

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 27, 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. **TALKEETNA FISH:** The request is to create two lots from Tax Parcel A7 (Parcel #1, MSB Waiver 2002-163-PWm, recorded at Reception No. 2002-001599-0), to be known as **Talkeetna Fish**, containing 18.61 acres +/- . Parcel is located south of Fish Lake and directly east of S. Talkeetna Spur (Tax ID# 25N04W19A007): lying within Section 19, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and Assembly District #7. (*Petitioner/Owner: Carl & Brenda Besece, Staff: Amy Otto-Buchanan, Case # 2024-035*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **March 27, 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 27, 2024

ABBREVIATED PLAT: TALKEETNA FISH
LEGAL DESCRIPTION: SEC 19, T25N, R04W, SEWARD MERIDIAN AK
PETITIONERS: CARL & BRENDA BESECE
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 18.61 ± PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2024-035

REQUEST: The request is to create two lots from Tax Parcel A7 (Parcel #1, MSB Waiver 2002-163-PWm, recorded at Reception No. 2002-001599-0), to be known as **TALKEETNA FISH**, containing 18.61 acres +/- . Parcel is located south of Fish Lake and directly east of S. Talkeetna Spur: lying within Section 19, Township 25 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Soils Report & Topographic Narrative	EXHIBIT B – 5 pgs
Topographical Mapping & As-Built	EXHIBIT C – 3 pgs
<u>AGENCY COMMENTS</u>	
Department of Public Works Pre-Design Division	EXHIBIT D – 1 pg
ADOT&PF	EXHIBIT E – 2 pgs
Utilities	EXHIBIT F – 2 pgs

DISCUSSION: This platting action is creating two lots from one tax parcel. Both proposed lots will access from S. Talkeetna Spur. A common access easement will be granted over the existing driveway on proposed Lot 1 to provide access to proposed Lot 2. Lot 1 is 4.16 acres; proposed Lot 2 is 14.45 acres. This parcel is within the Talkeetna Special Land Use District (SpUD), MSB 17.25. There are no restrictions in the SpUD as to lot size. A driveway permit for the existing driveway will be required from ADOT&PF (see *Recommendation #5*).

Soils Report: (**Exhibit B**) A soils report was submitted, pursuant to MSB 43.20.281(A)(1). Bill Klebesadel, PE, notes one testholes was dug to 12'. Receiving soils were SW-GW. 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. Surveyor of record provided a detailed topographic narrative for proposed Lot 2 at **Exhibit B-5**. Topographical Mapping and As-Built at **Exhibit C**.

Comments: Department of Public Works PD&E (**Exhibit D**) recommends dedication of 100' of right-of-way overlapping the right-of-way of S. Talkeetna Spur noted as a reservation in Patent #55-65-0111, and supports shared access for both lots onto S. Talkeetna Spur.

ADOT&PF: (Exhibit E) has no objection to the proposed subdivision. ADOT&PF recommends dedicating right-of-way along S. Talkeetna Spur for both lots. Platting actions invalidate existing driveway permits. Petitioner to reapply for driveway permit for proposed Lot 1 on-line at <https://dot.alaska.gov/row/Login.po>. Contact ADOT&PF's Right-of-Way Division at 1-800-770-5263 to speak with a regional permit officer (see **Recommendation #5**). ADOT&PF recommends establishing an easement for shared common access between proposed Lot 2 and Tax Parcel A8 to the south.

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

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Talkeetna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Emergency Services, Community Development, Planning Division, Development Services or Assessments; MEA or MTA.

CONCLUSION: The preliminary plat of **TALKEETNA FISH** 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. Pursuant to MSB 43.20.281(A)(1)(i)(i), a detailed topographic narrative was submitted by the surveyor.

FINDINGS OF FACT

1. The plat of Talkeetna Fish 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. The surveyor provided a detailed topographic narrative.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. A common access will be granted over the existing driveway for access to both lots.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Talkeetna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Emergency Services, Community Development, Planning Division, Development Services or Assessments; MEA or MTA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. 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 Talkeetna Fish, Section 19, Township 25 North, Range 04 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 ADOT&PF 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.

C3

FISH LAKE PROPERTIES

D2

2

FISH LAKE

(7310)

2

1

D4

D3

6

BIRCH

CREEK

10' ADJ ROW

S TALKEETNA SPUR

SUBJECT PROPERTY



B4

LOT 1

A1

LOT 2

B5

A8

B2

A3

A4

A2

VICINITY MAP

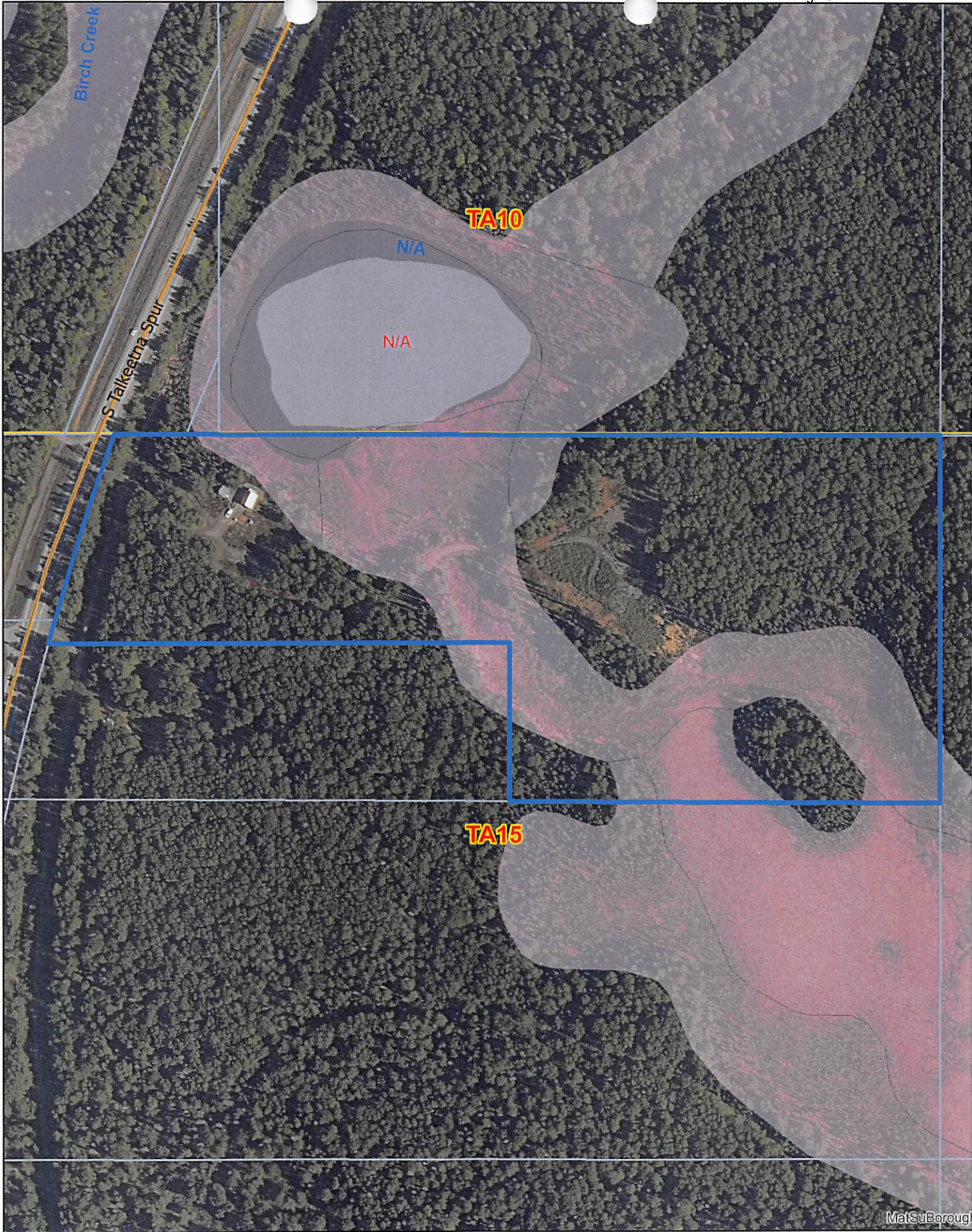
FOR PROPOSED TALKEETNA FISH
LOCATED WITHIN

SECTION 19, T25N, R04W, SEWARD MERIDIAN,
ALASKA

TALKEETNA 15 MAP

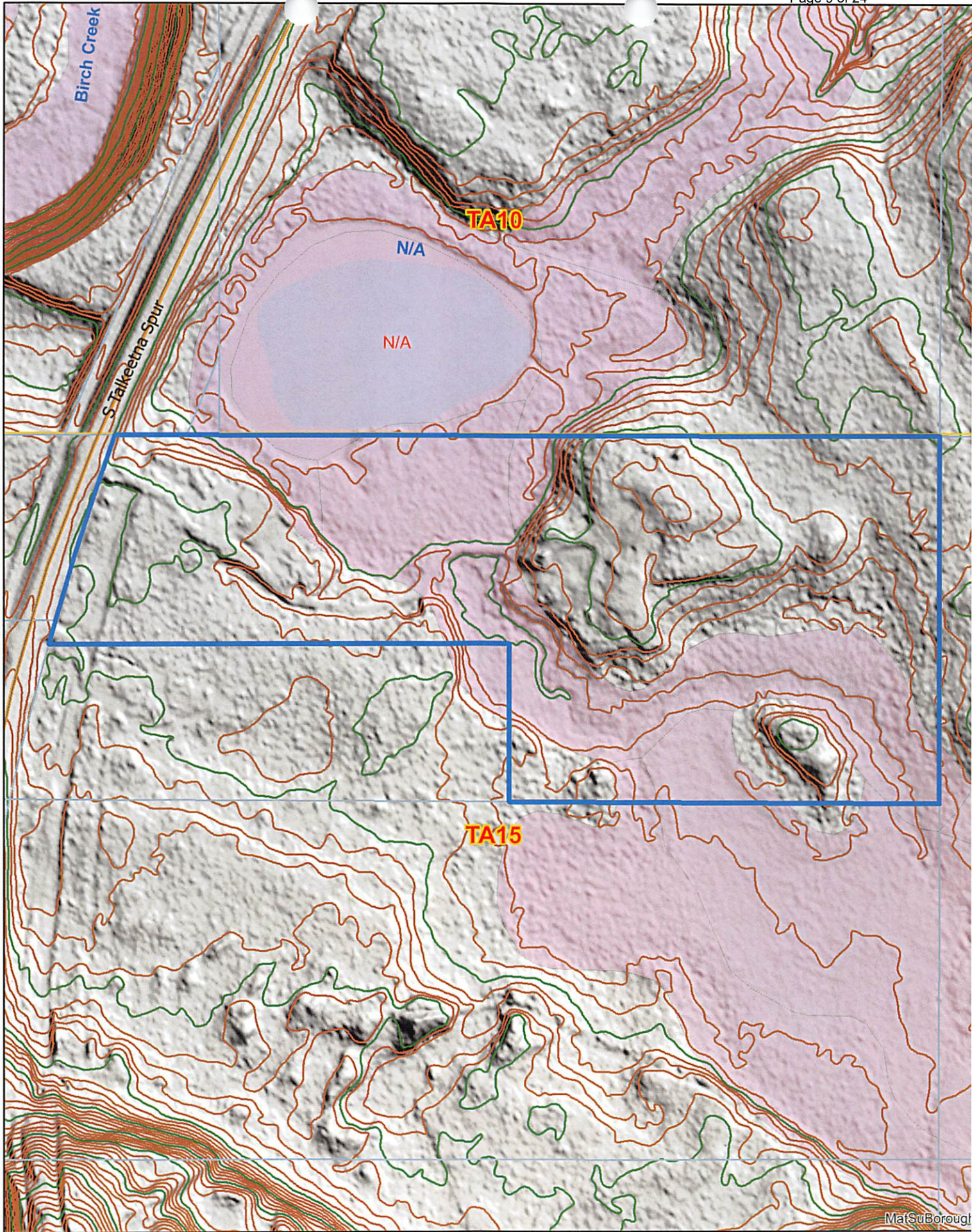
A6

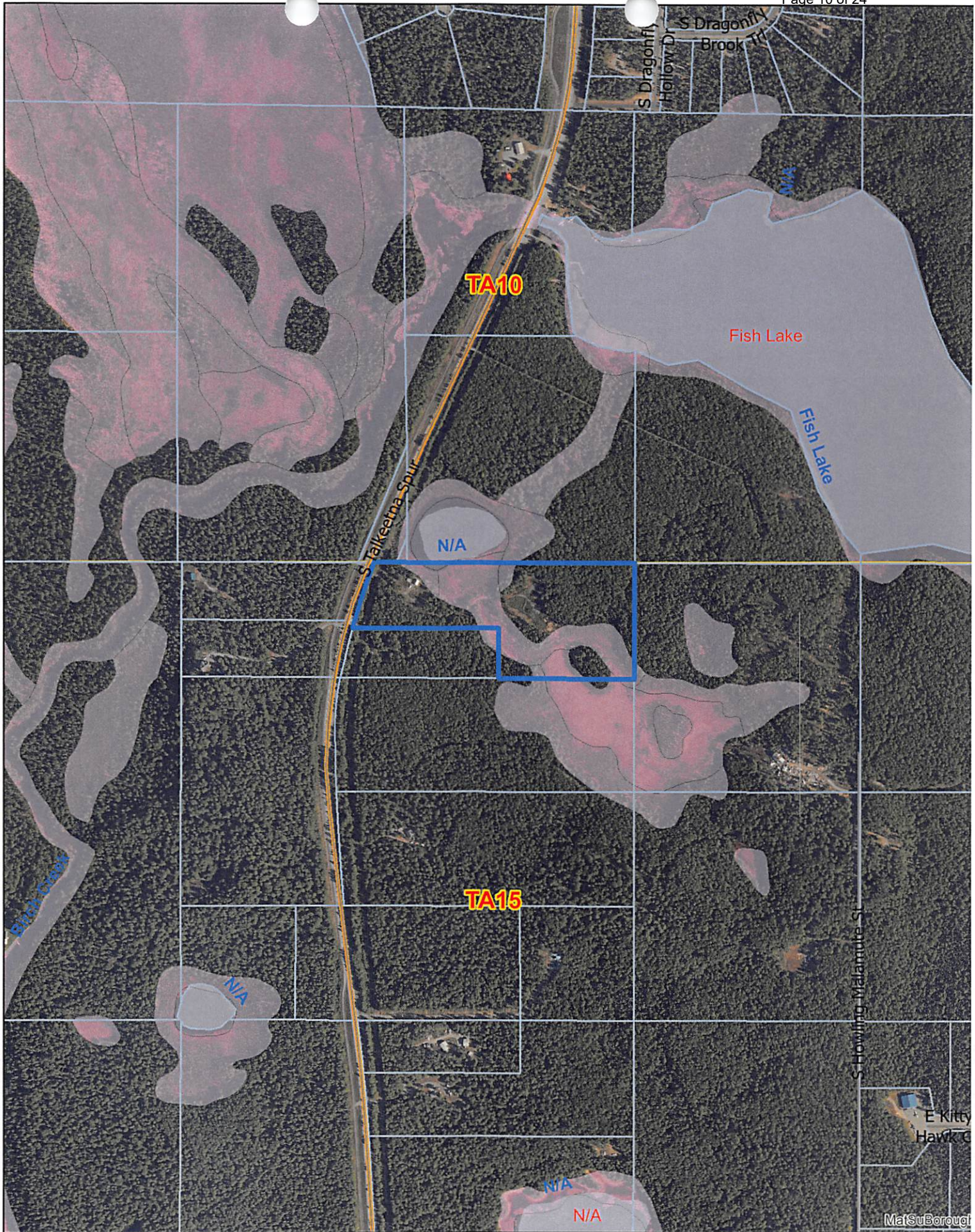
EXHIBIT A



220 110 0 220 Feet







690 345 0 690 Feet



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



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DEC 19 2023
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USEABLE AREA CERTIFICATION

TALKEETNA FISH – BESECE

A SUBDIVISION OF

PARCEL 1, MSB WAIVER 2002-163-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: I (GP) TEST HOLES:
(SW) TEST HOLES: I (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 with an area less than 400,000 sq. ft. 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".

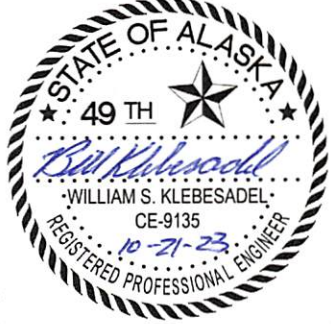
William S. Klebesadel 10-21-23
WILLIAM KLEBESADEL P.E. Date
Professional Engineer



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	TALKEETNA FISH – BESECE	TEST HOLE NO.	Date:
Insp. By:	PIONEER	1	Job # 23-247

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft	SW-GW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES - WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft			1					
6ft			2					
7ft			3					
8ft			4					
9ft			5					
10ft			6					
11ft			7					
12ft			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?

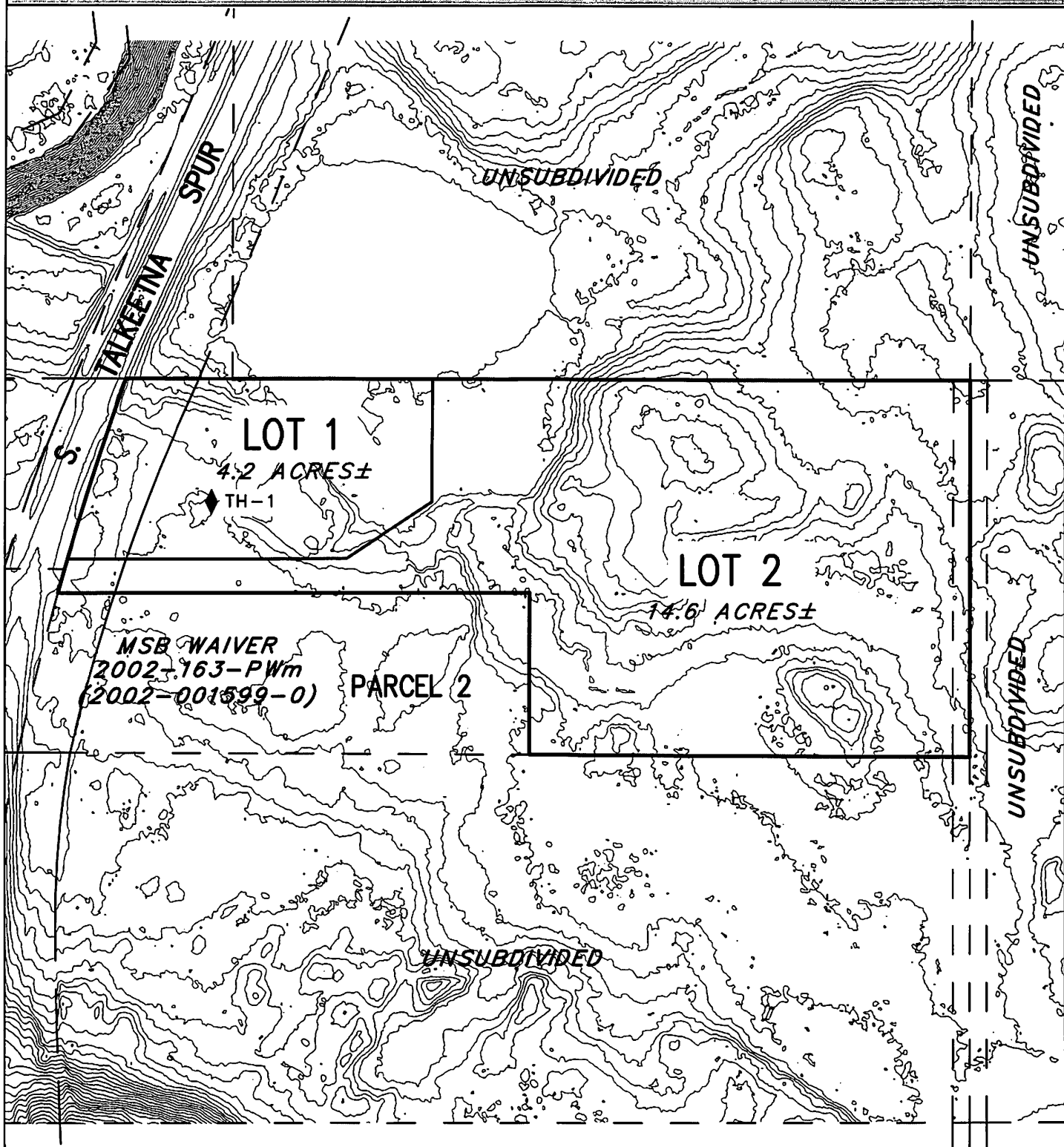
WATER LEVEL MONITORING	
Date	WATER LEVEL

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305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

TALKEETNA FISH SUBDIVISION

FILE: 23-247

DRAWN: SDN

10/20/23

EXHIBIT A

Page 1 of 1

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



USEABLE AREA: TOPOGRAPHIC NARRATIVE

Talkeetna Fish

A SUBDIVISION OF

Parcel 1 of MSB Waiver Resolution 2002-163-PWm (2002-001599-0)

INTRODUCTION

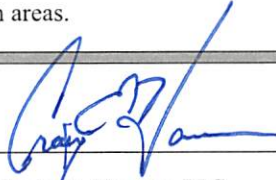
The following narrative presents a summary of visible observations, relevant known local parameters and record data sufficient to describe the topographic features of the described property

NARRATIVE

Lots 2 of the proposed Talkeetna Fish subdivision contains 14.45 acres of land each. The land consists of high and low elevations with a mixture of Spruce and Birch in the upper elevations. Some Spruce, mostly dead, are in the transitional areas in the lower reaches of the uplands adjacent to areas of very wet ground.

The lot is generally higher in the Northeast corner, roughly 16' higher than the lowlands in the south and southwesterly portions of the lot. Slopes are generally gradual, with only a very small area of slopes in the Northwest portion that may exceed 25% in slope with 10' of change in elevation. The slopes in that area would exceed the slopes allowable for septic.

Low areas in the south and southwest contain apparent wetlands with identifiable open water channels and marsh areas.



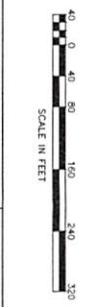
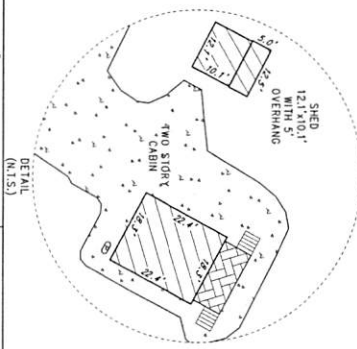
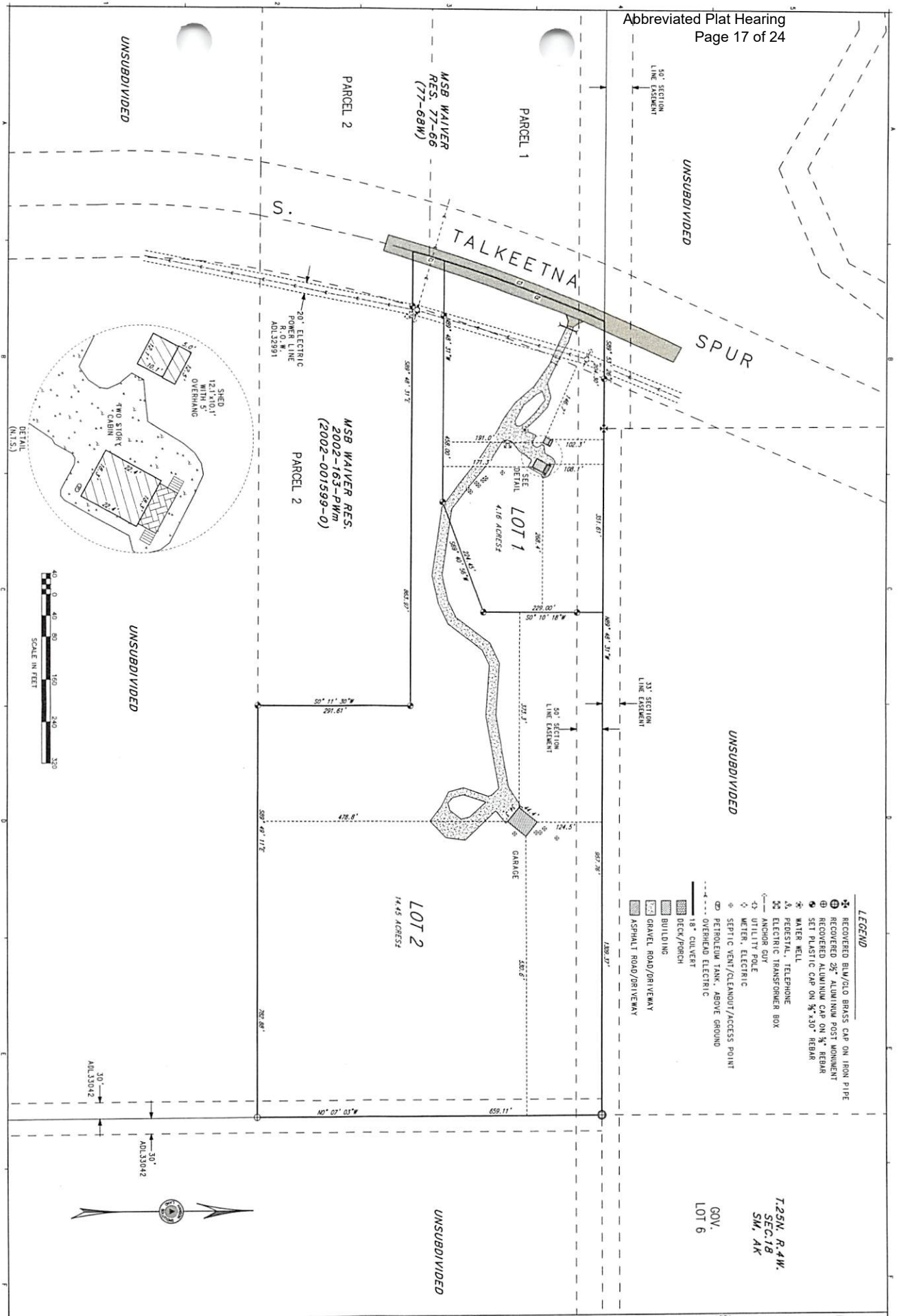
Craig E. Hanson PLS
Professional Land Surveyor

1/18/24

Date



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- LEGEND**
- ⊕ RECOVERED BLU/GLO BRASS CAP ON IRON PIPE
 - ⊕ RECOVERED 2" ALUMINUM POST MONUMENT
 - ⊕ RECOVERED ALUMINUM CAP ON 1/2" REBAR
 - ⊕ SET PLASTIC CAP ON 1/2" 30" REBAR
 - ⊕ WATER WELL
 - ⊕ PEDESTAL TELEPHONE
 - ⊕ ELECTRIC TRANSFORMER BOX
 - ⊕ UTILITY POLE
 - ⊕ METER, ELECTRIC
 - ⊕ SEPTIC VENT/CLEANOUT/ACCESS POINT
 - ⊕ PETROLEUM TANK, ABOVE GROUND
 - ⊕ OVERHEAD ELECTRIC
 - ⊕ 18" CULVERT
 - ▭ DECK/PORCH
 - ▭ BUILDING
 - ▭ GRAVEL ROAD/DRIVEWAY
 - ▭ ASPHALT ROAD/DRIVEWAY

T25N, R-4W,
SEC. 18
SM, AK
GOV,
LOT 6

REFERENCE NUMBER:
V-21
SHEET 2 OF 3

TALKEETNA, ALASKA
TALKEETNA FISH BESECE
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

NOTES
1. THIS FIELD SLAVEY WAS CONDUCTED ON SEPTEMBER 11, 2023. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREIN.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.



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DEC 19 2023
PLAT

Amy Otto-Buchanan

From: Daniel Dahms
Sent: Monday, March 11, 2024 3:49 PM
To: Amy Otto-Buchanan
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Talkeetna Fish #24-035

Also, as previously commented, PD&E supports shared access for both lots onto Talkeetna Spur Highway.

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

From: Daniel Dahms
Sent: Monday, March 11, 2024 3:47 PM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: RFC Talkeetna Fish #24-035

Amy,

PD&E recommends dedication of 100' of ROW overlapping the ROW of Talkeetna Spur Road noted as a reservation in patent 55-65-0111.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, March 1, 2024 12:37 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; colton.percy@alaska.gov; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; contact@talkeetnacouncil.org; chief_28@hotmail.com; J Stras <jstras@mtaonline.net>; Brian Davis <Brian.Davis@matsugov.us>; Eric Chappel <Eric.Chappel@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>; msb.hpc@gmail.com; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@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 Talkeetna Fish #24-035

The following link contains a Request for Comments to resubdivided 225N04W19A007 into two lots, Talkeetna Fish MSB Case #2024-035. Comments are due **March 13, 2024**. Please let me know if you have any questions. Thanks, A.



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

Department of Transportation and
Public Facilities

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

March 11, 2024

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Powder Ridge, Plat 79-74 (Petersville Road)**
 - No objection to proposed lot division.
 - DOT&PF appreciates confirmed shared access for all lots to Petersville Road.
 - DOT&PF recommends verification that the suggested Power Ridge Circle location meets DOT&PF design standards for an approach road through the Alaska Preconstruction Manual, including site distance standards.
 - Apply for an approach road permit. Approach Road permits can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - Access for all lots to Petersville Road will be permitted through Power Ridge Circle, no additional access to Petersville Road will be permitted. Subsequent development of all lots requires continued use of Power Ridge Circle to access Petersville Road.
 - Please add as plat note: "No direct access for Tract A, B, C or D to Petersville Road."
- **Talkeetna Fish, Besece, Tax Parcel A7 Parcel #1 MSB Waiver 2002-163-PWm (Talkeetna Spur Road)**
 - No objection to the proposed lot division.
 - DOT&PF recommends dedicating Right of Way along Talkeetna Spur Road for both lots.
 - Platting actions invalidate existing driveway permits. Please re-apply for driveway permit for Lot 1. Driveway permits can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT E

- DOT&PF recommends establishing an easement for shared common access between Lot A7 flat lot and lot A8.
- **PA 05 Wensel (Farm Loop Road)**
 - No objection to the proposed lot division provided that eastern lot has 60-foot flag portion connecting it to Farm Loop Road.
 - DOT&PF requires shared common access easement through flag portion of eastern lot for access for both subdivided lots to Farm Loop Road.
 - No direct access to Farm Loop Road for western lot. Please add as plat note.
 - No additional utility connections through Farm Loop Road, all utilities must connect through existing utility connections or through existing driveway. Please memorialize as plat note.
 - Platting actions invalidate existing driveway permits. Please re-apply for driveway permit. Driveway permits can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

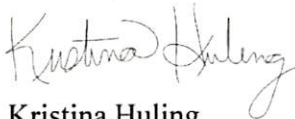
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or kristina.huling@alaska.gov.

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

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

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, March 12, 2024 11:47 AM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Talkeetna Fish #24-035
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,

GCI | OSP Design

e: OSPDesign@gci.com | w: www.gci.com

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, March 1, 2024 12:37 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; colton.percy@alaska.gov; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; contact@talkeetnacouncil.org; chief_28@hotmail.com; J Stras <jstras@mtaonline.net>; Brian Davis <Brian.Davis@matsugov.us>; Eric Chappel <Eric.Chappel@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>; msb.hpc@gmail.com; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@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 Talkeetna Fish #24-035

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

The following link contains a Request for Comments to resubdivided 225N04W19A007 into two lots, Talkeetna Fish MSB Case #2024-035. Comments are due **March 13, 2024**. Please let me know if you have any questions. Thanks, A.

 [Talkeetna Fish](#)

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION 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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

CARL C. BESECE _____ DATE _____
29081 S. TALKHEETNA SPUR
TALKEETNA, AK 99676

BRENDA G. BESECE _____ DATE _____
29081 S. TALKHEETNA SPUR
TALKEETNA, AK 99676

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHEAST CORNER OF LOT 2, A 2 1/2" ALUMINUM POST MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 62°14'57.99"N 150°04'42.90"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- LOTS 1 AND 2 SHALL SHARE A SINGLE COMMON ACCESS TO S. TALKHEETNA SPUR AS SHOWN UNLESS OTHERWISE AUTHORIZED BY PERMITTING AGENCY.

CERTIFICATE OF PAYMENT OF TAXES

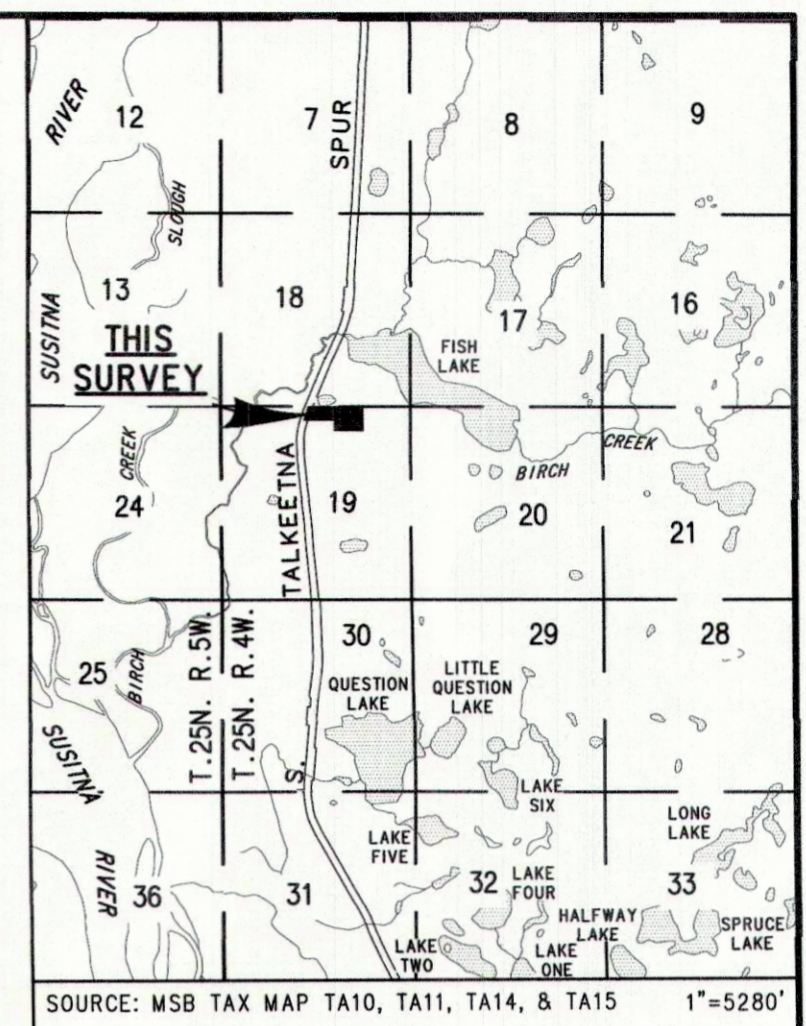
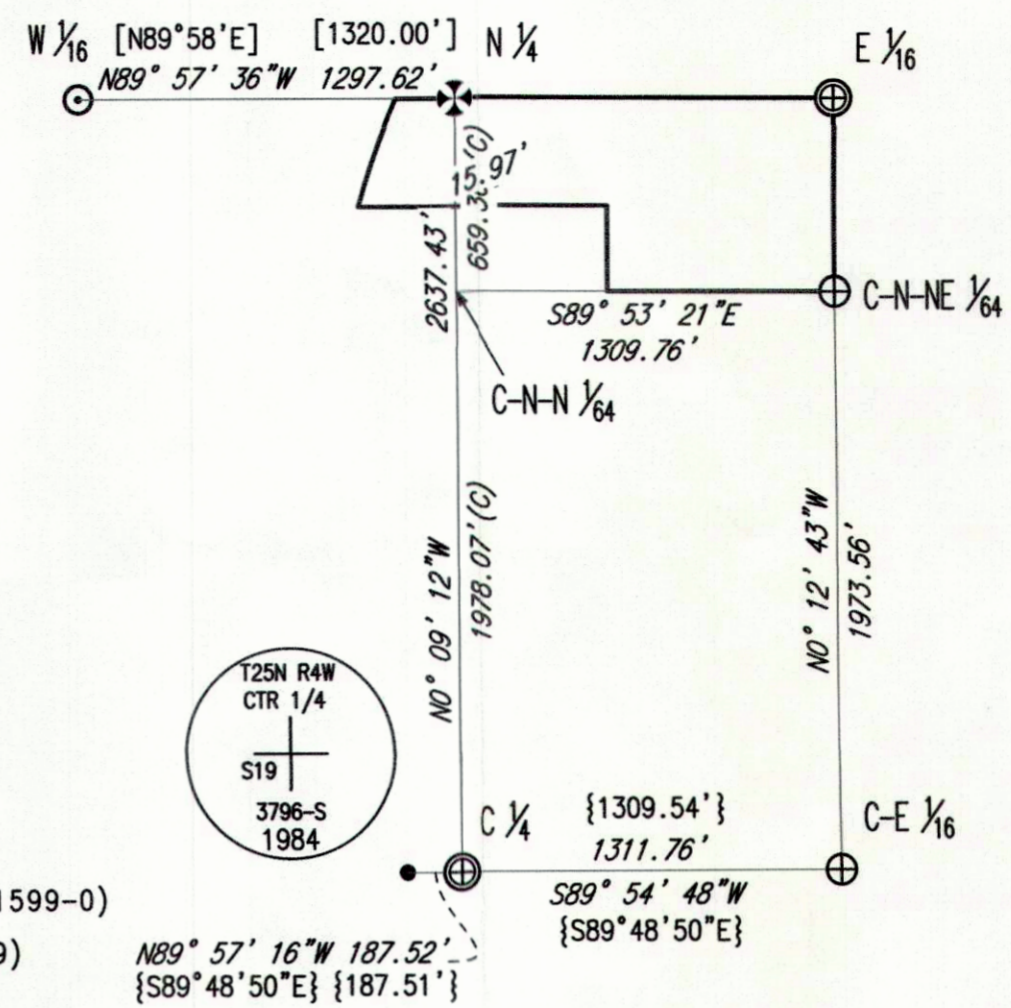
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

LEGEND

- ⊗ RECOVERED GLO BRASS CAP ON IRON PIPE
- ⊕ RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- ⊕ RECOVERED 2" ALUMINUM CAP ON 3/8" REBAR
- ⊙ RECOVERED PLASTIC CAP ON 3/8" REBAR
- RECOVERED 3/8" REBAR
- ⊕ SET PLASTIC CAP ON 3/8"x30" REBAR
- (C) COMPUTED DATA

N74°58'11"W 255.65' MEASURED DATA
(N74°45'W) (254.70') RECORD PER WAIVER RES. 2002-163-PWm (2002-001599-0)
[N74°45'W] [254.70'] RECORD PER RECTANGULAR PLAT (JANUARY 15, 1919)
{N74°45'W} {254.70'} RECORD PER PLAT (2012-6) VAUGHAN



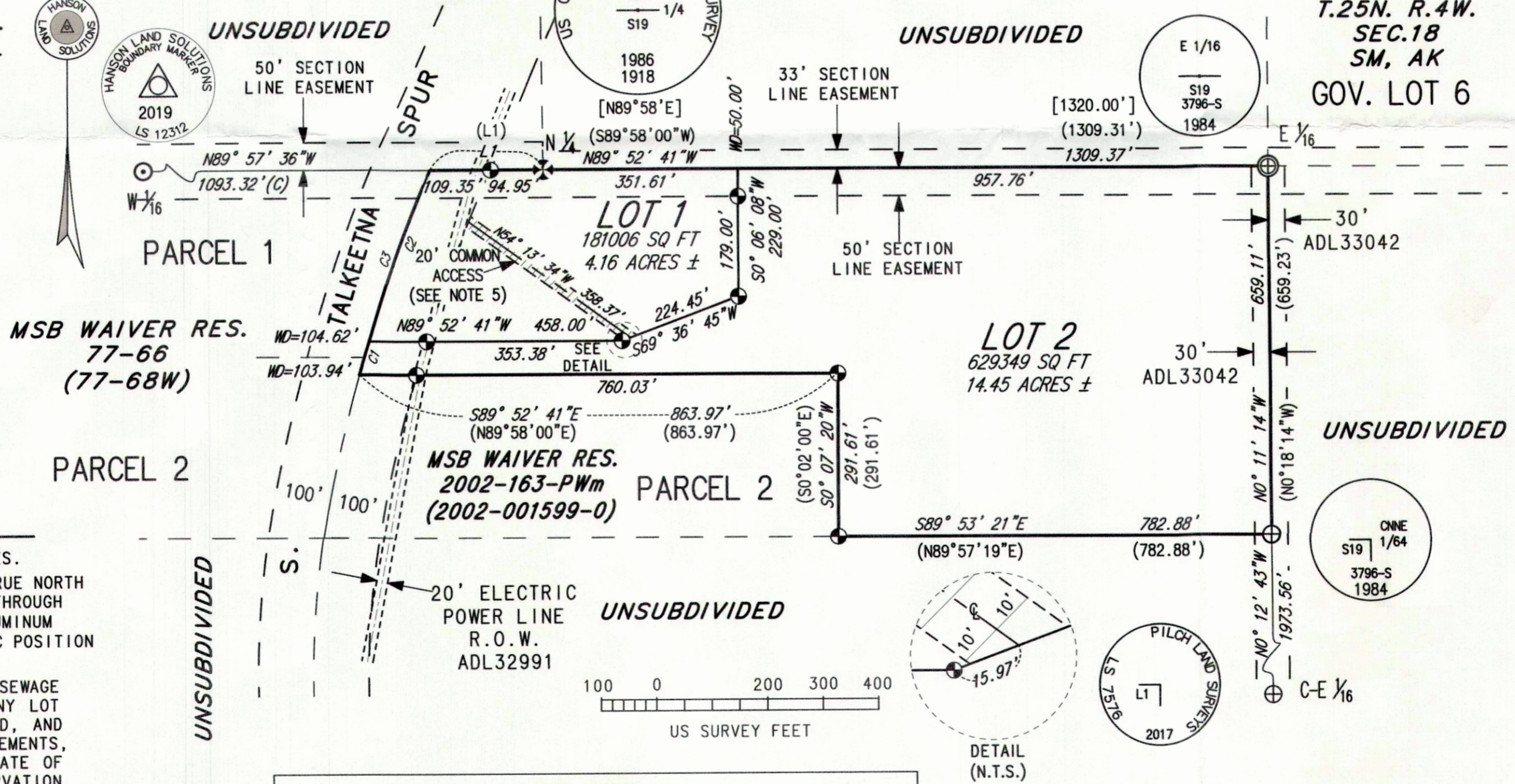
SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR

Agenda Copy RECEIVED
FEB 28 2024
PLATTING



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	62.47	2864.91	1°14'58"	31.24	62.47	S16° 17' 04"W
C2	327.38	2864.91	6°32'50"	163.87	327.20	N20° 10' 57"E
C3	389.85	2864.91	7°47'48"	195.22	389.55	S19° 33' 29"W
(C3)	(390.12')	(2864.91)	(7°48'08")			

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89° 57' 36"E	204.30
(L1)	(S89°53'05"W)	(204.36')