

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Theresa Taranto



PLATTING TECHNICIANS
Amy Otto-Buchanan
Matthew Goddard
Chris Curlin

PLATTING ASSISTANT
Kayla Kinneen

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

January 10, 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 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. **BYRNE'S BEAVER GREEN:** The request is to create one lot from Lot 15, Beaver Green, Plat No. 62-16 and Lot 8, North Beaver Green, Plat No. 69-7, to be known as **Byrne's Beaver Green**, containing .63 acres +/- . The parcel is located directly east of Big Beaver Lake and directly west of N. Victor Road (Tax ID#s 6024000L015/6230000L008); within Section 04, Township 17 North, Range 03 West, Seward Meridian, Alaska. In Big Lake Community Council and Assembly District #5. (*Petitioner/Owner: Jeffrey E. & Heather M. Byrne Living Trust, Staff: Amy Otto-Buchanan, Case #2023-151*)
- B. **REFLECTION ESTATES:** The request is to create two lots from Parcel 4D (Tax Parcel C28), MSB Waiver Resolution #1999-37-PWM to be known as **Reflection Estates**, containing 15.67 acres +/- . The property is located west of Beverly Lake, south of N. Wyoming Drive, and directly south and east of W. Beverly Lake Road (Tax ID # 18N02W26C028); within the SW ¼ Section 26, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Alpha 1 LLC, Staff: Matthew Goddard, Case # 2023-152*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **January 10, 2024,** in **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
JANUARY 10, 2023**

PRELIMINARY PLAT: **BYRNE'S BEAVER GREEN**
LEGAL DESCRIPTION: **SEC 04, T17N, R03W S.M., AK**
PETITIONER: **JEFFREY E. & HEATHER M. BYRNE LIVING TRUST**
SURVEYOR: **ACUTEK GEOMATICS**
ACRES: .63 +/- PARCELS: 1
REVIEWED BY: AMY OTTO-BUCHANAN CASE: 2023-151

REQUEST:

The request is to create one lot from Lot 15, Beaver Green, Plat No. 62-16 and Lot 8, North Beaver Green, Plat No. 69-7, to be known as **BYRNE'S BEAVER GREEN**, containing .63 acres +/- . The parcel is located directly east of Big Beaver Lake and directly west of N. Victor Road; within Section 04, Township 17 North, Range 03 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map	Exhibit A
USACE	Exhibit B
Public	Exhibit C

DISCUSSION: The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

US Army Corps of Engineers (**Exhibit B**) 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.

Public: Brian & Tami Miller, owners of Lot 12, Beaver Green, to the south, state: "This makes total sense. The replatting should be approved."

CONCLUSION: The plat of **Byrne's Beaver Green** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove

lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from outside agencies at the time of this staff report. There were no objections received in response to the Notice of Public Hearing; one non-objection was received.

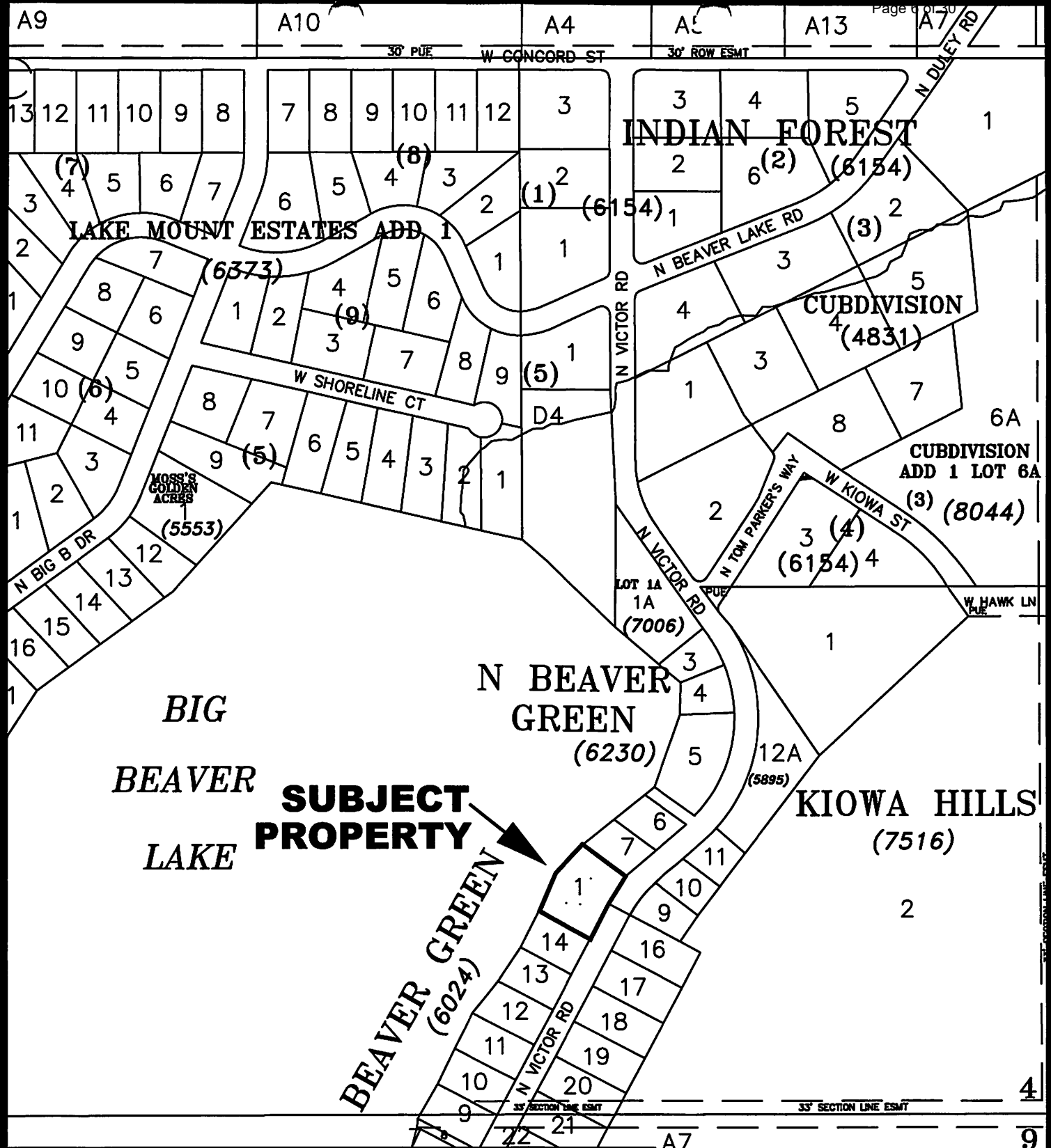
FINDINGS of FACT:

1. The abbreviated plat of **Byrne's Beaver Green** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Beaver Green and North Beaver Green subdivisions, lessening the lot density in the area.
3. There were no objections from outside agencies.
4. There were no objections received in response to the Notice of Public Hearing from the public; one non-objection was received.
5. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
6. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plats of Beaver Green (Plat No. 62-16) and North Beaver Green (Plat No. 69-7) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **Byrne's Beaver Green**, contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within seven (7) days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Provide copy of driveway application to Platting staff.
5. Submit recording fee payable to DNR.
6. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED BYRNE'S BEAVER GREEN
 LOCATED WITHIN
 SECTION 04, T17N, R03W, SEWARD MERIDIAN,
 ALASKA

HOUSTON 12 MAP

EXHIBIT A

Amy Otto-Buchanan

From: Barrett, Leah A CIV USARMY CEPOA (USA) <Leah.Barrett@usace.army.mil>
Sent: Tuesday, December 12, 2023 2:06 PM
To: Amy Otto-Buchanan
Subject: RFC Byrnes Beaver Grn #23-151

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

Good morning Amy,

A 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 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.

Sincerely,
Leah Barrett

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

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

6024000L012 8
MILLER BRIAN J & TAMI D
PO BOX 521433
BIG LAKE AK 99652-1433

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: JEFFREY E. & HEATHER M. BYRNE LIVING TRUST

REQUEST: The request is to create one lot from Lot 15, Beaver Green, Plat No. 62-16 and Lot 8, North Beaver Green, Plat No. 69-7, to be known as **BYRNE'S BEAVER GREEN**, containing .63 acres +/- . The parcel is located directly east of Big Beaver Lake and directly west of N. Victor Road (Tax ID#s 6024000L015/6230000L008); within Section 04, Township 17 North, Range 03 West, Seward Meridian, Alaska. In Big Lake Community Council and Assembly District #5.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **January 10, 2024**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

No Objection [] Objection [] Concern

Name: BRIAN MILLER Address: 674 N. VICTOR ROAD BIG LAKE 99652

Comments: THIS MAKES TOTAL SENSE, THE RE-PLATTING SHOULD BE APPROVED.

Amy Otto-Buchanan

From: brianmillerak@gmail.com
Sent: Wednesday, January 3, 2024 1:39 PM
To: MSB Platting
Subject: Byrne's Beaver Green
Attachments: MatSu Borough re-platting of Byrne Property Comments.pdf

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

We have no problem with the proposed re-platting for Jeffery E. and Heather M Byrne Living Trust re-platting their 2 lots into one per attached.

Thanks.

Brian and Tami Miller
Lot 12 Beaver Green Estates

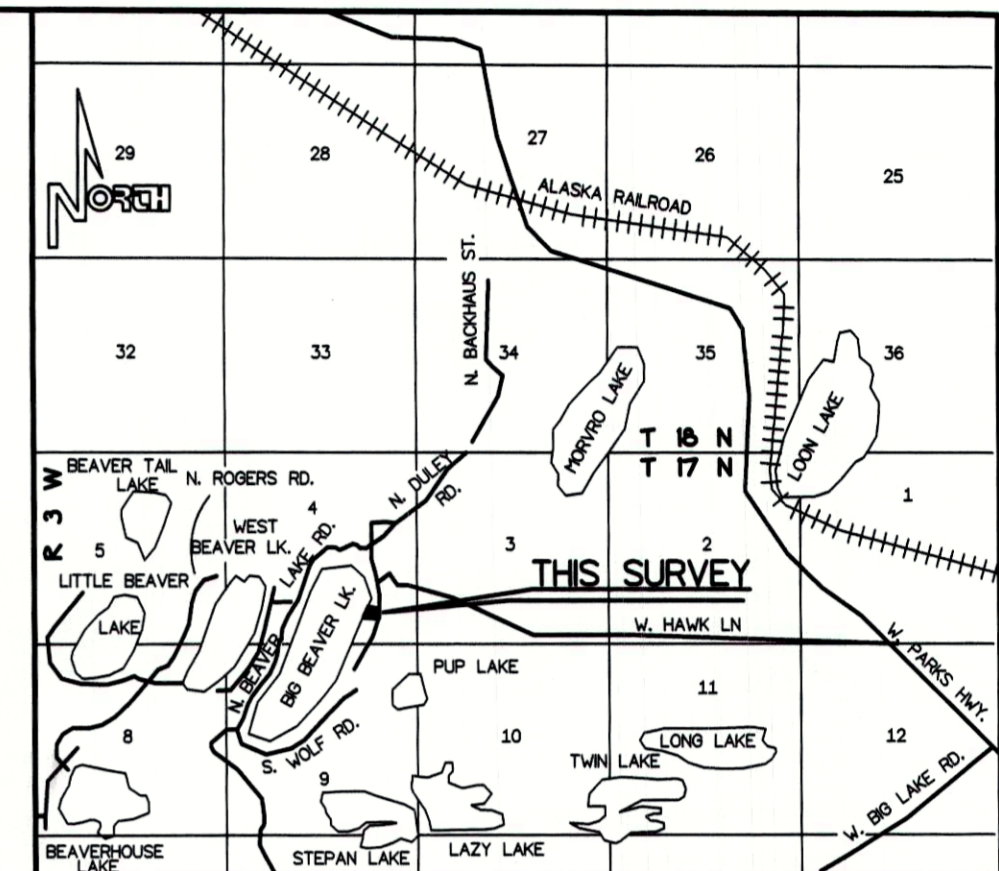
LEGEND

- (N 90°00'00" E) RECORD DATA PER PLAT #62-16
- (N 90°00'00" E) RECORD DATA PER PLAT #69-7
- SURVEY LINES OF RECORD
- ADJACENT PROPERTY LINES
- CENTER LINE
- EASEMENT LINE

CERTIFICATION OF PAYMENT OF TAXES

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

Date _____, 20____ Tax Collection Official (MAT-SU BOROUGH)



VICINITY MAP
1" = 1 MILE

OWNERSHIP CERTIFICATE

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

JEFFREY E. BYRNE Date
3815 W 40TH AVE #2A
ANCHORAGE, AK 99517

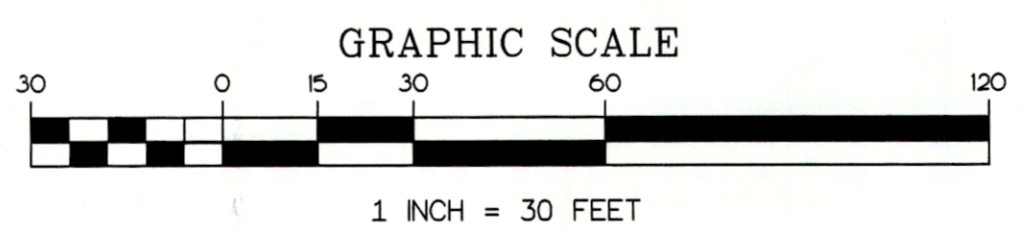
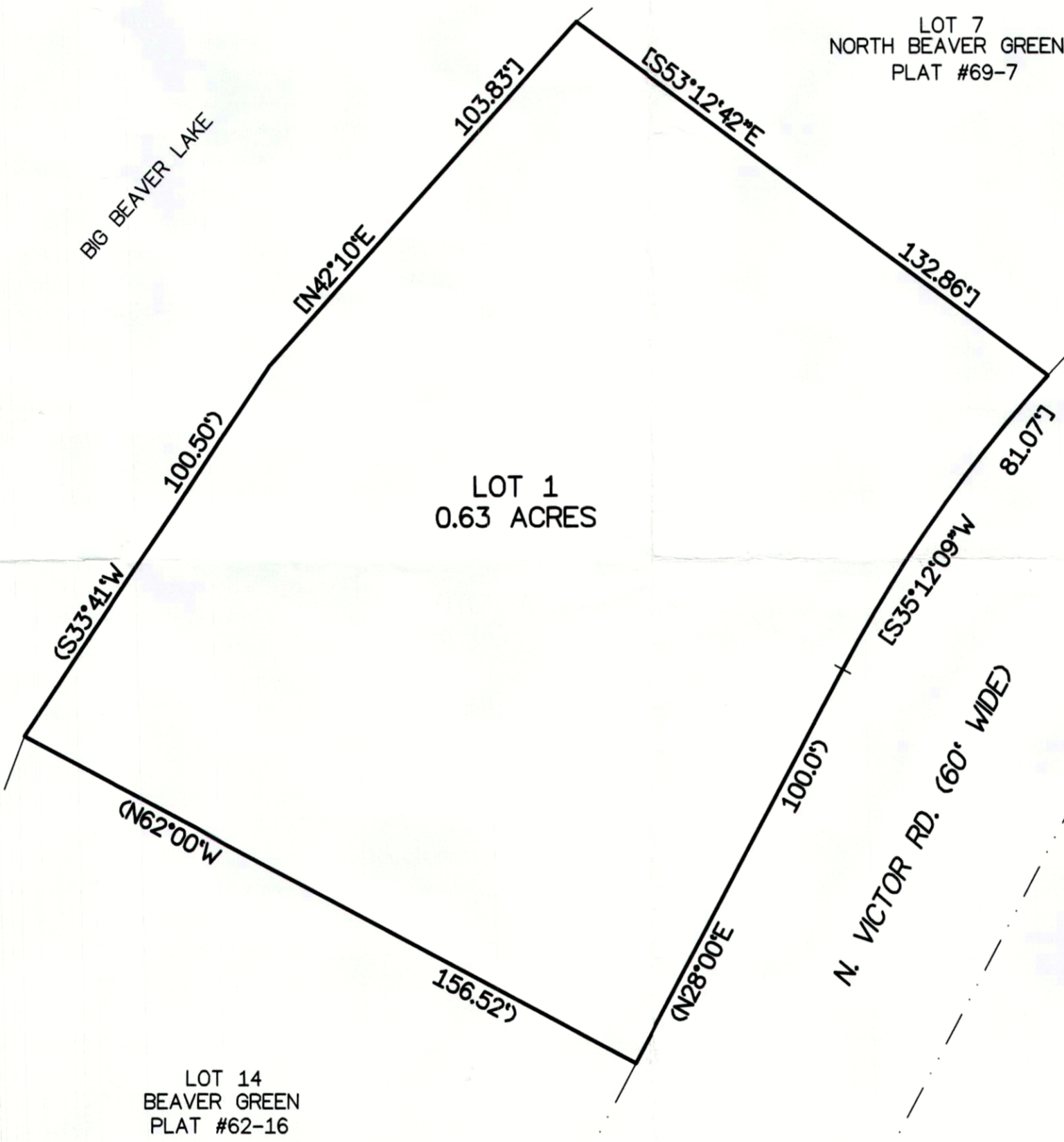
NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____, 20____, FOR _____ MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR ALASKA

GENERAL NOTES:

1. 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 THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. 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.
3. ALL BEARINGS AND DISTANCES ON CURVES ARE MEASURED ON THE CHORD.
4. BLANKET EASEMENTS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED ON FEBRUARY 8, 1973 IN BOOK 69 AT PAGE 568, AND BOOK 69 AT PAGE 590.
5. UNDEFINED LOCATION OF AN EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED ON OCTOBER 3, 2023 AS RECEPTION NO. 2023-018052-0.



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE 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 THE PLAT RESOLUTION No. _____ 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.

Date _____, 20____ ATTEST:

Planning and Land Use Director Platting Clerk


Agenda Copy

RECEIVED
DEC 06 2023
PLATTING

SURVEYOR'S CERTIFICATE

I, TERRY L. NICODEMUS, L.S. 9106, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, USING RECORD DIMENSIONS FROM PLATS #62-16 AND 69-7.



PLAT OF BYRNE'S BEAVER GREEN A SUBDIVISION OF LOT 15, BEAVER GREEN PLAT NO. 62-16, AND LOT 8, NORTH BEAVER GREEN, PLAT NO. 69-7 CONTAINING 0.63 ACRES LOCATED WITHIN SECTION 4 T. 17 N. R. 3 W., 5M PALMER RECORDING DISTRICT		
PREPARED BY  AECL #1614 5099 E. BLUE LUPINE DR. #104, WASILLA, ALASKA 99654 (907) 376-8800 FAX (907) 376-9629 E-MAIL admin@acuteksurvey.com		
DESIGNED BY: TENDRA	SCALE: 1" = 30'	FIELD BOOK: N/A
DRAWN BY: TENDRA	DATE: 12/11/2023	MAP NO.: HO 12
CHECKED: TLN	FILE No. 23-07.46A	SHEET: 1 OF 1

3B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 10, 2024

ABBREVIATED PLAT: REFLECTION ESTATES
LEGAL DESCRIPTION: SEC 26, T18N, R02W, SEWARD MERIDIAN AK
PETITIONERS: ALPHA 1 LLC
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING
ACRES: 15.67 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2023-152

REQUEST: The request is to create two lots from Parcel 4D (Tax Parcel C28), MSB Waiver Resolution #1999-37-PWM to be known as **REFLECTION ESTATES**, containing 15.67 acres +/- . The property is located west of Beverly Lake, south of N. Wyoming Drive, and directly south and east of W. Beverly Lake Road (Tax ID # 18N02W26C028); within the SW ¼ Section 26, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A – 5 pgs**
Soils Report **EXHIBIT B – 4 pgs**

AGENCY COMMENTS

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

DISCUSSION: The proposed subdivision is creating two lots. Proposed lot 1 will be 5.812 acres, Lot 2 will be 9.863 acres. Both lots front on W. Beverly Lake Road, a Mat-Su Borough maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, PE notes that the majority of the parent parcel contains lowland terrain with gently sloped higher ground in the north-east and south-west corners. The higher areas slope gradually towards the natural low region. The parcel contains a central low wet area with the remainder of the parcel containing stands of relatively young growth vegetation. One new testhole was dug on proposed lot 1 on October 16, 2023 to evaluate existing soils conditions. Near surface soils encountered included a thick organic mat over a layer of silty loess topsoils which extended down 2'. Receiving soils under the topsoils were clean sands and gravels to a depth of 11' which was 2' past the encountered groundwater. On October 16, 2023 groundwater was logged in the testhole at an initial depth of 9' with seeps at 8.5'. After a brief period of monitoring the

level stabilized at 8.5'. A substantial portion of the property is expected to have shallow groundwater, and areas with surface water exist. Despite this, the proposed Lot 1 will have adequate useable septic area to meet useable area requirements. Proposed Lot 2 is larger, supports a developed septic system and appears to have substantial useable area. The proposed Lot 1 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Proposed Lot 2 will be over 400,000 square feet and is not subject to area verification. Per MSB 43.20.281(A)(1)(b), a topographic narrative was submitted as part of the soils report for proposed Lot 2. Topographic mapping is shown on the agenda plat pursuant to MSB 43.15.016(A)(1). As-built information is shown on the agenda plat pursuant to MSB 43.15.016(B)(13).

Comments:

US Army Corps of Engineers (**Exhibit C**) notes that DOT 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.

MSB Department of Public Works (**Exhibit D**) notes that the average access point spacing should be calculated from Kalmbach Lake Drive to Alta Circle (**Recommendation #4**). Applicant should note that Wyoming Drive counts as an access point.

MSB Planning (**Exhibit E**) has no comments.

MSB Permit Center (**Exhibit F**) notes that proposed Lot 1 needs a driveway permit for the existing access. *Platting Staff notes that the petitioner has since submitted the driveway permit.*

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #1 Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Community Development, Emergency Services or Assessments; MEA or MTA.

CONCLUSION: The abbreviated plat of Reflection Estates 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. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). A topographic narrative was submitted pursuant to MSB 43.20.281(A)(1)(b).

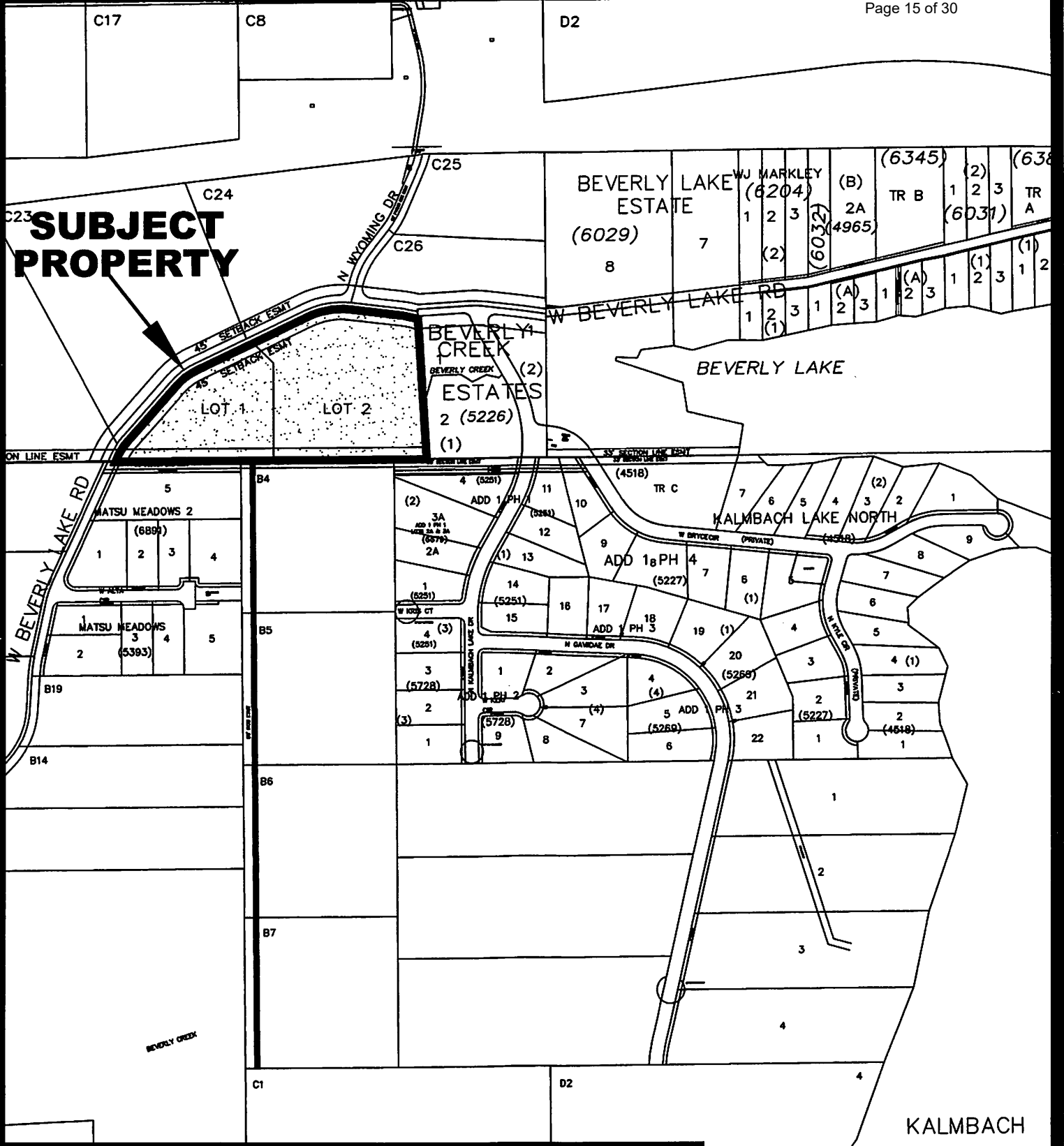
FINDINGS OF FACT

1. The plat of Reflection Estates 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).
3. A topographic narrative was submitted, pursuant to MBS 43.20.281(A)(1)(b).
4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.

5. Each lot has the required frontage pursuant to MSB 43.20.320.
6. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #1 Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Community Development, Emergency Services or Assessments; MEA or MTA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Reflection Estates, Section 26, Township 18 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

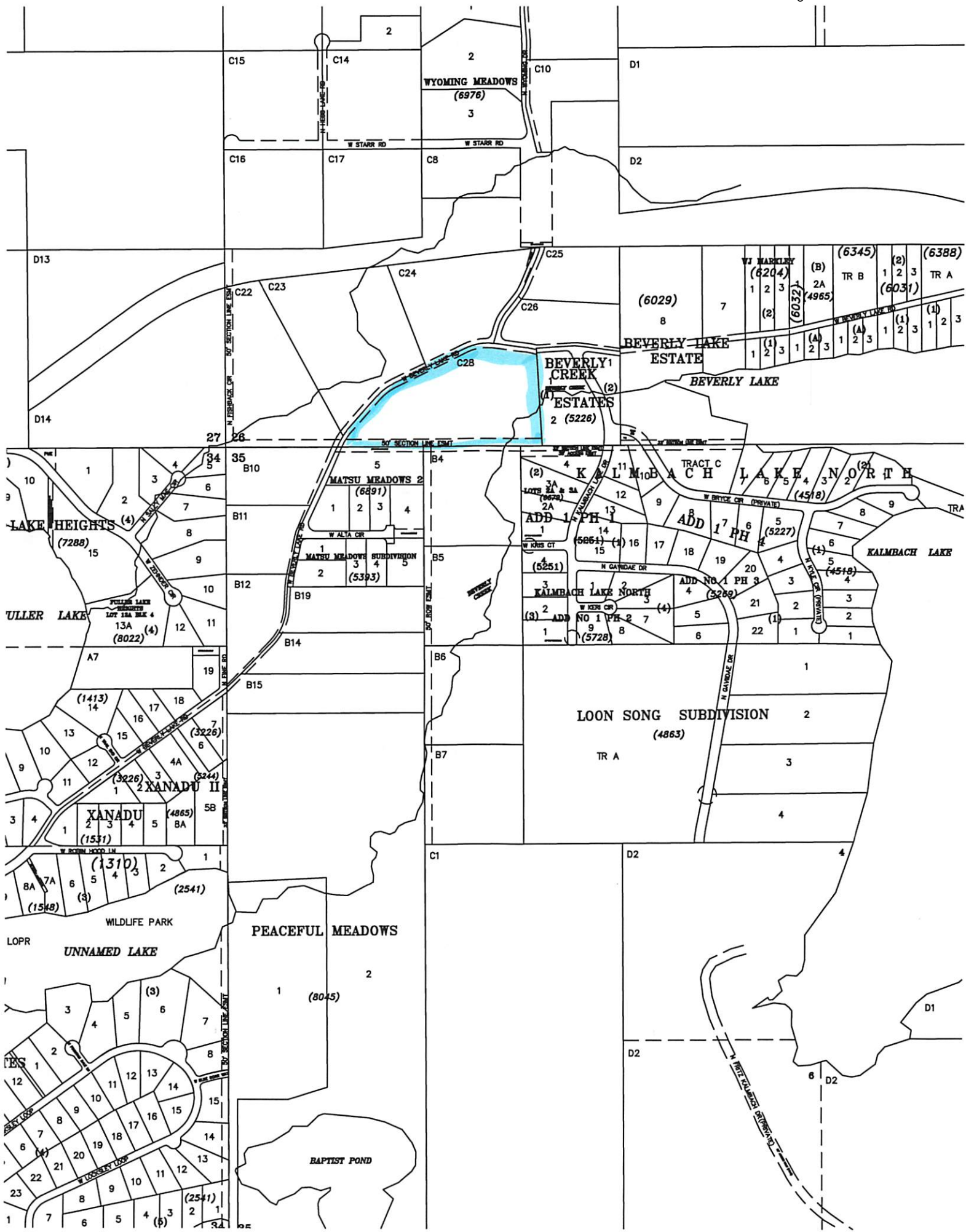
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Submit an average spacing calculation from W. Alta Circle to N. Kalmbach Lake Dr. showing that the proposed lots meet the access spacing requirements per the SCM A04.3.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.

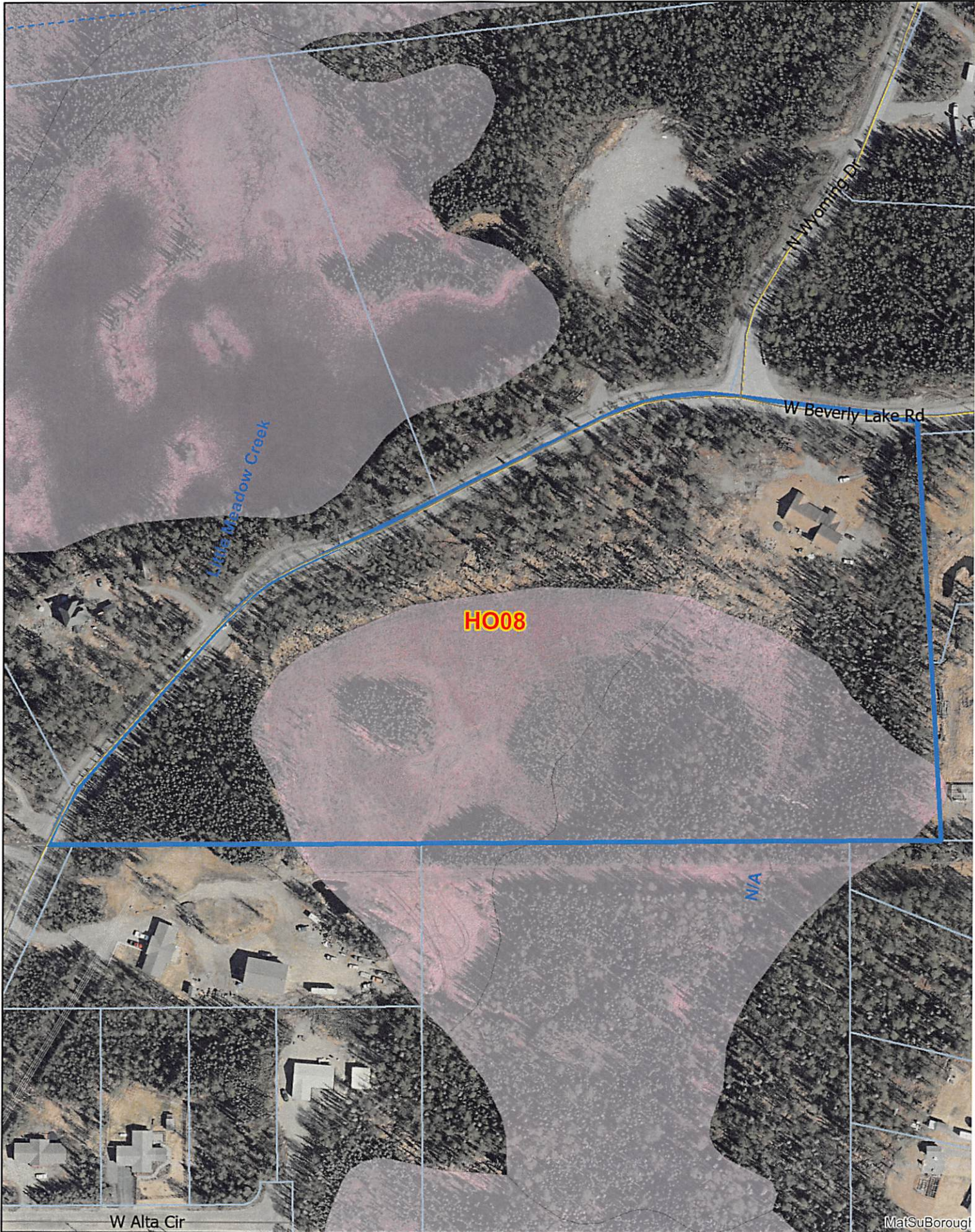


**SUBJECT
PROPERTY**

VICINITY MAP
 FOR PROPOSED REFLECTION ESTATES
 SUBDIVISION
 LOCATED WITHIN
 SECTION 26, T18N, R02W, SEWARD MERIDIAN
 ALASKA
 HO 08 MAP

EXHIBIT A

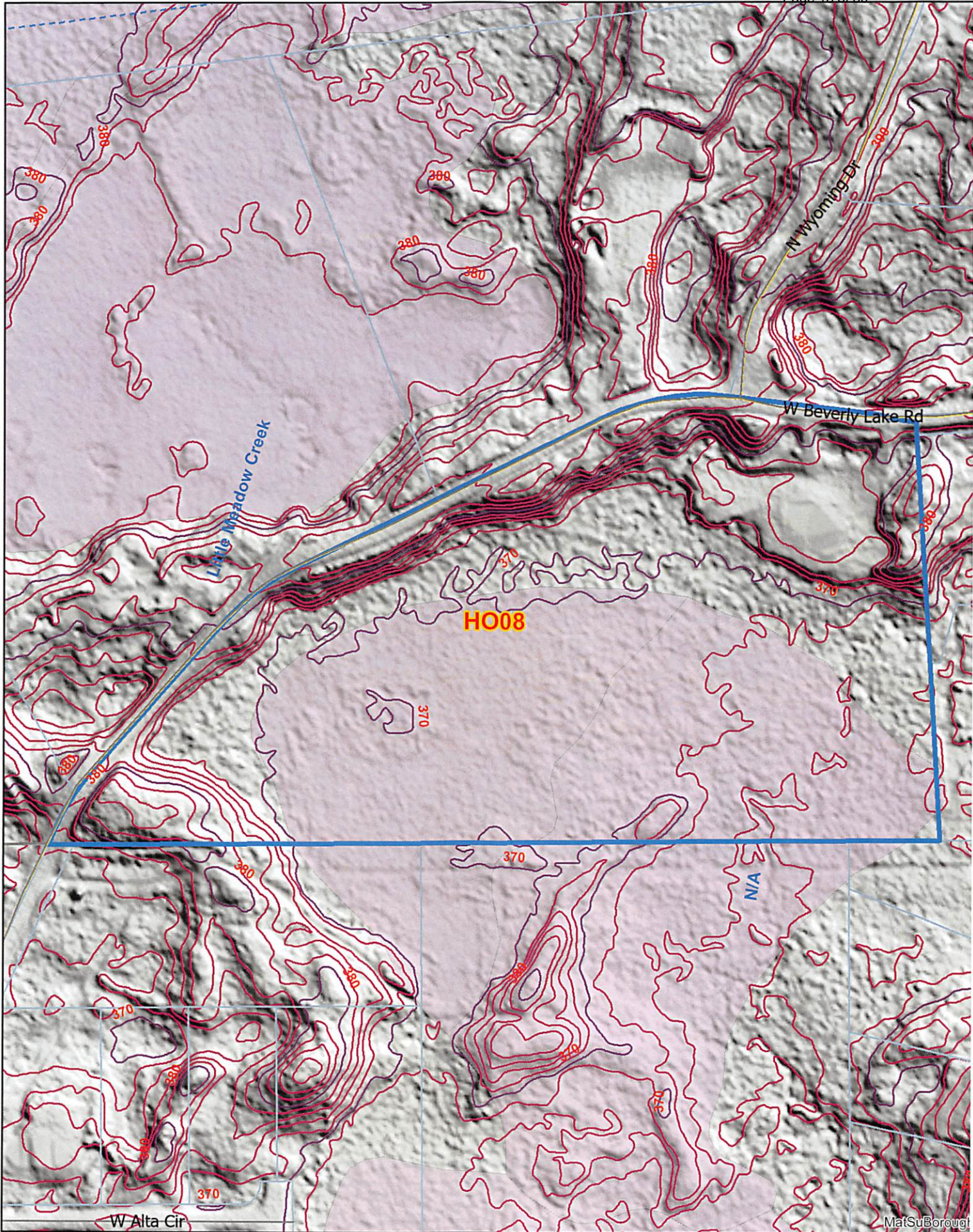




180 90 0 180 Feet



MatSuBorough



MatSu Borough





HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

RECEIVED
DEC 07 2023
PLATTING

December 5, 2023

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

Re: LC28 S26 T18N R2W *Subdivision*; Useable Areas, Soils, and Drainage
HE #23064

Dear Mr. Wagner:

At the request of the project owner, Gary Kutil, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create two new lots from one existing parent parcel totaling 15.7 acres. Our soils evaluation included logging one new testhole on the smaller proposed lot, review of adjacent existing soils information, review of the provided topography and lotline information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an irregular rectangular shape south and west of West Beverly Lake Road. The majority of the parent parcel contains lowland terrain with gently sloped higher ground in the north east and south west corners. The higher areas slope gradually towards the natural low region. An ill-defined section of Beverly Creek runs through the southeast low portion of the parcel. A few minor regions with steep slopes over 25% were noted on the parent parcel and have been delineated on the attached map. The total elevation differential indicated from the provided topographical map is approximately 22'.

Soils & Vegetation. The parent parcel contains a central low wet area with the remainder of the parcel containing stands of relatively young growth vegetation. One existing residence lies to the northwest of the parent parcel and contains a few minor related outbuildings. The majority of the remainder of the parent parcel appears to exist in a native or near native state. Existing vegetation within the wooded portion primarily consists of younger willow, spruce, and birch trees with some cottonwoods. Areas between trees are dominated by thick mosses, shrubbery, and tall grasses. One new testhole was dug on proposed lot 1 on 10/16/23 to evaluate existing soils conditions. Near surface soils encountered included a thick organic mat over a layer of silty loess topsoils which extended down to 2'. Receiving soils under the topsoils were clean sands and gravels to a depth of 11' which was 2' past the encountered groundwater. A copy of the testhole log and a location/topography map is attached.

Groundwater. On 10/16/23 groundwater was logged in the testhole at an initial depth of 9' with seeps at 8.5'. After a brief period of monitoring the level stabilized at 8.5'. A substantial portion of the property is expected to have shallow groundwater, and some areas with surface water exist. Despite this, the proposed Lot 1 will have adequate useable septic area to meet useable area requirements. Proposed Lot 2 is larger, supports a developed septic system and appears to have substantial useable area.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to neighboring/existing water wells, setbacks to the low/wet area, and lotlines. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots subject to verification, adequate unencumbered area exists to meet the code requirements. After review and discussion, it is assumed that area within the lots labelled as a 45' building setback can be counted for useable septic area, so long as it meets other standards; it obviously would not count as useable building area. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed new Lot 1 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Proposed Lot 2 will be over 400,000 ft² and is not subject to area verification.***

Roads and Drainage. As no new roads are required or proposed, no drainage plan is required. Each of the proposed lots will be accessed via individual access driveways onto W. Beverly Lake Road. General existing drainage patterns are shown on the attached map.

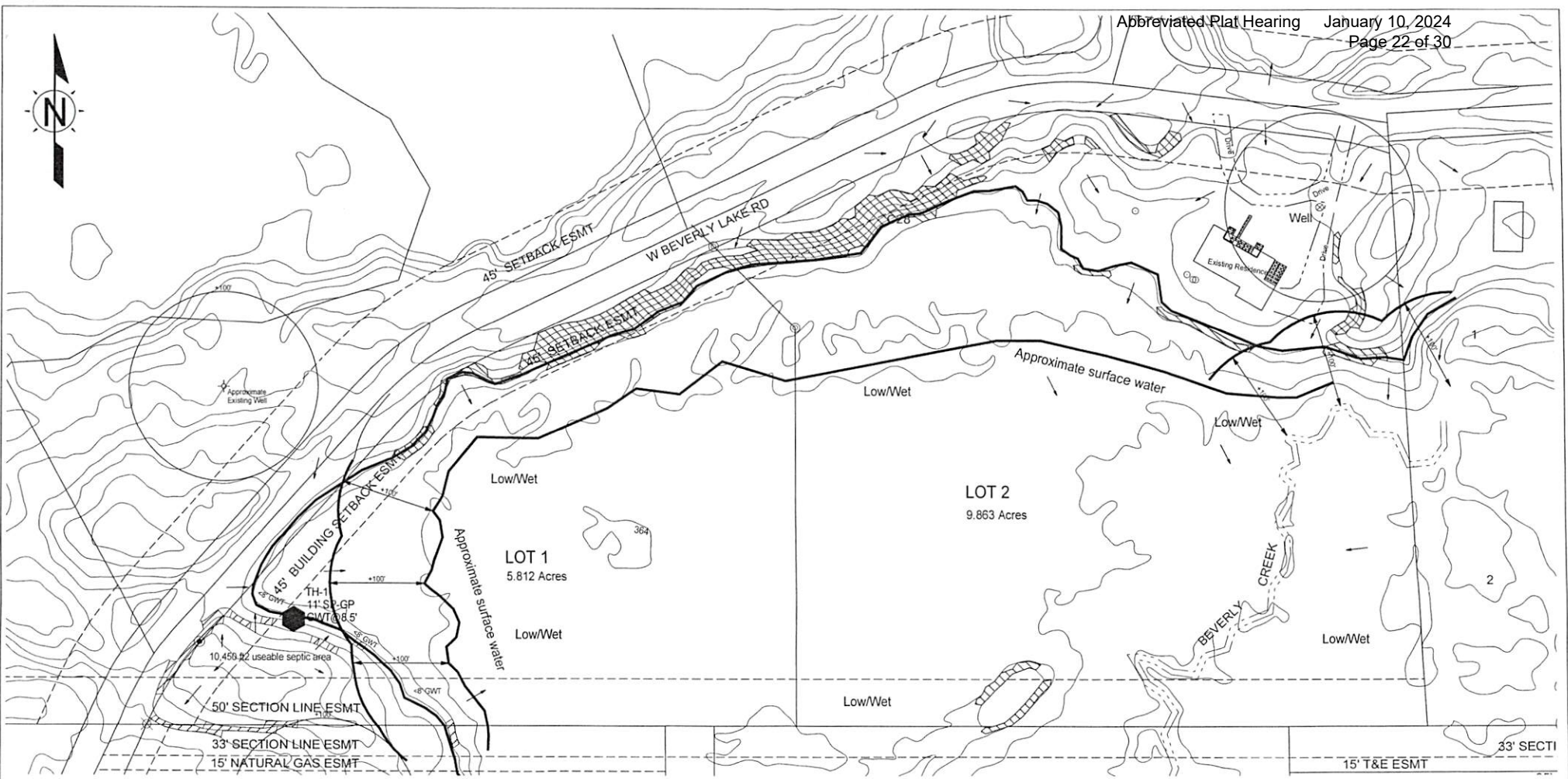
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: G. Kutil, w/attachments



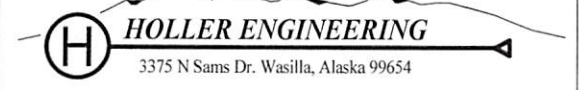


LC28 S26 T18N R2W Subdivision
Testhole, Useable Area, Drainage & Topo Map



Notes:

- 1) Base drawing & 2' LiDAR topography provided by others.
- 2) Testhole location approximate/GPS.
- 3) Arrows denote approximate drainage patterns. Hatched areas have +25% slope.



3375 N Sams Dr. Wasilla, Alaska 99654

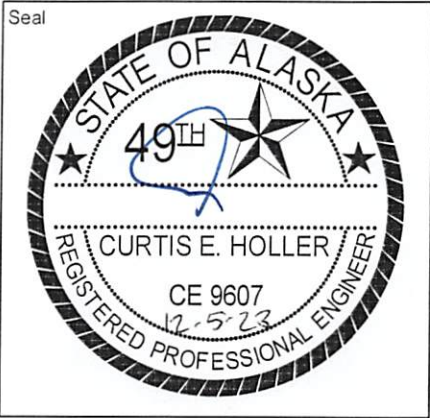
Job # 23064 Scale: 1" = 100' Date: 12/05/2023



HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST



TEST HOLE # 1 of 1
 Performed For: Gary Kutil
 Legal Description: LC28 S26 T18N R2W Subdivision

Depth, feet	Soil Type
1	CL, MOSSES
2	SM-ML, LOESS, Brown
3	SP-GP, dark GRAY
4	most Rock to 6" w/few
5	8" 12" sloughs
6	MED-COARSE SANDS
7	
8	
9	
10	
11	NO IMPERMEABLES
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan

See attached testhole & topo map

↑
N
↓

WAS GROUNDWATER ENCOUNTERED?
 Yes
 IF YES, AT WHAT DEPTH?
 8.5
 DEPTH AFTER MONITORING?
 N/A - OPEN 15 MIN.

Slope

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

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

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

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

- PERFORMED BY: J. Wilkins

DATE: 10/16/2023

Matthew Goddard

From: Kwakwa, Tiffany D CIV USARMY CEPOA (USA) <Tiffany.D.Kwakwa@usace.army.mil>
Sent: Wednesday, December 27, 2023 11:36 AM
To: Matthew Goddard
Subject: RE: RFC Reflection Estates (MG)

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

Good morning Matthew,

Thank you for the opportunity to comment on the proposed Reflection Estates subdivision. Department of the Army (DA) 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.

The developer 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) and they will be assigned a project manager to assist them. Please feel free to contact our main line if you or the developer have any questions or concerns at 907-753-2712.

Thank you,
Tiffany

Tiffany Kwakwa
Project Manager, Regulatory Division
U.S. Army Corps of Engineers – Alaska District
Email: Tiffany.D.Kwakwa@usace.army.mil
Phone: (907) 201-5458

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, December 18, 2023 1:12 PM
To: Kwakwa, Tiffany D CIV USARMY CEPOA (USA) <Tiffany.D.Kwakwa@usace.army.mil>
Subject: [Non-DoD Source] RE: RFC Reflection Estates (MG)

Good afternoon Tiffany,

Sorry for the non-cooperative link. I have regenerated and attached the link again.

Matthew Goddard

From: Daniel Dahms
Sent: Tuesday, December 19, 2023 3:15 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Reflection Estates (MG)

Matthew,

Average access point spacing should be calculated from Kalmbach Lake Drive to Alta Circle, rather than only along the frontage of Lot 4D. Applicant should note that Wyoming Drive counts as an access point.

Because ground water was encountered in the top 10' below ground surface, per 43.20.281 (A)(1)(a) the ground water elevation must be monitored between May 1st and October 30th to determine the seasonal high ground water elevation.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, December 12, 2023 4:08 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; psfisher@gci.net; information@mlccak.org; president@mlccak.org; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Ron Bernier <Ron.Bernier@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 Reflection Estates (MG)

Hello,

The following link is a request for comments on the proposed Reflection Estates subdivision. Please ensure all comments have been submitted by December 29, 2023 so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Reflection Estates](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

Matthew Goddard

From: Rick Benedict
Sent: Tuesday, December 19, 2023 10:29 AM
To: Matthew Goddard
Cc: Corinne Lindfors; Peggy Horton
Subject: RE: RFC Reflection Estates (MG)

No comments from Current Planning.

From: Permit Center <Permit.Center@matsugov.us>
Sent: Tuesday, December 19, 2023 10:18 AM
To: Peggy Horton <Peggy.Horton@matsugov.us>; Rick Benedict <Rick.Benedict@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>
Subject: FW: RFC Reflection Estates (MG)

Good morning,
If you have comments, please respond accordingly.

Thank you!

[Corinne Lindfors](mailto:Corinne.Lindfors@matsugov.us)

Matanuska-Susitna Borough

Development Services

Administrative Specialist

350 E. Dahlia Avenue

Palmer, Alaska 99645

Corinne.lindfors@matsugov.us

PH: (907)861-8574

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, December 12, 2023 4:08 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; psfisher@gci.net; information@mlccak.org; president@mlccak.org; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lane@mtaonline.net; Ron Bernier <Ron.Bernier@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.i.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
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Matthew Goddard

From: Permit Center
Sent: Tuesday, December 19, 2023 11:11 AM
To: Matthew Goddard
Subject: RE: RFC Reflection Estates (MG)

Good morning,

Lot 1 will need to get a driveway permit.

Thank you,

[Corinne Lindfors](#)
Matanuska-Susitna Borough
Development Services
Administrative Specialist
350 E. Dahlia Avenue
Palmer, Alaska 99645
Corinne.lindfors@matsugov.us
PH: (907)861-8574

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, December 12, 2023 4:08 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; psfisher@gci.net; information@mlccak.org; president@mlccak.org; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Ron Bernier <Ron.Bernier@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
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 [Reflection Estates](#)

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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

December 27, 2023

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.

Reflection Estates
A Replat of Parcel 4D, MSB Waiver Resolution # 1999-37-PWM

If you have any questions, please feel free to contact me at (907) 252-1294 or by email at skylar.furlong@enstarnaturalgas.com.

Sincerely,

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

Skylar Furlong
Right of Way and Permitting Agent
ENSTAR Natural Gas Company, LLC
C: (907) 252-1294

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, December 14, 2023 3:28 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Reflection Estates (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: Tuesday, December 12, 2023 4:08 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; psfisher@gci.net; information@mlccak.org; president@mlccak.org; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Ron Bernier <Ron.Bernier@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 Reflection Estates (MG)

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 [Reflection Estates](#)

Feel free to contact me if you have any questions.

Thank you,

