

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Kayla Kinneen (Acting)



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.

April 10, 2024

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plattling@matsugov.us](mailto:plattling@matsugov.us) or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

### **1. INTRODUCTION**

A. Introduction of Staff

### **2. UNFINISHED BUSINESS:**

*(None)*

### **3. PUBLIC HEARINGS:**

A. **GILCA'S GLADE:** The request is to create four lots from Tract A, Woodland Glade, Plat No. 2016-145, to be known as **GILCA'S GLADE**, containing 6.21 acres +/- . Parcel is located west of S. Highlander Drive, east of W. Conner Court, southwest of W. Bromley Drive and directly north of W. Dora Circle (Tax ID# 7586000T00A): lying within Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #3. *(Petitioner/Owner: GE Properties LLC, Staff: Amy Otto-Buchanan, Case #2024-036)*

B. **LAVANWAY HVN:** The request is to create three lots from Lots 1 & 2, Lavanway Subdivision, Plat No. 2016-182, to be known as **LAVANWAY HAVEN**, containing 7.22 acres +/- . The property is located south of Threemile Lake, west of W. Hazel Avenue, and directly north of Bocker Lake (Tax ID #7602000L001 / L002); within the SW ¼ Section 11, Township 16 North, Range 03 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: Linda Lavanway, Staff: Matthew Goddard, Case #2024-037)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **April 10, 2024**, in **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

## Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
  - **3-minute time limit per person for members of the public.**
  - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
  - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
  - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
  - No further unsolicited input from petitioner is appropriate.
  - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
  - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

3A

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 10, 2024

ABBREVIATED PLAT: GILCA'S GLADE  
LEGAL DESCRIPTION: SEC 35, T17N, R02W, SEWARD MERIDIAN AK  
PETITIONERS: GE PROPERTIES LLC  
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS  
ACRES: 6.21 ± PARCELS: 4  
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2024-036

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**REQUEST:** The request is to create four lots from Tract A, Woodland Glade, Plat No. 2016-145, to be known as **GILCA'S GLADE**, containing 6.21 acres +/- . Parcel is located west of S. Highlander Drive, east of W. Conner Court, southwest of W. Bromley Drive and directly north of W. Dora Circle, lying within Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A</b> – 4 pgs
Soils Report & Topographic Narrative	<b>EXHIBIT B</b> – 6 pgs
Topographical Mapping & As-Built	<b>EXHIBIT C</b> – 3 pgs
Preliminary Grading-Drainage Plan	<b>EXHIBIT D</b> – 1 pg
Existing and Anticipated Average Daily Traffic (ADT) Count	<b>EXHIBIT E</b> – 2 pgs

**AGENCY COMMENTS**

Department of Public Works Pre-Design Division	<b>EXHIBIT F</b> – 1 pg
Development Services	<b>EXHIBIT G</b> – 1 pgs
Utilities	<b>EXHIBIT H</b> – 6 pgs

**DISCUSSION:** This platting action is creating four lots from Tract A, Woodland Glade. All lots will take access from W. Dora Circle. W. Dora Circle is, in one area, a 50' wide right-of-way and in another area, a 60' wide right-of-way, with a temporary cul-de-sac. This portion of W. Dora Circle is maintained by MSB. The remaining portion of W. Dora Circle, to the west, is a 55' wide right-of-way, not constructed to MSB street standards and is not maintained by MSB. Construction of W. Dora Circle from the temporary cul-de-sac west to the intersection of W. Conner Court to Borough residential street standard is required (see **Recommendation #4**). The removal of the temporary cul-de-sac will need to be coordinated with Department of Public Works (DPW) (see **Recommendation #4f**). Lot size ranges from 1.55 to 1.57 acres.

**Soils Report:** (**Exhibit B**) A soils report was submitted, pursuant to MSB 43.20.281(A)(1). Bill Klebesadel, PE, notes three testholes was dug to 12'. Receiving soils were SW. Testhole log and a testhole location map are provided. Mr. Klebesadel concludes all lots contains sufficient overall area. All 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**. Preliminary Grading & Drainage Plan at **Exhibit D**. Existing & Anticipated Average Daily Traffic (ADT) Count at **Exhibit E**.



**Comments:** Department of Public Works PD&E (**Exhibit F**) notes an average daily traffic estimate was not required and therefore, not reviewed. The soils report indicates soils were classified using sieve analysis; however, the test results were not supplied. Engineer to provide results or amend the soils report. *Staff notes engineer of record has certified the requirements of MSB 43.20.281(A) have been met.* Construct W. Dora Court through to W. Conner Circle and coordinate the removal of the temporary cul-de-sacs with DPW so they are removed at the end of the warranty period (see **Recommendation #4**). Development Services (**Exhibit G**) notes there are three unpermitted driveways on the parcel. All driveways were constructed prior to 2017, so fees will be waived if application is made before September 2024. Petitioner to apply for driveway permits for all existing driveways and provide copies of the application to Platting staff (see **Recommendation #5**).

**Utilities:** (**Exhibit H**) Enstar objects unless a 10' wide natural gas easement, centered on the existing natural gas service line on proposed Lots 2 & 3 or the owner signs an easement document for a 10' wide natural gas easement, centered on the service line at this location. *Staff notes an abbreviated plat does not grant easements. Petitioner may contact Enstar to create an easement for the service line and the recorded easement may be shown on final plat.* GCI has no comments. MTA has no comments. 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 Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Community Development, Planning Division or Assessments; or MEA.

**CONCLUSION:** The preliminary plat of **GILCA'S GLADE** 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.

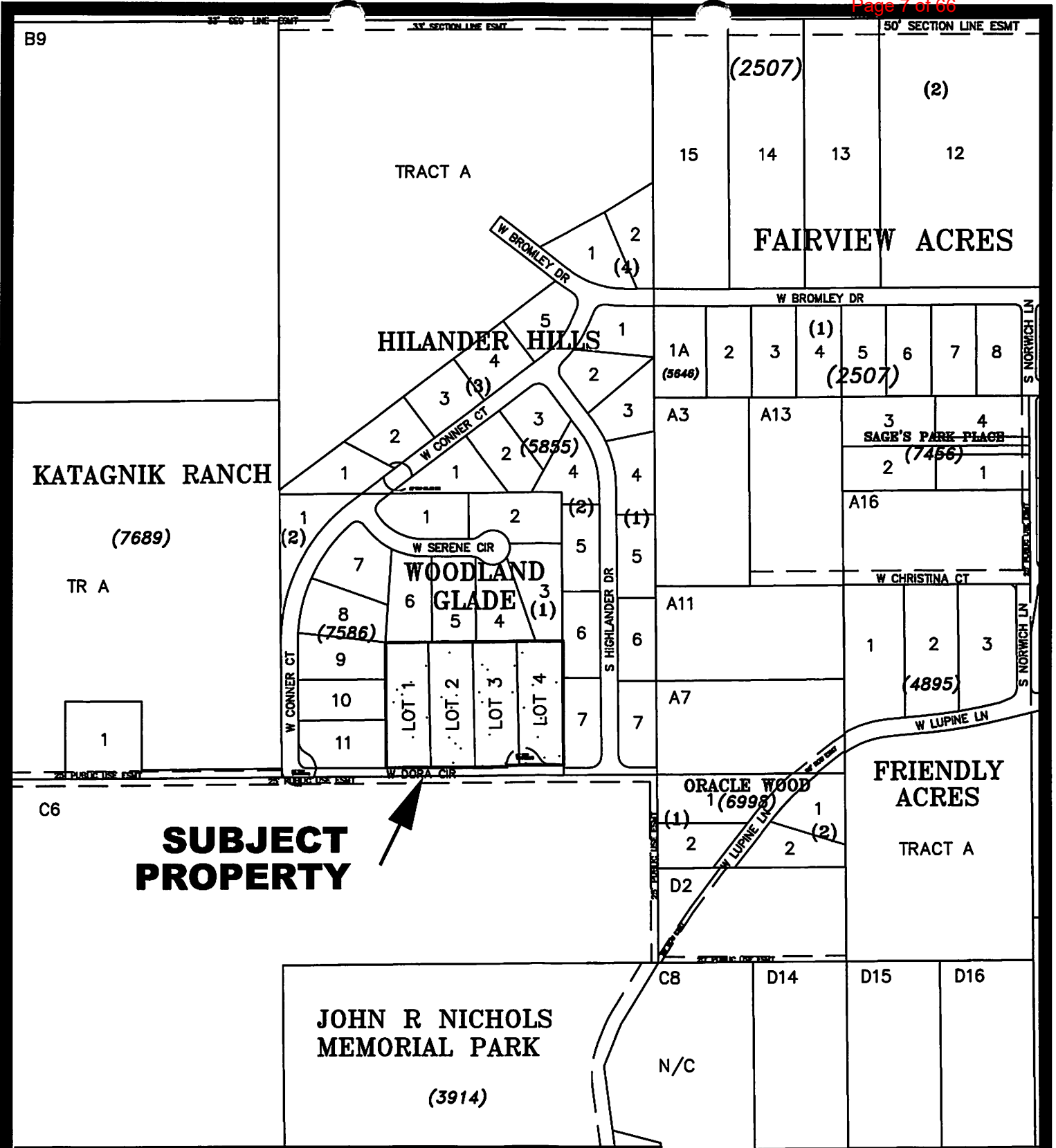
### **FINDINGS OF FACT**

1. The plat of Gilca's Glade 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). All 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 USACE; ADF&G; Community Council Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB 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 Gilca's Glade, Section 35, 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. Construct W. Dora Circle from the temporary cul-de-sac west to the intersection of W. Conner Court, to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
  - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
  - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
  - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
  - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
  - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
  - f) Coordinate with DPW the removal of the temporary cul-de-sac.
5. Apply for driveway permits for all existing driveways and provide copies of applications to Platting staff.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



**SUBJECT PROPERTY**



**VICINITY MAP**  
 FOR PROPOSED GILCA'S GLADE  
 LOCATED WITHIN  
 SECTION 35, T17N, R02W, SEWARD MERIDIAN,  
 ALASKA  
 HOUSTON 16 MAP

**EXHIBIT A**





HO16

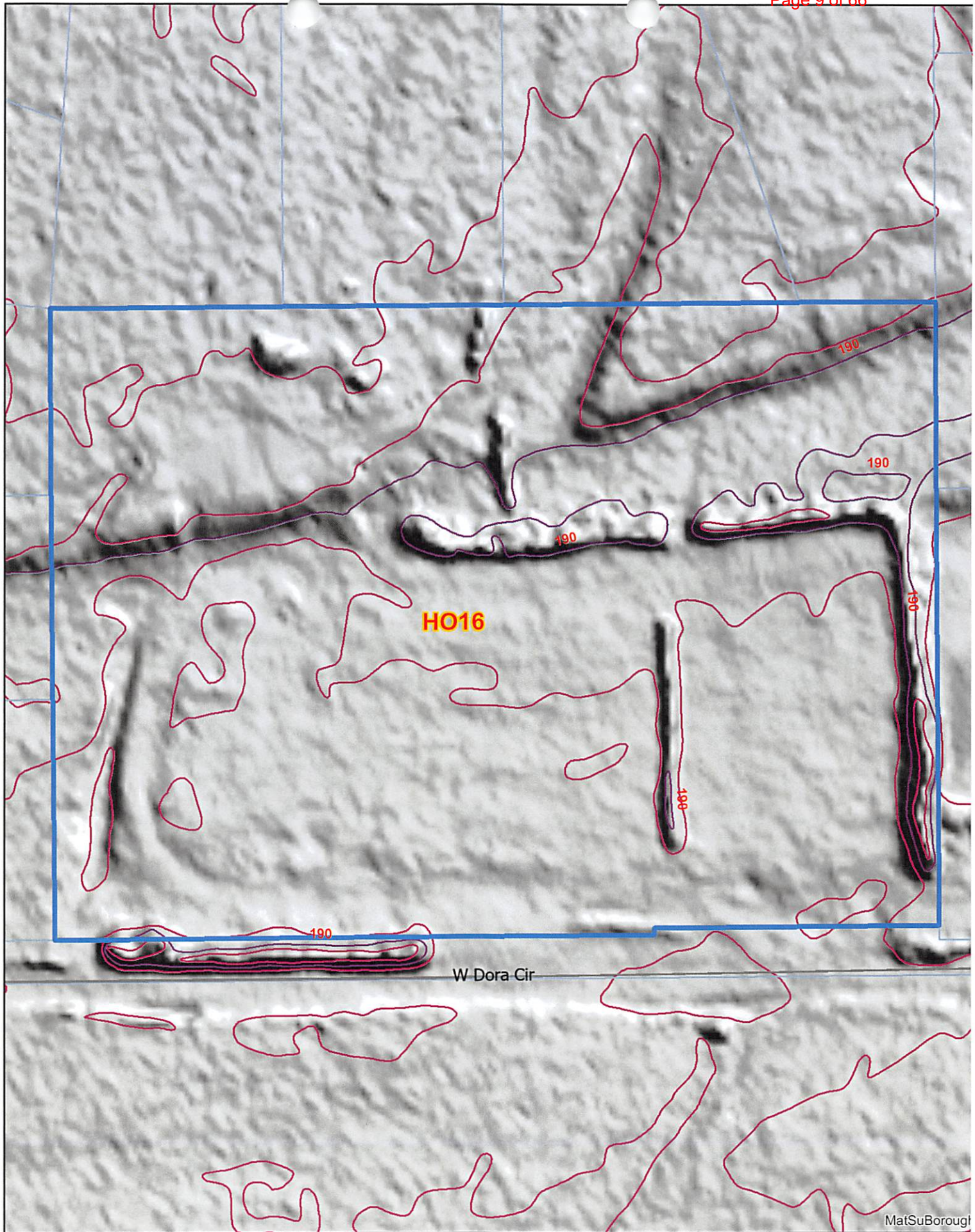
W Dora Cir

MatsUBoroug

80 40 0 80 Feet



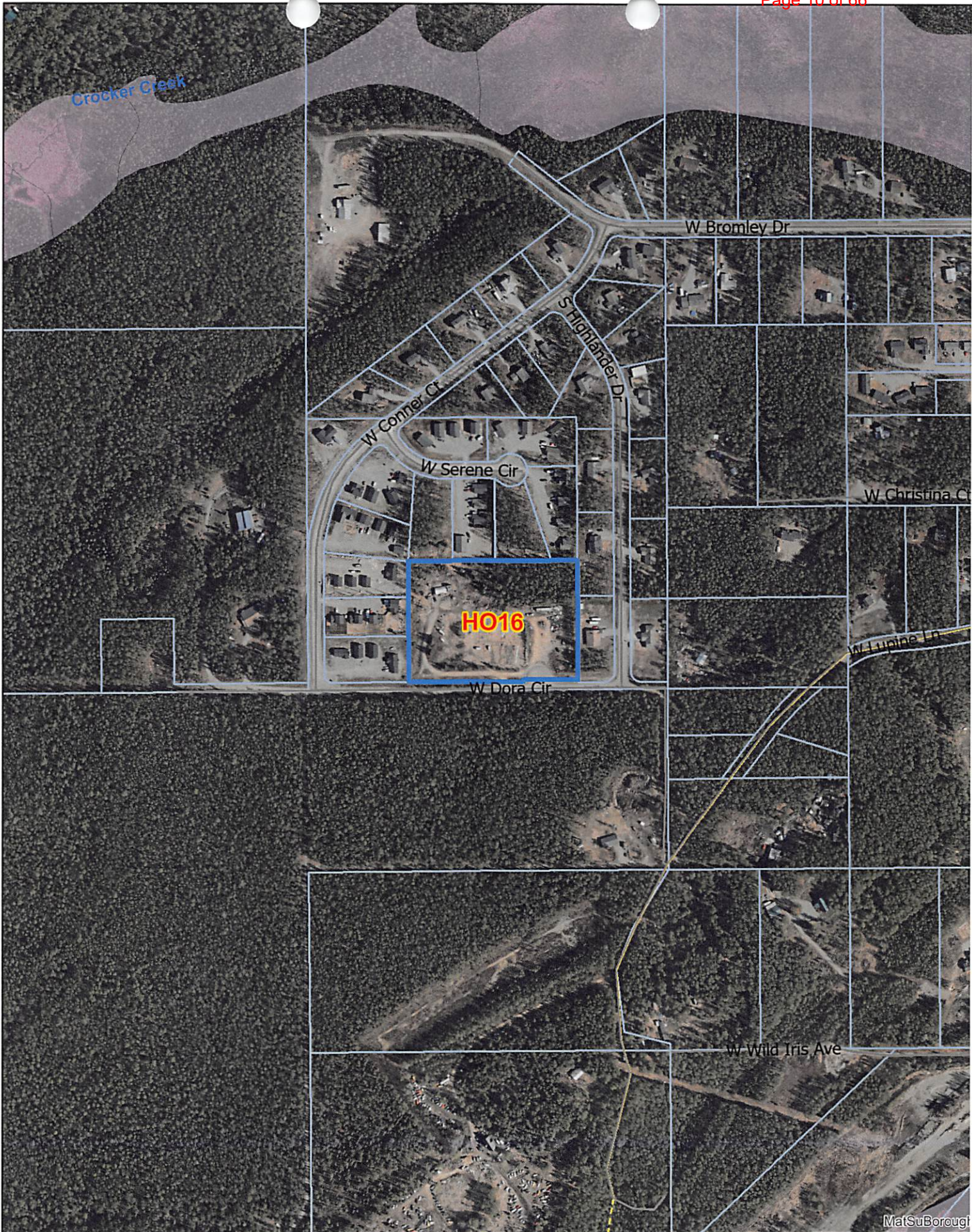




80 40 0 80 Feet







440 220 0 440 Feet





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



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**USEABLE AREA CERTIFICATION**

GILCA'S GLADE

A SUBDIVISION OF

WOODLAND GLADE TRA. (2016-145)

**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: MINIMUM SIZES**

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

EXCEPTIONS:

**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):



**HANSON LAND SOLUTIONS**  
*SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES*  
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:  (GP) TEST HOLES:   
(SW) TEST HOLES: TH-3 (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: TH-1, TH-2

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 within the subdivision 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* 1-12-24  
WILLIAM S. KLEBESADEL P.E. Date  
Professional Engineer









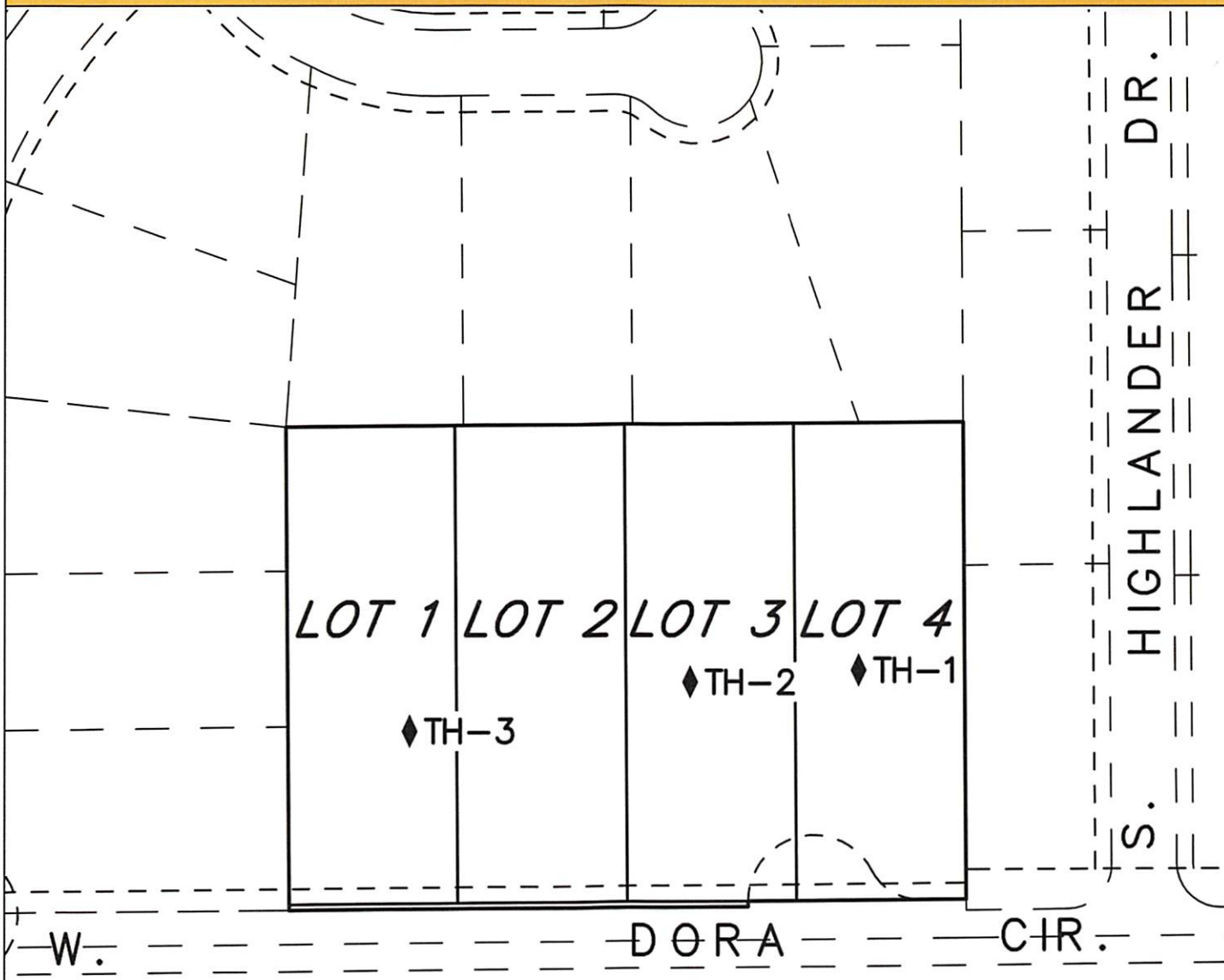


**HANSON LAND SOLUTIONS**

*SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES*

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

**TEST HOLE LOCATION EXHIBIT MAP**



LEGEND

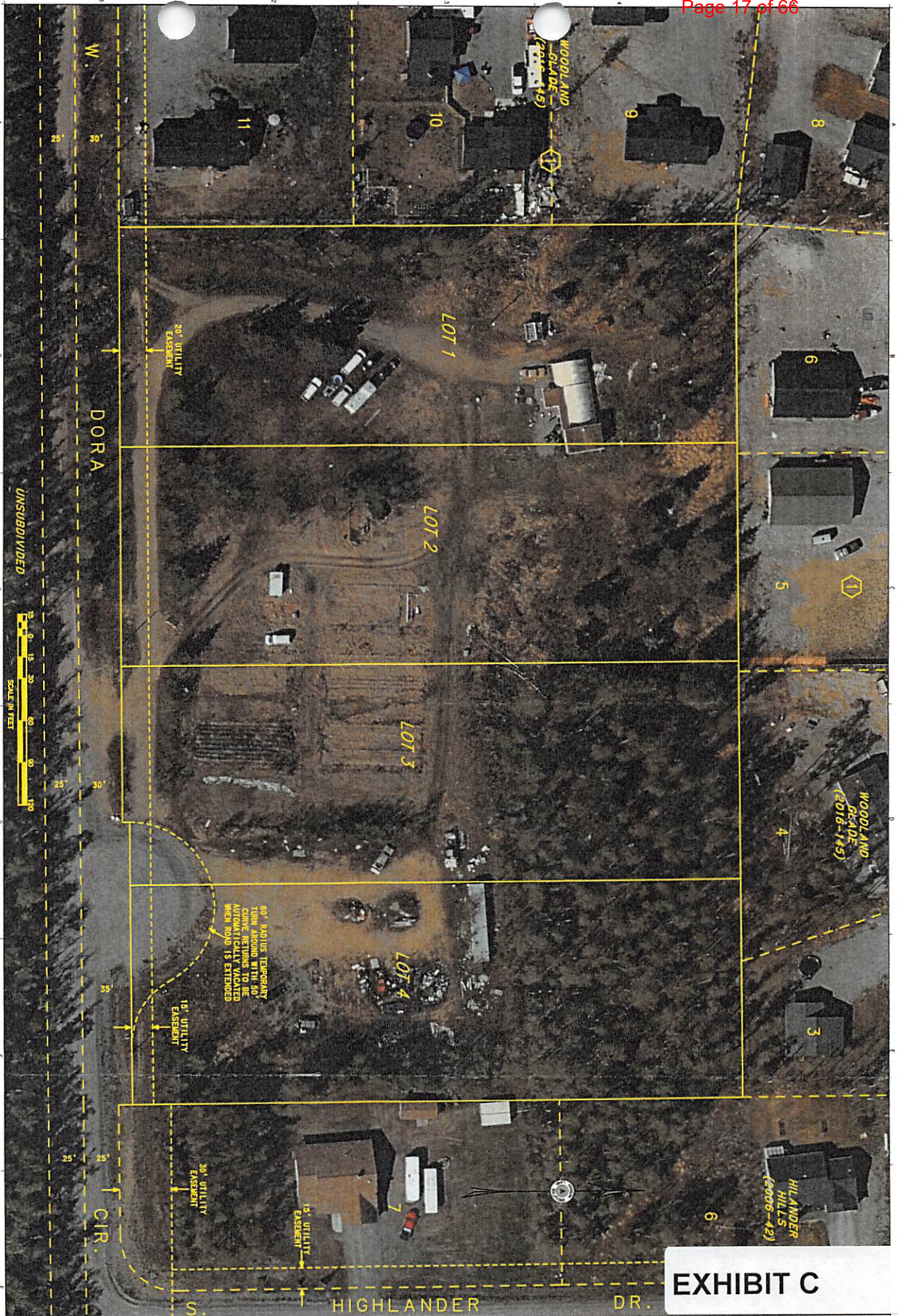
◆ TEST HOLE

**GILCA'S GLADE**

FILE: 23-265	DRAWN: ELF	10/24/23
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**EXHIBIT A**





**EXHIBIT C**

DWG. # 23-265C  
 DRAWN BY: E.F.  
 CHECKED: CEH  
 SCALE: 1"=50'  
 23X41-1-50  
 REVISION DATE:  
 01/05/24

HOUSTON, ALASKA  
 GILCA'S GLADE  
 SITE PLAN - EXISTING CONDITIONS  
 PROJECT OVERVIEW

NOTES  
 1. THE INFO SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE ALASKA SURVEY AGENCY, DATED 2002.  
 2. THE HORIZONTAL DATUM IS NAD83 (GCSNIP EPOCH 2003.0)

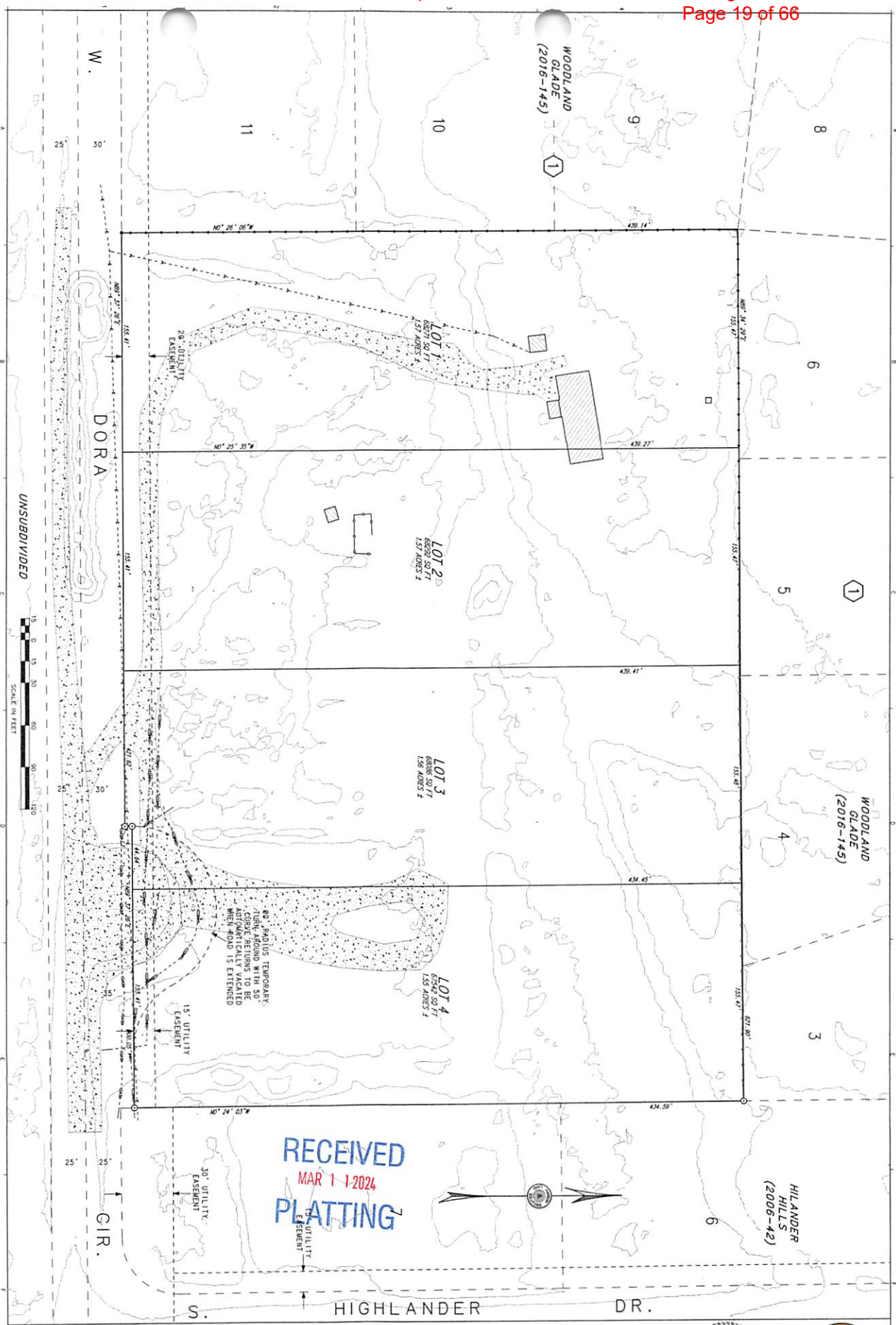
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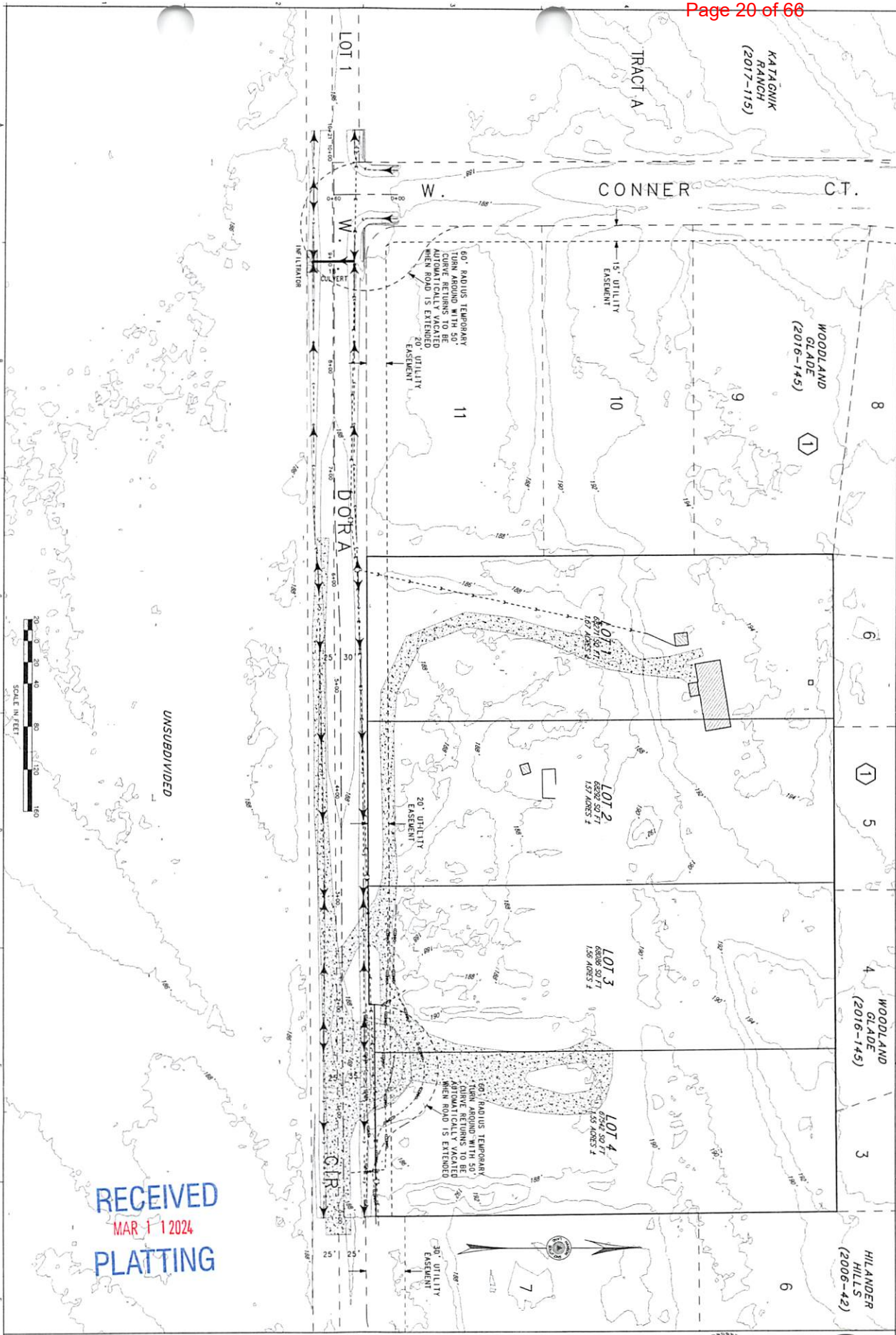


UNSUBDIVIDED  
 SCALE IN FEET  
 REFERENCE NUMBER: V-22  
 SHEET 3 OF 3

HOUSTON, ALASKA  
 GILCA'S GLADE  
 SITE PLAN - EXISTING CONDITIONS  
 TOPOGRAPHY

NOTES  
 1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE WILKINSKA SUSITNA BOROUGH LAND/IMPROVEMENT PROJECT OF 2019.  
 2. THE HORIZONTAL DATUM IS NAD83 (CORRIS EPOCH 2003.0)  
 3. THE VERTICAL DATUM IS NAVD83 (GEOID08)





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 MAR 11 2024  
 PLATTING

UNSUBDIVIDED

SCALE IN FEET  
 0 20 40 60 80 100 120 140 160

HOUSTON, ALASKA  
**GILCA'S GLADE**  
 SITE PLAN - DESIGN  
 GRADING-DRAINAGE PLAN

NOTES  
 1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 1' INTERVAL AND PRESENT THE DESIGNED TOP OF THE SUBBASE (24" MS) AND THE DITCH BACKSLOPES.  
 2. THE 1" BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANOKA SUSTAINABLE FORESTRY LUMBER/WAGERY PROJECT OF 2011/2012.  
 3. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POSITIONING CONFINED WITH AN IGS SOLUTION OF A GPS STATIC OCCP.  
 4. THE HORIZONTAL DATUM IS NAD83 (EPSG:2011)

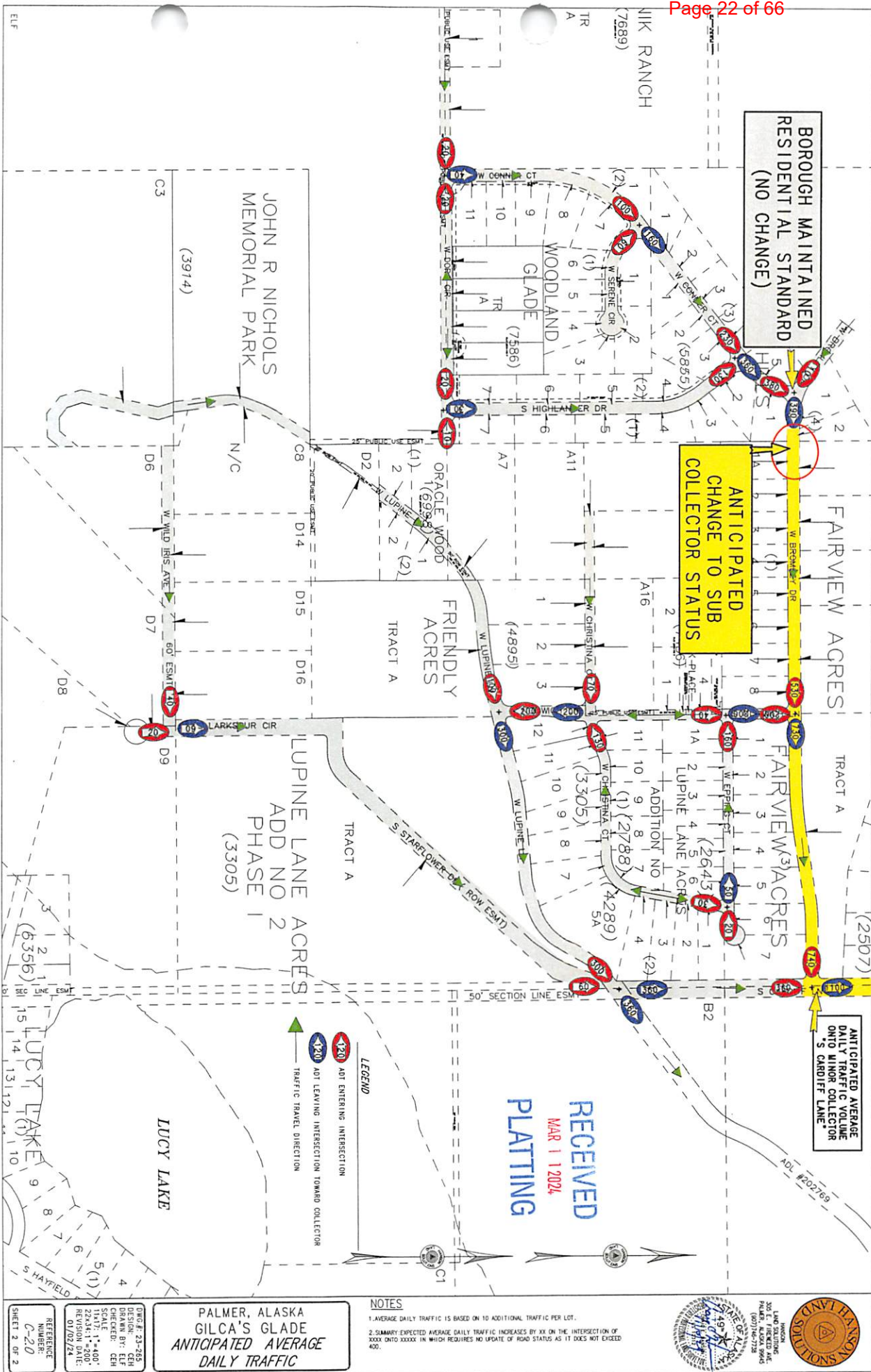
STATE OF ALASKA  
 DEPARTMENT OF NATURAL RESOURCES  
 DIVISION OF LAND MANAGEMENT

LAND SURVEYING, LLC  
 300 E. FISHBONE AVE.  
 PALM BEACH, FLORIDA 33480  
 LICENSE NO. 12001

AMERICAN SURVEYING & MAPPING, INC.  
 1000 S. ALASKA AVE.  
 ANCHORAGE, ALASKA 99501









## Amy Otto-Buchanan

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**From:** Daniel Dahms  
**Sent:** Tuesday, March 26, 2024 2:37 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Gilca's Glade #24-036

Amy,

- An Average Daily Traffic estimate was not required (and therefore was not reviewed) as a part of this submittal as the number of lots is below 5. As a point of note to the applicant, if this were required, they would need to take into consideration the existing land use of the lots along the access route (ie. the detached four plex units in Woodland Glade) as well as the platting board approved subdivisions (ie. Katagnik Ranch).
- On the soils report, it is indicated that soils were classified using sieve analysis, however the test results were not supplied. Provide results or amend the soils report.
- Construct Dora Circle through to Conner Circle. Coordinate the removal of the temporary cul-de-sacs with DPW so that they are removed at the end of the warranty period.

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

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**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, March 12, 2024 3:35 PM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; David Eller <davemtp@mtaonline.net>; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@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; 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 Gilca's Glade #24-036

The following link contains a Request for Comments for Gilca's Glade, MSB Case #2024-036, into four lots from Tract A, Woodland Glade, 57586000T00A. Comments are due by **March 28, 2024**. Please let me know if you have any questions. Thanks, A.

 [Gilcas Glade](#)

## Amy Otto-Buchanan

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**From:** Permit Center  
**Sent:** Wednesday, March 13, 2024 9:55 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Gilca's Glade #24-036

Good Morning,

This parcel has three driveways that do not have permits. Please have your applicant apply for these permits. These are all pre-2017, so the fees are waived if they apply by the end of September 2024.

Thank you,

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



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**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, March 12, 2024 3:35 PM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; David Eller <davemtp@mtaonline.net>; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@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; 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



## Amy Otto-Buchanan

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**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Tuesday, March 19, 2024 1:14 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Gilca's Glade #24-036

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

Hi Amy,

Thank you for sending this. MTA has reviewed Gilca's Glade and has no comments to add.

Regards,

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

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**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, March 12, 2024 3:35 PM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; David Eller <davemtp@mtaonline.net>; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@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; 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; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** RFC Gilca's Glade #24-036

The following link contains a Request for Comments for Gilca's Glade, MSB Case #2024-036, into four lots from Tract A, Woodland Glade, 57586000T00A. Comments are due by **March 28, 2024**. Please let me know if you have any questions. Thanks, A.



## Amy Otto-Buchanan

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, March 25, 2024 6:13 PM  
**To:** Amy Otto-Buchanan  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Gilca's Glade #24-036  
**Attachments:** RFC Packet.pdf; 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](mailto:OSPDesign@gci.com) | w: [www.gci.com](http://www.gci.com)

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, March 12, 2024 3:35 PM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; dglsaviatn@aol.com; David Eller <davemtp@mtaonline.net>; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@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; 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 Gilca's Glade #24-036

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

The following link contains a Request for Comments for Gilca's Glade, MSB Case #2024-036, into four lots from Tract A, Woodland Glade, 57586000T00A. Comments are due by **March 28, 2024**. Please let me know if you have any questions. Thanks, A.

 [Gilcas Glade](#)

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto: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 27, 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 preliminary plat GILCA's GLADE (MSB Case # 2024-036) and advises that there is an existing natural gas service line that crosses proposed Lots 3 and 2 to serve proposed Lot 1. Attached is an approximate as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a ten foot (10 FT) wide natural gas easement, centered on the existing natural gas service line on proposed Lots 3 and 2.
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

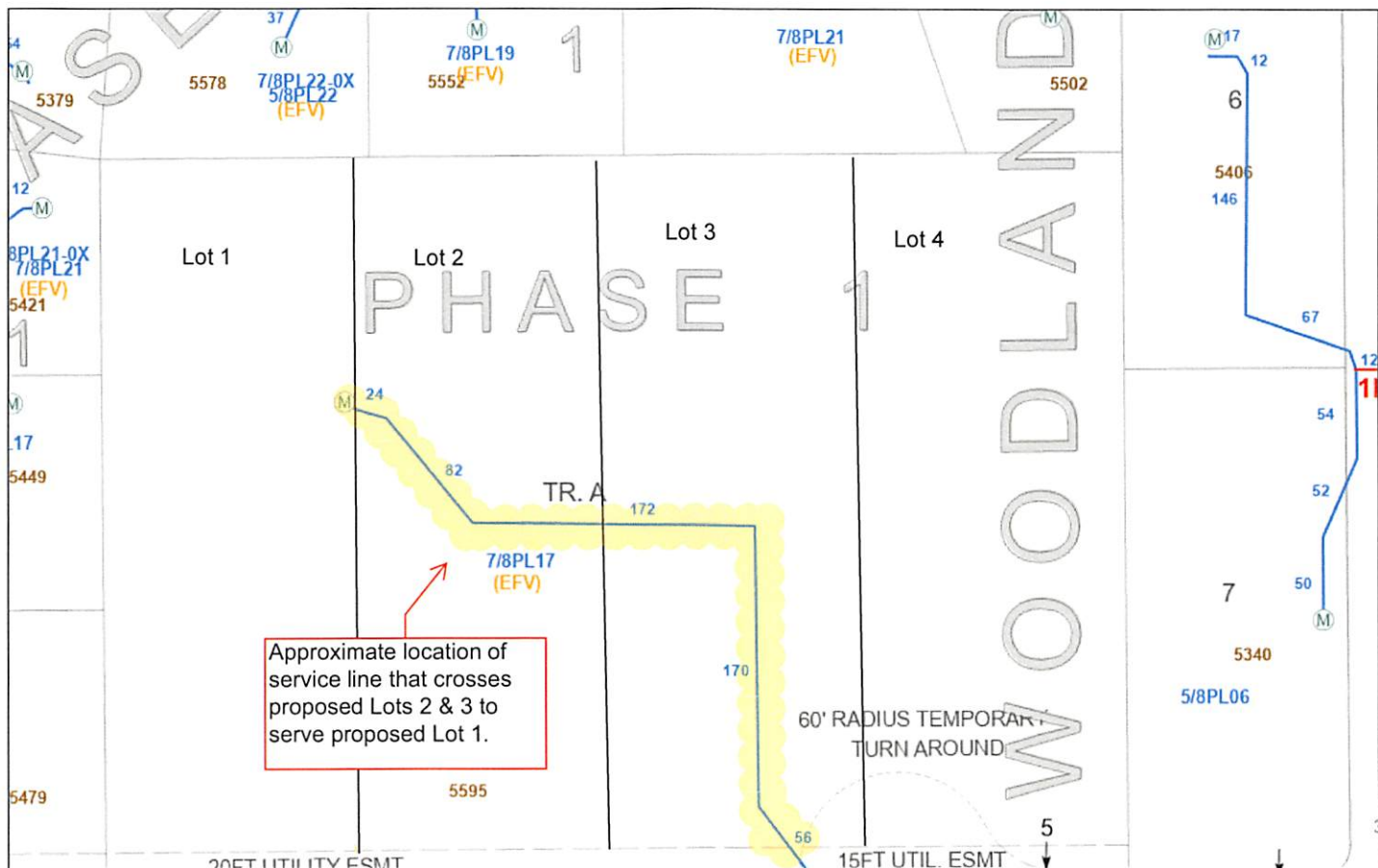
If you have any questions, please feel free to contact me at (907) 714-7521 or by email at [skylar.furlong@enstarnaturalgas.com](mailto:skylar.furlong@enstarnaturalgas.com).

Sincerely,

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

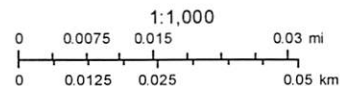
Skylar Furlong  
Environmental Permitting & Compliance Specialist  
ENSTAR Natural Gas Company, LLC

### ArcGIS Web Map



3/27/2024, 10:57:16 AM

ENSTAR As-Built  
MSB Case# 2024-036



ENSTAR Natural Gas Company  
MOA, MSB, KP.B. US Government ENSTAR Natural Gas Company

ArcGIS Web AppBuilder  
ENSTAR Natural Gas Company







3B

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 10, 2024

ABBREVIATED PLAT: LAVANWAY HAVEN  
LEGAL DESCRIPTION: SEC 11, T16N, R03W, SEWARD MERIDIAN AK  
PETITIONERS: LINDA LAVANWAY  
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS  
ACRES: 7.22 ± PARCELS: 3  
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-037

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**REQUEST:** The request is to create three lots from Lots 1 & 2, Lavanway Subdivision, Plat No. 2016-182, to be known as **LAVANWAY HAVEN**, containing 7.22 acres +/- . The property is located south of Threemile Lake, west of W. Hazel Avenue, and directly north of Brocker Lake; within the SW ¼ Section 11, Township 16 North, Range 03 West, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Soils Report  
Site Plan

**EXHIBIT A** – 6 pgs  
**EXHIBIT B** – 18 pgs  
**EXHIBIT C** – 3 pgs

**AGENCY COMMENTS**

Department of Public Works  
Permit Center  
Utilities

**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 4 pgs

**DISCUSSION:** The proposed subdivision is creating three lots. Proposed Lot 3A will have frontage onto Brocker Lake. Access for all lots will be from W. Ellis White Circle, a Borough maintained road.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). William Klebesadel, P.E. notes the soils investigation consisted of two test holes, dug to a depth of 13 feet and 14 feet. Test hole information is based on the soils report done September of 2016 for Lavanway Subdivision. A sieve analysis was performed for Test Holes 1 & 2 as GM and SM soils were found. Based on Title 43.20.281 of the Matanuska-Susitna Borough Code, the foregoing parameters have directed the investigation. All lots contain sufficient overall area. All lots have at least 10,000 square feet of useable building area. All lots have at least 10,000 square feet of contiguous useable septic area. Topographic mapping can be seen at **Exhibit C-3**. An as-built was submitted and is at **Exhibit C-2**.

**Comments:**

Department of Public Works (**Exhibit D**) has no comments.



Permit Center (**Exhibit E**) has no comments.

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

At the time of staff report write-up, there were no responses to the Request for Comments from AK Division of Mining/Land/Water; ADF&G; USACE; Community Council #16 Knik-Fairview; Emergency Services; Road Service Area #17 Knik; MSB Community Development, Assessments, or Planning Division; or MEA.

**CONCLUSION:** The abbreviated plat of Lavanway Haven 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).

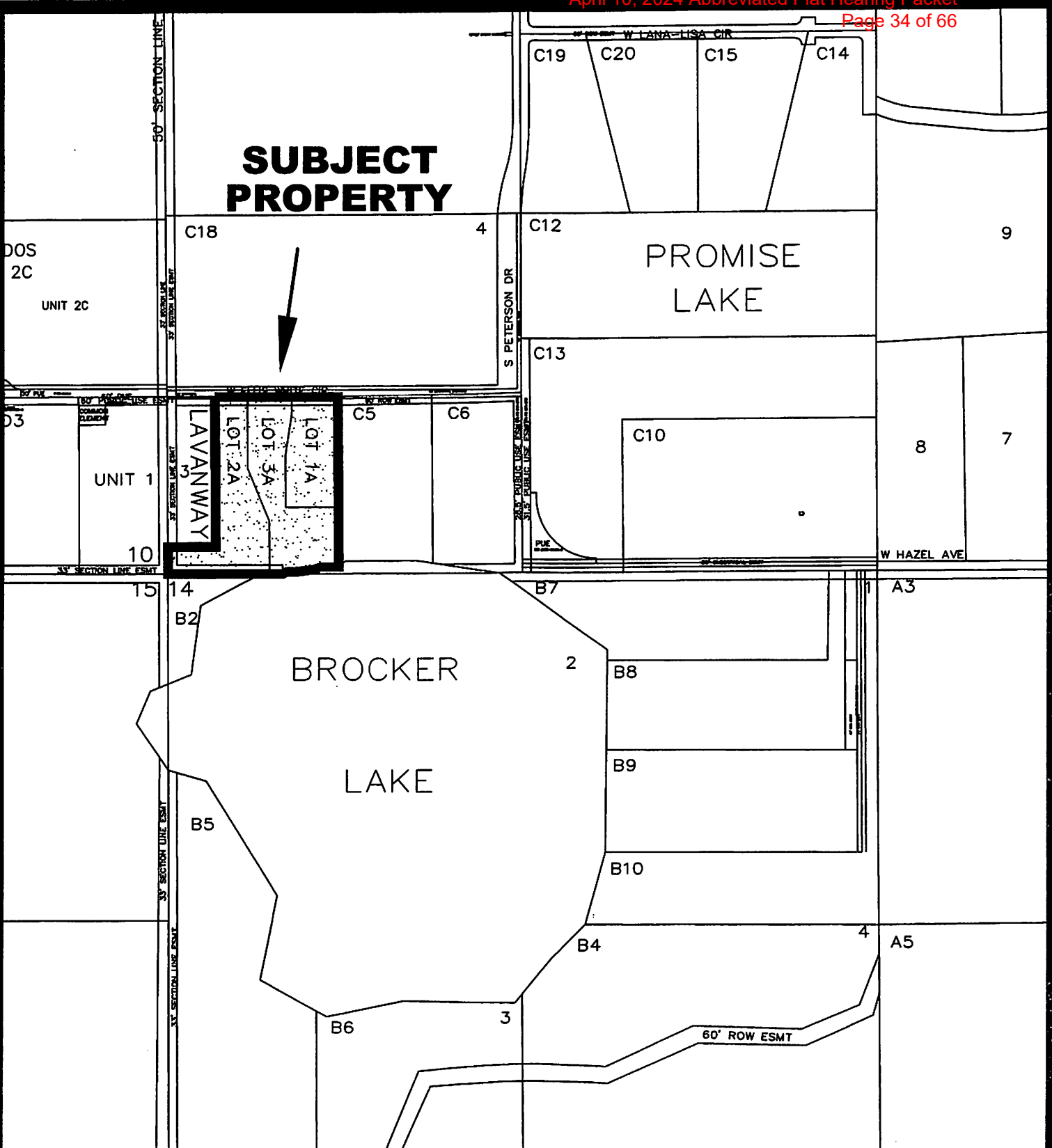
**FINDINGS OF FACT**

1. The plat of Lavanway Haven is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from AK Division of Mining/Land/Water; ADF&G; USACE; Community Council #16 Knik-Fairview; Emergency Services; Road Service Area #17 Knik; MSB Community Development, Assessments, or Planning Division; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. At the time of staff report writeup, 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 Lavanway Haven, Section 21, Township 16 North, Range 03 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. Verify that no structures are in violation of setback requirements. If violations exist, remove all structures in violation and provide proof to platting staff.
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.

**SUBJECT  
PROPERTY**



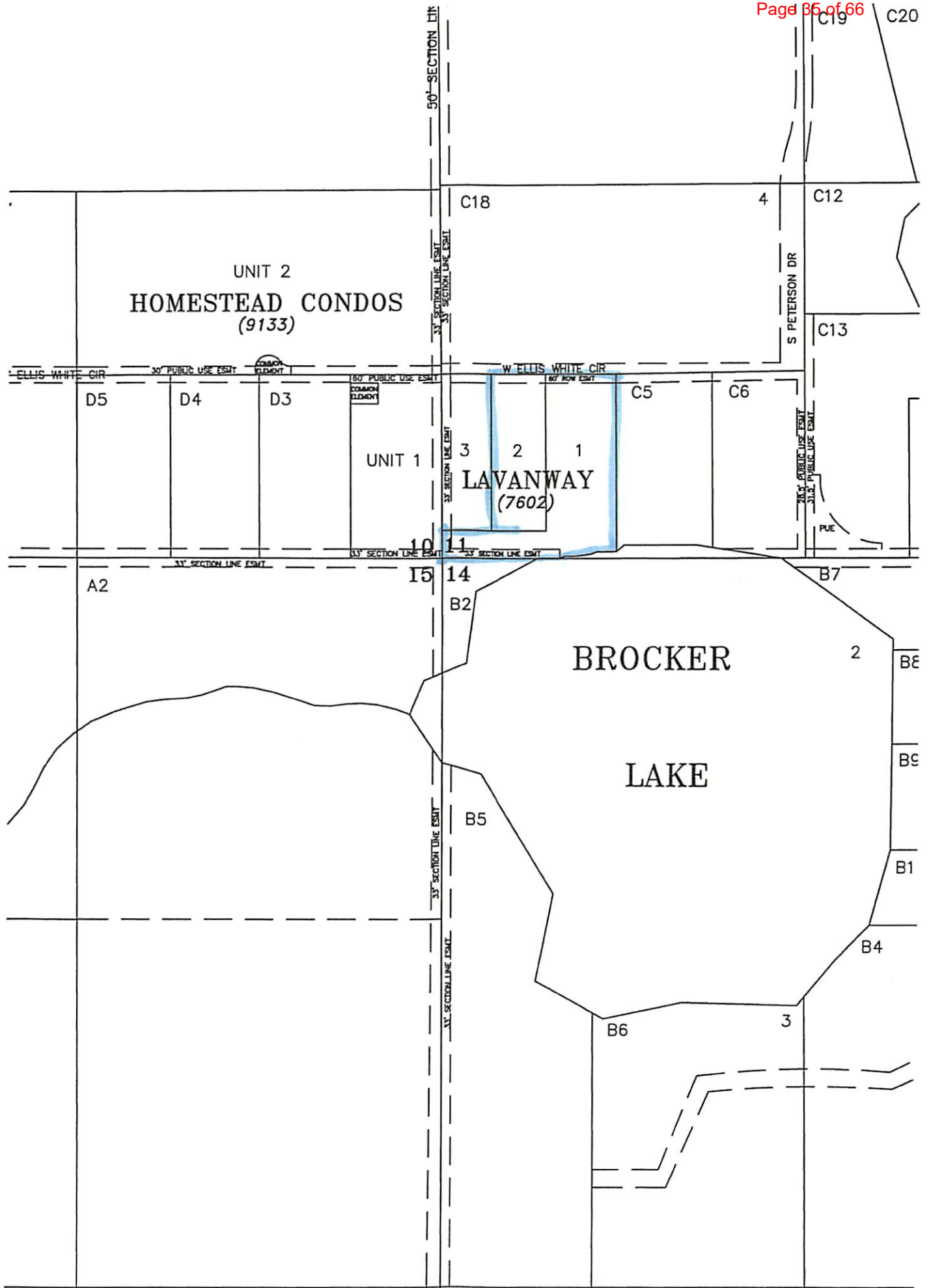
**VICINITY MAP**

FOR PROPOSED LAVANWAY HAVEN SUBDIVISION  
LOCATED WITHIN  
SECTION 21, T16N, R03W, SEWARD MERIDIAN  
ALASKA

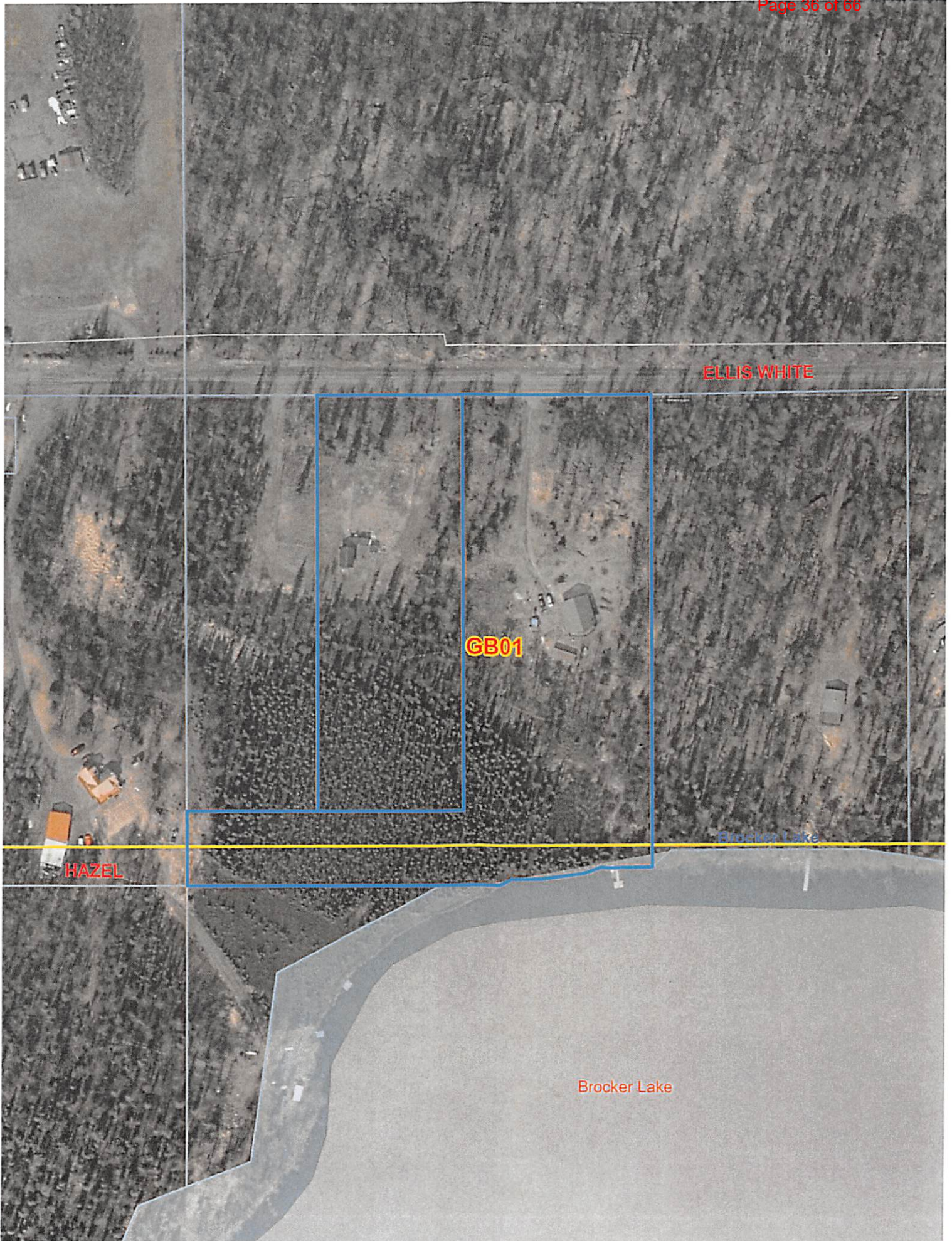
GB 01 MAP

**EXHIBIT A**

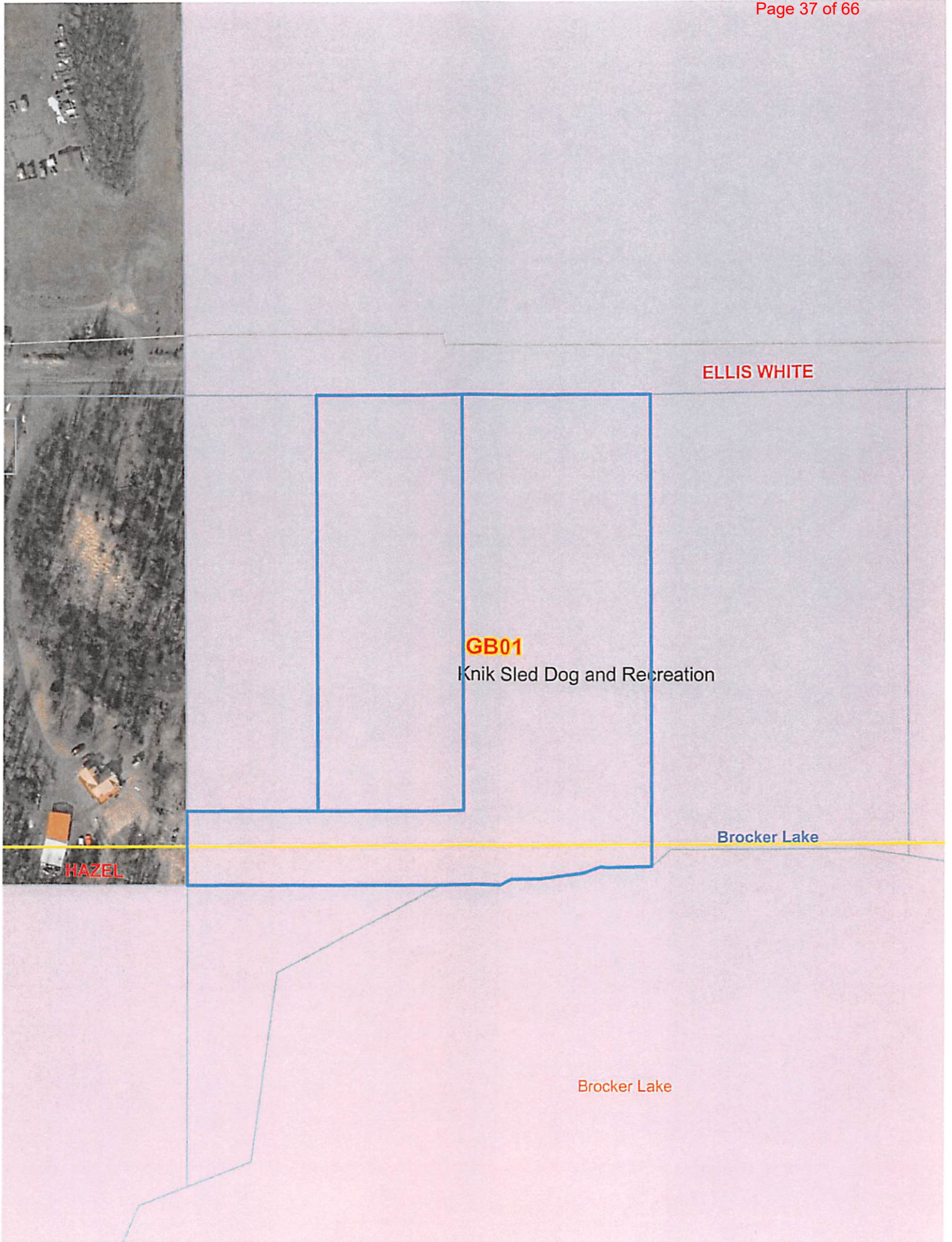












HAZEL

ELLIS WHITE

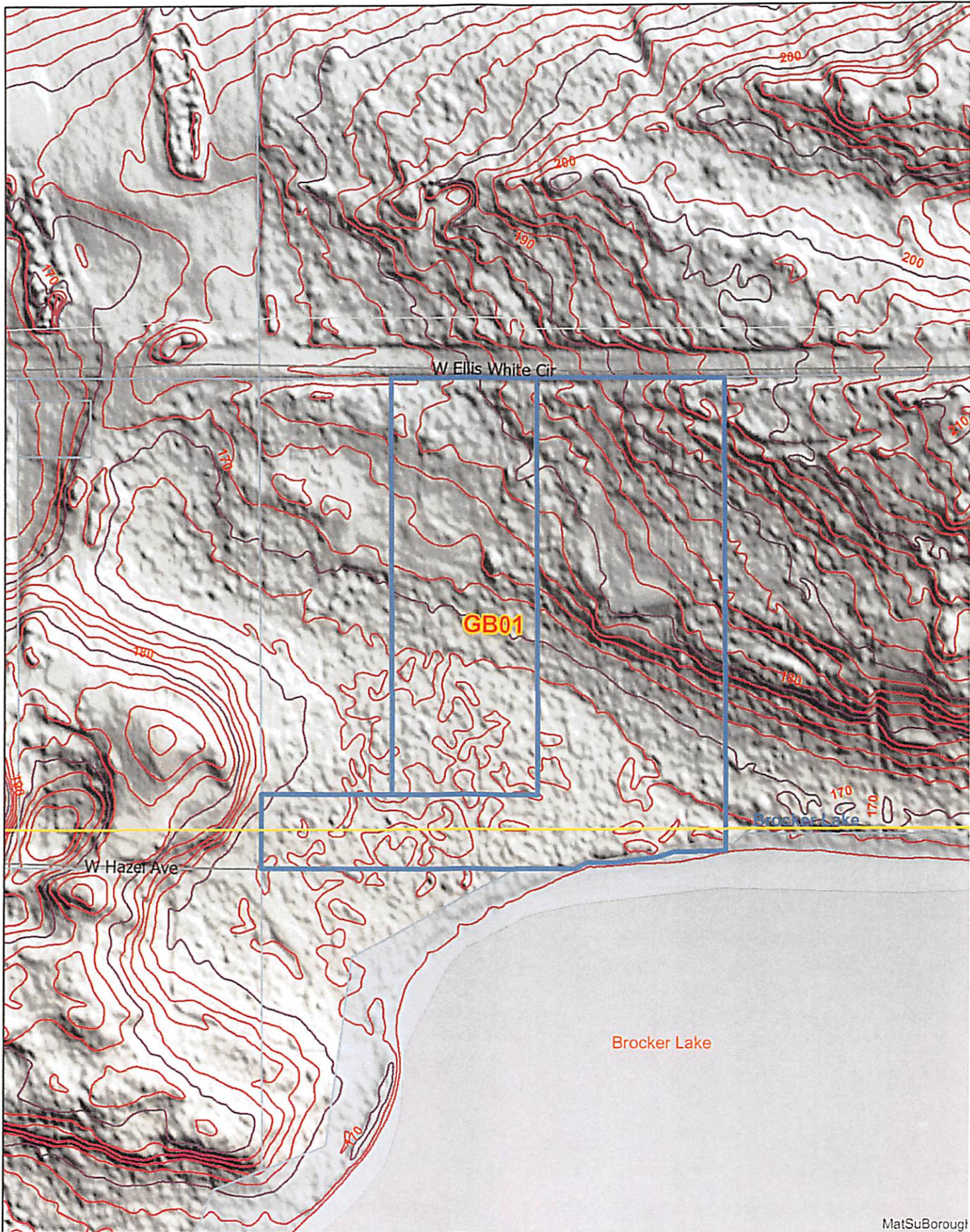
**GB01**

Knik Sled Dog and Recreation

Bocker Lake

Bocker Lake





160 80 0 160 Feet

MatSuBorough









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



**RECEIVED**  
MAR 11 2024  
**PLATTING**

**USEABLE AREA CERTIFICATION**

A SUBDIVISION OF LAVANWAY, LOTS 1 & 2 (2016-182)

**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: MINIMUM SIZES**

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

EXCEPTIONS:

**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):

**HANSON LAND SOLUTIONS**  
*SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES*  
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:  (GP) TEST HOLES:   
(SW) 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 within the subdivision 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".*

*Bill Klebesadel* 2-2-24  
WILLIAM S. KLEBESADEL P.E. Date  
Professional Engineer



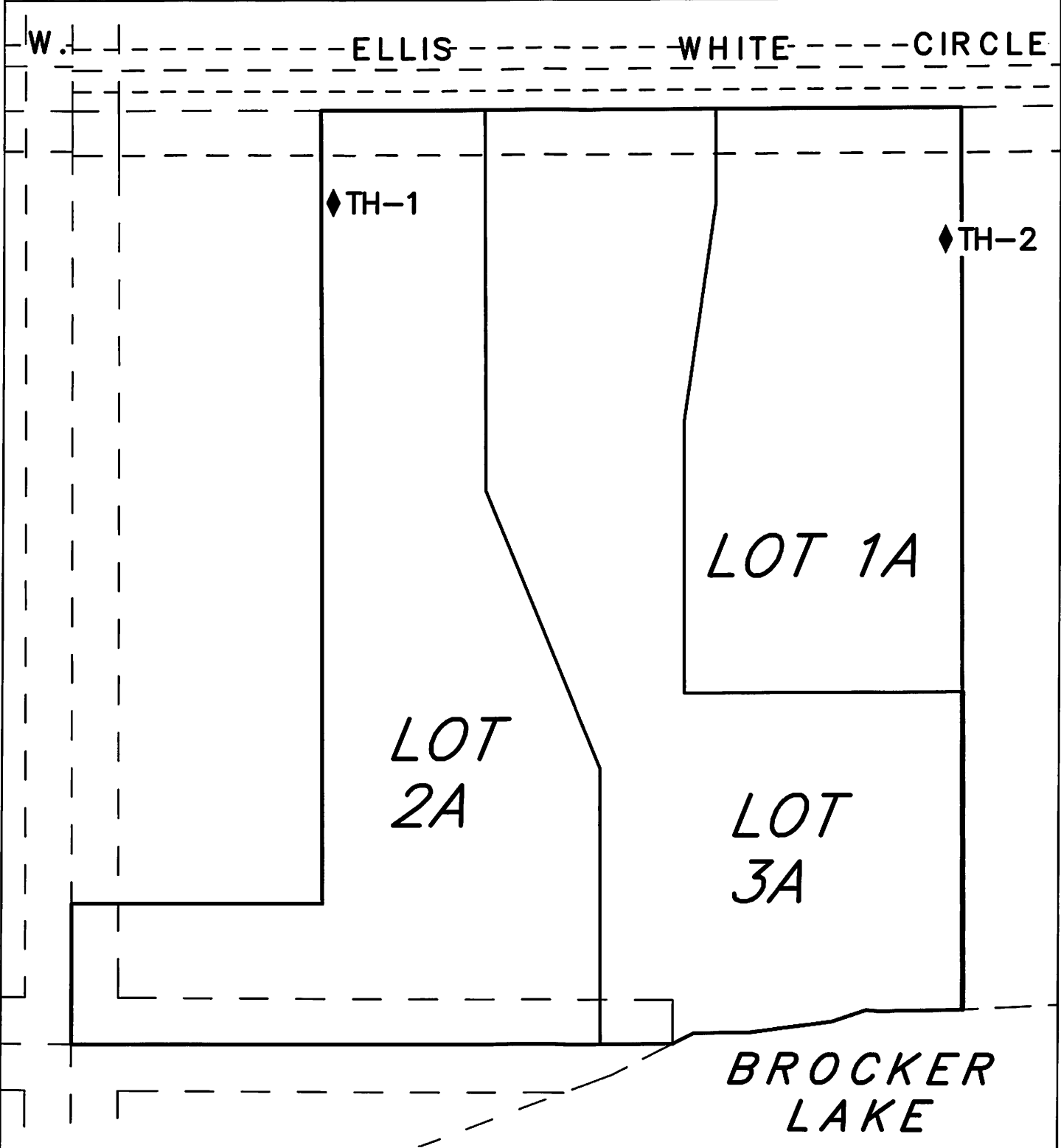


**HANSON LAND SOLUTIONS**

*SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES*

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

**TEST HOLE LOCATION EXHIBIT MAP**



**LEGEND**

◆ TEST HOLE

<b>LAVANWAY HAVEN</b>		
FILE: 21-267	DRAWN:ELF	03/07/24

**EXHIBIT A**



# MARK HANSEN P.E.

CONSULTING ENGINEERS • TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net

## Lavanway Subdivision

### Wasilla, Alaska Geotechnical Investigation

## September 2016

Prepared for: Hanson Surveying & Mapping  
305 E Fireweed Ave  
Palmer, AK 99645

Prepared by: Tyler Hansen, EIT

Approved by: **Mark Hansen, P.E.**  
2605 N. Old Glenn Hwy.  
Palmer, AK 99645  
Phone: (907) 745-4721



9-12-2016





# MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
e-mail: mhpe@mtconline.net

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## Lavanway Subdivision

### Wasilla, Alaska

## Contents

Report Narrative 2 pages

### Location Information

Vicinity Map 1 page  
Test Pit Location Map 1 page

### Test Pits

Test Pit Logs 2 Plates  
Log Graphics Key 1 page

### Soil Testing

Sieve Test Report 2 pages  
Soil Sample Summary 1 page

### Supplemental Information

ASTM Soil Classification Chart  
Frost Design Soil Classification  
Plasticity Chart



# MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net

## Lavanway Subdivision

### Wasilla, Alaska

### Geotechnical Investigation

September 2016

#### Location

The subject property is located on the north side of Brocker Lake approximately 10 miles southwest of Wasilla Alaska. The address is 13126 W Ellis White Cir, Wasilla, Alaska. It is lot C17, Sec. 11, T16N, R3W, Seward Meridian, Alaska.

#### Scope of Investigation

This investigation is to verify useable areas for platting purposes.

The proposed subdivision divides one 9.51 acre parcel into three parcels of 4.67 acres, 2.55 acres, and 2.29 acres.

#### Findings

1. The soil observed at typical septic depth consists of poorly graded and well graded gravel with silt and sand (GP-GM)/(GW-WM), poorly graded sand with silt and gravel (SP-SM), and silty sand with gravel (SM). These soils are adequate for on-site wastewater disposal.
2. Ground water was not observed in the test pits.
3. No bedrock was encountered in the test pits.

#### General Topography and Previous Use

The lot generally slopes towards the lake on the south. Slopes are gradual and do not prohibit construction of conventional septic systems. Vegetation is



primarily birch, cottonwood, and spruce with grass planted in the cleared areas. Proposed lot 1 currently has a residence and working septic system. There are small farm structures on proposed lot 2.

## **Useable Area**

Each lot in the proposed subdivision has more than 10000 square feet suitable for septic in addition to more than 10000 square feet suitable for building. Usable septic area is limited to areas more than 100 feet away from Brocker Lake. The low grounds on the south side of the lots likely have shallow ground water prohibiting septic systems.

## **Field Exploration**

The investigation included 2 test pits. Exploration was conducted on August 25, 2016 using a Hitachi EX120 excavator operated by George Alder. Exploration was supervised and the test holes logged by Tyler Hansen. No soil conditions were encountered in the test pits that would prohibit conventional septic systems. The test holes were located by handheld GPS. GPS coordinates are recorded on the test pit log.

The test pit locations are shown on the attached test pit location map.

## **Test pit Logs**

Descriptions of the soils encountered are recorded on the right side of the field logs. Also shown are properties such as cobble and boulder presence, which was observed in the field, but not reflected in the samples. When taking the field samples we attempted to obtain representative samples of the 3" minus portion of the soils but did not intentionally include particles larger than 3" in the samples. The moisture content, type, and location of samples, and the general soil type are shown graphically on the left side. Since the soil contained particles much larger than 3", It is important that the description on the log be considered, and not just the gradation analyses.

## **Laboratory**

In the laboratory, sieve analyses were performed on selected sample from typical septic depth. The results are shown on the sieve test report attached. Note that the analyses do not show the cobbles that were present in the soil, but not included in the sample.

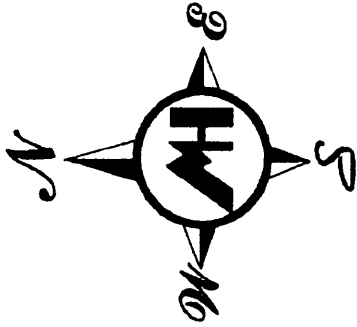


This Project

Vicinity Map

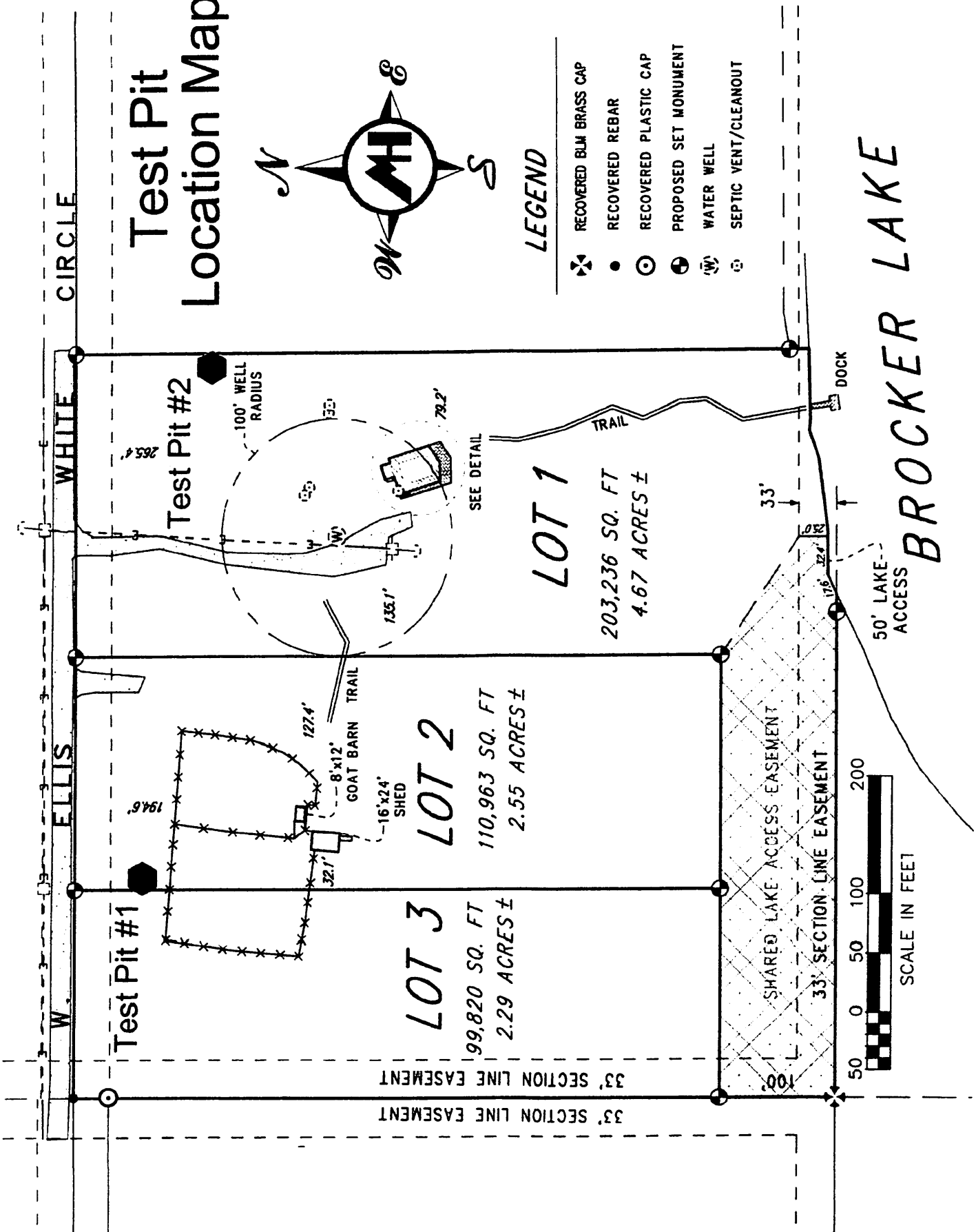


# Test Pit Location Map

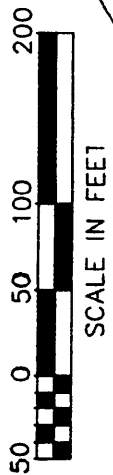


## LEGEND

- RECOVERED BLM BRASS CAP
- RECOVERED REBAR
- RECOVERED PLASTIC CAP
- PROPOSED SET MONUMENT
- WATER WELL
- SEPTIC VENT/CLEANOUT



BROCKER LAKE



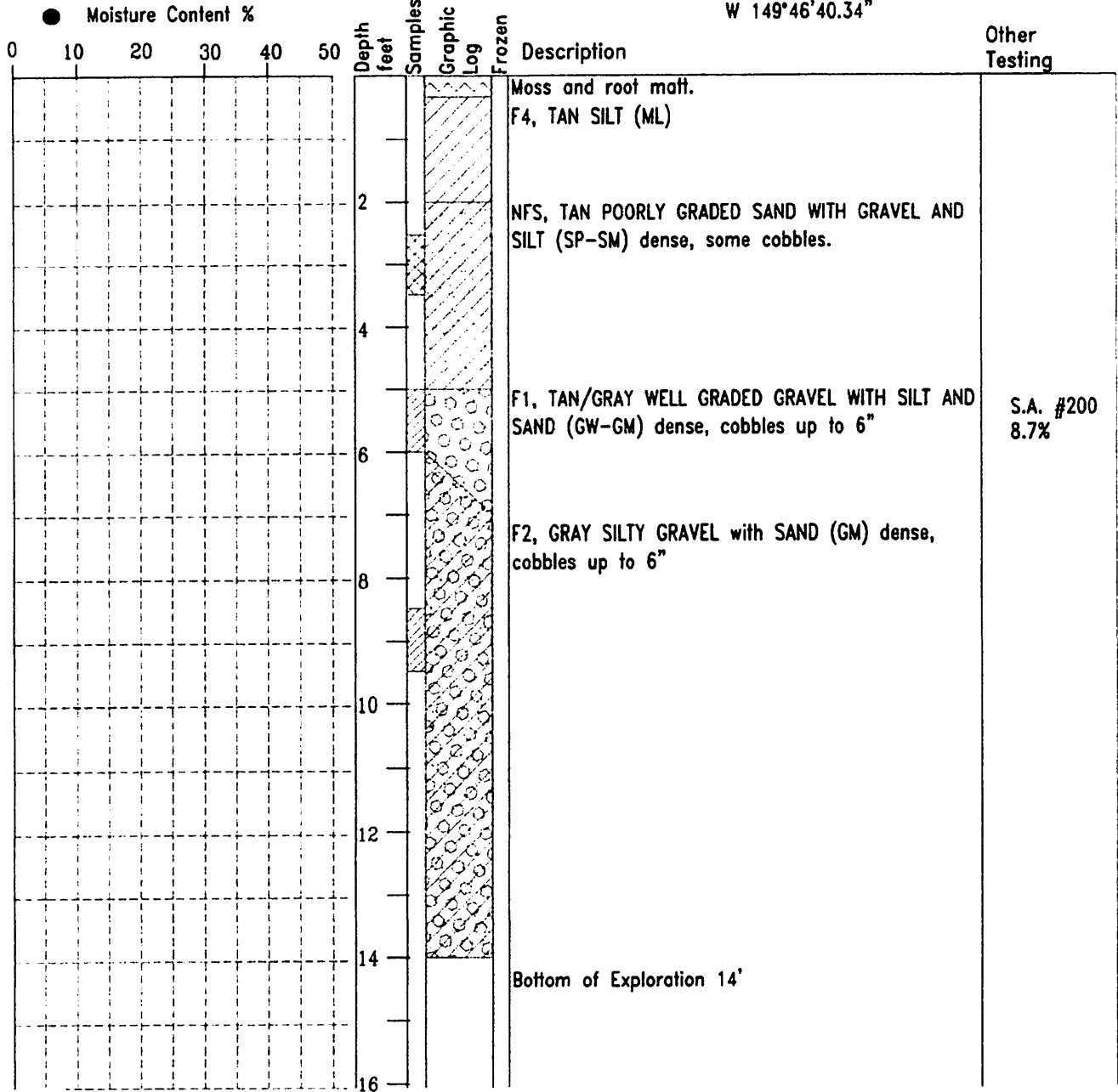
### Log of Test Pit 1

Exploration: August 25, 2016

Equipment: EX120

Location: N 61°29'7.90"

W 149°46'40.34"



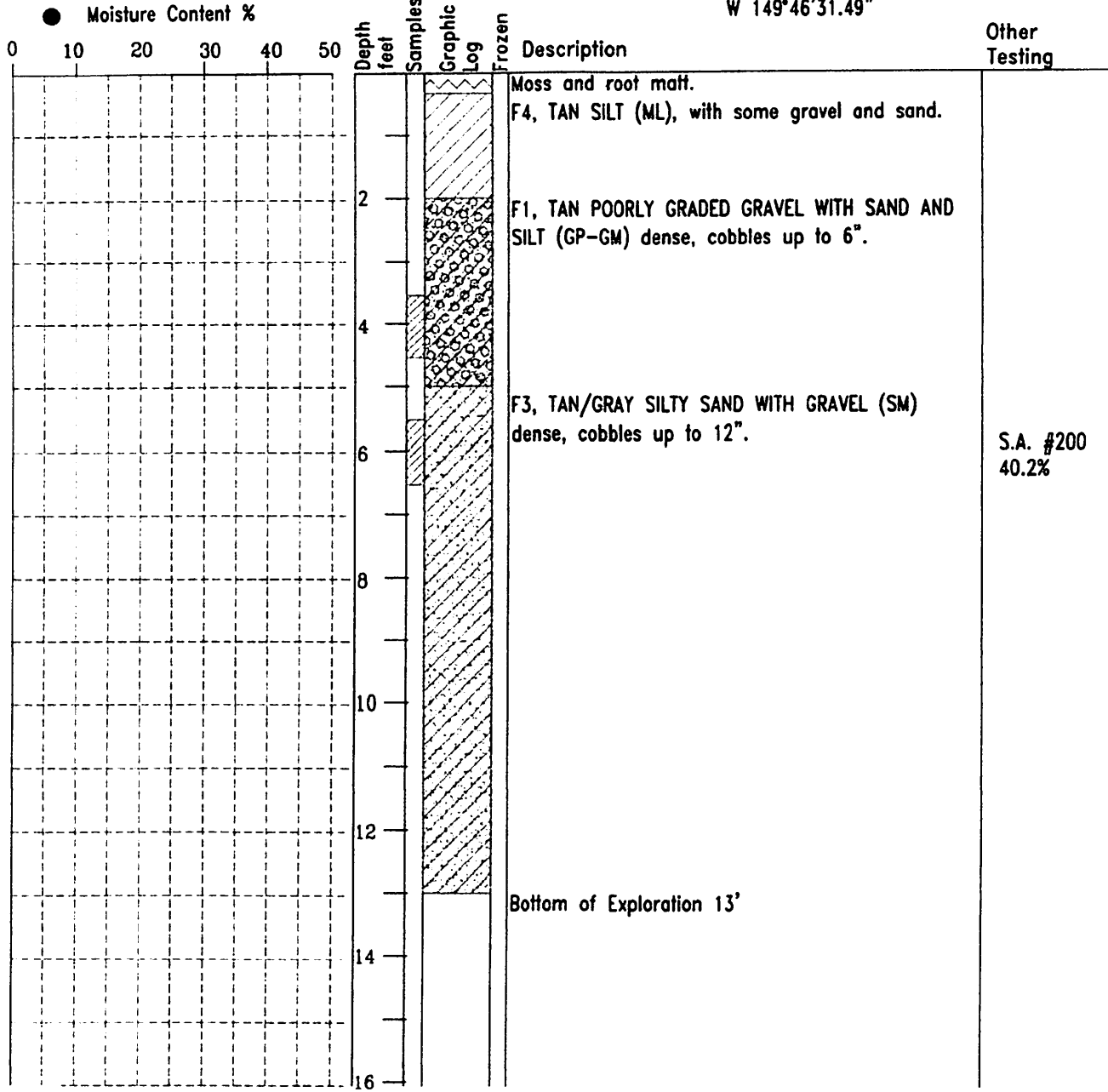
**Mark Hansen P.E.**  
 Consulting Engineers      Testing Laboratories  
 2605 N. Old Glenn Hwy., Palmer, AK 99645  
 (907) 745-4721  
 Job No.: 16092      Date: August 2016

**Log of Test Pit 1**  
 Lavanway Subdivision  
 Hanson Surveying & Mapping  
 305 E Fireweed Ave  
 Palmer, AK 99645



### Log of Test Pit 2

Exploration: August 25, 2016  
Equipment: EX120  
Location: N 61°29'7.27"  
W 149°46'31.49"





















● Moisture Content %  
 Grab Sample  
 Bulk Sample



**Mark Hansen P.E.**  
 Consulting Engineers    Testing Laboratories  
 2605 N. Old Glenn Hwy., Palmer, AK 99645  
 (907) 745-4721  
 Job No.: 16092    Date: August 2016

**Log of Test Pit 2**  
 Lavanway Subdivision  
 Hanson Surveying & Mapping  
 305 E Fireweed Ave  
 Palmer, AK 99645

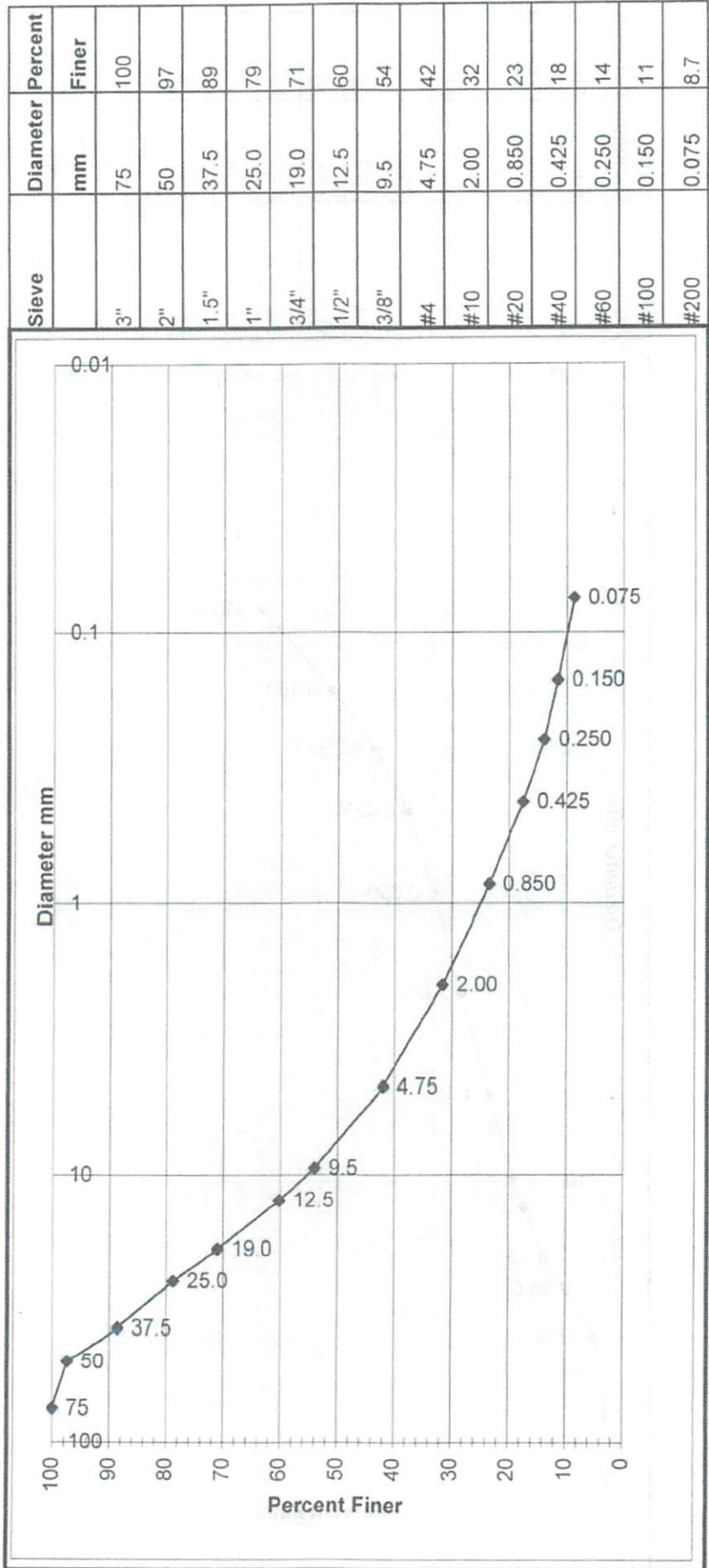
# GRAPHICS LOG KEY

GW		WELL GRADED GRAVEL, SANDY GRAVEL
GP		POORLY GRADED GRAVEL, SANDY GRAVEL
GM		SILTY GRAVELS, SILT SAND GRAVEL MIXTURES
GC		CLAYEY GRAVELS, CLAY SAND GRAVEL MIXTURES
SW		WELL GRADED SAND, GRAVELLY SAND
SP		POORLY GRADED SAND , GRAVELLY SAND
SM		SILTY SAND, SILT GRAVEL SAND MIXTURES
SC		CLAYEY SAND, CLAY GRAVEL SAND MIXTURES
ML		INORGANIC SILT, VERY FINE SAND, ROCK FLOUR
CL		GRAVELLY AND SANDY CLAY, SILTY CLAY
OL		ORGANIC SILT AND CLAY OF LOW PLASTICITY
MH		ORGANIC SILT
CH		INORGANIC CLAY, FLAT CLAY
OH		ORGANIC SILT, CLAY OF HIGH PLASTICITY
Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS
		ASPHALT CONCRETE PAVEMENT
		ROCK
		CONCRETE





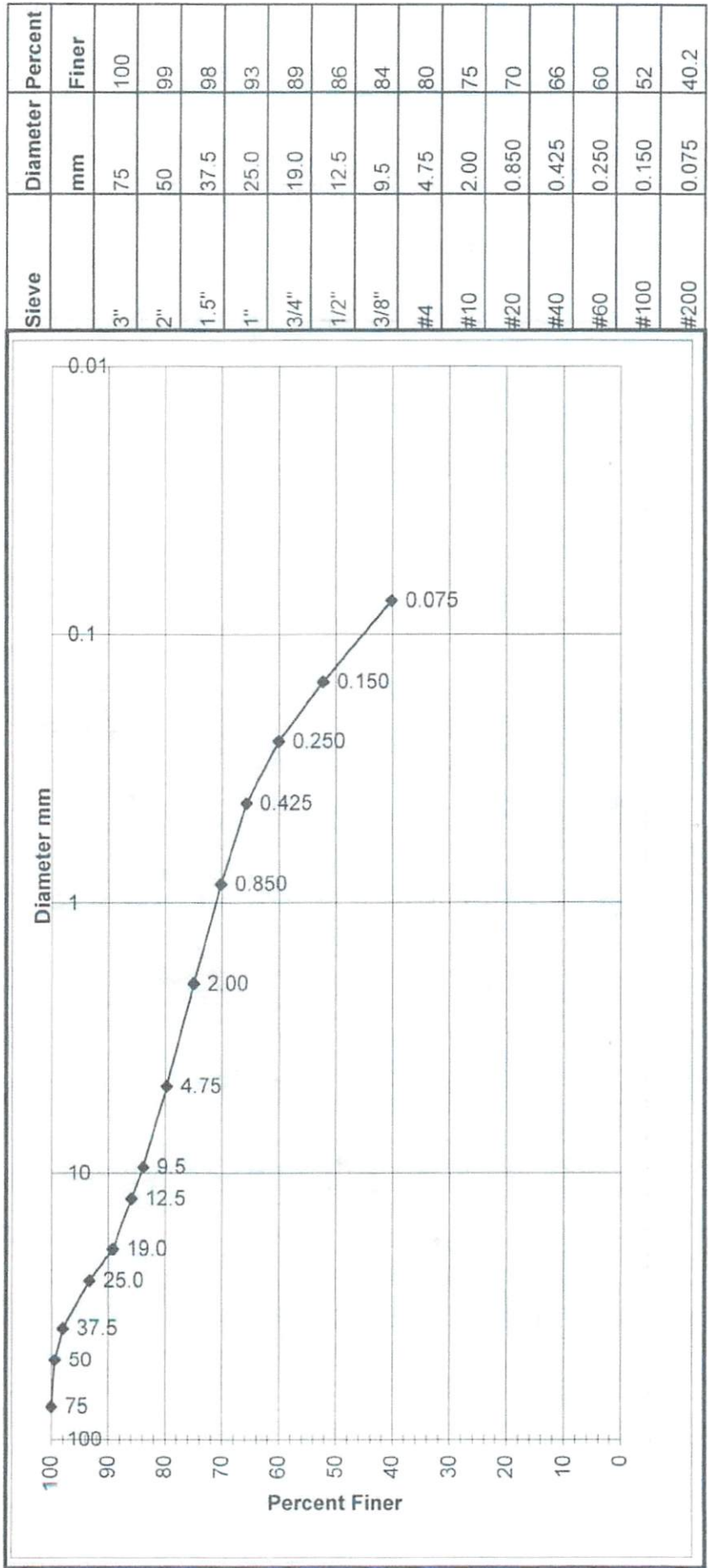
**MARK HANSEN P.E.**  
CONSULTING ENGINEERS TESTING LABORATORY  
2505 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net



Client: **Hanson Surveying** Soil Description: Well Graded Gravel with Silt and Sand  
 Project: **Lavanway Subdivision** Unified Classification: **GW-GM**  
 Sample Location: **TP# 1 @ 5'**  
 Date: 9/11/2016  
 Sample Date: 8/25/2016  
 Proj. no: 16092  
 $C_u = 111$   
 $C_c = 2.3$



**MARK HANSEN P.E.**  
CONSULTING ENGINEERS TESTING LABORATORY  
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net



Client: **Hanson Surveying** Soil Description: Silty Sand with Gravel  
 Project: **Lavanway Subdivision** Unified Classification: SM  
 Sample Location: **TP# 2 @ 6'**  
 Date: 9/11/2016  
 Sample Date: 8/25/2016  
 Proj. no: 16092





# MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
e-mail: mhpo@mtaonline.net

## LABORATORY TESTING SUMMARY

Lavanway Subdivision  
Hanson Surveying & Mapping

Exploration: August 25, 2016

Test Hole	Depth Feet	Moisture	Visual Classifications		Pass #200 Other	Sample Size Grams
			Frost Class	Unified Class		
1	3	-	NFS	SP-SM		-
1	5	-	F1	GW-GM	8.7%	21203
1	9	-	F2	GM		-
2	4	-	F1	GP-GM		-
2	6	-	F3	SM	40.2%	18773

## ASTM Soil Classification Chart

Criteria for assigning Group Symbols and Group Names Using Laboratory Tests <sup>A</sup>		Soil Classification		
		Group Symbol	Group name <sup>B</sup>	
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels	GW	Well graded gravel <sup>F</sup>	
	More than 50% of coarse fraction retained on No. 4 sieve.	GP	Poorly graded gravel <sup>F</sup>	
	Sands	GM	Silty gravel <sup>F,G,H</sup>	
	50% or more of coarse fraction passed No. 4 sieve	GC	Clayey gravel <sup>F,G,H</sup>	
	Fine-Grained Soils 50% or more passes the No. 200 Sieve	Clean Gravels	SW	Well graded sand
		Less than 5% fines <sup>C</sup>	SP	Poorly graded sand <sup>I</sup>
		Gravel with Fines More than 12% fines <sup>C</sup>	SM	Silty sand <sup>G,H,I</sup>
		Clean Sands	SC	Clayey sand <sup>G,H,I</sup>
	Highly organic soils	Less than 5% fines <sup>D</sup>	CL	Lean Clay <sup>K,L,M</sup>
		Sands with fines more than 12% fines <sup>D</sup>	ML	Silt <sup>K,L,M</sup>
Inorganic		OL	Organic Clay <sup>K,L,M,N</sup>	
Sils and Clays		Liquid limit - oven dried	CH	Organic silt <sup>K,L,M,O</sup>
		Liquid limits less than 50	MH	Fat Clay
Primarily organic matter, dark in color, and organic odor		Liquid limit - not dried	EH	Elastic silt <sup>K,L,M</sup>
		Liquid limit - not dried	OH	Organic Clay <sup>K,L,M,P</sup>
		Liquid limit - not dried	PT	Organic silt <sup>K,L,M,O</sup>
		Liquid limit - not dried		Peat

<sup>A</sup> Based on the material passing the 3-in. (75-mm) sieve.

<sup>B</sup> If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name

<sup>C</sup> Gravels with 5 to 12% fines require dual symbols

<sup>D</sup> GW-GM well-graded gravel with silt

<sup>E</sup> GW-GC well-graded gravel with clay

<sup>F</sup> GP-GM poorly graded gravel with silt

<sup>G</sup> GP-GC poorly graded gravel with clay

<sup>H</sup> Sands with 5 to 12X fines require dual symbols

<sup>I</sup> SW-SM well-graded sand with silt

<sup>J</sup> SW-SC well-graded sand with clay

<sup>K</sup> SP-SM poorly graded sand with silt

<sup>L</sup> SP-SC poorly graded sand with clay

<sup>M</sup>  $Cu = D_{60}/D_{10}$      $Cc = (D_{30})^2 / (D_{10} \times D_{60})$

<sup>N</sup> PI plots on or above "A" line.

<sup>O</sup> PI plots below "A" line.

<sup>F</sup> If soil contains  $\geq 15\%$  sand, add "with sand" to group name

<sup>G</sup> If fines classify as CL-ML, use dual symbol GC-GM or SC-SM

<sup>H</sup> If fines are organic, add "with organic lines" to group name.

<sup>I</sup> If soil contains  $\geq 15\%$  gravel, add "with gravel" to group name.

<sup>J</sup> If Atterberg limits plot in hatched area, soil is a CL-ML, silty soil.

<sup>K</sup> If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.

<sup>L</sup> If soil contains  $\geq 30\%$  plus No. 200, predominantly sand, add "sandy" to group name.

<sup>M</sup> If soil contains  $\geq 30\%$  plus No. 200, predominantly gravel, add "gravelly" to group name.

<sup>N</sup>  $PI \geq 4$  and plots on or above "A" line.

<sup>O</sup>  $PI < 4$  or plots below "A" line.

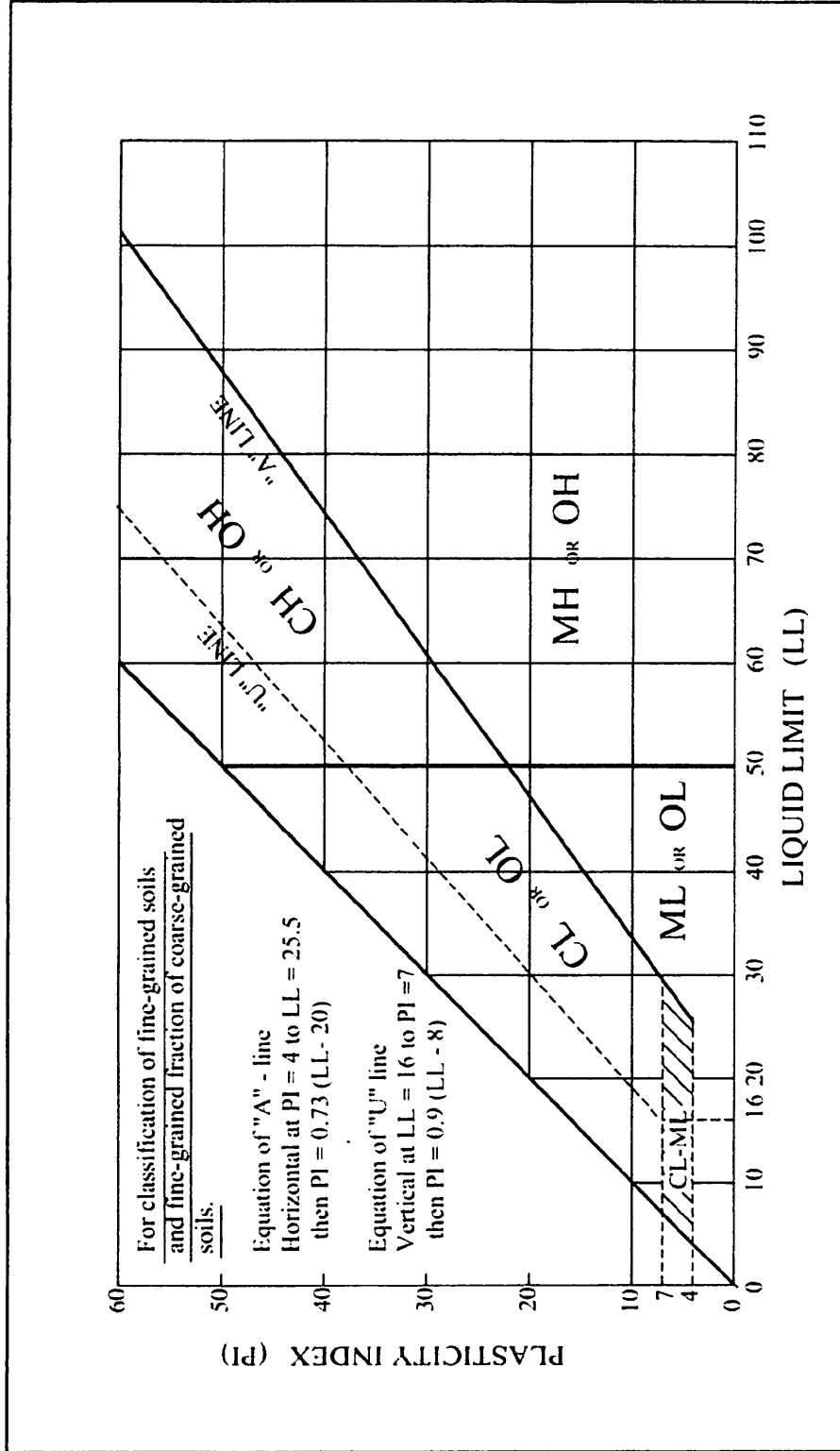
<sup>P</sup> PI plots on or above "A" line.

<sup>Q</sup> PI plots below "A" line.



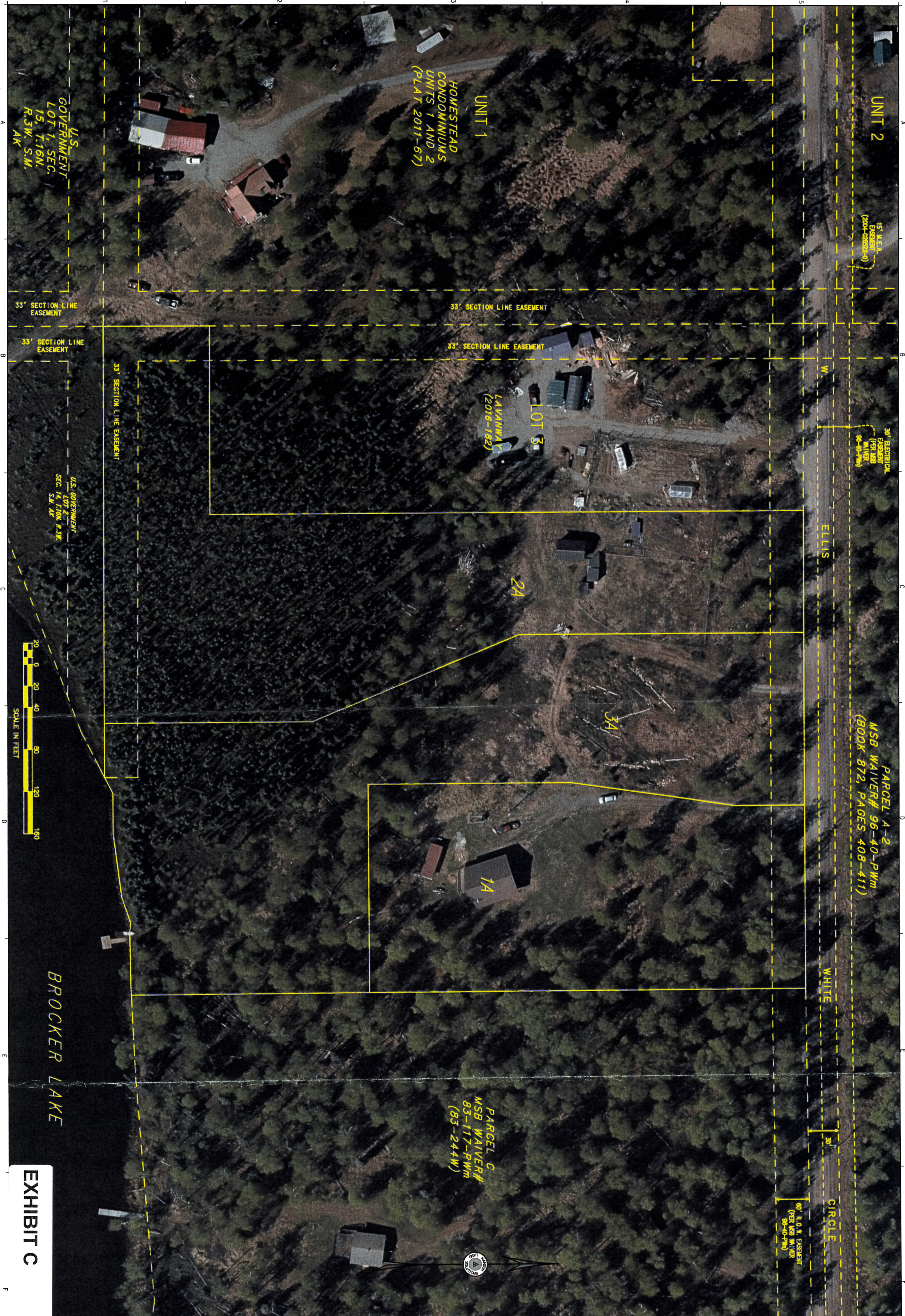
U.S. Corps of Engineers  
Frost Design Soil Classification

Frost group	Soil Type	Percentage finer than 0.02mm, by weight	Typical soil types under Unified Soil Classification System
NFS	Sands and Gravelly soils	< 3	SP, SW, GP, GW
FI	Gravelly soils	3 to 10	GW, GP, GW-GM, GP-GM
F2	(a) Gravelly soils	10 to 20	GM, GW-GM, GP-GM
	(b) Sands	3 to 15	SW, SP, SM, SW-SM, SP-SM
F3	(a) Gravelly soils	>20	GM, GC
	(b) Sands, except very fine silty sands	>15	SM, SC
	(c) Clays, PI >12	----	CL, CH
F4	(a) All silts	----	ML, MH
	(b) Very fine silty sands	>15	SM
	(c) Clays, P <sub>1</sub> <12	----	CL, CL-ML
	(d) Varved clays and fine-grained, banded sediments	----	CL and ML CL, ML, and SM; CL, CH, and ML; CL, CH, ML, and SM



Plasticity Chart





**EXHIBIT C**

DWG.#: 21-267C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE: 1"=80'  
11x17: 1"=40'  
22x34: 1"=40'  
REVISION DATE: 03/07/24

GOOSEBAY, ALASKA  
LAVANWAY HAVEN  
SITE PLAN - EXISTING CONDITIONS  
PROJECT OVERVIEW

NOTES  
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH IMAGERY PROJECT OF 2022.  
2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2003.0)

**RECEIVED**  
MAR 1 1 2024  
**PLATTING**

STATE OF ALASKA  
49th  
DEPARTMENT OF REVENUE  
LAND SOLUTIONS  
305 E. FIREBIRD AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



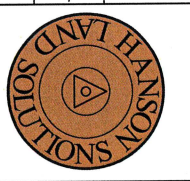
UNIT 2  
15' M.E.A.  
EASEMENT (2004-028522-0)

30' ELECTRICAL  
EASEMENT (PER MSB  
WAIVER  
96-40-PWm)

PARCEL A-2  
MSB WAIVER# 96-40-PWm  
(BOOK 872, PAGES 408-411)

60' R.O.W. EASEMENT  
(PER MSB WAIVER  
96-40-PWm)

HANSON  
LAND SOLUTIONS  
305 E. FIREBRED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738

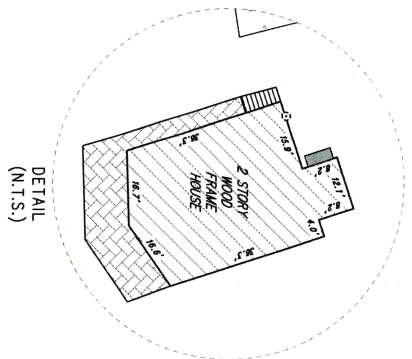


**LEGEND**

- RECOVERED BAL BRASS CAP
- RECOVERED REBAR
- RECOVERED PLASTIC CAP
- SET PRIMARY MONUMENT
- SET MONUMENT
- WATER WELL
- SEPTIC VENT/CLEANOUT
- ANCHOR GUY
- UTILITY POLE
- FENCE
- OVERHEAD ELECTRIC
- DECK
- BUILDING
- GRAVEL ROAD/DRIVEWAY

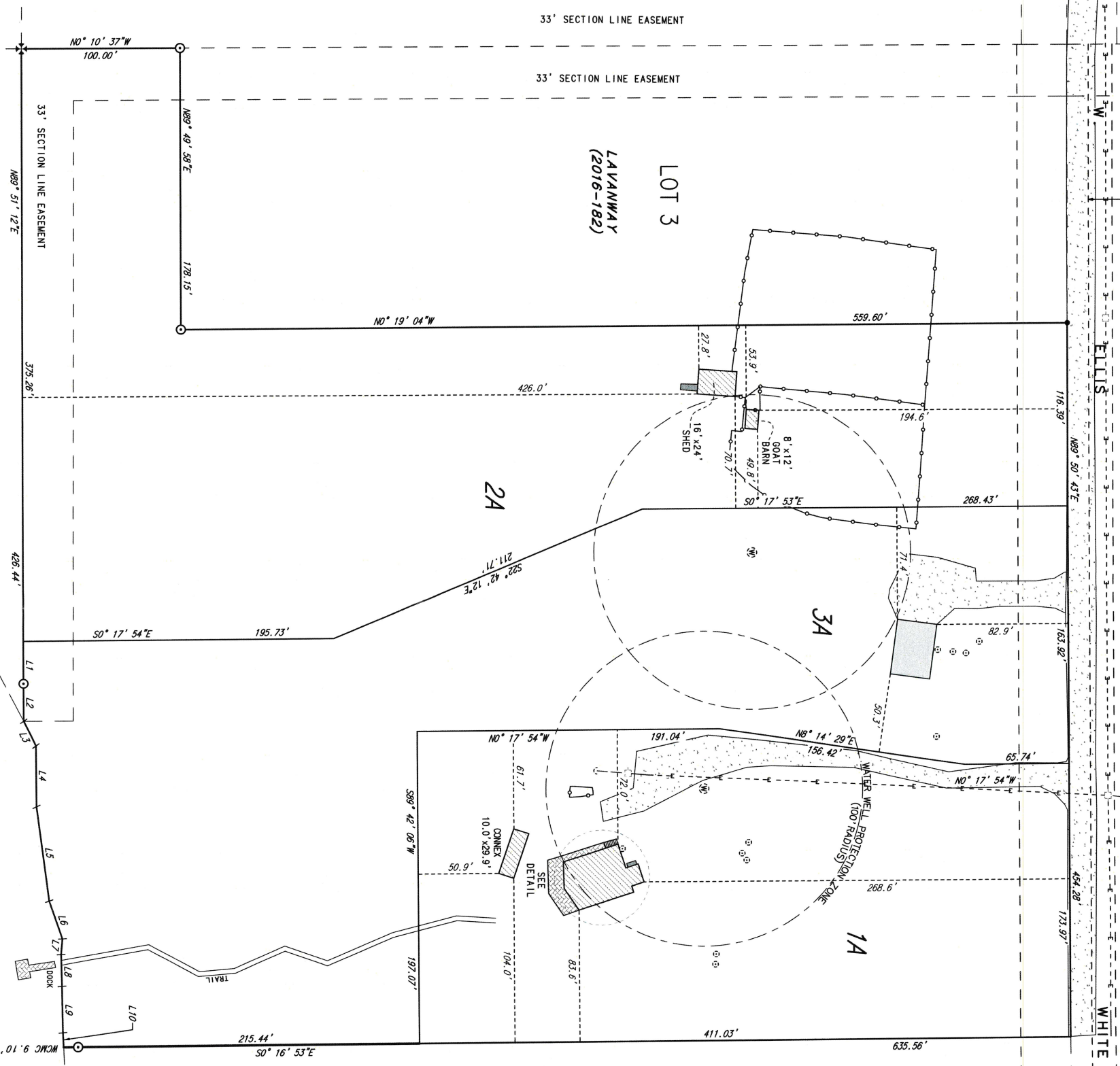
UNIT 1

HOMESTEAD  
CONDOMINIUMS  
UNITS 1 AND 2  
(PLAT 2011-67)



U.S. GOVERNMENT  
LOT 1, SEC.  
15, T.16N,  
R.3W, S.M.  
AK

U.S. GOVERNMENT  
LOT 2  
SEC. 14, T.16N, R.3W,  
S.M., AK



**LINE TABLE**

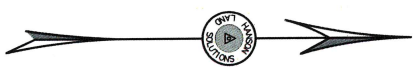
LINE #	BEARING	LENGTH
L1	N89° 51' 12"E	26.78
L2	N89° 51' 12"E	24.40

**MEANDER LINE TABLE**

LINE #	BEARING	LENGTH
L3	N63° 28' 01"E	17.22
L4	N89° 32' 04"E	38.15
L5	N82° 30' 07"E	60.15
L6	N70° 58' 19"E	25.35
L7	S85° 10' 14"E	10.06
L8	N88° 27' 57"E	20.47
L9	N89° 09' 01"E	28.99
L10	N87° 11' 22"E	9.08

PARCEL C  
MSB WAIVER#  
83-117-PWm  
(83-244W)

RECEIVED  
MAR 1 1 2024  
PLATTING



NOTES  
1. THIS FIELD SURVEY WAS CONDUCTED ON AUGUST 31, 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.

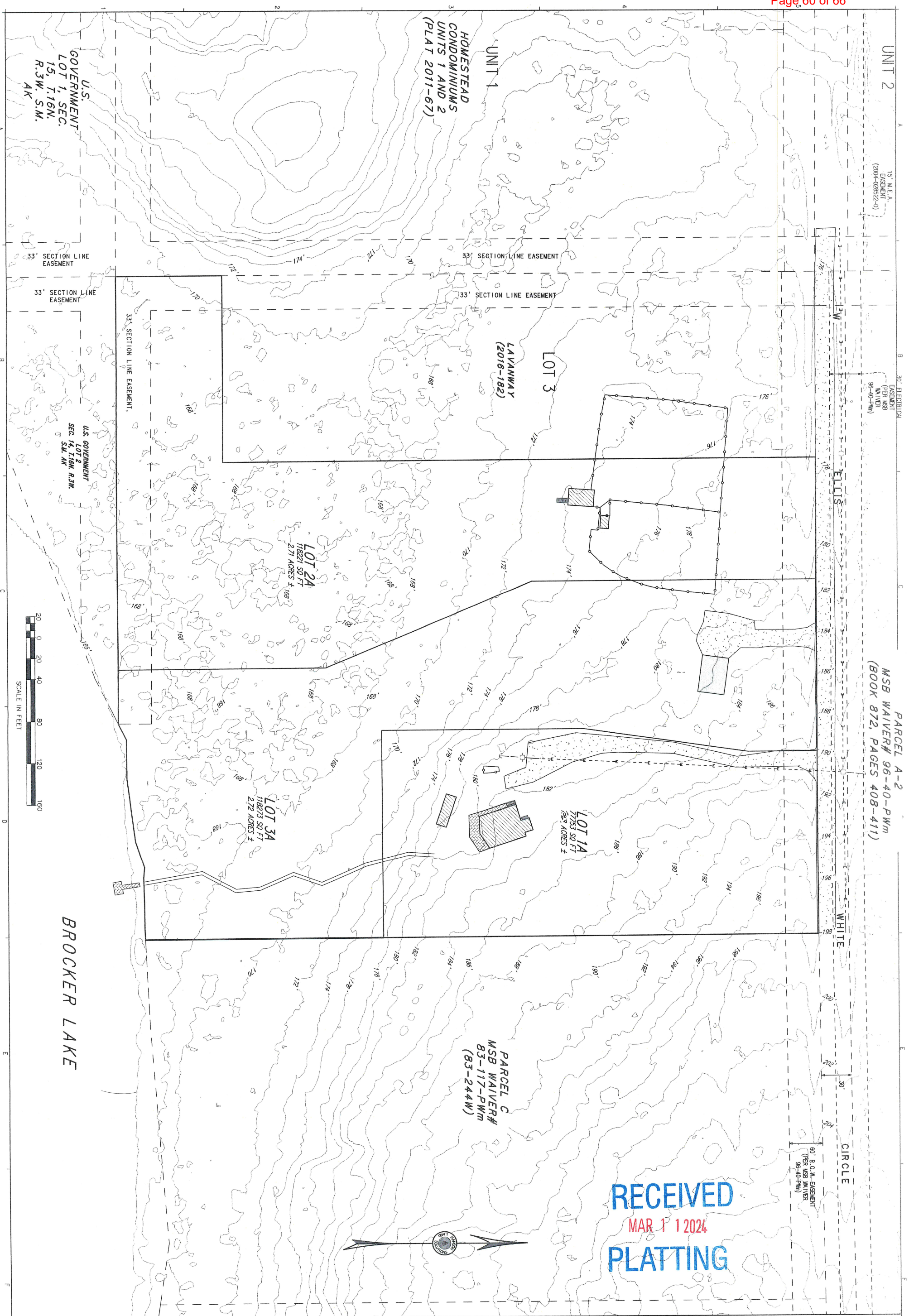
GOOSEBAY, ALASKA  
LAVANWAY HAVEN  
SITE PLAN - EXISTING CONDITIONS  
PLANIMETRY-AB

DWG.#: 21-267C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
11x17: 1"=80'  
22x34: 1"=40'  
REVISION DATE:  
03/07/24

REFERENCE  
NUMBER:  
V-21  
SHEET 2 OF 3

BROCKER LAKE





**RECEIVED**  
MAR 11 2024  
**PLATTING**

NOTES  
 1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2019.  
 2. THE HORIZONTAL DATUM IS NAD83 (CORRS6 EPOCH 2003.0)  
 3. THE VERTICAL DATUM IS NAVD83 (GEO1009)

GOOSEBAY, ALASKA  
 LAVANWAY HAVEN  
 SITE PLAN - EXISTING CONDITIONS  
 TOPOGRAPHY

DWG #: 21-267C  
 DESIGN BY: CEH  
 DRAWN BY: ELH  
 CHECKED: CEH  
 SCALE  
 1"=80'  
 1"=40'  
 REVISION DATE:  
 01/29/24

REFERENCE NUMBER:  
 V-22  
 SHEET 3 OF 3



HANSON  
 LAND SOLUTIONS  
 305 E. FRIEND AVE.  
 PALMER, ALASKA 99645  
 (907) 746-7738





## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Tuesday, March 19, 2024 3:56 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Lavanway Haven (MG)

Matthew,

No comments from PD&E.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, March 15, 2024 4:58 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Lavanway Haven (MG)

Hello,

The following link is a request to subdivide.

Please ensure all comments have been submitted by March 26, 2024, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Lavanway Haven](#)

Feel free to contact me if you have any questions.

Thank you and have a great day,  
Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Monday, March 18, 2024 10:01 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Lavanway Haven (MG)

Matthew,

The Permit Center has no comments for this proposal.

**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:** Friday, March 15, 2024 4:58 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Lavanway Haven (MG)

Hello,

The following link is a request to subdivide.

Please ensure all comments have been submitted by March 26, 2024, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Lavanway Haven](#)

Feel free to contact me if you have any questions.

Thank you and have a great day,  
Matthew Goddard  
Platting Technician





**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 22, 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 preliminary and abbreviated plats and has no comments or recommendations.

- **Strubhar Estates**  
(MSB Case# 2024-033)
- **Lavanway Haven**  
(MSB Case# 2024-037)
- **Powder Ridge**  
(MSB Case# 2024-030)

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

Sincerely,

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

## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, March 25, 2024 1:46 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Lavanway Haven (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,

**GCI** | OSP Design

e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, March 15, 2024 4:58 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Lavanway Haven (MG)

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

Hello,

The following link is a request to subdivide.

Please ensure all comments have been submitted by March 26, 2024, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Lavanway Haven](#)

Feel free to contact me if you have any questions.

Thank you and have a great day,  
Matthew Goddard





## Matthew Goddard

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**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Wednesday, March 20, 2024 11:46 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Lavanway Haven (MG)

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

Hi Matthew,

Thank you for reaching out. MTA has reviewed Lavanway Haven and has no comments to add.

Regards,

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | [www.mtasolutions.com](http://www.mtasolutions.com)



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**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Lavanway Haven (MG)

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