

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Kayla Kinneen



PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin  
Natasha Heindel

PLATTING ASSISTANT  
Connor Herren

## ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

### REGULAR MEETING

8:30 A.M.

August 14, 2024

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [platting@matsugov.us](mailto:platting@matsugov.us) or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

#### 1. INTRODUCTION

A. Introduction of Staff

#### 2. UNFINISHED BUSINESS:

*(None)*

#### 3. PUBLIC HEARINGS:

A. **GLENN VIEW:** The request is to create two lots from Tax Parcel B15 (Parcel #3, MSB Waiver 2000-194-PWm, recorded Book/Page 1101/869), to be known as **GLENN VIEW**, containing 14.51 acres +/- . Parcel is located northwest of W. Glenn Highway at Milepost 99 and south of W. Pinochle Lane (Tax ID# 20N09E29B015); lying within Section 29, Township 20 North, Range 09 East, Seward Meridian, Alaska. In the Glacier View Community Council and Assembly District #7. *(Petitioner/Owner: Dustin & Dorothy Hrcir, Staff: Natasha Heindel, Case #2024-012)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **August 14, 2024**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

## Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
  - **3-minute time limit per person for members of the public.**
  - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
  - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
  - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
  - No further unsolicited input from petitioner is appropriate.
  - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
  - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

3A





**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
AUGUST 14, 2024**

PRELIMINARY PLAT: GLENN VIEW  
LEGAL DESCRIPTION: SEC 29, T20N, R09E, SEWARD MERIDIAN AK  
PETITIONERS: DUSTIN & DOROTHY HRNCIR  
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS  
ACRES: 14.51 ± PARCELS: 2  
REVIEWED BY: NATASHA HEINDEL CASE #: 2024-012

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**REQUEST:** The request is to create two lots from Tax Parcel B15 (Parcel #3, MSB Waiver 2000-194-PWm, recorded in Book 1101 at Page 869), to be known as **GLENN VIEW**, containing 14.51 acres +/- . The parcel is located directly north of W. Glenn Highway at Milepost 99, and south of W. Pinochle Lane; lying within Section 29, Township 20 North, Range 09 East, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map EXHIBIT A – 1 p  
Preliminary Approval Correspondence EXHIBIT B – 7 pp  
Staff Report Packet 2/21/2024 EXHIBIT I – 25 pp

**AGENCY COMMENTS**

U.S. Army Corps of Engineers EXHIBIT C – 1 p  
Alaska Department of Transportation & Public Facilities EXHIBIT D – 2 pp  
Department of Public Works, Pre-Design & Engineering Division EXHIBIT E – 1 p  
Assessments EXHIBIT F – 1 p  
Development Services EXHIBIT G – 2 pp  
Utilities: Enstar & GCI EXHIBIT H – 3 pp

**DISCUSSION:** This platting action will modify the approved Glenn View Subdivision which was heard and approved on February 21, 2024. The petitioner is proposing to modify the access onto W. Glenn Highway for Lot 2. In this updated design both proposed lots will still access from W. Glenn Highway; Lot 1 will access W. Glenn Highway directly, and Lot 2 will share a driveway access with the eastern adjacent parcel (Parcel C, MSB Waiver 98-84-PWm). With this modification there will be no longer be a common access area provided within Lot 1. The approved platting action is creating two lots from Tax Parcel B15, ranging in size from 4.6 acres to 9.91 acres. This property is not in a Road Service Area or a Fire Service Area.

**Access:** Legal and physical access does exist to the proposed lots pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.

**Preliminary Approval Correspondence:** The petitioner did obtain preliminary approval (**Exhibit B**) from the State of Alaska Department of Transportation and Public Facilities (DOT&PF). The petitioner provided DOT&PF with imagery showing where there is an existing driveway in the W. Glenn Highway right of way providing access to the adjacent Parcel C. At the request of DOT&PF the petitioner also provided a letter of agreement from the owner of Parcel C and proof of joint permit application with the State of Alaska. The State of Alaska DOT&PF confirmed that the provided documentation, in addition to a plat note stating that there will be no direct access to the Glenn Highway for Lot 2 and shared access for Lot 2 is with Parcel 3 only (*see Recommendation #3*), does sufficiently meet their requirements for this plat.

**Staff Report Packet:** The full staff report from February 21, 2024 may be referenced at **Exhibit I**.

**Comments:** The U.S. Army Corps of Engineers (**Exhibit C**) notes that authorization is required for anyone who proposes to place dredged and/or fill material into waters of the U.S.

The State of Alaska Department of Transportation and Public Facilities (**Exhibit D**) notes that they concur with the plat and proposal. Lot 1 will be permitted one singular access to the Glenn Highway. Subsequent development and subdivision of Lot 1 requires continued access and utilities to the Glenn Highway through singular access; please plan accordingly.

MSB Department of Public Works, Division of Pre-Design & Engineering (**Exhibit E**) has no comments.

MSB Assessments Division (**Exhibit F**) noted that there is a typo within Plat Note #6. *Staff notes that this will be resolved within the final approval stage of this plat.*

MSB Development Services Division (**Exhibit G**) has no comments.

Utility companies (**Exhibit H**), Enstar and GCI, stated that they have no comments or objections to the proposed plat. MEA and MTA did not respond.

At the time of this staff report, there were no responses to the request for comments from the following: Alaska Department of Fish & Game, Community Council #21 Glacier View, MSB Community Development, MSB Planning, MSB Attorney, US Post Master, MEA or MTA.

**CONCLUSION:** The preliminary plat of **Glenn View** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. No objections were received from any federal or state agencies, Borough departments, or utilities. No objections were received in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, and MSB 43.20.140 *Physical Access*. Frontage for the subdivision does exist, pursuant to MSB 43.20.320 *Frontage*. A soils report was submitted pursuant to MSB 43.20.218(A)(1).

### **FINDINGS OF FACT**

1. The abbreviated plat of **Glenn View** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1) *Area*. Both lots have the required 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.



3. All lots will have the required frontage pursuant to MSB 43.20.320 *Frontage*.
4. At the time of the staff report write-up, there were no responses to the Request for comments from Alaska Department of Fish & Game, Community Council #21 Glacier View, MSB Community Development, MSB Planning, MSB Attorney, US Post Master, MEA or MTA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.
7. Plat Note #7 addresses the need of shared access to W. Glenn Highway for Lot 2.

**RECOMMENDED CONDITIONS OF APPROVAL**

Staff recommends approval of the abbreviated plat of **Glenn View**, contingent on the following recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Provide updated Certificate to Plat executed within seven (7) days prior to recording and submit Beneficiary Affidavit for any holders of a beneficial interest, if any.
3. Add a plat note to clarify that there will be no direct access to the Glenn Highway granted for Lot 2 and shared access for Lot 2 is with Parcel 3 only.
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.

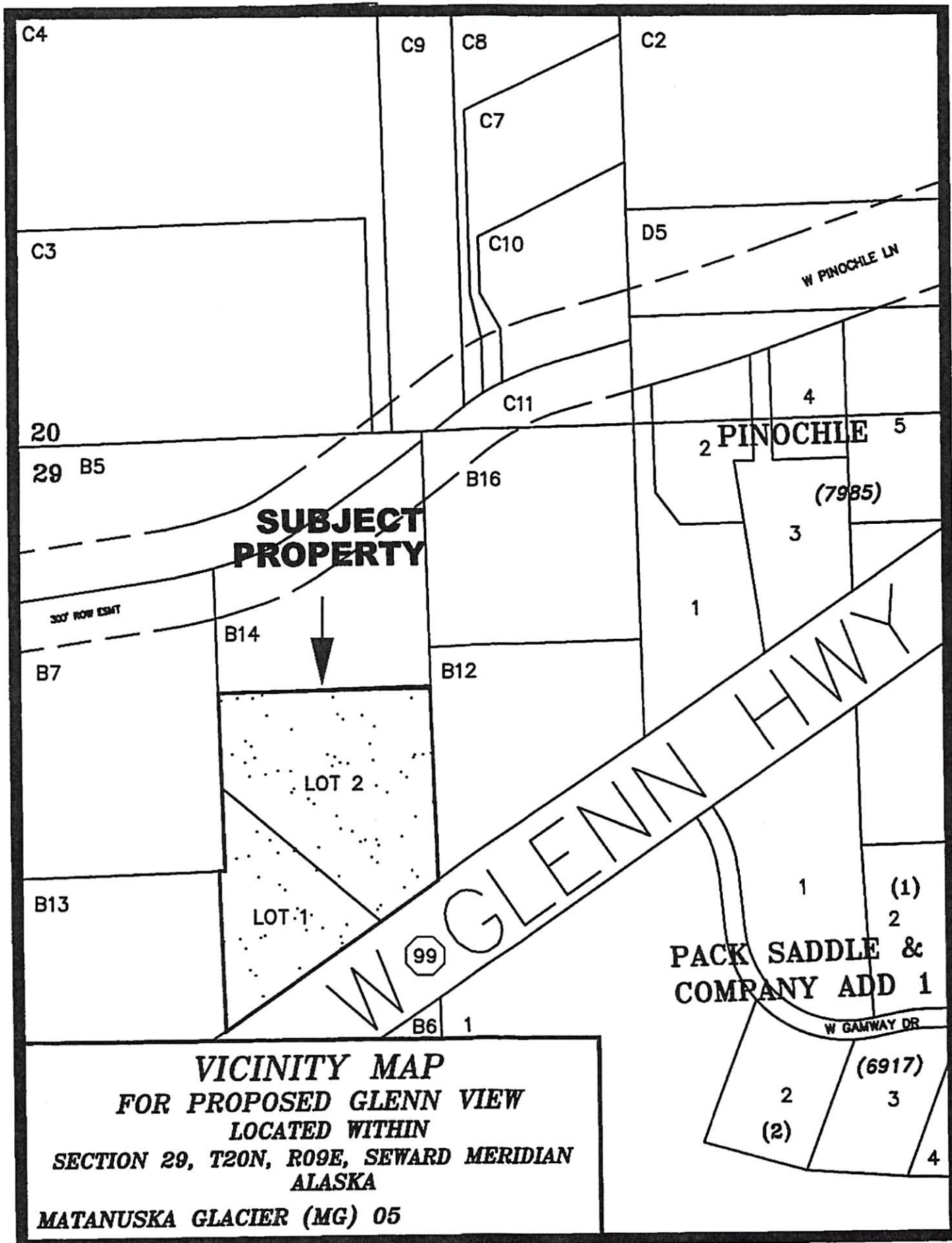


EXHIBIT A

## Natasha Heindel

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**From:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>  
**Sent:** Monday, July 8, 2024 4:07 PM  
**To:** Craig Hanson; Natasha Heindel  
**Cc:** Walsh, Matthew H (DOT)  
**Subject:** RE: Re: RE: 23-202 Glenn View Subdivision: Proposed Access Change

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

Craig and Natasha,

The documents provided showing communication and agreement between neighboring property owners for joint lot access, the joint driveway application from both lot owners to the Glenn Highway, as well as a plat note stating that there will be no direct access to the Glenn Highway for Lot 2 and shared access for Lot 2 with Parcel 3 only, sufficiently meet DOT&PF's requirements for this plat.

Thank you,

### Kristina Huling

Mat-Su Area Planner | 907.269.0509  
Alaska DOT&PF, Anchorage; Planning

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**From:** Craig Hanson <ceh@hlsalaska.com>  
**Sent:** Monday, July 8, 2024 2:03 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>  
**Cc:** Natasha heindel <natasha.heindel@matsugov.us>  
**Subject:** Fwd: Re: RE: 23-202 Glenn View Subdivision: Proposed Access Change

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

Kristina,

Attached is the referenced letter from the adjoining landowner and screen shots verifying that both owners have made applications for a new, shared Driveway permit.

We will add the requested plat note regarding the shared driveway status.

I have cc'd the MSB platting tech on this... if you could verify for her that DOT would go along with this plan, we can get the platting revision in motion.

--

Respectfully,  
Craig Hanson, RLS  
Hanson Land Solutions, LLC  
305 E. Fireweed Ave.  
Palmer, AK 99645  
(907)746-7738

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===== Forwarded message =====  
From: Huling, Kristina N (DOT) <[kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov)>



To: "Craig Hanson" <[ceh@hlsalaska.com](mailto:ceh@hlsalaska.com)>  
Cc: "Post, David E (DOT)" <[david.post@alaska.gov](mailto:david.post@alaska.gov)>, "Walsh, Matthew H (DOT)" <[matthew.walsh@alaska.gov](mailto:matthew.walsh@alaska.gov)>  
Date: Tue, 02 Jul 2024 14:07:42 -0800  
Subject: RE: 23-202 Glenn View Subdivision: Proposed Access Change  
===== Forwarded message =====

Craig,

Thank you for your response. DOT&PF agrees with the proposal for Lot 2 to share access. If the preferred shared access for Lot 2 is with Parcel C instead of Lot 1, DOT&PF requires documented agreement with the Parcel C lot owner for the existing access through Parcel C to the Glenn Highway to become a shared driveway access. This could look like a letter from the Parcel C lot owner agreeing to a shared access with Lot 2, and both lot owners applying for a shared driveway permit through the DOT&PF ePermits system at <https://dot.alaska.gov/row/Login.po>. DOT&PF would also require a plat note that shows that Lot 2 is sharing access with Parcel C and will be permitted no additional access points to the Glenn Highway. If Parcel C is unable to provide this kind of documentation, DOT&PF will require that Lot 2 share access with Lot 1 as currently required.

Thank you,

**Kristina Huling**

Mat-Su Area Planner | 907.269.0509  
Alaska DOT&PF, Anchorage; Planning

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**From:** Craig Hanson <[ceh@hlsalaska.com](mailto:ceh@hlsalaska.com)>  
**Sent:** Thursday, June 27, 2024 3:53 PM  
**To:** Huling, Kristina N (DOT) <[kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov)>  
**Cc:** Post, David E (DOT) <[david.post@alaska.gov](mailto:david.post@alaska.gov)>  
**Subject:** RE: 23-202 Glenn View Subdivision: Proposed Access Change

You don't often get email from [ceh@hlsalaska.com](mailto:ceh@hlsalaska.com). [Learn why this is important](#)

Kristina,

The attached plat highlights the area in the SE corner of Lot 2. The attached Imagery shows where the driveway actually goes in the area. As Lot 2 would be accessing the driveway directly from the ROW without ever going onto Parcel C, I don't know what documentation could exist. Parcel C has nothing to grant in the ROW as I understand it.

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Respectfully,  
Craig Hanson, RLS  
Hanson Land Solutions, LLC  
305 E. Fireweed Ave.  
Palmer, AK 99645  
(907)746-7738

----- On Thu, 27 Jun 2024 13:53:57 -0800 **Huling, Kristina N (DOT)**  
<[kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov)> wrote ---

Hi Craig,

Can you provide the documentation showing the  
right to/legal access between Lot 2 and MSB  
Waiver #98-84-PWm/Parcel C?

Thank you,

**Kristina Huling**

Mat-Su Area Planner | 907.269.0509  
Alaska DOT&PF, Anchorage; Planning

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**From:** Craig Hanson <[ceh@hlsalaska.com](mailto:ceh@hlsalaska.com)>

**Sent:** Monday, June 24, 2024 10:02 AM

**To:** Huling, Kristina N (DOT)

<[kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov)>

**Cc:** Post, David E (DOT) <[david.post@alaska.gov](mailto:david.post@alaska.gov)>

**Subject:** 23-202 Glenn View Subdivision: Proposed  
Access





MSB WAIVER  
#98-84-Plm  
(Bk. 986 P. 481)  
PARCEL C

DATE: 08/14/24  
DRAWN BY: ELP  
CHECKED: CEH  
REVISION DATE: 09/10/24  
SCALE: 1"=200'  
22x34-1"=200'  
REVISION DATE: 09/10/24

**MATANUSKA GLACIER, ALASKA  
GLENN VIEW  
SITE PLAN - EXISTING CONDITIONS  
PROJECT OVERVIEW**

NOTES  
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SLOTTING RECOVERY PROJECT PROJECT OF 2019/2020/2021.  
2. THE HORIZONTAL DATUM IS NAD83 (GCSNAD83 EPOCH 2011.0)





I, \_\_Garry Wolske MSB acct# 20N09E29B012 Driveway permit #16778 September 2005, hereby state that I am the owner of Parcel C of MSB Waiver #98-84-PWm, recorded at Bk 996 Page 481 in the Palmer Recording District, Alaska. I agree to grant a shared access to the Glenn Highway with Lot 2 of the proposed Glenn View Subdivision.

By signing this letter, I acknowledge my consent to this shared access arrangement.

Signature: *Garry Wolske*

Date: 7/8/2024

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



Alaska Department of Transportation and Public Facilities

# STATEWIDE DESIGN & ENGINEERING SVCS.

You are here: [DOT&PF](#) > [Statewide Design & Engineering Services](#) > [Design & Construction Standards](#) > [ePermits](#)

## Driveway and Approach Road Permit Application Display



**Driveway permit application successfully updated**

### Application Information

Application Number: [33613](#)

Status: [Initial Status](#)

### Customer Information

Dustin Hrncir  
Dustin Hrncir  
3103 Greenfileds Dr  
Wasilla, AK 99623  
(907) 841-7143

### Location Information



**Name:**  
Garry Wolske  
Mr Garry Wolske  
tel: (907) 232-1713  
fax: (907) 745-4449  
r5garry@gmail.com

**Billing Address:** To change Customer (the organization or individual requesting the permit) account information, click here.  
35089 W Glenn Hwy  
Glacier View  
Sutton, ak 99674

[Change Customer](#)

**Mailing Address:**  
35089 W Glenn Hwy  
Glacier View  
Sutton, ak 99674

**Physical Address:** To change, add or delete a contact (the individual to contact regarding the permit), click here.  
35089 W Glenn Hwy  
Glacier View  
Sutton, ak 99674

[Change Contacts](#)

## Apply for a Permit

Select a permit type from the list below, then click the APPLY button .

[Apply](#)

## Your current Applications and Permits

Click the underlined permit number to display.

Driveway / Approach Road : 33614 CURRENT  
DRIVEWAY PERMIT 16778 REQUESTED TO BE JOINT PERMIT WITH DUSTIN HRNCIR PROPERTY. MY MSB TAX ID 20N09E29B012. SEE PERMIT 16778 FOR DETAILS..SEPTEMBER 2005  
07/08/2024 Initial Status Contact: Garry Wols

[Top](#)



## Natasha Heindel

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**From:** Locken, Amanda N CIV USARMY CEPOA (USA) <Amanda.N.Locken@usace.army.mil>  
**Sent:** Monday, July 22, 2024 6:26 AM  
**To:** Natasha Heindel  
**Subject:** RE: RFC Glenn View (update)

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

Good morning Natasha,

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

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

Sample drawings can also be found on our website at

[www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

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

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

The owner is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and you will be assigned a project manager to assist you. They can also contact our main line if they have any questions or concerns at 907-753-2712.

Sincerely,

Amanda Locken  
Regulatory Specialist  
North Central Section  
U.S. Army Corps of Engineers  
(907) 347-6148



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

[rrs.usace.army.mil](http://rrs.usace.army.mil)



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

Department of Transportation and  
Public Facilities

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

July 22, 2024

Fred Wagner, Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Glenn View Subdivision; Parcel 3 MSB Waiver 2000-194-PWm (Glenn Highway MP 99)**
  - DOT&PF concurs with current plat and proposal.
  - Lot 1 will be permitted one singular access to the Glenn Highway.
  - Subsequent development and subdivision of Lot 1 requires continued access and utilities to the Glenn Highway through singular access. Please plan accordingly.
- **PA 02 BMS Jenski; Parcel 1, Waiver #2005-12-PWm, Recorded as 2005-028401-1 (Glenn Highway MP 57)**
  - No objections to the proposed lot division
  - Please add as plat note: "No direct access to the Glenn Highway for all lots."
  - All lots to have shared access through Saint Anthony Circle. Provide a shared access easement or flag lots to Saint Anthony Circle. DOT&PF suggests access to Saint Anthony Circle along western lot line.
  - Platting actions invalidate existing driveway permits. DOT&PF requires removal of existing access to the Glenn Highway.
- **PA 06 Rumpfelt Harmon; Plat #2021-99 (Huntley Road)**
  - No objection to the proposed plat.
  - Platting actions invalidate existing driveway permits. Reapply or apply for new driveway permits at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

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

**EXHIBIT D**

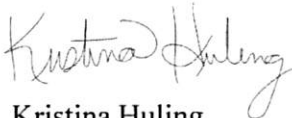
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov).

Sincerely,



**Kristina Huling**  
Mat-Su Area Planner, DOT&PF

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

## Natasha Heindel

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**From:** Daniel Dahms  
**Sent:** Wednesday, July 24, 2024 11:01 AM  
**To:** Natasha Heindel  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** Glenn View

Natasha,

I couldn't find the RFC. No comments from PD&E.

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



## Natasha Heindel

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**From:** Amie Jacobs  
**Sent:** Friday, July 26, 2024 3:52 PM  
**To:** Katrina Kline  
**Cc:** Natasha Heindel  
**Subject:** RE: RFC Glenn View (update)

Hello, I am helping Katrina w/ prelims, and we discovered that note 6 on this agenda plat has the wrong pg #. Correct page should be 183.

Thanks Amie  
Appraiser Tech

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**From:** Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>  
**Sent:** Thursday, July 25, 2024 4:02 PM  
**To:** Amie Jacobs <[Amie.Jacobs@matsugov.us](mailto:Amie.Jacobs@matsugov.us)>  
**Subject:** FW: RFC Glenn View (update)

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**From:** Natasha Heindel <[Natasha.Heindel@matsugov.us](mailto:Natasha.Heindel@matsugov.us)>  
**Sent:** Tuesday, July 16, 2024 3:31 PM  
**To:** Kristina Huling <[kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov)>; David Post <[david.post@alaska.gov](mailto:david.post@alaska.gov)>; [sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov); Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov); [matthew.a.carey@usps.gov](mailto:matthew.a.carey@usps.gov); Matthews, Jordan T - Anchorage, AK <[Jordan.T.Matthews@usps.gov](mailto:Jordan.T.Matthews@usps.gov)>; [glacierviewakcc@gmail.com](mailto:glacierviewakcc@gmail.com); Brian Davis <[Brian.Davis@matsugov.us](mailto:Brian.Davis@matsugov.us)>; Land Management <[Land.Management@matsugov.us](mailto:Land.Management@matsugov.us)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Elaine Flagg <[Elaine.Flagg@matsugov.us](mailto:Elaine.Flagg@matsugov.us)>; Christina Sands <[Christina.Sands@matsugov.us](mailto:Christina.Sands@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Code Compliance <[Code.Compliance@matsugov.us](mailto:Code.Compliance@matsugov.us)>; Taunnie Boothby <[Taunnie.Boothby@matsugov.us](mailto:Taunnie.Boothby@matsugov.us)>; John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; [mbsaddressing@matsugov.us](mailto:mbsaddressing@matsugov.us); [mearow@mea.coop](mailto:mearow@mea.coop); [row@mtasolutions.com](mailto:row@mtasolutions.com); [andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); [ospdesign@gci.com](mailto:ospdesign@gci.com); Ron Bernier <[Ron.Bernier@matsugov.us](mailto:Ron.Bernier@matsugov.us)>  
**Subject:** RFC Glenn View (update)

Hello team,

The following link contains a Request for Comments for Glenn View, tax ID #20N09E29B015, MSB Case 2024-012.

Comments are due by **07/26/2024**.

This request is to modify the approved Glenn View Subdivision. This case was originally heard and approved on February 21, 2024.



## Natasha Heindel

---

**From:** Code Compliance  
**Sent:** Wednesday, July 17, 2024 9:29 AM  
**To:** Natasha Heindel  
**Subject:** RE: RFC Glenn View (update)

No comments from Code Compliance.

Thank you,

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



---

**From:** Natasha Heindel <Natasha.Heindel@matsugov.us>  
**Sent:** Tuesday, July 16, 2024 3:31 PM  
**To:** Kristina Huling <kristina.huling@alaska.gov>; David Post <david.post@alaska.gov>; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; glacierviewakcc@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Ron Bernier <Ron.Bernier@matsugov.us>  
**Subject:** RFC Glenn View (update)

Hello team,

## Natasha Heindel

---

**From:** Permit Center  
**Sent:** Monday, July 22, 2024 8:28 AM  
**To:** Natasha Heindel  
**Subject:** RE: RFC Glenn View (update)

No comments from the Permit Center.

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

---

**From:** Natasha Heindel <Natasha.Heindel@matsugov.us>  
**Sent:** Tuesday, July 16, 2024 3:31 PM  
**To:** Kristina Huling <kristina.huling@alaska.gov>; David Post <david.post@alaska.gov>; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; glacierviewakcc@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Ron Bernier <Ron.Bernier@matsugov.us>  
**Subject:** RFC Glenn View (update)

Hello team,

The following link contains a Request for Comments for Glenn View, tax ID #20N09E29B015, MSB Case 2024-012.

Comments are due by **07/26/2024**.

This request is to modify the approved Glenn View Subdivision. This case was originally heard and approved on February 21, 2024.

The petitioner is proposing a change to the access onto W. Glenn Highway for Lot 2 which has been given preliminary approval by Alaska DOT&PF.

[Glenn View \(update 8.14.2024\)](#)

Please let me know if you have any questions.



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

July 16, 2024

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

To whom it may concern:

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

- **GLEN VIEW Subdivision**  
**(MSB Case # 2024-012)**

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

Sincerely,

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

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



## Natasha Heindel

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, July 23, 2024 12:05 PM  
**To:** Natasha Heindel  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Glenn View (update)  
**Attachments:** Agenda Plat 8.14.2024.pdf

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

Natasha,

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

Thanks,

**GCI** | OSP Design

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

---

**From:** Natasha Heindel <Natasha.Heindel@matsugov.us>

**Sent:** Tuesday, July 16, 2024 3:31 PM

**To:** Kristina Huling <kristina.huling@alaska.gov>; David Post <david.post@alaska.gov>; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; glacierviewakcc@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Ron Bernier <Ron.Bernier@matsugov.us>

**Subject:** RFC Glenn View (update)

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

Hello team,

The following link contains a Request for Comments for Glenn View, tax ID #20N09E29B015, MSB Case 2024-012.

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The petitioner is proposing a change to the access onto W. Glenn Highway for Lot 2 which has been given preliminary approval by Alaska DOT&PF.

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

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

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
(PLATTING CLERK)



**SURVEYOR'S CERTIFICATE**



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAN REPRESENTS MY OWN WORK OR UNDER MY DIRECT SUPERVISION, AND THAT THE MEASUREMENTS SHOWN ON THE PLAN ACCORDING TO THE RECORDS AND THAT ALL MEASUREMENTS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR \_\_\_\_\_

- LEGEND**
- RECOVERED 3/4" DIA BRASS CAP ON IRON PIPE
  - RECOVERED PLASTIC CAP ON 1/2" DIA REBAR
  - SET PLASTIC CAP ON 1/2" DIA REBAR
  - SET 1/2" ALUMINUM POST IMMEDIATE
  - MEASURED DATA
  - RECORD PER RECORD OF SURVEY (2004-183)
  - RECORD R.O.M MAP (2009-82)
  - SURVEY POINT NUMBER

**NOTES**

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE WEST CORNER OF LOT 1. A RECOVERED PLASTIC CAP (SURVEY POINT 709) WITH A MEASURED GEODETIC POSITION OF 61° 47' 52.64"N 147° 52' 31.63"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THESE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- THIS SUBDIVISION IS ENCUMBERED BY A WEA BLANKET EASEMENT RECORDED ON APRIL 1, 1977 IN BK. 125, PG. 705.
- THIS SUBDIVISION IS ENCUMBERED BY A RCA ALASKA COMMUNICATIONS, INC. EASEMENT RECORDED ON JANUARY 19, 1971 IN BK. 18, PG. 199 TRANSFERRED TO MTA ON AUGUST 13, 1981 IN BK. 241, PG. 15.
- LOT 2 ACCESS TO THE GLENN HIGHWAY IS LIMITED TO A SINGLE SHARED ACCESS WITH PARCEL C (MSB WAIVER #98-84-PW)

**CERTIFICATE OF PAYMENT OF TAXES**

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

TAX COLLECTION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
(MATANUSKA-SUSITNA BOROUGH)

**MSB WAIVER #2002-188-PWm (2009-014465-0)**

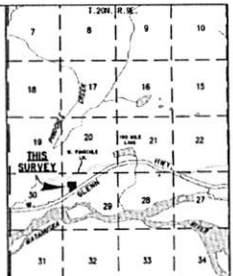
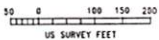
PARCEL 2B

**MSB WAIVER #98-84-PWm (BK. 996 P. 481)**

PARCEL C

**PACK SADDLE 8 COMPANY ADD 1 (2009-82)**

**REMAINDER PARCEL FROM MSB WAIVER RES 98-93-PWm (BK. 1020, PG. 534)**



SOURCE: MSB TAX MAP BOOKS, BOOK NO. 8, WISE 1"=1250'

**CERTIFICATE OF OWNERSHIP**

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

JUSTIN B. HANSEN DATE \_\_\_\_\_  
35243 W. PINOCHLE LN.  
SUTTON, AK 99574

STEPHEN HANSEN DATE \_\_\_\_\_  
35243 W. PINOCHLE LN.  
SUTTON, AK 99574

**NOTARY ACKNOWLEDGEMENT**

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

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

Agenda Copy

RECEIVED  
JUL 11 2024  
PLATTING

A PLAT OF  
**GLENN VIEW**  
A SUBDIVISION OF  
**PARCEL 3**  
**MSB WAIVER RES. 2000-194-PWm (BK. 1101, PG. 869)**  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
NW 1/4 SEC. 29, T. 20N, R. 9E, 5M, AK  
CONTAINING 14.51 ACRES MORE OR LESS

**HANSON LAND SOLUTIONS**  
ALASKA BUSINESS LICENSE #1525  
305 EAST FIREWEED AVENUE  
PALMER, ALASKA, 99645  
(907) 745-7738

APPROVED AS SHOWN   
CORRECTED   
SIGN Minerva Armenta DATE 7/20/24  
GCI ENGINEERING & DESIGN



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
FEBRUARY 21, 2024

ABBREVIATED PLAT: GLENN VIEW  
LEGAL DESCRIPTION: SEC 29, T20N, R09E, SEWARD MERIDIAN AK  
PETITIONERS: DUSTIN & DOROTHY HRNCIR  
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS  
ACRES: 14.51 ± PARCELS: 2  
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2024-012

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**REQUEST:** The request is to create two lots from Tax Parcel B15 (Parcel #3, MSB Waiver 2000-194-PWm, recorded Book/Page 1101/869), to be known as **GLENN VIEW**, containing 14.51 acres +/- . Parcel is located northwest of W. Glenn Highway at Milepost 99 and south of W. Pinochle Lane; lying within Section 29, Township 20 North, Range 09 East, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A</b> – 4 pgs
Soils Report	<b>EXHIBIT B</b> – 7 pgs
Topographical Mapping & As-Built	<b>EXHIBIT C</b> – 3 pgs
<b><u>AGENCY COMMENTS</u></b>	
Department of Public Works Pre-Design Division	<b>EXHIBIT D</b> – 1 pg
Development Services	<b>EXHIBIT E</b> – 1 pgs
Utilities	<b>EXHIBIT F</b> – 3 pgs
ADOT&PF	<b>EXHIBIT G</b> – 2 pgs
USACE	<b>EXHIBIT H</b> – 1 pg

**DISCUSSION:** This platting action is creating two lots from one tax parcel. Both proposed lots will access from W. Glenn Highway at the constructed access point on proposed Lot 1. Surveyor has shown a 20' wide Common Access Easement across Lot 1 for access to Lot 2. This property is not in a Road Service Area or a Fire Service Area.

**Soils Report:** (**Exhibit B**) A soils report was submitted, pursuant to MSB 43.20.281(A)(1). Bill Klebesadel, PE, notes two testholes were dug to 12'. Receiving soils were GM and SM, which require a sieve analysis test. Testhole logs, sieve analysis results and a testhole location map are provided. Mr. Klebesadel concludes both lots contains sufficient overall area. Both have at least 10,000 sf of useable building area and 10,000 sf of contiguous useable septic area. Topographical Mapping and As-Built at **Exhibit C**.

**Comments:** Department of Public Works PD&E (**Exhibit D**) has no comments. Development Services (**Exhibit E**) has no comments.

**Utilities: (Exhibit F)** Enstar has no comments or recommendations. GCI has no comments. MTA requests a 15' wide utility easement through Lots 1 & 2 paralleling the highway. *Staff notes an abbreviated plat cannot grant utility easements. If petitioner chooses, an easement may be granted by document and recorded document shown on final plat.* MEA did not respond.

**ADOT&PF: (Exhibit G)** Applicant will need to apply for a driveway permit at the location of the common access easement (see *Recommendation #5*). Apply online at <https://dot.alaska.gov/row/Login.po>, or contact 1-800-770-5263 for any questions. No direct access to Lot 2 will be granted to W. Glenn Highway. All proposed lots must take access from the common access area on Lot 1 as shown on proposed plat. Future subdivision and development should be developed to also take access from the platted common access area. ADOT&PF recommends common access be wide enough to accommodate any future subdivision and development; recommends a 60' wide common access easement. New utility lines for the proposed lots and any future development must be extended from the common access. No new utility lines will be authorized or permitted within ADOT&PF's right-of-way of W. Glenn Highway. Any future relocation of utilities on Lot 1 and Lot 2 must remain on Lot 1 and Lot 2. Utility relocation will not be permitted into ADOT&PF right-of-way. ADOT&PF recommends removing the language "unless otherwise authorized by a permitting agency" on plat note #7 on the agenda plat.

**USACE:** US Army Corps of Engineers (**Exhibit H**) notes a Department of Army (DA) authorization is required if anyone proposes to place dredged and/or fill material into water of the US, including wetlands and/or perform work in navigable waters of the US. A copy of the DA permit application can be found online. Section 10 of the Rivers and Harbors Act of 1899 requires a DA permit be obtained for structures or work in or affecting navigable waters of the US (33 USC 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would required Section 10 Authorization.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council Glacier View; MSB Emergency Services, Community Development, Planning Division or Assessments; or MEA.

**CONCLUSION:** The preliminary plat of **GLENN VIEW** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. Pursuant to MSB 43.20.281(A)(1), a soils report was submitted.

#### **FINDINGS OF FACT**

1. The plat of Glenn View is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.28(A)(1). Both lots have the required 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council Glacier View; MSB Emergency Services, Community Development, Planning Division or Assessments; or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.

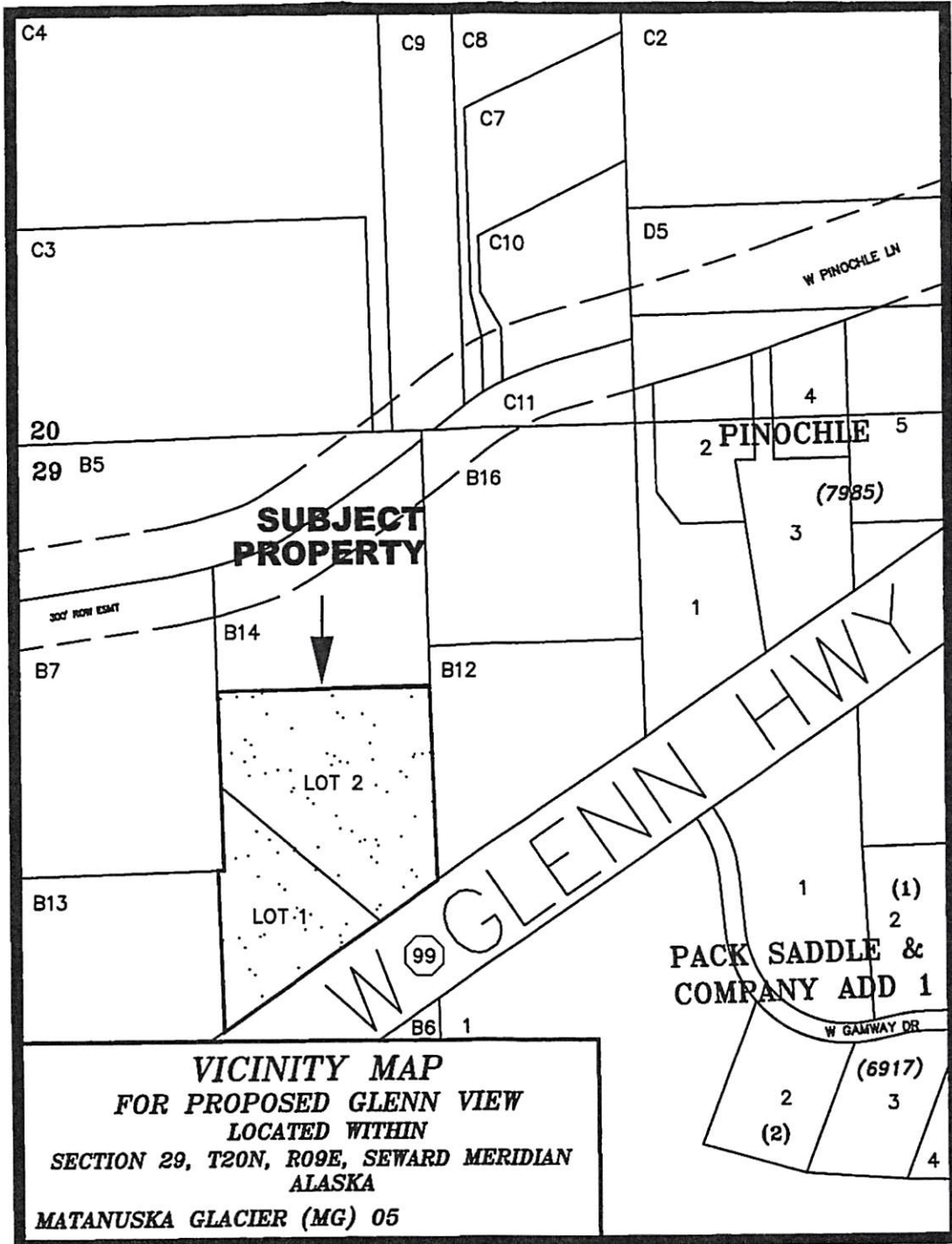


6. There were no objections from the public in response to the Notice of Public Hearing.
7. Plat Note #7 addresses the need of one access from W. Glenn Highway for both lots.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the preliminary plat of Glenn View, Section 29, Township 20 North, Range 09 East, Seward Meridian, Alaska, contingent on staff recommendations:**

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





**EXHIBIT A**



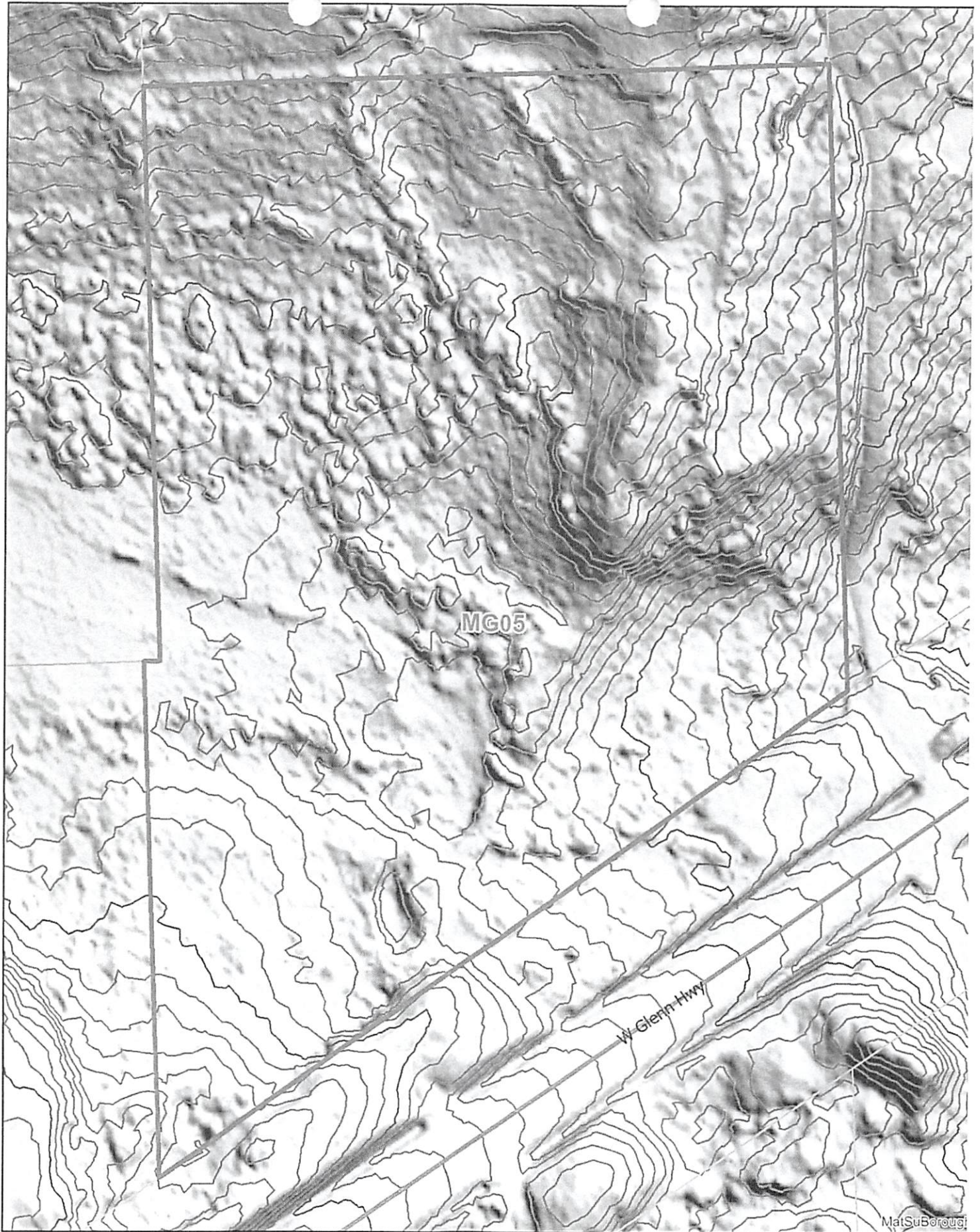


110 55 0 110 Feet

MatSu Borough







110 55 0 110 Feet

MatSu Borough







775 387.5 0 775 Feet

MatSutrough





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



RECEIVED  
DEC 15 2023  
PLAT

**USEABLE AREA CERTIFICATION**

GLENN VIEW

A SUBDIVISION OF

PARCEL 3 WAIVER RES. 2000-194-PWm (BK. 1101, PG. 869)

**INTRODUCTION TO INVESTIGATION**

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

**INDIVIDUAL LOTS: MINIMUM SIZES**

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

EXCEPTIONS:

**USABLE BUILDING AREAS**

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

**USABLE SEPTIC AREAS**

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

**SOILS INVESTIGATION**

EXCAVATIONS

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

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

RECEIVED  
JUN 23 2024  
PLANNING

SOIL CLASSIFICATIONS

- Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:  
 (GW) TEST HOLES:  (GP) TEST HOLES: TH-1  
 (SW) TEST HOLES:  (SP) TEST HOLES:
- Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:  
 (GM) TEST HOLES: TH-1 (SM) TEST HOLES: TH-2
- Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:
- Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

**GROUND WATER INVESTIGATION**

- No groundwater was encountered in any of the Test Holes
- Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:
  - Monitoring Test Holes May through October: TEST HOLES:
  - Soil Mottling or Staining Analysis: TEST HOLES:
- Depth to seasonal high water is a min. of 8' TEST HOLES:
- Depth to seasonal high water is less than 8'
  - Fill will be required
  - A suitable standard design will be provided

**SUMMARY OF REQUIRED FURTHER ACTION**

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

*I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".*

*Bill Klebesadel* 1-12-24  
WILLIAM S. KLEBESADEL P.E. Date  
Professional Engineer



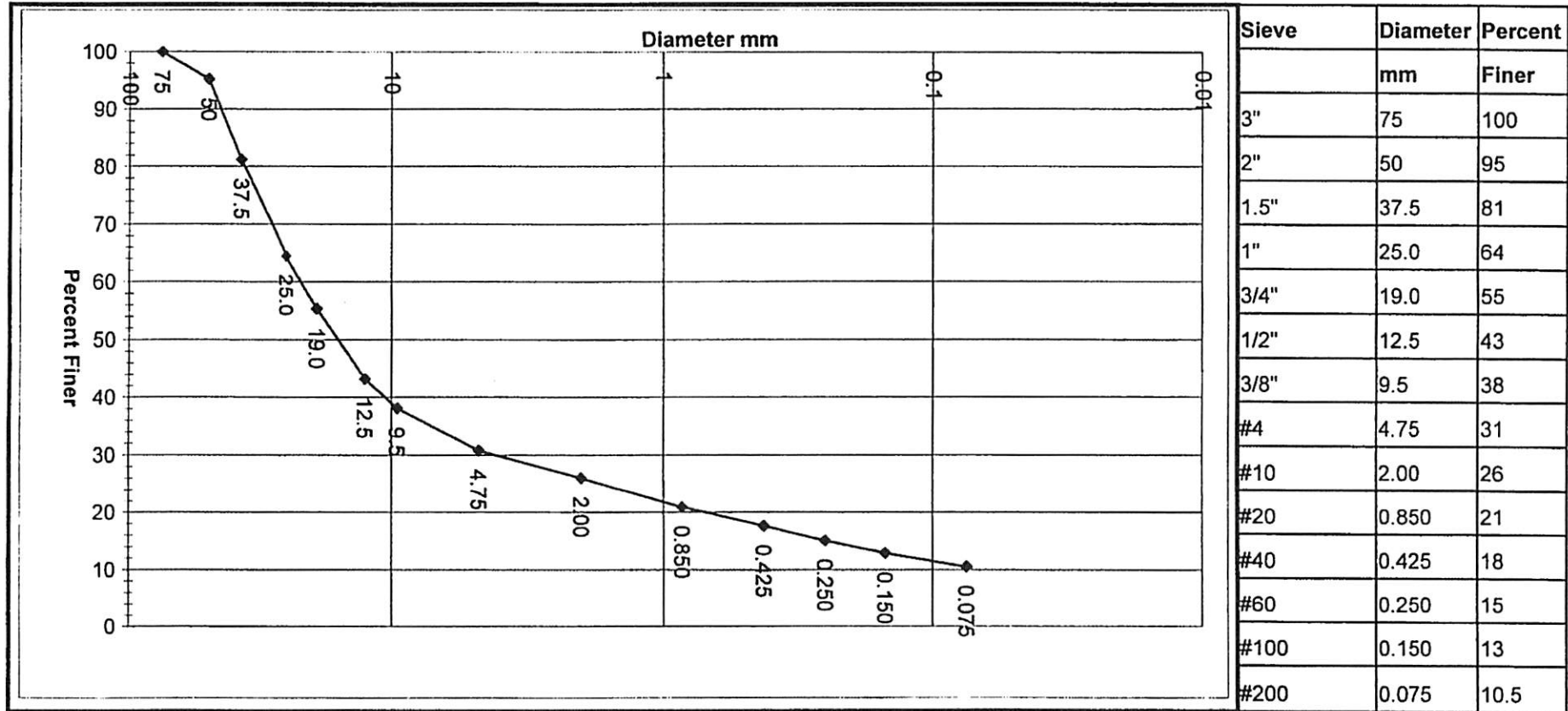






# HANSEN ENGINEERING, INC.

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



Client: **Hercir/ HLS**

Soil Description: **Poorly Graded Gravel with Silt and Sand**

Project: **Glacier View**

Unified Classification: **GP-GM**

Date: **8/4/2023**

Sample Location: **TH #1 @ 12'**

$C_u = 339$  Sample Date: **7/20/2023**

Sample has 5% cobbles over 3" not shown in gradation.

$C_c = 11.9$  Proj. no: **23058**

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG					
Parcel:	PARCEL 3, MSB WAIVER RES. 2000-194-PWm (BK. 1101, PG. 869)	TEST HOLE NO.	Date:	10/16/23	
Insp. By:	J.K.	2	Job #	23-202	

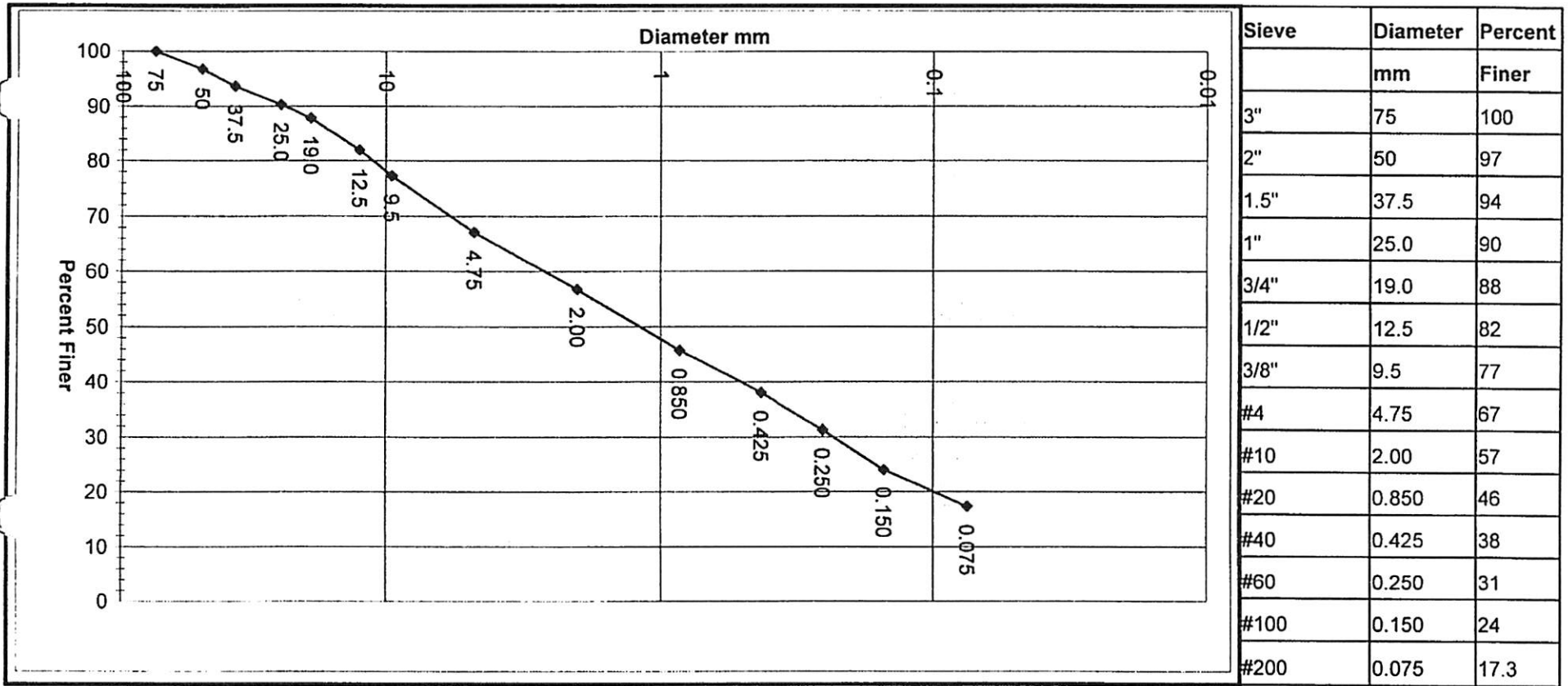
TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																																					
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2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net



Client: **Hercir/ HLS**

Soil Description: Silty Sand with Gravel

Project: **Glacier View**

Unified Classification: SM

Sample Location: TH #2 @ 12'

Date: 7/23/2023

Sample Date: 8/4/2023

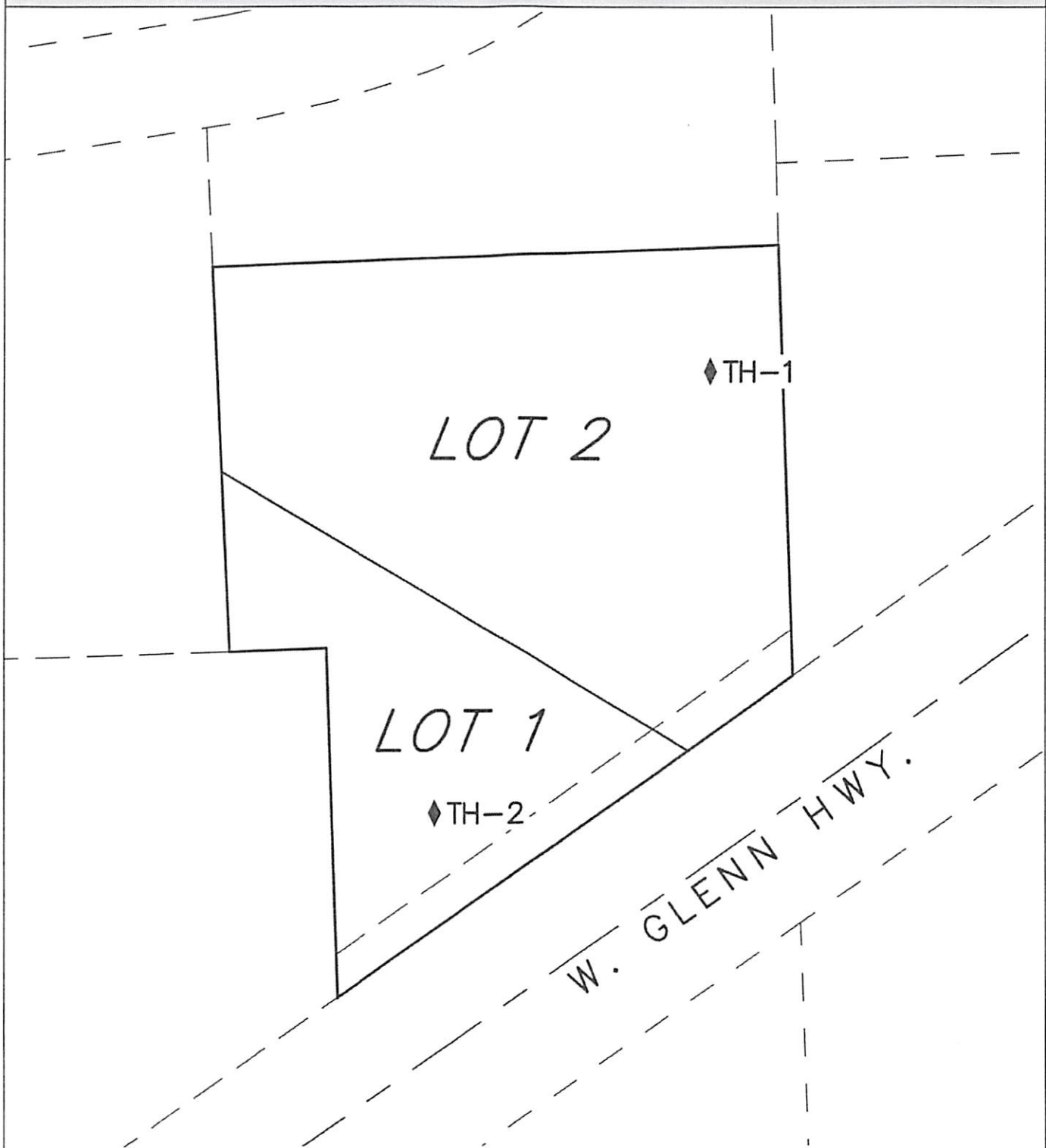
Proj. no: 23058

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

GLENN VIEW

FILE: 23-202

DRAWN: ELF

10/16/23

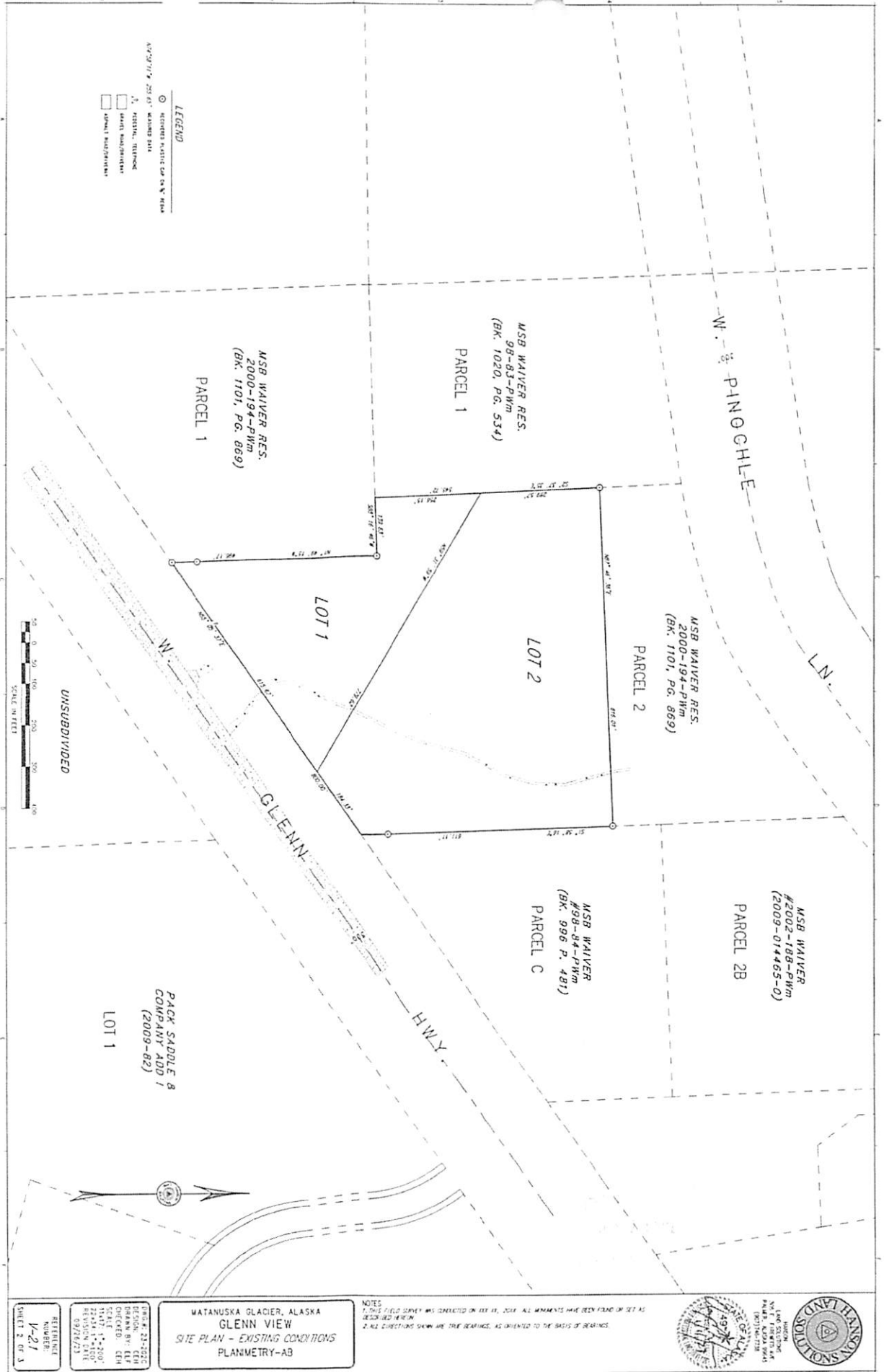
EXHIBIT A

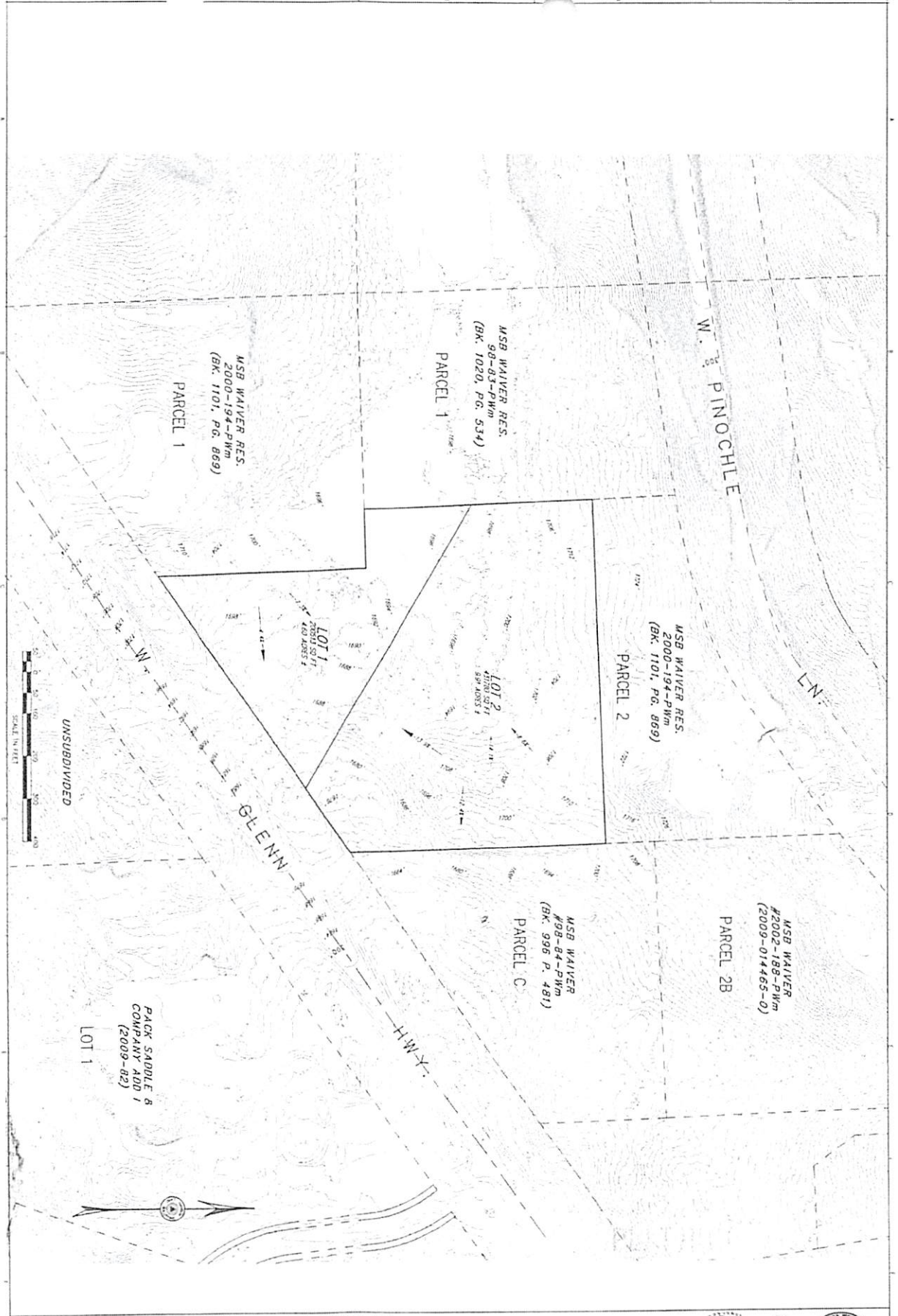
Page 1 of 1











<p>DATE: 23-2023 DESIGN BY: EIT DRAWN BY: EIT CHECKED: GJM 11/17/23 11:30 AM 22/24/23 11:40 AM REVISION DATE: 5/27/2023</p>	<p>REFERENCE NUMBER: 14-22 SHEET 1 OF 3</p>	<p>MATANUSKA GLACIER, ALASKA GLENN VIEW SITE PLAN - EXISTING CONDITIONS TOPOGRAPHY</p>	<p>NOTES: 1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA GLACIER DISTRICT SURVEY, COMPASS SURVEY OF 2017/2018. 2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2002.0). 3. THE VERTICAL DATUM IS NAVD83 (2000).</p>		
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## Amy Otto-Buchanan

---

**From:** Tammy Simmons  
**Sent:** Tuesday, February 13, 2024 2:19 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons  
**Subject:** RE: RFC Glenn Vw #24-012

Hello,

PD&E has no comments.

Thank you.

Tammy

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, January 24, 2024 3:26 PM  
**To:** romorenzo.marasigan@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; msb.hpc@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; josephdavisak@mac.com; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** RFC Glenn Vw #24-012

The following link contains a Request for Comments for Glenn View, MSB Case #2024-012 to subdivide 120N09E29B015 into two lots. Comments are due by February 14, 2024. Please let me know if you have any questions. Thanks, A.

 [Glenn Vw](#)

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



## Amy Otto-Buchanan

---

**From:** Permit Center  
**Sent:** Tuesday, January 30, 2024 10:51 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Glenn Vw #24-012

No comments.

Thank you,

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

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, January 24, 2024 3:26 PM  
**To:** romorenzo.marasigan@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; msb.hpc@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; josephdavisak@mac.com; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** RFC Glenn Vw #24-012

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 [Glenn Vw](#)

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



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

February 9, 2024

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

To whom it may concern:

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

- Mee Acres  
(MSB Case # 2024-008)
- Hotchkiss Farm  
(FB23-193)
- Glenn View  
(2024-012)
- Fireweed Storage  
(2024-013)

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

Sincerely,

A handwritten signature in cursive script that reads "Skylar Furlong".

Skylar Furlong  
Right of Way and Permitting Agent  
ENSTAR Natural Gas Company, LLC  
O: (907) 714-7521

**EXHIBIT F**

## Amy Otto-Buchanan

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, February 13, 2024 10:44 AM  
**To:** Amy Otto-Buchanan  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Glenn Vw #24-012  
**Attachments:** Agenda Plat.pdf

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

Amy,

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

Thanks,

**MIREYA ARMESTO**

GCI | Technician III, GIS Mapping  
m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, January 24, 2024 3:26 PM  
**To:** romorenzo.marasigan@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; msb.hpc@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; josephdavisak@mac.com; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** RFC Glenn Vw #24-012

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

The following link contains a Request for Comments for Glenn View, MSB Case #2024-012 to subdivide 120N09E29B015 into two lots. Comments are due by February 14, 2024. Please let me know if you have any questions. Thanks, A.

 [Glenn Vw](#)

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



## Amy Otto-Buchanan

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Wednesday, January 31, 2024 9:23 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Glenn Vw #24-012

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

Hello Amy,

MTA has reviewed Glenn View and would like to comment the following:

Request a 15' UE through lots 1& 2 paralleling the highway.

Thank you,

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, January 24, 2024 3:26 PM  
**To:** romorenzo.marasigan@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; msb.hpc@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; josephdavisak@mac.com; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
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 [Glenn Vw](#)



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

Department of Transportation and  
Public Facilities

Division of Project Delivery  
Anchorage Field Office

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

February 2, 2024

Fred Wagner, Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **2000-194 Glenn View AOB**
  - The applicant will need to apply for driveway common access on Lot 1.
  - Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
  - No direct access to Lot 2 will be granted W. Glenn Highway. All proposed lots must take access from common access area onto Lot 1 as shown on proposed plat. Future subdivision and development should be developed to also take access from the platted common access area.
  - We recommend common access to be wide enough to accommodate any future subdivision and development.
  - We recommend providing a 60ft common access easement.
  - New utility lines for the proposed lots and any future development and subdivision must be extend from common access. No new utility lines will be authorized or permitted within DOT&PF's ROW on W. Glenn Highway.
  - Any future relocation of utilities on Lot 1 and Lot 2 must remain on Lots 1 and 2. Utility relocation will not be permitted into DOT&PF ROW.
  - We recommend removing the language "Unless otherwise authorized by a permitting agency" Item Number 7 on the agenda plat notes.

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

**EXHIBIT G**

- **67-2 S Old Trunk Rd AOB**
  - The applicant will need to apply for a driveway permit for access onto S Old Trunk Rd.
  - Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
  - New utility lines for the proposed lots and any future development must be extend from common access. No new utility lines will be authorized or permitted within DOT&PF's ROW on S Old Trunk Rd.
  - Any future relocation of utilities on Lot 1 and Lot 2 must remain on Lots 1. Utility relocation will not be permitted into DOT&PF ROW.
  
- **84-132 E Fireweed Rd CC**
  - No objection to the proposed plat.
  - We recommend any future development to not preclude access Southeast corner on Jensen Rd for alternate access.

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

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments, please feel free to contact me at (907) 269-0514 or [romorenzo.marasigan@alaska.gov](mailto:romorenzo.marasigan@alaska.gov).

Sincerely,

*Romorenzo Marasigan*

Romorenzo Marasigan  
Transportation Planner, DOT&PF

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



## Amy Otto-Buchanan

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**From:** Jacobson, Gwendolyn A CIV USARMY CEPOA (USA)  
<Gwendolyn.A.Jacobson@usace.army.mil>  
**Sent:** Friday, January 26, 2024 3:16 PM  
**To:** Matthew Goddard; Amy Otto-Buchanan  
**Subject:** USACE agency comment for MSB Case #2024-012, 2024-011, 2024-010

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

Good afternoon,

This message is in response to MSB Case #2024-012, 2024-011, and 2024-010.

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

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

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

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

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

Sincerely,  
Gwen

Gwen Jacobson  
Regulatory Specialist  
USACE Alaska District  
[gwendolyn.a.jacobson@usace.army.mil](mailto:gwendolyn.a.jacobson@usace.army.mil)  
(907)347-5802

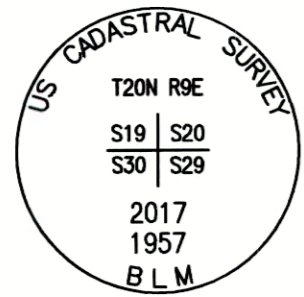


**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

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

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ (PLATTING CLERK)



**CERTIFICATE OF PAYMENT OF TAXES**

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

TAX COLLECTION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
(MATANUSKA-SUSITNA BOROUGH)

**MSB WAIVER #2002-188-PWm (2009-014465-0)**

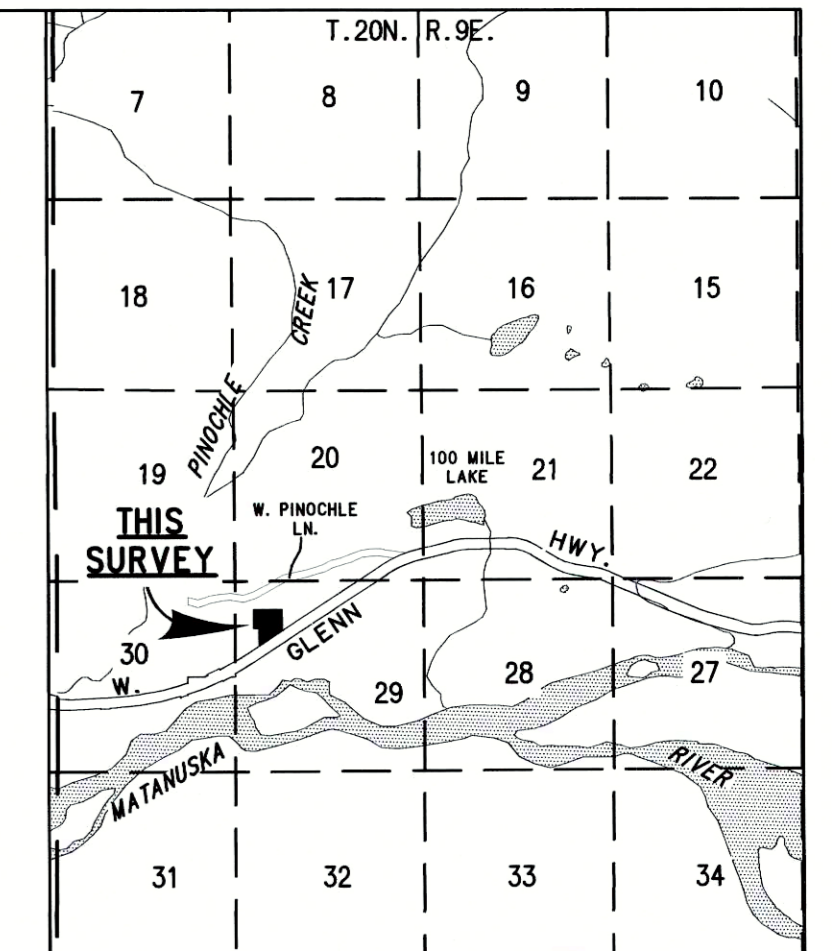
PARCEL 2B

**MSB WAIVER #98-84-PWm (BK. 996 P. 481)**

PARCEL C

**PACK SADDLE & COMPANY ADD 1 (2009-82)**

**REMAINDER PARCEL FROM MSB WAIVER RES 98-93-PWM (BK. 1020, PG. 534)**



SOURCE: MSB TAX MAP MG03, MG04 MG05, & MG06 1"=5280'

**CERTIFICATE OF OWNERSHIP**

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

DUSTIN B. HRNCIR \_\_\_\_\_ DATE \_\_\_\_\_  
35243 W. PINOCHLE LN.  
SUTTON, AK 99674

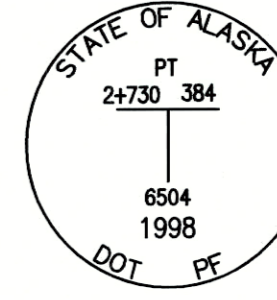
DOROTHY HRNCIR \_\_\_\_\_ DATE \_\_\_\_\_  
35243 W. PINOCHLE LN.  
SUTTON, AK 99674

**NOTARY ACKNOWLEDGEMENT**

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

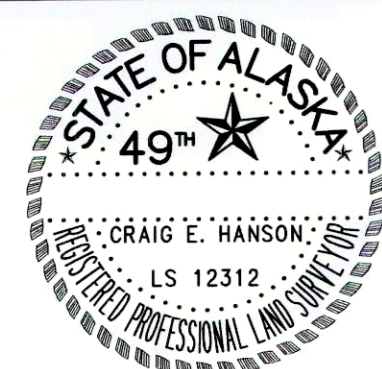
FOR \_\_\_\_\_

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

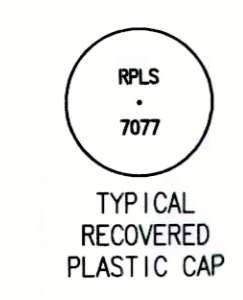


R=3280.84'  
L=1097.83'  
T=554.09'  
A=19°10'20"  
[R=3080.84']  
[L=1097.83']  
[T=554.09']  
[A=19°10'20"]

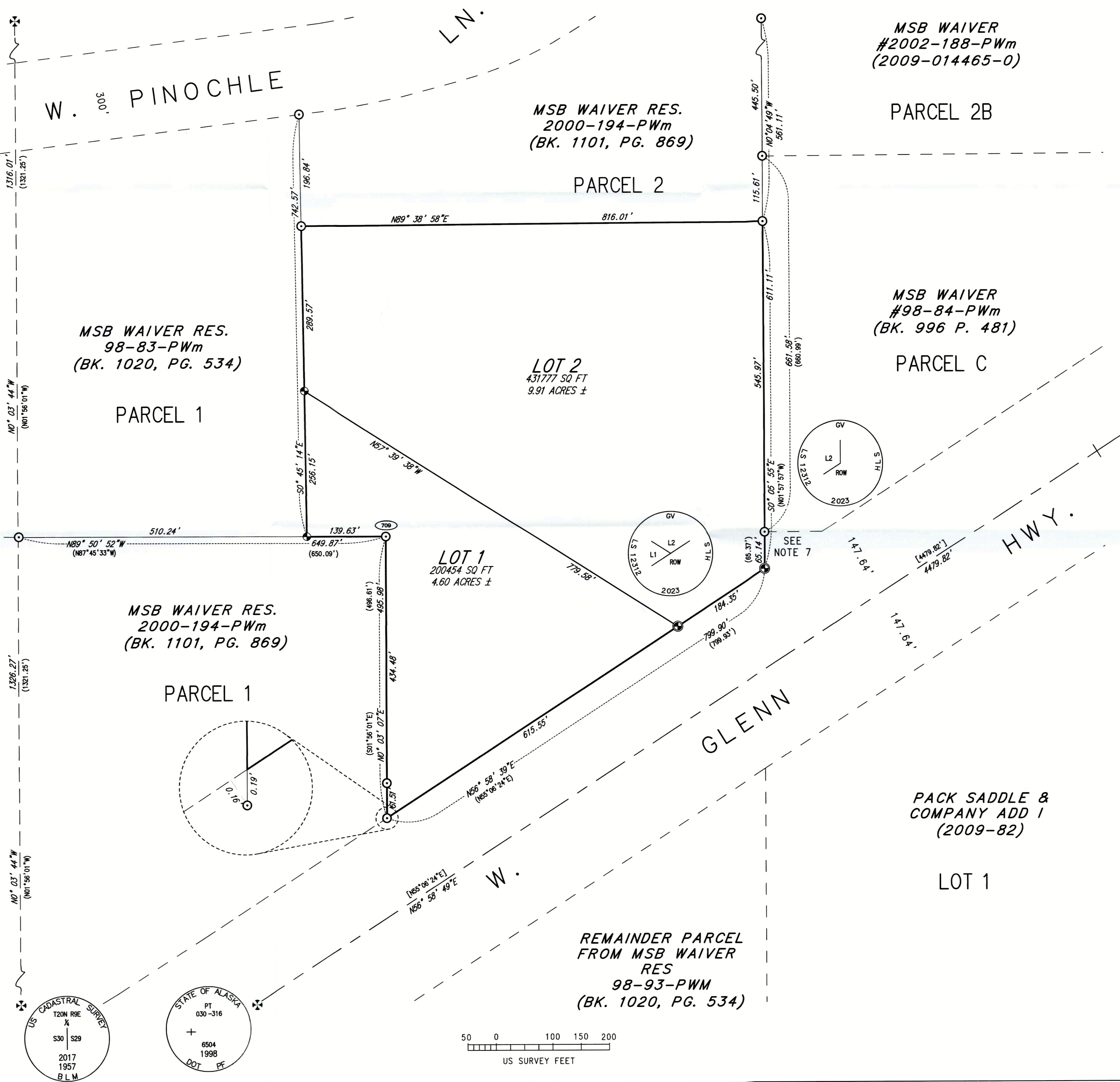
**SURVEYOR'S CERTIFICATE**



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



REGISTERED LAND SURVEYOR



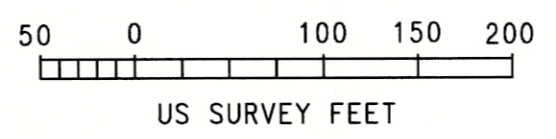
**LEGEND**

- RECOVERED 3/8" DOT BRASS CAP ON IRON PIPE
- RECOVERED PLASTIC CAP ON 3/8" REBAR
- SET PLASTIC CAP ON 3/8"x30" REBAR
- SET 2 1/2" ALUMINUM POST MONUMENT
- MEASURED DATA
- RECORD PER RECORD OF SURVEY (2004-183)
- RECORD R.O.W MAP (2000-2)
- SURVEY POINT NUMBER

**NOTES**

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE WEST CORNER OF LOT 1, A RECOVERED PLASTIC CAP (SURVEYED POINT 709) WITH A NETWORK GNSS GEODETIC POSITION OF 61° 47' 52.64" N 147° 52' 31.63" W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- THIS SUBDIVISION IS ENCUMBED BY A MEA BLANKET EASEMENT RECORDED ON APRIL 1, 1977 IN BK. 135, PG. 765.
- THIS SUBDIVISION IS ENCUMBED BY A RCA ALASKA COMMUNICATIONS, INC. EASEMENT RECORDED ON JANUARY 19, 1971 IN BK. 16, PG. 199 TRANSFERRED TO MTA ON AUGUST 13, 1981 IN BK. 241, PG. 13.
- LOT 2 ACCESS TO THE GLENN HIGHWAY IS LIMITED TO A SINGLE SHARED ACCESS WITH PARCEL C (MSB WAIVER #98-84-PWM)

ELF



Agenda Copy

RECEIVED  
JUL 11 2024  
PLATTING

A PLAT OF  
**GLENN VIEW**  
A SUBDIVISION OF  
**PARCEL 3**  
**MSB WAIVER RES. 2000-194-PWm (BK. 1101, PG. 869)**  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
NW 1/4 SEC. 29, T.20N. R.9E. SM, AK  
CONTAINING 14.51 ACRES MORE OR LESS

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