

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 20, 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 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. **MOOSE TOE:** The request is to create two lots from Parcel 1 of MSB Waiver #2002-161-PWm, recorded as 2002-022717-0 to be known as **MOOSE TOE**, containing 5.39 acres +/- . The property is located south of Kalmbach Lake, north of W. Parks Highway, and directly north of N. Suzanna Street (Tax ID #17N02W02A011); within the NE ¼ Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly DistA011); within the NE ¼ Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Feodor Kraskov, Staff: Matthew Goddard, Case #2024-027*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **March 20, 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 20, 2024

ABBREVIATED PLAT: MOOSE TOE
LEGAL DESCRIPTION: SEC 02, T17N, R02W, SEWARD MERIDIAN AK
PETITIONERS: FEODOR KRASKOV
SURVEYOR/ENGINEER: DENALI NORTH
ACRES: 5.39 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-027

REQUEST: The request is to create two lots from Parcel 1 of MSB Waiver #2002-161-PWm, recorded as 2002-022717-0 to be known as **MOOSE TOE**, containing 5.39 acres +/- . The property is located south of Kalmbach Lake, north of W. Parks Highway, and directly north of N. Suzanna Street (Tax ID #17N02W02A011); within the NE ¼ Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 5 pgs
EXHIBIT B – 10 pgs

AGENCY COMMENTS

USACE
Department of Public Works
Permit Center
Planning
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 7 pg
EXHIBIT G – 3 pgs

DISCUSSION: The proposed subdivision is creating two lots. Proposed lot 1 is a flag lot. Both lots will front on N. Suzanna Street, a Borough owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Jame Rowland, P.E. notes that the soils investigation was to determine if the subsurface soils and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the state’s regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations. Based on the test hole data and observations of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281.

Comments:

USACE (**Exhibit C**) has no objections but notes that a Department of the Army authorization is required if anyone proposes to place dredged and or fill material into the waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

Department of Public Works (**Exhibit D**) notes that an updated test hole location map is needed (**Recommendation # 2**). The 30' private access easement should also include utilities per document 2003-005424-0. *Platting staff notes that all easements of record will be accurately shown on the final plat. Verify both lots have the minimum required frontage on the certified portions of Suzanna Street per Title 43 (Recommendation # 3).*

Permit Center (**Exhibit E**) notes that proposed lot 1 requires a driveway permit for access onto the section line easement (**Recommendation #4**).

Planning (**Exhibit F**) has no objections.

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

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

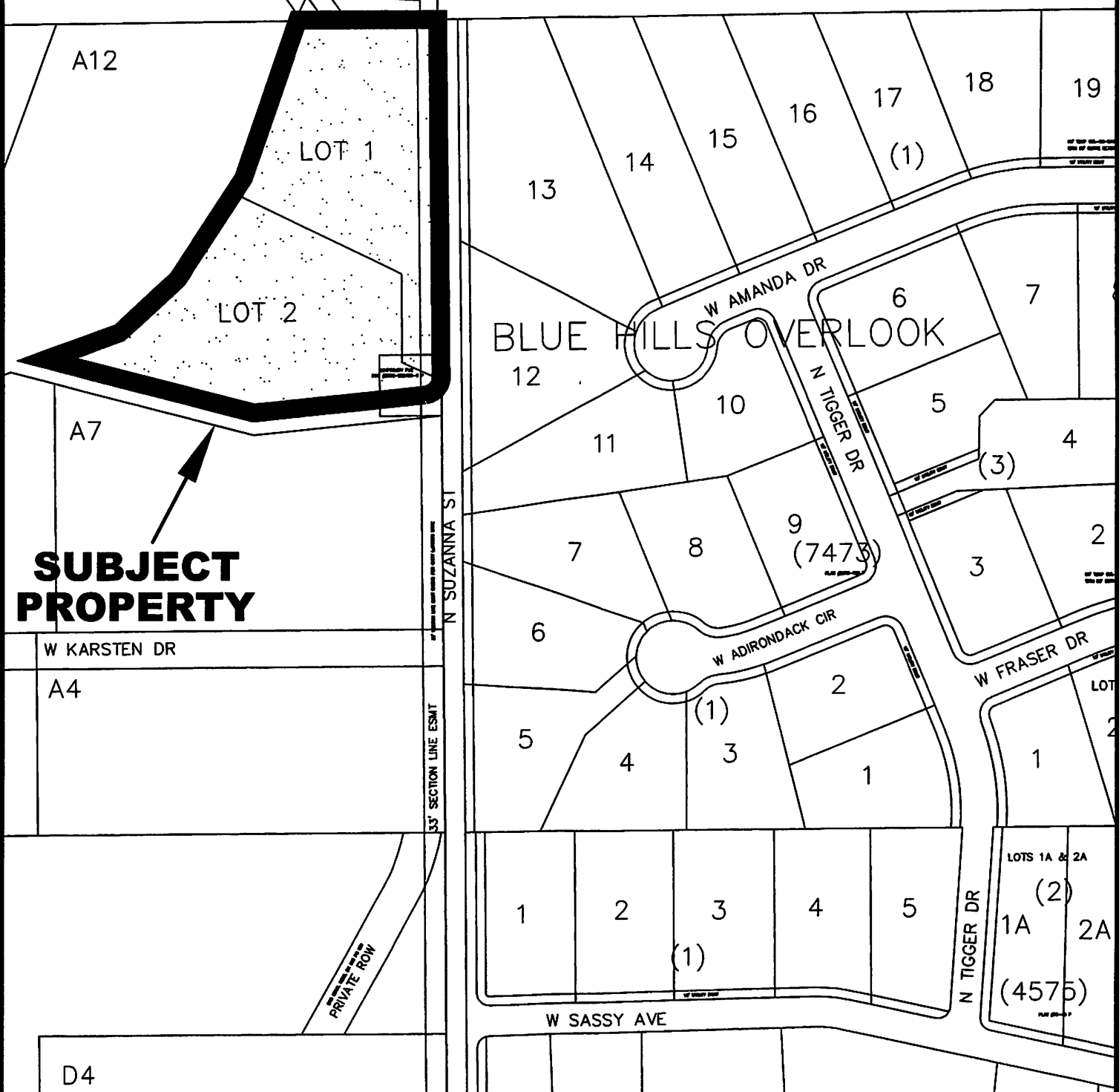
CONCLUSION: The abbreviated plat of Moose Toe is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the 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 Moose Toe 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. Lot 1 is a Flag Lot with a 60' wide pole portion, pursuant to MSB 43.20.300(E)(6)(b).
6. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #1 Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Community Development, Emergency Services, or Assessments; MEA or MTA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Moose Toe, 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 an updated soils report showing the test hole location.
3. Provide verification that both proposed lots meet the minimum frontage requirements onto the certified portion of N. Suzanna Street.
4. Apply for driveway permits for all non-permitted accesses; provide platting staff a copy of all driveway permits / permit applications.
5. 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.
6. Pay postage and advertising fees.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.

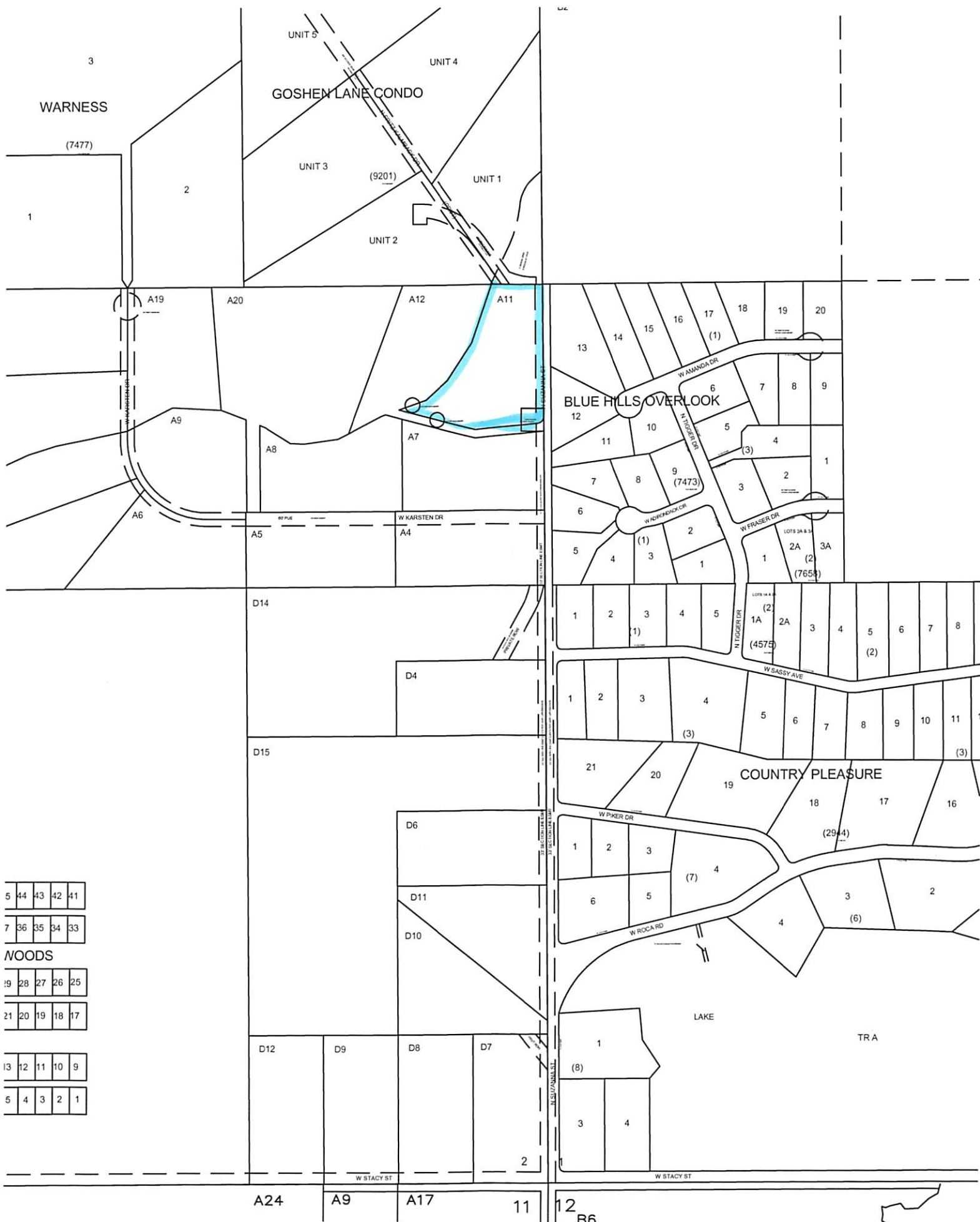


**SUBJECT
PROPERTY**

BLUE HILLS OVERLOOK

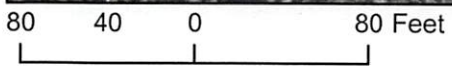
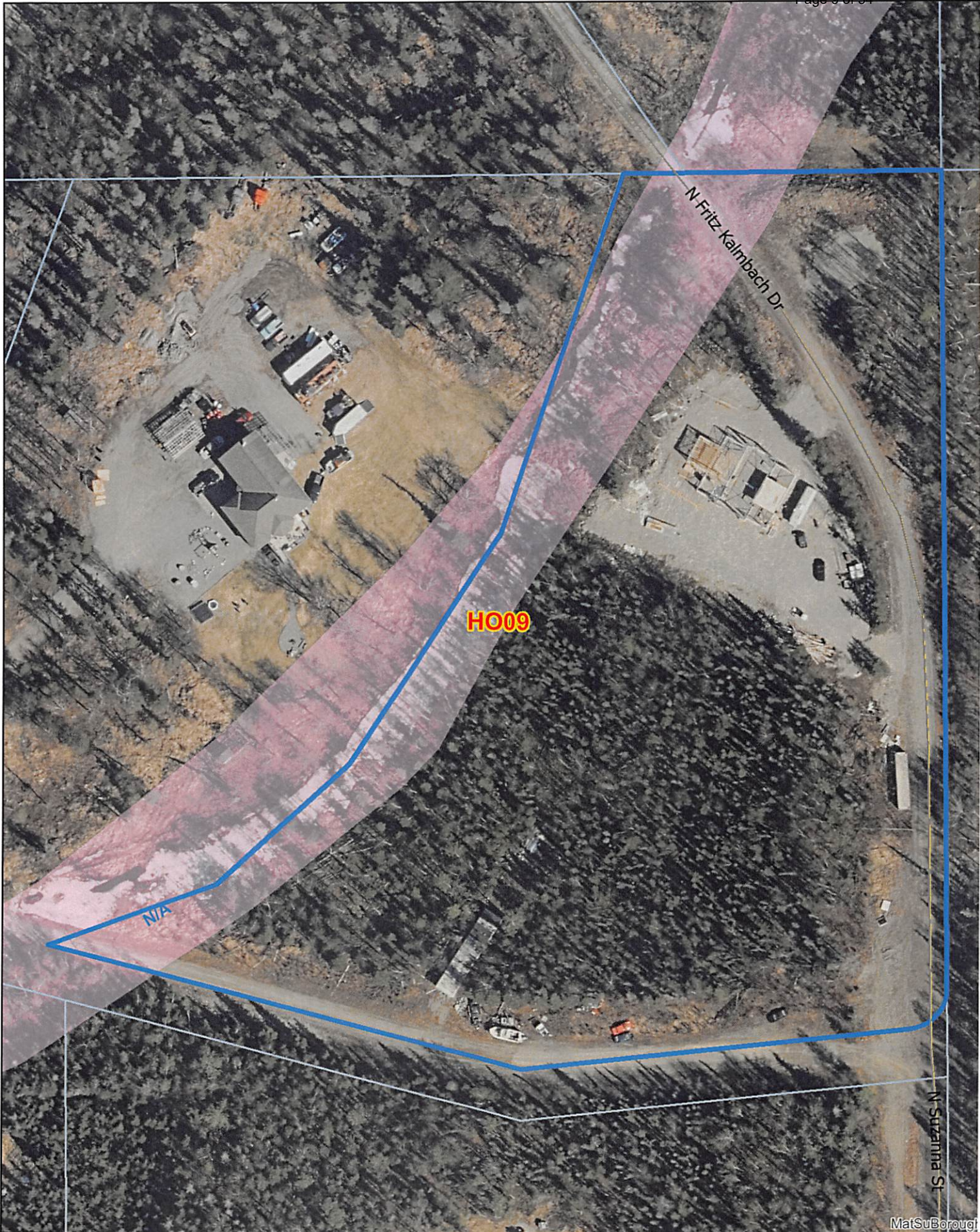
VICINITY MAP

FOR PROPOSED MOOSE TOE SUBDIVISION
LOCATED WITHIN
SECTION 02, T17N, R02W, SEWARD MERIDIAN
ALASKA



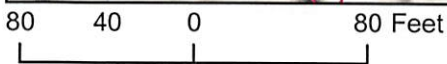
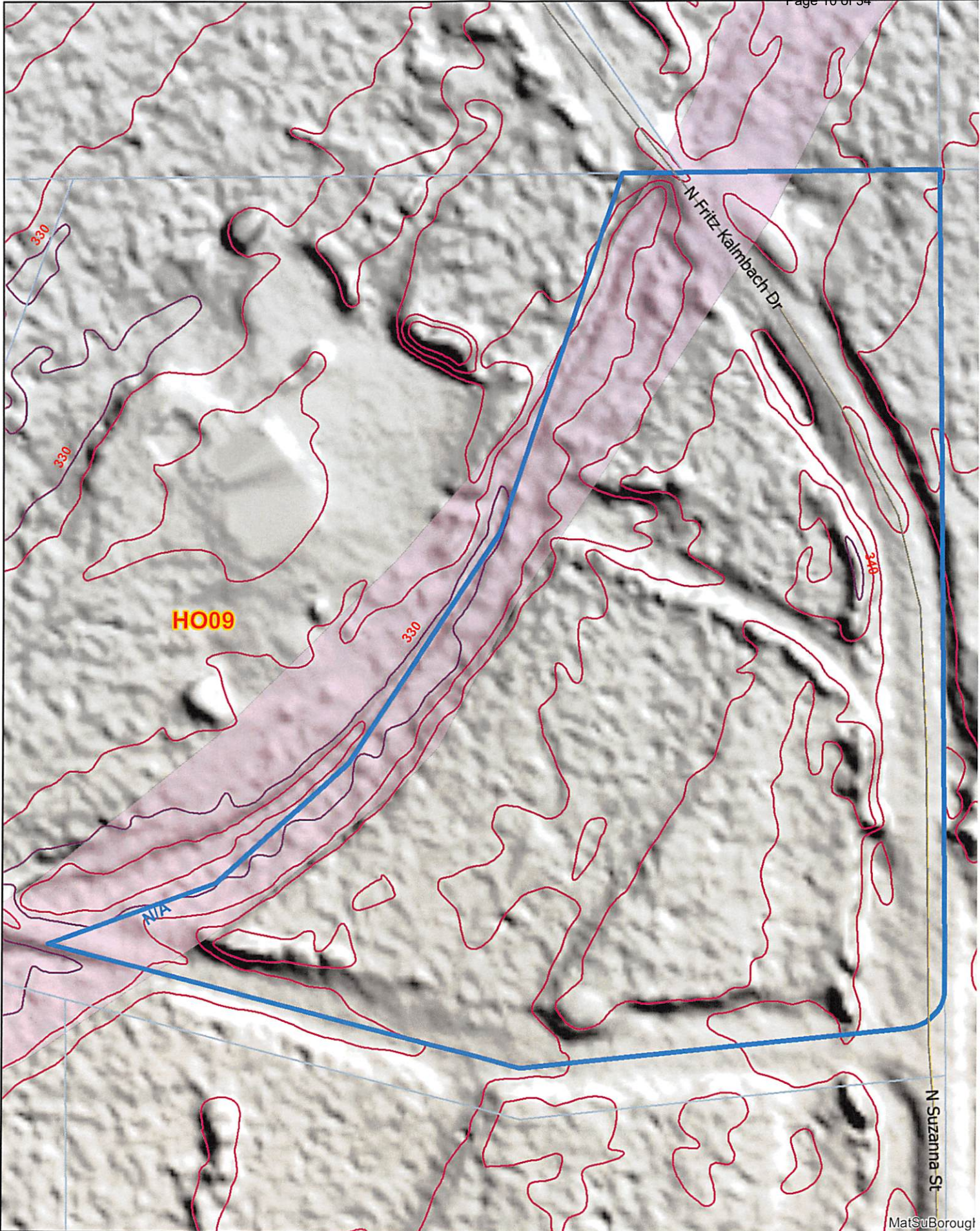
5	44	43	42	41
7	36	35	34	33
WOODS				
19	28	27	26	25
21	20	19	18	17
13	12	11	10	9
5	4	3	2	1

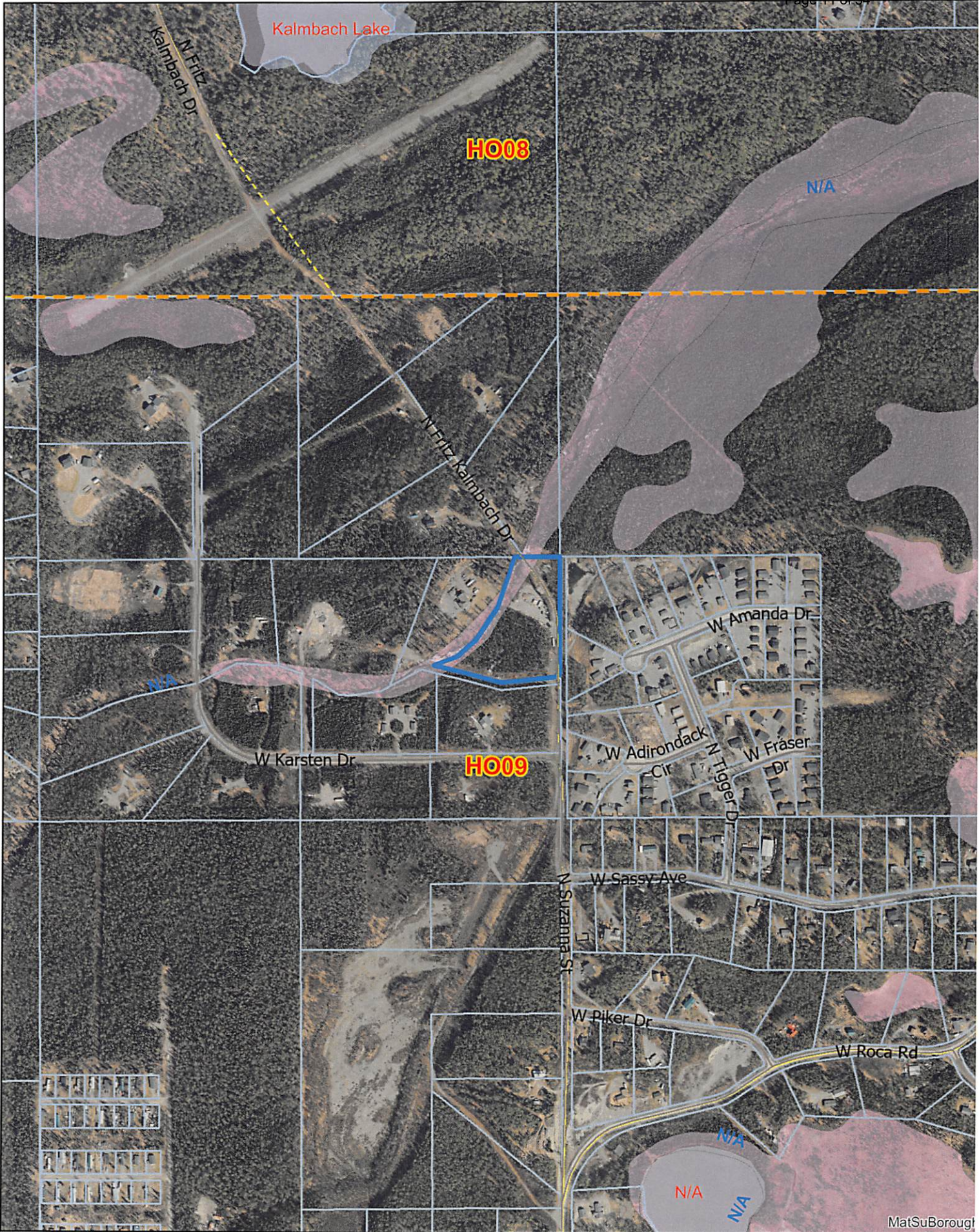
A24 A9 A17 11 12
R6



MatSu Borough







610 305 0 610 Feet



October 26, 2023

Platting Department
350 E. Dahlia Ave.
Palmer, AK 99645

RECEIVED
NOV 29 2023
PLATTING

RE: PA#2023-0010

SOILS INVESTIGATION:

A soils investigation has been completed for the referenced proposed two lot subdivision. The investigation was to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations.

Attached is the test hole log from the existing septic documentation dated 5/13/2023. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and my observations of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281.

SITE PLAN:

In accordance with MSB 43.15.016(A) the drainage/topo map is included. Drainage patterns will not be altered as a result of this subdivision.

If you have any questions, please feel free to contact the office at (907)376-9535.

Sincerely



James Rowland, P.E.



EXHIBIT B

Walden Constuction Consulting and Engineering LLC

Cell #907-354-6661

TESTHOLE LOG

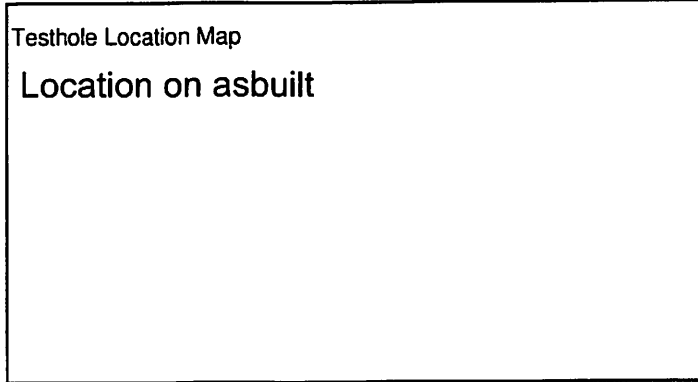
Legal Description: T17N R2W Sec2 Lot A11

Date: 5/13/2023

Inspected By: Robert Walden, PE

Ground level

1ft	ML
2ft	
3ft	GW
4ft	
5ft	
6ft	
7ft	
8ft	
9ft	
10ft	
11ft	
12ft	
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	



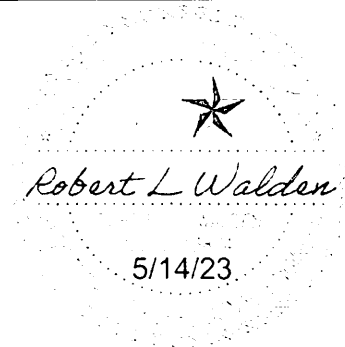
Comments:

Design 150 sft/bdrm

Total Depth of Testhole 21 ft.

Groundwater/Seeps Encountered? Y N At _____ ft.

Impermeable Soil (Silt/Clay/Bedrock) Encountered? Y N At _____ ft.



Document of Construction - Part 2

version 1.8

(Submission #: HPX-1NER-XPXPG, version 1)

Details

DOC - 1394 North Suzanna Street,

Submission ID HPX-1NER-XPXPG

Form Input

Contact Information

Note: The system automatically collects the information on who is filling out the form.

Person who is responsible for ensuring that the system meets regulatory requirements

Registered Engineer

Registered Engineer

First Name	Last Name	
Robert	Walden	
Company Name		
Walden Construction Consulting and Engineering LLC		
Phone Type	Number	Extension
Business	9073546661	
Email		
robertwcce@gmail.com		
Address		
2422 W James T Cir		
Wasilla, AK 99654		

License Number (e.g., CE 1234)

13874

Engineering Company Certificate of Authorization number (if applicable)

Walden Construction Consulting and Engineering LLC

Contractor or Person

First Name	Last Name	
Larry	Stafford	
Company Name		
Stafford Landscaping & Excavation		
Phone Type	Number	Extension
Business	907-355-1593	
Email		
staffordlandscaping907@gmail.com		
Address		
1394 North Suzanna Street		
Wasilla, AK 99654		

Applicant Information Header

Applicant is the person filling out the form and auto-filled. If the person filling out the form is other than the responsible party above, they must be added to the site before final submission to sign & submit the DOC.

Applicant

First Name	Last Name
Robert	Walden
Company Name	
Walden Construction Consulting and Engineering LLC	
Email	
robertwcce@gmail.com	

Do you have any additional contacts you'd like to add?
NONE PROVIDED

Site Information

Site Location Information

Site information inherits from previously submitted information from the 24 hour notification. Please confirm the locational information prior to submission.

System Installation Date:
02/01/2021

Type of facility
Private Residence

Total number of bedrooms
3

Total number of buildings connected to the system (i.e., service connections)
NONE PROVIDED

Peak wastewater flow (gpd)
450

Is this a new system or a repair or replacement of an existing system
New System

State decommissioning/inspection results of existing components
NONE PROVIDED

Do you have any comments/recommendations for this system?
NONE PROVIDED

Site Information

Review the information submitted on the 24-hour notice below and make any needed updates.

PAN or Tax ID#
86780

Property Street Address
1394 North Suzanna Street
Wasilla, AK 99654

Borough/City/Municipality
Matanuska-Susitna Borough

Site Latitude and Longitude

61.59512,-149.57205

Legal Description

Properties that have been subdivided have are those with a subdivision name, plat number, survey number, and/or lot and block number.

Examples:

Moose Range Meadows Addition Number 1 Lot 5 Block 4
ASLS (Alaska State Land Survey) Lot 5
USS (United States Survey) 3054 Lot 18

Is Property Subdivided?

No

Apartment/Unit Number/Unique Building Identifier

NONE PROVIDED

Meridian Township Range Section

For properties that have been subdivided, this section is optional.

Properties that have been subdivided are those with a plat number, a survey number, a subdivision name, and/or a lot and block number.

Meridian, Township, Range, Section

Meridian	Quadrant	Township	Range	Section(s)	Additional Legal
Seward	NW	17	2	2	Lot A11

System Information

Septic Tank

If this is an existing septic tank, you must still enter the tank capacity. Decommissioning/inspection results are to be entered in the previous section.

Septic Tank Details

Capacity (gallons)	Number of compartments	Material	Manufacturer
1000	2	Steel	Anch Tank
Sum: 1000			

Lift Station

Was a lift station installed?

No

Soil Absorption System (SAS) Details

Field Type

Deep Trench

SAS Details

Length (ft)	Width (ft)	Effective Depth (ft or inches - please indicate)	Effective Area (sq. ft)
30	2	8	480
			Sum: 480

SAS Distribution Medium

Provide examples of common gravelless manufacturer/types

SAS Distribution Medium Details

What SAS medium did you install?	Rock Grade	Number of Units	Manufacturer/Type
Sewer Rock	Coarse		

Sand liner installed?

No

Freeze Protection

Freeze Protection Details

From	Sewer Lines	Septic Tank	Soil Absorption System
Soil Cover (feet)	2	5	7
Insulation (inches)	2	NONE PROVIDED	NONE PROVIDED

Soil Information

Soils

Visual and Percolation Test

Soils classified as GM, SM, SC, ML, require a percolation rate and attachment unless otherwise exempted by the Department*

*The Fairbanks silt loam is the only such area that this applies to currently

Soil and Percolation Test Details

Classification	Application Rate	Units	Percolation Test performed?	Percolation Rate
GW (Well Graded Gravel)	150	SF/Bedroom	No	

Test Hole

For most installations, "inspected by" is the initials of the responsible party submitting the form.

E.g., DEC

Test Hole Details

Inspected by	Test Hole Date	Test Hole Depth (ft)	Groundwater / Seeps	At distance below original grade (ft)	Impermeable soil (clay / bedrock / permafrost)	At distance below original grade (ft)
RLW	02/01/2021	21	No		No	

Separation Distance

Separation Distance Instructions

Separation distances are measured from the nearest edge of the component to the nearest edge.

Minimum separation distances must be confirmed to have been met or a waiver request for a lesser separation distance is required.

Unless the above scenario is present, separation distances can be listed to the nearest half foot.

Separation distances are to be listed to the closest nearby potential source of contamination, whether that component is located on or on an adjacent property.

Vertical Separation Distances (ft)

Distance from bottom of Soil Absorption System to Groundwater	Distance from bottom of Soil Absorption System to Impermeable Soils
4	6

Is there a Private Well within 200ft?

Yes

Distances to Nearest Private Well

From	Private Well (ft)
Septic Tank	110
Soil Absorption System	115
Lift Station	NONE PROVIDED
Sewer Lines	NONE PROVIDED

Is there a Surface Water within 200ft?

Yes

Distances to Nearest Surface Water

From	Surface Water (ft)
Septic Tank	180
Soil Absorption System	190
Lift Station	NONE PROVIDED

Is there a Property Line within 20ft?

No

Is there a Slope exceeding 25% that has more than 10ft of elevation change within 100ft?

No

Is there a Public Well within 400ft?

No

Is there a Water Main within 20ft?

No

Is there a Fuel Tank in the area?

No

Is there a Private Water Line or Potable Water Holding Tank within 10ft?

No

Attachments

For individuals submitting a combined document. Please order the documents by diagrams, percolation test information, photos, and any additional information.

A link to the required diagrams and a downloadable photo log is below.

[Combined diagram and photo log downloads](#)

How would you like to submit your attachments?

Multiple Attachments

Plan View Diagram

[Suzanna Asbuilt signed.pdf - 08/20/2023 10:37 AM](#)

Comment

Septic Asbuilt

System Profile View Diagram

Suzanna Xsec signed.pdf - 08/20/2023 10:37 AM

Comment

Xsec

Soil Absorption System Cross Section View Diagram and Testhole log Attachment

Suzana Test hole signed.pdf - 08/20/2023 10:37 AM

Comment

Test hole

Engineer's Soil Report and/or Percolation Test and/or Soil Classification from an Engineer Soil Testing Lab

NONE PROVIDED

Comment

NONE PROVIDED

Photos

Suzanna PLS Asbuilt.pdf - 08/20/2023 10:38 AM

Comment

PLS Asbuilt

Sand Liner Gradation Analysis or Other Report Indicating Material Specifications where met

Suzanna well log.pdf - 08/20/2023 10:38 AM

Comment

Well log

Agreements and Signature(s)

18 AAC 72.010 (c)(A)(2) for a person certified under 18 AAC 72.400 – 18 AAC 72.440, (A) the signature of the certified installer and, if applicable, of the employer-contractor; (B) the certified installer's certification number 18 AAC 72.920. Professional submittals. Information required to be submitted by a registered engineer or land surveyor under this chapter must bear the signature and the Alaska registration seal, or the signature and Alaska registration number, of that professional. (Eff. 6/30/90, Register 114) 18 AAC 72.990. Definitions. (58) "sealed" means prepared by a registered engineer or a person under that engineer's direct supervision, and bearing the signature and seal of that engineer as required by AS 08.48.221 and 12 AAC 36.185; Engineers must print and place an original hand signature over the seal and retain an original copy of the documents accessible for later reference to satisfy the requirements of 12 AAC 36.185(f).

By submitting this form, I

1) certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system constructed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of a fine and imprisonment for knowing violations.

2) certify that I have the authority as required by 18 AAC 72 to sign this submittal;

3) certify that I am the applicant as identified by the myAlaska identity verification system;

4) agree that I am signing this documentation of construction;

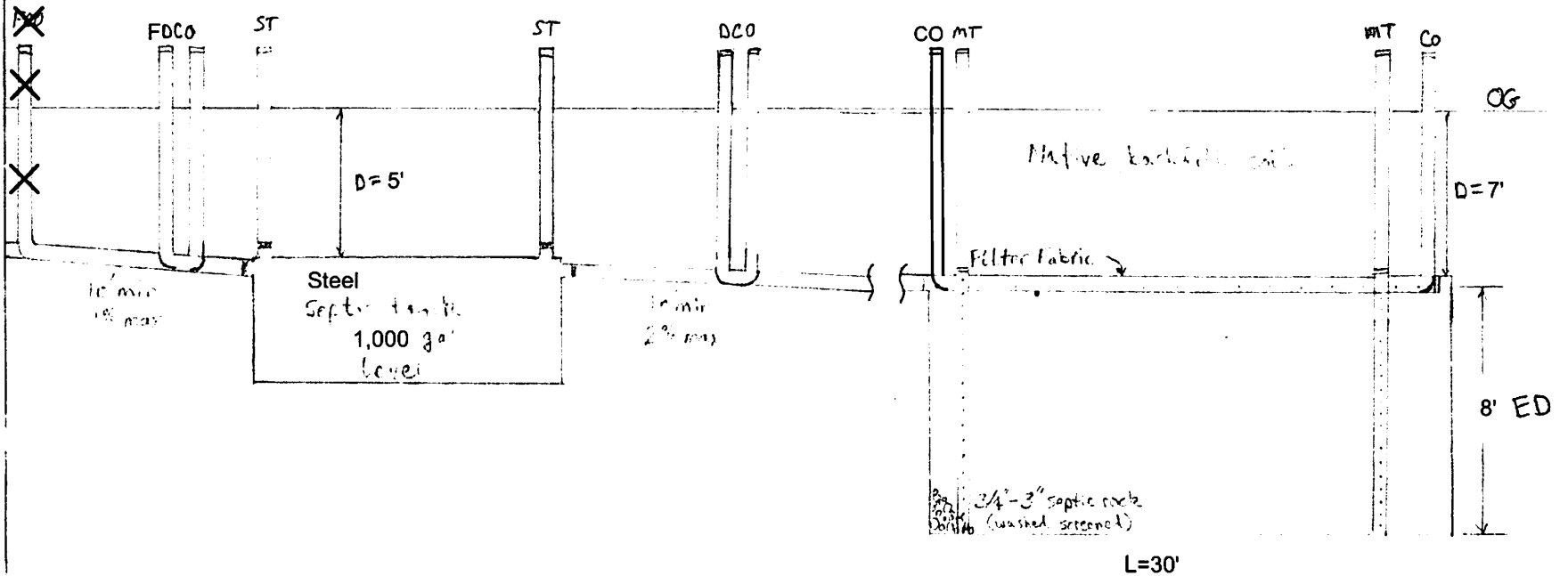
5) agree that I intend to be bound by the electronic record of this documentation of construction and,

6) understand that under State and Federal law, criminal penalties apply for falsely certifying a document. If I submit information that I know is false, I could face imprisonment, fines, or both.

Signed
By robertwcce@gmail.com robertwcce@gmail.com on 08/20/2023 at 10:39 AM

Asbuilt cross section 8/9/2023

1394 N Suzanna St



- FCO- Foundation clean out
- ST- Septic tank clean out
- CO- Clean out
- MT- New monitor tube
- ED- Effective depth of septic rock
- D- Cover depth
- OG- Original ground



Matthew Goddard

From: Locken, Amanda N CIV USARMY CEPOA (USA) <Amanda.N.Locken@usace.army.mil>
Sent: Thursday, March 7, 2024 6:26 PM
To: Matthew Goddard
Subject: RE: RFC Moose Toe (MG)

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

Good evening Matt,

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 have any questions or concerns at 907-753-2712.

V/r,

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, February 22, 2024 4:54 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Pagemaster, Reg POA <regpagemaster@usace.army.mil>; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; information@mlccak.org; camden.yehle@gmail.com; president@mlccak.org; lane@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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>;

Matthew Goddard

From: Daniel Dahms
Sent: Tuesday, March 5, 2024 2:55 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Moose Toe (MG)

Matthew,

Provide test hole location on plan view rather than asbuilt cross section.
30' private access easement should also include utilities per document 2003-005424-0.
Verify both lots have minimum required frontage on the certified portion of Suzanna Street per Title 43.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, February 22, 2024 4:54 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; information@mlccak.org; camden.yehle@gmail.com; president@mlccak.org; lana@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@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 Moose Toe (MG)

Hello,

The following link is a request for comments for the proposed Moose Toe Subdivision.
Please ensure all comments have been submitted by March 5, 2024, so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Moose Toe](#)

Feel free to contact me if you have any questions.

Thank you,
Matthew Goddard
Platting Technician
907-861-7881

Matthew Goddard

From: Permit Center
Sent: Friday, February 23, 2024 8:22 AM
To: Matthew Goddard
Subject: RE: RFC Moose Toe (MG)

Hi Matthew. They're going to need a driveway permit for access from Lot 1 to the section line easement.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, February 22, 2024 4:54 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; information@mlccak.org; camden.yehle@gmail.com; president@mlccak.org; lana@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@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 Moose Toe (MG)

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 [Moose Toe](#)

Feel free to contact me if you have any questions.

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

Matthew Goddard

From: Amy Otto-Buchanan
Sent: Friday, March 1, 2024 11:17 AM
To: Matthew Goddard
Subject: FW: Report - Moose Toe
Attachments: MooseToe_Report.pdf

From: Gerrit Verbeek <Gerrit.Verbeek@matsugov.us>
Sent: Friday, March 1, 2024 11:10 AM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Cc: Fred Wagner <Frederic.Wagner@matsugov.us>
Subject: Report - Moose Toe

No objections I can spot.

Gerrit Verbeek
Matanuska-Susitna Borough: Planner II
(907) 861-8439

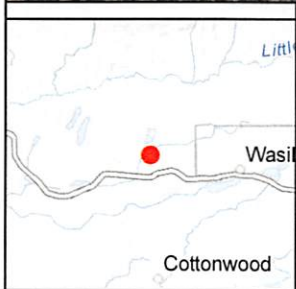


Matanuska Susitna Borough
Planning and Land Use Department

Plat Review Packet
3/1/2024

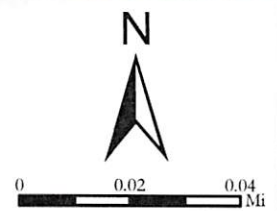
Parcels:
217N02W02A011

Tax ID 217N02W02A011 - February 2024



Legend

- Meadow Lakes CC
- Meadow Lakes RSA
- West Lakes FSA
- Houston High School
- Houston Middle School



Scale: 1:2,000
SAD 1983 StatePlane Alaska 4 FIPS 5004 Feet

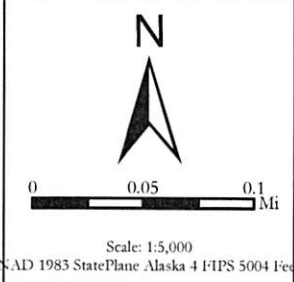
Sources: Matanuska-Susitna Borough, Microsoft, Matanuska-Susitna Borough GIS, State of Alaska, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS, Esri, USGS



Legend

- Alaska Soil Types
- Wetlands

Scale: 1:5,000
NAD 1983 StatePlane Alaska 4 FIPS 5004 Feet

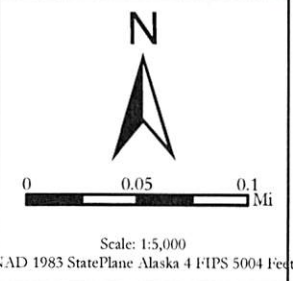


Sources: Matanuska-Susitna Borough, Maxar, Microsoft, Matanuska-Susitna Borough GIS, State of Alaska, Esri, TomTom, Garmin, SafeGraph, EAO, METI/NASA, USGS, EPA, NPS, USFWS, Esri, USGS



Legend

- 2022 MSB OSHP
- Minor Collector (NC)
- Airport Runway
- 1/2 Mile Airport Buffer
- ROW and Easements
- ROW Road
- ROW Easement
- Section line easement



Sources: Matanuska-Susitna Borough, Maxar, Microsoft, Matanuska-Susitna Borough GIS, State of Alaska, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS, Esri, USGS



Plat Review

Parcels: 217N02W02A011

Community Details

Assembly District: '7'

RSA: 'Meadow Lakes'

FSA: 'West Lakes'

CC: 'Meadow Lakes'

Public elementary school: 'Meadow Lakes'

Public middle school: 'Houston Middle School'

Public high school: 'Houston High School'

Transportation Details

The parcel has frontage on:

N Fritz Kalmbach Dr, which is a designated Minor Collector in the 2022 OSHP and has a speed limit of 10 mph

N Suzanna St, which is a designated Minor Collector in the 2022 OSHP and has a speed limit of 25 mph

The parcel is within 0.5 miles of the following planned future road connections:

Suzanna St, which is a designated Minor Collector (NC) in the 2022 OSHP

The parcel is within 0.5 miles of the following types of easements:

ROW Easement

Section Line Easement

These easements could be used for public access, and/or become future roads.

This property is within 1/2 mile of the following airports: AK79, 43AK



Plat Review

Parcels: 217N02W02A011

Soils Details

This property contains the following soils, based on the USDA's National Cooperative Soil Survey

<https://websoilsurvey.sc.egov.usda.gov/>

2.73 acres (24.5 %) of Soil Type 116 ('Cryaquepts, depression, 0 to 7 percent slopes')

Soils of this type are typically (but not always) rated for the following:

'Dwellings with Basements': Very limited

'Dwellings without Basements': Very limited

'Septic Tank Absorption Fields': Very limited

'Sewage Lagoons': Very limited

'Construction Sand/Gravel source': Poor

8.21 acres (73.9 %) of Soil Type 151 ('Kichatna silt loam, 0 to 3 percent slopes')

Soils of this type are typically (but not always) rated for the following:

'Dwellings with Basements': Not limited

'Dwellings without Basements': Not limited

'Septic Tank Absorption Fields': Very limited

'Sewage Lagoons': Very limited

'Construction Sand/Gravel source': Fair

0.17 acres (1.6 %) of Soil Type 154 ('Kichatna silt loam, undulating')

Soils of this type are typically (but not always) rated for the following:

'Dwellings with Basements': Not limited

'Dwellings without Basements': Not limited

'Septic Tank Absorption Fields': Very limited

'Sewage Lagoons': Very limited

'Construction Sand/Gravel source': Fair

Cultural Resources

No known cultural resources have been catalogued near this property. If you have reason to believe there may be artifacts or would like to consider conducting a survey, please contact the State Historic Preservation Officer, <https://dnr.alaska.gov/parks/oha/index.htm>.



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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, February 28, 2024 2:26 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Moose Toe (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

MIREYA ARMESTO

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, February 22, 2024 4:54 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; information@mlccak.org; camden.yehle@gmail.com; president@mlccak.org; lana@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@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 Moose Toe (MG)

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 [Moose Toe](#)

Feel free to contact me if you have any questions.

Thank you,

NOTES

1. 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 THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER & WASTEWATER 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 GOVERNS THOSE SYSTEMS.
3. THIS PLAT IS AFFECTED BY COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED SEPTEMBER 13, 2000 IN BK. 1020 PG. 683 AMENDMENT RECORDED SEPTEMBER 13, 2000 BK. 1089 PG. 788.
4. THIS PLAT IS AFFECTED BY MEA BLANKET EASEMENTS RECORDED 10/25/2002 INSTRUMENT NUMBER 2003-003496-0 & 11/05/2004 INSTRUMENT NUMBER 2004-031750-0 & 02/08/2022 INSTRUMENT NUMBER 2022-002812-0.
5. EASEMENT DOESNT CLOSE CORRECTLY. BASED ON LEGAL DESCRIPTION EASEMENT WOULD CLOSE AT POINT OF CURVE.

CERTIFICATION OF PAYMENT OF TAXES

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

DATE: 20 TAX COLLECTION OFFICIAL (BOROUGH)

PARCEL 2
MSB WAIVER
RESOLUTION
SERIAL NO. 2002-161-PWm

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

DATE: 20

LEGEND

- ⊕ MEA PEDESTAL
- ⊠ METERBASE
- ⊞ MTA PEDESTAL
- ⊞ WELL
- SEPTIC PIPES
- ⊕ FOUND MONUMENT
- FOUND 5/8" REBAR
- SET 5/8" REBAR W/ Y.P.C. MARKED 6925-S
- ⊙ FOUND 3/4" IRON PIPE
- DRAINAGE ARROW

SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

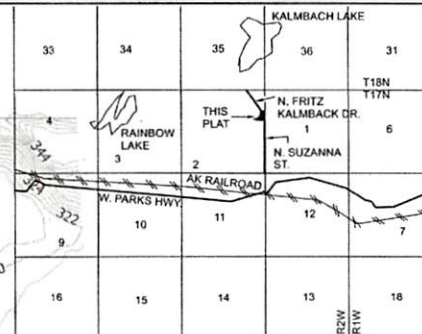
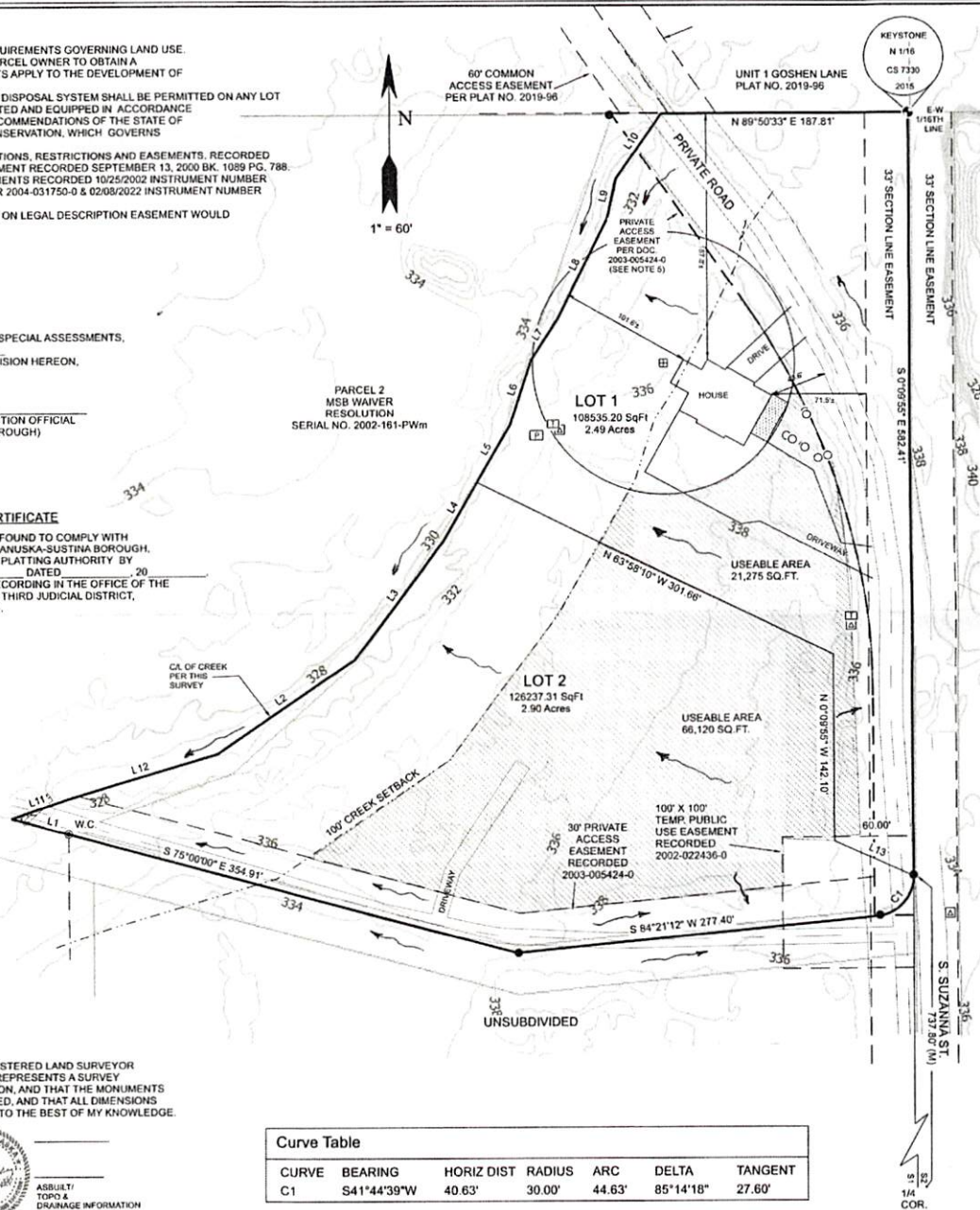
DATE: WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6925-S



ASBEST/ TOPO & DRAINAGE INFORMATION ONLY 11/2/23

Curve Table

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	S41°44'39"W	40.63'	30.00'	44.63'	85°14'18"	27.60'



VICINITY MAP 1" = 1 MILE

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.

NAME: FEODOR A. KRASKOV DATE: 1394 N. SUZANNA ST. WASILLA, AK 99654

Line Table

LINE	BEARING	HORIZ DIST
L1	N75°03'37"W	45.20'
L2	N55°43'05"E	126.68'
L3	N37°03'03"E	114.11'
L4	N30°18'49"E	51.16'
L5	N30°18'49"E	51.16'
L6	N18°03'42"E	51.56'
L7	N33°22'00"E	37.84'
L8	N26°23'40"E	85.34'
L9	N13°06'42"E	31.01'
L10	N34°58'50"E	60.12'
L11	N71°01'44"E	46.39'
L12	N73°41'17"E	119.75'
L13	N66°01'38"W	65.75'

APPROVED AS SHOWN
CORRECTED
SIGN MARYA ARMSTRONG DATE 02/20/2024
GCI ENGINEERING & DESIGN

RECEIVED
Agenda Copy FEB 13 2024
PLATTING

PRELIMINARY PLAT
A PLAT OF:
MOOSE TOE
A REPLAT OF:
PARCEL 1 OF MSB WAIVER RESOLUTION SERIAL NO. 2002-161-PWm RECORDED AS 2002-022717-0 & RERECORDED 2003-003496-0
LOCATED WITHIN:
THE S 1/2 OF THE NE 1/4 SECTION 2 TOWNSHIP 17 NORTH RANGE 2 WEST SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT, STATE OF ALASKA
CONTAINING 5.39 ACRES MORE OR LESS

1168 E. LEOTA AVE. WASILLA, AK 99654
PO BOX 874577 WASILLA, AK 99687
(907) 376-9535

JOB#23-073 PP FB/PG 316/23
SCALE 1"=60' DATE 9-20-23 SH: 1 OF 1 DW: HW CHK: WW