

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Theresa Taranto

PLATTING SPECIALIST
Amy Otto-Buchanan

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin



PLATTING BOARD
Ron Johnson, District 1
Brian Goodman, District 2
Eric Koan, District 3
Dan Bush, District 4
Michelle Traxler, District 5
Sandra Kreger, District 6
Alan Leonard, District 7
Vacant, Alternate A
Robert Hallford, Alternate B

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

PLATTING BOARD MEETING

1:00 P.M.

January 18, 2024

Ways you can participate in Platting Board meetings:

IN PERSON

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

TELEPHONIC TESTIMONY: (Audio only)

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

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

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

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

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

A. January 4, 2024

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

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

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

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (if needed)

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

B. Upcoming Platting Board Agenda Items (Staff: Fred Wagner & Clerk: Theresa Taranto)

- February 15, 2024, Platting Board Meeting; We have one case on the agenda.
 - Settler's Bay South (SLEV)

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
January 4, 2024**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on JANUARY 4, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Leonard called the Meeting to order at 1:01 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

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

Platting Board members absent and excused were:

- Mr. Sandra Kreger, District Seat #6
- Mr. Ron Johnson, District Seat #1
- Mr. Robert Hallford, Alternate B

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

Platting member Goodman led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved unanimously.

2. APPROVAL OF MINUTES

- December 21, 2023. Minutes were approved as amended.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

(None)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
January 4, 2024**

- A. **SHADOWRIDGE:** The request is to create 8 lots from the east 60' of the south 600' of the SE1/4 NE1/4 Sec. 32, T 18N, R. 1E, SM, AK, U.S. Gov. Lot 1 and N1/2 of U.S. Gov. Lot 5 Sec. 32, T.18N. R.1E. SM, AK, Except therefrom the west 660' of U.S. Gov. Lot 1 and U.S. Gov. Lot 6 and N1/2 of U.S. Gov. Lot 7 Sec.33, T.18N, R.1E. SM, AK excepting therefrom a portion of U.S. Gov. Lot 6 described in 2021-017480-0, to be known as **Shadowridge**, containing 68.81 acres +/- . All proposed lots will access N. Ridgewater Street, which is not certified or maintained by the Borough. Petitioner to construct and dedicate a temporary turnaround. Petitioner is requesting a variance from MSB 43.20.140 for conformance with the Subdivision Construction Manual regarding tangent between horizontal curves. The property is located west of Finger Lake, southeast of Finger Lake Elementary School and directly west and east of N. Ridgewater Street (Tax ID # 9222000T00A/U001-17&99) lying within Sections 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. ****This case was continued from the November 17, 2023 public hearing.** (Petitioner/Owner: 6R Development Group LLC, Staff: Chris Curlin, Case # 2022-052)

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

Theresa Taranto provided the mailing report:

- Stating that 87 public hearing notices were mailed out on December 13, 2023.

Staff gave an overview of the case:

- Revised conditions of approval received in Handout #5.
- Staff recommends approval with conditions and finding of facts.

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

Craig Hanson, the petitioner's representative gave a brief overview of the case.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Christine Ekle
- John Grayson - telephonically
- Rob Hanson - telephonically
- Jeff Miller
- Matt St. John
- Ryan Staten

Platting Officer, Fred Wagner answered the publics questions.

Chair Leonard answered the publics questions.

There being no one else to be heard Chair Leonard closed the public hearing open and

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
January 4, 2024**

invited the petitioner and/or the petitioner's representative to give a brief overview.

Craig Hanson, the petitioner's representative gave another overview of the case.

Chair Leonard asked for Mr. Hanson to clarify regarding road access concerns of the public.

MOTION: Platting Member Bush made a motion to approve the Variance in accordance with MSB 43.15.075 for physical access. Platting Member Koan seconded the motion.

VOTE: The motion passed without objection.

MOTION: Platting Member Koan made a motion to approve the Preliminary Plat contingent on 8 findings of fact and the amended 10 Conditions as presented. Platting Member Bush seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

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

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

Platting Member Bush stated he was the surveyor on this case and recused himself.

Theresa Taranto provided the mailing report:

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

Staff gave an overview of the case:

- Staff recommends continuance to January 18, 2024.

Chair Leonard had questions for staff.

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

The petitioner/petitioner's representative was not present.

Chair Leonard opened the public hearing for public testimony.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
January 4, 2024**

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

The petitioner/petitioner's representative was not present.

MOTION: Platting Member Traxler made a motion to approve continuance to January 18, 2024. Platting Member Koan seconded the motion.

Platting Member Bush returned to his seat at the Dias.

- C. **VICTORY GERWIG:** The request is to create 7 lots from Tract I-1, Lee Subdivision Add #1, Plat 88-14, Lot 1, Gerwig Subdivision, Plat 2010-43, Parcel 1, MSB Waiver 84-65-PWm, Parcel 2, MSB Waiver 85-32-PWm, Parcel 1, MSB Waiver 91-17-PWm, Parcels 1 & 2, MSB Waiver 91-24-PWm, & the SE ¼ NW1/4, Section 27, T20N R8E to be known as **Victory Gerwig**, containing 94.91 acres +/- . The property is located south west of Index Lake, North of W. Glenn Highway, and east of S. Muddy Creek Circle (Tax ID # 3445000L00I-1, 6979000L001, 20N08E27A005 / A006 / A007 / B002 / B004 / B005); within the N ½ Section 27, Township 20 North, Range 08 East, Seward Meridian, Alaska. In the Glacier View Community Council and in Assembly District #7. (*Petitioner/Owner: Hanson Land Solutions, Charles & Brolene Gerwig, Edward & Rosanna Hamlin, Haines & Cleve Noble Jr & Isabel Nobel, Case #2023-140*)

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

Theresa Taranto provided the mailing report:

- Stating that 24 public hearing notices were mailed out on December 13, 2023.

Staff gave an overview of the case:

- Recommends removal of Condition #7 and #8.
- Staff recommends approval with conditions and finding of facts.

Platting Member Bush had questions for staff.

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

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

Chair Leonard opened the public hearing for public testimony.

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

Craig Hanson, the petitioner's representative gave a brief overview of the case.

Eileen Haines, the petitioner gave a brief overview.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
January 4, 2024**

MOTION: Platting Member Koan made a motion to approve with 10 findings of fact and 9 conditions. Platting Member Bush seconded the motion.

VOTE: The motion passed without objection.

PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagener welcomed our new Platting Board Member, Brian Goodman.

- Informed the board of upcoming items on the agenda: Next meeting January 18, 2024. We have two cases on the agenda.
 - Mountain Top Acres
 - 30' PUE Vacation Govt Lot 6
- Upcoming Platting Board Training, February 15, 2024, meeting.

BOARD COMMENTS.

- Platting member Bush – Happy New Year and thanked staff on all the work they did.
- Platting member Koan – Thanks to Mr. Wagner and staff for all their work.
- Chair Leonard – Happy New Year welcome Mr. Goodman.

7. ADJOURNMENT

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at 2:24 PM.

ALAN LEONARD
Platting Board Chair

ATTEST:

THERESA TARANTO
Platting Board Clerk

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 18, 2024

PRELIMINARY PLAT: MOUNTAIN TOP ACRES
LEGAL DESCRIPTION: SEC 35, T19N, R01E, SEWARD MERIDIAN AK
PETITIONERS: CRAIG POWELL
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING / THE BOUTET COMPANY
ACRES: 40.00 ± PARCELS: 5
REVIEWED BY: MATTHEW GODDARD CASE #: 2023-136

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

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A – 5 pgs**
Topographic Narrative **EXHIBIT B – 1 pg**
Geotechnical Report **EXHIBIT C – 4 pgs**

AGENCY COMMENTS

MSB Department of Public Works **EXHIBIT D – 1 pg**
US Army Corps of Engineers **EXHIBIT E – 2 pgs**
MSB Permit Center **EXHIBIT F – 1 pg**
Utilities **EXHIBIT G – 3 pgs**

DISCUSSION: The proposed subdivision is creating five lots, with proposed Lots 4 and 5 being flag lots. The proposed lots will range in sizes between 4.98 acres and 9.97 acres. All lots will take access from E. Hatchers Landing Avenue. E. Hatchers Landing Avenue is currently in the warranty period of the subdivision agreement for Hatchers Landing subdivision. This road is certified to Borough standards and no upgrades will be required for this subdivision.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. All proposed lots have the required Legal and physical access.

Soils Report: A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Tim Alley, P.E. notes that a soils investigation was performed in October 2020. Four test holes were dug to depths varying from 7' deep to 10' deep. *Platting staff notes that per MSB 43.20.281(A)(1)(b)(ii)(bb), the minimum depth required for shallow trench or bed systems is 12'. An updated soils report will be required showing that proposed Lots 1 and 2 meet the useable area requirements (Recommendation #4).* Based on the test hole data, consistency of soils across the site and observations of topography, the proposed Lots 1 and 2 of Mountain Top Acres contains at least 10,000 square feet of usable building area and 10,000 square feet of contiguous useable septic area, each, in conformance with Matanuska-Susitna Borough Subdivision Regulations Title 43. Topographic map and as-built are shown on the Agenda Plat. A topographic narrative was supplied for proposed Lots 3, 4, & 5 (**Exhibit B**). Topographic Mapping and As-Built information are shown on the Agenda Plat.

Comments:

MSB Department of Public Works (**Exhibit D**) notes that the petitioner should dedicate a 60' PUE to create a "T" intersection with the corner of the 60' ROW dedicated on Base Camp Subdivision per MSB 43.20.060(D) which states: *"Subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and un subdivided parcels, where feasible, to improve interconnectivity and public safety. If it is shown by the applicant to be unnecessary for future development and/or public safety, then a reduction to a lesser road right-of-way standard or an elimination of the requirement to provide access shall be applied to all of (or a portion of) the right-of-way that is being considered for a reduced standard."*

Dedicate the north 33' of section line easement as right of way. Work with MEA to release the north 15' of easement recorded at Book 825 Page 043 to provide unrestricted right of way for Hatcher's Landing Avenue.

US Army Corps of Engineers (**Exhibit E**) notes that 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 waters of the U.S.

MSB Permit Center (**Exhibit F**) has no comments.

Utilities: (**Exhibit G**) ENSTAR did not respond. GCI has no comments or objections. MEA did not respond. MTA requests that the 30' MEA easement be shown as just a utility easement or be overlapped by a utility easement by this plat. *Platting Staff notes that this is already an existing utility easement granted to MEA, MTA will have to confer with MEA for use within this easement.*

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments or Planning; ENSTAR or MEA.

CONCLUSION: The preliminary plat of Mountain Top Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage

for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1). A topographic narrative was submitted pursuant to MSB 43.20.281(A)(1)(i)(i).

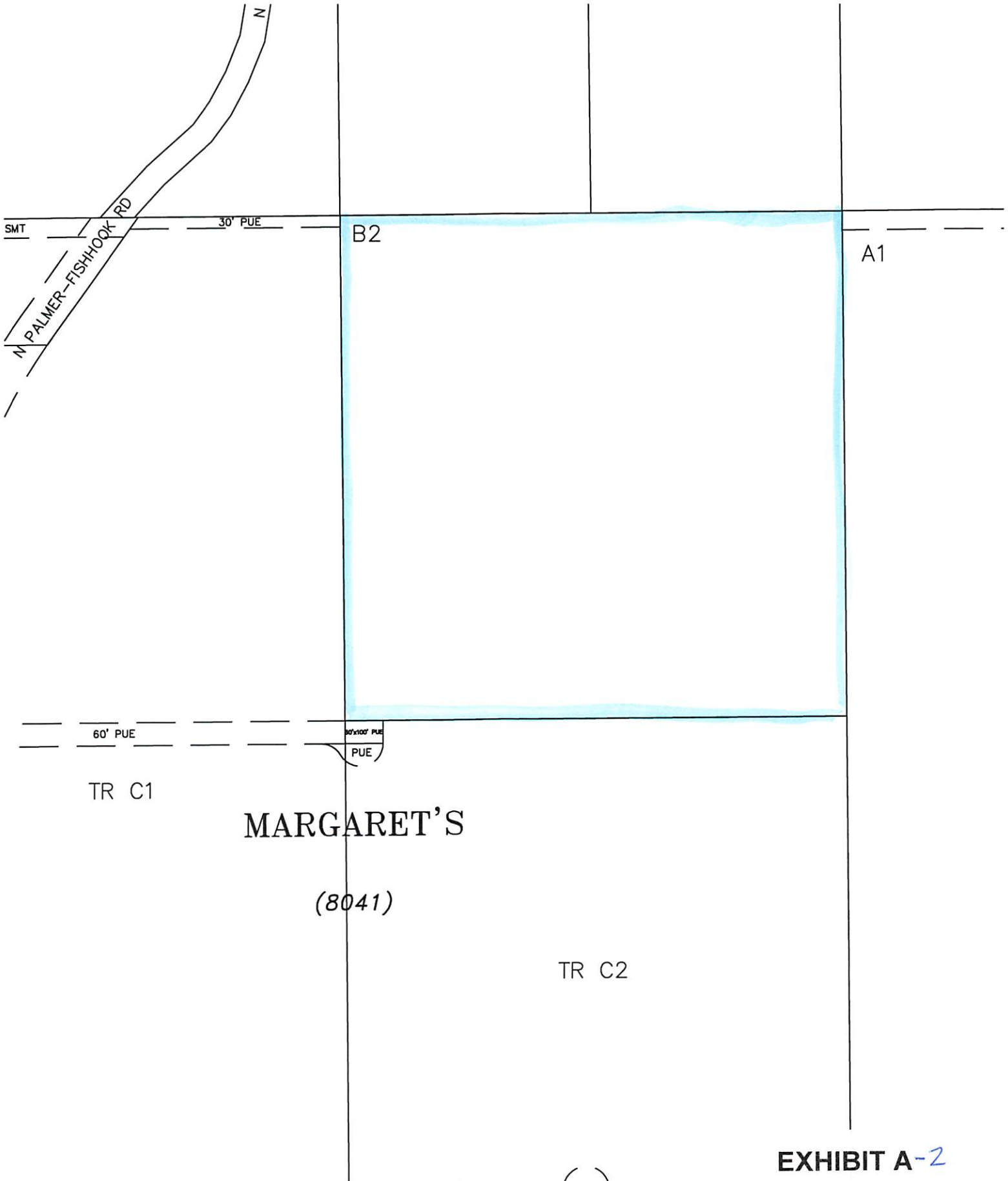
FINDINGS OF FACT

1. The plat of Mountain Top Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. A topographic narrative was submitted pursuant to MSB 43.20.281(A)(1)(i)(i).
4. The lot has the required frontage pursuant to MSB 43.20.320.
5. E. Hatchers Landing Avenue is currently in the warranty period of the subdivision agreement for Hatchers Landing subdivision.
6. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments or Planning; ENSTAR or MEA.
7. There were no objections from any federal or state agencies, Borough departments, or utilities.
8. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Mountain Top Acres, Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide an updated soils report with test holes dug to a minimum depth of 12' showing that proposed Lots 1 & 2 meet the minimum requirements for usable area shown in MSB 43.20.281 Area. Alternately combine Lots 1 & 2 into one lot, supply a Topographic Narrative for the lot, removing the need for a soils report.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit plat in full compliance with Title 43.



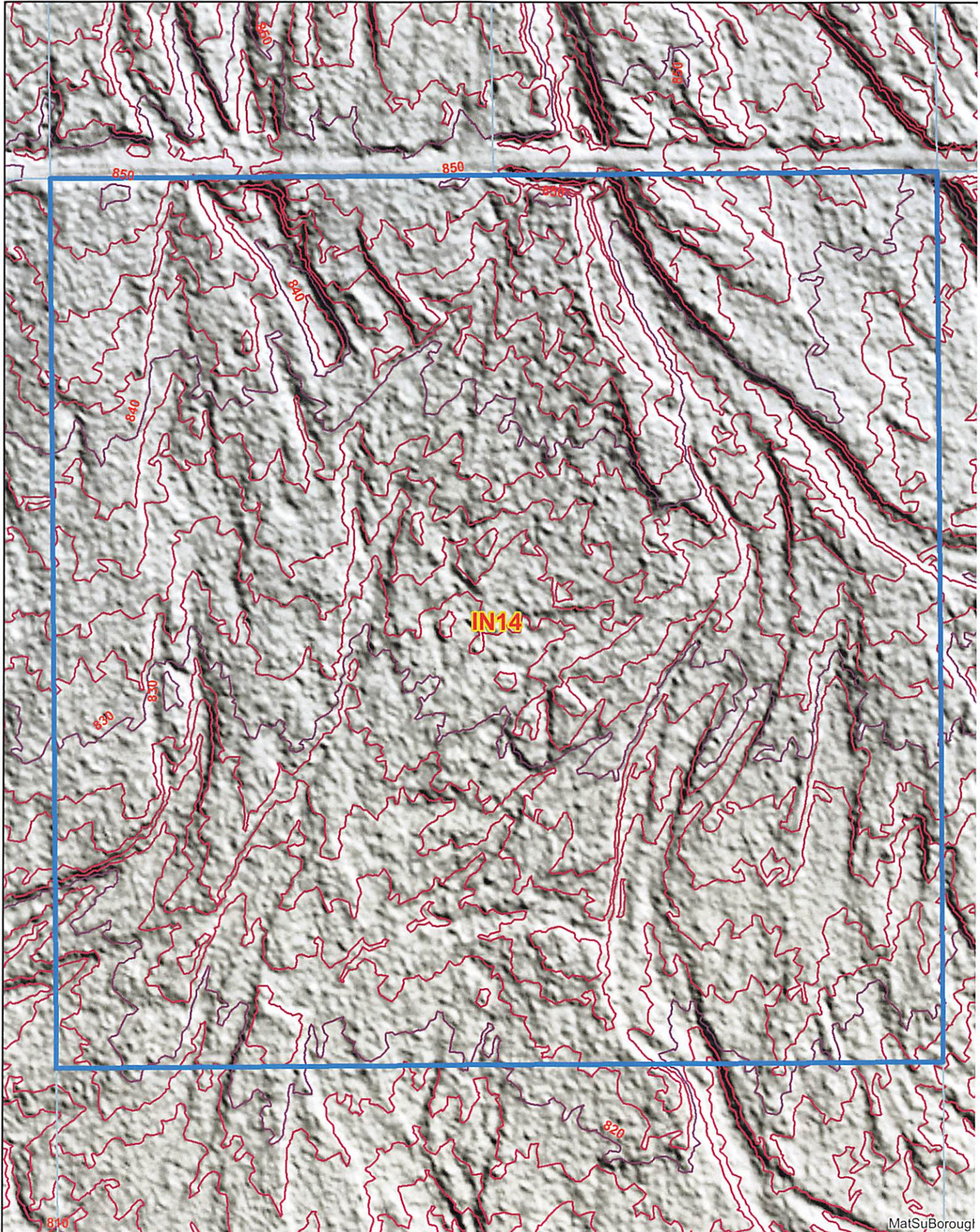


180 90 0 180 Feet

EXHIBIT A-3

MaSuBoroug





180 90 0 180 Feet

EXHIBIT A-4

MatSu Borough





490 245 0 490 Feet

Matsu Borough

EXHIBIT A-5



RECEIVED
NOV 01 2023
PLATTING

Bull Moose Surveying LLC

Tim & Sarah Carmen, Owners

Owen T. Dicks, P.L.S.
200 E. Hygrade Lane
Wasilla, Alaska 99654
Phone 907.357.6957
Email: office@bullmoosesurveying.com



TOPOGRAPHIC NARRATIVE

TO: Fred Wagner, PLS, Platting Officer
RE: Mountain Top Acres Subdivision (Proposed Lots 3, 4, & 5)
DATE: 10/23/2023

Topographic Narrative for: Mountain Top Acres Lots 3, 4, & 5

- Lot 3 (414,704sqft)
- Lot 4 (434,492sqft)
- Lot 5 (434,436sqft)

The proposed subdivision is 39.9 acres in total area for Mountain Top Acres subdivision with Lots 3, 4, & 5 exceeding 400,000sqft. The property is primarily undeveloped with elevations beginning at approximately 850' at the Northern property boundary along E. Hatchers Landing Avenue, which is aligned in an East to West direction. The elevations of the property decline in a consistent Southerly direction to an approximate elevation of 820' along the proposed Southern property boundary of Lots 4 & 5. Slope generally does not exceed 4% North to South, and less than 1% in the East to West directions. The property is generally covered by dense timber and undergrowth. The property slopes and drains to the south in a consistent manner. The topography is best described as gently rolling terrain with mature birch and spruce.

Respectfully,

Owen T. Dicks, PLS





The Boutet Company, Inc.
1508 E. Bogard Rd #7
Wasilla, Alaska 99654

Phone 907.357.6770
www.tbca.com

October 17, 2023

Fred Wagner, LS
Platting Officer
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
OCT 18 2023
PLATTING

RE: Mountain Top Acres Subdivision
Usable Area Report

Dear Mr. Wagner,

A soils investigation for the referenced proposed subdivision was performed by the Boutet Company in October 2020 located at 10295 Palmer Fishhook Road, Legal Description Township 19 North, Range 1 East, Section 35, Lot B2. The soils exploration was conducted in cooperation with Valley General Construction (VGC) with the goal of evaluating the subsurface conditions in support of subdividing and developing the property. The proposed plat intends to subdivide the existing lot into 5 new lots. Three of the lots will be greater than 400,000 square feet (SF) and two of approximately 217,000 SF.

The exploration was conducted On October 15, 2020. VGC excavated four exploratory holes to a depth of 7 to 10 feet using a tracked Takeuchi TB250-2 Excavator with a 12-inch wide toothed bucket. Hole depth was limited by the excavator's reach and large rock in the native soils. An engineer from TBC was present continuously during excavation to locate the test holes and to observe excavation efforts, log subsurface conditions and monitor groundwater encountered, if any. Attachment 1 shows the property and exploratory hole locations.

The soils encountered ranged from silty sand to sandy gravel with large cobbles and some boulders. The test holes generally had a 0.5' organic layer on top about 1.5' of sandy silt. Below this was sandy gravel with large cobbles and boulders mixed throughout. While the density of the material was not very dense, the material has a high quantity of large cobbles and boulders of 12"-24" diameter making excavation difficult. Soils throughout the parcel were mostly consistent in each of the four test holes. The development area appears to be undisturbed with no indication of previous grade work except for the road running along the northern property boundary. Visual analysis of the soils within the holes is as follows:

October 17, 2023
Mr. Fred Wagner, LS
Mountain Top Acres Subdivision
Usable Area Report
Page 2 of 3

Test Hole 1:

- Soils from 0.0' to 0.5' below ground surface (BGS) consisted of native organic mat.
- Soils from 0.5' to 2.0' BGS are red-brown sandy silt (SP/SM) with cobbles 4"-12" diameter and dry
- Soils from 2.0' to 2.75' BGS consisted of dry gray-brown silt (SM)
- Soils from 2.75' to 10' BGS consisted of dry sandy gravel (GP) with cobbles and boulders 4"-18" diameter.
- 10' bottom of hole no groundwater encountered

Test Hole 2:

- Soils from 0.0' to 0.5' BGS consisted of native organic mat.
- Soils from 0.5' to 1.0' BGS are dry, gray-brown silt and sand with gravel (GP/GM).
- Soils from 1.0' to 3.0' BGS consisted of dry, tan silty sand (SM).
- Soils 3.0' to 6.0' BGS consisted of dry, gray, sandy gravel (GP) with 12"-24" boulders.
- Soils from 6.0' to 10' BGS consisted of dry, gray, poorly graded gravel (GP) with 12-18" boulders.
- 10' bottom of hole no groundwater encountered.

Test Hole 3:

- Soils from 0.0' to 0.5' BGS consisted of native organic mat.
- Soils from 0.5' to 2.5' BGS consisted of dry, tan silty sand (SM/GM) with cobbles and boulders 6"-18" diameter.
- Soils from 2.5' to 10' BGS consisted of dry silty, sandy gravel (GP) with cobbles and boulders 4"-18" diameter.
- 10' bottom of hole no groundwater encountered.

Test Hole 4:

- Soils from 0.0' to 0.5' BGS consisted of native organic mat.
- Soils from 0.5' to 2.0' BGS consisted of dry, tan silty sand (SM) with 12"-18" diameter boulders.
- Soils from 2.0' to 7.0' BGS consisted of dry gray, sandy gravel (GP) with 12-24" boulders.
- 7' bottom of hole no groundwater encountered

Test Hole 1 is located in the northwest corner of proposed lot 1 and Test hole 2 is located in the southeast corner of Lot 2. Based on the test hole data, consistency of soils across the site and observations of topography, the proposed lots 1 and 2 of Mountain Top Acres, contains at least

October 17, 2023
Mr. Fred Wagner, LS
Mountain Top Acres Subdivision
Usable Area Report
Page 3 of 3

10,000 square feet of usable building area and 10,000 square feet of contiguous useable septic area, each, in conformance with the Matanuska-Susitna Borough Subdivision Regulations Title 43. A topographic narrative will be provided by Bull Moose Surveying for lots larger than 400,000 square feet.

If you have any questions, feel free to give me a call at (907) 357-6760.

Sincerely,

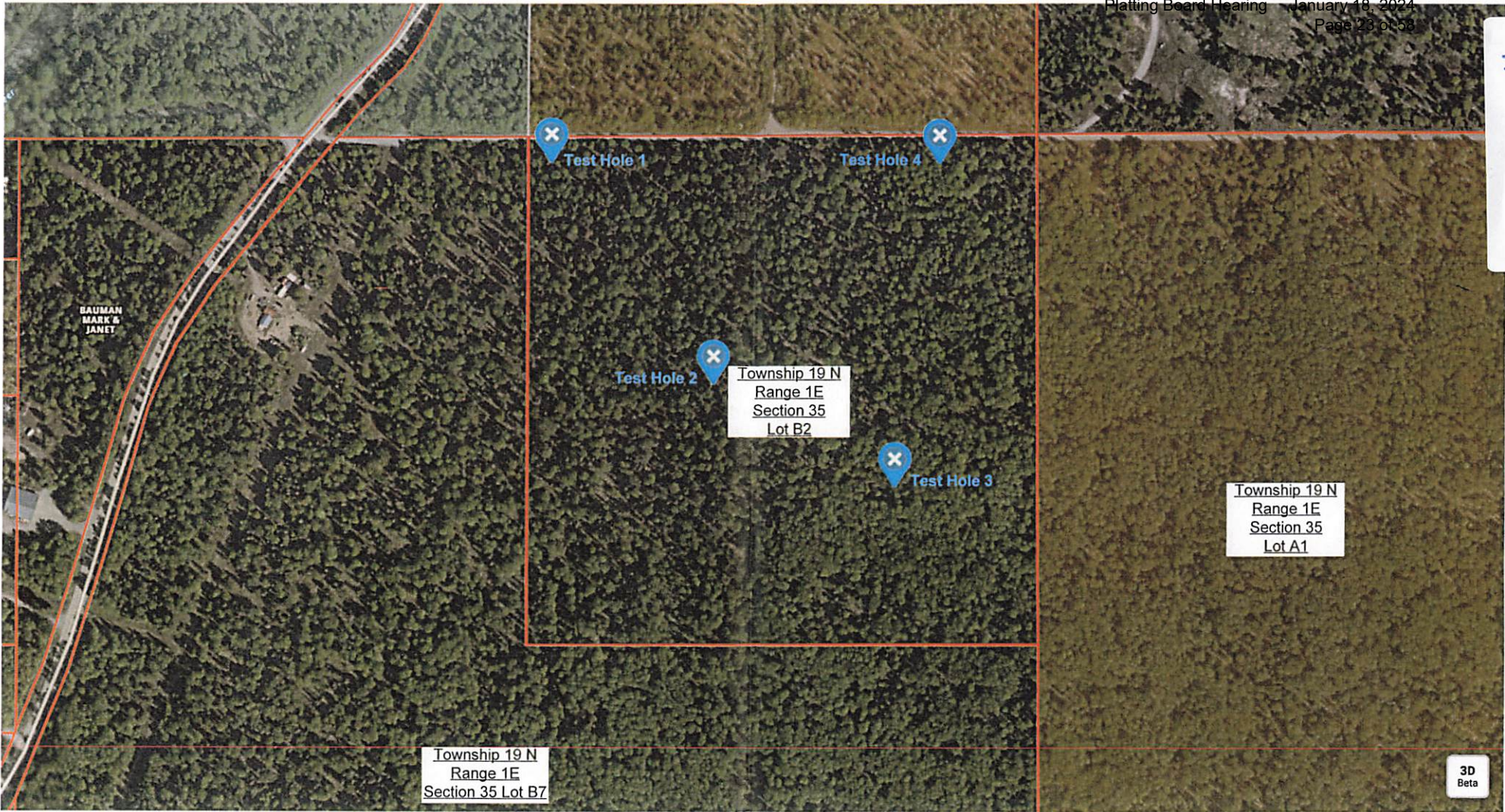


Tim Alley, P.E.
Civil Engineer
TBC, Inc.



Enclosures: Attachment 1 Test Hole Locations

EXHIBIT C-4



Preliminary Soils Investigation Attachment 1
Test Hole Locations
 Excavation Completed October 15, 2020

Matthew Goddard

From: Tammy Simmons
Sent: Friday, December 8, 2023 11:45 AM
To: Matthew Goddard
Cc: Daniel Dahms; Brad Sworts; Jamie Taylor
Subject: RE: RFC Mountain Top Acres (MG)

Hello,

PD&E comments to dedicate a 60' PUE to create a "T" intersection with the corner of the 60' ROW dedicated on Base Camp Subdivision per 43.20.060 (D) to connect Hatcher's Landing Avenue. with Sun Valley Drive. Dedicate the north 33' SLE as ROW. Work with MEA to release the north 15' of easement recorded at Book 825 page 043 to provide unrestricted ROW for Hatcher's Landing Avenue.

Thank you.

Tammy

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, December 4, 2023 10:00 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Earl Almdale <Earl.Almdale@matsugov.us>; stark@mtaonline.net; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Dmitri Fonov <Fonov@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Mountain Top Acres (MG)

Hello,

The following link is a request for comments for the proposed Mountain Top Acres subdivision. Please ensure all comments have been submitted by December 27, 2023 so they can be incorporated into the staff report that will be presented to the Platting Board.

 [Mountain Top Acres](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician

Matthew Goddard

From: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Sent: Tuesday, December 5, 2023 5:37 PM
To: Matthew Goddard
Cc: Vullo, Emily N CTR (US)
Subject: RE: RFC Mountain Top Acres (MG)

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

Hello,

This is in regard to your request for comment on the request for comments for the proposed Mountain Top Acres subdivision. Unfortunately, the weblink provided was not supported by the three different internet browsers that I attempted to utilize for access.

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 waters of the U.S. A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory.

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

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

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

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

Sincerely,

Greg Mazer, PWS
Project Manager
U.S. Army Corps of Engineers, Alaska District
Fairbanks Field Office
907/347-9059
<https://regulatory.ops.usace.army.mil/customer-service-survey/>

From: Pagemaster, Reg POA <regpagemaster@usace.army.mil>
Sent: Tuesday, December 5, 2023 11:00 AM
To: Vullo, Emily N CTR (US) <Emily.N.Vullo@usace.army.mil>
Subject: FW: RFC Mountain Top Acres (MG)

Please read and respond if necessary. Thank you!

*Amie Schoelen
U.S. Army Corps of Engineers, Alaska District
Lead Administrative Assistant, Regulatory Division
(907)753-2607*

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, December 4, 2023 10:00 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Pagemaster, Reg POA <regpagemaster@usace.army.mil>; Earl Almdale <Earl.Almdale@matsugov.us>; stark@mtaonline.net; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Dmitri Fonov <Fonov@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: [Non-DoD Source] RFC Mountain Top Acres (MG)

Hello,

The following link is a request for comments for the proposed Mountain Top Acres subdivision. Please ensure all comments have been submitted by December 27, 2023 so they can be incorporated into the staff report that will be presented to the Platting Board.

 [Mountain Top Acres](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

Matthew Goddard

From: Permit Center
Sent: Monday, December 4, 2023 2:40 PM
To: Matthew Goddard
Subject: RE: RFC Mountain Top Acres (MG)

No comments.

Thank you,

Jennifer Monnin, CFM
Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matsugov.us
907-861-7822

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, December 4, 2023 10:00 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Earl Almdale <Earl.Almdale@matsugov.us>; stark@mtaonline.net; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Dmitri Fonov <Fonov@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Mountain Top Acres (MG)

Hello,

The following link is a request for comments for the proposed Mountain Top Acres subdivision. Please ensure all comments have been submitted by December 27, 2023 so they can be incorporated into the staff report that will be presented to the Platting Board.

 [Mountain Top Acres](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, December 14, 2023 5:06 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Mountain Top Acres (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

MIREYA ARMESTO

GCI | Technician III, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, December 4, 2023 10:00 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Earl Almdale <Earl.Almdale@matsugov.us>; stark@mtaonline.net; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Dmitri Fonov <Fonov@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Mountain Top Acres (MG)

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

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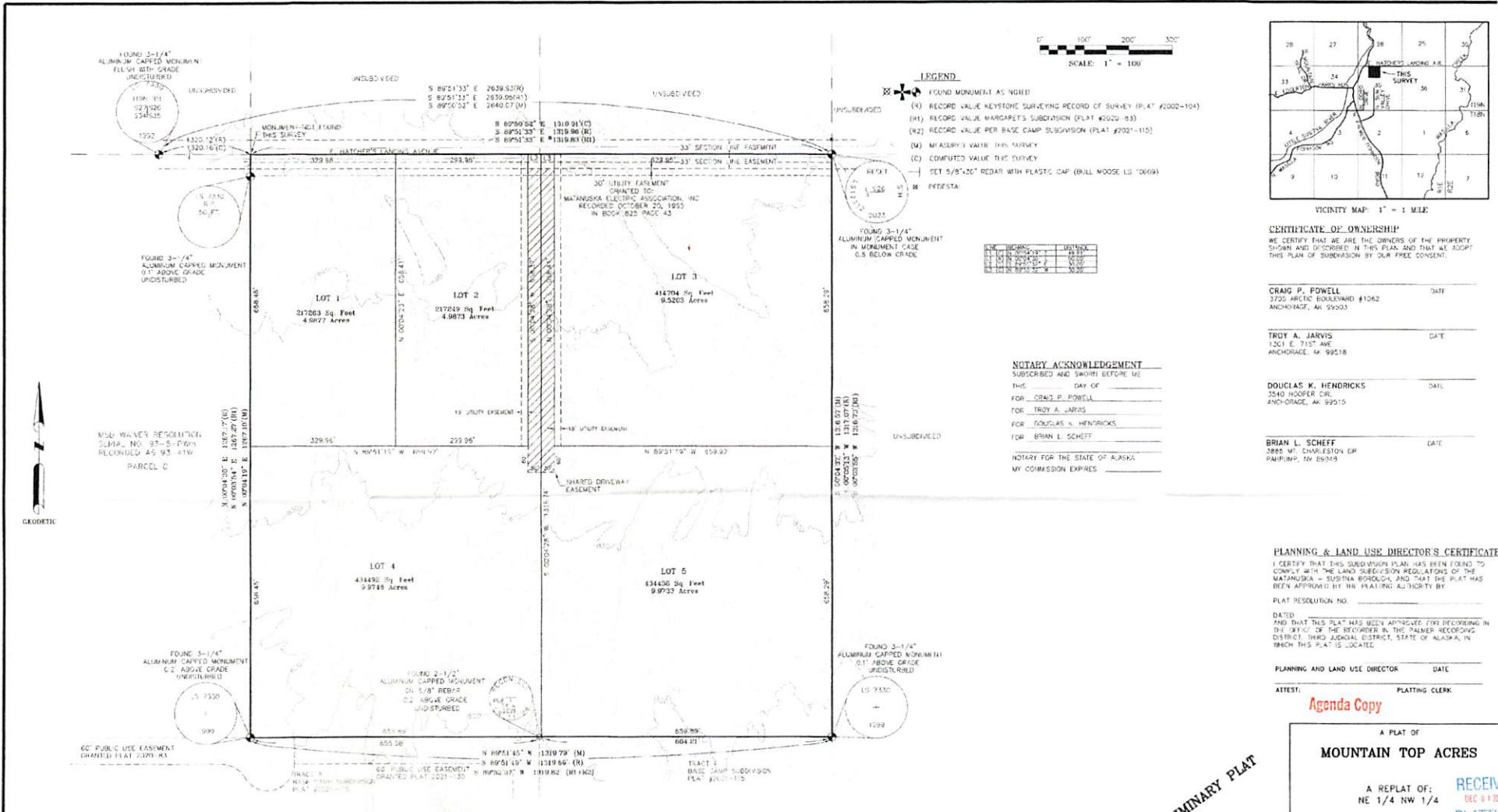
 [Mountain Top Acres](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

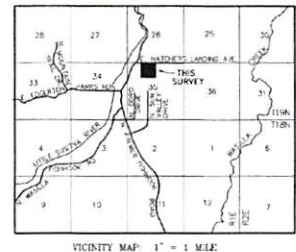
EXHIBIT G-2



- LEGEND**
- ⊕ FOUND MONUMENT AS NOTED
 - (M) RECORD VALUE KEYSTONE SURVEYING RECORD OF SURVEY (PLAT #2002-104)
 - (R1) RECORD VALUE MARGARET'S SUBDIVISION (PLAT #2020-53)
 - (R2) RECORD VALUE PER BASE CAMP SUBDIVISION (PLAT #2021-115)
 - (M) MEASURED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
 - SET 5/8\"/>

NO.	BEARING	DISTANCE
1	N 89°51'33\"/>	

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ FOR CRAIG P. POWELL FOR TROY A. JARVIS FOR DOUGLAS K. HENDRICKS FOR BRIAN L. SCHEFF NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES _____



CERTIFICATE OF OWNERSHIP
WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN, AND THAT WE ACCEPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

CRAIG P. POWELL DATE
3725 ARCTIC BOULEVARD #1062
ANCHORAGE, AK 99503

TROY A. JARVIS DATE
1321 E. 71ST AVE
ANCHORAGE, AK 99518

DOUGLAS K. HENDRICKS DATE
3540 HOOPER CIR.
ANCHORAGE, AK 99515

BRIAN L. SCHEFF DATE
3885 Mt. CHARLESTON CP
FAIRBANKS, AK 99709

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

PLANNING AND LAND USE DIRECTOR DATE
ATTEST: _____ PLATTING CLERK

Agenda Copy

PRELIMINARY PLAT

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____ AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.
DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

APPROVED AS SHOWN
CORRECTED
SIGN: Marya Almesto, DATE: 01/18/2024
GCI ENGINEERING & DESIGN

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 DIMENSIONS, AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

LS PROFESSIONAL LAND SURVEYOR DATE _____

A PLAT OF
MOUNTAIN TOP ACRES
A REPLAT OF: **NE 1/4 NW 1/4**
LOCATED WITHIN:
SECTION 35, T19N R1E
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 40.3 ACRES MORE OR LESS
BULL MOOSE SURVEYING
HARRY V. ELLIOTT P.L.L.C. OFFICE: (907) 257-6957
200 HYDRAE LANE WASILLA, ALASKA 99654 OFFICE@BULLMOOSESURVEYING.COM
DRAWN BY: ERM DRAWING SCALE: 1\"/>

RECEIVED
DEC 9 2023
PLATTING

- THE "BANK OF WYOMING" IS GEODETIC NORTH AS OBSERVED ON MARCH 15, 2023 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING CARLSON BRUI 605S (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NAD83) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
- 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.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THESE SYSTEMS.
- ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED MARCH 24, 1960 IN BOOK 32, PAGE 82. THIS EASEMENT IS LISTED IN CERTIFICATE TO PLAT FROM MAT-50 TITLE.
- 50' RIGHT OF WAY EASEMENT RECORDED JUNE 12, 1969 IN WISE BOOK 11, PAGE 315. THIS EASEMENT IS LISTED IN CERTIFICATE TO PLAT FROM MAT-50 TITLE.

Matthew Goddard

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Wednesday, December 6, 2023 1:10 PM
To: Matthew Goddard
Subject: RE: RFC Mountain Top Acres (MG)

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

Hi Matthew,

Thanks again for sending this to us. MTA has reviewed Mountain Top Acres and would like to request the shown 30' MEA easement as just a utility easement or overlap the easement by document with an easement by plat.

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | www.mtasolutions.com



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, December 4, 2023 10:00 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Earl Almdale <Earl.Almdale@matsugov.us>; stark@mtaonline.net; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Dmitri Fonov <Fonov@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Mountain Top Acres (MG)

Hello,

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6B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 18, 2024

PRELIMINARY PLAT: 30' P.U.E. VACATION GOVERNMENT LOT 6
LEGAL DESCRIPTION: SEC 26, T17N, R04W, SEWARD MERIDIAN AK
PETITIONERS: SAMUEL DICKINSON
SURVEYOR: BUSH CONSTRUCTION SURVEYS, INC.
ACRES: .55 +/- PARCELS: NA
REVIEWED BY: CHRIS CURLIN CASE #: 2023-138

REQUEST: The request is to vacate the 30' Public Use Easement on the western boundary of **Government Lot 6** (Tax ID#17N04W26B009), containing 23,940 sf (.55 acres +/-). The property is located directly west of S. About Time Street and directly north of S. West Judy Avenue; located within the NW ¼ Section 26, Township 17 North, Range 04 West, Seward Meridian, Alaska. **This case is continued from the January 4, 2024 Public Hearing.**

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Petition for Vacation of Right of Way	EXHIBIT B – 2 pgs
Posting Affidavit and Photos	EXHIBIT C – 5 pgs
Alaska DNR Preliminary Decision	EXHIBIT D – 5 pgs

AGENCY COMMENTS

USACE	EXHIBIT E – 1 pg
ADOT&PF	EXHIBIT F – 3 pgs
Department of Public Works Pre-Design & Engineering	EXHIBIT G – 1 pg
Permit Center	EXHIBIT H – 1 pg
Utilities	EXHIBIT I – 1 pg

DISCUSSION: The proposed Public Use Easement (PUE) Vacation is on the western boundary of Government Lot 6, located west of S. About Time Street and north of W. Judy Avenue. Petitioner proposes vacating the north 798' of the easement leaving a 30' x 30' easement on the southwest corner of the property. Pursuant to MSB 43.10.065(G), petitioner has provided an Affidavit of Posting of the Public Notice of Vacation of the Easement, a legal description, photographs of the posted notices, and a scaled drawing showing the location of the PUE to be vacated (**Exhibit C**). Pursuant to MSB 43.15.035 (B)(1)(c) (B) A dedication to public use of land or interests in land may be vacated if the dedication is no longer necessary for present or future public use. The platting board shall review applications for vacations as follows: (1) The platting board shall ordinarily approve vacations of public rights-of-way if: (c) the right-of-way is not being used, a road is impossible or impractical to construct, and alternative access has been provided.

Pursuant to MSB 43.15.043 (2)(d)(i)(bb)The platting board shall not ordinarily approve vacations of public interests in land if: (d) objections to the vacation are made by persons with an interest in land adjacent to or affected by the vacation, or by any government agency or department which has a responsibility to the public which may be affected by the vacation; (i) the platting board may approve the vacation if the following conditions are met: (bb) if necessary a substitute easement is provided. Petitioner has received a Preliminary Decision from the State of Alaska Department of Natural Resources concerning the easement vacation. **(Exhibit D)**

Comments: USACE **(Exhibit E)** Has no comment.

ADOT & PF **(Exhibit F)** has no objection to the Public Use Easement Vacation and requests clarification if section Line Easement is being vacated at northern portion of PUE. *Staff notes only the PUE is being vacated.*

MSB DPW Pre-Design & Engineering **(Exhibit G)** Would object to the vacation of the west 30' without the dedication of the south 30'. *Staff notes this is condition of approval #6.*

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

Utilities: **(Exhibit I)** ENSTAR has no comments. MTA, GCI, and MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Big Lake Community Council; Road Service Area #21 Big Lake; MSB Community Development, or Assessments; MEA, GCI, or MTA.

CONCLUSION: The Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedures. There were no objections from any federal or state agencies, or utilities. There were no objections from the public in response to the Notice of Public Hearing. MSB DPW Pre-Design & Engineering objects to the vacation of the west 30' without the dedication of the south 30'.

FINDINGS OF FACT

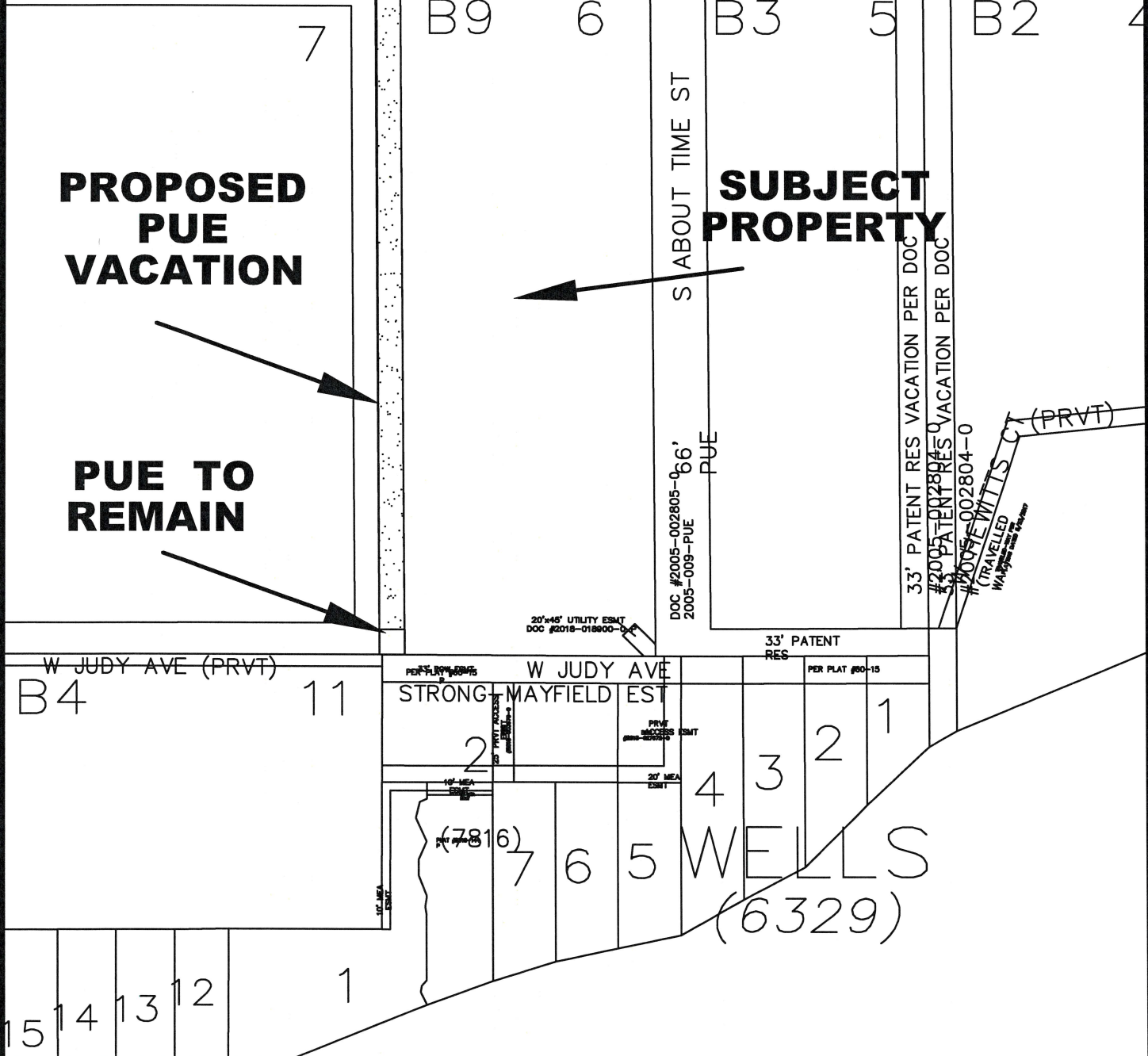
1. The Vacation of the 30' wide Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedures.
2. Approval from the Assembly will be required prior to recording, pursuant to MSB 43.15.035(D).
3. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Big Lake Community Council; Road Service Area #21 Big Lake; MSB Community Development, or Assessments; MEA, GCI, or MTA
4. There were no objections from any federal or state agencies, or utilities.
5. There were no objections from the public in response to the Notice of Public Hearing. .
6. Petitioner has supplied a Preliminary Decision from DNR
7. MSB DPW Pre-design and Engineering objects to the vacation without dedication of the south 30 feet.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the Public Use Easement Vacation, Section 26, Township 17 North, Range 04W, Seward Meridian, Alaska, contingent on staff recommendations:

1. Obtain approval from the Assembly for the elimination of the easement.
2. 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.
3. Provide updated Certificate to Plat executed within seven (7) days of recording and submit Beneficiary Affidavit for any holders of a beneficial interest for each phase plat.
4. Pay postage and advertising fees.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Dedicate the south 30 feet of Government Lot 6 as Fee Simple right-of-way, or grant the south 30 feet of Government Lot 6 as a Public Use Easement.
7. Submit final plat in full compliance with Title 43 and State of Alaska requirements.

SECTION LINE ESMT
SECTION LINE ESMT



VICINITY MAP

FOR PROPOSED 30' PUE VACATION GOVT LOT 6
LOCATED WITHIN
SECTION 26, T17N, R04W, SEWARD MERIDIAN
ALASKA

LS16 MAP





W Hour Rd

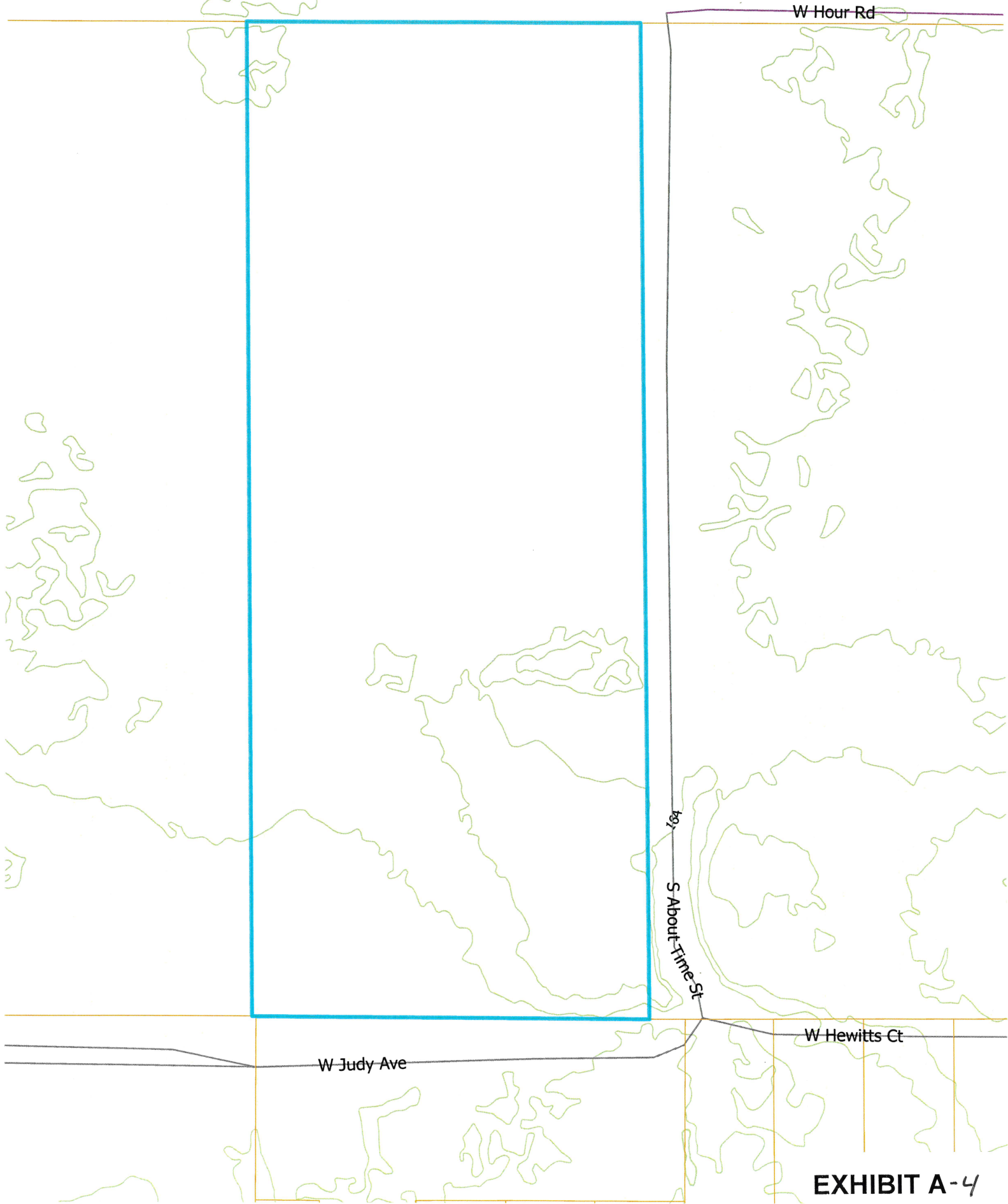
S About Time St

W Judy Ave

W Hewitts Ct

EXHIBIT A-3

Mata



Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, Samuel Dickinson, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

T17N R4W Section 26, Government lot 6

Said right-of-way being more fully described as: _____

A public access easement on the west 30 feet of said government lot 6.

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. **\$250.00** Right-of-Way Vacation Fee with Regular Plat; or
4. **\$500.00** for Stand Alone Vacation.

The action sought by this petition is for the following reason(s): *(ATTACH PAGES, IF NEEDED)*

Maximize usable upland area.

APPLICANT Name: Samuel Dickinson Email: samueldickinson73@gmail.com

OR Mailing Address: 8551 Mentra Cir. Anchorage AK Zip: 99518

OWNER Contact Person: Sam Dickinson
Phone: 907-242-5896

SURVEYOR Name (FIRM): Bush Construction Surveys Email:
bcs_scott@mtaonline.net

Mailing Address: PO Box 876390 Wasilla AK 99687
Zip: _____

Contact Person: Scott Holm Phone: 907-354-2874

SIGNATURES OF PETITIONER(S):

[Handwritten Signature]

NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.



THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

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

11/7/2023
DATE

Chris Culin
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 1/4/2024

MATANUSKA-SUSTINA BOROUGH
 Planning and Land Use Department
 Planning Division
 150 East Duluth Avenue • Palmer, AK 99645
 Phone: (907) 861-3734 • Fax: (907) 861-8077

**PUBLIC NOTICE OF
 VACATION OF A PUBLIC
 RIGHT-OF-WAY**

LEGAL DESCRIPTION: W/2 PLU, Western Boundary of parcel # 170419-008009.

POSTING DATE: 12/19/2023 MSB Planning Division Case # 2023-132

Applicant: Samuel and Heather Dickinson
 Mailing Address: 2211 Morris Circle
 Anchorage, AK 99514

To Whom It May Concern:

In accordance with AS 18.05.007(a), the posting of this notice is to give the public every opportunity to comment on the above action prior to notice of the public hearing. Please contact the Matanuska-Sustina Borough Planning Division for more information concerning this notice.

The applicant, in accordance with AS 18.05.002 is required to place a sign, notifying the public of the date, time, and place of the public hearing, at all common points of access to that portion of the easement or right-of-way that is subject of the application for 30 days prior to the public hearing.

THE PLATTING BOARD WILL CONVENES AT 10:00 P.M., January 6, 2024, in the Assembly Chambers of the Borough, Oneida Jones Building, 300 E. Duluth Avenue, Palmer, Alaska. Please send any comments regarding the proposed action to MSB, Planning Division, 150 E. Duluth Ave., Palmer, AK 99645. Comments received from the public after the plating board packet has been written and sent to the board will be given to the Planning Board on a "blind card" under the top of the meeting.

In order to be eligible to file an appeal from a decision of the Planning Board, a person must be designated an interested party pursuant to AS 18.05.010. An interested party must, on the application before the Planning Board, or 30 days before the decision, who appeal before the Planning Board and make an oral or written presentation. The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 17.79.010-020, which is available on the borough website under page located at <https://www.msb.org/development>, or at various libraries within the borough.

12/19/2023 1:28 PM

EXHIBIT C-2

emailed to DPW on 12/19/23

want to...

STINA BOROUGH

RECEIVED

DEC 19 2023

PLATTING

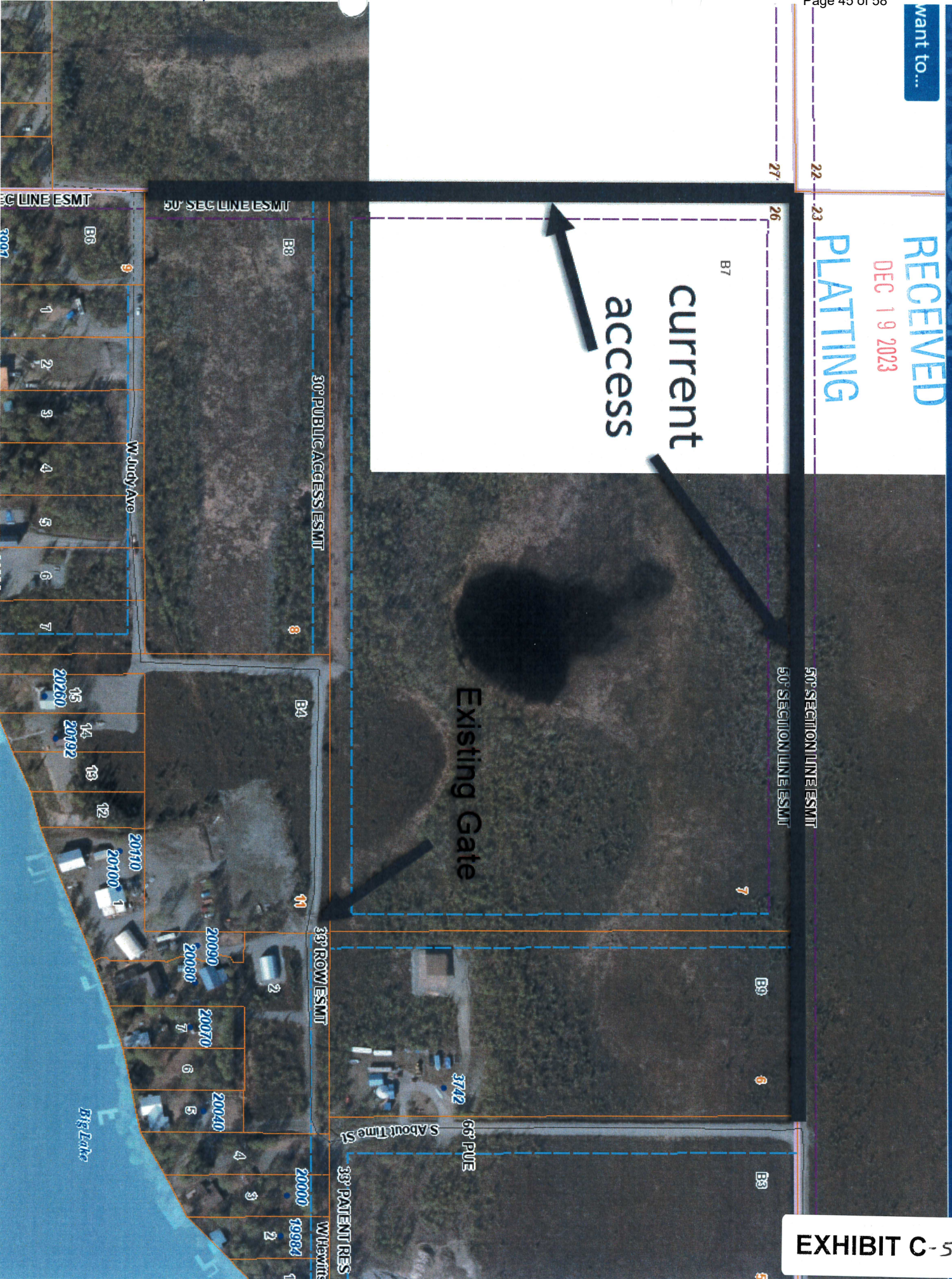


EXHIBIT C-5

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

**Preliminary Decision
Petitioners: Samuel Dickinson and Heather Dickinson
Public Access and Utility Easement Vacation**

EV-3-360

Petitioned Action:

The proposed action consists of vacating the 30-foot-wide public access and utility easement on the west 30' of Government Lot 6 of Section 26, Township 17 North, Range 4 West, Seward Meridian, Alaska, located in the Palmer Recording District, as depicted on Attachment A.

The reasons for the easement vacation cited by the applicant:

- "Maximize the uplands area for usable acreage."
- Conform to MSB code 17.55 (Setback code for structures)

Legal Authority:

AS 38.05.035(e), AS 38.05.945 and 11 AAC 51.065.

Administrative Record:

The DNR Survey Case File EV-3-360 constitutes the administrative record used for the basis of this decision.

Borough:

The proposed action is located within the Matanuska-Susitna Borough.

State Easement Interest:

The Contact for the Sale of Real Property for Government Lot 6 of Section 26, T17N, R4W, S.M., Alaska was issued subject to "a public access and utility easement on the west 30 feet" of Lot 6 (see Discussion 1). The State has an interest in the Public Access and Utility Easement, thus the State is proceeding with the Preliminary Decision to clear title for Government Lot 6.

Underlying Interest:

The petitioners own the estate underlying the 30-foot easement proposed for vacation.

Alternate Route:

The proposed alternate access is via S. About Time Street, a dedicated 66-foot Public Use Easement located on the west sixty-six feet of Government Lot 5 (five), which abuts the east boundary of Government Lot 6, Section 26, T17N, R4W, S.M., Alaska. The Public Use Easement was dedicated and recorded in the Palmer Recording District on February 4, 2005 as document number 2005-002805-0.

Preliminary Decision, EV-3-360

Land Management Policies:

1) Pursuant to 11 AAC 51.065, before any vacation, modification, or relocation of a public easement, the petitioner must demonstrate to the satisfaction of the department that equal or better access is available. Equal or better access must be access that is:

- protected by an easement of record that is adequately wide for the purpose; if the easement of record is new, the petitioner must arrange for a note in the vacation document to be recorded that identifies the new easement as a replacement for the vacated easement; and,
- at least equally usable, considering length, type of terrain, and level of improvement, as the easement to be vacated; if development or improvement is needed to make the replacement easement at least equally usable, the petitioner must arrange for the development or improvement to be completed before the vacation takes effect.
- the department will determine if the vacation is in the State's best interest.

Public Use Patterns:

A field inspection was conducted on Monday August 29, 2022. Based on the site visit, the public is not currently using the easement proposed for vacation to access neighboring properties nor to travel north-south through Government Lot 6.

Practicality of Use:

Since the alternate route, S. About Time Street shares the east boundary of Government Lot 6, access within the vicinity is essentially the same, if not improved. The subject easement area within the given lot is not cleared, nor was a foot or ATV trail visible within the easement area of Government Lot 6 during the site inspection on August 29, 2022. The 66-foot-wide alternate route Public Use Easement has been cleared and is clearly being used by the local residents. The area of the easement vacation will not adversely affect land in other ownership nor will it negatively impact public access in this area.

Agency Review:

Initial Agency review of the proposed action began on September 9, 2022 and concluded January 18, 2023. Agencies notified included Department of Transportation & Public Facilities (DOT&PF) Central Region, Alaska Department of Fish and Game (ADFG), DNR Division of Mining, Land and Water – Southcentral Regional Land Office (SCRO), Alaska Mental Health Trust Land Office (MHTLO) and DNR Division of Parks and Outdoor Recreation (DPOR).

Agency Comments:

1. The following Agencies submitted comments of non-objection: DPOR, MHTLO, DOT&PF, ADFG, SCRO.
2. No other comments or objections on the proposed action were received.

Discussion:

1. **Determination of the existence of the public access and utility easements:**
 - a. Patent Number 50-65-0234 was issued by the Bureau of Land Management conveying Government Lot 6 of Section 26, Township 17 North, Range 4 West, Seward Meridian, (the subject property), to the State of Alaska on October 9, 1964.
 - b. Quitclaim Deed No. 8000051 was issued, conveying Government Lot 6 of Section 26, Township 17 North, Range 4 West, Seward Meridian, containing 6.250 acres, more or less,

Preliminary Decision, EV-3-360

according to the Survey Plat Accepted by the United States Department of the Interior, Bureau of Land Management in Washington, D.C. on March 27, 1952, from the State of Alaska, Department of Natural Resources, to the Alaska Mental Health Trust Authority. This QCD was recorded on September 25, 1996, in the Palmer Recording District on Book 0866 Page 594-Page 624.

- c. A Contract for the Sale of Real Property was issued by Alaska Division of Forest, Land and Water Management (Seller) serialized under Alaska Division of Lands (ADL) number 205041 effective March 6, 1981. Said Contract between the Department of Natural Resources and Cassie Irene Framstad (Purchaser) for Lot 6 of Section 26, Township 26 North, Range 4 West, Seward Meridian, Alaska. This contract was recorded in the Palmer Recording District on March 6, 1989 as document number: 1989-003397-0. This contract was issued subject to:
 - “Platted Easements and Reservations.
 - A Public Access and Utility Easement on the West 30 Feet.”
 - d. An Affidavit of Foreclosure terminating the Contract with Cassie Irene Framstad was approved on January 26, 1989. This document was recorded in the Palmer Recording District on March 6, 1989, as document number: 1989-003398-0.
 - e. A subsequent Contract for the Sale of Real Property was issued by the Alaska Mental Health Trust Authority (AMHTA), Trust Land Office (Seller) serialized under Mental Health Trust (MHT) number 9200161. Said Contract was issued to Thomas Henry Knox and Juanita Collins Knox (Purchasers) for Lot 6 of Section 26, Township 26 North, Range 4 West, Seward Meridian, Alaska. The contract was approved on October 26, 2009. This contract was recorded in the Palmer Recording District on October 29, 2009, as document number: 2009-024030-0.
 - f. Quitclaim Deed No. 1021 was issued by the State of Alaska, Alaska Mental Health Trust Authority to Thomas H. Knox for the subject parcel. The QCD was recorded in the Palmer Recording District on July 27, 2021, as document number: 2021-022287.
 - g. A Deed of Personal Representative was issued transferring ownership of the subject property from the Estate of Thomas Henry Knox (a/k/a Thomas H. Knox) to Samuel Dickinson and Heather Dickinson. This document was recorded in the Palmer Recording District on March 3, 2022, as document number 2022-004883-0.
2. Pursuant to 11 AAC 51.065(e)(1), the department will give consideration to the recommendations of the MSB Platting Board regarding this action when a copy of the Approved Minutes are received at DNR.

Approval of the proposed action is contingent upon the following conditions:

1. Pursuant to AS 38.05.945, a Public Notice must be completed. The Department of Natural Resources may modify the decision after analyzing public comments.
2. Comply with Matanuska-Susitna Borough’s conditions of approval unless waived by the Director, DMLW.
3. A final plat (owner signed / surveyor sealed Mylar) must be submitted to DNR within two years from the date of approval of the Final Finding and Decision unless extended by DMLW, Survey Section.
4. Submittal of a Certificate to Plat, current within 90-days, with the final plat.

Preliminary Decision, EV-3-360

Recommendation:

Based on our findings, the applicant meets DNR's requirements to vacate the 30 foot public access and utility easement. The proposed vacation may be in the state's best interest. Therefore, the Division of Mining, Land and Water, Survey Section recommends approval of this action and may proceed with adjudication and public notice in accordance with AS 38.05.945.

Prepared by:

Victoria Braun

Victoria Braun, Adjudicator
Natural Resource Specialist 2

March 7, 2023

Date

Approved by:

Gwen M. Gervelis

Gwen M. Gervelis, PLS
Chief, Survey Section

3/8/2023

Date

Enclosures: Attachment A

PUBLIC NOTICE:

**Notice of Preliminary Decision
Public Access and Utility Easement Vacation
EV-3-360**

Per 11 AAC 51.065, the Department of Natural Resources, Division of Mining, Land and Water has made a Preliminary Decision (PD) giving contingent approval to a petition to vacate the 30-foot-wide public access and utility easement on the west boundary within Government Lot 6 of Section 26, Township 17 North, Range 4 West, Seward Meridian, Alaska, located in the Palmer Recording District, Third Judicial District. It should be noted that the SW corner of Government Lot 6 will retain a 30'x30' public access and utility easement.

The public is invited to comment on the PD. Copies are available from DMLW, 550 W. 7th Avenue, Suite 650, Anchorage, AK 99501-3576 or <https://aws.state.ak.us/OnlinePublicNotices/>. Persons wanting to provide comments to this proposed easement vacation can submit their comments in writing or by e-mail. To be eligible to appeal under AS 38.05.035(i)(j), one must respond in writing during the comment period. All comments must be received in writing at DMLW on or before April 10, 2023. Correspondence or questions should be addressed to DNR, DMLW, Survey Section, Attn: Victoria Braun, 550 W. 7th Ave., Suite 650, Anchorage, Alaska 99501. Comments may also be submitted via e-mail at victoria.braun@alaska.gov. Please reference EV 3-360 in your correspondence, include the date, your name, telephone number, mailing and e-mail address to ensure you receive copies of all subsequent decisions.

If public comment in response to this notice indicates the need for significant changes to the Preliminary Decision, additional public notice will be given. If no significant change is required, the PD, including any minor changes, will be issued as a Final Finding & Decision.

DMLW reserves the right to waive technical defects in this publication.

Those with audio impairments may call Anchorage DNR Public Information Center, 10-5, M-F, TDD#269-8411.

Jesse Curlin

From: Farrer, Hayley M CIV USARMY CEPOA (USA) <Hayley.M.Farrer@usace.army.mil>
Sent: Friday, November 17, 2023 1:50 PM
To: Jesse Curlin
Subject: RFC 30' PUE Vacaton

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

Good afternoon,

The Corps of Engineers (Corps) does not have any comments regarding PUE Vacation on 17N04W26B009.

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

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

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

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

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

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, November 13, 2023 2:15 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner



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

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

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

November 16, 2023

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **MSB Waiver #93-31-PWm, Smayda Acres (Maud Road)**

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

- **Chickaloon Branch Drive Variance, Harrison Nesc'izaani Kae (Chickaloon Drive)**
 - No objection to the proposed variance.

- **30' PUE Vacation Govt Lot 6 Dickson (Big Lake)**
 - No objection to Public Use Easement vacation.
 - Request clarification if Section Line Easement is being vacated at northern portion of PUE. *- Email response attached*

- **Waiver Resolution #78-73, filed as 78-178-w; WA 16 Cordle & Goossen (Glenn Highway MP 37.5)**
 - No objection to the proposed lot redivision.
 - No direct access to the Glenn Highway will be granted.
 - Access must be taken from Kepler Drive and Killarney Drive.
 - Please be advised that the existing Glenn Highway MP 34-42 Reconstruction Project is along this corridor. This project is reconfiguring many access points to the Glenn Highway, including at Kepler Drive. More information can be found at the project website: <https://www.brooks-alaska.com/glennhighway/>

"Keep Alaska Moving through service and infrastructure."

EXHIBIT F - (

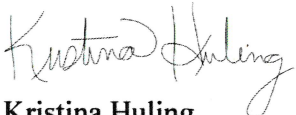
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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.

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

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

Jesse Curlin

From: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>
Sent: Friday, November 17, 2023 8:33 AM
To: Jesse Curlin
Subject: RE: DOT&PF Plat Comment Letter - Smayda Acres (Maud Rd), PUE Vacation Govt Lot 6 (Big Lake), Chickaloon Branch Road Variance, and WA 16 Cordle (Glenn Hwy)

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

Great, thanks so much for that clarification. We thought so but just wanted to check.

Kristina Huling

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, November 17, 2023 8:27 AM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>
Subject: RE: DOT&PF Plat Comment Letter - Smayda Acres (Maud Rd), PUE Vacation Govt Lot 6 (Big Lake), Chickaloon Branch Road Variance, and WA 16 Cordle (Glenn Hwy)

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.

Hi Kristina,

The 30' PUE vacation Govt Lot 6, Dickinson, is only removing the PUE along the western border of the property.

Sincerely,

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

From: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>
Sent: Thursday, November 16, 2023 2:55 PM
To: Fred Wagner <Frederic.Wagner@matsugov.us>; Jesse Curlin <Jesse.Curlin@matsugov.us>; Matthew Goddard <Matthew.Goddard@matsugov.us>; Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Cc: Baski, Sean M (DOT) <sean.baski@alaska.gov>; Beckwith, Morris R (DOT) <morris.beckwith@alaska.gov>; Brad Sworts <Brad.Sworts@matsugov.us>; LeCroy, Orion (DOT) <orion.lecroy@alaska.gov>; MSB Platting <Platting@matsugov.us>; Rearden, Devki (DOT) <devki.rearden@alaska.gov>; Walsh, Matthew H (DOT) <matthew.walsh@alaska.gov>; Moore, Ericka C (DOT) <ericka.moore@alaska.gov>
Subject: DOT&PF Plat Comment Letter - Smayda Acres (Maud Rd), PUE Vacation Govt Lot 6 (Big Lake), Chickaloon Branch Road Variance, and WA 16 Cordle (Glenn Hwy)

Jesse Curlin

From: Tammy Simmons
Sent: Monday, January 8, 2024 10:48 AM
To: Jesse Curlin
Cc: Daniel Dahms; Jamie Taylor; Brad Sworts
Subject: RE: RFC 30' PUE Vacaton

Hello,

PD&E would object to the vacation of the west 30' without the dedication of the south 30'.

Tammy

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, November 13, 2023 2:15 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; james.walker2@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; clinchnot@yahoo.com; akchief@mtaonline.net; mokietew@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Andy Dean <Andy.Dean@matsugov.us>; board@nlakes.cc; davemtp@mtaonline.net; david.post@alaska.gov; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; kristina.huling@alaska.gov; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; mark.eiesnman@alaska.gov
Subject: RFC 30' PUE Vacaton

Hello,

The following link is a request for comments on the proposed PUE Vacation on 17N04W26B009.

Please ensure all comments have been submitted by November 27, 2023 so they can be incorporated in the staff report packet that will be presented to the Platting Board.

 [30' PUE VAC Govt Lot 6](#)

Sincerely,

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

Jesse Curlin

From: Permit Center
Sent: Monday, November 13, 2023 2:57 PM
To: Jesse Curlin
Subject: RE: RFC 30' PUE Vacaton

No comments

Thank you,

Jennifer Monnin, CFM
Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matsugov.us
907-861-7822

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, November 13, 2023 2:15 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; james.walker2@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; clinchnot@yahoo.com; akchief@mtaonline.net; mokietew@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Andy Dean <Andy.Dean@matsugov.us>; board@nlakes.cc; davemtp@mtaonline.net; david.post@alaska.gov; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; kristina.huling@alaska.gov; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; mark.eiesnman@alaska.gov
Subject: RFC 30' PUE Vacaton

Hello,

The following link is a request for comments on the proposed PUE Vacation on 17N04W26B009. Please ensure all comments have been submitted by November 27, 2023 so they can be incorporated in the staff report packet that will be presented to the Platting Board.

[30' PUE VAC Govt Lot 6](#)

Sincerely,



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

November 22, 2023

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following preliminary plat and has no comments or recommendations.

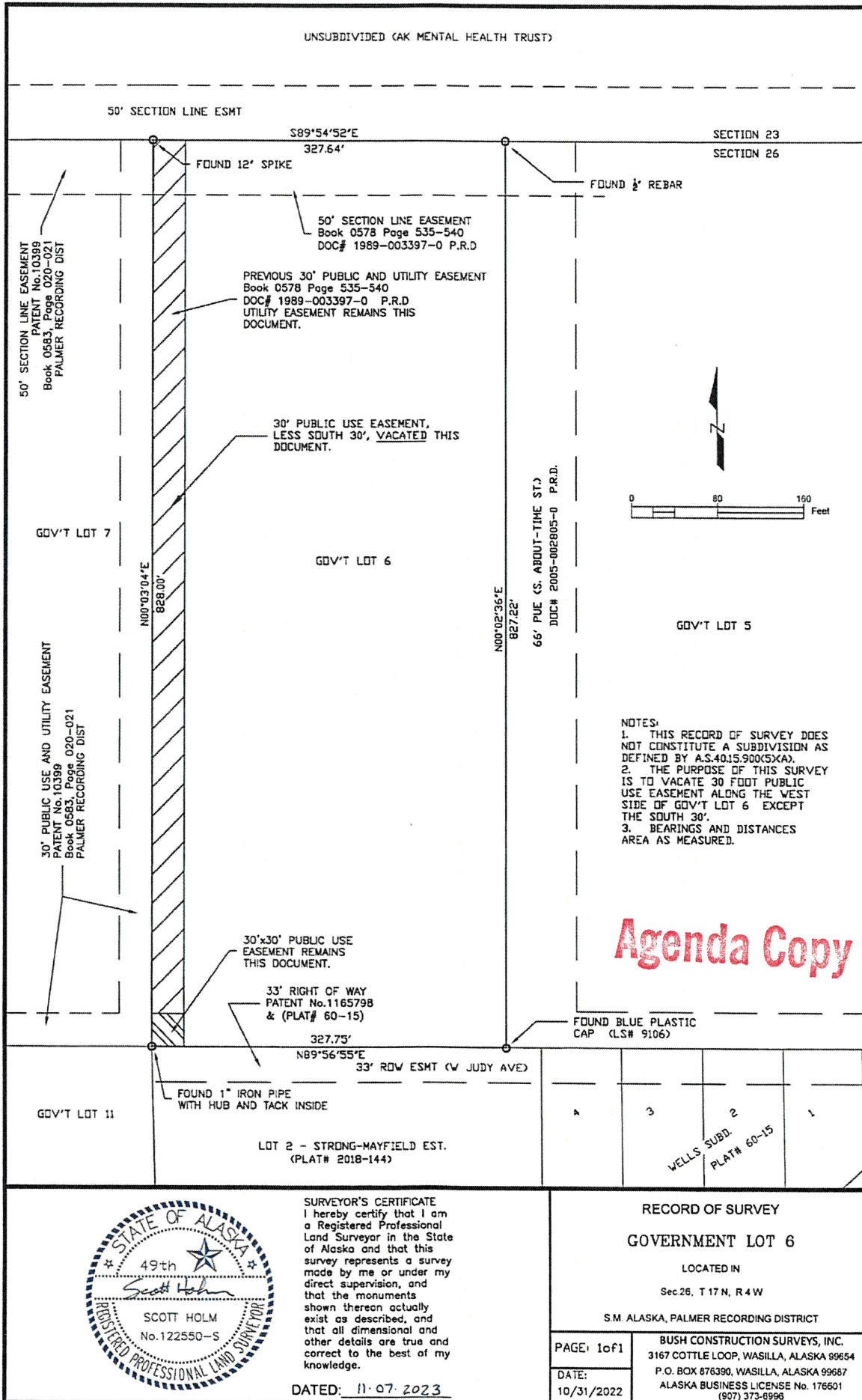
**Government Lot 6
(MSB Case #2023-138)**

If you have any questions, please feel free to contact me at (907) 334-7911 or by email at sterling.lopez@enstarnaturalgas.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sterling Lopez", is written over a horizontal line.

Sterling Lopez
Right of Way & Permitting Supervisor
ENSTAR Natural Gas Company, LLC
O: (907) 334-7911
C: (907) 764-6286



SURVEYOR'S CERTIFICATE
I hereby certify that I am a Registered Professional Land Surveyor in the State of Alaska and that this survey represents a survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

DATED: 11-07-2023

RECORD OF SURVEY
GOVERNMENT LOT 6
LOCATED IN
Sec 26, T 17 N, R 4 W
S.M. ALASKA, PALMER RECORDING DISTRICT

PAGE: 1 of 1
DATE: 10/31/2022

BUSH CONSTRUCTION SURVEYS, INC.
3167 COTTLE LOOP, WASILLA, ALASKA 99654
P.O. BOX 876390, WASILLA, ALASKA 99687
ALASKA BUSINESS LICENSE No. 176601
(907) 373-6996