

# 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.**

**February 14, 2024**

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plattling@matsugov.us](mailto:plattling@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. **FLORA BOREALIS:** The request is to create two lots from Parcel 1 (Tax Parcel B6), MSB Waiver Resolution #84-87-PWm, recorded as 84-210w to be known as **FLORA BOREALIS**, containing 18 acres +/- . The property is located south and east of N. Pittman Road, north of Jaland Pond and directly east of N. Treasure Street (Tax ID #18N02W23B006); within the NW ¼ section 23, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7 (*Petitioner/Owner: Lisa Behrens, Bull Moose Surveying LLC/Holler Engineering, Staff: Matthew Goddard, Case # 2024-004*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **February 14, 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

**ЗА**





STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
FEBRUARY 14, 2024

ABBREVIATED PLAT: FLORA BOREALIS  
LEGAL DESCRIPTION: SEC 23, T18N, R02W, SEWARD MERIDIAN AK  
PETITIONERS: LISA BEHRENS  
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING LLC / HOLLER ENGINEERING  
ACRES: 18.25 ± PARCELS: 2  
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-004

---

**REQUEST:** The request is to create two lots from Parcel 1 (Tax Parcel B6), MSB Waiver Resolution #84-87-PWm, recorded as 84-210w to be known as **FLORA BOREALIS**, containing 18.25 acres +/- . The property is located south and east of N. Pittman Road, north of Jaland Pond and directly east of N. Treasure Street (Tax ID # 18N02W23B006); within the NW ¼ Section 23, 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 | <b>EXHIBIT A – 5 pgs</b> |
| Soils Report                   | <b>EXHIBIT B – 4 pgs</b> |
| Topographic Narrative          | <b>EXHIBIT C – 1 pgs</b> |
| <b><u>AGENCY COMMENTS</u></b>  |                          |
| USACE                          | <b>EXHIBIT D – 1 pg</b>  |
| MSB Department of Public Works | <b>EXHIBIT E – 1 pg</b>  |
| MSB Development Services       | <b>EXHIBIT F – 1 pg</b>  |
| Utilities                      | <b>EXHIBIT G – 3 pgs</b> |

**DISCUSSION:** The proposed subdivision is creating two lots from Tax Parcel B6, Parcel 1, MSB Waiver Resolution #84-87-PWm. Proposed Lot 1 fronts on N. Pittman Road and N. Treasure Street. Lot 2 has access from N. Treasure Street.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, P.E. notes that the soils evaluation included logging one new test hole on the parcel, review of adjacent existing soils information, review of the provided topography information, review of aerial imagery, and other observations at the site. The new test hole was dug on 9/18/2023 to evaluate existing soil conditions. Near surface soils encountered in the test holes included a thin organic mat over a thick layer of silty loess topsoils which extend down as deep as 1.2'. Receiving soils under the topsoils ere found to be typically clean sands and gravels. Groundwater was not encountered. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and observations at the site, the

proposed new 6-acre lot as labeled as Lot 2 will contain over 10,000 square feet of contiguous useable septic area and an additional 10,000 square feet of useable building area.

Pursuant to MSB 43.20.281(A)(1)(i)(i), a Topographic Narrative was submitted for proposed Lot 1 as seen at **Exhibit C**.

**Comments:**

USACE (**Exhibit D**) has no objections.

MSB Department of Public Works PD&E (**Exhibit E**) notes that the grant of right-of-way easement recorded at Book/Page 38/17 does not define a location for the 100' easement which is likely for Pittman Road. PE&E recommends the applicant work with AKDOT before this plat is approved to resolve this ROW issue.

*Platting Staff notes that all easements will need to be shown property on the final plat prior to recordation (Recommendation #4).*

MSB Development services (**Exhibit F**) has no comments.

**Utilities:** (**Exhibit F**) 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 ADOT&PF; ADF&G; Community Council #1 Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.

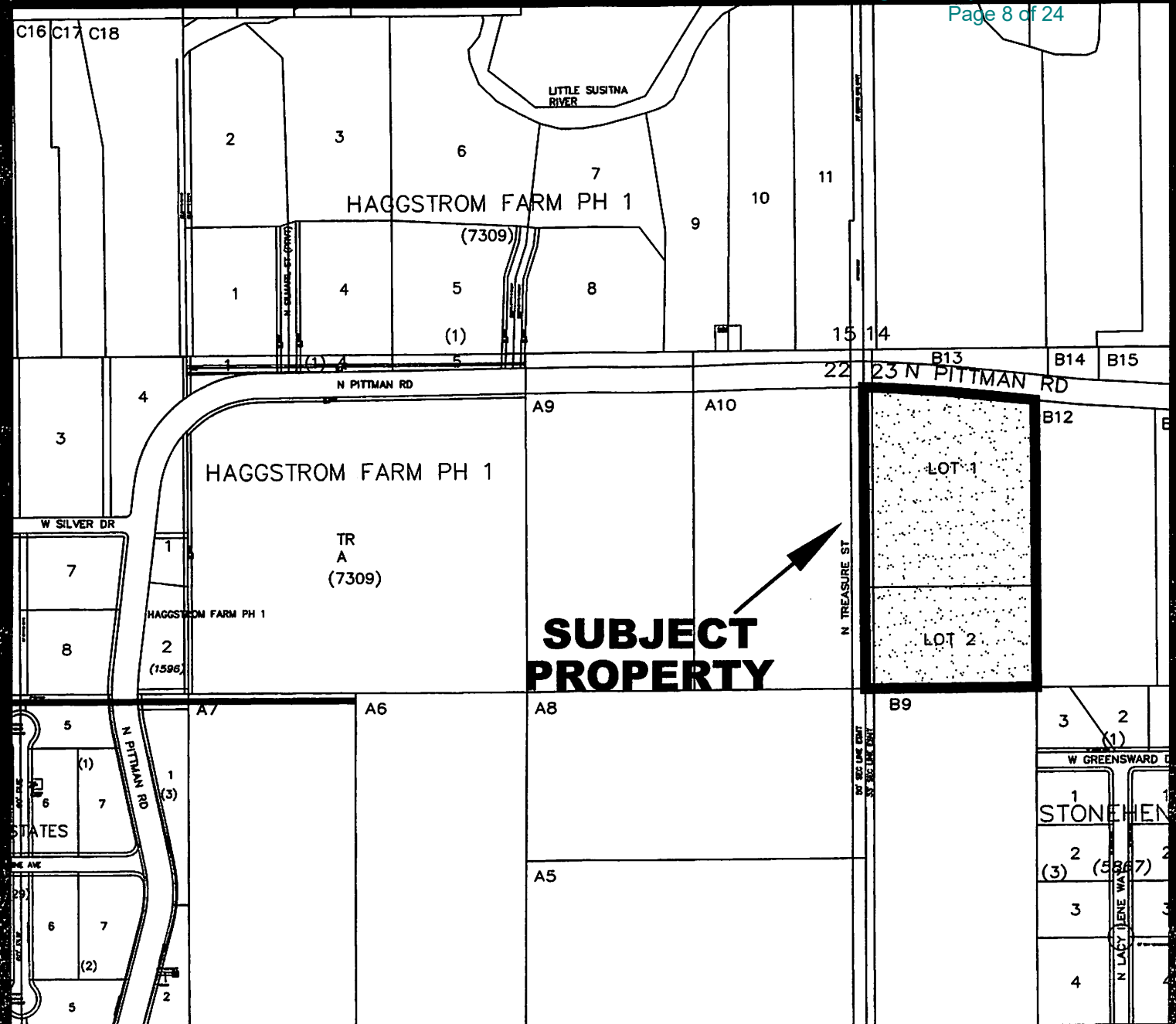
**CONCLUSION:** The abbreviated plat of Flora Borealis is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response 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).

**FINDINGS OF FACT**

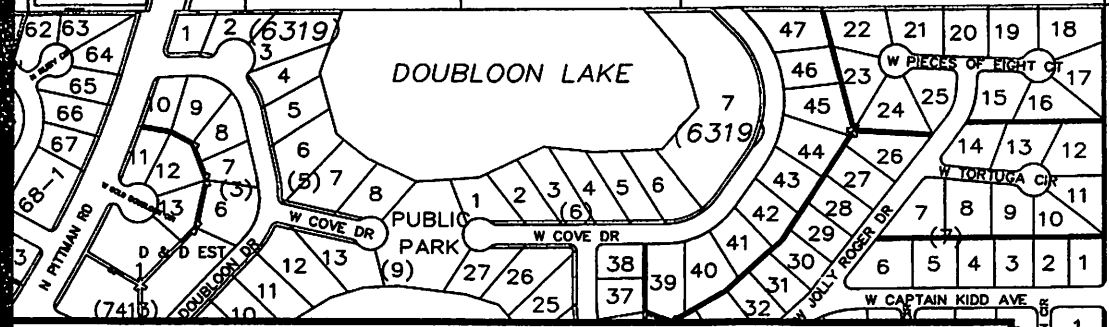
1. The plat of Flora Borealis is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADOT&PF; ADF&G; Community Council #1 Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. 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 Flora Borealis, Section 23, 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. Verify the location of the right-of-way easement recorded in Book/Page 38/17. Verified easement to be shown on the final plat.
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**

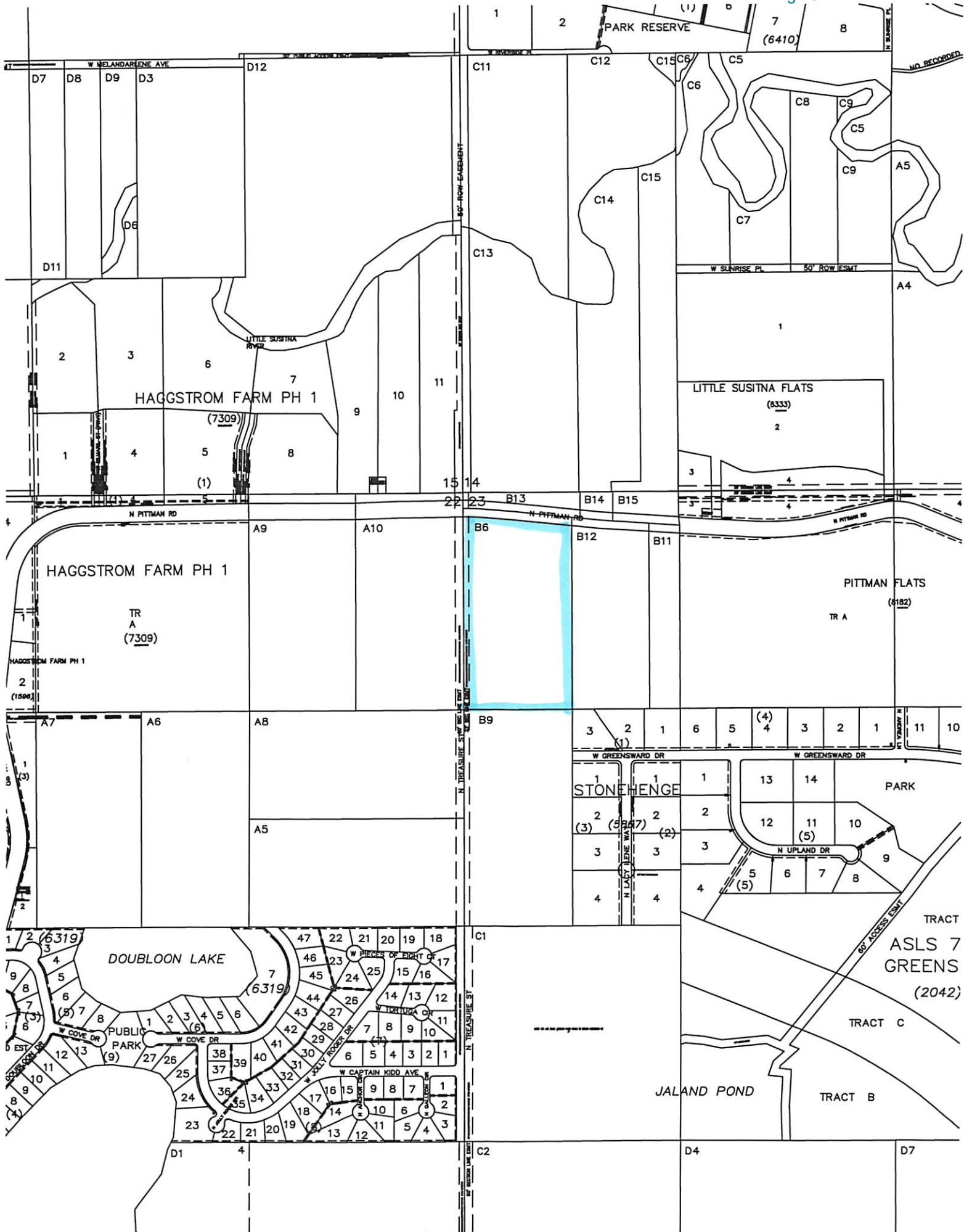


**VICINITY MAP**

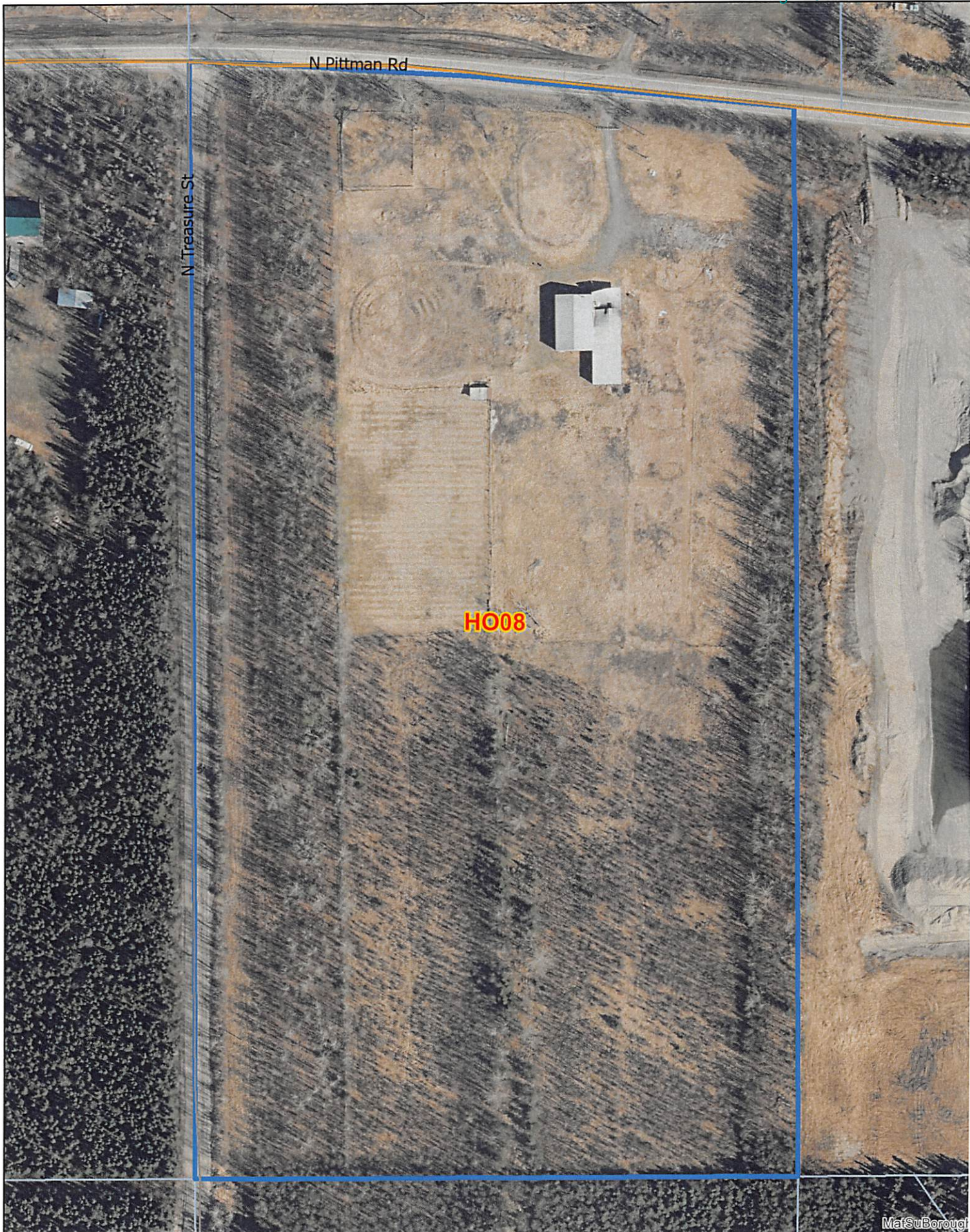
FOR PROPOSED FLORA BOREALIS SUBDIVISION  
LOCATED WITHIN  
SECTION 23, T18N, R02W, SEWARD MERIDIAN  
ALASKA

HO 08 MAP

**EXHIBIT A**







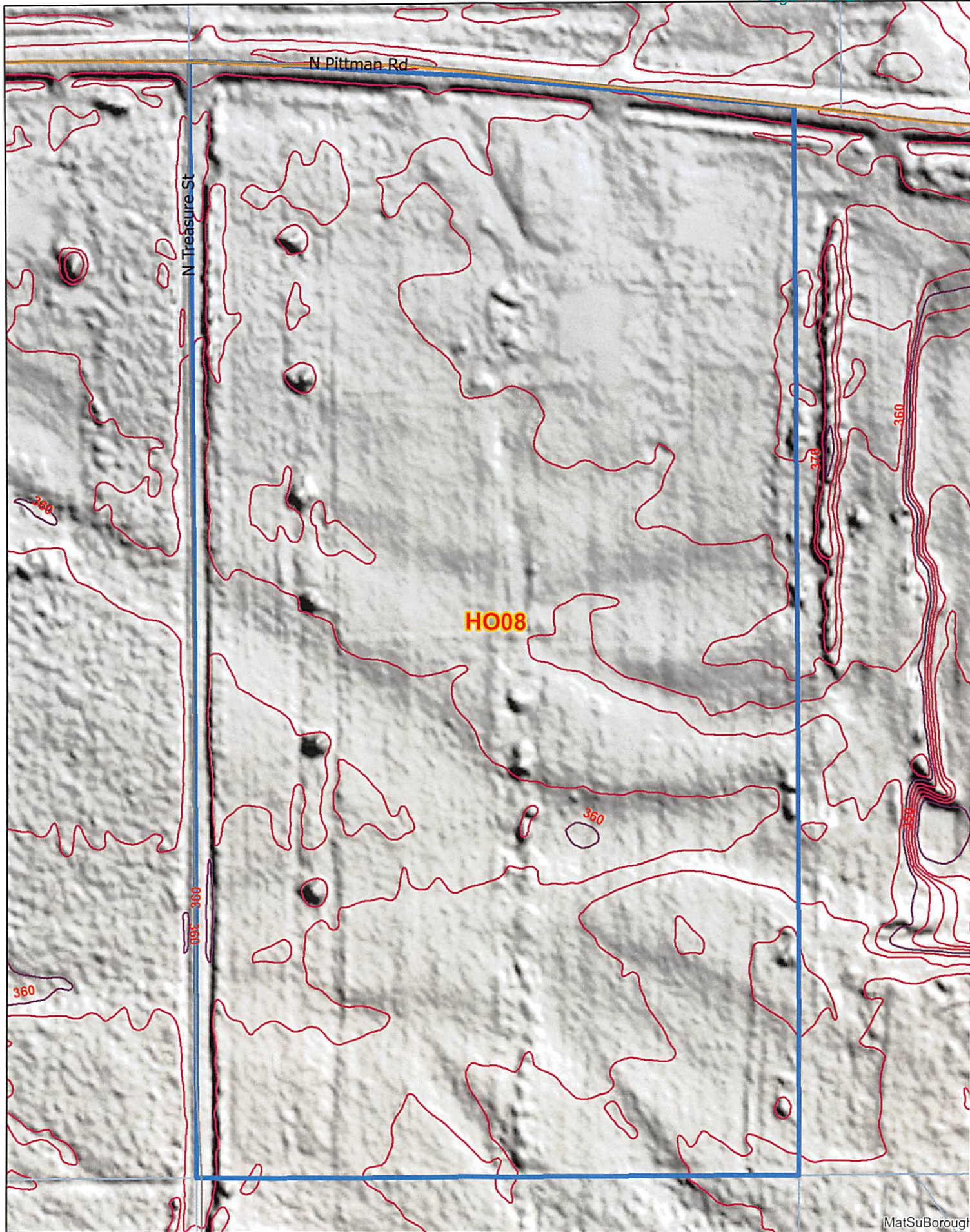
HO08

130 65 0 130 Feet

Matsuborough







MatSuBorough

130 65 0 130 Feet







750 375 0 750 Feet







# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

September 27, 2023

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

RECEIVED  
JAN 10 2024  
PLATTING

Re: *Flora Borealis Subdivision*; Useable Areas, soils and Drainage  
HE #23048

Dear Mr. Wagner:

At the request of the project owner, Lisa Behrens, 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 approximately 18.3 acres. Our soils evaluation included logging 1 new testhole on the parcel, review of adjacent existing soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a wide nearly triangular shape south of N. Pittman Road and east of N. Treasure St. The majority of the parent parcel contains near level terrain with a minimal high point at the northern most quarter of the parent parcel. The terrain also includes a general, yet minimal, slope directed away from the high point shallowly to the southern regions. No areas with steep slopes over 25% were noted. The total elevation differential indicated from the provided topographical map is approximately 6'.

Soils & Vegetation. The parent parcel contains an existing building, related outbuildings, fencing, and somewhat substantial cleared field/driveway regions. The remainder of the parent parcel appears to exist in a native or near native state. Existing vegetation within the wooded portions of the parent parcel primarily consists of mature growth cottonwood and birch trees. One new testhole was dug on the parent parcel on 9/18/23 to evaluate existing soil conditions. Near surface soils encountered in the testholes included a thin organic mat over a thick layer of silty loess topsoils which extend down as deep as 1.2'. Receiving soils under the topsoils were found to be typically clean sands and gravels. A copy of the relevant testhole logs and a location/topography map is attached.

Groundwater. Groundwater was not encountered on the parent property in any of the logged testholes or other recent excavations. Groundwater is not expected to be a significant limiting factor for useable area for any of the proposed lots.

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 an existing water well and lot lines. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed new 6-acre lot as labeled Lot 2 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Lot 1 contains more than 400,000 square feet of area and does not require useable area verification.***

Roads and Drainage. As no new roads are proposed no drainage plan is required. Lots will be accessed by new or existing driveways onto existing roads. General existing drainage patterns are shown on the attached map.

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

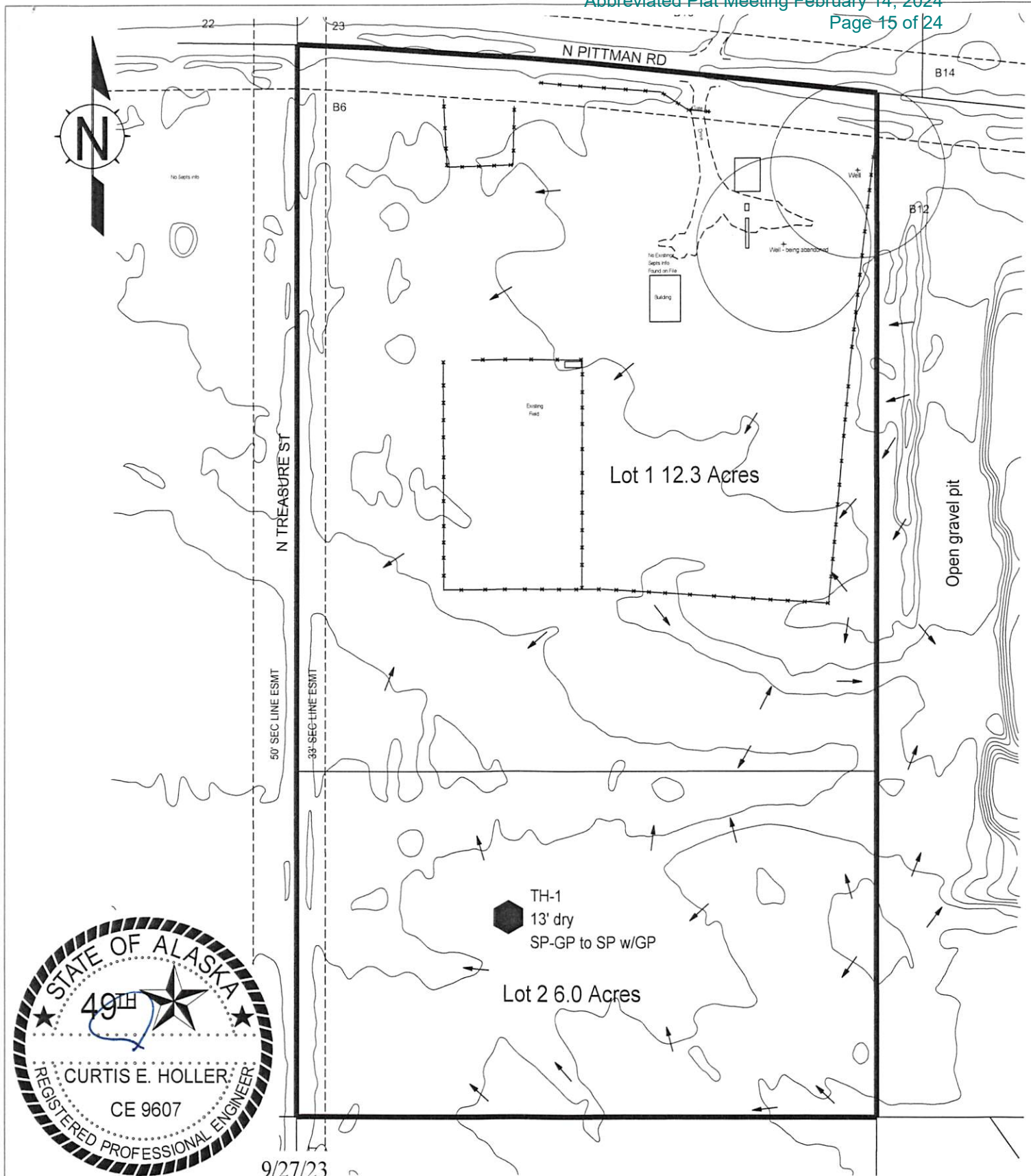
Sincerely,



Curtis Holler, PE

c: L. Behrens, w/attachments





NAME HERE Subdivision  
Testhole, Topography & Drainage Map



**Notes**

1. Base drawing provided by surveyor.
2. MSB 2011 2' LiDAR topo not verified.
3. Arrows denote apparent drainage patterns.
4. Testhole locations approximate.

Job # 22048      Scale: 1" = 150'      Date: 9/27/23





# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 1  
 Performed For: Lisa Behrens  
 Legal Description: Flora Borealis Subdivision

| Depth, feet | Soil Type                             | Slope |
|-------------|---------------------------------------|-------|
| 0-1         | Oh, dark brown                        |       |
| 1-2         | ML, ML-SM                             |       |
| 2-3         | SP-GP, olive, medium sands            |       |
| 3-4         | +50% SP, most rock < 5"               |       |
| 4-5         | slight trace silt, sands fairly well. |       |
| 5-6         |                                       |       |
| 6-7         |                                       |       |
| 7-8         |                                       |       |

Site Plan

See attached testhole & topo map.

↑  
N  
↓

9-10 SP with GP, bands of SP-SW, olive

11-12 No stains  
No Groundwater

WAS GROUNDWATER ENCOUNTERED? No  
 IF YES, AT WHAT DEPTH? N/A  
 DEPTH AFTER MONITORING? N/A

Slope

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

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

19 - TEST RUN BETWEEN    FT AND    FT DEPTH

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

21 -   

22 - PERFORMED BY: C. Holler

DATE: 9/18/23

RECEIVED  
JAN 10 2024  
PLATTING

**Bull Moose Surveying LLC**

Licence #200746  
200 E. Hygrade Lane  
Wasilla, Alaska 99654  
Phone 907.357.6957  
Email: office@bullmoosesurveying.com



Date: 12/29/2023

Topographic Narrative for:  
Flora Borealis Subdivision, Lot 1.

The property is primarily a cleared parcel with elevations beginning approximately at 366' at the Eastern property line and decreasing Westerly to N. Treasure Street at an elevation of approximately 362'. Slope does not exceed 10% East to West. Proposed lot to be created is over 400,000 sq. ft.

Thank you,

Owen T. Dicks, LS-184515



## Matthew Goddard

---

**From:** Hegna, Jonathan R CIV POA <Jonathan.R.Hegna@usace.army.mil>  
**Sent:** Thursday, January 18, 2024 12:32 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Flora Borealis Subdivision (MG)

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

Mathew Goddard,

This email is in response to your solicitation of comments on the Flora Borealis Subdivision Project. The U. S. Army Corps of Engineers (Corps) Regulatory Offices administer two laws that may apply to the proposed construction work for the Flora Borealis Subdivision. Section 10 of the Rivers and Harbors Act of 1899 (33 United States Code 403) requires that a Department of the Army (DA) permit be obtained for certain structures or work in or affecting navigable waters of the U.S., prior to conducting the work. Navigable waters include those waters subject to the ebb and flow of the tide and waters that are presently used, or have been used in the past, or may be susceptible for use to transport in interstate or foreign commerce. Section 404 of the Clean Water Act (33 United States Code 1344) requires that a Department of the Army (DA) permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands, prior to conducting the work. Waters of the U.S. may include certain rivers, streams, lakes, ponds, and adjacent wetlands.

If the project will impact aquatic resources concerning the two laws described above, please file a permit application with our office. The permit application and instructions for completing the application are enclosed and may also be found at: <http://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/Obtain-a-Permit>. Be sure to accurately describe all proposed work and construction methodology. Also, please describe how impacts to aquatic resources have been avoided and minimized through the design of the project. Once the application is complete, you can submit it via email to [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil).

Please contact me via email at [Jonathan.R.Hegna@usace.army.mil](mailto:Jonathan.R.Hegna@usace.army.mil), by phone at (907) 753-2708, or toll free from within Alaska at (800) 478-2712, if you have questions or need assistance. For more information about the Regulatory Program, please visit our website at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sincerely,

Jonathan Hegna

Project Manager  
U.S. Army Corps of Engineers / Alaska District  
2204 3rd Street, Elmendorf AFB, Alaska 99506  
Phone: 907-753-2708  
Email: [Jonathan.R.Hegna@usace.army.mil](mailto:Jonathan.R.Hegna@usace.army.mil)

---

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Sent:** Monday, January 15, 2024 3:18 PM  
**To:** Huling, Kristina N (DOT) <[kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov)>; Post, David E (DOT) <[david.post@alaska.gov](mailto:david.post@alaska.gov)>; Myers, Sarah E E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; Pagemaster, Reg POA <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; Tim Swezey <[tim.swezey@mlccak.org](mailto:tim.swezey@mlccak.org)>; [psfisher@gci.net](mailto:psfisher@gci.net); [information@mlccak.org](mailto:information@mlccak.org);

## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Wednesday, January 24, 2024 2:38 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Flora Borealis (MG)

Matthew,

The grant of a ROW easement recorded at Bk 38 Page 17 does not define a location for the 100' easement which is likely for Pittman Road. PD&E recommends the applicant work with AKDOT before this plat is approved to resolve this ROW issue.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, January 15, 2024 3:18 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah 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; camden.yehle@gmail.com; president@mlccak.org; mschoming@crweng.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Flora Borealis (MG)

Hello,

The following link is a request for comments on the proposed Flora Borealis subdivision. Please ensure all comments have been submitted by January 29, 2024 so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Flora Borealis](#)

Feel free to contact me if you have any questions.

Thank you,  
Matthew Goddard  
Platting Technician



## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Tuesday, January 16, 2024 11:17 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Flora Borealis (MG)

No comments

Thank you,

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, January 15, 2024 3:18 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah 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; camden.yehle@gmail.com; president@mlccak.org; mschoming@crweng.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Flora Borealis (MG)

Hello,

The following link is a request for comments on the proposed Flora Borealis subdivision. Please ensure all comments have been submitted by January 29, 2024 so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Flora Borealis](#)

Feel free to contact me if you have any questions.

Thank you,





**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

January 29, 2024

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

To whom it may concern:

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

- **Flora Borealis**  
(Sec. 23, T18N, R02W, S.M.)

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

Sincerely,

*Skylar Furlong*

Skylar Furlong  
ROW & Permitting Agent  
**ENSTAR Natural Gas Company**  
36225 Kenai Spur Hwy  
Soldotna, AK 99669

## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, January 23, 2024 1:51 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Flora Borealis (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](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, January 15, 2024 3:18 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; pfisher@gci.net; information@mlccak.org; camden.yehle@gmail.com; president@mlccak.org; mschoming@crweng.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Flora Borealis (MG)

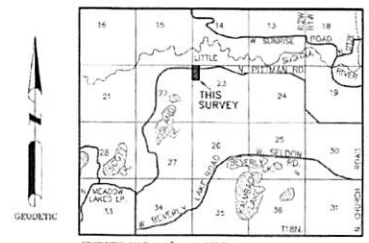
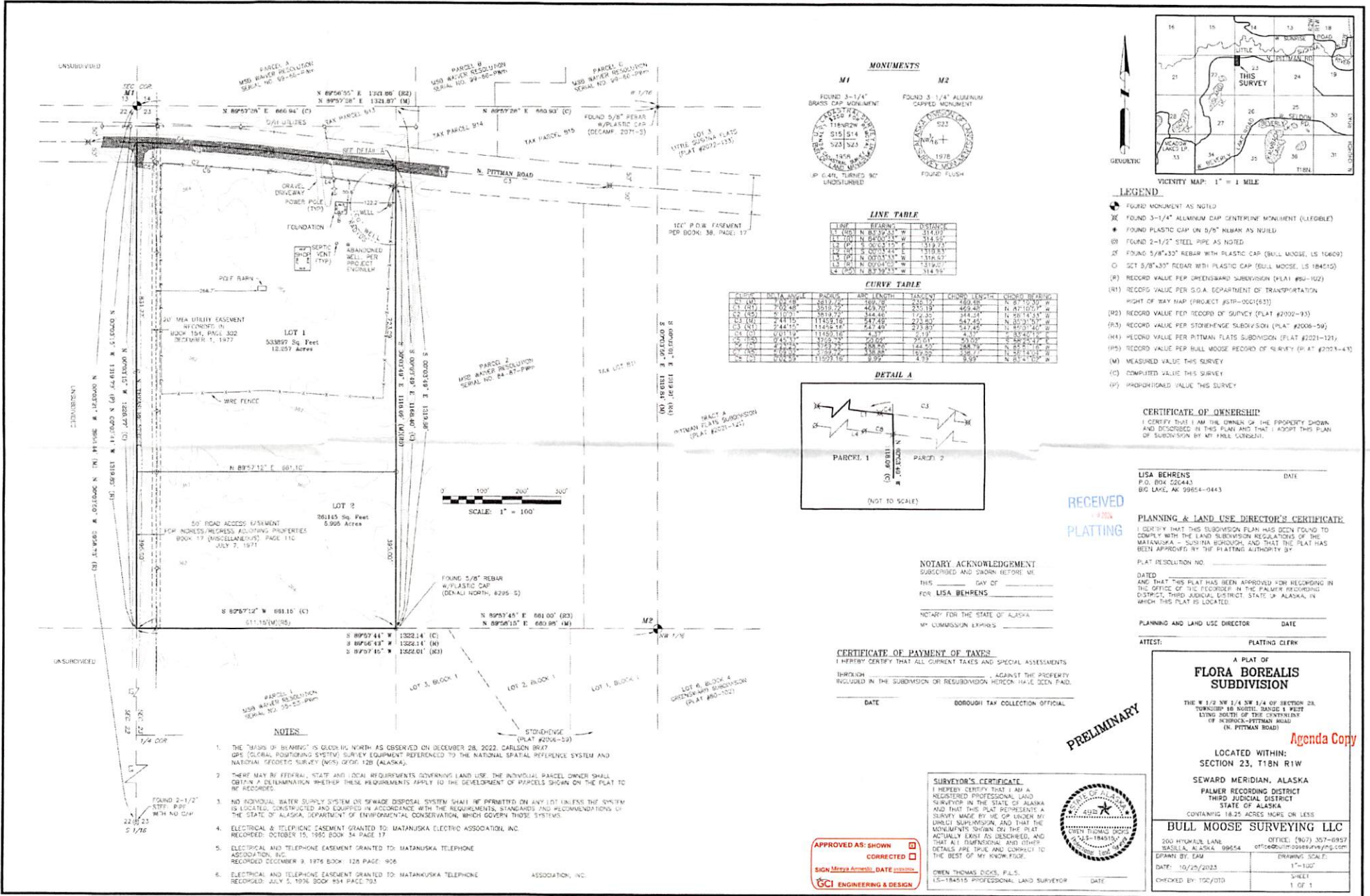
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

The following link is a request for comments on the proposed Flora Borealis subdivision. Please ensure all comments have been submitted by January 29, 2024 so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Flora Borealis](#)

Feel free to contact me if you have any questions.



- LEGEND**
- FOUR MONUMENT AS NOTED
  - FOUND 3-1/4" ALUMINUM CAP CENTERLINE MONUMENT (LEGIBLE)
  - FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
  - FOUND 2-1/2" STEEL PIPE AS NOTED
  - FOUND 5/8"x33" REBAR WITH PLASTIC CAP (BULL MOOSE, LS 106609)
  - SET 5/8"x33" REBAR WITH PLASTIC CAP (BULL MOOSE, LS 106610)
  - RECORD VALUE PER GREENWALD SUBDIVISION (PLAT #50-102)
  - RECORD VALUE PER S.O.A. DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP (PROJECT #5P-0001(8-3))
  - RECORD VALUE PER RECORD OF SURVEY (PLAT #2002-93)
  - RECORD VALUE PER STONEHENGE SUBDIVISION (PLAT #2008-59)
  - RECORD VALUE PER PITTMAN FLATS SUBDIVISION (PLAT #2021-121)
  - RECORD VALUE PER BULL MOOSE RECORD OF SURVEY (PLAT #2021-415)
  - MEASURED VALUE THIS SURVEY
  - COMPUTED VALUE THIS SURVEY
  - PROPORTIONED VALUE THIS SURVEY

**CERTIFICATE OF OWNERSHIP**  
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAT AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FILE NUMBER.

LISA BEHRENS DATE \_\_\_\_\_  
P.O. BOX 22443 B.C. LAKE, AK 99854-0443

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATING AUTHORITY BY \_\_\_\_\_  
PLAT RESOLUTION NO. \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENT**  
SUBSCRIBED AND SIGNED before me this \_\_\_\_\_ day of \_\_\_\_\_ for LISA BEHRENS  
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY DESCRIBED IN THE SUBMISSION OR RESUBMISSION HEREON HAVE BEEN PAID.  
DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_

**ATTEST:** PLATING CLERK \_\_\_\_\_  
A PLAT OF  
**FLORA BOREALIS SUBDIVISION**

THE 1/2 NW 1/4 SW 1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 1 WEST, LYING NORTH OF THE CENTERLINE OF INTERLOCK-PITTMAN ROAD (N. PITTMAN ROAD)

LOCATED WITHIN:  
SECTION 23, T18N R1W  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 18.25 ACRES MORE OR LESS

**BULL MOOSE SURVEYING LLC**  
200 HYMAN LANE, OFFICE: (907) 357-6957  
TASSELLA, ALASKA 99854 OFFICER: TERRY SPANGLER@BULLMOOSESURVEYING.COM  
DRAWN BY: LAM  
DATE: 10/25/2023 DRAWING SCALE: 1"=100'  
CHECKED BY: 192/010 WHEEL 1 OF 1

APPROVED AS SHOWN  
CORRECTED  
SIGN: *Mirya Amador*, DATE: 02/14/2024  
GCI ENGINEERING & DESIGN

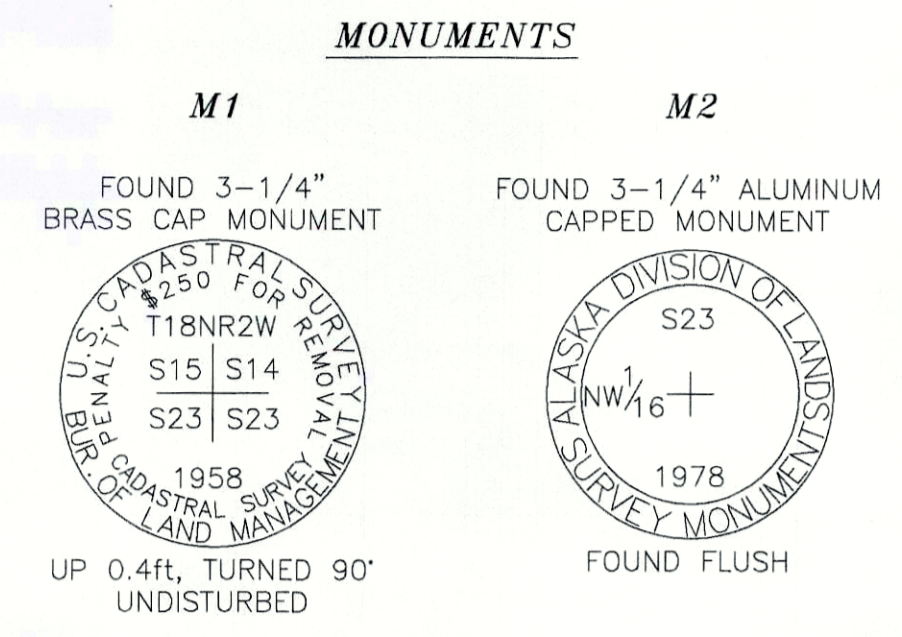
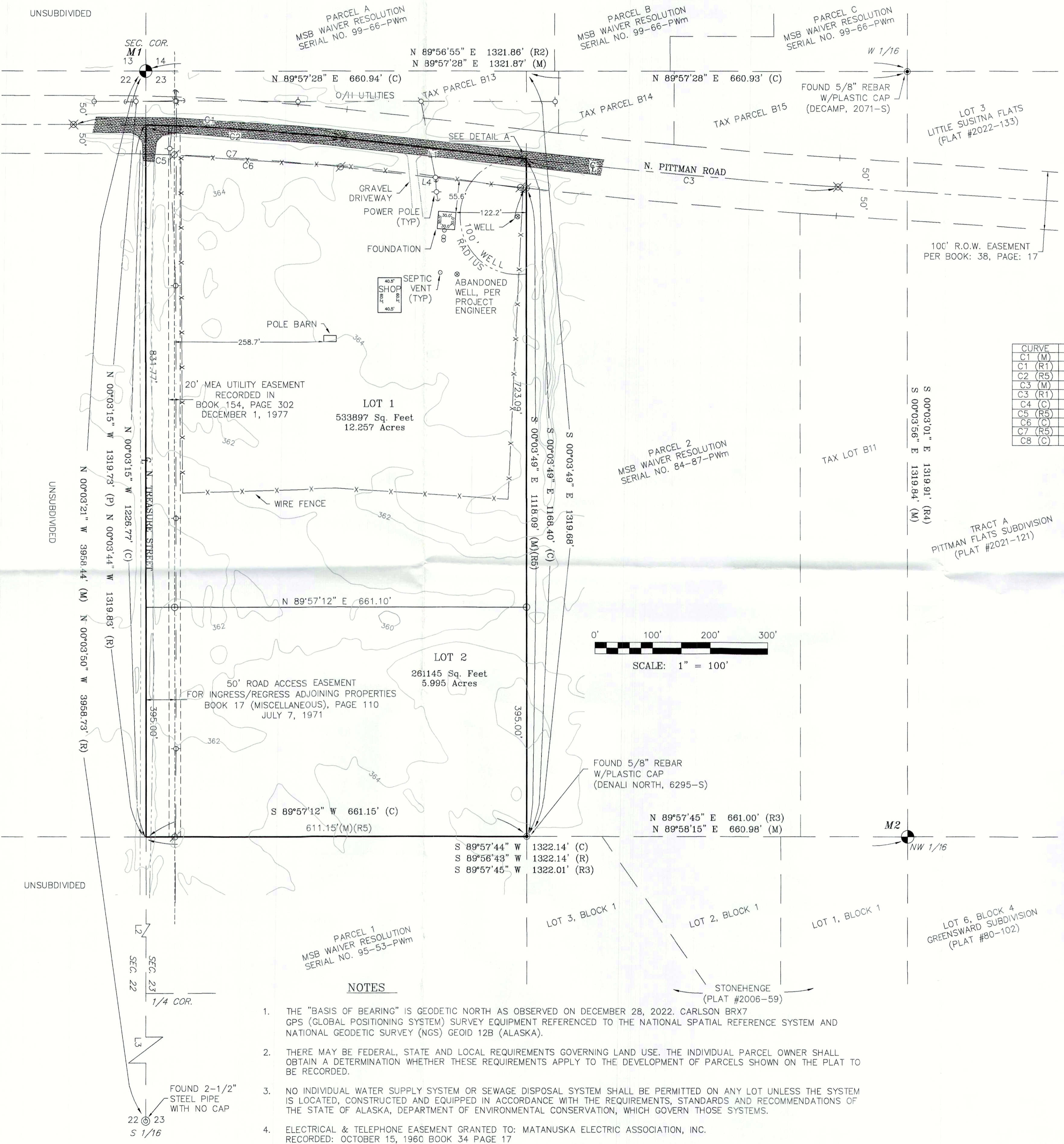


**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
OWEN THOMAS DAVIS, P.L.S.  
16-18515 PROFESSIONAL LAND SURVEYOR DATE \_\_\_\_\_

PRELIMINARY

Agenda Copy



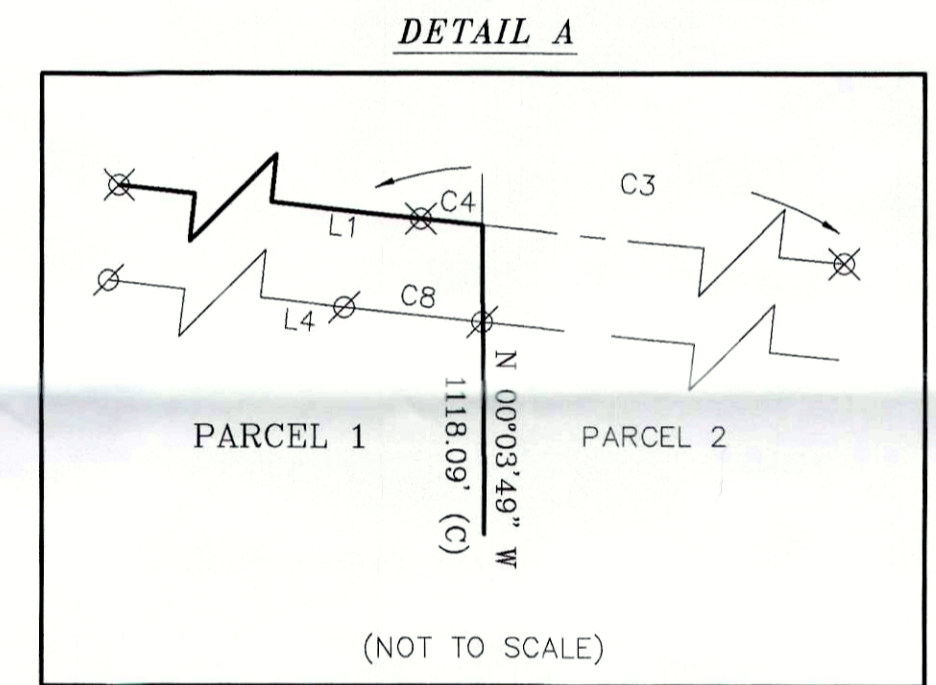


**LINE TABLE**

| LINE    | BEARING       | DISTANCE |
|---------|---------------|----------|
| L1 (R5) | N 83°39'33" W | 314.99'  |
| L1 (R)  | N 84°00'33" W | 314.99'  |
| L2 (P)  | S 00°03'15" E | 1319.73' |
| L2 (R)  | S 00°03'44" E | 1319.83' |
| L3 (P)  | N 00°03'33" W | 1319.97' |
| L3 (R)  | N 00°04'02" W | 1319.07' |
| L4 (R5) | N 83°39'33" W | 314.99'  |

**CURVE TABLE**

| CURVE   | DELTA ANGLE | RADIUS    | ARC LENGTH | TANGENT | CHORD LENGTH | CHORD BEARING |
|---------|-------------|-----------|------------|---------|--------------|---------------|
| C1 (M)  | 7°02'48"    | 3819.72'  | 469.78'    | 235.19' | 469.48'      | N 87°10'57" W |
| C1 (R1) | 7°02'48"    | 3819.72'  | 469.78'    | 235.19' | 469.48'      | N 87°10'57" W |
| C2 (R5) | 5°10'01"    | 3819.72'  | 344.46'    | 172.35' | 344.34'      | N 86°14'33" W |
| C3 (M)  | 2°44'15"    | 11459.16' | 547.49'    | 273.80' | 547.45'      | N 85°01'57" W |
| C3 (R1) | 2°44'15"    | 11459.16' | 547.49'    | 273.80' | 547.45'      | N 85°01'57" W |
| C4 (C)  | 0°01'19"    | 11459.16' | 4.37'      | 2.19'   | 4.37'        | S 83°40'12" E |
| C5 (R5) | 0°45'57"    | 3769.72'  | 50.02'     | 25.01'  | 50.02'       | S 88°25'47" E |
| C6 (C)  | 4°23'25"    | 3769.72'  | 288.86'    | 144.50' | 288.79'      | N 85°51'16" W |
| C7 (R5) | 5°09'02"    | 3769.72'  | 338.88'    | 169.55' | 338.77'      | N 86°14'04" W |
| CB (C)  | 0°02'59"    | 11509.16' | 9.99'      | 4.99'   | 9.99'        | N 83°41'02" W |

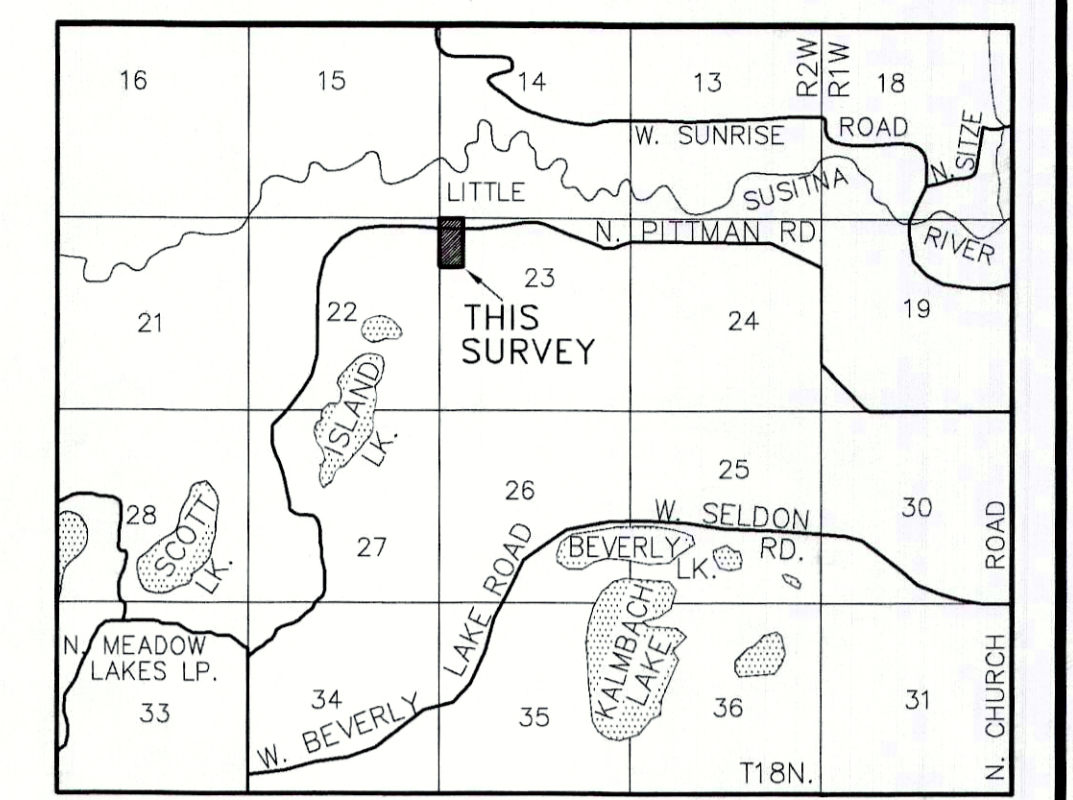


**NOTARY ACKNOWLEDGEMENT**  
SUBSCRIBED AND SWORN BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
FOR **LISA BEHRENS**  
  
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

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

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
  
OWEN THOMAS DICKS, P.L.S.  
LS-184515 PROFESSIONAL LAND SURVEYOR

**PRELIMINARY**



- LEGEND**
- FOUND MONUMENT AS NOTED
  - ⊗ FOUND 3-1/4" ALUMINUM CAP CENTERLINE MONUMENT (ILLEGIBLE)
  - FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
  - ⊙ FOUND 2-1/2" STEEL PIPE AS NOTED
  - ⊗ FOUND 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE, LS 10609)
  - SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE, LS 184515)
  - (R) RECORD VALUE PER GREENSWARD SUBDIVISION (PLAT #80-102)
  - (R1) RECORD VALUE PER S.O.A. DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP (PROJECT #STP-0001(63))
  - (R2) RECORD VALUE PER RECORD OF SURVEY (PLAT #2002-93)
  - (R3) RECORD VALUE PER STONEHENGE SUBDIVISION (PLAT #2006-59)
  - (R4) RECORD VALUE PER PITTMAN FLATS SUBDIVISION (PLAT #2021-121)
  - (R5) RECORD VALUE PER BULL MOOSE RECORD OF SURVEY (PLAT #2023-43)
  - (M) MEASURED VALUE THIS SURVEY
  - (C) COMPUTED VALUE THIS SURVEY
  - (P) PROPORTIONED VALUE THIS SURVEY

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

LISA BEHRENS  
P.O. BOX 520443  
BIG LAKE, AK 99654-0443

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. \_\_\_\_\_  
DATED \_\_\_\_\_  
AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.  
  
PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_ PLATTING CLERK \_\_\_\_\_

A PLAT OF  
**FLORA BOREALIS SUBDIVISION**  
  
THE W 1/2 NW 1/4 NW 1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 1 WEST LYING SOUTH OF THE CENTERLINE OF SCHROCK-PITTMAN ROAD (N. PITTMAN ROAD)  
  
LOCATED WITHIN:  
SECTION 23, T18N R1W  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 18.25 ACRES MORE OR LESS  
**BULL MOOSE SURVEYING LLC**  
200 HYGRADE LANE OFFICE: (907) 357-6957  
WASILLA, ALASKA 99654 office@bulmoosesurveying.com  
DRAWN BY: EAM DRAWING SCALE: 1"=100'  
DATE: 10/25/2023 SHEET 1 OF 1  
CHECKED BY: TGC/OTD

- NOTES**
- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON DECEMBER 28, 2022. CARLSON BRX7 GPS (GLOBAL POSITIONING SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA).
  - 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 EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
  - ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: OCTOBER 15, 1960 BOOK 34 PAGE 17
  - ELECTRICAL AND TELEPHONE EASEMENT GRANTED TO: MATANUSKA TELEPHONE ASSOCIATION, INC. RECORDED DECEMBER 9, 1976 BOOK: 128 PAGE: 908
  - ELECTRICAL AND TELEPHONE EASEMENT GRANTED TO: MATANUSKA TELEPHONE ASSOCIATION, INC. RECORDED: JULY 5, 1996 BOOK 854 PAGE: 793

Agenda Copy