate#						
	EMB 24 Hr.						
	Tube#						
	LTB 48 Hr.						

REFER TO BACK SIDE FOR INSTRUCTIONS



STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

APPROVAL OF ON-SITE RESIDENTIAL WATER AND SEWER SYSTEMS

PROPERTY DESCRIPTION

Lot, Block & Subdivision or U.S. Survey

Lot 2, Block 1, Ranchettes Subdivision

Certificate Issued for Application No.:

83-2-218-119

The Department of Environmental Conservation does not guarantee the continued satisfactory performance of the water supply and wastewater disposal systems. The validation dates are based on evaluation of the systems using accepted engineering practices and assuming satisfactory maintenance.

WATER SUPPLY

The water system has been evaluated and found to comply with 18 AAC 80, satisfying standards for system construction and water quality of Class C water supplies and for minimum separation distances as appropriate.

This approval is valid for xxx months for the Water Supply System from date of issuance, provided the system is properly maintained.

WATER SYSTEM NOT APPROVED AT THIS TIME.


Name	Title	Date
XX	XXXXXXXXXXXXXXXX	XXXXXX

WASTEWATER DISPOSAL

The domestic wastewater treatment and disposal system has been evaluated and has been found to be in compliance with 18 AAC 72 for a single family multi-family unit with three total bedrooms, satisfying the requirements for design, sizing and construction of a wastewater disposal system.

This certificate is valid for *45* months for the Wastewater Disposal System from date of issuance, provided the system is properly maintained. Receipts for Septic Tank Pumping, which is required every 24 months, must be retained for a valid approval.

Name	Title	Date
<i>Joe Tubo</i>	ENVIRONMENTAL Field Officer	12/8/83

State of Alaska Department of Environmental Conservation DOCUMENTATION OF CONSTRUCTION		ADEC USE ONLY SEPTS 29613
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Part I – General Information

Legal Description & Physical Address	LOT 1, BLK 1 RANCHETTES SUBD. MSB	
	3055 N. THOR RD.	Tax ID # (optional) 15151
Submitted by:	<input checked="" type="checkbox"/> Registered Engineer <input type="checkbox"/> Certified Installer <input type="checkbox"/> Approved Homeowner	Installer Mailing Address & Phone Number: SCHUETTER TRUCKING & EXC. 746-4133 3505 BERGMAN RD. PALMER, AK

Part II – Wastewater Disposal

Onsite Wastewater System serves:	<input checked="" type="checkbox"/> Single Family – Number of bedrooms <u>1</u> <input type="checkbox"/> Duplex – Total number of bedrooms _____ <input type="checkbox"/> Small Commercial Facility <small>(with estimated design flow of less than 500 gpd)</small>	Type of well on property: <input type="checkbox"/> Class A <input type="checkbox"/> Class C <input type="checkbox"/> Class B <input checked="" type="checkbox"/> Private
System Installed by:	<input checked="" type="checkbox"/> NEW SYSTEM <input type="checkbox"/> REPAIR EXISTING SYSTEM	
<input type="checkbox"/> Certified Installer – CI #: _____ <input type="checkbox"/> Registered Engineer <input checked="" type="checkbox"/> Inspection by a Registered Engineer <input type="checkbox"/> Approved Homeowner (attach approval letter)	Installation Notification Date: Date Installed: <u>6/26/08 - 4/24/09</u>	
Septic Tank	Size: <u>1000 gal</u>	# of compartments: <u>2</u> Manufacturer: <u>ANCH. TANK</u>
Type of Soil Absorption System	<input type="checkbox"/> Deep Trench <input type="checkbox"/> Shallow Trench	<input checked="" type="checkbox"/> Bed <input type="checkbox"/> Seepage Pit <input type="checkbox"/> Mound (by engineer only) <input type="checkbox"/> Other (specify)
Soils	Classification: <u>GM</u>	Rating (sq ft/bdrm): <u>300</u>
Perc Test Results	Minutes per inch <u>40</u>	Sq. ft. per bedroom <u>300</u>
Dimensions	Performed by: <u>STEVE ROWLAND, PE</u> (Attach results by sealed/signed registered engineer)	
Cleanout Pipes/Caps	Size of absorption area: <u>10' x 30'</u>	Quantity of rock: <u>12 cyds</u>
	Thickness/depth of distribution rock: <u>12" +</u>	Size of rock: <u>3/4" - 1 1/2"</u>
Ground Cover over (ft)	Septic Tank: <u>4' +</u>	Absorption Area: <u>4' +</u> Sewer Pipes: <u>ABS 4' +</u>
Separation Distances	Foundation Cleanout: <u>Y</u>	Septic Tank: <u>Y</u> Monitor Tubes: <u>Y</u>
	From septic tank or absorption area, whichever is closest, to all nearby: Private drinking water sources within 100': <u>NONE</u> Nearest water bodies (see 18 AAC 72.020(b)): <u>100' +</u> Public drinking water sources within 200': <u>NA</u> Lot line: <u>10' +</u>	
	From on-lot sewer lines to drinking water sources: Public: <u>NA</u> Private: <u>> 100'</u>	
	From bottom of distribution rock to: Groundwater Table: <u>4' +</u> Bedrock: <u>6' +</u> From absorption area to slope exceeding 25%: <u>NA</u>	
Comments/Recommendations:	WATER SYSTEM & WELL NOT CONNECTED TO CABIN AS OF 4/29/09. WATER + WELL IS CONNECTED - N. HOMSTED SRIC	
I certify that the above information, and that provided in Section III, is correct:		
Signature:	Printed Name: <u>STEVEN ROWLAND</u>	
Title, Reg/Cert #, Inst #:	Date:	
<u>CE 7741</u>		



NOTE: Must be signed by a Certified Installer, DEC staff or Approved Homeowner.

If engineering seal bears printed name, registration number and is signed, these blocks need not be completed for engineered submittals.

Part III – Required Diagrams of System(s)

Legal Description: LI B1 RANCHETTES SUBD.

1. In a plan view drawing, locate and identify each of the following:

- a) Well
- b) All structures
- c) Septic tank
- d) Soil absorption system (include dimensions)
- e) Surface water
- f) Sources of contamination (optional)
- g) Property line
- h) Closest well on adjacent property

- i) Closest septic tank on an adjacent property
- j) Closest edge of an absorption field on adjacent property
- k) All cleanouts and monitor tubes
- l) Testhole location

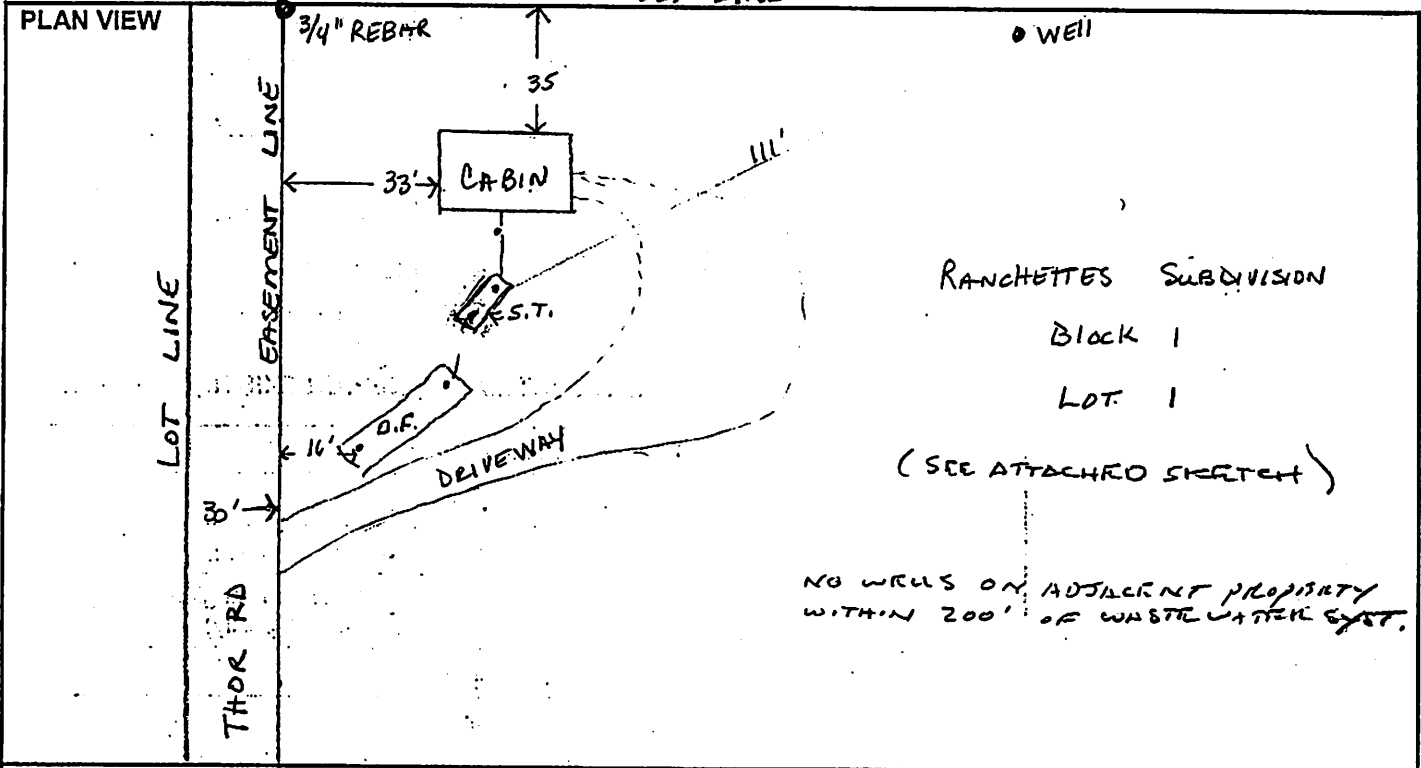
2. Show distances between the well and each source of contamination listed in 1.

3. Show distances between water bodies and each part of the onsite system listed in 1.

4. In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:

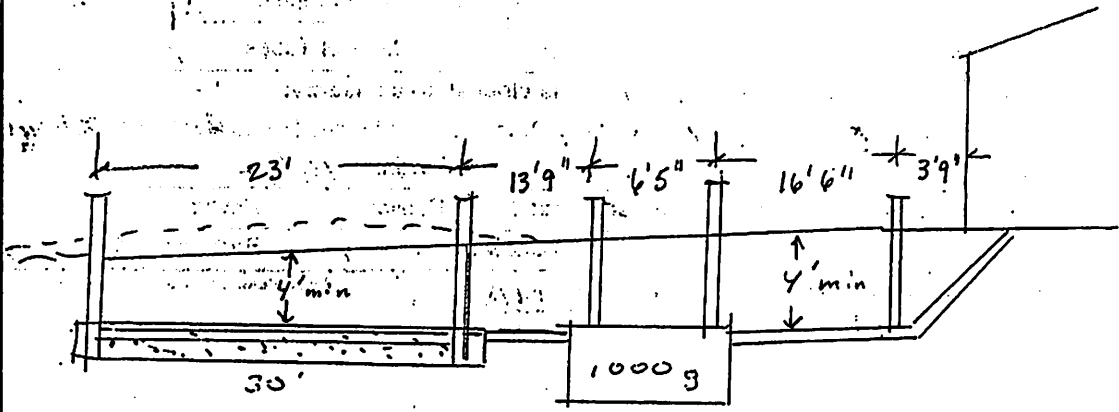
- a) soil cover
- b) absorption material
- c) water table
- d) bedrock
- e) discharge pipes
- f) insulation

Total testhole depth: 11 FT
 Groundwater/Seeps encountered?
 YES at FT NO
 Impermeable soils encountered? (Silt, Clay, Bedrock)
 YES at FT NO



CROSS SECTION VIEW

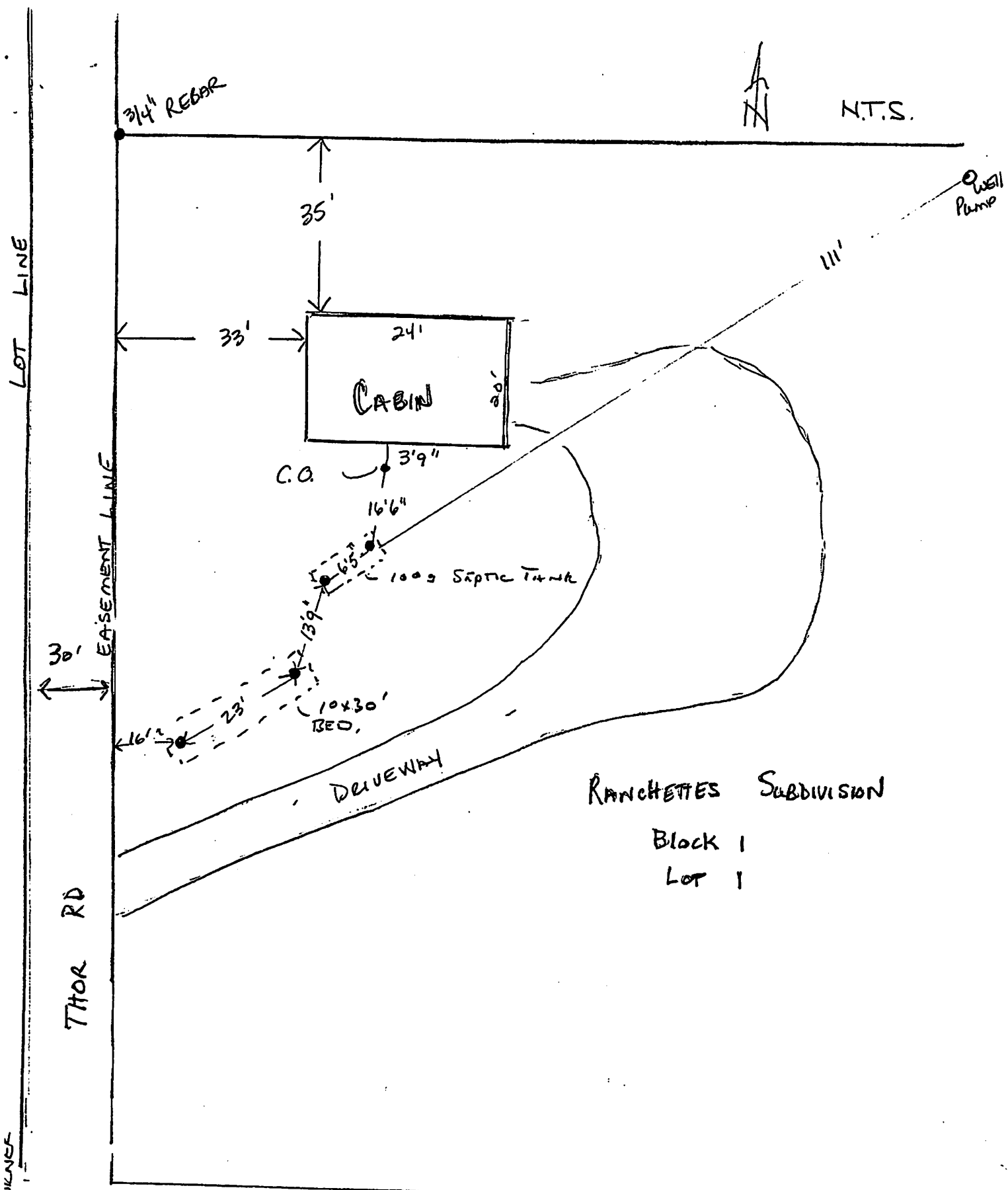
SEE ATTACHED TEST HOLE LOG



TESTHOLE LOG

0-1 ft	
1-2	SEE ATTACHED
2-3	
3-4	
4-5	
5-6	
6-7	
7-8	
8-9	
9-10	
10-11	
11-12	
12-13	
13-14	
14-15	
15-16	
16-17	
17-18	
18-19	
19-20	

NO GROUNDWATER NOTED WITHIN 4' DEPTH BELOW DRAINFIELD.



N.T.S.

Well Pump

CABIN

C.O.

1000 Septic Tank

10x30' BED

DRIVEWAY

RANCHETTES SUBDIVISION

Block 1

Lot 1

NOTE: DRAWING BY PROPERTY OWNER 4/28/09

CLARK - WOLVERINE RD

LOT LINE

EASEMENT LINE

THOR RD

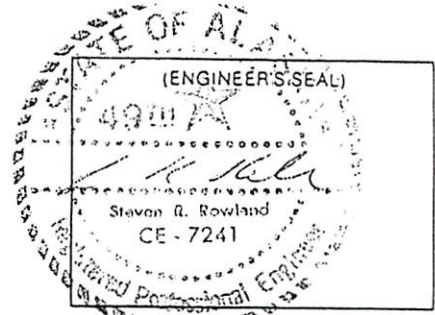
1/16" WOLVERINE



STEVE R. ROWLAND, P.E.
GEOLOGICAL and CIVIL ENGINEERING

14001 W. ARCTIC AVENUE
PALMER, ALASKA 99645

(907) 746-3630
FAX (907) 745-1775

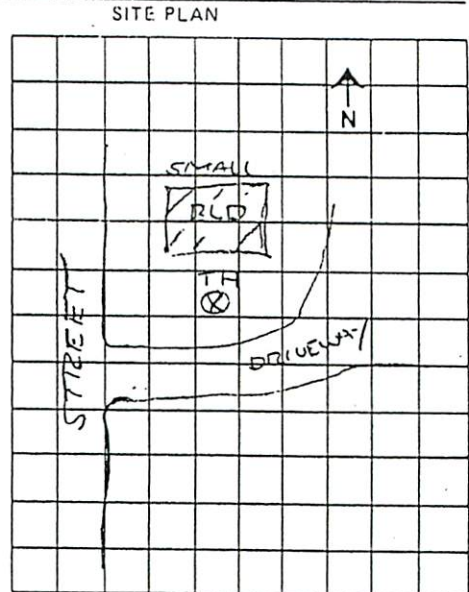
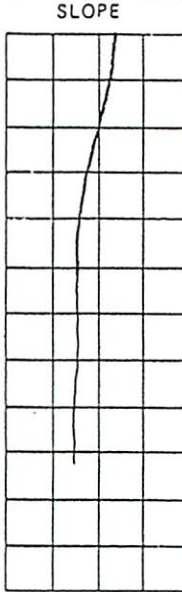


PERFORMED FOR: HomeStad DATE PERFORMED: 5/29/06

LEGAL DESCRIPTION: Ranchettes L1 B1 Township, Range, Section:

DEPTH (FEET)
1 0.0
2 1.0
3 0.0
4 1.0
5 0.0
6 0.1
7 1.0
8 0.0
9 0.1
10 1.0
11
12
13
14
15
16
17
18
19
20

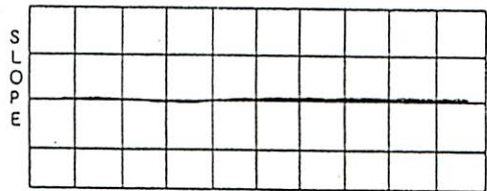
SILTY GRAVEL (GM)
TAN to BROWN, DENSE
to VERY DENSE,
Dry to MOIST.
Cobbles & few BOULDERs
MOISTURE CONTENT
& DENSITY INCREASE
WITH DEPTH.



WAS GROUND WATER ENCOUNTERED? NO

IF YES, AT WHAT DEPTH? _____

Depth to Water Alter Monitoring? _____ Date: _____



Reading	Date	Gross Time	Net Time (min)	Depth to Water	Net Drop	
13:55	5/29					
14:15	}		20		3/4"	
14:20						
14:40			20		5/8"	
14:43						
15:03			20		1/2"	
15:05						
15:25			20		1/2"	
SIZE BED SYSTEM 2 300 ft / BEDROOM.						

PERCOLATION RATE 40 (minutes/inch) PERC HOLE DIAMETER 6"

TEST RUN BETWEEN 5 FT AND 6 FT

COMMENTS SITE ONLY SUITABLE FOR BED TYPE SYSTEM WITH BASE
NO GREATER THAN 5 ft BELOW EXISTING SURFACE.

PERFORMED BY: [Signature] CERTIFY THAT THIS TEST WAS PERFORMED IN
ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THIS DATE DATE: 5/29/06

Flow test by Dwight & Nancy Homstad
 9/27 - 9/28 - 9/30, 2008

Ranchettes LI B1

DON'S WELL

9-27

Gallons/min.		TOTAL TIME	# Gallons	COLOR OF WATER
12	1:10	5 min	± 60	
	1:55	4 min		CLEAN, THEN DIRTY
15	2:00	3 min.	± 50	cloudy → DIRTY
10	2:33	3 min	30	Cloudy
<u>10.8</u>	3:00	2 1/2 min	27 gal.	DK Cloudy
AVERAGE <u>11.95</u> Gal/min				

9-28

13.4	10:20	6 min	82	Cloudy
13.6	11:20	4.25	58	RUSTY
13.6	12:20	4.25	58	DIRTY
	1:40	4	54	SILTY
	3:00	4	55	SILTY
	3:45	3	43	Cloudy

9-30

	12:30	5.75	79	LESS Cloudy
	1:00	3	42	Cloudy
	1:30	2.75	39	Cloudy
	2:00	2.25	35	cloudy
	2:45	3 1/2	45	LESS Cloudy
	3:15	2 1/2	31	LESS Cloudy

STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION

DIVISION OF WATER
WASTEWATER DISCHARGE PROGRAM

SEAN PARNELL, GOVERNOR

1700 E. Bogard Rd., Bldg. B, Ste. 202
Wasilla, AK 99654
PHONE: (907) 376-1851
FAX: (907) 376-2382
<http://www.state.ak.us/dec/>

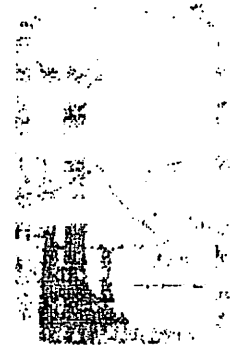
CONDITIONAL WAIVER APPROVAL **T18N, R02E, Section 27, Tax Parcel C4** **Proposed Hana-Paw Subdivision**

Plan Review# 8043

Effective Date: December 30, 2009

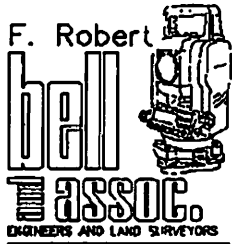
Sent via: Email

cc: Kurt Mackenzie, FRBA & Lisa Gray, MSB Platting



Issued to:	J. H. PRICE
Contact Name:	Craig B. Shavlik,, P.E., P.L.S. Alaska Rim Engineering, Inc.
Address:	801 W. Fireweed Lane, #201 Anchorage, Alaska 99577
Attachments:	None
Conditions:	<ul style="list-style-type: none">• Waiver is granted for the for the 110' separation distance between the proposed Class C Public Water Supply Well on Lot 2 of the proposed Hana-Paw Subdivision and the wastewater system on said proposed Lot 2• Approval is contingent on the submission of acceptable bacteriological and nitrate/nitrite analyses for the proposed Class C Well. If the analyses are unacceptable the owner water provide water treatment to affect acceptable analyses.• Approval is contingent on the registration of the wastewater systems on proposed Lots 1 and 2, of the proposed Hana-Paw Subdivision with ADEC within one year of the approval of the Final Hana-Paw Subdivision Plat.• Approval is contingent upon receipt of any other state, federal or local authorizations which are required for this project. If this development will require placing fill in wetlands or working in a stream, river, or lake, permits from the U.S. Army Corps of Engineers and the Alaska Department of Fish and Game may be required. A Coastal Projects Questionnaire will help you identify other permits and approvals that may be required for your project. You must take steps to protect surface water from contamination during construction. If required, a Storm Water Pollution Prevention Plan must be done.• Deviations from approved plans, which affect capacity, flow, operation, major design, point of discharge, major components, or separation distances, must be approved by DEC in writing prior to implementation.• Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. Informal review requests must be delivered to the Division Director, 555 Cordova Street, Anchorage, Alaska 99501, within 15 days of receiving the decision. Guidance information on the informal review process may be found at http://www.dec.state.ak.us/commish/ReviewGuidance.htm. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99801, within 30 days of the decision. If a hearing is not requested within 30 days, the right to appeal is waived.

Kyle J. Cherry
Wastewater Discharge Program



1365 E. Parks Highway Suite # 203
Wasilla, AK 99654
Phone: (907)357-5247

December 29, 2009

Alaska Department of Environmental Conservation
Division of Water
1700 E. Bogard Rd. Bldg. B-02
Wasilla, AK 99654

Re: Comment in Regard to Request for Well Separation Variance
Proposed Hana-Paw Ranch Subdivision

Dear Mr. Kyle Cherry:

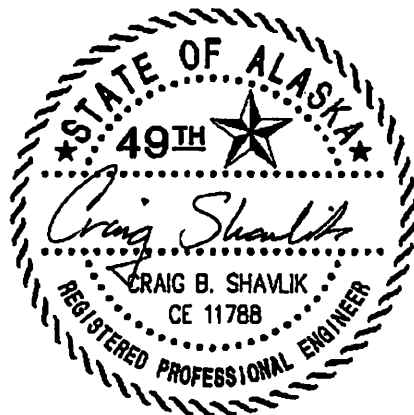
To address comments in your e-mail from earlier today we have prepared the following letter in reference to the request for a well variance for the class C well which will serve the existing houses on proposed lots 1 and 2 of Hana-Paw Ranch Subdivision.

- Attached are the completed registration forms for the Class C Public Water Supply System.
- Water samples will be collected and tested for bacteriological and nitrate/nitrite levels. To meet the MSB Planning Department 2009 recording deadline we must have this well variance approved by ADEC today. Assuming all other comments are addressed we request a conditional approval be granted until satisfactory water tests have been obtained.
- The wastewater systems serving the existing houses are not on file with ADEC. We have prepared engineer's evaluations for each of the systems stating from visual evidence the systems appear to conform to ADEC standards.
- Well logs submitted with the original well variance request were downloaded from the WELTS database. The locations of these well logs were interpreted from the general areas listed on the well logs. Specific locations (addresses or tracts) cannot be specifically identified.
- A stamped and signed copy of an on-site utility site plan has been attached.

If additional information is required please let me know.

Sincerely,

F. Robert Bell & Associates
Craig Shavlik P.E./P.L.S.



Attachments:

- Class C Public Water System Application Form
- Public Water System Location Data Collection Form
- Engineers Evaluation forms for existing septic systems (F. Robert Bell & Associates; 12/29/2009)
- On-site utility site plan (F. Robert Bell & Associates; 12/29/2009)



STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
**INVENTORY AND SOURCE REGISTRATION FORM
FOR
CLASS "C" PUBLIC WATER SYSTEM**



PUBLIC WATER SYSTEM NAME AND LOCATION:

System Name: _____

Legal Description of Property: Lots 1 & 2 of Hana-Paw Ranch Subdivision (Proposed)

Number of People Served Daily: 16;(2) 4-bedroom homes Number of Service Connections: 2

Owner's Name: James Price

Address: PMB 4, S. Colony Way, Ste 3, Palmer, Alaska 99645-6967

Phone: 715-6300

Fax: _____

Email: _____

ITEMS REQUIRED FOR APPROVAL:

Check box if complete. Provide written explanation if not complete.

- \$75.00 registration fee as required by 18 AAC 80.1910(c)(3). Make checks payable to "State of Alaska".
- Results of nitrate and coliform water samples, indicating those contaminants do not exceed the MCL set in 18 AAC 80.300. Attach reports from certified laboratory. ***Pending Water Test Results**
- All source water protection requirements of 18 AAC 80.015 listed on page 4 have been meet.
- All minimum separation distance requirements of 18 AAC 80.020 listed on page 4 have been meet.
- All cross-connection requirements of 18 AAC 80.025 listed on page 4 have been meet.

PUBLIC WATER SYSTEM SOURCE:

Circle Yes or No.

- | | | |
|-----|-----------|--|
| Yes | <u>No</u> | Well depth is less than 30 feet to the first opening for water collection. |
| Yes | <u>No</u> | Well is located less than 50 horizontal feet to a surface water source. |
| Yes | <u>No</u> | Source uses an infiltration gallery, spring, rain catchment, or surface water. |
| Yes | <u>No</u> | Source requires treatment to meet required MCL's set in 18 AAC 80.300. |

If answer is "Yes" to any of the above, then water treatment must be provided and the items on page 5 under PUBLIC WATER SYSTEM SOURCE TREATMENT must be addressed. If all answers are "No" continue to page 4.

For Department Use Only

ADEC APPROVAL:

This water system is hereby granted Department approval to operate. The following public water system identification number (PWSID) is assigned to this public water system: _____

(Signature of ADEC Staff)

(Title)

(Date)

SOURCE WATER PROTECTION REQUIREMENTS - 18 AAC 80.015:

Applies to wells only

Check box if complete.

- The well casing is provided with a suitable well cap or sanitary seal.
- The well casing extends a minimum of one foot above ground level or above the level of the well house floor.
- The well casing is grouted with a watertight cement grout, sealing clay, bentonite, or an equivalent material. The well must have at least 10 feet of continuous grouting within the first 20 feet below ground surface or another method approved by the Department.
- The well is adequately protected against flooding.
- For at least 10 feet in all directions, the ground surface around the well is sloped or contoured to drain water away from the well.
- Before use, a newly constructed or reworked well has been flushed of sediment and disinfected.
- Copy of the well log is attached. Well log requirements are found at 18 AAC 80.210(h) and can be downloaded from our web site at www.state.ak.us/dec/deh/water/wellogs.htm.

MINIMUM SEPARATION DISTANCE REQUIREMENTS - 18 AAC 80.020:

Applies to all water systems

Check box if complete.

- Source is located a minimum of 150 feet from a wastewater treatment works, wastewater disposal system, pit privy, sewer manhole, lift-station, or sewer cleanout.
- Source is located a minimum of 100 feet from a community sewer line, holding tank, or other potential source of contamination including sanitary landfill, domestic animal and agriculture waste and industrial discharge lines.
- Source is located a minimum of 75 feet from a private sewer line, petroleum lines, and drinking water treatment wastes.
- A letter from ADEC granting the necessary waiver(s) needs to be attached if a system does not meet the requirements of 18 AAC 80.020.

CROSS-CONNECTION REQUIREMENTS - 18 AAC 80.025:

Applies to all water systems

Check box if complete.

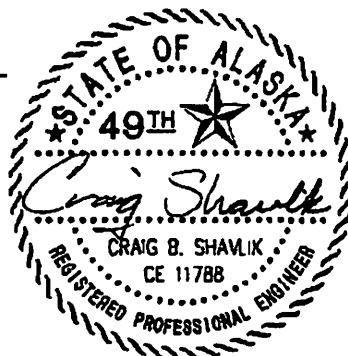
- This water system is not connected directly or indirectly, to any unapproved water system, sewer, drain, conduit, pool, storage reservoir, plumbing fixture, glycol loop, or other device that contains, or might contain, wastewater or other substances of unknown or unsafe quality that might be capable of contaminating the water supply through backflow (loss of pressure), without an approved backflow prevention device or assembly.

*Per owner's statement; no records of existing system being inspected during installation

CERTIFICATION:

I certify that the above statements have been satisfied, and that the source water protection requirements of 18 AAC 80.015, the minimum separation distance requirements of 18 AAC 80.020, and the cross-connection requirements of 18 AAC 80.025 have been met.

(Signature of Owner or Engineer)



December 29, 2009

(Date)

PUBLIC WATER SYSTEM SOURCE TREATMENT:

This section must be completed if any "Yes" answer was given to questions under PUBLIC WATER SYSTEM SOURCE on page 3.

Check box if complete.

- The water treatment is designed to consistently achieve 99.9 percent removal and inactivation of Giardia lamblia cysts and have 1 NTU or less of treated water turbidity.
- The water treatment is designed to consistently meet the MCL set in 18 AAC 80.300.
- Specific design plans and calculations for this water system have been completed by a registered engineer and are attached with this registration form.
- The person responsible for operating this water system understands how to operate the system as it was designed. (If an ADEC Certified Operator will be responsible for operating this system, they must sign this form.)

CERTIFICATION:

I certify that the above statements have been satisfied and that this water system was constructed in accordance with 18 AAC 80 Drinking Water regulations to provide public health protection.

(Signature of Owner or Operator)

(Date)

(Signature of Person Who Constructed System)

(Date)

(Signature of Engineer)

(Date)

(Signature of ADEC Certified Operator if Applicable)

(Certification Number)

(Date)

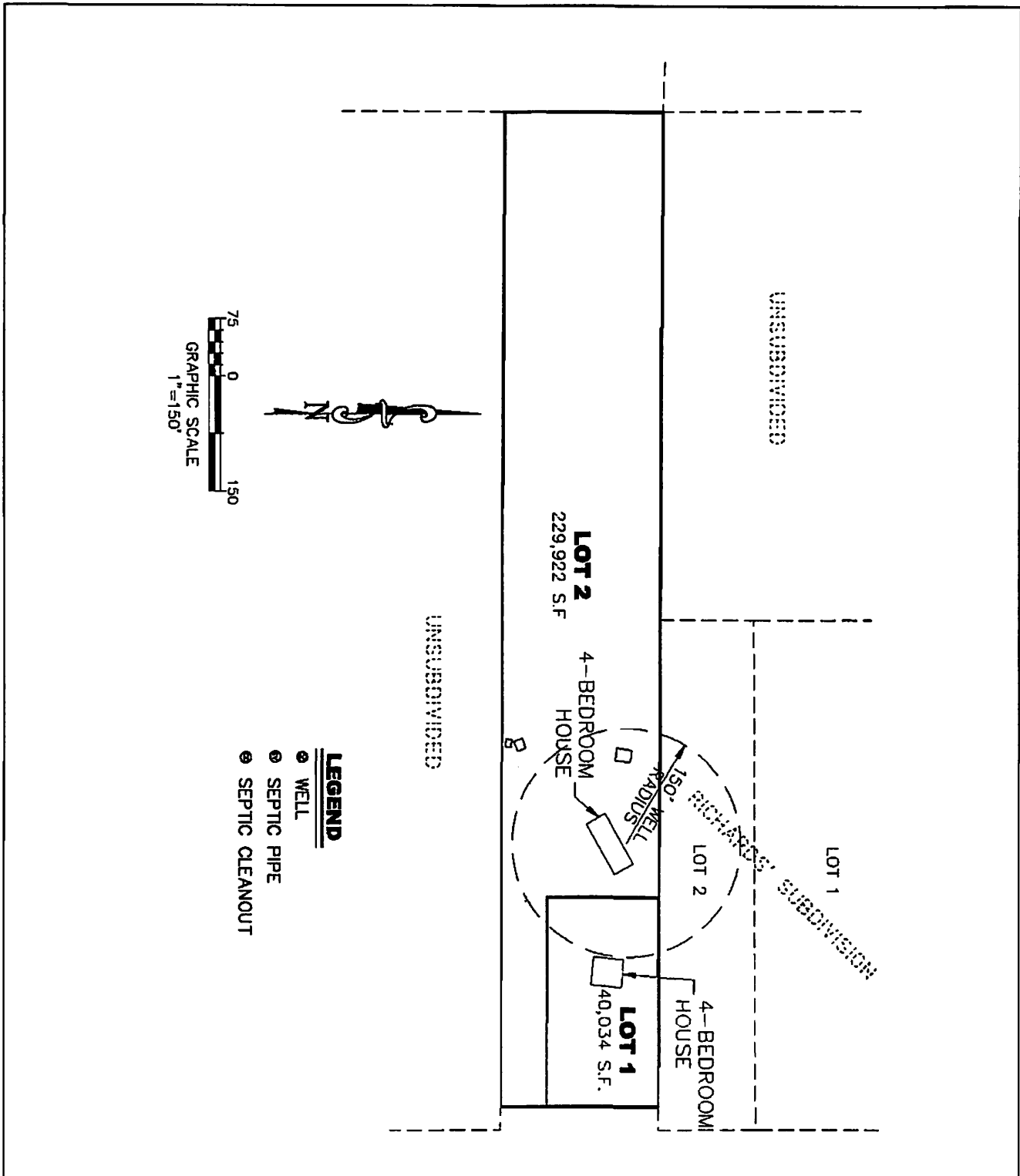
Comments:

This well currently serves 2 houses located on the same property. Through refinancing conditions the property is being subdivided with each house being located on its own lot. Through these procedures the common well will become classified as a class C well. A variance for the required 150' separation from the existing wastewater system on proposed lot 2 has been requested from ADEC.

DIAGRAM OF PUBLIC WATER SYSTEM:

In a plan view, locate and identify each of the following, include distances measured in feet.

- a) System source: well, infiltration gallery, spring, rain catchment area, or surface water source and intake structure.
- b) All buildings and structures.
- c) Water and sewer lines to each building.
- d) Wastewater treatment and disposal system.
- e) Water pumps with type and maximum flow rate listed.
- f) Storage tanks including type, size and content.
- g) Property lines, adjacent roads and driveways.
- h) Sources of contamination within 150 feet of source.
- i) All surface water within 50 feet of source.



- LEGEND**
- WELL
 - ⊙ SEPTIC PIPE
 - ⊙ SEPTIC CLEANOUT

ENGINEER'S EVALUATION

**ON-SITE DRINKING WATER &
WASTEWATER DISPOSAL SYSTEMS**

Property Description (Legal): Lot 1 Block - of Hana-Paw Ranch (PROPOSED)

Physical Address: 3300 Clark-Wolverine Rd. Palmer, AK 99645

Owner's Name(s): James Price Buyer's Name(s): N/A

Owner's Address: PMB 104, 1150 S. Colony Way Buyer's Address: _____
Palmer, AK 99645-6967

Serving: Single Family Multi-Family (No. of Units _____)

No. of Bedrooms 4

ON-SITE DRINKING WATER SYSTEM:

Property Served By:

_____ Property is served by a Public Water System, approved by ADEC and currently in monitoring compliance

Recent water samples have been tested by a certified ADEC laboratory. Sample results were found to meet current ADEC drinking water standards for coliform bacteria levels.

Notes: Pending lab test results, active well with no history of noncompliance

ON-SITE WASTEWATER DISPOSAL SYSTEM:

_____ This wastewater disposal system was installed by an ADEC Certified Installer and approved by ADEC.

_____ This wastewater disposal system was tested in accordance with current ADEC policies and was found to be operating adequately. The readily identifiable features of the system were observed and documented.

_____ From visual site evidence and ADEC documentation on the system's installation it appears this system was installed to meet 18 AAC 72 regulations and ADEC policies at the time of installation.

No documents are available for the design or construction of this system. It appears the system meets the separation requirements outlined in the current ADEC regulation 18 AAC 72. It also appears the system meets other ADEC policies that were in place at the time of installation.

Notes: No adequacy test was performed

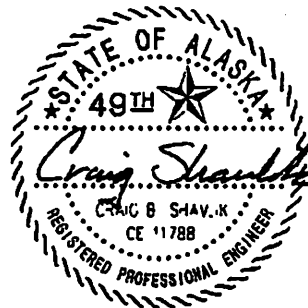
This report accurately portrays the conditions found on the date the system(s) were tested/inspected and to any documents obtained from ADEC or other agency. This report does not constitute a guarantee, explicit or implied, for the future performance of this water supply and/or wastewater disposal system.

Company Job No.: 2009-1432.00

Inspected By: Kurt Mackenzie

Engineer Responsible: Craig Shavlik

Date: December 29, 2009



801 W. Fireweed Lane #201
Anchorage, AK 99503
Phone: (907)274-5257

F. Robert Bell and Associates

1365 E. Parks Hwy #203
Wasilla, AK 99654
Phone: (907)357-5247

ENGINEER'S EVALUATION
**ON-SITE DRINKING WATER &
WASTEWATER DISPOSAL SYSTEMS**

Property Description (Legal): Lot 2 Block - of Hana-Paw Ranch (PROPOSED)

Physical Address: 3300 Clark-Wolverine Rd. Palmer, AK 99645

Owner's Name(s): James Price, Buyer's Name(s): N/A

Owner's Address: PMB 104, 1150 S. Colony Way Buyer's Address: _____
Palmer, AK 99645-6967

Serving: Single Family Multi-Family (No. of Units _____)

No. of Bedrooms 4

ON-SITE DRINKING WATER SYSTEM:

Property Served By:

_____ Property is served by a Public Water System, approved by ADEC and currently in monitoring compliance

Recent water samples have been tested by a certified ADEC laboratory. Sample results were found to meet current ADEC drinking water standards for coliform bacteria levels.

Notes: Pending lab test results, active well with no history of noncompliance

ON-SITE WASTEWATER DISPOSAL SYSTEM:

_____ This wastewater disposal system was installed by an ADEC Certified Installer and approved by ADEC.

_____ This wastewater disposal system was tested in accordance with current ADEC policies and was found to be operating adequately. The readily identifiable features of the system were observed and documented.

_____ From visual site evidence and ADEC documentation on the system's installation it appears this system was installed to meet 18 AAC 72 regulations and ADEC policies at the time of installation.

No documents are available for the design or construction of this system. It appears the system meets the separation requirements outlined in the current ADEC regulation 18 AAC 72. It also appears the system meets other ADEC policies that were in place at the time of installation.

Notes: No adequacy test was performed

This report accurately portrays the conditions found on the date the system(s) were tested/inspected and to any documents obtained from ADEC or other agency. This report does not constitute a guarantee, explicit or implied, for the future performance of this water supply and/or wastewater disposal system.

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UNSUBDIVIDED

LOT 1

LOT 2

4-BEDROOM HOUSE

LOT 1
40,034 S.F.

LOT 2
229,922 S.F.

4-BEDROOM HOUSE

150' WELL RADIUS

UNSUBDIVIDED

LEGEND

- ⊕ WELL
- ⊙ SEPTIC PIPE
- ⊗ SEPTIC CLEANOUT

NOTES

1. SITE PLAN BASED ON PRELIMINARY PLAT PREPARED BY COTTINI LAND SURVEYING IN JUNE 2009.

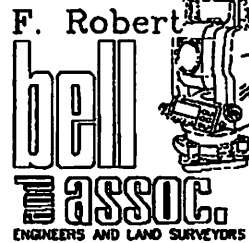


GRAPHIC SCALE
1"=150'



DATE: 12/29/2009

F.R. BELL & ASSOCIATES



801 WEST FIREWEED LAKE SUITE 201
ANCHORAGE, ALASKA 99503-1801
PHONE (907)-274-5257

ON-SITE UTILITY SITE PLAN

PROPOSED LOTS 1&2
HANA-PAW RANCH SUBDIVISION

PREPARED FOR: JAMES PRICE

JOB NO.: 2009-1432 MSB GRID:

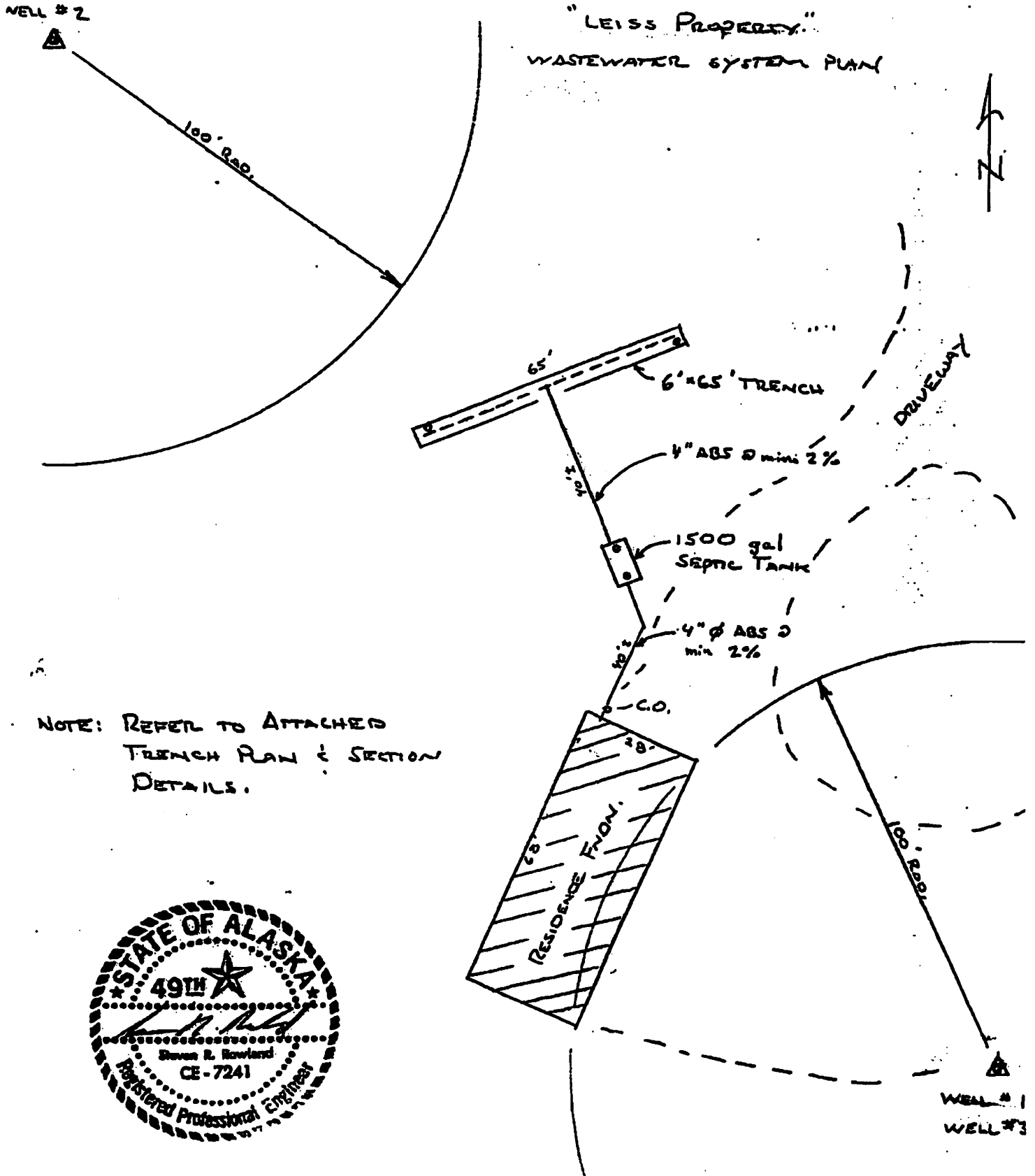
SCALE: 1"=150'

DATE: 12/29/2009

STEVE R. ROWLAND, P.E.
GEOLOGICAL and CIVIL ENGINEERING

14001 W. ARCTIC AVENUE PALMER, ALASKA 99645

(907) 746-3630 FAX (907) 745-1775



RECOVERED
5/8" REBAR.
MARKED 1834-S
TYP.

UNSUBDIVIDED

C 1/4 COR.

BASIS OF BEARING
N89°58'25"W (R) 90°00'00"W(M)
254.26'(R&M)
WAIVER No. 00-58
WARREN FISCUS LAND SURV.

LEGAL DESCRIPTION PER BOOK 218, PAGE 477 PALMER, AK.
STARTING AT THE C 1/4 CORNER OF SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWO (2) EAST, SEWARD MERIDIAN, THENCE FOLLOWING THE ONE-FOURTH LINE SOUTH 0°03' EAST FOR A DISTANCE OF 270.0 FEET TO THE POINT OF BEGINNING, THENCE GOING DUE EAST FOR A DISTANCE OF 148.51 FEET TO THE CENTERLINE OF CLARK-WOLVERINE ROAD, THENCE SOUTH 12°49' WEST ALONG THE CENTERLINE FOR A DISTANCE OF 98.13 FEET, THENCE SOUTH 11°24' WEST ALONG THE CENTERLINE FOR A DISTANCE OF 253.90 FEET, THENCE SOUTH 7°23' WEST ALONG THE CENTERLINE FOR A DISTANCE OF 10.47 FEET, THENCE DUE WEST FOR A DISTANCE OF 75.34 FEET TO THE ONE-FOURTH LINE, THENCE CONTINUING DUE WEST FOR A DISTANCE OF 2848.70 FEET TO THE SECTION LINE COMMON TO SECTIONS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28), THENCE NORTH 0°03' WEST ALONG THE SECTION LINE FOR A DISTANCE OF 353.0 FEET, THENCE DUE EAST FOR A DISTANCE OF 2848.70 FEET TO THE POINT OF BEGINNING, SAID PARCEL HAVING AN AREA OF ABOUT 22.35 ACRES AND ALL BEING LOCATED IN THE SOUTH ONE-HALF (S 1/2) OF SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWO (2) EAST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

S00°03'00"E
270.00'(DEED)

TRACT "1"

N90°00'00"E
2645.70'(DEED)

N90°00'00"E
148.51'(DEED)

TRACT "2"
22.35 ± Ac.

S12°49'00"W
98.13'(DEED)

S00°03'00"W
353.00'(DEED)
SEC. 27

NOTE:
THIS LOT SUBJECT TO THE
EXISTING RIGHT-OF-WAY FOR
CLARK-WOLVERINE RD. (NOT
SHOWN).

ONE STORY
DWELLING
w/DAYLIGHT
BASEMENT

ONE STORY
SHOP

8'x8' SHED
NO FND.

U.G.
ELEC.

COVERED
DECK

DECK w/
STEPS,
TYP.

CONC.
PAD
TYP.

A.G. FUEL
TANK

SEPTIC
RISERS

8'x8' SHED w/
4' OVERHANG
NO FND.

ONE STORY
OFFICE

U.G.
TELE.

REMOTE
METER
BASE

POWER POLE
w/GUY ANCHOR

POWER POLE

TRANS. POLE
w/GUY ANCHOR

N90°00'00"W
75.34'
(DEED)

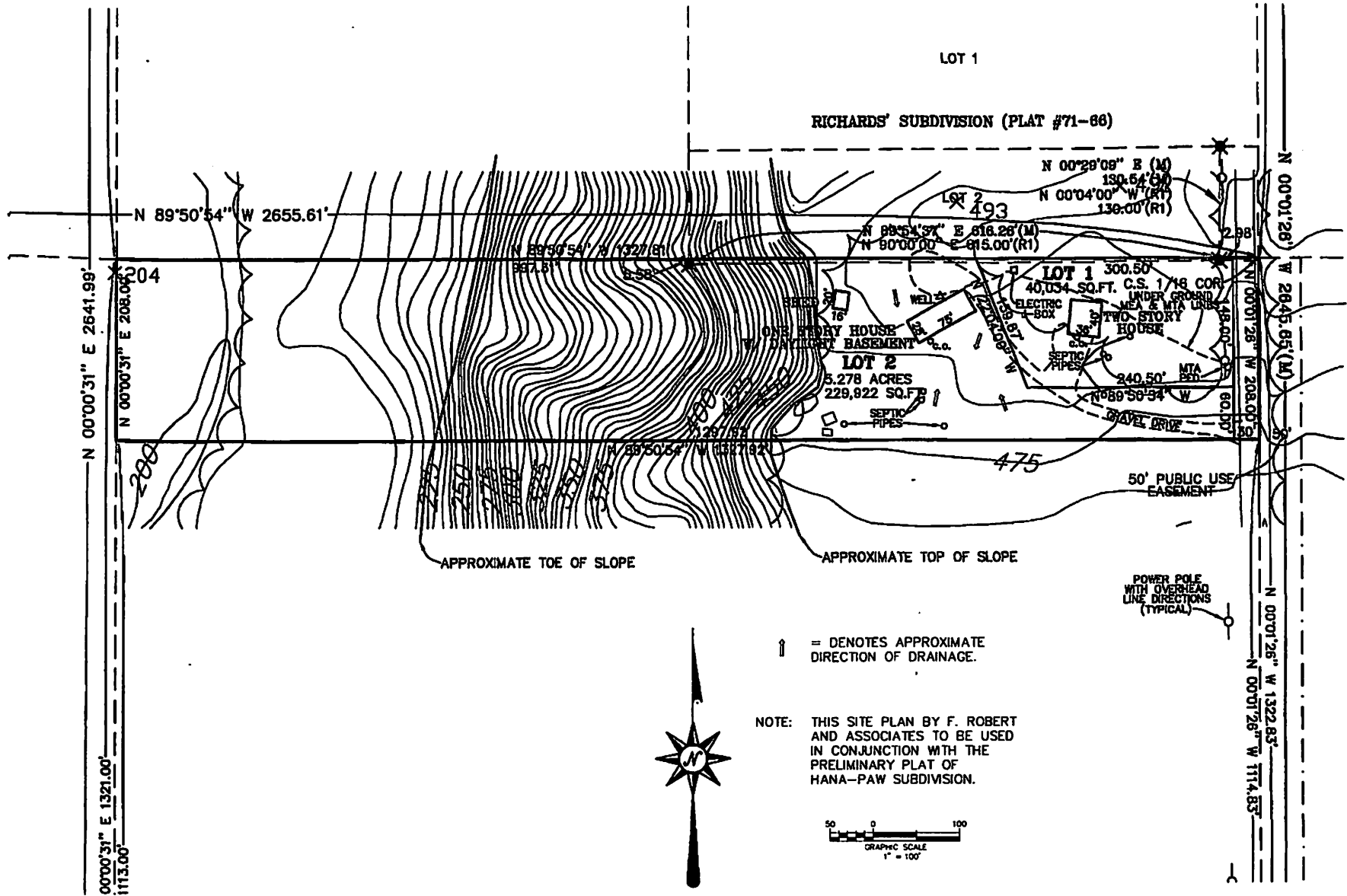
TRACT "3"

N90°00'00"W
2645.70'(DEED)

S11°24'00"W
253.91'(DEED)

S07°23'00"W
10.47'(DEED)

UNSUBDIVIDED
N. CLARK - WOLVERINE DR



LOT 1

RICHARDS' SUBDIVISION (PLAT #71-86)

N 00°28'09" E (M)
130.54' (M)
N 00°04'00" W (RT)
130.00' (R1)

N 89°54'57" E 518.28' (M)
N 90°00'00" E 615.00' (R1)

N 89°50'54" W 1327.81'

N 89°50'54" W 2655.61'

N 00°00'31" E 2641.99'
N 00°00'31" E 208.00'

LOT 1 300.50'
40,034 SQ.FT. C.S. 1/18 COR.
UNDER GROUND
ELECTRIC
ME & MTA UNITS

ONE STORY HOUSE
DAYLIGHT BASEMENT
WELL
SEPTIC PIPES
SEPTIC PIPES
GRAVEL DRIVE
MTA BOX
240.50'

LOT 2
5.278 ACRES
229,822 SQ.FT.

50' PUBLIC USE EASEMENT

APPROXIMATE TOE OF SLOPE

APPROXIMATE TOP OF SLOPE

POWER POLE WITH OVERHEAD LINE DIRECTIONS (TYPICAL)

↑ = DENOTES APPROXIMATE DIRECTION OF DRAINAGE.

NOTE: THIS SITE PLAN BY F. ROBERT AND ASSOCIATES TO BE USED IN CONJUNCTION WITH THE PRELIMINARY PLAT OF HANA-PAW SUBDIVISION.



DRAWN BY: M. J. B. R. S.

LOG OF DRILLING by A & L DRILLING COMPANY

OWNER OF LAND <u>LeRoy NORD</u>	DEPTH OF WELL <u>347</u>
ADDRESS <u>P.O. Box 384, Palmer</u>	STATIC LEVEL OF WATER FT. <u>290</u>
WELL SITE <u>LAZY Mtn, PALMER ALASKA</u>	DRAW DOWN FT. <u>50</u>
DATE—STARTED <u>MARCH 28, 1975</u>	GALS. PER MIN. <u>15</u>
DATE—ENDED <u>APRIL 1, 1975</u>	KIND OF CASING <u>6 5/8" OD</u>

KIND OF FORMATION:

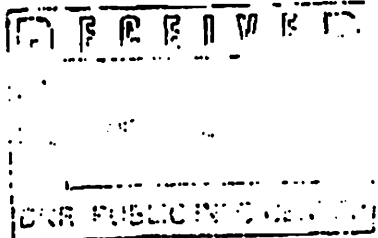
FROM <u>0</u> FT. TO <u>3</u> FT. <u>OVER BURDEN</u>	FROM..... FT. TO..... FT.
FROM <u>3</u> FT. TO <u>100</u> FT. <u>SAND & GRAVEL</u>	FROM..... FT. TO..... FT.
FROM <u>100</u> FT. TO <u>135</u> FT. <u>HARD PAN</u>	FROM..... FT. TO..... FT.
FROM <u>135</u> FT. TO <u>139</u> FT. <u>SAND & GRAVEL</u>	FROM..... FT. TO..... FT.
FROM <u>139</u> FT. TO <u>245</u> FT. <u>H.P. BOULDERS</u>	FROM..... FT. TO..... FT.
FROM <u>245</u> FT. TO <u>290</u> FT. <u>CLAY & GRAVEL</u>	FROM..... FT. TO..... FT.
FROM <u>290</u> FT. TO <u>335</u> FT. <u>SAND & GRAVEL</u>	FROM..... FT. TO..... FT.
FROM <u>335</u> FT. TO <u>347</u> FT. <u>SAND & GRAVEL</u>	FROM..... FT. TO..... FT.

MISCL. INFORMATION:

WATER BEARING

SUG. INSTALL PUMP 6 FT. FROM BOTTOM

DRILLER'S NAME Bill SULLIVAN



WELL LOG

Zac's Well Drilling

~ And Pump Service ~

P.O. Box 521068

Big Lake, Alaska 99652

376-0227

(2)

OWNER <u>HILARY & BARBRA LEISS</u> <i>PO Box 1329</i>	DEPTH OF WELL <u>145</u>
ADDRESS <u>PALMEE AK 99645</u> <i>MILE 5 CLARK WOLVERINE</i>	STATIC LEVEL <u>65'</u>
WELL-SITE _____	GALS. PER MIN. <u>2</u>
DATE <u>8-23-96</u>	SIZE OF CASING <u>6"</u>
<i>RFocated</i> <u>95-100</u>	TOTAL CASING <u>115'</u>

KIND OF FORMATION:

From 0 Ft. to 5 Ft. Sandy top soil From 95 Ft. to 97 Ft. GRAVELL WATER

From 5 Ft. to 10 Ft. SAND & GRAVELL From 97 Ft. to 115 Ft. HARD SAND

From 10 Ft. to 15 Ft. SAND From 115 Ft. to 145 Ft. BED ROCK

From 15 Ft. to 20 Ft. ^{PART SAND} GRAVELL From _____ Ft. to _____ Ft. _____

From 20 Ft. to 31 Ft. GRAVELL CLAY From _____ Ft. to _____ Ft. _____

From 31 Ft. to 56 Ft. SAND & GRAVELL From _____ Ft. to _____ Ft. _____

From 56 Ft. to 65 Ft. HARD SAND From _____ Ft. to _____ Ft. _____

From 65 Ft. to 75 Ft. ^{GRAVELL SAND} GRAVELL CLAY From _____ Ft. to _____ Ft. _____

From 75 Ft. to 95 Ft. HARD SAND From _____ Ft. to _____ Ft. _____

CONTRACTOR

Joe Huges

ADOL

Date Received

**STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
APPLICATION FOR ON-SITE WATER AND SEWER
SYSTEM APPROVAL
OR
DOCUMENTATION OF SYSTEM INSTALLATION**

I. GENERAL INFORMATION

Legal Description of the Location

Unit 3 Mars Hill Condos

Applicant Name: John Nielsen

Applicant is: (Check one)
 Bank
 Owner/Builder
 Certified Installer, No. _____
 Engineer

Mailing Address: 3055 S. Marth Rd.

Type of Residence:
 Single Family
 Multi-Family

City, State, Zip Code: Palmer, Alaska 99645

Telephone: (907) 746-4639

Total Number Bedrooms: 3

Send Approval to:
 Applicant
 Other (Give Name & Address)

II. WATER SUPPLY SYSTEM

Source of Water and Containment (Check all that Apply)
 Well (Drilled or Driven)
 Roof Catchment
 Holding Tank
 Surface (Identify) _____
 Other (Identify) _____

Type of Water Supply System
 Private
 Public (Serves more than one family)

Treatment of Water (Check all that Apply)
 None
 Filtration
 Other: _____
 Chlorination
 Mineral Removal

Well Data
 Is the height of the well casing more the 12" above the ground? Yes No
 Is a sanitary seal or well cap installed on the well casing? Yes No
 Is drainags directed away from or around the casing within a radius of 10 feet of the well casing? Yes No
 Is well wire enclosed in conduit? Yes No

Date Drilled	Depth of Well (Feet)	Static Water Level (Feet)	Yield (If available)	Pump Rate (If available)
--------------	----------------------	---------------------------	----------------------	--------------------------

Separation Distance from the Well Casing to each of the Following Sources of Contamination:
 Septic/Holding Tank on Lot: +100 Feet
 Sewer Lines on Lot: +25 Feet
 Absorption Area on Lot: +100 Feet

Closest Septic/Holding Tank on Adjacent Lot	Closest Sewer Lines on Adjacent Lot	Closest Edge of an Absorption Area on Adjacent Lot
Feet	Feet	Feet

If toxic materials are stored on the property, including fuel tanks, paints, lubricants and other petroleum based materials, pesticides, fungicides or herbicides, indicate distance from contaminants to well casing:
 On Lot: _____
 On Adjacent Lot: _____

Water Sample Taken by: (Name) _____

Address: _____

Sampler is:
 Buyer
 Engineer
 Banker
 Government Official

Water Sample Results:
 Attach Copy Satisfactory - Date Unsatisfactory - Date

Comments/Recommendations:

Well approval not requested at this time.

I certify that the above information, and that provided in Section IV, is correct:

Signature	Typed/Printed Name	Title	Date
-----------	--------------------	-------	------

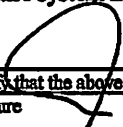
Note: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or Owner/Builder

III. WASTEWATER DISPOSAL		Legal Description: Unit 3 Mars Hill Condos	
<input checked="" type="checkbox"/> Septic Tank/Absorption System		<input type="checkbox"/> Package Treatment <i>(Specify Brand Name or Process)</i>	
<input type="checkbox"/> Holding Tank - Specify	Capacity of Tank	Where Waste is Disposed	Frequency of Pumping
<input checked="" type="checkbox"/> Septic Tank Outfall Discharged To: Subsurface drainfield		<input type="checkbox"/> Other (Specify): (Outhouse, Incinerator, etc.)	

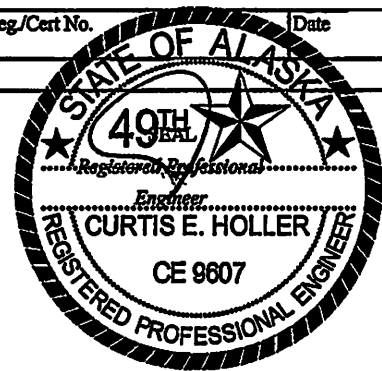
<input checked="" type="checkbox"/> NEW SYSTEM	
Name of Installer Ben Nielsen	Date Installed 10/08/15
<input checked="" type="checkbox"/> Owner/Builder No.	<input type="checkbox"/> Certified Installer No.
<input type="checkbox"/> Other:	Septic Tank Type/Manufacturer Steel/Greer Tank
Septic Tank Size (Gallons) 1,000	Number of Compartments 2
Type Soil Absorption System Absorption bed w/sand trench	Soil Type and Rating SM-GM (335)
Dimensions/Size Soil Absorption System 12' x 68' rocks within 18' x 74' sand base	Type/Quantity Backfill Material Used for Soil Absorption System 3/4-3" s. rock, 38 cvd
Percolation Test Results (Attach Copy of Report) 14 min/inch	Percolation Test by: (Name) Holler Engineering
Minimum Ground Cover over Absorption Area +2 w/2" insul Feet	Minimum Ground Cover over Septic Tank +2 w/2" insul Feet
Cleanout Pipes/Caps Installed on Septic Tank <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes/Caps Installed on Absorp. System <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance To: +100 Feet	Nearest Water Supply Source on Adjacent Lot +100 Feet
Nearest Body of Water + 100 Feet	Water Table/Bedrock + 4/+ 6 Feet
Lot Line Feet	

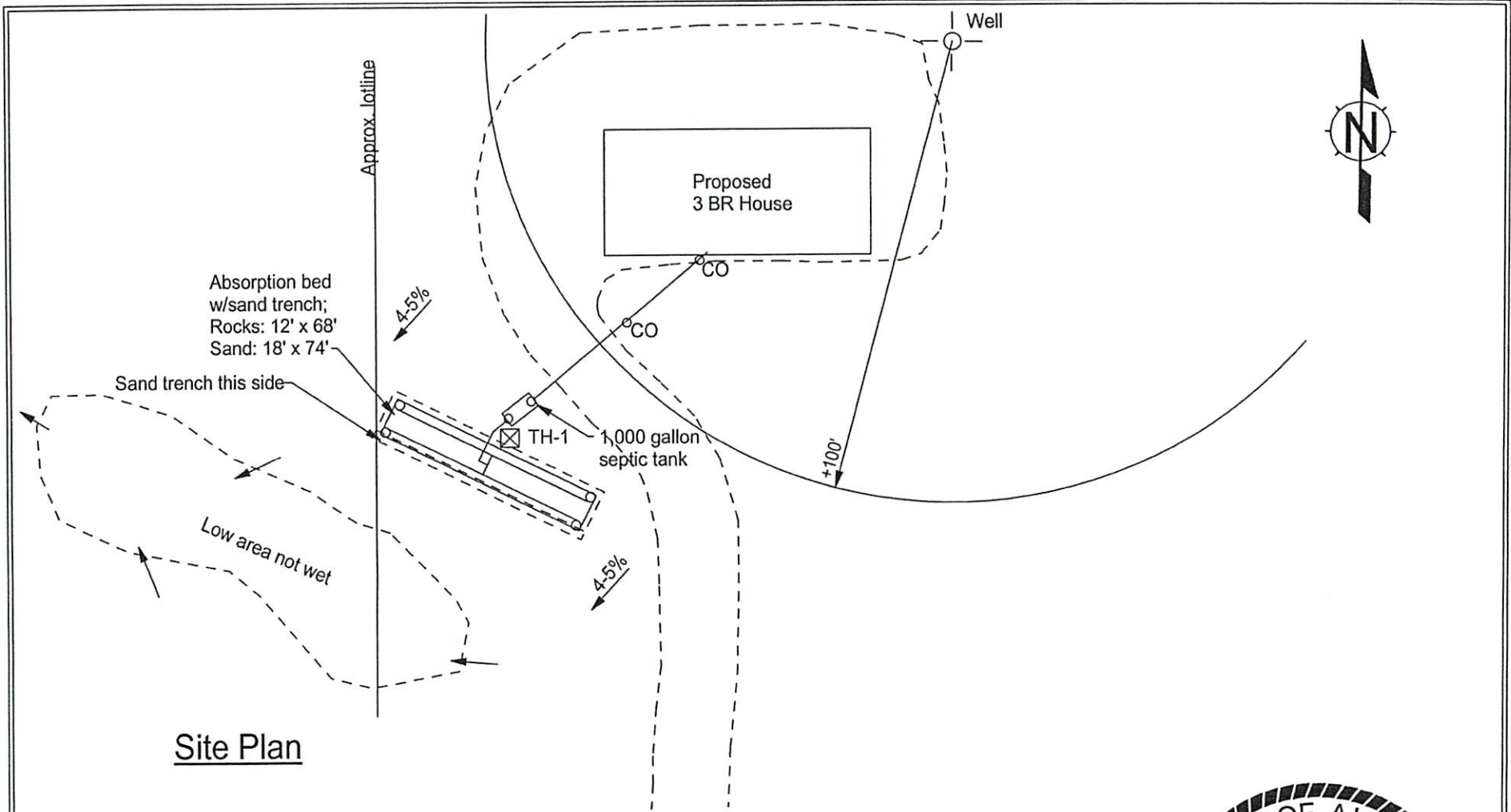
Comments/Recommendations

- Holler Engineering logged a test hole, conducted a perc test, monitored GWT, designed and documented this new septic system.
- Special construction: sand base/trench sized at 335 ft²/BR; septic rock within sand sized at 200 ft²/BR w/9" under pipes.
- Entire system has 2" board insulation and minimum 2' of soil cover.

I certify that the above information, and that provided in Section IV, is correct:			
Signature 	Typed/Printed Name Curtis E. Holler, P.E.	Title, Reg./Cert No., Inst. No. CE 9607	Date 10/21/15
NOTE: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or approved Owner/Builder			

<input type="checkbox"/> EXISTING SYSTEM	
Name of Installer	Date Installed
<input type="checkbox"/> Owner/Builder No.	<input type="checkbox"/> Certified Installer No.
<input type="checkbox"/> Other:	Septic Tank Type/Manufacturer
Septic Tank Size (Gallons)	Number of Compartments
Type Soil Absorption System	Soil Type and Rating
Dimensions/Size Soil Absorption System	Type/Quantity Backfill Material Used for Soil Absorption System
Adequacy Test Results (Attach Copy of Report) <input type="checkbox"/> Pass <input type="checkbox"/> Fail	Adequacy Test Performed by: (Name)
Minimum Ground Cover over Absorption Area Feet	Minimum Ground Cover over Septic Tank Feet
Cleanout Pipes/Caps Installed on Septic Tank <input type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes/Caps Installed on Absorp. System <input type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance To: Feet	Nearest Water Supply Source on Adjacent Lot Feet
Nearest Body of Water Feet	Water Table/Bedrock Feet
Lot Line Feet	
Comments/Recommendations	
I certify that the above information, and that provided in Section IV, is correct:	
Signature	Typed/Printed Name
Title, Reg./Cert No.	Date
NOTE: Must be signed by a Professional Engineer.	





Site Plan

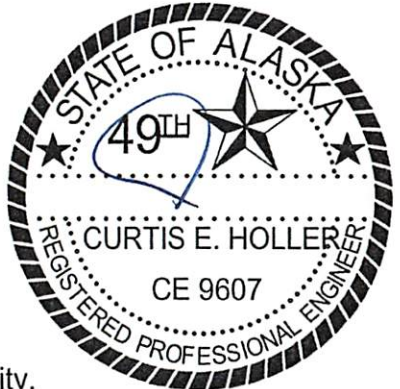
Mars Hill Condos Future Unit 3
Wastewater System Asbuilt

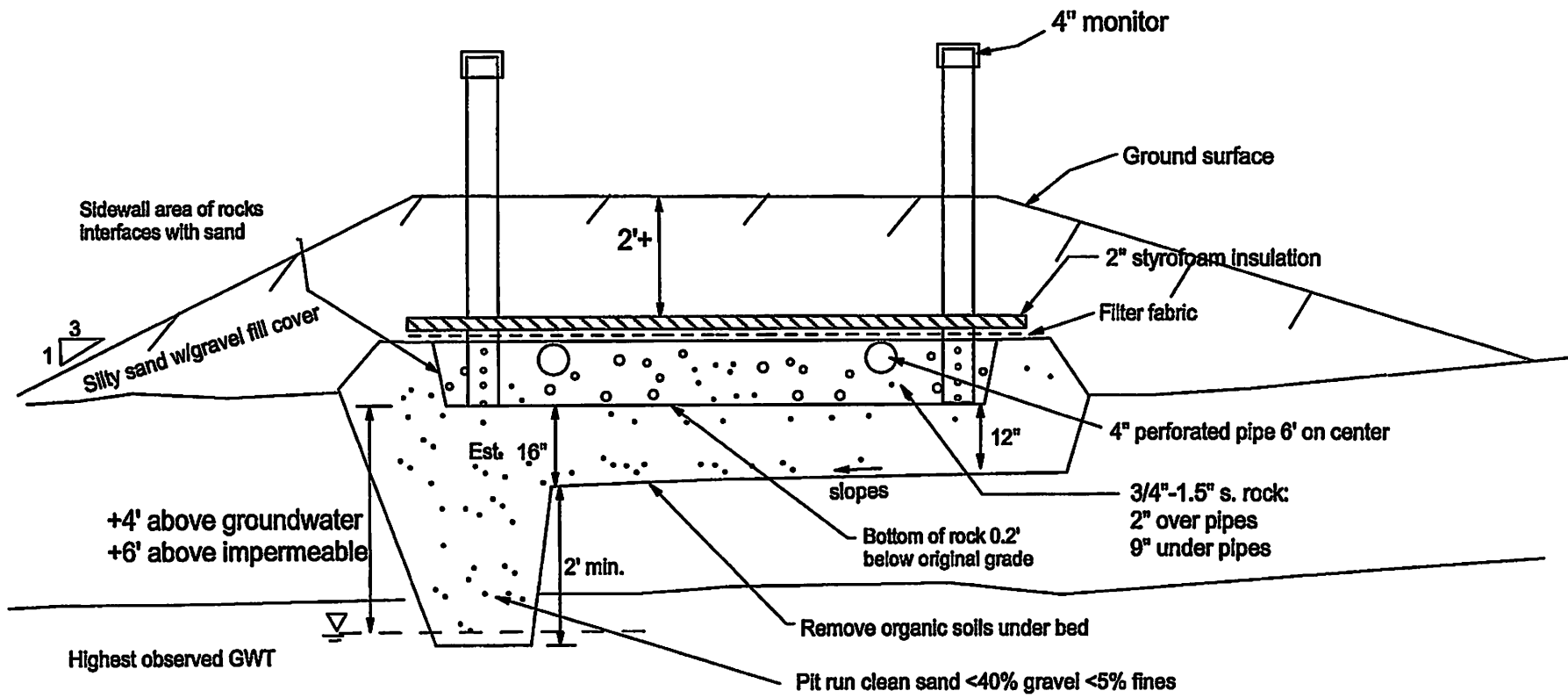


Job # 15054 10/21/15 no scale

Notes

1. This septic system does not lie within the protective radius of any known well.
2. No survey staking provided.
3. Entire system has 2" insulation; not shown for clarity.





Absorption Bed w/Sand Trench Detail

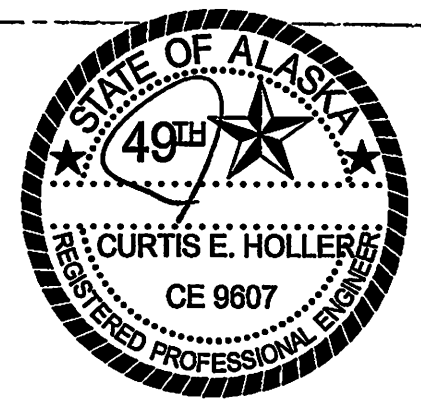
Mars Hill Condos Unit 2
Wastewater System Asbuilt



Job # 15054 10/14/15 no scale

Notes

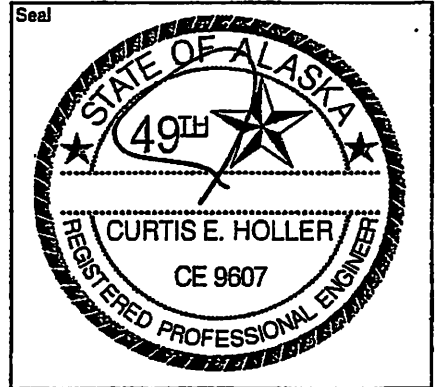
1. This septic system shall not lie within the protective radius of any known well.
2. No survey staking provided - lotlines/easements are owner's/developer's responsibility.





HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska (907) 376-0410

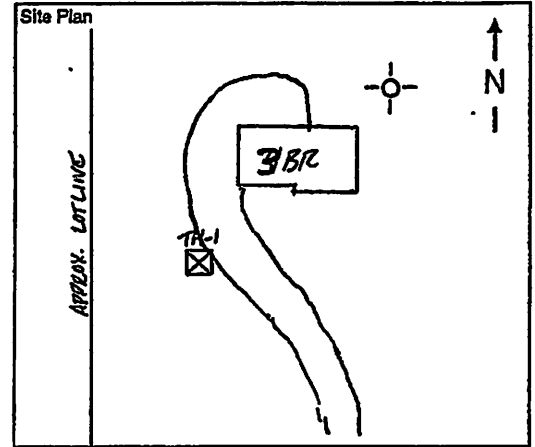
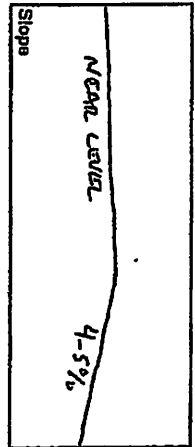
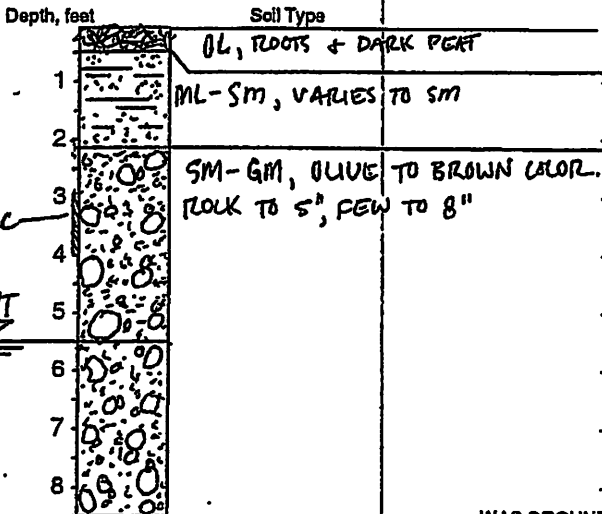


SOILS LOG / PERCOLATION TEST

TEST HOLE # 1

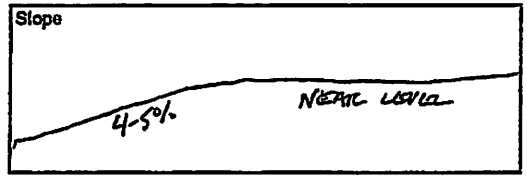
Performed For: JOHN NELSON

Legal Description: _____



PERC
GWT

WAS GROUNDWATER ENCOUNTERED?
- Yes
IF YES, AT WHAT DEPTH?
- 5.5' ±
DEPTH AFTER MONITORING?
- 5.1' MAX.



PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
SOAK	8-5-15				
1		10:41	30.0 MIN	-4 13/16"	2 6/16"
2		11:12	30.0 MIN	-4 9/16"	2 3/16"
3		11:43	30.0 MIN	-4 2/16"	2 2/16"

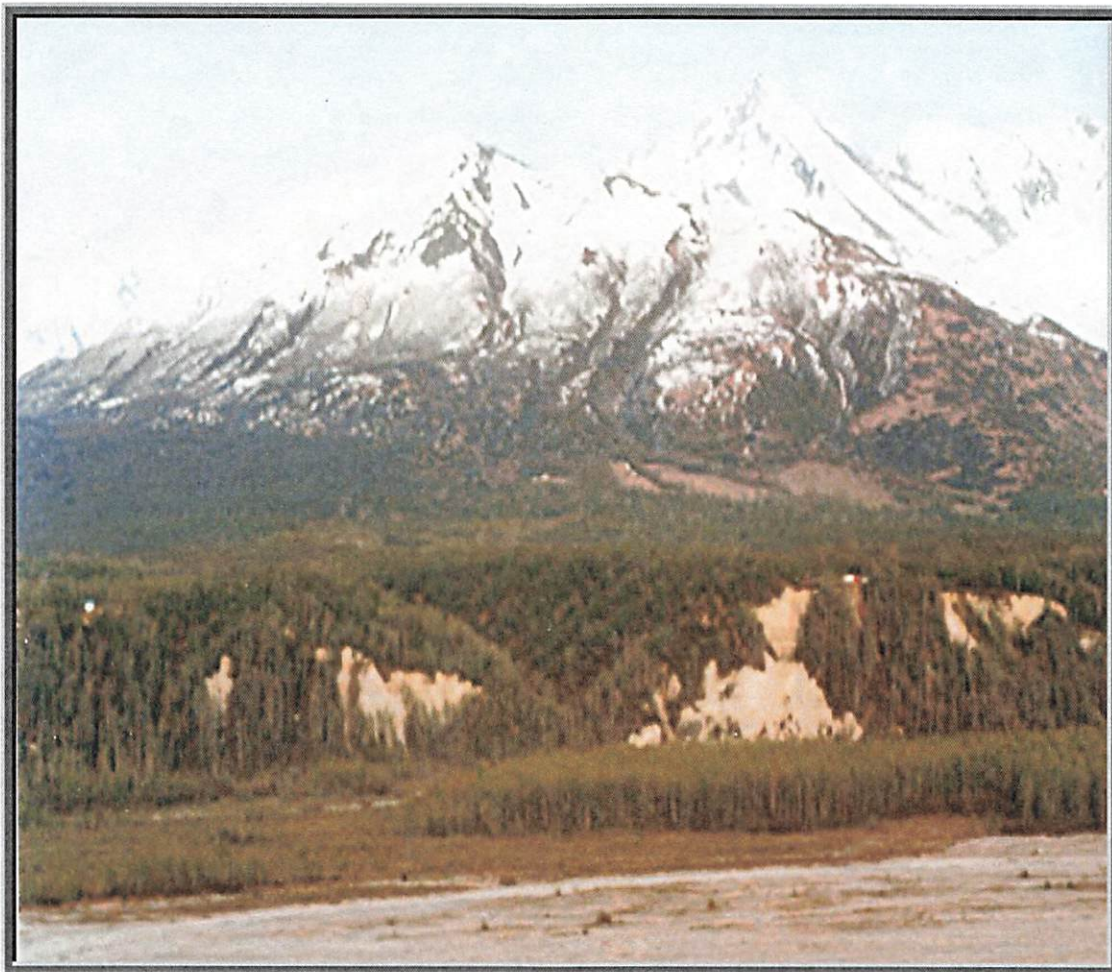
- PERCOLATION RATE 14.1 (ml/inch) PERC HOLE DIAMETER 6"

- TEST RUN BETWEEN 3 FT AND 4 FT DEPTH

- Comments: TEST HOLE OPEN FOR 1 MONTH ± - LEVEL 5.5' TO 5.1' - BED BELOW PLUS JUST BELOW ORIGINAL GRADE.

- PERFORMED BY C. HOLLER DATE: 07-09-15

Lazy Mountain Comprehensive Plan



2008

**HANDOUT #19
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: JULY 18, 2024**

Acknowledgements:

Borough Assembly

Curtis D. Menard, Mayor

Lynne Woods, Assembly District 1

Pete Houston, Assembly District 2

Michelle Church, Assembly District 3

Mary Kvalheim, Assembly District 4

Cindy Bettine, Assembly District 5

Robert Wells, Assembly District 6

Tom Kluberton, Assembly District 7

Planning Commission

Helga Larson, Chair

Ken Klunder

David Webster

Mark Masteller

Dick Zobel

Vern Halter

Lazy Mountain Community Planning Team

John Bitney

Barbara Bitney

Ken Klunder

Gary LoRusso

Michael Miller

Lorene Lynn

Paul Morley

John Vinduska

Chris Whittington-Evans

Department of Planning and Land Use

John Duffy, Borough Manager

Eileen Probasco, Acting Chief of Planning

Lauren M. Kruer, Project Planner

Mary Brodigan, Project Assistant

CODE ORDINANCE

By: Borough Manager
Introduced: 02/19/08
Public Hearing: 03/04/08
Adopted: 03/04/08

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 08-030

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING
MSB 15.24.030(B) TO INCLUDE THE LAZY MOUNTAIN COMPREHENSIVE PLAN.

WHEREAS, the Lazy Mountain Community Council recommended approval of the Lazy Mountain Comprehensive Plan; and

WHEREAS, the Planning Commission at their December 17, 2007, regular meeting passed Resolution Serial No. 07-058, recommending adoption of the Lazy Mountain Comprehensive Plan.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the borough code.

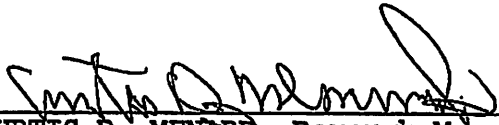
Section 2. Amendment of subsection. MSB 15.24.030(B) is hereby amended to read as follows:

(22) Lazy Mountain Comprehensive Plan, adopted


March 4, 2008.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this 4 day
of March, 2008.


CURTIS D. MENARD, Borough Mayor

ATTEST:


JOELL CHURCH, Acting Borough Clerk
(SEAL)

PASSED UNANIMOUSLY: Woods, Houston, Church, Kvalheim, Bettine,
Wells, and Kluberton

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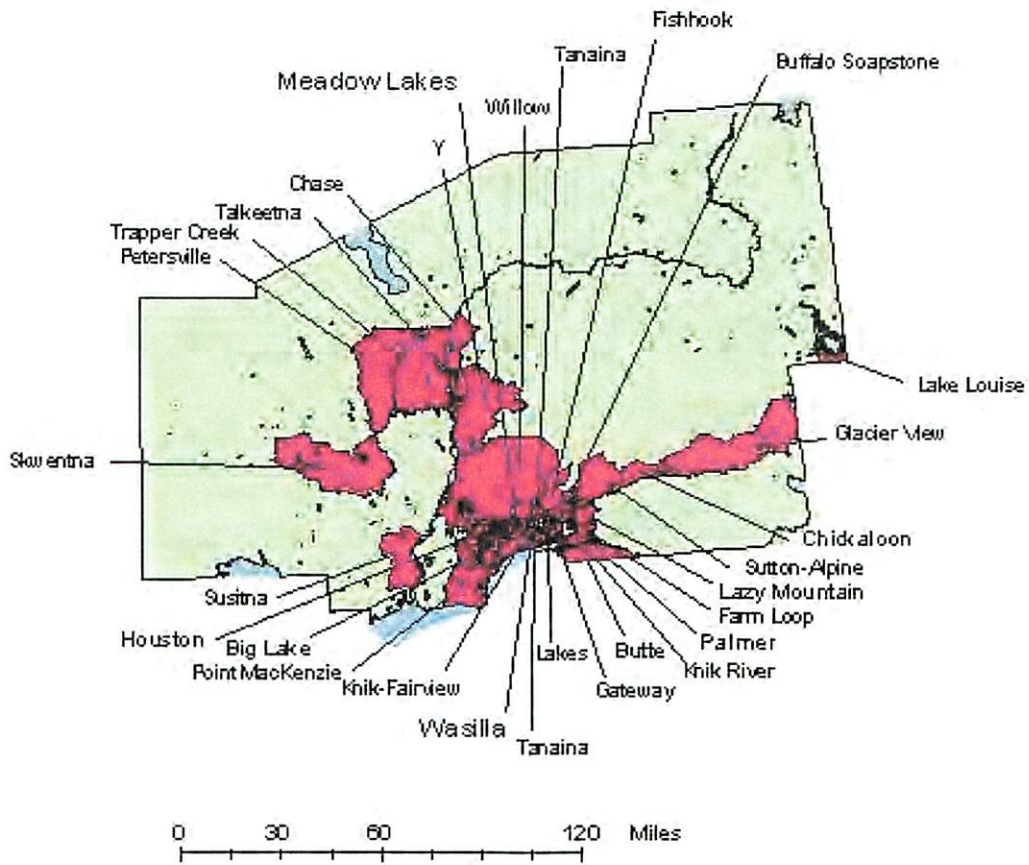
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Matanuska-Susitna Borough



Source: Alaska Department of Labor And Workforce Development, Research and Analysis and US Census Bureau, 2000 Tigerline files.

Executive Summary

The Lazy Mountain Community Council approved and requested the development of a comprehensive plan with technical assistance from the borough in October 2004. A total of 16 planning team member applications were received in January 2005. Monthly planning team meetings were held beginning March 2005 and a community survey was provided to all property owners on Lazy Mountain and interested individuals in July 2005. Along with monthly planning team meetings, the team held open houses to discuss the survey results, identify community goals and priorities, and examine open space/recreation concerns.

The Lazy Mountain Community Council area is located at the base of 3,720-foot Lazy Mountain, 3 miles east of Palmer in the Mat-Su Borough (See Figure 1). It lies east of the Matanuska River, off the Old Glenn Highway and has a bearing of approximately 61.647790° North Latitude and 148.96363° West Longitude. (Sec. 7, T018N, R003E, Seward Meridian.) Lazy Mountain is located in the Palmer Recording District. The area encompasses 35.5 sq. miles of land.

The Lazy Mountain Community Comprehensive Plan provides a flexible framework to address existing and future community needs and goals, such as open space and recreation, transportation, public facilities, and land use. This Comprehensive Plan gives the community a voice in the decisions made by state, federal, and borough entities. It expresses the decisions that may affect Lazy Mountain. Due to the rapid population growth in the Matanuska-Susitna Borough, many communities hope to guide development in order to create safe and livable communities. Lazy Mountain has steadily grown at nearly 3% annually and this growth is expected to continue.

Alaska Statutes Title 29.40.030 requires the Assembly of a second-class borough, such as the Matanuska-Susitna Borough, to adopt a comprehensive plan by ordinance. The Matanuska-Susitna Borough adopted a borough-wide comprehensive plan in 1970. In 1985, the Assembly adopted Resolution 86-7, which established a policy of deferring to each borough community the opportunity to prepare its part of the borough's comprehensive plan. Community plans must meet specific community planning guidelines. The summary of the planning process is shown in Table 1 on page 10.

A "living, adaptable" document, the Comprehensive Plan can incorporate changing conditions, and helps to set the general direction of community priorities and policies. This Comprehensive Plan recommends goals and policies, which emphasize protecting the rural character of Lazy Mountain. Six goals were identified during the planning process; these goals encourage retaining the rural lifestyle and scenic beauty of the area. From these goals, policies were developed that provide direction and help to guide community decisions and actions.

If the community wishes to implement these recommendations through a Special Land Use District (SPUD), then these policies may be used to develop land use regulations in the form of a SPUD. In order to implement the Comprehensive Plan recommendations, the community must request a SPUD.

The Lazy Mountain Community Comprehensive Plan encourages retaining the rural, low density residential, pastoral, agricultural, and forested characteristics that the community favors.

Vision Statement and Community Goals

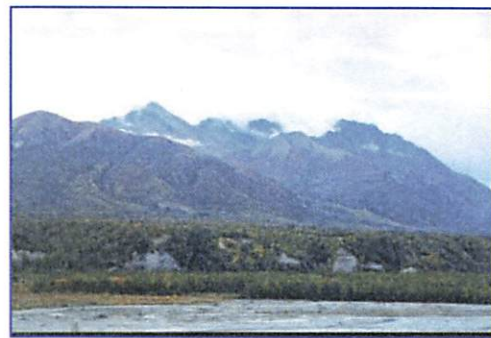
Introduction

The following vision statement is used as a framework for preparing the Lazy Mountain Comprehensive Plan and developing the specific community goals, objectives, and policies found in the plan.

VISION STATEMENT

“The Lazy Mountain Community Comprehensive Plan is intended to provide for the planned and orderly growth of Lazy Mountain.”

From the vision statement and community input, the team developed the following community comprehensive goals.



Courtesy: GeoCities, March, 2006.

COMPREHENSIVE PLAN GOALS

In keeping with the desires of the majority of its land owners and residents and without depriving individuals of the reasonable use of their land, the goals of the comprehensive plan are to:

- *Protect and maintain the natural resources, natural environment, water and air quality, scenic viewsheds, trails, and recreational opportunities;*
- *Conserve the open space, forested, quiet nature, privacy, and agricultural characteristics of the area;*
- *Recognize the historical agricultural operations and strive to maintain agricultural land uses;*
- *Support safe, diverse neighborhoods where people know and interact with each other;*
- *Strive for well designed and well placed residential development and improved transportation infrastructure while fostering and maintaining the rural character of Lazy Mountain; and*
- *Promote a volunteer community education approach to increase community awareness and cohesion.*

Purpose and Goals

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.

The Comprehensive Plan addresses the current conditions, examines how to retain Lazy Mountain's rural characteristics, determines the steps needed to get there, and offers methods to realize the community's hopes. The goals and recommendations brought forward in this plan will help the community to establish guidelines and a vision for Lazy Mountain.

Planning Process & Public Involvement Schedule

In order to develop successful community comprehensive plans, public comment and participation are essential. A variety of methods were used to gather the residents' thoughts and ideas about current concerns and the community's future vision regarding land use, public facilities, open space and recreation, community resources, economic development, community governance, and transportation.

Table 1: Lazy Mountain Community Comprehensive Plan – Public Involvement and Input Summary

Date	Action
July 2005	Planning Team, working with MSB staff, conducts community survey, sent to all post office box holders, regarding Lazy Mountain issues, characteristics, future (See Appendix B).
Jan. 2006	Community-wide open house, attended by 20+ community members, to review & refine community issues and goals.
Winter 2006	Preparation of "Draft Comp Plan".
Sept. 2007- Dec. 2007	Community Council public hearing and approval of plan, recommendation to forward revised Draft plan to Planning Commission for public hearing and approval.
February 2008-March 2008	Assembly public hearing and approval of plan.

Community Background and History

Lazy Mountain is historically known by many as "Black Bear Mountain." One of the first establishments near Lazy Mountain began operations in 1900, when "Palmer's Upper House," a boat-accessible trading post owned by George Palmer, was located on the east side of the Matanuska River near today's bridge (George W. Palmer Bridge) on the Old Glenn Highway. George Palmer's store catered to Dena'ina Athabascans who traded with the Ahtna from the Copper River region. The Lazy Mountain area was homesteaded as early as 1915, when the Matanuska branch of the Alaska railroad brought employment.

In 1935, President Franklin D. Roosevelt's New Deal projects established the Matanuska Colony. This agricultural colony brought an additional 203 families who homesteaded throughout the area, including Lazy Mountain. Lazy Mountain Children's Home operated from 1947 until the early 1960s. At one time, the Mat-Su Borough established a ski lift and warm-up hut at the Lazy Mountain Recreation area. It has since been dismantled. Today, Lazy Mountain is largely a rural residential area, with low-density housing and agricultural activities. Local farms raise organic beef, hay and produce, which is sold at regional grocery stores and local markets.

Due to the direct access from Lazy Mountain into the City of Palmer and other major road corridors (such as the Glenn Highway and the Palmer-Wasilla Highway), Lazy Mountain residents can easily obtain goods and services and can participate in community events and various social organizations within City of Palmer and the Core Area.

While the growth on Lazy Mountain is slower than other areas of the borough, new subdivisions are being established on Lazy Mountain. As development occurs, concerns over ensuring water quality, protecting water availability, and maintaining privacy and open space are priorities for the community.

Planning Area

The Lazy Mountain Community Council area is approximately 36 square miles in size and is located nearly 3 miles east of the City of Palmer. The western edge of the Community Council boundary (See Figure 1) extends along the Matanuska River and reaches the northern most extent of the planning area near the Homestead Trail. The eastern boundary runs about 6 miles along a section line following the Smith Road extension. The southern boundary follows the Old Glenn Highway approximately 5 miles to Smith Road.

The Sutton Community Council lies to the northwest across the Matanuska River, the Butte Community Council to the southeast, and the Palmer City Council to the west. Land within the area is largely privately held, although some parcels are owned by the Chickaloon-Moose Creek Native Association, Inc., the Matanuska-Susitna Borough, and the Alaska Mental Health Trust (See Figure 2). For further land ownership information see page 23.

Community Context

The natural characteristics and topographic features of Lazy Mountain create an ideal setting for quiet, rural living. The gentle slope of Lazy Mountain combined with extensive forested lands and large, open fields used for agricultural operations offer individuals privacy and spectacular scenic vistas of the surrounding mountain peaks, such as Pioneer Peak. Close to the City of Palmer, services, employment, and shopping are readily available.

Equally, the Glenn Highway, Parks Highway, and Palmer-Wasilla Highway are easily accessible, allowing vehicular travel to Anchorage in about 60 minutes and to Wasilla in approximately 20 minutes. Additionally, Lazy Mountain residents enjoy an extensive trail system for both motorized and non-motorized uses. Other nearby recreational facilities include, the Lazy Mountain Recreation Facility, the Lazy Mountain Trail, the Matanuska Peak Trail, the

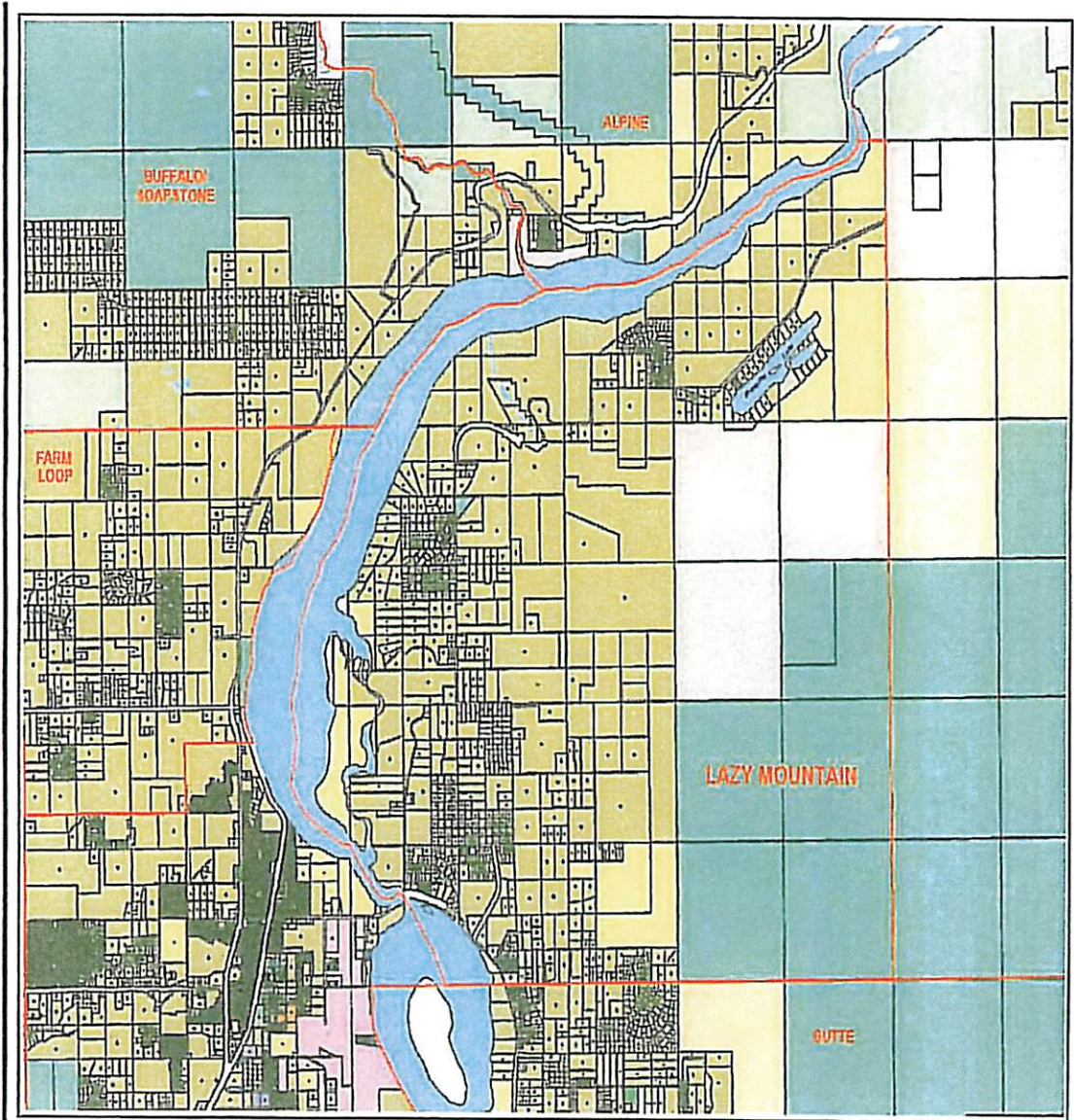
City of Palmer Municipal Airport, the Matanuska River Park, the Matanuska River, Jim Creek, and the Knik River.

Utilities and related services are readily available throughout most of the planning area. Fuel oil or natural gas, cable, and telephone services are found in a large percentage of homes. Approximately 90% of homes have individual water wells and septic systems, and are fully plumbed.

Socio-Economic Data

Purchasing a home on Lazy Mountain is still affordable, with the median value of homes at about \$106,900 compared to the overall borough-wide average of \$144,200 (See Appendix A). The Matanuska-Susitna Borough population grew from 39,683 to 59,322 between the 1990 and the 2000 census, an increase of nearly 50% in 10 years. Most of this growth took place in Wasilla, Palmer, and the surrounding areas. By 2020, the borough population could reach 100,000. If these economic and population trends continue, then Lazy Mountain could steadily increase in population.

The Lazy Mountain community is not experiencing the rapid population growth found in the rest of the borough. However, from 2000 - 2004, the community had a population growth of 6.5% (Alaska Department of Labor and Statistics, Economic Trends, January 2006) compared to a population growth of 35.2% for the rest of the borough between 2000- 2005 (Alaska Department of Labor and Statistics, January 25, 2006). 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.



Lazy Mountain & Adjacent Community Councils

Legend

- LAND USE**
- RESIDENTIAL
 - ▲ COMMERCIAL
 - INDUSTRIAL
 - PUBLIC
 - AGRICULTURE
 - RECREATION
- OWNERSHIP**
- BOROUGH
 - CITY
 - COOPERATIVE
 - FEDERAL
 - MENTAL HEALTH
 - NATIVE CORP
 - NO DATA
 - PRIVATE
 - PUBLIC UNIVERSITY
 - STATE
 - TAXID MISMATCH



Note: Land use patches represent Council Assessment City only. Major structures are partially listed and displayed. Source: NCR Assessment Database & Data as of 06/01/2011

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City of Lazy Mountain Planning & Development
March 2011

FIGURE 2: EXISTING LAND USE & OWNERSHIP

Natural and Physical Environment

Topography

The Lazy Mountain Community Council area consists of mixed spruce and birch forests, wetlands, and tundra at the higher elevations. The topography ranges from flat to rolling hills over most of the area, with steep bluffs and canyons along the Matanuska River, and some of the stream drainages. Land uses range from agricultural, forestry, recreational to residential development.

Geology and Soils

Glaciers shaped much of the Matanuska-Susitna Valley, leaving moraines, outwashes, terraces, hills, ridges, and foothills in the Lazy Mountain area. Soils on Lazy Mountain are generally slightly to moderately acidic. Soils in the Cook Inlet and Susitna River Valley are generally well drained, strongly acidic silt-loams, while extremely shallow and rocky soils are found in the Chugach Mountains and Alaska Range (USDA, NRCS. 2002. Soil Survey of Matanuska-Susitna Valley Area, Alaska. National Cooperative Soil Survey, pp. 9-16). Patches of poorly drained soils occur in the Susitna River Valley (See Figure 3: Soils Map and Appendix A for additional soils information).

Hydrology

The dominant surface waters within the Lazy Mountain Community Council area are the Matanuska River, Wolverine Creek and Lake, McRoberts Creek, and an unnamed lake referred to locally as Hecker's Lake. Smaller unnamed ponds, springs and creeks are interspersed among the forest and wetlands. The Matanuska River is a large, braided glacial river stretching from the Matanuska Glacier to Knik Arm. The effects of this major river drainage on the community include an ever-changing river course, erosion, dust and wind.

Throughout the area, water sources tend to be erratic and found in pockets; which can create difficulty with obtaining good drinking water from wells.

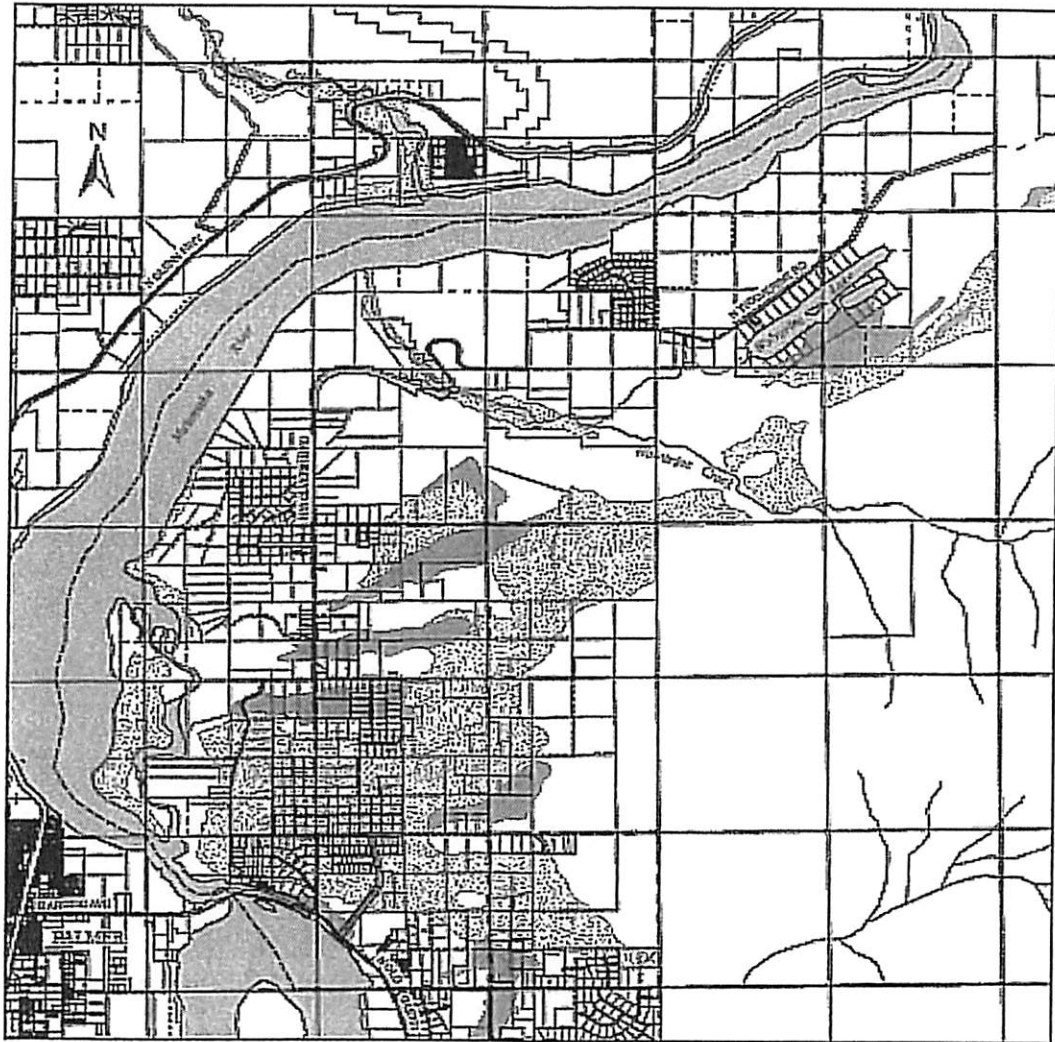
Fish and Wildlife

Lazy Mountain is home to a variety of wildlife. Moose, fox, squirrels, wolves, wolverines, and bear are prevalent throughout the area. The forest cover and wetlands provide excellent travel corridors and habitat for moose. Song birds, raptors, grouse, eagles, water fowl and other birds are also prevalent. Native rainbow trout, Dolly Varden, and Coho salmon migrate and spawn in the area (primarily in Wolverine Creek and Wolverine Lake).

Climate

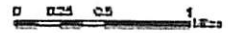
The Lazy Mountain climate is in the transition zone between coastal and continental climates. The climate is directly influenced by the ocean and the surrounding mountain ranges. The temperatures in January range from -35 to 33; in July, from 42 to 85.

Figure 3: Soils Map



Legend

- | | |
|------------------------------|--------------|
| Large Nth. Community Council | ROADS |
| HYBRIC soils | — HIGHWAY |
| 15 to 50 % | — MAJOR |
| 65 % of roads | — MEDIUM |
| | — PRIMARY |



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Source: City of Vancouver, 2005. Data provided by the City of Vancouver, 2005. Date: 2005.

City of Vancouver, 2005. Date: 2005.

Community Infrastructure

Transportation

The Old Glenn Highway, a state-maintained road provides access to the Lazy Mountain community, via Clark-Wolverine Road, which is also a state road. During the next 20 years, vehicular traffic is expected to peak on the Old Glenn Highway, causing potential traffic congestion. Traffic counts were conducted by the borough in the summer of 2005 (See Appendix A).

Road Service Area (RSA)

There is an established Road Service Area (RSA) on Lazy Mountain (See Figure 4). The RSA oversees the maintenance of borough owned roads and the Lazy Mountain Trail facility. The RSA Advisory Board advises the assembly and the administration on local road policy within the borough. The board is comprised of one road supervisor from each of the road service areas within the borough. This board makes recommendations to the manager or assembly, as appropriate, on borough policy and actions.

The road service area advisory board also reviews the budget for each road service area and makes recommendations to the administration through the Capital Improvement Project Needs List.

Utilities

Electricity, telephone, internet service, and cable/satellite television services are widely available on Lazy Mountain. Approximately 90% of homes have individual water wells and septic systems, and are fully plumbed. A municipal pump is available at the Palmer airport or city hall for hauling. For waste removal, a borough refuse transfer site is located in the Butte, or garbage is hauled to Palmer to the borough's Central Landfill. Slightly over 50% of 410 households use fuel oil or kerosene for heat.

Community Government

On Lazy Mountain, the Community Council is the primary form of community governance.

Public Facilities

Local public services include the W.T. Phillips Public Safety Building that houses Fire Station #33 at Mile 3.3 Clark Road. To enhance fire protection and safety, the Community Council has requested as a project on the MSB FY 2005-2010 Capital Improvement Needs List a dry hydrant at Wolverine Creek. Other alternative water storage could include strategically placed tanks within the community. In addition, the Community Council identified an Emergency Access Airstrip at the end of Wolverine Road (where State maintenance ends). It is also recommended that the community implement a "Firewise Communities" program to prepare for potential fire emergencies.

Firewise Communities Program

The national Firewise Communities program is a multi-agency effort designed to reach beyond the fire service by involving homeowners, community leaders, planners, developers, and others in the effort to protect people, property, and natural resources from the risk of wildland fire -

before a fire starts. The Firewise Communities approach emphasizes community responsibility for planning in the design of a safe community as well as effective emergency response, and individual responsibility for safer home construction and design, landscaping, and maintenance.

Additional Public Amenities

Additional public amenities include the local trail system, which comprises the Lazy Mountain trailhead, the Morgan Horse, Homestead, and Moorehouse trails and other local trails, attracting both residents and visitors to the area.

Land Ownership, Management, and Use Patterns

The majority of the 10,666 acres of land on Lazy Mountain is privately owned. Development has occurred on smaller parcels from less than one acre to 2 acres. Table 2 shows the number of lots, lot sizes and vacant lots.

Table 2: Lot Size and Number, Number of Vacant Lots

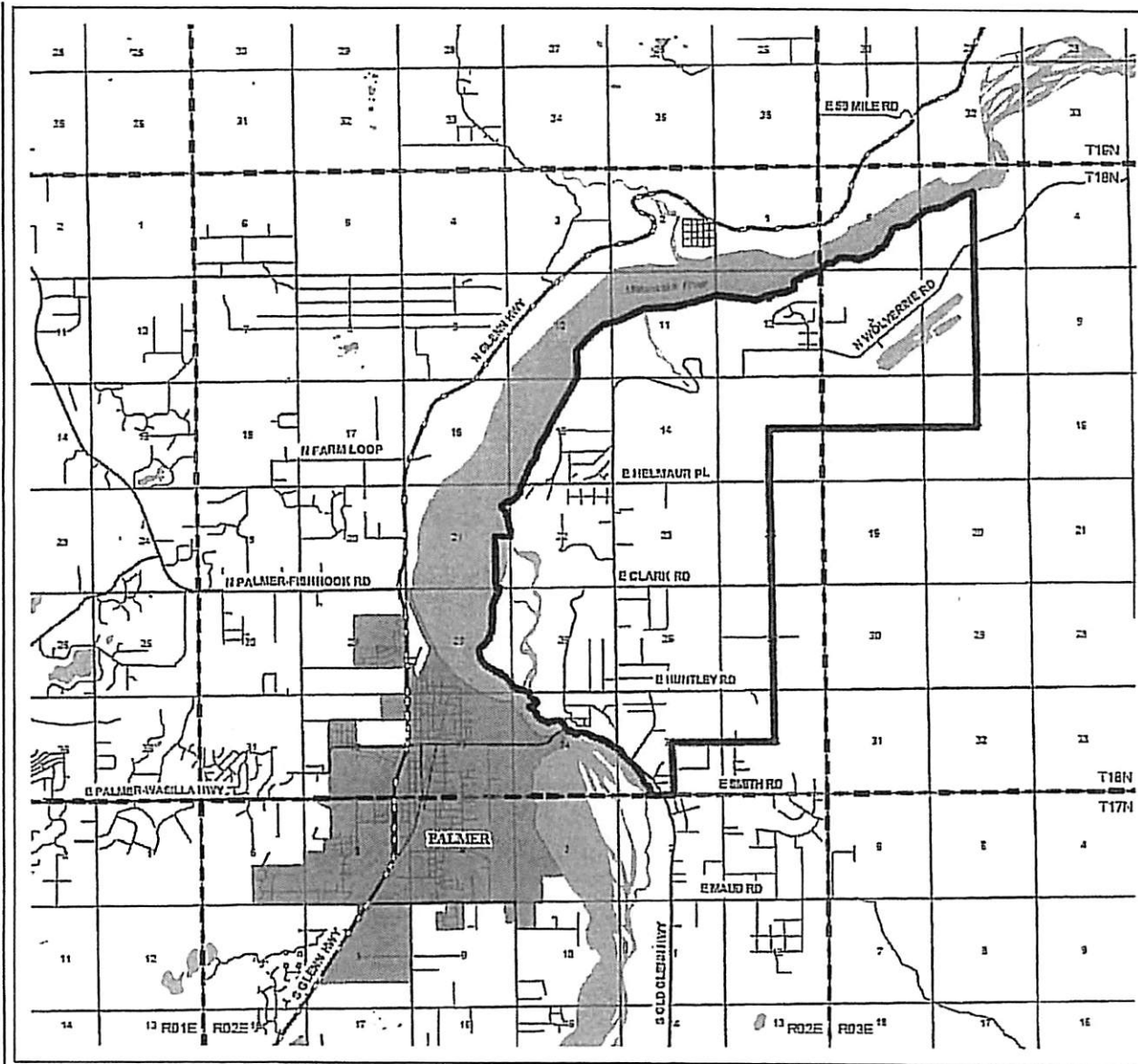
Lot Size	Number of Lots	Number of Vacant Lots
0-2 acres	527	267
3-5 acres	132	44
6-10 acres	97	33
11-20 acres	58	23
21-40 acres	36	29
41-60 acres	8	4
61-100 acres	10	7
101-150 acres	4	2
151-200 acres	4	3
201-300 acres	3	1
301-400 acres	2	1
401-650 acres	2	2

Source: MSB Assessment Department, 2006.

Much of the undeveloped land is in large parcels of between 40 and 600 acre sizes. Besides privately held land, the borough, federal, state, the Alaska State Mental Health Trust, and the Chickaloon Moose Creek Native Association hold land. Development on Lazy Mountain has primarily occurred in areas where suitable soils, water, access to recreational uses (such as the Lazy Mountain Trail facility), and a view of the mountain ranges are found. Some higher density housing is located on the lower end of Lazy Mountain, where sites are less rolling and flat.

In general, most of the residential development is sited southwest of Wolverine Canyon. Interspersed among the residential development are large agricultural parcels. Types of agricultural uses include raising livestock and growing crops (farming). Beyond Wolverine

Figure 4: Road Service Area



LAZY MOUNTAIN
ROAD SERVICE AREA
#19



0 0.5 1
Miles

The data is based on information provided by the
Florida Department of Transportation. The
accuracy of the information is not guaranteed and
is for informational purposes only. The Florida
Department of Transportation is not responsible for
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more information, please contact the Florida
Department of Transportation at (850) 487-3000.

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Canyon, to the northeast are additional agricultural, residential, and recreational uses. There are numerous vacant lots on Lazy Mountain. In the future, the smaller lots could be occupied with residential housing, if suitable for construction, and larger parcels may also be subdivided. Table 3 shows MSB, Federal, State, Alaska Mental Health Trust, and Chickaloon Moose Creek Native Association land ownership.

Table 3: MSB, Federal, State, Alaska Mental Health Trust and Chickaloon Moose Creek Native Association Lands

MSB Lands

Borough lands include 22 parcels totaling about 1,300 acres and are classified as either recreational or forest management. This also includes the Lazy Mountain Trail and Public Facility, and the Fire Station. These parcels are mainly located along water bodies, such as the Matanuska River and Wolverine Lake.

The northeast portion of Wolverine Lake has a borough public access point. Currently, there are borough parcels that lie to the east and south of Wolverine Lake which are currently listed both as unclassified areas and some are classified as forest management.

Federal

Three federal parcels, each about 640 acres in size are located within the Lazy Mountain Community Council area. These federal lands are immediately south and south-east of Wolverine Lake. Some of these lands will likely be conveyed to the Chickaloon Moose Creek Native Association.

State

The State of Alaska owns 3,200 acres along the southeast corner of the Lazy Mountain Community Council boundary. These parcels are managed through the Department of Natural Resources (Susitna Area Plan) and have been designated as public recreation and wildlife habitat and will be retained in public ownership.

Also, the State of Alaska Department of Transportation and Public Facilities (DOT) currently hold about 16 acres, with one parcel of approximately 10 acres located on Wolverine Road east of Kathleen Drive. The remaining acreage is mainly DOT rights-of-way, scattered throughout the area.

Alaska Mental Health Trust

Alaska Mental Health Trust lands are state lands, but for the purpose of this plan, all Trust lands shall be treated as private lands. The Alaska Mental Health Trust has smaller parcels surrounding Wolverine Lake within the Lazy Mountain Community Council boundaries. Coordinating future planning efforts between the Alaska Mental Health Trust and the Community Council is encouraged.

Chickaloon Moose Creek Native Association

The Chickaloon Moose Creek Native Association holds a small parcel near the western edge of Wolverine Lake. For the purposes of this plan, the Chickaloon Moose Creek Native Association lands will be treated as private lands. Many federal parcels within the Lazy Mountain area have been selected by the Chickaloon Moose Creek Native Association. Cooperative planning efforts between the Lazy Mountain Community Council and the Chickaloon Moose Creek Native Association are encouraged to enhance community planning efforts and to address future infrastructure and local needs.

In addition to these lands, there are section line easements and other public and utility easements and rights-of-way within the area. It is recommended that the Lazy Mountain Community Council continue to work with the borough, and federal, state, and tribal entities to develop suitable public access.

Land Use

Introduction

The residents of Lazy Mountain value its natural beauty and rural lifestyle. In summer 2005, with the assistance of the Lazy Mountain Community Planning Team, the borough conducted a survey to identify local concerns and values primarily regarding land use, transportation, public facilities, and water/air quality. A total of 137 responses were tabulated; with a response rate of nearly 24%.

The survey results pointed to a growing recognition among the Lazy Mountain community of the need 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 of the survey respondents. While some of the respondents preferred to have no government assistance, many recognized the governments and the community's role in creating an attractive, livable community for the future.

After adoption of the Comprehensive Plan, the community may wish to guide and reduce the impacts of potential development by establishing a Special Land Use District (SPUD), which would regulate land uses and provide land use standards. A SPUD can only be developed through a request to the Borough Planning Department from the Lazy Mountain Community Council in accordance with their bylaws.

There are primarily three land uses on Lazy Mountain: Residential, Agricultural, and Public Open Space and Recreation (in public ownership). Secondary uses include: Business, commercial, and industrial, and institutional.

Land Use Goals and Policies:

- Goal (LU-1): *Protect existing land uses and patterns, while respecting the agrarian character, existing recreational opportunities, open space, local heritage, and culture of Lazy Mountain.*

- Policy LU1-1: Recommend appropriate development strategies and policies, such as Rural Community and Site Specific Development Design (See Appendix D) to guide the location and character of future growth.
- Policy LU1-2: Protect water quality, watersheds and natural resources.
- Policy LU1-3: Manage growth to protect the existing land use patterns and maintain the rural character of Lazy Mountain. Provide a diverse number, type, and size of lots.
- Policy LU1-4: Balance future housing and community needs while protecting compatible land uses that are complementary with the rural landscape.
- Policy LU1-5: Protect the agriculture potential of lands and assure a reasonable relationship between the availability of agriculture lands for various agriculture uses.
- Policy LU1-6: Encourage low impact uses, such as low intensity residential, and retaining land as open space corridors.

Transportation

Introduction

Transportation involves the range of systems that move people and goods through and around Lazy Mountain. This includes private vehicles, airplanes, four-wheelers, snowmachines, walking, skiing, horseback riding, and other trail activities.

The only vehicular access to Lazy Mountain is directly from the Old Glenn Highway to Clark-Wolverine Road. Road maintenance is performed by both the State of Alaska Department of Transportation and Public Facilities and the borough. Based on community input, the following transportation goals were identified.

These goals focus on maintaining current transportation facilities on Lazy Mountain, and improving and upgrading existing roads and pedestrian/bicycle paths. The MSB's "Subdivision Construction Manual" provides further information about road design criteria and guidelines.

Transportation Goals and Policies:

- Goal (T-1): *Set Appropriate Standards for Road Improvement, Surfacing and Maintenance*
 - Policy T1-1: Retain the rural character on existing local and neighborhood roads by establishing road improvements that do not encourage straight roads, higher speed limits.

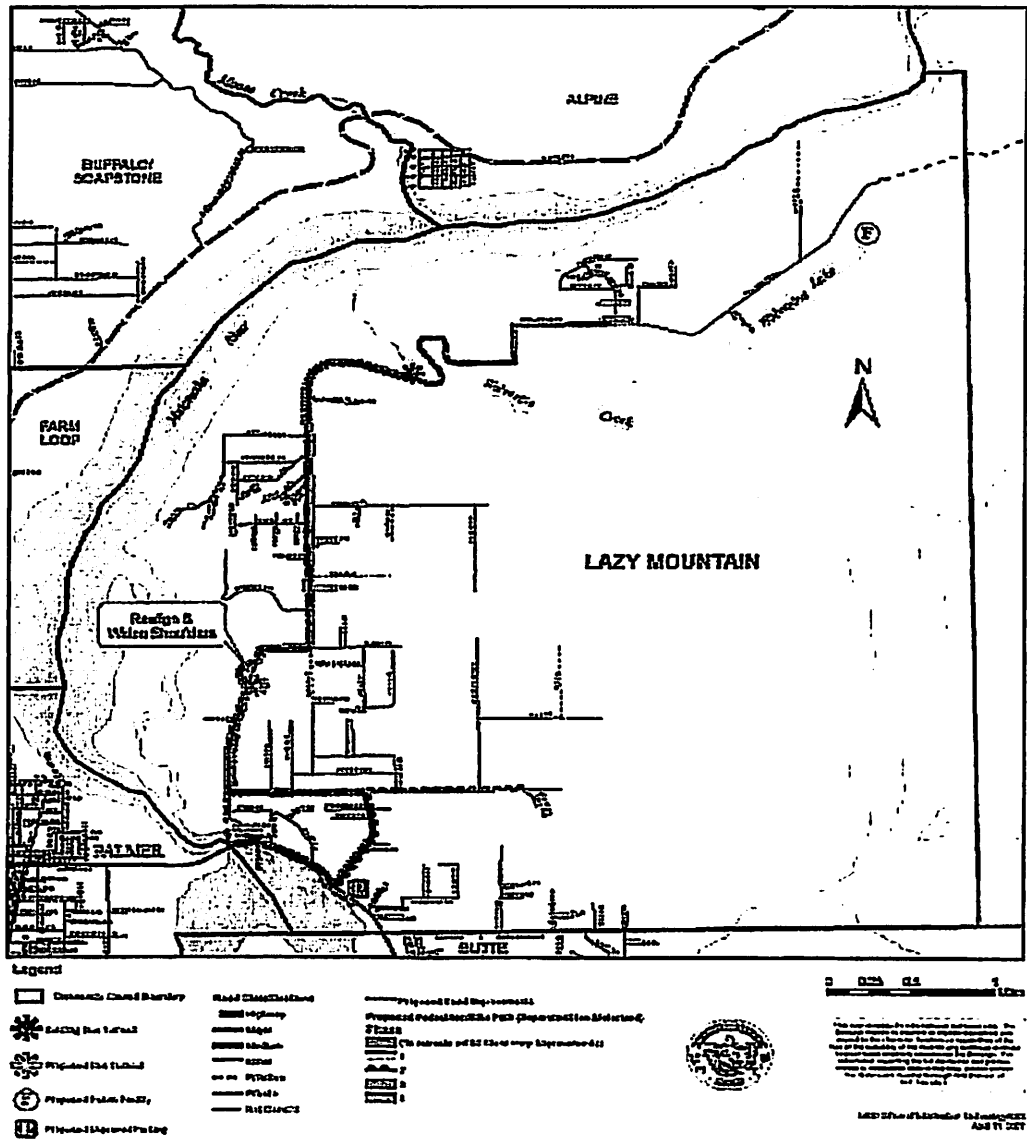
- Policy T1-2: When road improvements or new construction is proposed, the natural and constructed environment of the area and adequate access for emergency vehicles and services should be considered.
- Policy T1-3: To improve vehicular safety and traffic circulation, provide adequate right-of-way, appropriate road design, road access, lighting, signage, speed limits, and possible bus turn-arounds.
- Policy T1-4: Work with state and borough entities to improve road maintenance, such as grading, snow removal/plowing, dust management, surface improvements, vegetation removal, and chip seal.
- Goal (T-2): *Identify Potential Road Improvement/Construction Projects*
 - Policy T2-1: Work with the state and borough entities to identify appropriate road improvement and construction projects within the Lazy Mountain area.
 - Policy T2-2: Projects identified in the LRTP (Long Range Transportation Plan) shall be recognized as potential road improvement/construction projects.
- Goal (T-3): *Recommend Appropriate Road Design for Residential and Multi-Family Developments*
 - Policy T3-1: Develop inter-connectivity between public amenities, adjoining neighborhoods, and adjacent developments.
 - Policy T3-2: Provide for adequate road width and turning radius for emergency vehicles and equipment.
 - Policy T3-3: Strive to minimize automobile and pedestrian conflicts and create low-profile, modest parking areas.
 - Policy T3-4: If lighting and signage is installed, then it is recommended that low-level downcast lighting be used.
- Goal (T-4): *Establish, Improve, and Maintain Appropriate Roadside Trails/Pedestrian Paths*
 - Policy T4-1: Encourage street and trail connectivity. Encourage new developments to integrate street and trail connectivity as a component of their proposal.
 - Policy T4-2: Work with the ADOT/PF and the borough to improve roadside trails, in particular those along Clark-Wolverine Road. Future road projects should include roadside trails. See Table 3 and Figure 5 that shows the proposed pedestrian and bicycle paths.

- Policy T4-3: Establish pedestrian/bicycle paths and safe access for other modes of transportation; especially along the Clark-Wolverine Road Corridor and connecting the Old Glenn Highway to the George W. Palmer Bridge.
- Goal (T5): *Improve Emergency Access*
 - Policy T5-1: Provide appropriate staging areas (i.e. local fire station) and pre-position emergency equipment and vehicles.
 - Policy T5-2: Secondary access is strongly encouraged.
 - Policy T5-3: Develop and ensure an adequate water supply/pumping area for the Wolverine Canyon area.
 - Policy T5-4: Improve interconnectivity between neighborhoods to permit easier evacuation of residents, families, animals, and equipment in fire or other emergencies.
- Goal (T6): *Regularly Update and Support Lazy Mountain's Transportation Projects - MSB Capital Improvement Program Priorities:*
 - Policy T6-1: Regularly nominate and update Lazy Mountain's transportation projects and priorities.
 - Policy T6-2: Coordinate transportation planning efforts with the state and borough.

The Lazy Mountain Community Council nominated the following transportation projects for the borough's FY 2005-2010 Capital Improvement Program (CIP) and Capital Improvements Needs List. This CIP program was adopted by the borough assembly. These projects mainly address safety and emergency access concerns.

- Clark-Wolverine Road Upgrade and Minor Realignment
- Wolverine Canyon Guard Rails
- Wolverine Lake Staging Area
- Extend Wolverine Lake Access Road to Glenn Highway
- Old Glenn Highway/Clark-Wolverine Road Intersection Improvements
- Matanuska River Park to Lazy Mountain Trailhead Pedestrian/Bike Path (Trails and Recreation Access for Alaska project)
- Wolverine Creek Dry Hydrant
- Wolverine Lake Alternate Access
- Wolverine Lake/Wolverine Glacier Trail Alternate Access
- Wolverine Road Emergency Access Airstrip at end of State Maintenance

FIGURE 5 -Proposed Transportation Needs



Public Facilities

Introduction

Public facilities include parks, libraries, schools, community centers, fire stations, water and sewer systems, landfills, and recreational structures. Little support was shown for additional public facilities or infrastructure on Lazy Mountain. The community survey indicated that some respondents preferred no further development of public facilities, while others pointed to a need for a fire station on the east side of Wolverine Canyon, possible neighborhood playgrounds, and a community center (See Figure 5).

With limited available borough lands, choosing a specific site for a potential fire station near Wolverine Canyon proved difficult. A community center/playground and recreation facility could be considered on the borough parcel at the north end of Wolverine Lake, where public access already exists. No further future public facilities were identified by the community.

Public Facilities Goals and Policies:

- Goal (PF-1): *Develop public facilities, as appropriate to meet the needs of the Lazy Mountain community*
 - Policy PF1-1: If needed, identify and retain public lands that are appropriate for future public facilities, such as a fire station in the Wolverine Canyon area.
 - Policy PF1-2: To the extent feasible and practical, co-locate selected sites for public facilities to reduce construction, operating and maintenance costs, and potential negative impacts (such as a community center and playground).

Green Infrastructure

The community shall comply with all State, Federal, and Borough “best management practice” guidelines and laws.

Green Infrastructure Goals and Policies:

- 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.*

Environmental Quality – Air, Water Scenic Viewshed, Night Sky, and Land

Environment Quality Goals and Policies:

- Goal (EQ-1): *Protect and preserve the environmental quality – air, water, scenic viewshed, night sky, and land found on Lazy Mountain:*

- Policy EQ1-1: Encourage site specific development that preserves environmental quality, such as air, water, scenic viewshed, night sky, and land quality. Site design that carefully takes into account the natural system's ability to accommodate varying density levels, population, open space, soils, slope, erosion, and pollution should be considered (See Appendix D).
- Policy EQ1-2: Identify, monitor, protect, and enhance the quantity and quality of the available watersheds, and clean air resources, and groundwater for residential development. Best available technology should be used for new developments.
- Policy EQ1-3: Prevent degradation or loss of natural features and functions, and to limit risks to life and property.
- Policy EQ1-4: Utilize the borough adopted "Best Management Practices for Development Around Water Bodies" (See Appendix E) and use best available technology to protect water quality.

Open Space Corridors and Recreation

Open Space Corridors and Recreation Goals

- Goal (OS-1): *Maintain and improve existing public recreational facilities and opportunities on Lazy Mountain:*
 - Policy OS1-1: Maintain, inventory, and protect existing trail uses (both motorized and non-motorized), public access points, and public facilities. Consider developing a trails plan.
 - Policy OS1-2: Limit existing trailheads and parking areas in size to prevent vandalism. Trailheads and parking should be located away from neighborhoods and private property.
 - Policy OS1-3: Convenient, safe public access, trash containers, and trail use information should be provided and maintained at trailheads and public facilities.
 - Policy OS1-4: Create a trail system when desired, and appropriate, that meets the needs of diverse users.
 - Policy OS1-5: Cooperate and coordinate with other agencies, groups/organizations, and trail users to connect, maintain, and preserve historic public trails/significant public trail access (motorized and non-motorized) wherever possible.

- Policy OS1-6: Work with developers whenever the project site could provide a linkage to existing public trail access.
- Policy OS1-7: Encourage public education and involvement with the trail system.

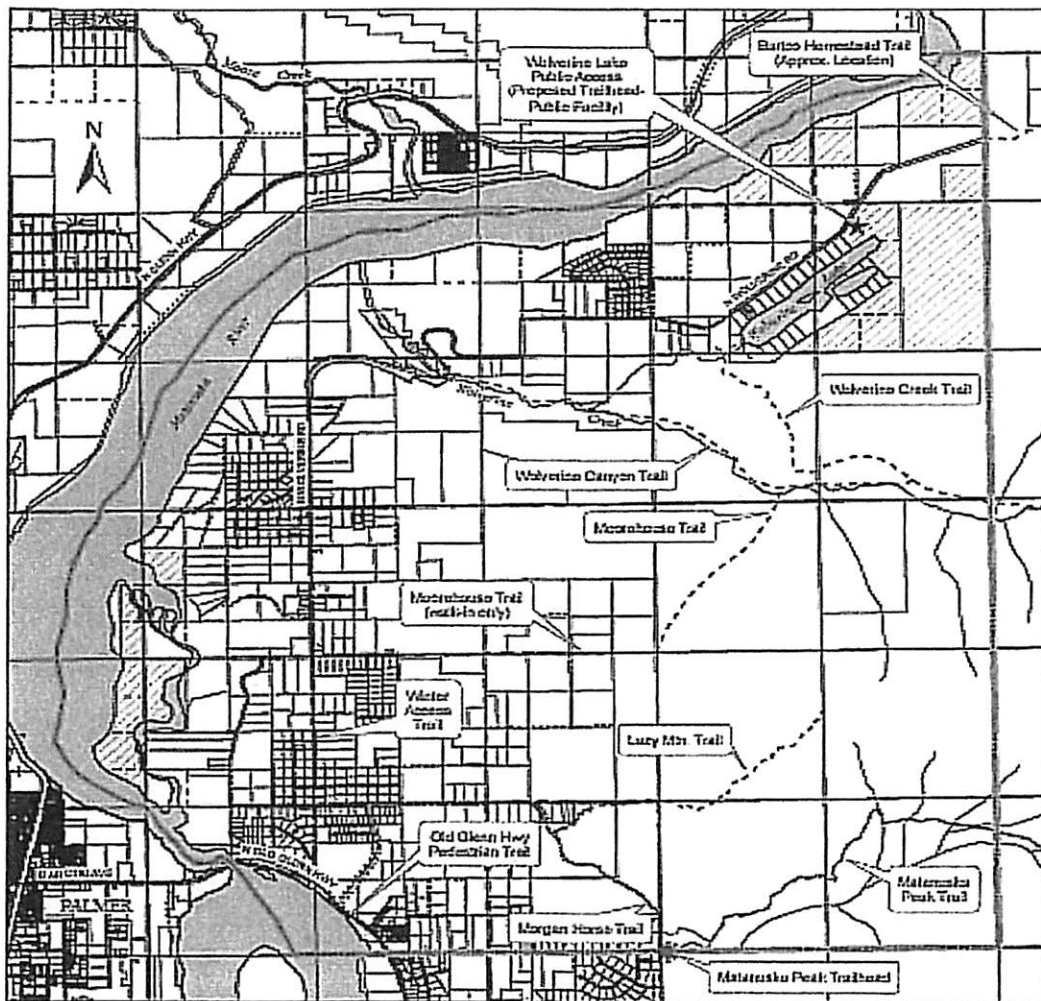
Public Lands

Public Lands Goals and Policies

- Goal (PL-1): *Reserve appropriately suited public lands for open space and recreational use:*
 - PL1-1: Reserve, as appropriate, borough parcels on Lazy Mountain for public open spaces, trails, wildlife viewing, recreational areas, and public facilities, such as trailheads.
 - PL1-2: Changes in land classifications and designations, or proposed sales should be closely examined. The Lazy Mountain Community Council and residents should be alerted by the federal, state, and borough agencies when these actions may occur.
 - PL1-3: Retain State of Alaska lands as public recreational and wildlife habitat lands (Susitna Area Plan).

Little public land exists on Lazy Mountain. Figure 6 shows existing and proposed public open space and recreational lands.

Figure 6 - Existing and Proposed Trails and Open Space/Recreation;
Trailhead



Legend

- Lake Umbagog Community Council
- Existing Trails
- Lake Access
- Proposed Planning Team Trailhead, Recreation & Open Space
- Existing Trailhead



0 0.25 0.5 1 Miles

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LAKE UMBAGOG COMMUNITY COUNCIL
April 2007

Public Rights-of-Way

Public Rights-of-Way Goals and Policies

- Goal (ROW-1): *Preserve and Dedicate Appropriate Rights-of-Way.*
 - Policy ROW1-1: Preserve, map, and dedicate appropriate public rights-of-way as needed for Lazy Mountain.

Public Safety and Health

Public Safety and Health Goals and Policies

- Goal (PS/H-1): *Manage and protect public safety and health in neighborhoods, public facilities and recreation areas.*
 - Policy PS/H1-1: Create a system for managing recreational use with community supported measures such as emptying trash cans and encouraging regular trail use by local residents to reduce vandalism or trespass on private property.
 - Policy PS/H1-2: Work cooperatively with MSB Code Compliance and other law enforcement agencies to limit vandalism, improper parking, and other concerns.
 - Policy PS/H1-3: Engage residents to take an active role in the maintenance of existing public trails.
 - Policy PS/H1-4: Establish a recreation and trails subcommittee of the Community Council to examine trail maintenance and funding.

Community Governance and Education

Introduction

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. The following goals and policies outline strategies to improve community governance and education.

Community Governance and Education Goals and Policies:

- Goal (IC/CG 1): *Improve communication among the Lazy Mountain Community Council, Lazy Mountain residents, and borough, state, tribal, and federal entities.*
 - Policy IC/CG1-1: Establish accessible locations where the community and others can get updates on meetings, plans, projects, etc.

- Policy IC/CG1-2: Establish a collection of e-mail addresses that would receive regular updates on community issues (i.e. electronic newsletter). Coordinate community information with the borough website.
- Policy IC/CG1-3: Utilize media opportunities, such as radio, print, and television to announce meetings, events, and report on local issues.
- Goal (IC/CG 2): *Maintain and strengthen the advisory capacity of the Community to represent community-wide agreed upon policies and goals.*
 - Policy IC/CG2-1: Encourage active public participation and citizen planning teams to develop Community Council goals and recommendations.
 - Policy IC/CG2-2: To ensure that the community's values, goals, and policies are heard by those outside of the community, appoint a Lazy Mountain community representative to attend borough Planning Commission, Planning Board, and Assembly meetings or other state, tribal, or federal meetings as needed.
 - Policy IC/CG2-3: Actively work to increase leadership capacity (skills, and confidence) in the community.
 - Policy IC/CG2-4: Promote active and representative citizen participation in decision making so that community members can meaningfully influence decisions that affect their lives.

Implementation

Introduction

The Lazy Mountain Comprehensive Plan is a long-term planning tool, which presents short-term and long-term community objectives. This section provides a summary of these actions and policy recommendations. Periodic review of these goals and how to implement these policies will make the plan more useful. Table 5 presents a summary of the Comprehensive Plan goals.

Implementation Goals and Policies:

- Goal (I-1): *Develop and review the objectives of the Lazy Mountain Community Comprehensive Plan.*
 - Policy I1-1: Regularly review and update the Lazy Mountain Community Comprehensive Plan, at least once every five (5) years.

- Policy I1-2: The Lazy Mountain Community Comprehensive Plan will be consistent with the Matanuska-Susitna Borough Comprehensive Plan, 2005 Update (Matanuska-Susitna Borough Comprehensive Plan, 2005 Update, page 4).
- Goal (I-2): *Develop a Common Voice.*
 - Policy I2-1: Strengthen the advisory capacity of the Community Council to represent community wide values and goals to those outside of the community.
 - Policy I2-2: Continue to work closely with property owners, and federal, state, and borough entities on issues important to Lazy Mountain residents.
- Goal (I-3): *Develop a Special Land Use District.*
 - Policy I3-3: If requested by the community, create a Special Land Use District (SPUD) to implement development standards consistent with the community's goals and desires.

Comprehensive Plan Revision Process

As a long-range planning document, a comprehensive plan helps to guide future growth and development over 20 years and longer. It is a “living” document intended to address the goals and strategies of the Lazy Mountain community. Since the character of development and the community may change quickly, the comprehensive plan can be modified in two ways:

- Amend the Comprehensive Plan
 - The Community Council can request amendments (MSB Title 2.76), which will require review and comment by the Borough Planning Commission and approval by the Assembly.
- Regularly update the Comprehensive Plan, once every five (5) years.
 - The Community Council can request an update and review of the Comprehensive Plan (MSB Title 2.76), which will require review and comment by the Borough Planning Commission and approval by the Assembly.

Both methods must follow the public participation process as outlined in MSB Chapter 15. New priorities and further revisions should be reflected in an updated or amended comprehensive plan. Also, completed tasks and accomplishments can help the community determine if they are “headed in the right direction.” The community may want to track these accomplishments during the next 20 years and continue to obtain additional community input for future projects or needs.

Comprehensive Plan Recommendations/Special Land Use District Process

The Comprehensive Plan makes recommendations for land use, transportation, and public facilities as well as other topics of concern to the community. The Comprehensive Plan acts as a guideline for the borough (and other state, federal and local entities) to consult and provide recommendations to the Planning Commission, Platting Board, and the Assembly. In the future, the Lazy Mountain Comprehensive Plan may include specific regulations through a Special Land Use District (SPUD). In order to implement the Rural Community Design and Site Specific Design Standards (Appendix D) into MSB code, the community and Assembly would need to approve a Special Land Use District (SPUD). The Special Land Use District planning process is similar to the Comprehensive Planning process.

Appendix A: Community Background

The following table shows the area's employment by industry:

Lazy Mountain - Employment by Industry

Agriculture, Forestry, Fishing & Hunting, Mining:	36
Construction:	126
Manufacturing:	11
Wholesale Trade:	0
Retail Trade:	13
Information:	7
Finance, Insurance, Real Estate, Rental & Leasing:	9
Professional, Scientific, Management, Administrative & Waste Mgmt:	60
Education, Health & Social Services	138
Arts, Entertainment, Recreation, Accommodation & Food Services	37
Other Services (Except Public Admin	0
Public Administration	43

Source: State of Alaska, Department of Labor and Statistics 2000,
[www.http://almis.labor.state.ak.us](http://almis.labor.state.ak.us)

The following table presents a summary of socio-economic information, such as household income, housing characteristics, household types, and household structure types:

Summary of Socio-Economic Information

Income

Per Capita Income:	\$22,789
Median Household Income:	\$46,500
Median Family Income:	\$54,881
Persons in Poverty:	95
Percent Below Poverty:	7.8%

Housing Characteristics

Total Housing Units	465
Occupied Housing (Households):	410
Vacant Housing:	55
Vacant Due to Seasonal Use:	25
Owner-Occupied Housing:	337
Median Value Owned Homes:	\$106,900
Renter-Occupied Housing:	73
Median Rent Paid:	\$659
Total Households	410
Avg. Household Size:	2.82
Family Households:	304
Avg. Family Household Size:	3.30
Non-Family Households:	106
Pop. Living in Households:	1,158
Pop. Living in Group Quarters:	0

Housing Structure Types

Single Family (Detached):	386
Single Family Attached:	7
Duplex:	13
3 or 4 Units:	14
5 to 9 Units:	0
10 to 19 Units:	7
20 plus Units:	0
Trailers/Mobile Homes:	39
Boats/Other Types:	0

The following table shows the Lazy Mountain Population by estimated population growth trends, gender and age, the median age of the community residents, and a breakdown of the population cohort.

Estimated Population Growth Trends

Year	Population
1990	838
2000	1,158
2005	1,347

Geology:

The following soil series have been mapped along the Matanuska River and the foothills of Lazy Mountain: Bodenburg, Doone, Knik, Matanuska, Niklason, Susitna, and Homestead. Bodenburg and Knik soils are well drained and are seldom saturated. Bodenburg, Doone, and Knik soils all have less than 18 percent clay.

The Niklason soils consist of very deep, well drained or moderately well drained soils overlying very gravelly sand. Niklason soils are on stream terraces, flood plains and alluvial fans. Cleared areas of Niklason soils are generally used for cropland and pasture. The principal crops are oats, barley, brome grass, potatoes, and hardy vegetables.

The Matanuska soils consist of deep, well drained soils which are underlain by sand and gravel. The Matanuska soils are found on low terraces and border major rivers and tributary streams. The Homestead series consists of very deep well drained soils that are very shallow to sand and gravel. Homestead soils are found on glacial outwash plains, hill, ridges, escarpments, and moraines.

The Susitna soils consist of very deep and well drained soils that formed on floodplains and low alluvial terraces. Susitna soils are subject to flooding.

Borough Road Traffic Counts, Summer 2005:

The following table includes the following borough maintained streets: Curt Circle, Mars Avenue Olympus Road, Teresa Drive, and Thor Road.

Appendix B: Public Involvement – TO BE COMPLETED WHEN ALL PUBLIC HEARINGS ARE CONDUCTED

Appendix C: Community Survey, Summer 2005

As a first of many approaches of collecting data for the development of a Lazy Mountain Community Comprehensive Plan, the Lazy Mountain Community Planning Team appreciates the initial survey responses from the community.

In summer 2005, with the assistance of the Lazy Mountain Community Planning Team, the Matanuska-Susitna Borough conducted a survey of 582 Lazy Mountain property owners to identify local concerns and values primarily regarding land use, transportation, public facilities, and water/air quality. Surveys were sent via the United States Postal Service and available online at the Matanuska-Susitna Borough planning website. A total of 137 responses were tabulated; with a response rate of nearly 24%.

The information obtained through this public outreach provides an initial understanding of the community's values. This survey is not scientifically valid and these preliminary results are not intended to produce reliable statistical data. It is a means to gauge current public sentiment on particular issues that may help guide the development of a comprehensive plan. It is anticipated that through the planning process, these concerns will be refined. The survey results will not be used as a justification for policy decisions, but instead is one of many parts of an extensive public participation process, that will eventually result in a community-based plan.

Overview

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. While some respondents prefer to have no government assistance, many recognize the government's and the community's role in creating an attractive, liveable community for the future.

Density, Lot Size, Land Use, and Public Facilities

Respondents were also asked about preferred density, lot size, and land use types (residential, industrial, commercial). Overall, little support was shown for increasing residential densities, developing industrial areas, establishing commercial nodes, or installing or building public facilities (water, sewer, utilities, parks, schools). However, limited commercial development along the Old Glenn Highway was indicated by many respondents as a possible area for commercial growth. 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.

Minimum lot sizes above the current MSB standards of 40,000 square feet (.92 acres) for on-site well and septic, 20,000 square feet when either community well or septic is provided, and/or 7,200 square feet if community water and sewer is provided, was also desired by most respondents. Several comments indicated that respondents did not feel comfortable determining the lot size or number of structures that could be on neighboring properties.

Transportation/Trails

In general, respondents were split on improving or expanding the existing road system, believed road maintenance was adequate, and encouraged access to public lands. Yet, when asked later in the survey about road improvements, a large majority indicated that road improvements were needed.

Road and trail improvements that residents wanted largely focused on paving and pathway upgrades to Clark-Wolverine. On many areas of Lazy Mountain, respondents requested no road improvements. However, traffic congestion and traffic levels remained a concern for a majority of the respondents.

Overwhelming support for trail and recreational opportunities was shown. Residents enjoy the ability to use public trailheads and would like to see improvements to the existing trail system. Respondents did not indicate a need for additional or new recreational trails.

Agricultural/Environment

It was clear that respondents continue to actively support existing agricultural operations, and would like to preserve water quality, air quality, and protect lakes and wetlands. Scenic view and view shed was also highly valued by community residents. A large majority of responses also indicated the need to identify and protect wildlife/habitat corridors on Lazy Mountain. Limiting noise, the size of signs and lighting was also favored by respondents.

Survey Results

In general, the survey results indicate:

- Overall, a large portion of the respondents indicated that public facilities were not needed (Water, Sewer, Utilities, Schools, Parks, Community Center, Telephone, Natural Gas, T.V./Satellite).

Transportation/Trails

- Nearly half indicated that they supported access to public lands.
- About half said that road improvements were needed. A similar question posed later in the survey indicated that about half of the respondents felt road improvements were not needed with nearly a third having no answer.

Agricultural/Environment

- Nearly everyone agreed that they liked the rural atmosphere of Lazy Mountain. Equally, almost all of the respondents stated that their community was a good place to live.
- Over half stated that the quality and quantity of their water supply was adequate.
- Nearly all of the respondents agreed that their septic system was adequate.

- Almost all of the respondents felt protecting the water quality was important.
- Over half of the respondents indicated that lakes and wetlands should be protected.

While these survey results do not provide precise answers to all of the questions facing the community, such as future growth patterns and possible impacts to land use, transportation, and public facilities, they do provide residents an indication of what issues the Lazy Mountain area may face in the coming years and how residents may want to address them.

These survey results along with additional community and public input will be used to develop reasonable, practical goals that will form the foundation for developing the Lazy Mountain Comprehensive Plan.

Appendix D: Rural Community and Site Specific Design Standards

Rural Community Design

Rural Community Design encourages protecting natural areas, providing opportunities for recreation, maintaining habitats, preserving scenic views, and enhancing community open space networks. Rural Community Design principles are as follows:

- Density neutral – there is no overall loss of buildable units. The building footprint is reduced, while allowing for the same density;
- Conserves more open space by reconfiguring lots to meet the site constraints and permits flexible lot design standards;
- Protects a natural landscape and drainage system;
- Reduces impervious surface areas by maintaining open space;
- Implements sustainable stormwater management and low impact development techniques.

Site Specific Design Standards

To encourage quality development, the physical characteristics of the land should be considered. These characteristics include: topography, soils, water quality, water availability, slopes, buffers, erosion, sediment control, drainage, lighting, noise, signs, and the viewshed.

- Topography
 - Site development should be fitted to the topography to create the least potential for vegetation loss and site disturbance.
 - Developers should be encouraged to use land compatible site designs to fit the topography and features of the natural landscape.
 - Minimal grading is encouraged; substantial alteration of the existing site landscape is discouraged.
 - Vegetation removal should be limited to the amount necessary for the site development.
 - Site design should minimize the disturbance and loss of vegetation.
- Soils
 - Minimum lot sizes are acceptable where soil quality and drainage is good; lots should be larger where soil quality and drainage is poor.
 - Soil stabilization during construction is encouraged.

- **Water Quality**

- Site designs that maintain natural drainage patterns and watercourses (seasonal or constant) are encouraged.
- Alterations to natural drainage patterns that create flooding or degradation in water quality or water availability are discouraged.
- Soil stabilization during construction is encouraged.
- Preserve a partial buffer of continuous, undisturbed vegetation along the development's shoreline or stream bank.
- Avoid adding fill material to lakeshore, streams, or wetland areas.
- Use landscaping practices that will reduce degradation of waterbodies.
- Minimize impervious surfaces on shoreline lots.
- Maintain a setback from the water's edge for additional permanent or accessory buildings; driveways, roads, or impervious surfaces; livestock or dog quarters or yards; manure or compost piles; long-term vehicle or equipment storage.
- Best available technology for septic systems and wells should be encouraged.
- Wells and springs shall not be located in areas where surface water may pond or flow around it, or in areas that are prone to flooding.
- Proper disposal of wastewater is required.

- **Water Availability**

Water Supply Certification: Developers are encouraged to provide the following documents in order to certify that adequate water is available. This certification should be performed by an engineer or engineer's representative.

- For domestic use, a water system should be able to produce an adequate supply;
 - A well log showing quantity;
 - A pump test, air test or bailer test, independently performed by qualified party is recommended.
 - Water samples are recommended.

- Slopes

- Development is encouraged on level ground or gentle slopes, usually less than 10%. Residential sites are relatively flat and generally have less than 5% slope, and often not more than 10% slope.

- Buffers

- Natural areas and buffers are encouraged and should be preserved on the site, including native vegetation, wetlands, natural floodplain storage, or other valuable environmental and biological resources, such as wildlife corridors.
- Buffer protection is encouraged to protect community resources. These areas should be designed for passive use and preserved to extend existing open space and natural areas.
- Vegetative buffers between buildings and lots are encouraged to maintain privacy, ensure compatibility, and reduce potential impacts to adjacent properties from noise, lighting, or parking, etc.
- Developers are encouraged to interconnect natural areas with open space areas and trails on abutting parcels where possible and appropriate.

- Erosion, Sediment Control

It is recommended that developers implement these site design standards to limit erosion:

- Provide temporary vegetation sufficient to stabilize the soil on all disturbed areas to prevent soil erosion.
- Preserve healthy, native vegetation to the extent possible and reduce clearing of all native vegetation from the entire lot.
- New planting should be given sufficient water and fertilizer to ensure re-establishment.
- Minimize impervious surfaces.
- Provide vegetative buffers to minimize any runoff from fertilizers, or other chemicals.

- Drainage

A drainage plan is recommended for all proposed site development. A drainage plan should be prepared by an engineer registered to practice in Alaska.

- Developers are encouraged to reduce the quantity and improve the quality of stormwater runoff from the proposed development.

- Proposed development should provide on-lot retention of drainage.
- Implement Best Management Practices for Stormwater Runoff, such as swales, infiltration trenches, and cluster development.
- Lighting
 - Developers are encouraged to have all sources of illumination directed downward and, when necessary, shielded so as not to produce directed glare on adjacent properties.
- Noise
 - Limit maximum noise levels as discernable on adjoining properties.
- Signs
 - Signs should be modest in size and not interfere with the view of the surrounding properties and scenic areas.
- Viewshed
 - To protect the scenic values on Lazy Mountain and the associated views, tall or large structures and other similar construction that blocks the view of the mountains, and other natural features is discouraged.



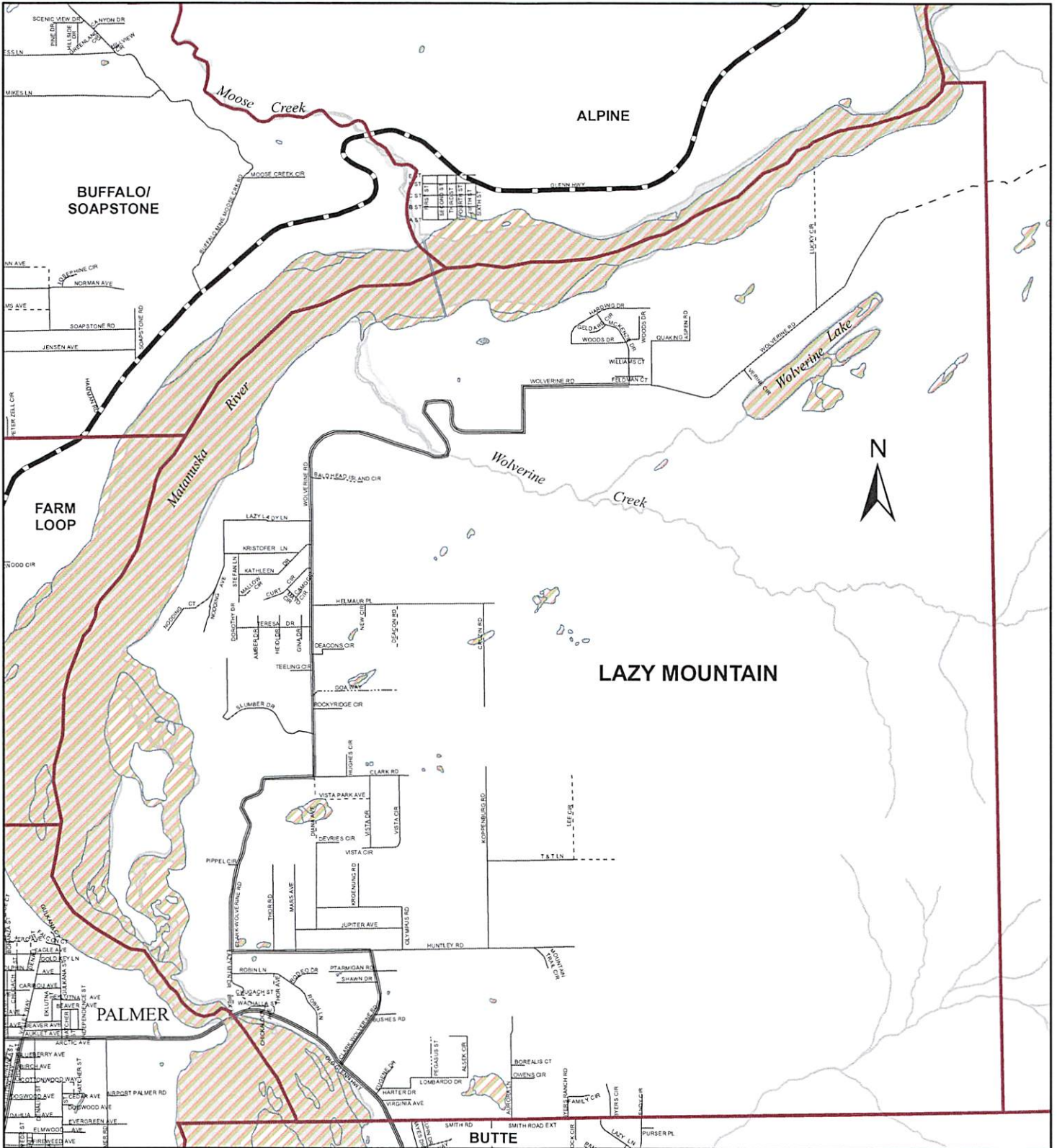
HOW CAN YOU HELP PROTECT WATER QUALITY?

Voluntary Best Management Practices For Development around Waterbodies

Best Management Practice	Rationale
<p>Maintain the natural shoreline or riparian habitat.</p> <ul style="list-style-type: none"> • Preserve a minimum 75 foot wide buffer of continuous, undisturbed native vegetation along at least 50% of the parcel's shoreline or stream bank. • Along remaining 50% of shoreline, limit vegetation removal to what is necessary to accommodate paths, docks, or other limited development. 	<p>Protects water quality by reducing nutrient loading in lakes and minimizing temperature changes to stream environments.</p> <p>Provides flood control and reduces erosion and sedimentation.</p> <p>Protects fish and wildlife habitat by providing cover, nest sites and spawning areas.</p>
<p>Minimize impervious surfaces on shoreline lots.</p> <ul style="list-style-type: none"> • Limit to maximum of 25% of lot area. • Minimize as much as possible within 75 feet of the water's edge. 	<p>Impervious surfaces such as pavement, roof tops, and compacted soil allow runoff to enter waterbodies more readily.</p> <p>Runoff in residential or commercial areas may contain phosphorus and other nutrients that lead to oxygen deficits and algal blooms.</p>
<p>Avoid adding sand beaches or adding fill material to lakeshore, stream banks or wetland areas.</p>	<p>Sand or fill reduces water clarity, is harmful to aquatic life and may contain phosphorus that enriches waterbodies.</p>
<p>Adhere to the state of Alaska's 100 foot waterbody separation for septic systems and outhouses, and keep septic systems in good working order.</p>	<p>Bacterial contamination from poorly maintained or leaking septic systems or outhouses is a human health concern.</p> <p>Nutrients from poorly functioning septic systems or outhouses are waterbody pollutants.</p>
<p>Use landscaping practices that will reduce degradation of waterbodies, including:</p> <ul style="list-style-type: none"> • Test soils to see if fertilizers are needed and use sparingly. • Design a smaller lawn to reduce fertilizer use. • Use native species that grow well without fertilizer. • Avoid fertilizer use completely within 50 feet of the water's edge. 	<p>Lawns are often over-fertilized, which leads to harmful levels of nutrients in the water.</p> <p>Lawns are not as effective as natural vegetation for pollution filtration.</p> <p>Lawns do not provide protective cover for fish and wildlife populations that are part of the waterbody system.</p>
<p>Maintain at least a 75 foot distance from the water's edge for:</p> <ul style="list-style-type: none"> • Additional permanent or accessory buildings. • Driveways, roads and other impervious surfaces. • Livestock or dog quarters or yards. • Manure or compost piles. • Long-term vehicle or equipment storage. <p>Exceptions may include boathouses, floatplane hangers, marinas, piers and docks that need to be closer than 75 feet to serve their purposes.</p>	<p>Protects human health and water quality by reducing contamination from animal waste, compost, fuels, sediment and other substances that pollute waterbodies.</p>

Mat-Su Borough Ordinance 05-023 established voluntary measures that property owners can use to protect the quality of our lakes, streams and wetlands. For more information, contact the Matanuska-Susitna Borough, Department of Planning and Land Use at 745-9851.

WETLANDS

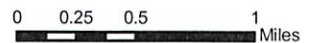


Legend

- Community Council Boundary
- Wetlands

Road Classifications

- Highway
- Major
- Medium
- Minor
- Primitive
- Private
- Not Const'd



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-745-4801.

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

RECEIVED
JUL 18 2024
PLATTING

6516B08L002 69
PARENT FRANCIS K & KAREN R
PO BOX 520826
BIG LAKE, AK 99652-0826

**HANDOUT # 1
MEADOW CREEK HOMESTEAD
CASE # 2024-040
MEETING DATE: JULY 18, 2024**

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 **July 18, 2024**, starting at 1:00p.m. We are sending you this notice as required by State Law and Borough Ordinances.

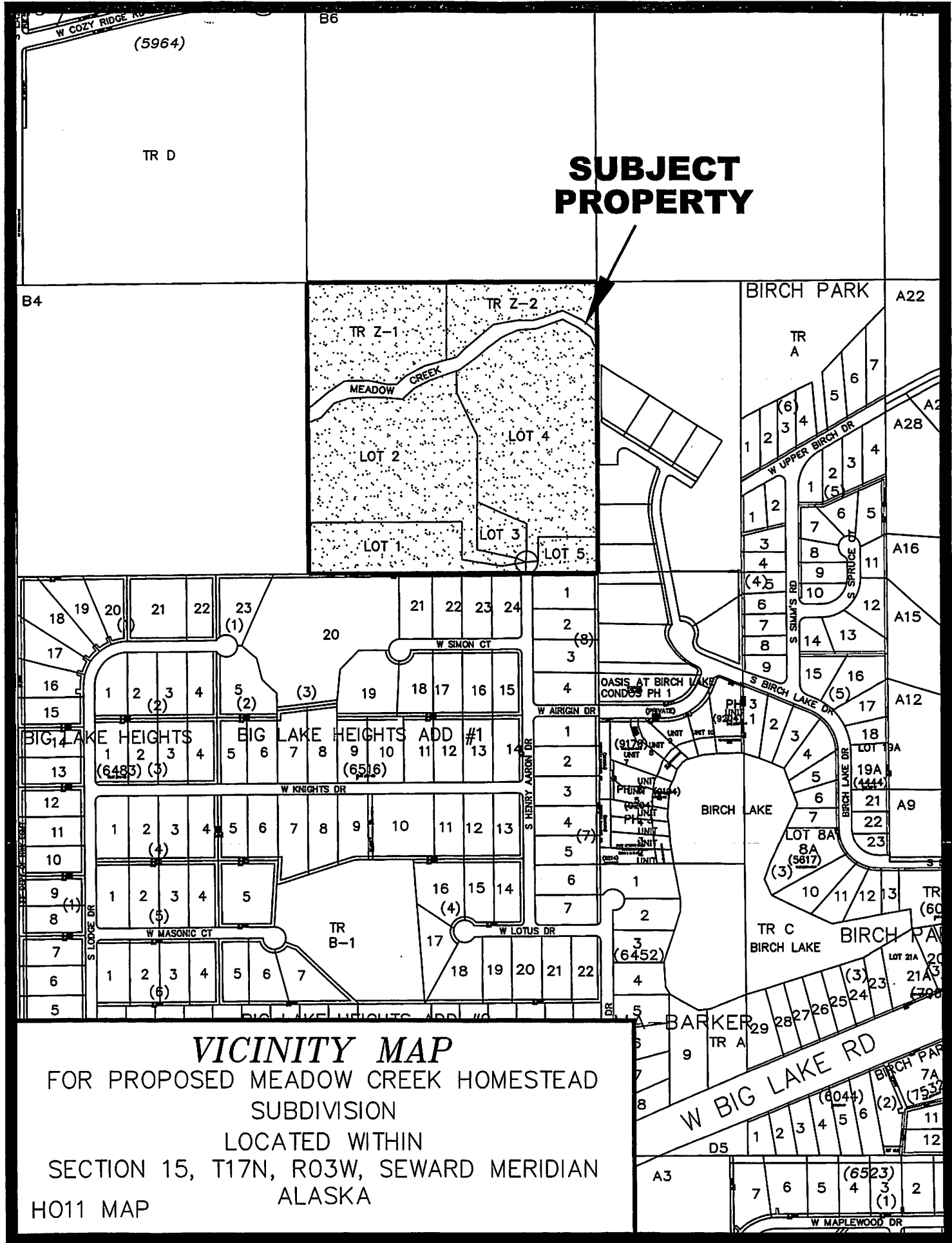
For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattting@matsugov.us. Comments received from the public after the platting 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: Francis Parent Address: 1855 S Henry Aaron Dr Big Lake 99623

Comments: We have no objections, we are not concerned with any traffic increase!

**SUBJECT
PROPERTY**



VICINITY MAP

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

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

HANDOUT # 1
SPRINGS WEST
CASE # 2024-071
MEETING DATE: JULY 18, 2024

RECEIVED
JUL 09 2024
PLATTING

5731B03L015 46
DURAND PATRICK J & NANCY J
4923 N KIPLING DR
WASILLA, AK 99654-9093

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: BEVERLY BARRY, MICHELLE BARRY, DEANNA ARTHUR, & JO ANN HINDS

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; (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.

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 **July 18, 2024**, starting at 1:00p.m. We are sending you this notice as required by State Law and Borough Ordinances.

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No Objection Objection Concern

Name: Patrick Durand Address: 4923 N. Kipling Dr. Wasilla

Comments: This should be postponed until ~~the~~ intersection of ~~Wolf Lake Road~~ Hart Lake Loop and Engstrom Road is improved.
Engstrom is already over loaded.
Residents in Hart Lake Sub do not need another 200 trips a day through a connection on E. Sandburg.

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

RECEIVED
JUL 10 2024
PLATTING

HANDOUT # 2
SPRINGS WEST
CASE # 2024-071
MEETING DATE: JULY 18, 2024

7398000L003 40
ALLEN BOYDE J & BETH A
4719 N HORIZON VIEW DR
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: BEVERLY BARRY, MICHELLE BARRY, DEANNA ARTHUR, & JO ANN HINDS

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

Name: BOYDE J. ALLEN Address: 4719 N. HORIZON VIEW DR.

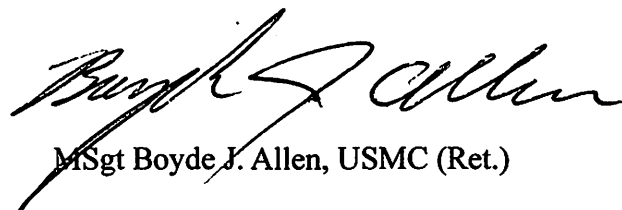
Comments: WASILLA, AK 99654

SEE INCLUDED PAPER

July 8, 2024

Sir or Ma'am,

Not only do I have concerns with the proposed subdivision off of Hart Lake Loop, but I object to it as well. In the previous six years that I've lived here, I've seen a large influx of traffic resultant of new housing construction. Until the Borough addresses the current shortcomings in infrastructure, i.e., the roads and schools, it would be absurd to even consider further construction of new housing. During the regular school year, the Engstrom / Bogard intersection is not only extremely congested, but it has become hazardous as well; I've personally witnessed 3 collisions at that intersection in the last two years. In light of the fact that a new, very large apartment complex is currently under construction near the Bogard / Trunk traffic circle, I can't even imagine what traffic is going to be like once school resumes this fall...even without consideration for the proposed 40-unit subdivision. Not only is traffic a major concern, but the local public schools are already the most crowded in the Borough. As a graduate student currently working on my master's degree in teaching, I've had the opportunity to interview some of the teachers at Colony High School, and many of them are dealing with overcrowding in the classrooms with teacher to student ratios that are in the realm of 1:30. One English teacher who I interviewed stated that, just a few short years ago, he was able to assign two to three essay assignments to his students, and for the 2023-2024 school year, he was only able to assign one essay per student because he had roughly 150 individuals he was responsible for between five classes; the quality of our children's education is waning, and it will only become worse if we don't lean into some serious planning to address the critical shortfalls we are already facing. Not only are student to teacher ratios a concern, but the classrooms are becoming physically crowded, as well. Until we invest in the expansion of our schools in the area—that is, physically constructing more buildings or adding on to them—and hiring more teachers; and until we have some civil engineers and mathematicians take a serious look at our roadways to come up with solutions to our current problems...it would be foolish to allow, or even consider, the construction of any more housing units or apartment complexes within this particular area. I am all for growth within our Borough but, at this point, we have already placed the proverbial cart in front of the horse by allowing our population to get as large as it has without addressing the shortfalls in our infrastructure.



MSgt Boyd J. Allen, USMC (Ret.)

**HANDOUT # 3
SPRINGS WEST
CASE # 2024-071
MEETING DATE: JULY 18, 2024**

7/15/24

To Whom it May Concern:

RECEIVED

JUL 15 2024

PLATTING

My name is Tori Schmidt and I am writing this letter to state my **concern/objection** to the proposed Springs West **Subdivision**.

We have been homeowners in the Hart Lake Loop area since 2016. Since that time, we have seen a dramatic increase in traffic in the area due to new homes/subdivisions going in. With the increased traffic, the infrastructure (schools and roads) to support the increased population has not been improved to accommodate the significant increase in population and cars.

To start, the intersection of Engstrom and Bogard is so dangerous, I refuse to risk my children's lives by turning left on Bogard towards Trunk. I am forced to turn right and go up the road and turn around just for our safety. Otherwise, I choose to exit out Wasilla Fishhook and go all the way around to Palmer Fishhook to go to Palmer or choose to go to Wasilla Fishhook and circle back around to get to our destination safely. This intersection is DANGEROUS, especially in the winter, and we already have another new subdivision of housing that went in at Trunk and Bogard. I know the "plan" to upgrade that intersection is "in the works", but it is highly dangerous and there is already a VERY LARGE amount of traffic about to increase as tenants move into the new subdivision of 4-plexes.

Also, Wasilla Fishhook is desperately in need of upgrading if there is to more subdivisions going in. It is narrow, windy and dangerous in the winter. It has not been improved in all the time we have lived here and more subdivisions are putting a higher burden on that road.

In addition, Hart Lake Loop and the smaller roads that would involve this subdivision have not been upgraded at all. They are VERY narrow, with sometimes less than inches from the edge of the pavement to the ditch. This means that families walking their dogs and/or biking with their children are walking IN THE ROAD. It is so dangerous to have all these families in the roadway due to lack of access to sidewalks that, to put more houses and families with 2-3 cars per home and WITH TEENAGE DRIVERS is very concerning. The roads are curvy and at the speed limit of 25 -30 mph (depending on the road), it is very concerning to come around the corner and have small children in the roadway. Many cars speed VERY fast and it's a safety issue that the road has not been updated to include walking areas and allowing more and more subdivisions to go in an already concerning situation.

Finally, I'm concerned for the schools. The schools are at capacity and we haven't yet seen the fall out of the new tenants/families in the 4-plexes on the schools yet. With 3 new subdivisions being proposed at the moment, we are putting an enormous strain on an already stretched school buildings and staff. The

schools need to be upgraded/improved, both buildings and staffing, before we continue to approve more subdivisions in the area.

It is my opinion that the major and minor roads AND schools around the North Lakes Community needs to be in the final stages of being improved to safely accommodate the increased population before more subdivisions are approved with the hopes that the infrastructure will be improved to accommodate the population at a later date.

Thank you,

A handwritten signature in blue ink, consisting of several overlapping loops and a trailing line.

Tori Schmidt

907-306-3929

PAToriSchmidt@gmail.com

**HANDOUT # 4
SPRINGS WEST
CASE # 2024-071
MEETING DATE: JULY 18, 2024**

Jesse Curlin

From: Casey Ayers <casey.ayers@outlook.co...>
Sent: Monday, July 15, 2024 7:47 PM
To: MSB Platting
Cc: Jennifer A; Patricia Jackl
Subject: Plat #2022-16 - Public Comment
Attachments: 20240710_081956_resized.jpg

RECEIVED

JUL 15 2024

PLATTING

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

Chris,

Thanks for the brief chat last week regarding the public comment process for the upcoming Public Hearing regarding the petition from Beverly Barry, Michelle Barry, Deanna Arthur, and Jo Ann Hinds.

We currently own three properties in the immediate area:

1. 4448 N Engstrom Rd - Current residence
2. 4400 N Engstrom Rd - Rebuild in-progress to build a home for our daughter
3. 5174 N Kipling Dr - Mother-in-law's current residence

We would like to express our formal objection to subdividing the existing tract into 40 lots for further development as the current access in/out of the neighborhood is already beyond capacity. We've lived off Engstrom since 2009 and watched the area grow which has been good for the community, but we strongly feel there is a need pause at this time. Road upgrades need to be completed for the roundabout off Engstrom & Bogard and for the tie-in to Trunk Rd through the Aspen Ridge subdivision before any further subdivision is allowed.

Fire and emergency access is already limited with only two ways in/out of the neighborhood to connect to either Bogard or Wasilla-Fishhook. That risk is further compounded with an active and busy airport with multiple hangers and repair shops that carry their own hazards requiring a higher level of preparedness. We already struggle to exit the neighborhood during peak travel times with heavy traffic and local schools that are over crowded. In the event of an evacuation or a severe snow storm, access out of Engstrom can easily be blocked which does happen during winters with heavy snowfall and high winds leaving only one path of egress out Wasilla-Fishhook.

Another concern is regarding the uncontrolled well and septic density in the area which has the potential to not only impact current residents, but also the water table that feeds our spawning salmon population in Niklason & Cornelious Lakes. We have not seen an environmental impact statement or study that would address this concern and if it will exceed capacity.

Finally, we've watched the recent and rapid development of the newest subdivisions lead to damage to our existing roads as crews violate the road restriction weight limits in the spring, speed thru the neighborhood hauling heavy loads, and leave trash and debris along the roadway with no accountability. Our tax mil rate in the older Twin Lakes subdivision (2024 tax rate = 12.374) went up to pay for the road damage and increased maintenance needs caused by the Hart Lake (2024 tax rate = 11.691) and Aspen Ridge (2024 tax rate = 11.391) subdivisions while those mil rates went down. It seems like it should be the

other way around with the newer subdivisions bearing the higher property tax rates, but it's been quite the opposite.

Thank you,
Casey & Jennifer Ayers, Patricia Jackl
907.242.1278

**HANDOUT # 5
SPRINGS WEST
CASE # 2024-071
MEETING DATE: JULY 18, 2024**

Jesse Curlin

From: Mrsson <mrsson@aol.com>
Sent: Tuesday, July 16, 2024 9:34 PM
To: MSB Platting
Cc: mrsson
Subject: Request for Comments RE Barry's Spring Crest (West?) Proposed Action

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

To: Matanuska-Susitna Borough Platting Division

Address: 350 East Dahlia Avenue, Palmer, Alaska 99645

Good Evening,

Thank you.

I contact you in response to your Notification of Public Hearing form received RE "Barry's Spring Crest" Plat #2022-16. Previous information received regarded this as "Springs West".

I have a few concerns related to the proposed development:

- * Displacement of Wildlife/Moose habitats. There's quite a population of Moose who make frequent visits to this area with their calves as they seasonally come down from mountains for feeding purposes...especially when snow becomes too deep for them to trudge through. This development stands to eradicate their food source and displace/destroy their habitats.
- * What are the repercussions to area homes? Does ground breaking include any blasting that may damage/harm homes in the form of cracks interior/exterior...to the septic? If so, what if any compensation will be made as a result (by those involved)?
- * The "foot print" itself. This area is becoming overdeveloped which equals higher foot traffic, pollution, residential "noise" as result of and during construct.
- * Ravine/holler location, soil stability (Have and or are the topography and useable area reports been made available to the public?) and flooding issues. These concerns were outlined in several previous emails sent. Cut/paste of pertinent areas of concern from those emails follow below my signature.

Also, is the July 18 1PM Public Hearing still taking place? I see a continuance has been booked for August 15, 2024 prior to aforementioned having commenced.

Lastly, can you kindly confirm receipt of this email at your earliest convenience so as I know received prior to your 12PM deadline for submit tomorrow, July 17 indicated?

I look forward to hearing back from you.

Thank you very much,

Andrea Farretta

Have and or are the topography and useable area reports been made available to the public?

regardless how well one backfills...it's all "physics": once saturated by the natural progression of rainwater/melting snow, with no where to go, the standing water (in conjunction with all else outlined in my previous email to you) will naturally start pushing against basement and or crawl space walls...which could additionally lead to cracks, bowing walls, etc.. If no basement/crawl intended, and or foundation/slab only:

The original bowl that resulted from excavation still remains under the foundation...and the lesser-compacted backfilled soil. When the water table rises naturally as result of seasonal rain/snowmelt...the bowl, additionally, naturally: will fill with water and the backfill to saturate. This occurring water at the bottom of the bowl would then create upward pressure on the foundation...I believe this known as hydrostatic pressure? This would then cause seepage in the basement through floor cracks and or cove joint.

And if the foundation shallow...here in Alaska? The water in the bowl alone can potentially freeze/cause the foundation to "heave," or lift upward. Furthermore and as a "sidebar", if/when water is withdrawn from the saturated soil by trees and plants seeking hydration during warmer months and/or a drought, the soil will compact, the foundation will crack and drop into the void that created.

Also, has consideration been given to what kind of soil is common to this area...and whether or not it would swell as it absorbs water?

sizable creek runs throughout proposed subdivision...and the natural increased risk of flooding, erosion and water related hazards as result. Do we know how much of this property is above the water table? The bulk of "subject property" is located in ravine and or "holler" which only stands to contribute to the aforementioned.

Has anybody considered and or contemplated snow and or the effects of that snow melt has on a Creek...and or the ramifications if it happens to melt too rapidly over a short amount of time? Not only could it be destructive but potentially deadly causing flooding...and perhaps even a landslide given the severe drop off, to say the least, to/of Lot 1, Block 3...the lots that abut my property line.

Has anybody considered heavy rain? Flooding alone from this, in conjunction with all else indicated can cause major problems.

Has any additional thought been given to Septic? All aforementioned can cause major problems with septic systems. If this were to happen: affected residents not served by central wastewater systems will be at risk for potential disease transmission as result of human exposure to wastewater. Is EPA on board with this project?

It appears the "subject property" is at high risk of, what one could only call: "ground water" issues. The results and ramifications of which not only devastating but additionally, disastrous.

**HANDOUT # 6
SPRINGS WEST
CASE # 2024-071**

MEETING DATE: JULY 18, 2024

Jesse Curlin

From: Eve Shipman <eveshipman@gmail.com>
Sent: Wednesday, July 17, 2024 11:32 AM
To: MSB Platting
Subject: Proposed Springs West Subdivision Public Comment

RECEIVED
JUL 17 2024
PLATTING

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

To Whom it may concern,

I am writing on behalf of myself, Eve Shipman, and my husband, Kyle Strong, at 6061 New Horizon Circle Wasilla, Alaska, to object to the proposed Springs West Subdivision located within Section 20, T18N, R01E, Seward Meridian, Alaska.

The proposed subdivision ignores several ecological factors and undermines the neighborhood community culture. The following paragraphs outline these issues in detail.

From an ecological standpoint, the proposed subdivision is irresponsible. The New Horizon Estates and surrounding subdivisions have severe drainage issues. In fact, several lots in the subdivision routinely experience flooding. Further excavation and soil disruption will not alleviate this drainage issue; it will only exacerbate a highly challenging community problem. Furthermore, a rather sizable drainage stream runs through the New Horizon Estates neighborhood to Dry Lake and is a habitat for Greyling, Rainbow Trout, and juvenile Salmon. Fish are a vital resource for Alaska; Salmon, in particular, are protected and regulated species. The disruption of Salmon habitat and migratory patterns will undoubtedly have detrimental consequences for one of Alaska's most valuable resources.

The New Horizon Estates neighborhood is a tranquil and respectful community. Children ride bikes and color with chalk, and neighbors and friends walk dogs on the roadways. The families living in this neighborhood travel the roadways slowly, always mindful of pedestrians, pets, and other motorized vehicles; this is the neighborhood's culture. With its potential increase in traffic, the proposed subdivision poses a significant safety risk to our community. Extending East Sun Crest Drive to North Caribou Street will not help alleviate traffic; it will only funnel fast-moving traffic through the neighborhood. The traffic increase will likely result in costly speed reduction measures such as speed bumps and speed monitoring devices, creating a financial burden on the Mat Su Borough and homeowners in the neighborhood.

The proposed Springs West Subdivision is not a responsible or necessary use of the existing acreage. The risks are far too significant to proceed with this project. It is our earnest hope that the Platting Board will consider these objections and reevaluate the necessity of the proposed subdivision.

Thank you very much for your time.

Sincerely,
Eve Shipman & Kyle Strong

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

RECEIVED

JUL 15 2024

PLATTING

7793000L029 17
LIDA KERRY REV TR
7064 E TUMNUS CIR
PALMER, AK 99645

HANDOUT #1
HATCHER PASS VLG PH 1 SLEV PUE
CASE # 2024-074
MEETING DATE: JULY 18, 2024

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: HATCHER PASS VILLAGE, INC.

F84V8B

South
Township

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 (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.

B8
230

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 **July 18, 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: plattling@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 [] Objection Concern

Name: Kerry Lida Address: 7064 E. Tumnus Circle; Palmer AK

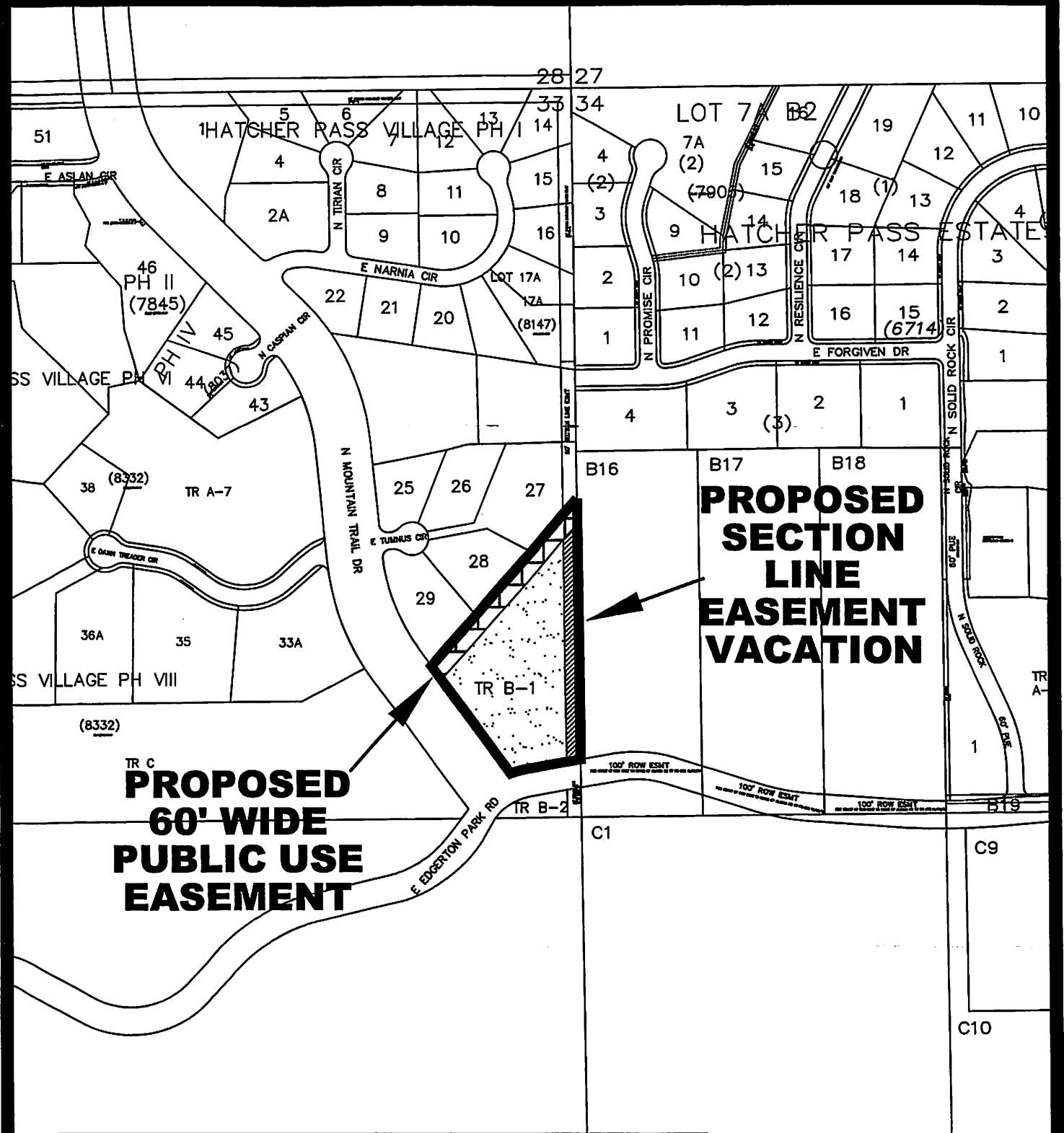
Comments:

The proposed section line easement borders Lot 29 (7064 E. Tumnus Circle; Palmer, AK) ~~which~~ which is where my home is. Need to ensure the easement does not encroach on Lot 29 and is separate from Lot 29. Confirm the easement is only on

Case # 2024-074 MG

Note: Vicinity map Located on Reverse Side

LOT TR B-1. Thank you.



**PROPOSED
SECTION
LINE
EASEMENT
VACATION**

**PROPOSED
60' WIDE
PUBLIC USE
EASEMENT**

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

WILLIAMS SUB
 5040-1
 E BYRON'S WAY
 (PRIVATE)