

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.

March 13, 2024

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattting@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. **AURORA VIEW ESTATES 2024:** The request is to create two lots from Lot 6, Aurora View Estates (Plat # 2006-193), to be known as **Aurora View Estates 2024**, containing 4.42 acres +/- . The property is located directly north of S. Aurora View Circle, north of E. Walling Road, and east of S. Caudill Road (Tax ID # 5959000L006); within the NW ¼ Section 30, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District # 1. *(Petitioner/Owner: Calvin Hall, Staff: Chris Curlin, Case #2024-019)*

B. **KARSTEN SLOUGH:** The request is to create two lots from Tax Parcel A8 (Parcel #2, MSB Waiver 1999-18-PWm, recorded at Reception No. 2001-021221-0), to be known as **KARSTEN SLOUGH**, containing 5.2 acres +/- . Parcel is located north of W. Parks Highway, west of N. Suzanna Street and directly north of W. Karsten Drive (Tax ID# 17N02W02A008): lying within Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #7. *(Petitioner/Owner: Justin L. & Sunshine E. Hunsaker, Staff: Amy Otto-Buchanan, Case #2024-021)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **March 13, 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
MARCH 13, 2024

ABBREVIATED PLAT: AURORA VIEW ESTATES 2024
LEGAL DESCRIPTION: SEC 30, T17N, R03E S.M., AK
PETITIONERS: CALVIN HALL
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING
HOLLER ENGINEERING
ACRES: 4.42 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2024-019

REQUEST:

The request is to create two lots from Lot 6, Aurora View Estates (Plat # 2006-193), to be known as **Aurora View Estates 2024**, containing 4.42 acres +/- . The property is located directly north of S. Aurora View Circle, north of E. Walling Road, and east of S. Caudill Road; within the NW ¼ Section 30, Township 17 North, Range 03 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos **Exhibit A – 4 pgs**
Soils Report **Exhibit B – 13 pgs**

COMMENTS:

MSB Pre-design and Engineering **Exhibit C – 1 pg**
MSB Permit Center **Exhibit D – 1 pg**
Utilities **Exhibit E – 5 pgs**

DISCUSSION: The proposed subdivision is creating two lots from Lot 6, Aurora View Estates, Plat #2006-3. Proposed Lot 6A will be 3.29 acres and Lot 6B will be 1.13 acres. Proposed lots will take access from S. Aurora View Circle, a Borough owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, P.E., notes that test pits were excavated for each of the proposed lots. Test pit locations were selected as a representative of the conditions to be expected throughout the proposed subdivision. The test holes were dug to a depth of 14' for proposed Lot 6B and 19.5' for proposed Lot 6A, no ground water was encountered. Test hole locations are shown at (**Exhibit B-3**). Soils Log with detailed description of soils encountered for proposed lots are at (**Exhibit B-4 & B-5**) The engineer states 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 existing water wells and lot lines. For useable building area, lot line setbacks, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to meet the code requirements.

Based on the available soils and water table information, topography contours, MSB Title 43 Code definitions, and our observations at the site, the proposed new lots 6A and 6B will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.

COMMENTS:

DPW Pre-design and Engineering (**Exhibit C**) The five-foot easement shown as a snow storage easement should be labeled as a snow storage & utility easement.

MSB Permit Center (**Exhibit D**) This parcel will need a driveway permit.

Utilities: (Exhibit E)

MTA requests the five-foot snow storage easement shown on the agenda plat be labeled “5’ Snow Storage & Utility Easement,” like it does on the plat 2006-193.

ENSTAR has no comments. GCI has no comments or objections. MEA did not respond.

There were no objections received from Borough departments, outside agencies or the public at the time of this staff report.

CONCLUSION

The plat of **Aurora View Estates 2024** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A soils report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

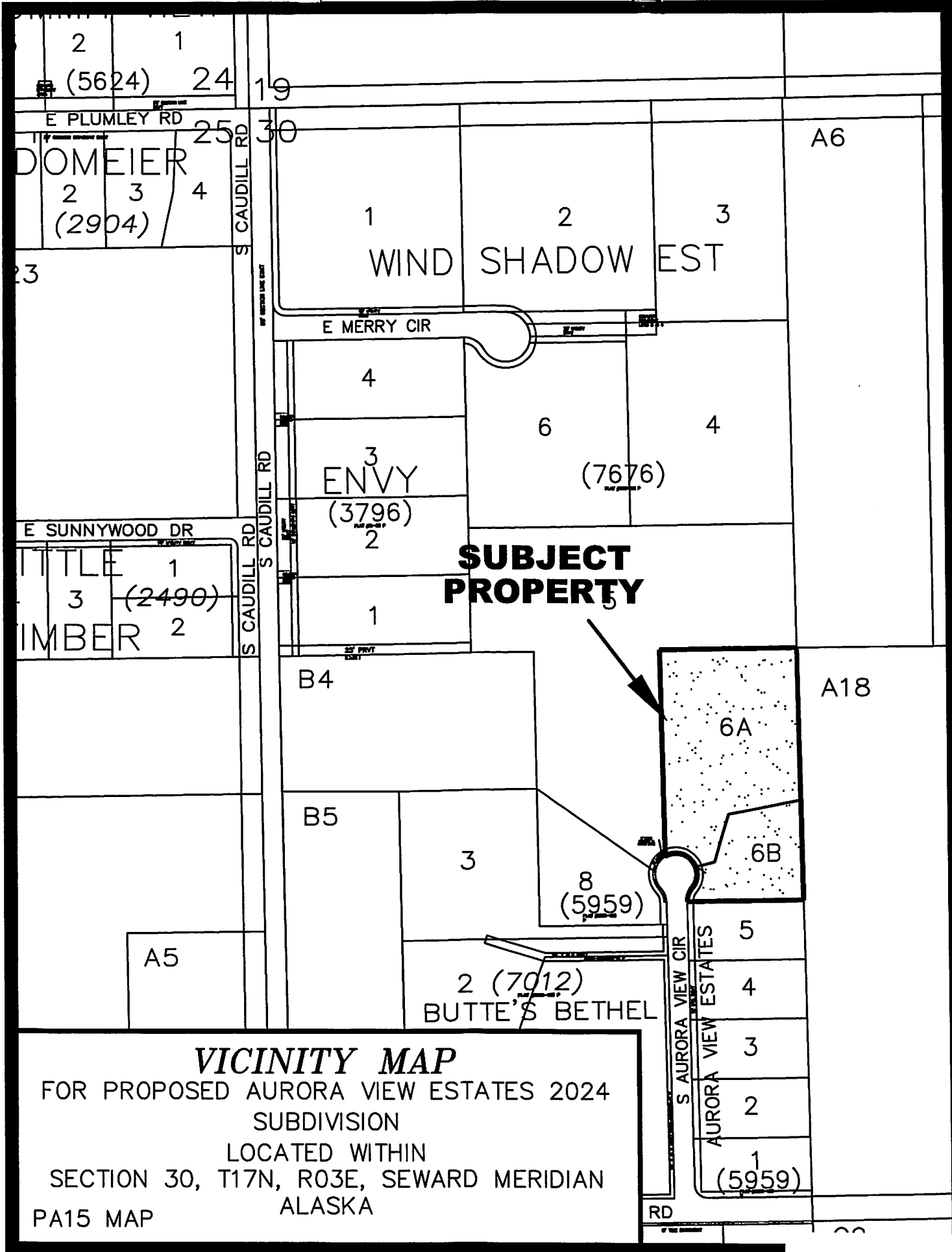
FINDINGS of FACT:

1. The abbreviated plat of **Aurora View Estates 2024** 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). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Emergency Services, Community Development, or Assessments; the public; or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

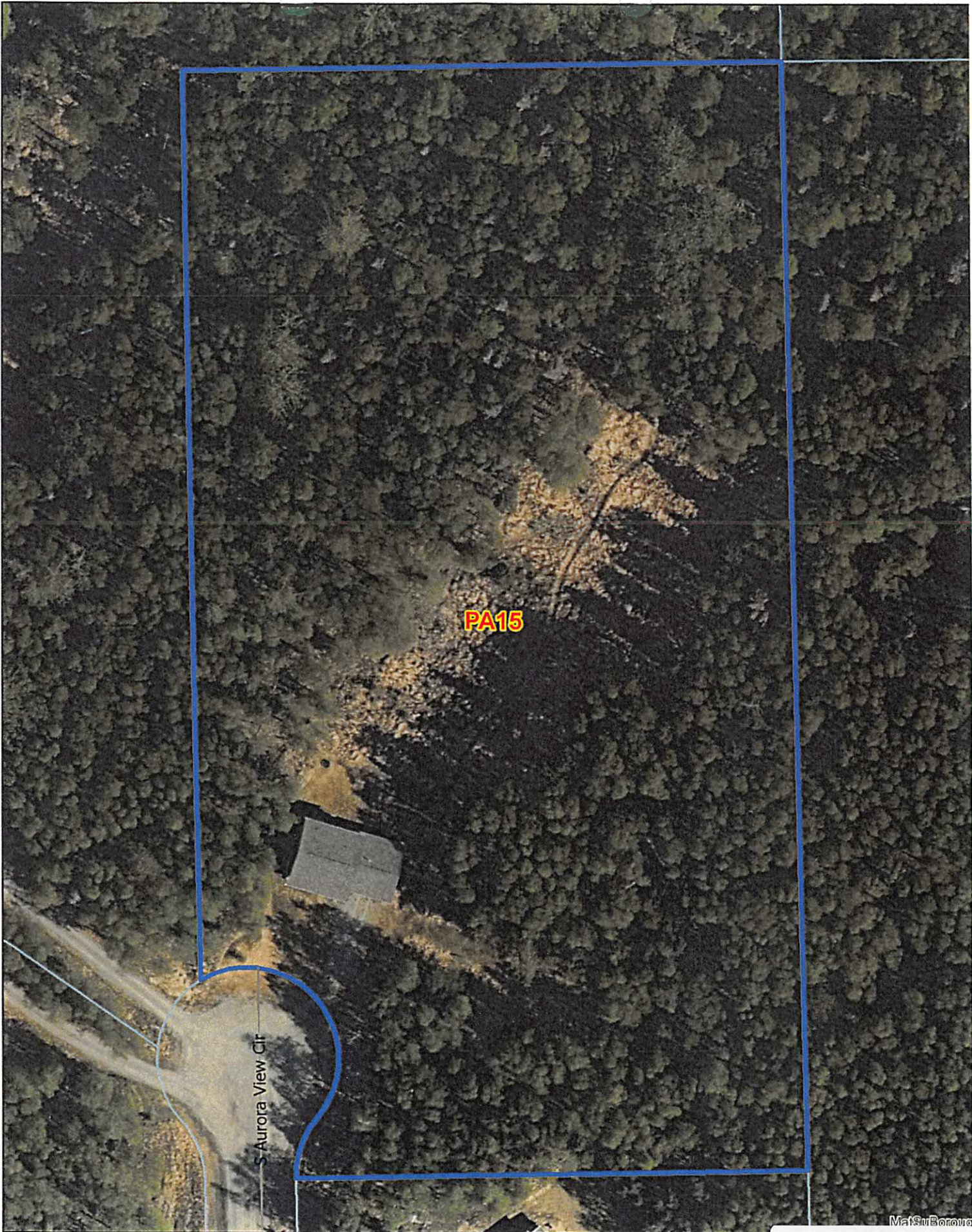
Staff recommends approval of the abbreviated plat of **Aurora View Estates 2024**, contingent on the following recommendations:

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. Label the five-foot easement as a Snow Storage & Utility Easement.
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



VICINITY MAP

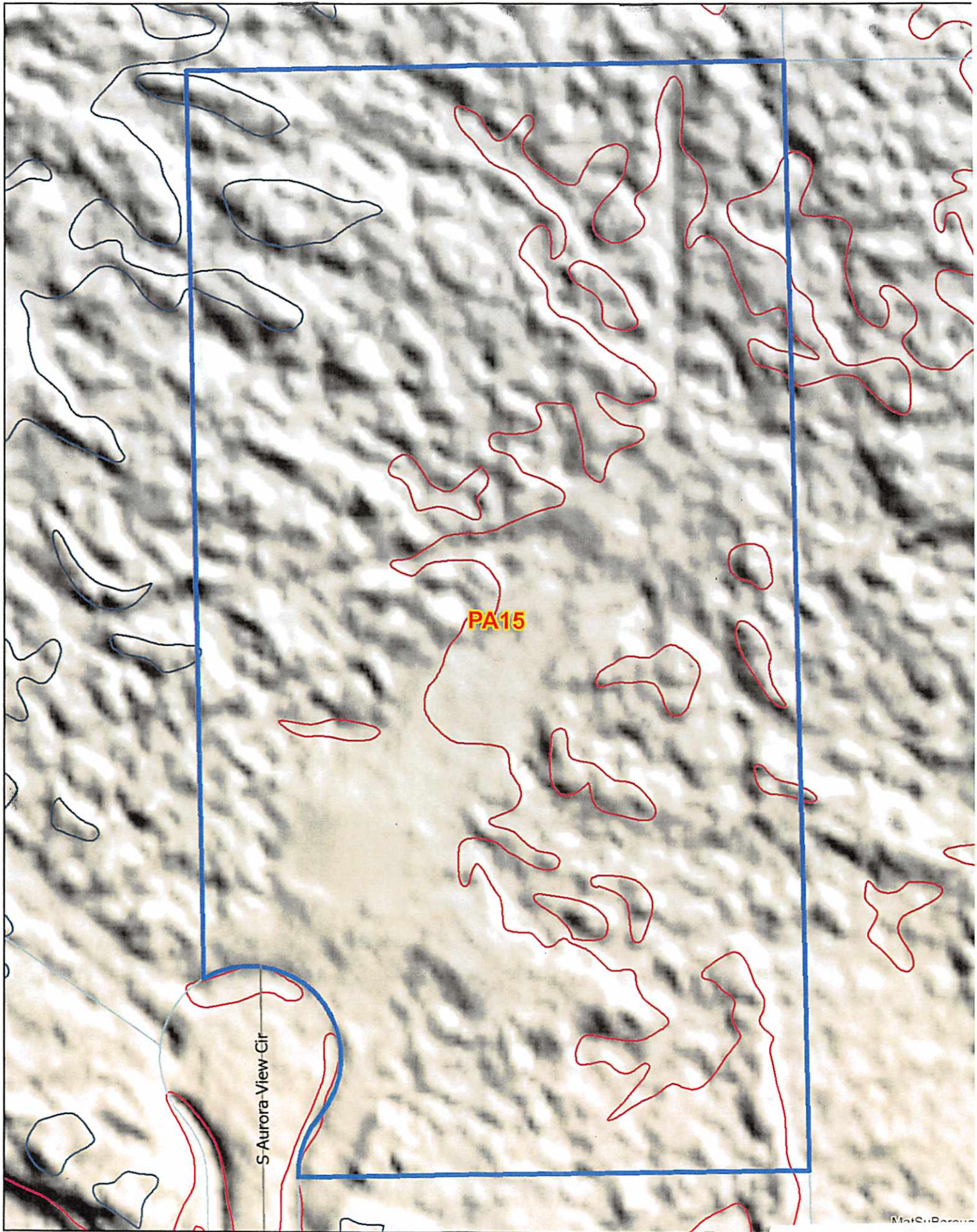
FOR PROPOSED AURORA VIEW ESTATES 2024
SUBDIVISION
LOCATED WITHIN
SECTION 30, T17N, R03E, SEWARD MERIDIAN
ALASKA
PA15 MAP



60 30 0 60 Feet

MatsuiBorova

EXHIBIT A-2



60 30 0 60 Feet



260 130 0 260 Feet

EXHIBIT A-4



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

February 7, 2024

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

RECEIVED
FEB 08 2024
PLATTING

Re: *Aurora View Estates 2024*; Useable Areas, Soils, and Drainage
HE #24001

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from a single existing lot, totaling 4.4 acres. Our soils evaluation included review of 6 testholes from an earlier soils report and septic documentation, review of the 2019 LiDAR contours, and review of multiple aerial and ground images. See the attached testhole location and topography map for details.

Topography. The project site forms a near rectangle northeast of S. Aurora View Circle, oriented north-south. The parcel is nearly flat, with a very gentle slope to the southeast. No areas with steep slopes over 25% were noted. The total elevation differential indicated from the provided topographical map is approximately 3'.

Soils & Vegetation. The parent parcel contains an existing residence on lot 6 with related clearings, driveway, and utilities. The remainder of the parent parcel exists in an apparent native or near-native state. Vegetation in the wooded portion consists primarily of birch and spruce trees, with a few cottonwoods. Areas between mature trees have grasses and lesser shrubs. Six testholes were previously dug on the parent parcel and 3 adjacent/proximate lots, including 2 by this firm. Near surface soils encountered in the testholes typically included a thin organic mat over a thick layer of silty loess topsoils which extended down 1' to 2'. Receiving soils under the topsoils varied from clean sands and gravels to a silt-sand-gravelly mix, or were heavily banded alternating between those two soil types. Banded areas typically had thin bands, including many which are too thin to conduct a percolation test. Despite this, 4 percolation tests were conducted in the silty bands with results of 3, 4, 9 & 11 minutes per inch. Four of the testholes located off the project boundary are considered supplemental, however serve to demonstrate consistency. The perc test for Testhole 3 on the project was reported as 4 minutes per inch, however the test notes were not included. This perc information is considered supplemental as well, as the testhole was continued down and encountered clean sand and gravels to 9' past the bottom of the silty soils. A copy of the logs and a testhole location/topography map is attached.

Groundwater. Groundwater was not encountered in any of the testholes, which had depths of 9.5', 12.5', 13', 14', 18' and 19'. No surface water exists in the nearby area, and groundwater is not expected to be a limiting factor.

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 existing water wells and lotlines. For useable building area, lotline setbacks, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to meet the code requirements. Based on the available soils and water table information, topography contours, MSB Title 43 Code definitions, and our observations at the site, *the proposed new lots 6A and 6B will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.*

Roads and Drainage. As no new roads are proposed no formal drainage plan is required. Lots will be accessed by new or existing driveways onto S. Aurora View Circle. General existing drainage patterns are estimated and shown on the attached map, although the site is very flat with minimal grade.

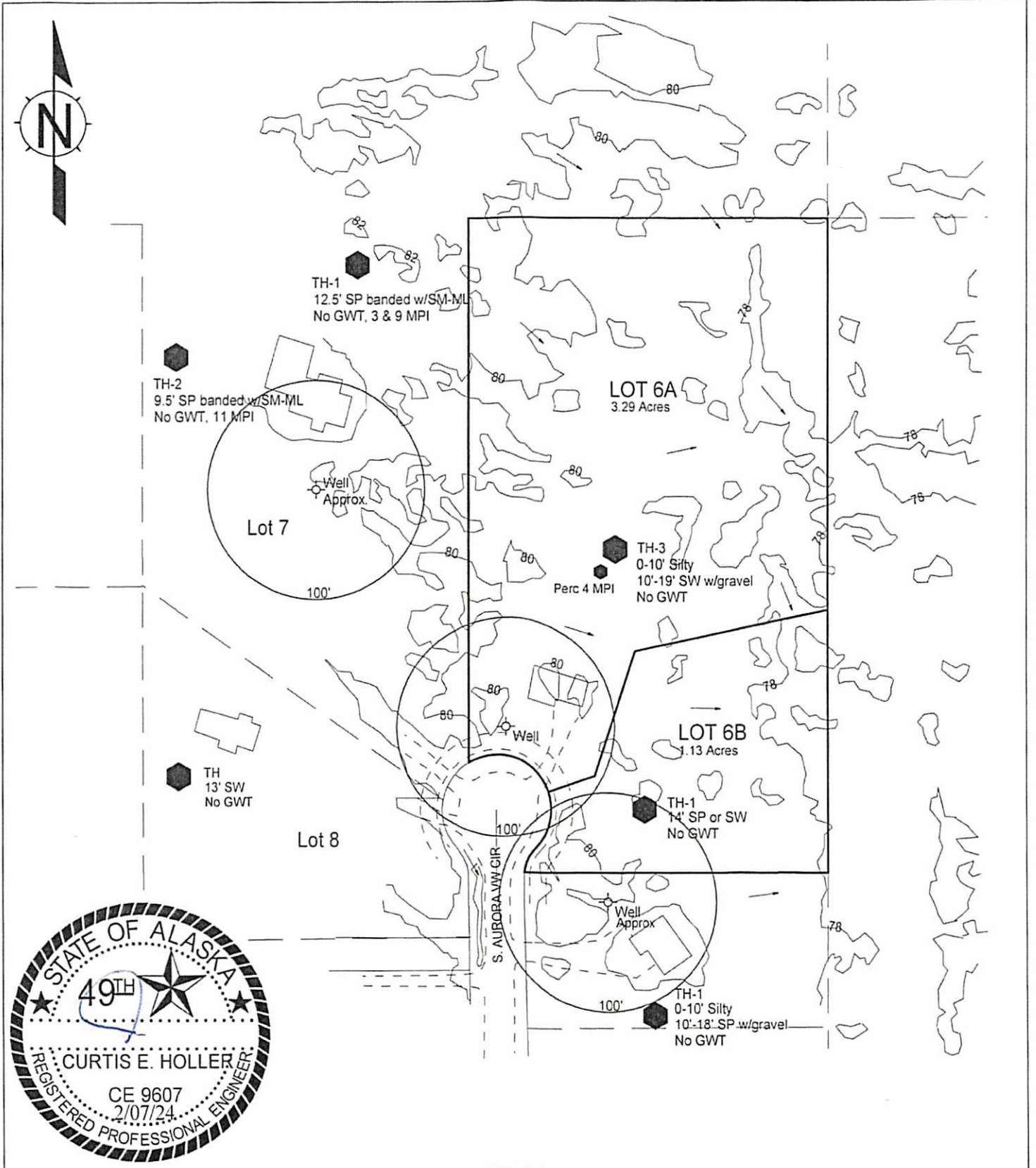
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: C. Hall, w/attachments





Aurora View Estates 2024
Useable Area, Testholes, and Topography Drawing



Job # 24001 | Scale: 1" = 120' | Date: 2/07/24

Notes

1. Location of some improvements approximate.
2. Base map dims from surveyor, 2' LiDAR contours traced, not verified.
3. Arrows denote apparent drainage patterns- very flat.
4. Testholes approx., from old asbuilt & GPS info.

Soils Log

Project: Lot 6, Aurora View Estates
Date: 07/27/2006
Test Hole: 1

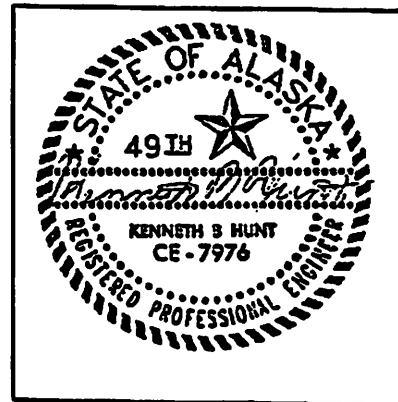
Logged By: Kenneth B. Hunt, P.E.
Work Order: 06-002

(Ft)	Description
0' - 0.6'	(PT) Peat, Black, Moist
1 0.6' - 1.5'	(OL-SM) Organics, Silty sand, Gray, Moist
2 1.5' - 12'	(SP) Fine poorly sorted sand w slight silts, Gray, Moist
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13 12' - 14'	(SW) Well sorted sand with gravel Gray, Moist
14	Bottom of test hole
15	
16	
17	
18	
19	
20	
21	

COMMENTS:

See Test Hole Location Map
No mottling apparent
No Water
No impermeable layer

This report is only for determining the feasibility of constructing an onsite wastewater disposal system for Borough subdivision approval. Soil type ratings are based on visual observation, and have not been verified with laboratory analyses or analyzed for structural properties, structural stability, seismic stability or any other purpose other than for the construction of a wastewater absorption field. An independent site-specific soil investigation shall be necessary to determine wastewater disposal system parameters for any new wastewater disposal system within this subdivision.



KENNETH B. HUNT, ENGINEERING
Po Box 190635, Anchorage AK 99519

Soils Log

Project: **Lot 6, Aurora View Estates**
Date: **08/03/06**
Test Hole: **3**

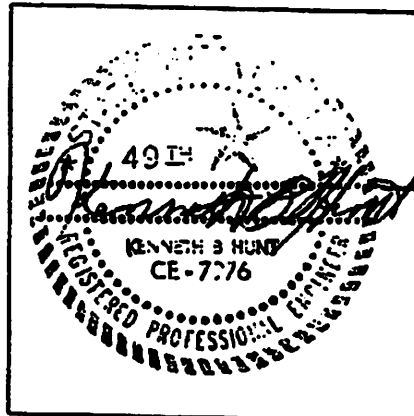
Logged By: **Kenneth B. Hunt P.E.**
Work Order: **06-002**

(Ft)	Description
1	0' - 2' (OL-SM) Organics silty sand, Gray brown, Moist
2	
3	2' - 3' (ML) Inorganic silts, Very fine sand, Gray brown, Moist
4	3' - 5' (SP-SM) Layers of poorly sorted sands & silty sand, Gray brown, Moist
5	
6	5' - 10' (ML) Inorganic silts with slight plasticity. Dense, Gray brown, Moist
7	
8	
9	
10	
11	10' - 14' (SW) Well sorted sand with some 1" gravel, Gray brown, Moist
12	
13	
14	
15	14' - 19.5' (SW) Well sorted sand with 3" gravel Loose, Gray brown, Moist
16	
17	
18	
19	
20	Bottom of test hole
21	

COMMENTS:

See Test Hole Location Map
No mottling apparent
Apparent impermeable layer at 5' - 10'
No water
No impermeable layer

This soils log is only for determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation, and have not been verified with laboratory analyses or analyzed for structural properties, structural stability, seismic stability or any other purpose other than for the construction of a wastewater absorption field. Relying on this soils log information for purposes other than for the development of a wastewater absorption field shall be at ones own risk.



KENNETH B. HUNT, ENGINEERING
PO Box 190635, Anchorage AK 99519

III. WASTEWATER DISPOSAL	Legal Description: <u>Lot #6 Aurora View Estate</u>
Type of Wastewater System:	
<input type="checkbox"/> Septic Tank with Conventional Soil Absorption System	<input type="checkbox"/> Package Treatment Plant (requires engineered design)
<input type="checkbox"/> Holding Tank: Material Type: _____ Size in Gallons: _____ Manufacturer: _____	
<input type="checkbox"/> Other - Specify Type _____	<input type="checkbox"/> Alternate Onsite (requires engineered design)
<input type="checkbox"/> Small Commercial System (< 500 GPD) With Estimated Daily Wastewater Flow of: _____ Gallons Per Day (GPD)	
Criteria Used to Estimate Daily Wastewater Quantity: _____	

<input checked="" type="checkbox"/> NEW SYSTEM	<input type="checkbox"/> REPAIR TO EXISTING SYSTEM	Certified Installer Installation Notification Date:
Name of Installer: <u>Bailey's Backhoe</u>		Date Installed: <u>6-7-07</u>
System Installed:	<input type="checkbox"/> By a Registered Engineer	<input checked="" type="checkbox"/> With Inspection by a Registered Engineer
	<input type="checkbox"/> By Approved Homeowner (attach copy of approval letter)	<input type="checkbox"/> By a Certified Installer/Installer Number
Septic Tank: Material: <u>STEEL</u>	Manufacturer: <u>ANCHORAGE TANK</u>	Size (Gallons): <u>1000</u>
		Number of Compartments: <u>2</u>
Type of Soil Absorption System:	<input checked="" type="checkbox"/> Deep Trench	<input type="checkbox"/> Shallow Trench
	<input type="checkbox"/> Mound	<input type="checkbox"/> Seepage Pit
		<input type="checkbox"/> Bed
		<input type="checkbox"/> Other, Specify _____
Soil Classification: <u>SM&SW</u>	Soil Rating: <u>G-00D</u>	Dimensions/Size of Absorption Area: <u>FD '8 x 30'</u>
Grading/Size of Distribution Rock: <u>1 1/2" - 3"</u>		Thickness/Depth of Distribution Rock: <u>2.5' x 8'</u>
Percolation Test Results, Attach Copy of Report:	Percolation Test Performed by: <u>Kenneth B Hunt, P.E.</u>	
<u>4.14</u> Minutes per Inch <u>150</u> Sq. ft. per bedroom	percolation test results must be sealed/signed by a registered engineer	
List ground cover in feet over:	Septic Tank <u>4'</u>	Absorption Area <u>6'</u>
	Sewer Pipes <u>4'</u>	
Cleanout Pipes/Caps Installed: <u>YES</u>	Foundation Cleanout: <u>YES</u>	Septic Tank: <u>YES</u>
		Monitor Tubes: <u>YES</u>
Indicate separation distances from septic tank or absorption area, whichever is closest, to all nearby:		
Public drinking water sources within 200 feet: <u>+200</u>	Private drinking water sources within 100 feet: <u>118'</u>	
Nearest water bodies (see 18 AAC 72.020(b)): <u>+100</u>	Lot line: <u>95'</u>	
Separation Distance from Outlet Sewer Lines to:	Public Drinking Water Sources: <u>+200</u>	Private Sources: <u>118'</u>
Separation Distance From Bottom of Distribution Rock to:	Groundwater Table: <u>+4</u>	Bedrock: <u>+6</u>
Separation Distance from Absorption Area to Slope exceeding 25%:	<u>+1000</u>	
Comments/Recommendations		
I certify that the above information, and that provided in Section IV, is correct:		
Signature: <u>Kenneth B Hunt</u>	Typed/Printed Name: <u>Kenneth B Hunt P.E. CE 7976</u>	Title, Reg./Cert No., Inst. No. Date: <u>8/14/07</u>
NOTE: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or Approved Homeowner. If engineering seal bears printed name, registration number, and is signed, those blocks need not be completed for engineered submittals.		

TH-3

SEAL
Registered Professional
Engineer

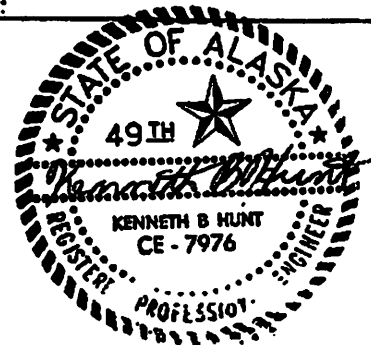
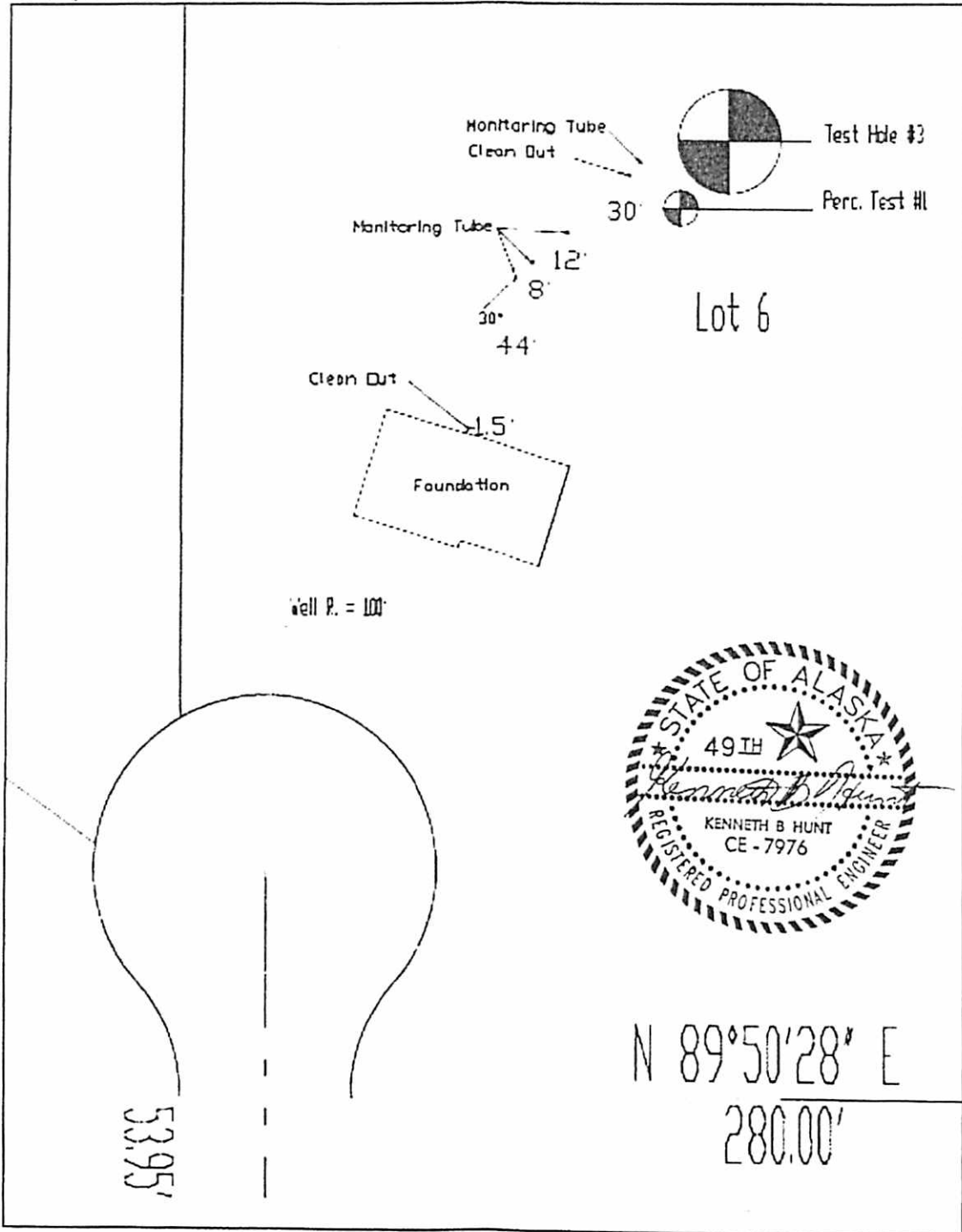


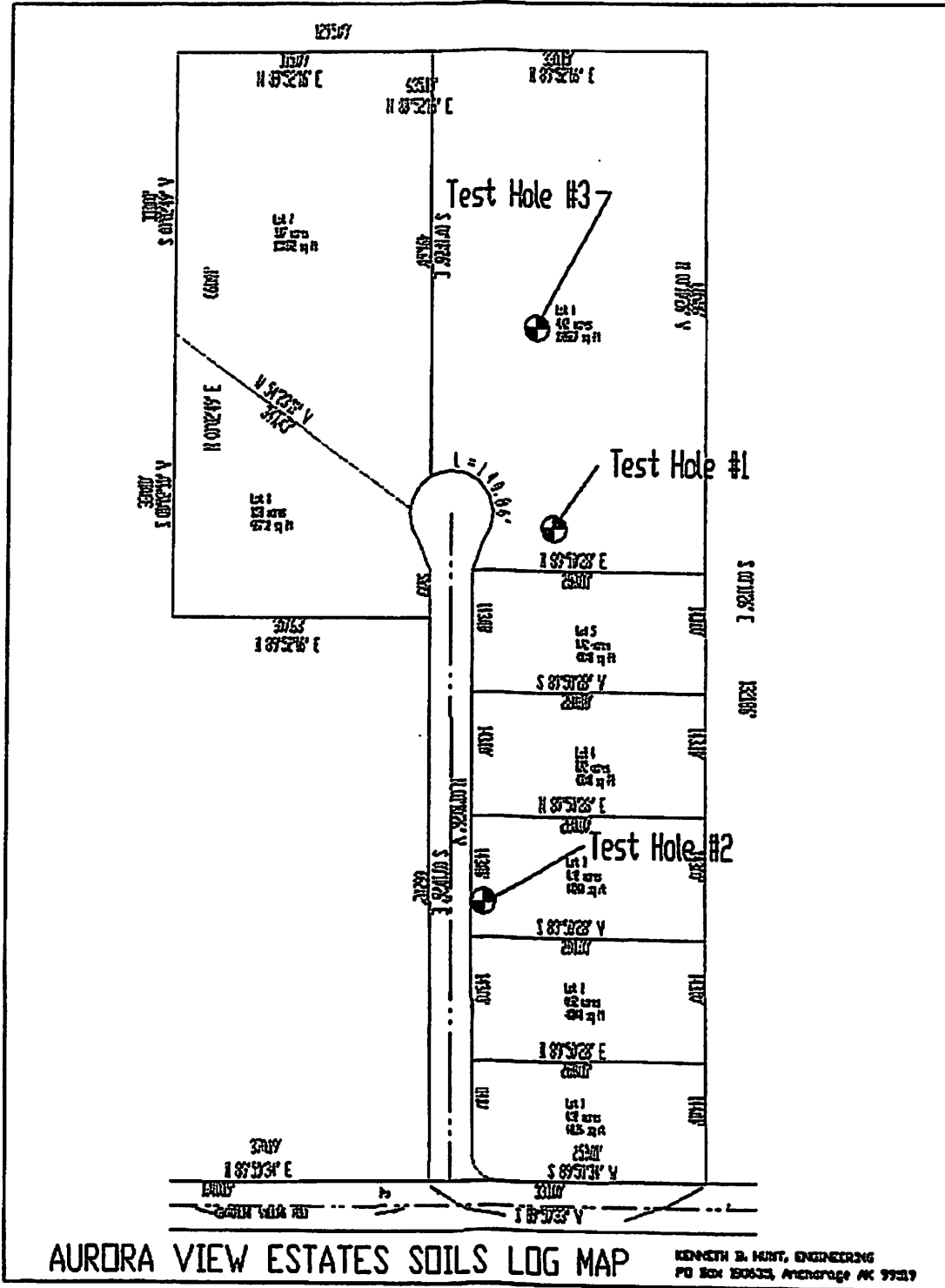
DIAGRAM OF SYSTEM
ON-SITE WASTEWATER DISPOSAL SYSTEM
PLAN VIEW

Lot 6, Aurora View Estates Subdivision, SM



KENNETH B HUNT, ENGINEERING PO Box 190635, Anchorage, Alaska 99519 (907) 242-2193

RECEIVED
2024-03-17
N. O. L. A. W.
ATTORNEY AT LAW





HOLLER ENGINEERING

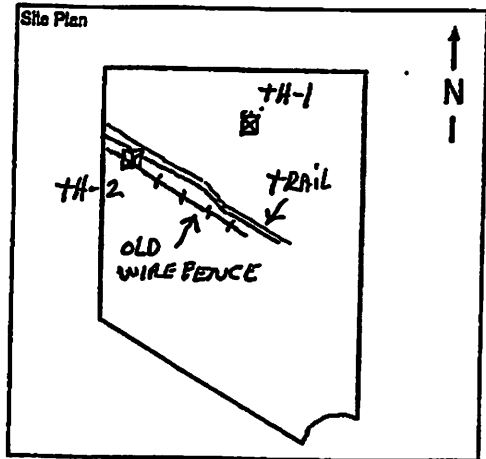
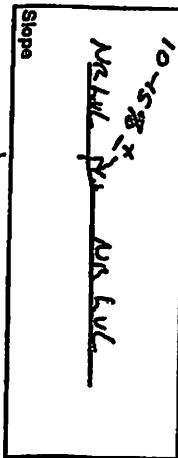
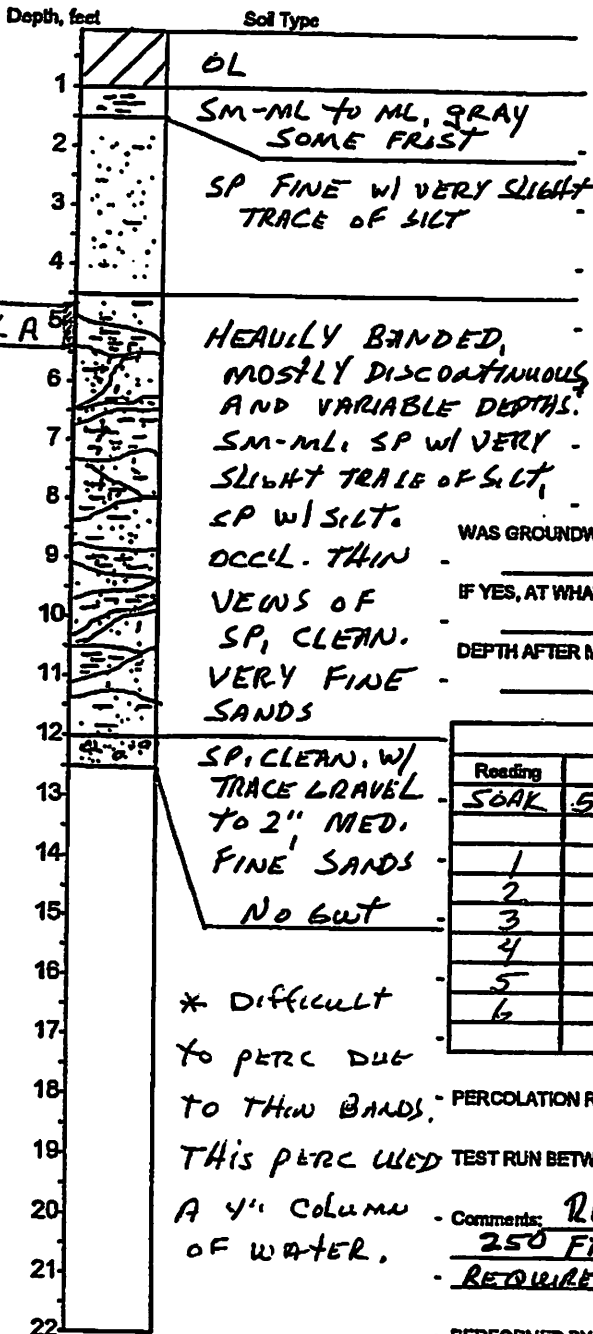
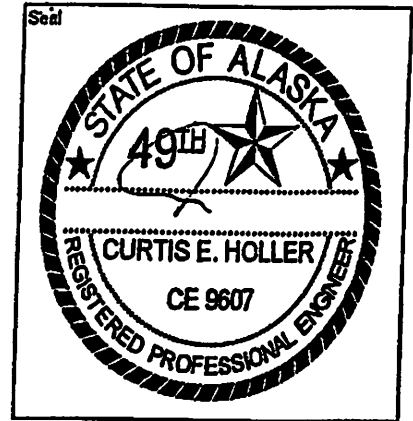
3375 N Sams Dr. Wasilla, Alaska (907) 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 OF 2

Performed For: BRIAN & LESLIE BAGLEY

Legal Description: LOT 7 AURORA VIEW



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

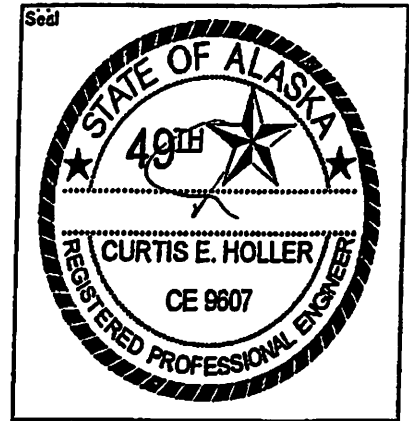
Slope NR LUL 10-15% ±
NR LUL

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
SOAK	5-26-07				
1		1657:29	10 MIN	-5 8/16"	1 8/16"
2		1710:26	10 MIN	-5 9/16"	1 6/16"
3		1721:19	10 MIN	-5 4/16"	1 3/16"
4		1731:54	10 MIN	-5 4/16"	1 4/16"
5		1743:02	10 MIN	-5 3/16"	1 3/16"
6		1756:07	10 MIN	-5 3/16"	1 3/16"

PERCOLATION RATE 9 (min/inch) PERC HOLE DIAMETER 6"

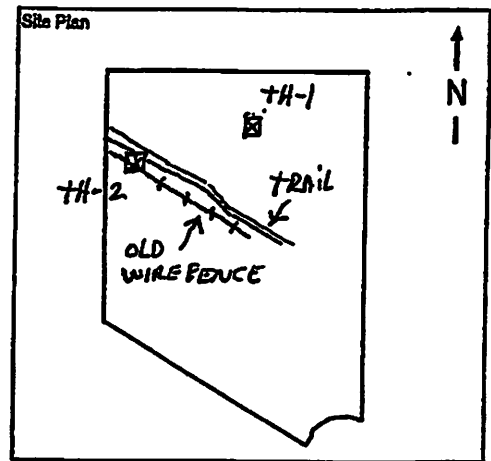
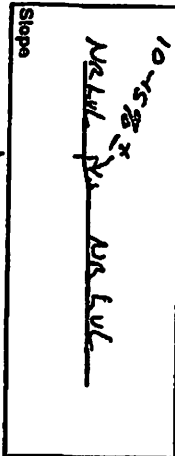
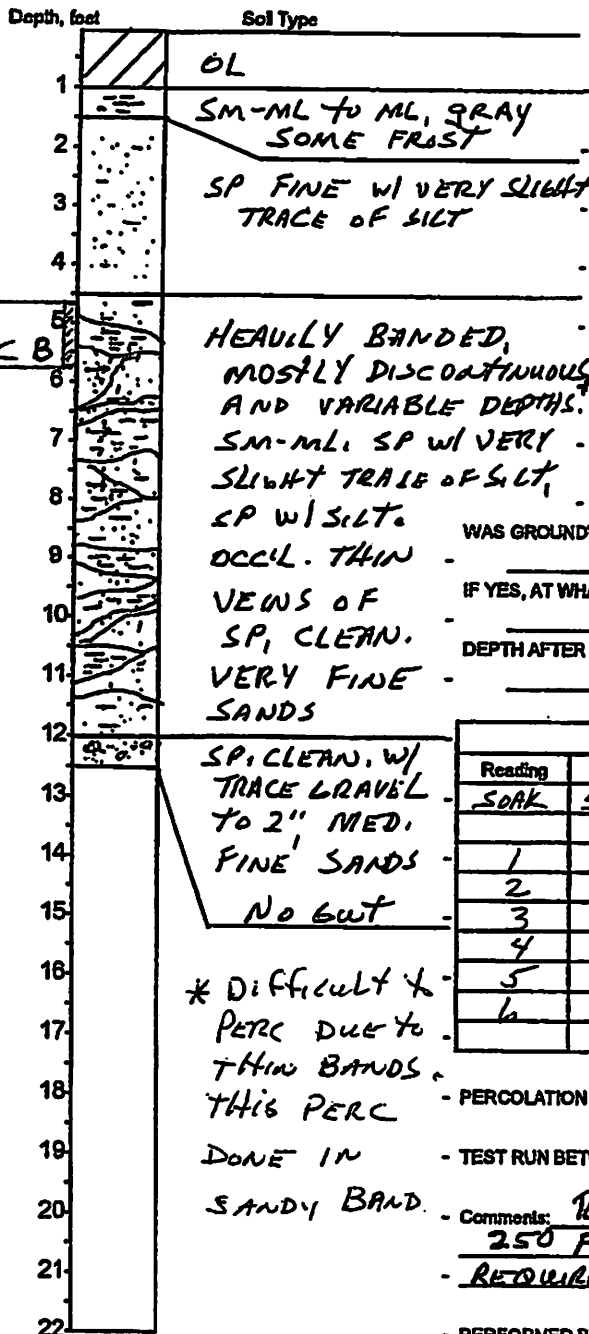
TEST RUN BETWEEN 4.7 FT AND 5.4 FT DEPTH

- Comments: RECOMMEND MINIMUM SIZING OF 250 FT²/BED ROOM FOR TRENCH SYSTEM. WILL REQUIRE ADDITIONAL HOLE TO MAINTAIN +4' TO GROUND WATER & +6' TO IMPERMEABLE
- PERFORMED BY: L. HOLLER DATE: 5-25-07



SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 2
 Performed For: BRIAN & LESLIE BAGLEY
 Legal Description: Lot 7 AURORA VIEW



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

Slope NR LUL +/- 10-15% +/-
NR LUL

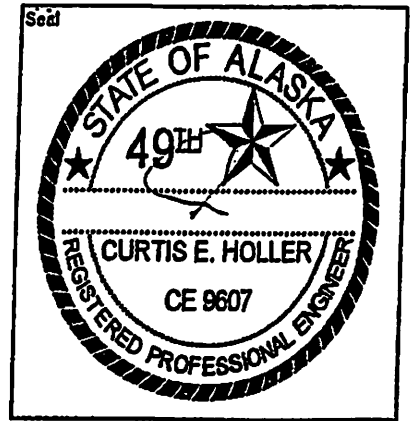
PERCOLATION TEST B*

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
SOAK	5-26-07				
1		1700:55	10 MIN	-9 5/16"	3 5/16"
2		1712:10	10 MIN	-9 4/16"	3 4/16"
3		1723:33	10 MIN	-9 4/16"	3 4/16"
4		1734:20	10 MIN	-9 3/16"	3 3/16"
5		1745:24	10 MIN	-9 3/16"	3 3/16"
6		1756:21	10 MIN	-9 1/16"	3 1/16"

* Difficult to PERC due to THIN BANDS. THIS PERC DONE IN SANDY BAND.

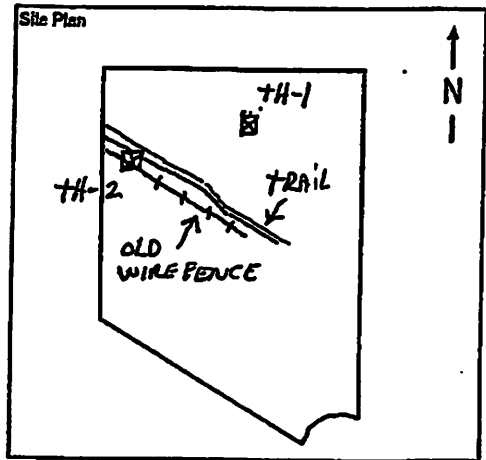
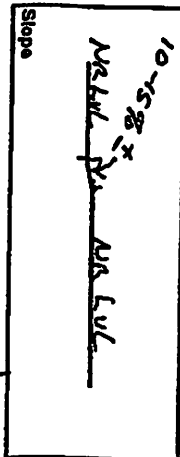
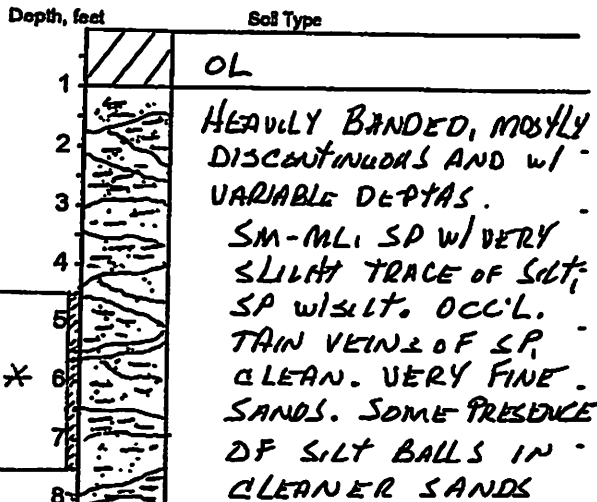
- PERCOLATION RATE 3.2 (min/inch) PERC HOLE DIAMETER 6"
 - TEST RUN BETWEEN 4.7 FT AND 5.7 FT DEPTH

- Comments: RECOMMEND MINIMUM SIZING OF 2.50 FT²/BED ROOM FOR TRENCH SYSTEM. Will REQUIRE ADDITIONAL HOLE TO MAINTAIN +4' TO GROUND WATER & +6' TO IMPERMEABLE
 - PERFORMED BY: L. HOLLER DATE: 5-25-07



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 OF 2
 Performed For: BRIAN & LESLIE BAGLEY
 Legal Description: LOT 7 AURORA VIEW



PERC *

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

Slope
NR LUL 10-15% ±
NR LUL

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
SOAK	5-26-07				
1		1715:05	30 MIN	-29 1/16"	2 1/16"
2		1748:40	30 MIN	-29 19/16"	2 19/16"
3	✓	1820:01	30 MIN	-29 19/16"	2 19/16"

* USED 9" COLUMN OF WATER AT BOTTOM OF 36" DEEP HOLE DUG WITH POST HOLE DIGGER.

- PERCOLATION RATE 11.4 (min/inch) PERC HOLE DIAMETER 6"
 - TEST RUN BETWEEN 4.5* FT AND 7.5 FT DEPTH

- Comments: RECOMMEND MINIMUM SIZING OF 250 FT²/BED ROOM FOR TRENCH SYSTEM. WILL REQUIRE ADDITIONAL HOLE TO MAINTAIN +4' TO GROUND WATER & +6' TO IMPERMEABLE
 - PERFORMED BY: L. HOLLER DATE: 5-25-07

TEST HOLE EVALUATION & DOCUMENTATION
SAMPLED & RECORDED BY: **COLVILLE ENGINEERING, LLC.**

Legal Description:	Lot 8, Aurora View Estates		
Soil Log Date:	06/28/10	Evaluated By:	Chad A. Whittecar, CET

TEST HOLE NO. 1

COLVILLE WORK ORDER #: 10-1127

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	0-4": BLACK, PT, MOIST 4"-1': TAN, SM, MOIST, SMEARING
2	1'-13": GRAY, SW WITH GRAVEL, COBBLES, LOOSE, TRACE SILTS MOIST
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	BOTTOM OF TEST HOLE, SW, NO WATER OR IMPERMEABLE LAYERS ENCOUNTERED
14	
15	
16	
17	
18	
19	
20	
21	
22	

PROFESSIONAL ENGINEER'S SEAL




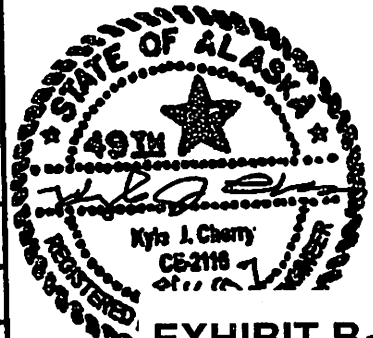
TEST HOLE LOCATION:

Within 25' of proposed SAS.
N 61°32.197 ' W 148°59.573 '

COMMENTS:

- GPS LOCATION VIA GARMIN 76CSx ±12'
- 55 DEGREES
- BIRCH/ WILLOW AND COTTONWOOD

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system, within 25' of the location of the test hole (noted above). Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

SOILS LOG				PERCOLATION TEST	
INSPECTOR: <u>J.M. JOHNSON, CET</u>		COMPLETED: <u>07/19/07</u>			
Depth (feet)	DESCRIPTION OF IN-SITU SOILS	Soil Rating	Material	<p style="font-size: 1.2em; margin: 0;">PERCOLATION TEST NOT PERFORMED</p> <p style="font-size: 0.8em; margin-top: 20px;">*SOIL RATING BUMPED TO 190 DUE TO SILT CONTENT CONTRACTOR NOTIFIED, AWARE AND AGREED *71 F, CLEARING, CALM & DRY - RECENT SHOWERS *VEGETATION=SPRUCE, COTTONWOOD, BIRCH - LIGHT COVER *DEEPER EFFECTIVE DEPTH, AND LONGER TRENCH UTILIZED TO ENSURE MAXIMUM SYSTEM PERFORMANCE</p>	
1	0-9' Sand & Silt, grey moderately dense		(SM)		
2					
3					
4					
5					
6					
7					
8					
9	9-18' Sand w/gravel & Silt, grey, light density		(SP)		
10					
11					
12					
13					
14					
15					
16					
17					
18	Bottom of Test Hole		(SP)		
19					
20					
<p>TEST HOLE LOCATION: Within 25' of proposed SAS.</p> <p>COMMENTS: No water or bedrock layer were encountered.</p> <p>This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.</p>					
<p>ALASKA RIM ENGINEERING, INC.</p>					
<p>Lot 5, Aurora View Subdivision</p>					
<p>ALASKA RIM ENGINEERING, INC. P.O. BOX 2749</p>		<p>PHONE: (907)745-0222</p>		<p>A.R.E. W/O #: 07-00370</p>	

Jesse Curlin

From: Daniel Dahms
Sent: Tuesday, February 20, 2024 2:06 PM
To: Jesse Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Aurora View Estates 2024 (CC)

Chris,

The 5' easement shown as a snow storage easement should be labeled as a snow storage & utility easement.

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, February 9, 2024 4:36 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; 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>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; meshie@mtaonline.net; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; timhaledistrict1@gmail.com
Subject: RFC Aurora View Estates 2024 (CC)

Hello,

The following link is a request for comments for the proposed Aurora View Estates 2024 Subdivision. Please ensure all comments have been submitted by February 20, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

[Aurora View Estates 2024](#)

Sincerely,

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

Jesse Curlin

From: Permit Center
Sent: Monday, February 12, 2024 8:09 AM
To: Jesse Curlin
Cc: Jennifer Monnin
Subject: RE: RFC Aurora View Estates 2024 (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

Chris, this parcel will need a driveway permit. Please reach out if you need anything else.

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, February 9, 2024 4:36 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; 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>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; meshie@mtaonline.net; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; timhaledistrict1@gmail.com
Subject: RFC Aurora View Estates 2024 (CC)

Hello,

The following link is a request for comments for the proposed Aurora View Estates 2024 Subdivision. Please ensure all comments have been submitted by February 20, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

[☐ Aurora View Estates 2024](#)

Sincerely,

Jesse C. "Chris" Curlin
Platting Technician

Jesse Curlin

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Tuesday, February 13, 2024 11:56 AM
To: Jesse Curlin
Subject: RE: RFC Aurora View Estates 2024 (CC)

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

Hello Jesse,

MTA has reviewed Aurora View Estates 2024 and would like to request the 5' Snow Storage Easement shown on the Agenda Plat be labeled '5' Snow Storage & Utility Easement' like it does on the plat 2006-193.

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: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, February 9, 2024 4:36 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; 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>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; meshie@mtaonline.net; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; timhaledistrict1@gmail.com
Subject: RFC Aurora View Estates 2024 (CC)

Hello,

The following link is a request for comments for the proposed Aurora View Estates 2024 Subdivision. Please ensure all comments have been submitted by February 20, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

Jesse Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, February 15, 2024 9:35 AM
To: Jesse Curlin
Cc: OSP Design Group
Subject: RE: RFC Aurora View Estates 2024 (CC)
Attachments: Agenda Plat.pdf

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

Jesse,

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: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, February 9, 2024 4:36 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; 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>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; meshie@mtaonline.net; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; timhaledistrict1@gmail.com
Subject: RFC Aurora View Estates 2024 (CC)

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

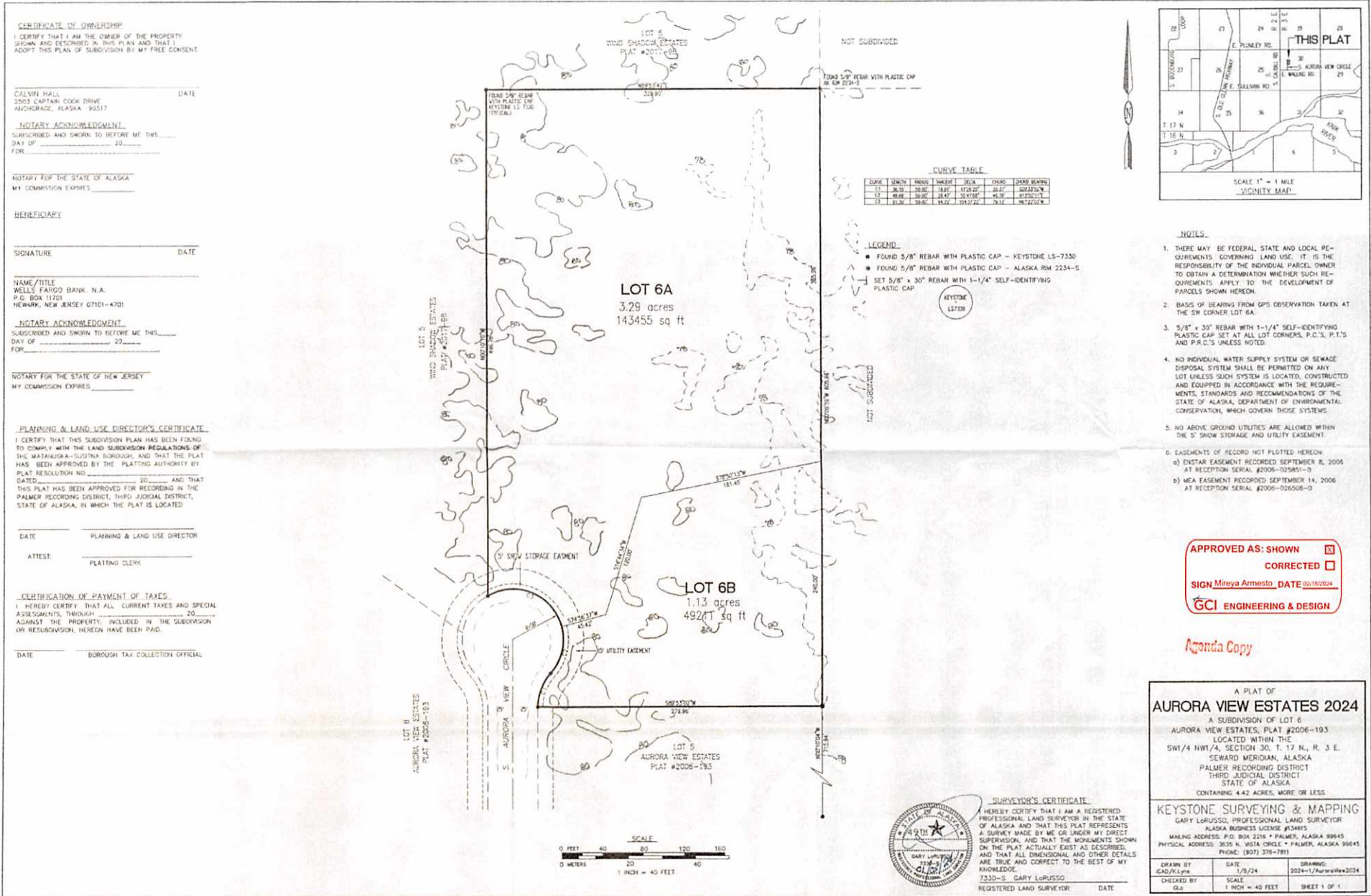
Hello,

The following link is a request for comments for the proposed Aurora View Estates 2024 Subdivision. Please ensure all comments have been submitted by February 20, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Aurora View Estates 2024](#)

Sincerely,

Jesse C. "Chris" Curlin
Platting Technician



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

CALVIN HALL DATE
2503 CAPTAIN COOK DRIVE
ANCHORAGE, ALASKA 99517

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES

BENEFICIARY
SIGNATURE DATE

NAME/TITLE
WELLS FARGO BANK, N.A.
P.O. BOX 17701
NEWARK, NEW JERSEY 07101-4701

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF NEW JERSEY
MY COMMISSION EXPIRES

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-SUSTINA 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 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE PLANNING & LAND USE DIRECTOR
ATTEST: PLATTING CLERK

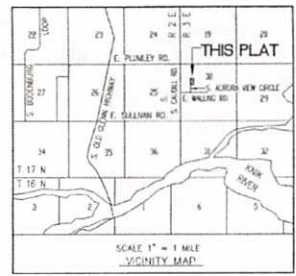
CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 20 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE BOROUGH TAX COLLECTION OFFICIAL

CURVE TABLE

CURVE	LENGTH	BEARING	CHORD	CHORD BEARING
1	84.10	S 89° 12' 00" W	112.27	34.27°
2	48.86	S 30° 00' 00" W	54.47	45.16°
3	21.30	S 00° 00' 00" W	21.30	90.00°

- LEGEND**
- FOUND 5/8" REBAR WITH PLASTIC CAP - KEYSTONE LS-7330
 - FOUND 5/8" REBAR WITH PLASTIC CAP - ALASKA RM 2234-S
 - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



- NOTES**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 - BASE OF BEARINGS FROM GPS OBSERVATION TAKEN AT THE SW CORNER LOT 6A.
 - 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH 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.
 - NO ABOVE GROUND UTILITIES ARE ALLOWED WITHIN THE 5' SNOW STORAGE AND UTILITY EASEMENT.
 - EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - a) ESTATE EASEMENT RECORDED SEPTEMBER 8, 2006 AT RECEPTION SERIAL #2006-025851-0
 - b) MEA EASEMENT RECORDED SEPTEMBER 14, 2006 AT RECEPTION SERIAL #2006-026508-0

APPROVED AS: SHOWN
CORRECTED
SIGN: Mireya Armento, DATE: 02/15/2024
GCI ENGINEERING & DESIGN

Agenda Copy



SURVEYOR'S CERTIFICATE
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.
7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE

A PLAT OF
AURORA VIEW ESTATES 2024
A SUBDIVISION OF LOT 6
AURORA VIEW ESTATES, PLAT #2006-193
LOCATED WITHIN THE
SW 1/4 NW 1/4, SECTION 30, T. 17 N., R. 3 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 4.42 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #64845
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 276-7881

DRAWN BY	DATE	DRAWING
CAD/MLC	1/9/24	2024-1/AuroraView2024
CHECKED BY	SCALE	SHEET 1 OF 1
GL	1 INCH = 40 FEET	

Jesse Curlin

From: Skylar Furlong <Skylar.Furlong@enstarnaturalgas.com>
Sent: Tuesday, February 20, 2024 3:51 PM
To: Jesse Curlin
Cc: Sterling Lopez
Subject: RE: RFC Aurora View Estates 2024 (CC)
Attachments: No Comment MSB - Aurora View Estates.pdf

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

Good afternoon,

Please see the attached letter with no comments to the Aurora View Estates 2024 abbreviated plat.

Regards,

Skylar Furlong

ROW & Permitting Agent
ENSTAR Natural Gas Company, LLC
C (907) 252-1294 • Skylar.Furlong@enstarnaturalgas.com



From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, February 9, 2024 4:36 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ENSTAR ROW Shared Mailbox <row@enstarnaturalgas.com>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; meshie@mtaonline.net; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; timhaledistrict1@gmail.com
Subject: RFC Aurora View Estates 2024 (CC)

CAUTION: This email originated outside of ENSTAR/TSU. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are not sure, use the "Report Phish" button or contact enstar.helpdesk@enstarnaturalgas.com

Hello,

The following link is a request for comments for the proposed Aurora View Estates 2024 Subdivision.



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

February 20, 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.

- **Aurora View Estates 2024**

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

Sincerely,

Skylar Furlong

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

3B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 13, 2024

ABBREVIATED PLAT: KARSTEN SLOUGH
LEGAL DESCRIPTION: SEC 02, T17N, R02W, SEWARD MERIDIAN AK
PETITIONERS: JOSHUA & SUNSHINE HUNSAKER
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 5.2 ± PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2024-021

REQUEST: The request is to create two lots from Tax Parcel A8 (Parcel #2, MSB Waiver 1999-18-PWm, recorded at Reception No. 2001-021221-0), to be known as **KARSTEN SLOUGH**, containing 5.2 acres +/- . Parcel is located north of W. Parks Highway, west of N. Suzanna Street and directly north of W. Karsten Drive: lying within Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

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

DISCUSSION: This platting action is creating two lots from one tax parcel. Both proposed lots will access from W. Karsten Drive. Proposed Lot 1 is 2.31 acres; proposed Lot 2 is 2.89 acres.

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

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

Utilities: (**Exhibit F**) Enstar has no comments or recommendations. GCI has no comments. MTA notes the easement along the south boundary is actually a 10' wide utility easement and requests this be platted as a T&E easement. MTA uses MEA's easement as both have buried plants and the easement includes joint use language;

however, the easement has the typo of “or telecommunications” rather than “and telecommunications.” MEA did not respond.

USACE: US Army Corps of Engineers (**Exhibit G**) 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 require Section 10 Authorization.

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

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

FINDINGS OF FACT

1. The plat of Karsten Slough is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.28(A)(1). Both lots have the required 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #27 Meadows Lakes; MSB Emergency Services, Community Development, Planning Division or Assessments; or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the preliminary plat of Karsten Slough, Section 02, Township 17 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. Show all easements of record on final plat.
5. Apply for a driveway permit from MSB Development Services and provide a copy of the application to Platting staff.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



HO09

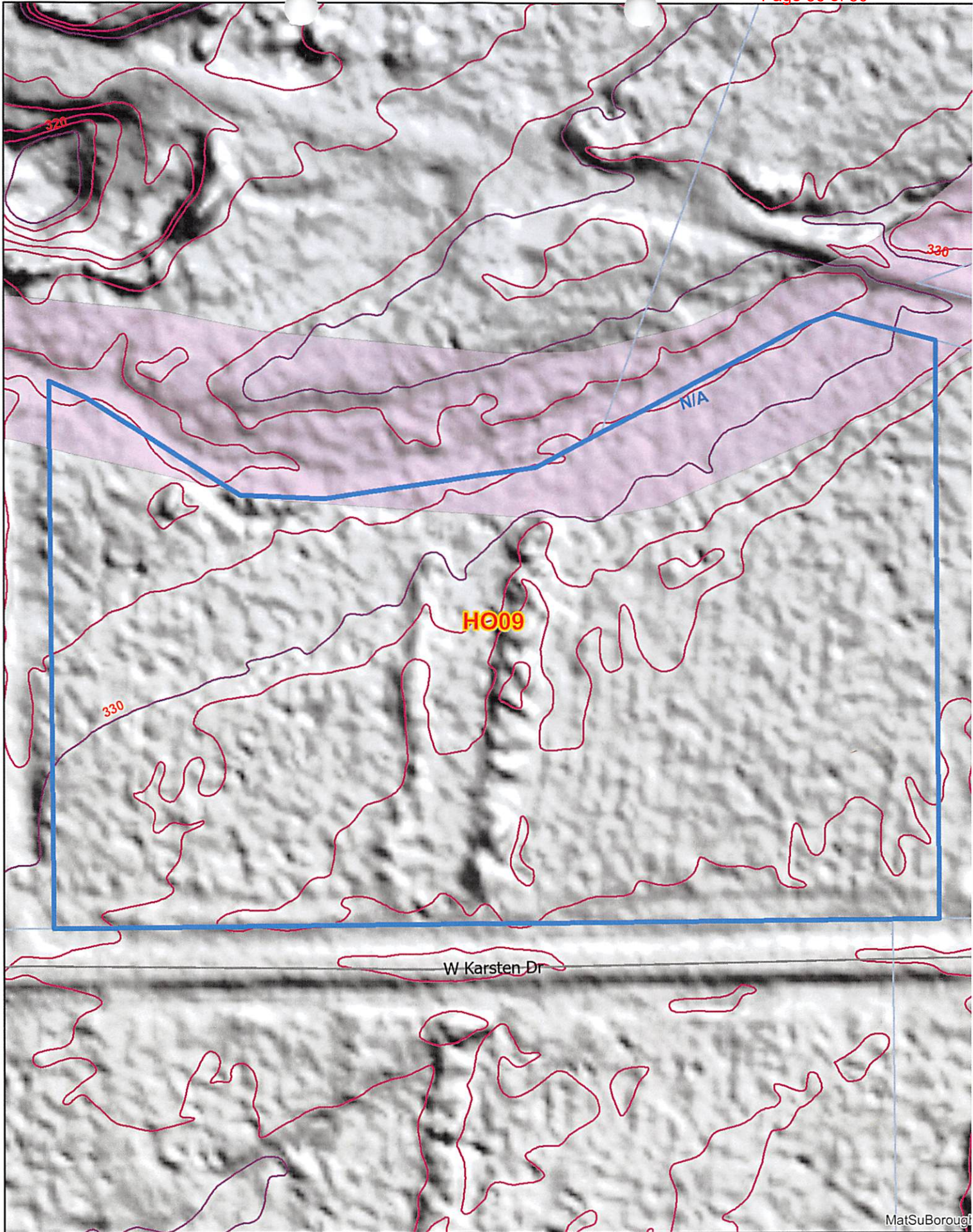
N/A

W Karsten Dr

80 40 0 80 Feet

Mt. Su. Borough





80 40 0 80 Feet

MatSu Borough





HO09

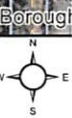
W Karsten Dr

N Fritz Kalmbach Dr

N Suzanna St

W Sass Ave

260 130 0 260 Feet



MatSu Borough

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



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USEABLE AREA CERTIFICATION

KARSTEN SLOUGH

A SUBDIVISION OF

PARCEL 2, MSB WAIVER 1999-18-PWm

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

- Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

SOILS INVESTIGATION

EXCAVATIONS

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

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305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES:
(SW) TEST HOLES:

(GP) TEST HOLES:
(SP) TEST HOLES:

Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES:

(SM) TEST HOLES:

Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

GROUND WATER INVESTIGATION

No groundwater was encountered in any of the Test Holes

Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

Monitoring Test Holes May through October:

TEST HOLES:

Soil Mottling or Staining Analysis:

TEST HOLES:

Depth to seasonal high water is a min. of 8'

TEST HOLES:

Depth to seasonal high water is less than 8'

Fill will be required

A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

Additional Fill required to ensure 8' of coverage above water table

Lots:

The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

Re-Grading will be required to eliminate slopes in excess of 25%

Lots:

No further action required to establish sufficient usable area.

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

William S. Klebesadel

WILLIAM KLEBESADEL P.E.

Date


Professional Engineer



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	KARSTEN SLOUGH	TEST HOLE NO.	Date:	12-01-23
Insp. By:	PIONEER	1	Job #	23-160

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	See attached					
2ft								
3ft								
4ft								
5ft								
6ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	PERCOLATION TEST					
7ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
8ft			1					
9ft			2					
10ft			3					
11ft			4					
12ft			5					
			6					
			7					
			8					
			9					
			10					
	11							
	12							
13ft			Perc. Hole Diam. (in.):					
14ft			Test Run Between:					
15ft			ft	and	ft	Deep		
16ft								
17ft								
18ft								
19ft								
20ft								
			COMMENTS:					

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

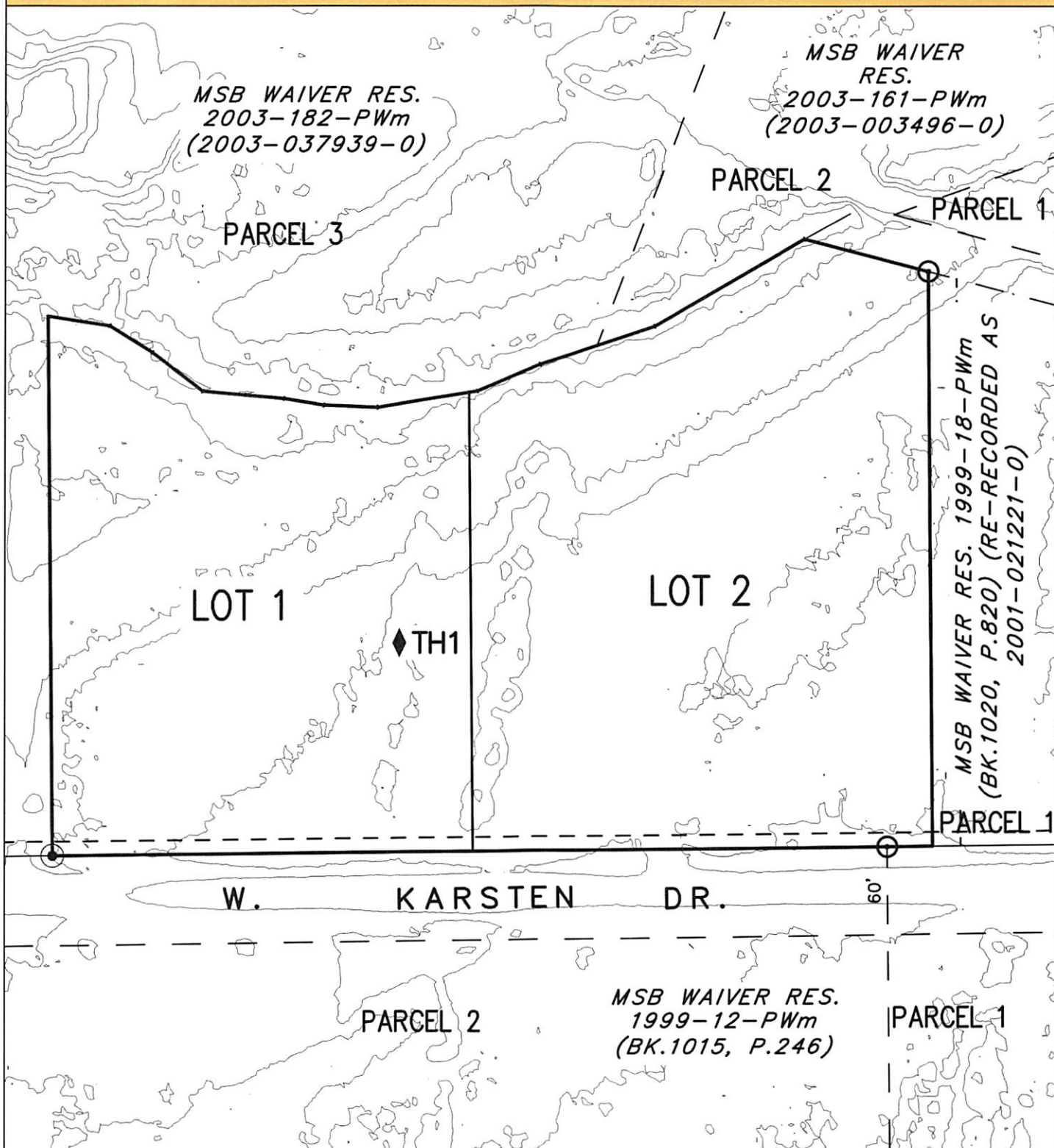
WATER LEVEL MONITORING	
Date	WATER LEVEL

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SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

KARSTEN SLOUGH

FILE: 23-160	DRAWN: SDN	02/05/24
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EXHIBIT A

MSB WAIVER RES.
2003-182-P/Wm
(2003-037939-0)

PARCEL 2

MSB WAIVER RES.
2003-182-P/Wm
(2003-037939-0)

PARCEL 3

PARCEL 2

MSB WAIVER RES.
2003-161-P/Wm
(2003-003496-0)

PARCEL 1

MSB WAIVER RES.
1999-18-P/Wm
(BK.1020, P.820)
(RE-RECORDED AS
2001-021221-0)

PARCEL 3

LEGEND
 ○ RECOVERED PLASTIC CAP ON 1/2" REBAR
 ● RECOVERED 1/2" REBAR
 ▲ PEDESTAL, TELEPHONE
 ▲ PEDESTAL, ELECTRIC
 □ ELECTRIC TRANSFORMER BOX
 ☆ CLEANOUT (SEWER)
 ○ 12" CULVERT
 ■ BUILDING
 ▨ DECK/PORCH
 ▨ GRAVEL ROAD/DRIVEWAY
 ○ TANK, ABOVE GROUND
 □ DUMPSTER

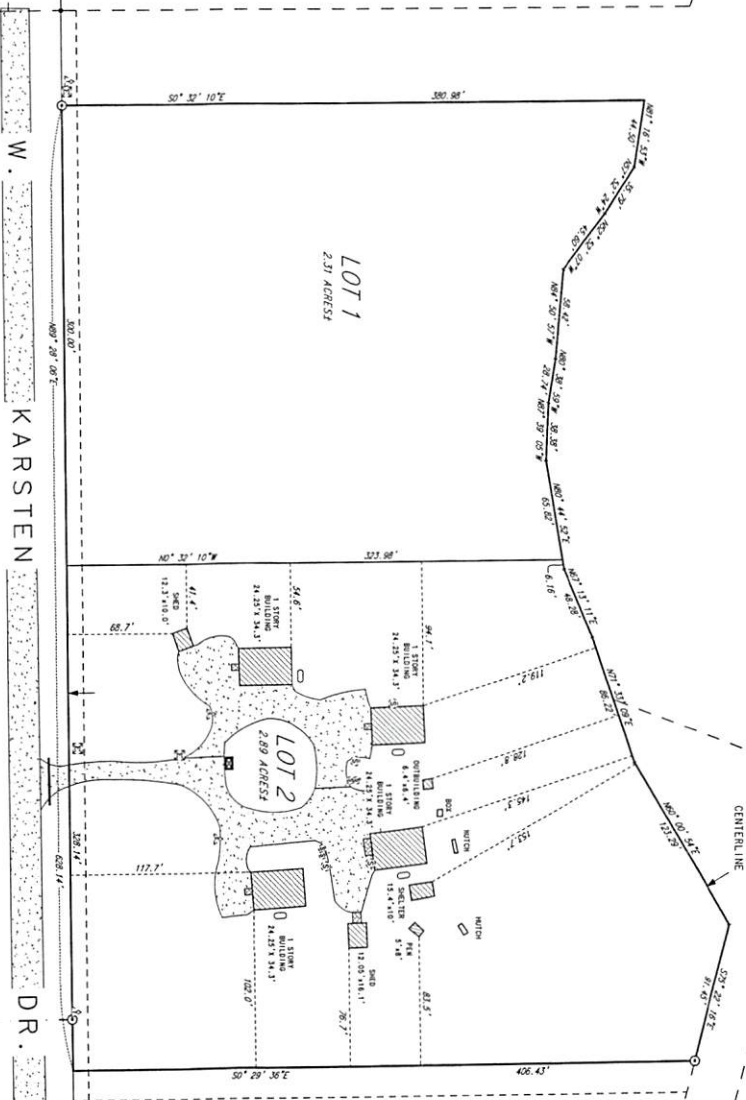
PARCEL 3

MSB WAIVER RES.
1999-12-P/Wm
(BK.1015, P.246)

PARCEL 2

MSB WAIVER RES.
60' P.U.E.
(BK.975, P.239)

PARCEL 1



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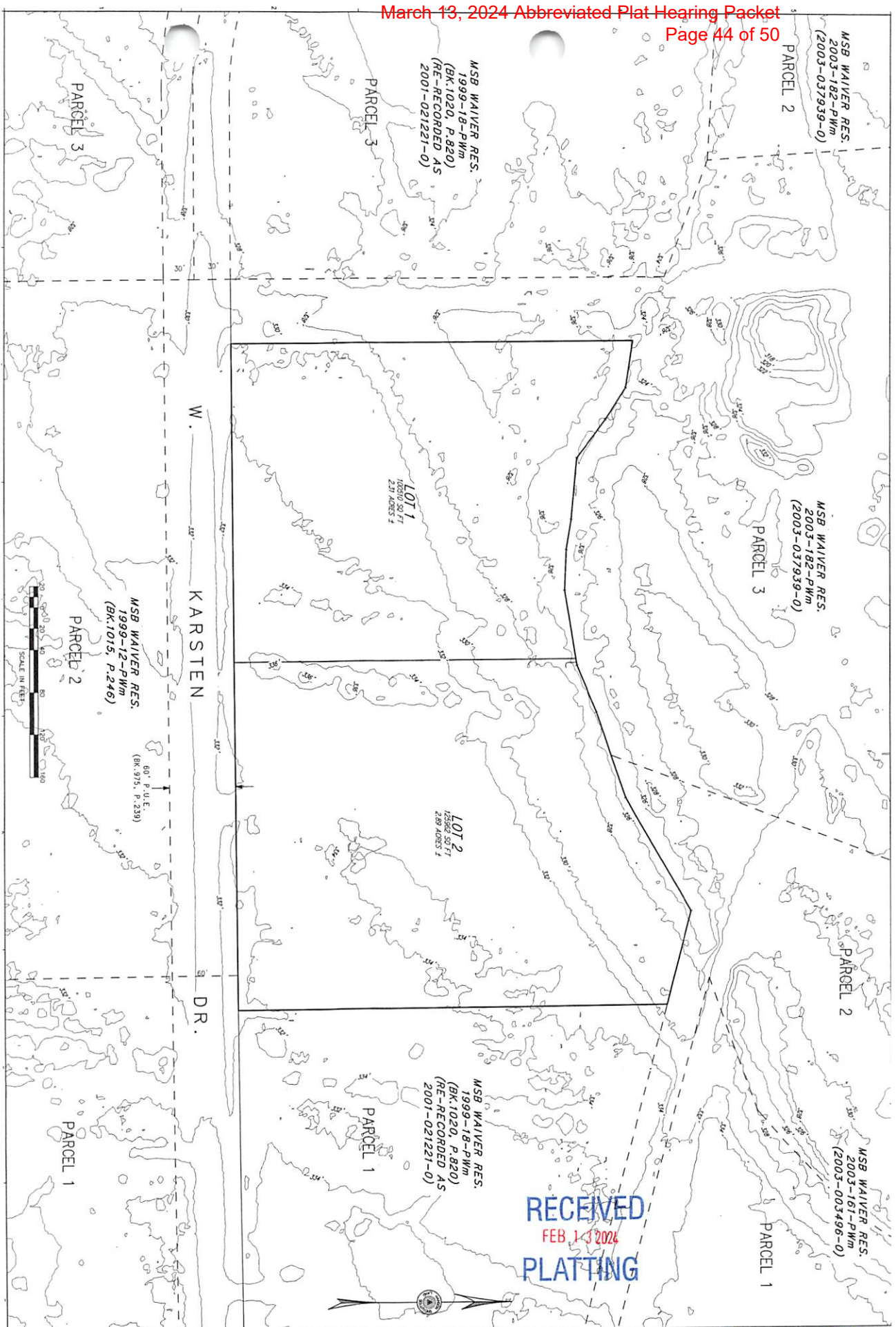



REFERENCE NUMBER: V-21
SHEET 2 OF 3

WASILLA, ALASKA
KARSTEN SLOUGH
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON NOVEMBER 06, 2023. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.





<p>REFERENCE NUMBER: 1-22 SHEET 3 OF 3</p>	<p>DATE: 2-23-2024 DESIGN BY: SEN CHECKED BY: SEN SCALE: 1"=80' 2225x11"=40' REVISION DATE: 01-31-24</p>	<p>WASILLA, ALASKA KARSTEN SLOUGH SITE PLAN - EXISTING CONDITIONS TOPOGRAPHY</p>	<p>NOTES 1. THE 2" CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE WILKINSON, SUGLITA & ASSOCIATES LAND/MADEY PROJECT OF 2019. 2. THE HORIZONTAL DATUM IS NAD83 (CONFORMS EPOCH 2011.0) 3. THE VERTICAL DATUM IS NAVD83 (2011000)</p>	<p>LAND RECORDING 205 E. FIREBIRD AVE. ANCHORAGE, ALASKA 99503-2728</p> 
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Amy Otto-Buchanan

From: Daniel Dahms
Sent: Tuesday, March 5, 2024 2:58 PM
To: Amy Otto-Buchanan
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Karsten Slough #20-021

Amy,

No comments from PD&E.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, February 15, 2024 2:16 PM
To: sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; president@mlccak.org; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>
Subject: RFC Karsten Slough #20-021

The following link contains a Request for Comments to subdivide 217N02W02A008 into two lots, Karsten Slough, MSB Case #2024-021. Comments are due by **March 5, 2024**. Please let me know if you have any questions. Thanks, A.

 [Karsten Slough](#)

Amy Otto-Buchanan
Platting Specialist
amy.otto-buchanan@matsugov.us
907-861-7872

Amy Otto-Buchanan

From: Permit Center
Sent: Thursday, February 15, 2024 4:22 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Karsten Slough #20-021

No comments from the Permit Center:

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, February 15, 2024 2:16 PM
To: sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; president@mlccak.org; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>
Subject: RFC Karsten Slough #20-021

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[Karsten Slough](#)

Amy Otto-Buchanan
Platting Specialist
amy.otto-buchanan@matsugov.us
907-861-7872

Amy Otto-Buchanan

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Wednesday, February 21, 2024 11:17 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Karsten Slough #20-021

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

Hello Amy,

Thank you for reaching out. MTA has reviewed Karsten Slough and noted the following:

The easement along the south boundary is mis-labeled as 20' but it's really a 10' according to the document (it looks scaled at 10' so just a typo). Also, we would prefer this be platted as a T&E easement. We did use MEA's easement as we are both buried and it includes the joint use language; however, the easement has the typo of (or telecommunications) rather than 'and telecommunications'.

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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, February 15, 2024 2:16 PM
To: sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; president@mlccak.org; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>
Subject: RFC Karsten Slough #20-021

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, February 29, 2024 1:03 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Karsten Slough #20-021
Attachments: Agenda Plat.pdf

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

Amy,

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

Thanks,

MIREYA ARMESTO

GCI | Technician III, GIS Mapping

m: 907-744-5166 | w: www.gci.com

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>

Sent: Thursday, February 15, 2024 2:16 PM

To: sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; president@mlccak.org; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>

Subject: RFC Karsten Slough #20-021

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

The following link contains a Request for Comments to subdivide 217N02W02A008 into two lots, Karsten Slough, MSB Case #2024-021. Comments are due by **March 5, 2024**. Please let me know if you have any questions. Thanks, A.

[Karsten Slough](#)

Amy Otto-Buchanan

Platting Specialist

amy.otto-buchanan@matsugov.us

907-861-7872



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

March 4, 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 and preliminary plats and has no comments or recommendations.

- **Karsten Slough**
(MSB Case # 2024-021)
- **Bogard Colonial**
(MSB Case # 2024-023)
- **Colony Commercial Park**
(MSB Case # 2024-024)
- **Deshka River Campground**
(MSB Case # 2024-022)
- **Lingafelt**
(MSB Case # 2024-028)
- **Moose Toe**
(MSB Case # 2024-027)
- **Talkeetna Fish**
(MSB Case # 2024-035)

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

Sincerely,

A handwritten signature in blue ink that reads "Skylar Furlong". The signature is written in a cursive, flowing style.

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

Amy Otto-Buchanan

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Wednesday, February 21, 2024 9:05 AM
To: Amy Otto-Buchanan
Subject: RFC Karsten Slough #20-021

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

Good morning Ms. Otto-Buchanan,

The Corps of Engineers (Corps) does not have any comments regarding Karsten Slough #20-021. Thank you for providing us the opportunity to review the project.

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.

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 or the future owner(s) have any questions or concerns at 907-753-2712.

Thank you,
Olivia Ortiz
Regulatory Specialist
Alaska District | POA
U.S. Army Corps of Engineers
P: (907) 753-2586