

# AGENDA







2. **APPROVAL OF MINUTES**

A. April 4, 2024

3. **AUDIENCE PARTICIPATION & PRESENTATIONS**

A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

B. **UNFINISHED BUSINESS**

(None)

4. **RECONSIDERATIONS/APPEALS**

(None)

5. **PUBLIC HEARINGS**

A. **30' PUE VAC GOVT LOT 6:** The request is to vacate the 30' Public Use Easement on the western boundary of **Government Lot 6** (Tax ID#17N04W26B009), containing 23,940 sf (.55 acres +/-). The property is located directly west of S. About Time Street and directly north of S. West Judy Avenue; located within the NW ¼ Section 26, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. **This case is continued from the January 4, 2024 Public Hearing.** (Petitioner/Owner: Samuel Dickinson, Staff: Chris Curlin, Case # 2023-138)

B. **TWO LAKES:** The request is to create 11 lots and one tract from Tax Parcels C5 (Government Lot 26), C6 (Government Lot 29), C8 (Government Lot 28), D2 (Government Lots 23 & 24) & D3 (Government Lot 25), Section 14, and vacate Public Use Easements and Patent Reservations, to be known as **TWO LAKES**, containing 86.3 acres +/- . Parcels are located north of W. Lakes Boulevard, east and west of S. Horseshoe Lake Road, south of Hourglass Lake and west of Horseshoe Lake (Tax IDs# 17N04W14C005/C006/C008/D002/D003); lying within the S ½ N ½ SE ¼ and the NE ¼ NW ¼ SE ¼ of Section 14, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5 Bill Gamble. (Petitioner/Owner: Wythe Lee Renfrew & Ronald K. Williams, Staff: Amy Otto-Buchanan, Case # 2024-020)

C. **COLONY COMMERCIAL PARK:** The request is to create three lots from Tax Parcel C24, MSB Waiver 71-107, (Tax ID#18N02E32C024), containing 4.45 acres +/-, to be known as **COLONY COMMERCIAL PARK**. The proposed lots are located east of N. Hemmer Road, west of S. Felton Street, and directly north of E. Palmer-Wasilla Highway; located within the SE ¼ SW ¼ Section 32, Township 18 North, Range 02 E, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (Petitioner/Owner: Midway, LLC, Staff: Chris Curlin, Case #2024-025)

D. **NORDIC PARK 2:** The request is to create four tracts from Tracts A & B, Nordic Park, Plat No. 2021-44 and Government Lot 22 (Tax Parcel D4), Section 36, and vacate a portion of the right-of-way of N. Nordic Lane, to be known as **NORDIC PARK 2**, containing 96.65 acres +/- . Parcels are located north of N. Nancy Lake Parkway, east of Suncrest Lake, south of Rainbow Lake, southeast of N. Rainbow Shore Drive and accessed by N. Nordic Lane (Tax IDs# 8123000T00A/T00B and 19N05W36D002); lying within Section 36, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7 Ron Bernier. (Petitioner/Owner: William G. Royce; Jeff & Jeanne Friedman Living Trust; Gail Green, Staff: Amy Otto-Buchanan, Case #2024-026)

E. **POWDER RIDGE:** The request is to create four tracts from Tract F, Alaska Division of Land Supplemental Cadastral Survey, recorded as Plat 79-74 (Tax Parcel D2), to be known as **POWDER RIDGE**, containing 107.03 acres +/- . Parcels are located east of Peters Creek and south of W. Petersville Road (Tax ID# 26N08W03D002); lying within Section 03, Township 26 North, Range 08 West, Seward Meridian, Alaska. In the Petersville Community Council and in Assembly District #7 Ron

Bernier. (*Petitioner/Owner: Powder Ridge Investments LLC, Staff: Amy Otto-Buchanan, Case #2024-030*)

- F. **STRUBHAR ESTATES:** The request is to create 5 lots from Government Lot 5 and the NE ¼ SW1/4, Section 31, Township 16 North, Range 3 West, to be known as **STRUBHAR ESTATES**, containing 60.71 acres +/- . The property is southeast of Sevenmile Lake, north and west of Goose Creek, and north of W. Point MacKenzie Road. (Tax ID #16N03W31C002); within the SE ¼ Section 31, Township 16 North, Range 03 West, Seward Meridian, Alaska. In the Point Mackenzie Community Council and in Assembly District #5. (*Petitioner/Owner: Carl & Lillian Stubhar, Staff: Matthew Goddard, Case #2024-033*)

## ITEMS OF BUSINESS & MISCELLANEOUS

(None)

## 6. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

- *Definition: Law. To hear and settle an issue or a question regarding code.*

B. Upcoming Platting Board Agenda Items (*Staff: Fred Wagner & Clerk: Kayla Kinneen*)

- May 2, 2024, Platting Board Meeting; we have five cases to be heard.
  - Misty Meadow
  - Hidden Jewel
  - Wisteria Meadow Add 1
  - Nordic Park 2
  - Bogard Colonail MSP

## 7. BOARD COMMENTS

## 8. ADJOURNMENT



# MINUTES

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
April 4, 2024**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on APRIL 4, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson called the Meeting to order at 1:00 p.m.

**1. CALL TO ORDER**

**A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1, Chair  
Mr. Brian Goodman, District Seat # 2  
Mr. Eric Koan, District Seat #3, Vice Chair  
Mr. Dan Bush, District Seat #4  
Ms. Michelle Traxler, District Seat#5  
Ms. Sandra Kreger, District Seat #6  
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Mr. Sidney Bertz, District Seat #7

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Amy Otto-Buchanan, Platting Specialist  
Ms. Kayla Kinneen, Platting Board Clerk  
Mr. Matthew Goddard, Platting Technician  
Mr. Chris Curlin, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

Platting member Kreger led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

Chair Johnson inquired if there were any changes to the agenda.

- Amendment made on Agenda, Approval of minutes. January 18<sup>th</sup> and February 15<sup>th</sup> minutes were already approved previously.

GENERAL CONSENT: The agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- March 7, 2024, Minutes were approved unanimously.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

*(None)*

**4. UNFINISHED BUSINESS**

*(None)*

**5. RECONSIDERATIONS/APPEALS**

*(No Reconsiderations/Appeals)*

## 6. PUBLIC HEARINGS

- A. **BOGARD COLONIAL**: The request is to create 58 lots by a four-phase master plan from Tax Parcel B20, created by Warranty Deed recorded at 2010-013191-0, to be known as **BOGARD COLONIAL MSP**, containing 33.71 acres +/- . The property is located east of N. 49<sup>th</sup> State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road; within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. *(Petitioner/Owner: WM Construction, LLC, Staff: Matthew Goddard, Case #2024-023)*

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Kayla Kinneen provided the mailing report:

- Stating that 33 public hearing notices were mailed out on March 11, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 14 conditions and 9 finding of facts.

Chair Johnson invited the petitioner's representative to give an overview.

The petitioner's representative, Craig Hanson, gave a brief overview of the case.

Chair Johnson opened the public hearing for public testimony.

- The following persons spoke:
  - Ron Conklin
  - Amanda Adams
  - Bob Woolsey
  - Jack Lorigan
  - Erin Kittredge
  - Brent Taylor
  - Jim Rogers
  - Megan Gotski
  - Rachel Mariano
  - Steve Mariano

There being no one else to be heard Chair Johnson left the public hearing open and invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner's representative gave a brief overview of the case.

Discussion ensued and break at 2:10pm

Back from break at 2:34pm

Mr. Wagner addressed the lack of public notices and that we will have to re-notice the public and continue the case to May 2, 2024 Platting Board Hearing.



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
April 4, 2024**

MOTION: Platting Member Koan made a motion to continue the preliminary plat of Bogard Colonial MSP. Platting Member Hallford seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. **DESHKA RIVER CAMPGROUND:** The request is to create three lots from Tract F, ASCS 19N06W101 (Plat #81-126), recorded at 1982-001786-0 (Tax ID#5887S26T00F), to be known as **DESHKA RIVER CAMPGROUND**, containing 75.17 acres +/- . The proposed lots are located directly west of the Susitna River, directly west of the Deshka River, and north of the point where both rivers meet.; located within the SW ¼ Section 26, Township 19 North, Range 06 West, Seward Meridian, Alaska. (*Petitioner/Owner: MSB Land and Resource Management, Staff: Chris Curlin, Case #2024-022*)

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Kayla Kinneen provided the mailing report:

- Stating that 9 public hearing notices were mailed out on March 11, 2024.

Staff gave an overview of the case:

- Staff recommends approval with conditions and finding of facts.

Chair Johnson invited the petitioner/petitioner's representative to give an overview.

Emerson Kruger, the petitioner's representative said they had no objections to conditions of approval.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner/petitioner's representative chose not to speak at this time.

MOTION: Platting Member Koan made a motion to approve the preliminary plat of Deshka River Campground with 4 conditions and 5 findings of fact. Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
April 4, 2024**

**LINGAFELT:** The request is to create two lots from Lots 1 -3, Block 9, Safari Lake (Plat #82-62), recorded at 1982-001608-0 (Tax ID#2357B09L001-1), to be known as **LINGAFELT**, containing 15.0 acres +/- . The proposed lots are located approximately 7 miles north of W. Petersville Road, west of the S. Parks Highway, and south of Safari Lake; located within the SE ¼ Section 9, Township 27 North, Range 07 West, and in the SW ¼ Section 10, Township 27 North, Range 07 West, Seward Meridian, Alaska. (*Petitioner/Owner: Douglas Lingafelt, Staff: Chris Curlin, Case #2024-028*)

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Kayla Kinneen provided the mailing report:

- Stating that 57 public hearing notices were mailed out on March 11, 2024.

Staff gave an overview of the case:

- Staff recommends approval with conditions and finding of facts.

Chair Johnson invited the petitioner/petitioner's representative to give an overview.

The petitioner/petitioner's representative was not present.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner/petitioner's representative was not present.

Discussion ensued.

Amendment to add Recommendation #8 Plat to show section line.

**MOTION:** Platting Member Bush made a motion to approve preliminary plat Lingafelt with 7 conditions and 5 findings of fact. Platting Member Hallford seconded the motion.

Discussion ensued.

**MOTION:** Platting Member Bush made a preliminary amendment to amend and add Recommendation #8. Platting Member Kreger seconded the motion.

Discussion ensued.

**VOTE:** Preliminary amendment passed without objection.

**MOTION:** Platting Member Bush made a motion to approve the preliminary plat of Lingafelt with 8 conditions and 5 findings of fact. Platting Member Koan seconded the motion.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
April 4, 2024**

Discussion ensued.

VOTE:                   The motion passed as amended without objection.

**7. PLATTING STAFF & OFFICER COMMENTS**

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner informed the board of upcoming items:

- Next meeting April 18, 2023. We have six cases on the agenda.
  - Two Lakes
  - Nordic Park 2
  - Colony Commercial Park
  - Powder Ridge
  - 30' PUE Vacation Govt Lot 6
  - Strubher Est

**BOARD COMMENTS.**

- Platting member Bush – Welcomed Kayla
- Chair Johnson – Thanked Kayla and thoughts to Theresa

**8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **3:14 PM**.

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RON JOHNSON  
Platting Board Chair

ATTEST:

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KAYLA KINNEEN  
Platting Board Clerk

5A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 18, 2024

PRELIMINARY PLAT: 30' P.U.E. VACATION GOVERNMENT LOT 6

LEGAL DESCRIPTION: SEC 26, T17N, R04W, SEWARD MERIDIAN AK

PETITIONERS: SAMUEL DICKINSON

SURVEYOR: BUSH CONSTRUCTION SURVEYS, INC.

ACRES: .55 +/- PARCELS: NA

REVIEWED BY: CHRIS CURLIN CASE #: 2023-138

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**REQUEST:** The request is to vacate the 30' Public Use Easement on the western boundary of **Government Lot 6** (Tax ID#17N04W26B009), containing 23,940 sf (.55 acres +/-). The property is located directly west of S. About Time Street and directly north of S. West Judy Avenue; located within the NW ¼ Section 26, Township 17 North, Range 04 West, Seward Meridian, Alaska. **This case is continued from the January 4, 2024 Public Hearing.**

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A – 4 pgs</b>
Petition for Vacation of Right of Way	<b>EXHIBIT B – 2 pgs</b>
Posting Affidavit and Photos	<b>EXHIBIT C – 8 pgs</b>
Alaska DNR Preliminary Decision	<b>EXHIBIT D – 5 pgs</b>
Aerial Photo from Surveyor	<b>EXHIBIT E – 1 pg</b>

**AGENCY COMMENTS**

USACE	<b>EXHIBIT F – 1 pg</b>
ADOT&PF	<b>EXHIBIT G – 3 pgs</b>
Department of Public Works Pre-Design & Engineering	<b>EXHIBIT H – 1 pg</b>
Permit Center	<b>EXHIBIT I – 1 pg</b>
Utilities	<b>EXHIBIT J – 1 pg</b>
Public (Handout From January 18, 2024 Hearing)	<b>EXHIBIT K – 1 pg</b>

**DISCUSSION:** The proposed Public Use Easement (PUE) Vacation is on the western boundary of **Government Lot 6**, located west of S. About Time Street and north of W. Judy Avenue. Petitioner proposes vacating the north 798 feet of the easement and granting a 30 foot wide easement on the southern boundary of the property. Pursuant to MSB 43.10.065(G), petitioner has provided an Affidavit of Posting of the Public Notice of Vacation of the Easement, a legal description, photographs of the posted notices, and a scaled drawing showing the location of the PUE to be vacated (**Exhibit C**). Pursuant to MSB 43.15.035 (B)(1)(c) (B) A dedication to public use of land or interests in land may be vacated if the dedication is no longer necessary for present or future public use. The platting board shall

review applications for vacations as follows: (1) The platting board shall ordinarily approve vacations of public rights-of-way if: (c) the right-of-way is not being used, a road is impossible or impractical to construct, and alternative access has been provided.

Pursuant to MSB 43.15.043 (2)(d)(i)(bb) The platting board shall not ordinarily approve vacations of public interests in land if: (d) objections to the vacation are made by persons with an interest in land adjacent to or affected by the vacation, or by any government agency or department which has a responsibility to the public which may be affected by the vacation; (i) the platting board may approve the vacation if the following conditions are met: (bb) if necessary a substitute easement is provided. Petitioner has received a Preliminary Decision from the State of Alaska Department of Natural Resources concerning the easement vacation shown at **(Exhibit D)**. Petitioner has submitted aerial imagery showing current traffic patterns **(Exhibit E)**.

**Comments:** USACE **(Exhibit F)** Has no comment.

ADOT & PF **(Exhibit G)** has no objection to the Public Use Easement Vacation and requests clarification if section Line Easement is being vacated at northern portion of PUE. *Staff notes only the PUE is being vacated.*

MSB DPW Pre-Design & Engineering **(Exhibit H)** Would object to the vacation of the west 30' without the dedication of the south 30'. *Staff notes this is condition of approval #6.*

MSB Permit Center **(Exhibit I)** has no comment.

**Utilities:** **(Exhibit J)** ENSTAR has no comments. MTA, GCI, and MEA did not respond.

**Public:** **(Exhibit K)** Gerard Farkas supports the vacation of the 30' PUE on the western boundary of Gov't Lot 6.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Big Lake Community Council; Road Service Area #21 Big Lake; MSB Community Development, or Assessments; MEA, GCI, or MTA.

**CONCLUSION:** The Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedures. There were no objections from any federal or state agencies, or utilities. There were no objections from the public in response to the Notice of Public Hearing. MSB DPW Pre-Design & Engineering agrees to the vacation of the west 30' with the dedication of the south 30'.

### **FINDINGS OF FACT**

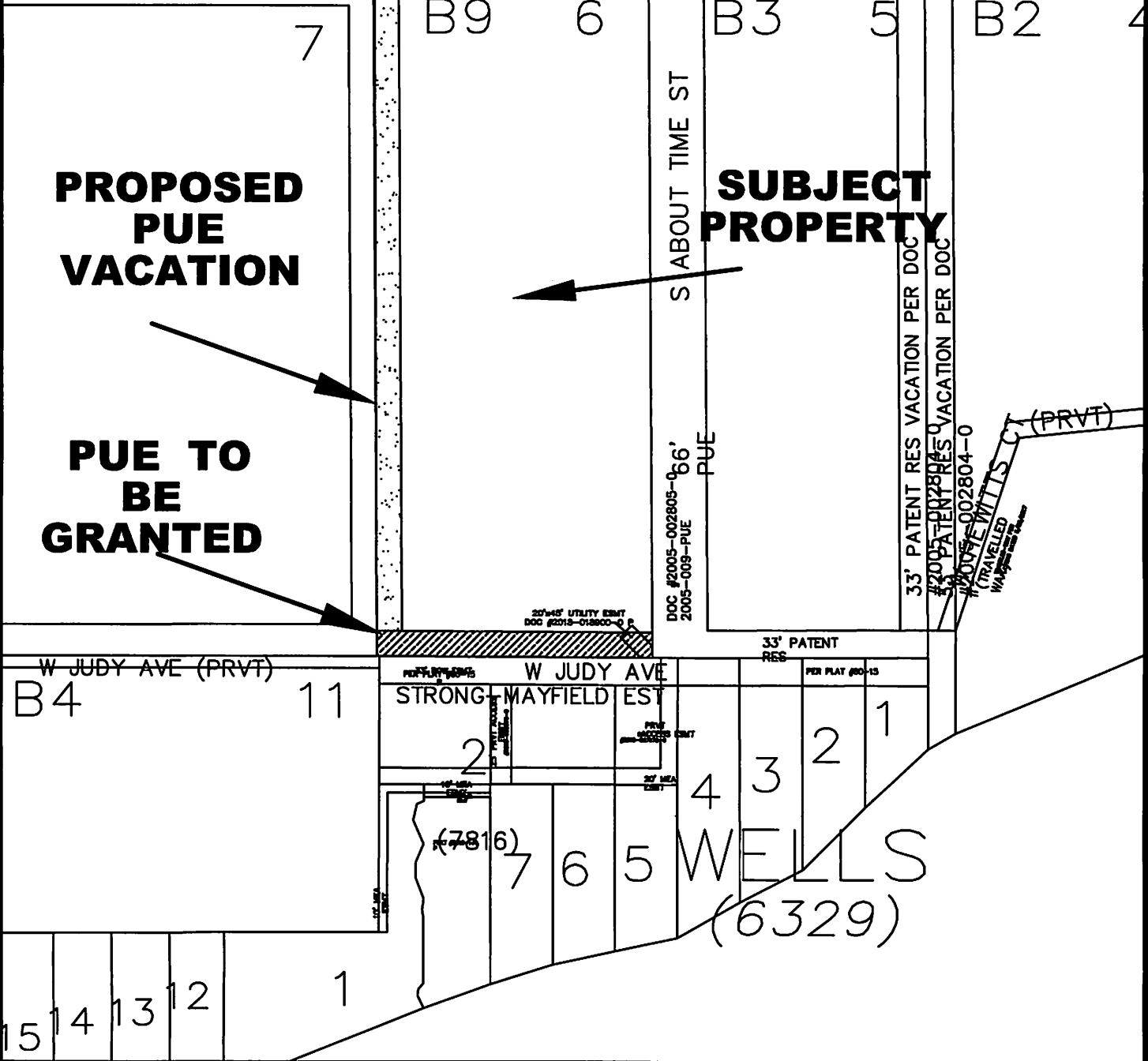
1. The Vacation of the 30' wide Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedures.
2. Approval from the Assembly will be required prior to recording, pursuant to MSB 43.15.035(D).
3. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Big Lake Community Council; Road Service Area #21 Big Lake; MSB Community Development, or Assessments; MEA, GCI, or MTA
4. There were no objections from any federal or state agencies, or utilities.
5. There were no objections from the public in response to the Notice of Public Hearing. .
6. Petitioner has supplied a Preliminary Decision from DNR
7. MSB DPW Pre-design and Engineering agrees to the vacation with dedication of the south 30 feet.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the Vacation of the 30' wide Public Use Easement Vacation, Section 26, Township 17 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Obtain approval from the Assembly for the elimination of the easement.
2. 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.
3. Provide updated Certificate to Plat executed within seven (7) days of recording and submit Beneficiary Affidavit for any holders of a beneficial interest for each phase plat.
4. Pay postage and advertising fees.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Dedicate the south 30 feet of Government Lot 6 as Fee Simple right-of-way, or grant the south 30 feet of Government Lot 6 as a Public Use Easement.
7. Submit final plat in full compliance with Title 43 and State of Alaska requirements.

SECTION LINE ESMT  
SECTION LINE ESMT



**VICINITY MAP**

FOR PROPOSED 30' PUE VACATION GOVT LOT 6  
LOCATED WITHIN  
SECTION 26, T17N, R04W, SEWARD MERIDIAN  
ALASKA

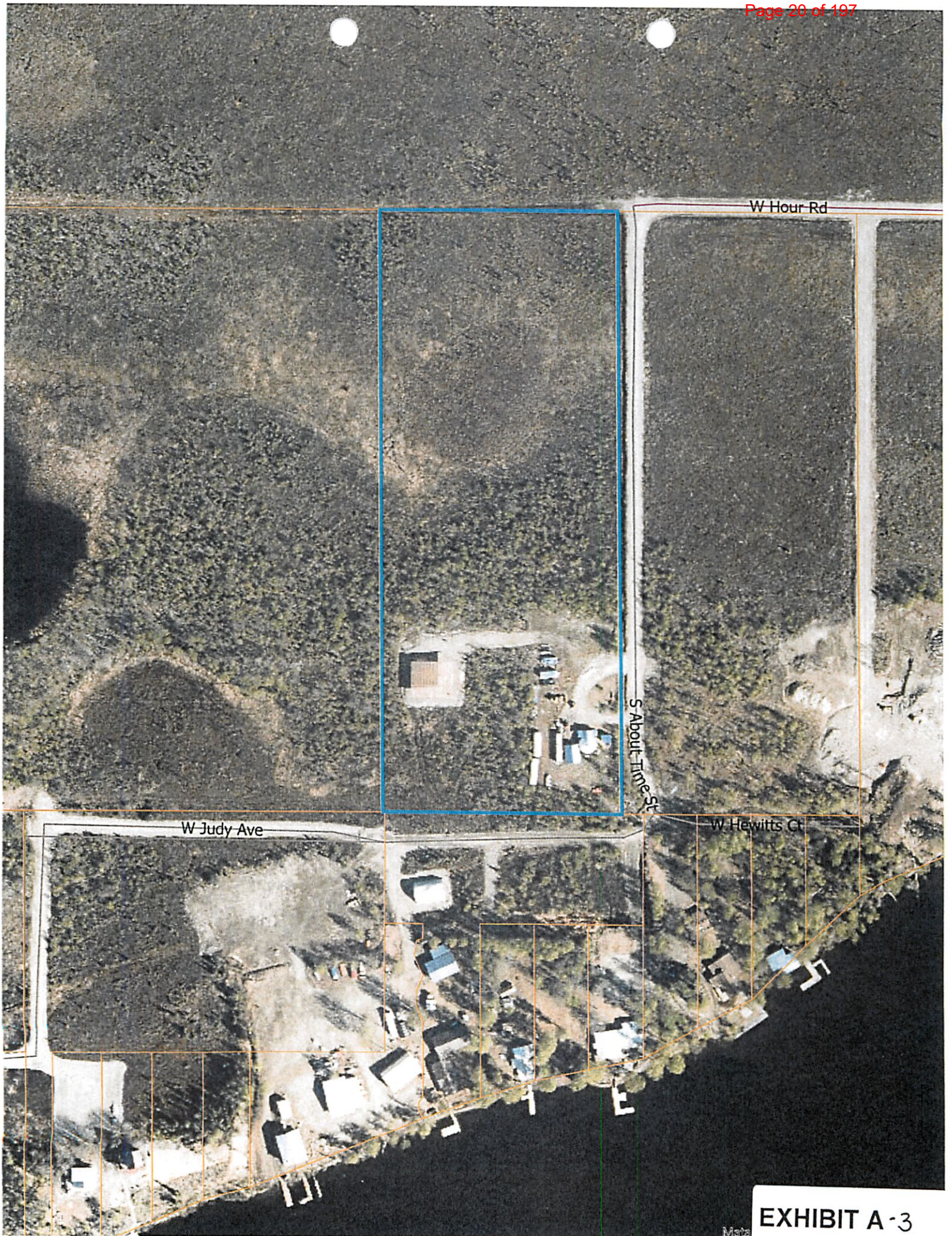
LS16 MAP





EXHIBIT A-2







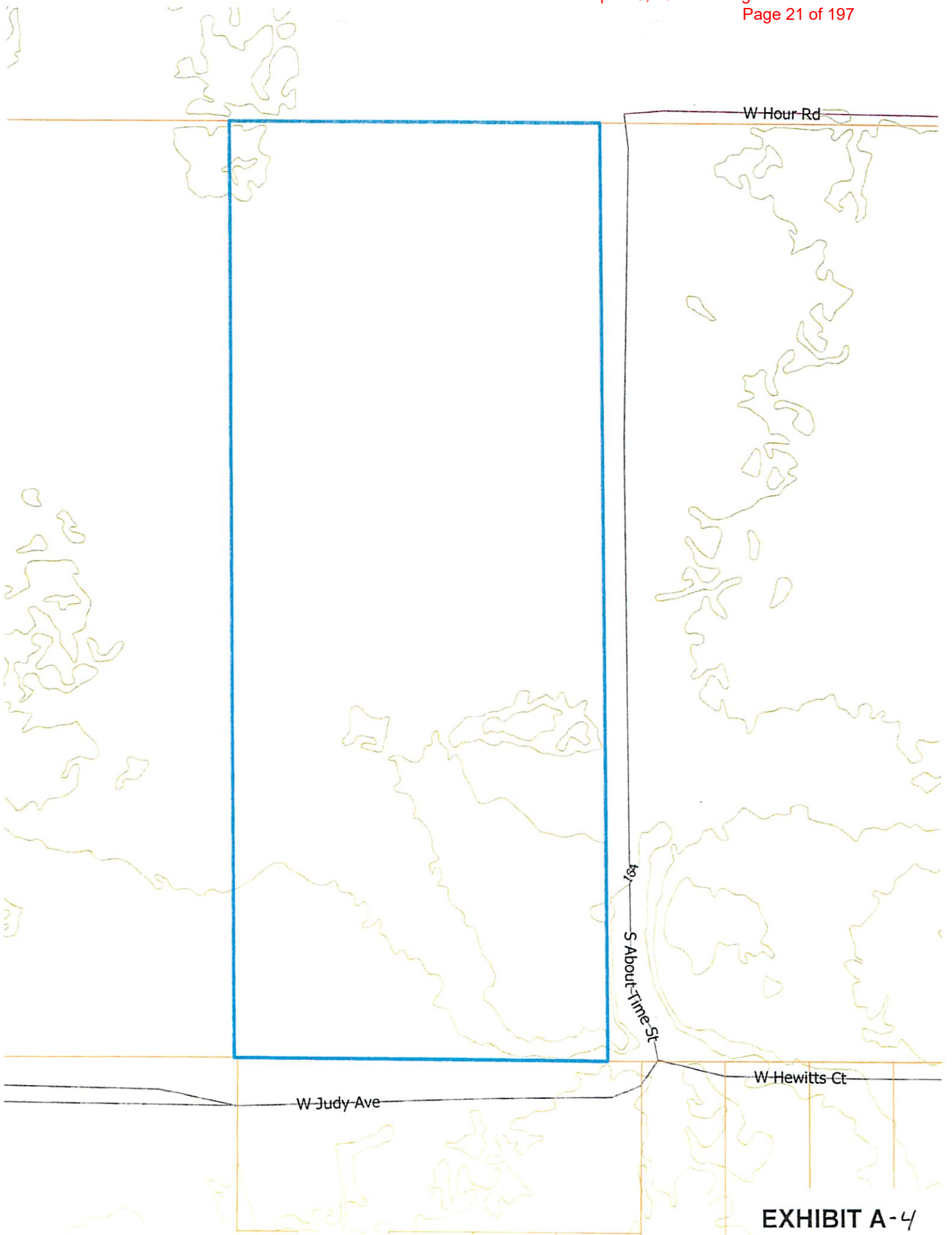


EXHIBIT A-4

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

## PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, Samuel Dickinson, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

T17N R4W Section 26, Government lot 6

Said right-of-way being more fully described as: \_\_\_\_\_

A public access easement on the west 30 feet of said government lot 6.

*(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)*

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. \$250.00 Right-of-Way Vacation Fee with Regular Plat; or
4. \$500.00 for Stand Alone Vacation.

The action sought by this petition is for the following reason(s): *(ATTACH PAGES, IF NEEDED)*

Maximize usable upland area.

**APPLICANT** Name: Samuel Dickinson Email: samueldickinson73@gmail.com

**OR** Mailing Address: 8551 Mentra Cir. Anchorage AK Zip: 99518

**OWNER** Contact Person: Sam Dickinson  
Phone: 907-242-5896

SURVEYOR Name (FIRM): Bush Construction Surveys Email:  
bcs\_scott@mtaonline.net

Mailing Address: PO Box 876390 Wasilla AK 99687  
Zip: \_\_\_\_\_

Contact Person: Scott Holm Phone: 907-354-2874

SIGNATURES OF PETITIONER(S):  
  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.**



**THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH**

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

11/7/2023  
DATE

  
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 1/4/2024







**MATANUSKA-SUSITNA BOROUGH**  
Planning and Land Use Department  
Platting Division  
350 East Dahlia Avenue • Palmer AK 99645  
Phone (907) 861-7874 • Fax (907) 861-8407

# PUBLIC NOTICE OF VACATION OF A PUBLIC RIGHT-OF-WAY

LEGAL DESCRIPTION:

POSTING DATE: 3-08-2024

MSB Platting Division Case # 2023-138

Applicant:  
Mailing Address:

Samuel Dickinson  
8551 Mentra Circle  
Anchorage, AK 99518

### To Whom It May Concern:

In accordance with MSB 43.10.065(G), the posting of this letter is to give the public every opportunity to comment on the above action prior to and/or at the public hearing. Please contact the Matanuska-Susitna Borough Platting Division for more information concerning this action.

The applicant, in accordance with MSB 43.10.065(G) is required to place a sign, notifying the public of the date, time, and place of the public hearing, at all common points of access to that portion of the easement or right-of-way that is subject of the application for 30 days prior to the public hearing.

THE PLATTING BOARD WILL CONVENE AT 1:00 P.M., April 18, 2024, in the **Assembly Chambers of the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska**. Please send any comments regarding the proposed action to MSB, Platting Division, 350 E. Dahlia Ave., Palmer AK 99645. Comments received from the public after the platting board packet has been written and sent to the board will be given to the Platting Board in a "Hand Out" packet the day of the meeting.

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party* Pursuant to MSB 15.39.010. An *interested party* means, (a) the applicant before the Platting Board; or (b) any person affected by the decision who appeared before the Platting Board and made an oral or written presentation. The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the borough internet home page located at (<http://www.matsugov.us>), or at various libraries within the borough.

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03/08/2024 1:57 PM





03/08/2024 1:58 PM





03/08/2024 2:06 PM

EXHIBIT C-4









03/08/2024 2:01 PM

EXHIBIT C-4





**MATANUSKA-SUSITNA BOROUGH**  
Planning and Land Use Department  
Platting Division  
350 East Dahlia Avenue • Palmer AK 99645  
Phone (907) 861-7874 • Fax (907) 861-8407

# PUBLIC NOTICE OF VACATION OF A PUBLIC RIGHT-OF-WAY

LEGAL DESCRIPTION:

POSTING DATE: 3-08-2024

MSB Platting Division Case # 2023-138

Applicant: Samuel Dickinson  
Mailing Address: 8551 Mentra Circle  
Anchorage, AK 99518

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03/08/2024 2:01 PM

EXHIBIT C-7



emailed <sup>to</sup> DPW on 12/19/23

want to...

RECEIVED  
DEC 19 2023  
PLATTING



EXHIBIT C-8



**STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND AND WATER**

**Preliminary Decision  
Petitioners: Samuel Dickinson and Heather Dickinson  
Public Access and Utility Easement Vacation**

**EV-3-360**

**Petitioned Action:**

The proposed action consists of vacating the 30-foot-wide public access and utility easement on the west 30' of Government Lot 6 of Section 26, Township 17 North, Range 4 West, Seward Meridian, Alaska, located in the Palmer Recording District, as depicted on Attachment A.

The reasons for the easement vacation cited by the applicant:

- "Maximize the uplands area for usable acreage."
- Conform to MSB code 17.55 (Setback code for structures)

**Legal Authority:**

AS 38.05.035(e), AS 38.05.945 and 11 AAC 51.065.

**Administrative Record:**

The DNR Survey Case File EV-3-360 constitutes the administrative record used for the basis of this decision.

**Borough:**

The proposed action is located within the Matanuska-Susitna Borough.

**State Easement Interest:**

The Contact for the Sale of Real Property for Government Lot 6 of Section 26, T17N, R4W, S.M., Alaska was issued subject to "a public access and utility easement on the west 30 feet" of Lot 6 (see Discussion 1). The State has an interest in the Public Access and Utility Easement, thus the State is proceeding with the Preliminary Decision to clear title for Government Lot 6.

**Underlying Interest:**

The petitioners own the estate underlying the 30-foot easement proposed for vacation.

**Alternate Route:**

The proposed alternate access is via S. About Time Street, a dedicated 66-foot Public Use Easement located on the west sixty-six feet of Government Lot 5 (five), which abuts the east boundary of Government Lot 6, Section 26, T17N, R4W, S.M., Alaska. The Public Use Easement was dedicated and recorded in the Palmer Recording District on February 4, 2005 as document number 2005-002805-0.

**Preliminary Decision, EV-3-360**

**Land Management Policies:**

1) Pursuant to 11 AAC 51.065, before any vacation, modification, or relocation of a public easement, the petitioner must demonstrate to the satisfaction of the department that equal or better access is available. Equal or better access must be access that is:

- protected by an easement of record that is adequately wide for the purpose; if the easement of record is new, the petitioner must arrange for a note in the vacation document to be recorded that identifies the new easement as a replacement for the vacated easement; and,
- at least equally usable, considering length, type of terrain, and level of improvement, as the easement to be vacated; if development or improvement is needed to make the replacement easement at least equally usable, the petitioner must arrange for the development or improvement to be completed before the vacation takes effect.
- the department will determine if the vacation is in the State's best interest.

**Public Use Patterns:**

A field inspection was conducted on Monday August 29, 2022. Based on the site visit, the public is not currently using the easement proposed for vacation to access neighboring properties nor to travel north-south through Government Lot 6.

**Practicality of Use:**

Since the alternate route, S. About Time Street shares the east boundary of Government Lot 6, access within the vicinity is essentially the same, if not improved. The subject easement area within the given lot is not cleared, nor was a foot or ATV trail visible within the easement area of Government Lot 6 during the site inspection on August 29, 2022. The 66-foot-wide alternate route Public Use Easement has been cleared and is clearly being used by the local residents. The area of the easement vacation will not adversely affect land in other ownership nor will it negatively impact public access in this area.

**Agency Review:**

Initial Agency review of the proposed action began on September 9, 2022 and concluded January 18, 2023. Agencies notified included Department of Transportation & Public Facilities (DOT&PF) Central Region, Alaska Department of Fish and Game (ADFG), DNR Division of Mining, Land and Water – Southcentral Regional Land Office (SCRO), Alaska Mental Health Trust Land Office (MHTLO) and DNR Division of Parks and Outdoor Recreation (DPOR).

**Agency Comments:**

1. The following Agencies submitted comments of non-objection: DPOR, MHTLO, DOT&PF, ADFG, SCRO.
2. No other comments or objections on the proposed action were received.

**Discussion:**

1. **Determination of the existence of the public access and utility easements:**
  - a. Patent Number 50-65-0234 was issued by the Bureau of Land Management conveying Government Lot 6 of Section 26, Township 17 North, Range 4 West, Seward Meridian, (the subject property), to the State of Alaska on October 9, 1964.
  - b. Quitclaim Deed No. 8000051 was issued, conveying Government Lot 6 of Section 26, Township 17 North, Range 4 West, Seward Meridian, containing 6.250 acres, more or less,

**Preliminary Decision, EV-3-360**

according to the Survey Plat Accepted by the United States Department of the Interior, Bureau of Land Management in Washington, D.C. on March 27, 1952, from the State of Alaska, Department of Natural Resources, to the Alaska Mental Health Trust Authority. This QCD was recorded on September 25, 1996, in the Palmer Recording District on Book 0866 Page 594-Page 624.

- c. A Contract for the Sale of Real Property was issued by Alaska Division of Forest, Land and Water Management (Seller) serialized under Alaska Division of Lands (ADL) number 205041 effective March 6, 1981. Said Contract between the Department of Natural Resources and Cassie Irene Framstad (Purchaser) for Lot 6 of Section 26, Township 26 North, Range 4 West, Seward Meridian, Alaska. This contract was recorded in the Palmer Recording District on March 6, 1989 as document number: 1989-003397-0. This contract was issued subject to:
    - “Platted Easements and Reservations.
    - A Public Access and Utility Easement on the West 30 Feet.”
  - d. An Affidavit of Foreclosure terminating the Contract with Cassie Irene Framstad was approved on January 26, 1989. This document was recorded in the Palmer Recording District on March 6, 1989, as document number: 1989-003398-0.
  - e. A subsequent Contract for the Sale of Real Property was issued by the Alaska Mental Health Trust Authority (AMHTA), Trust Land Office (Seller) serialized under Mental Health Trust (MHT) number 9200161. Said Contract was issued to Thomas Henry Knox and Juanita Collins Knox (Purchasers) for Lot 6 of Section 26, Township 26 North, Range 4 West, Seward Meridian, Alaska. The contract was approved on October 26, 2009. This contract was recorded in the Palmer Recording District on October 29, 2009, as document number: 2009-024030-0.
  - f. Quitclaim Deed No. 1021 was issued by the State of Alaska, Alaska Mental Health Trust Authority to Thomas H. Knox for the subject parcel. The QCD was recorded in the Palmer Recording District on July 27, 2021, as document number: 2021-022287.
  - g. A Deed of Personal Representative was issued transferring ownership of the subject property from the Estate of Thomas Henry Knox (a/k/a Thomas H. Knox) to Samuel Dickinson and Heather Dickinson. This document was recorded in the Palmer Recording District on March 3, 2022, as document number 2022-004883-0.
2. Pursuant to 11 AAC 51.065(e)(1), the department will give consideration to the recommendations of the MSB Platting Board regarding this action when a copy of the Approved Minutes are received at DNR.

**Approval of the proposed action is contingent upon the following conditions:**

1. Pursuant to AS 38.05.945, a Public Notice must be completed. The Department of Natural Resources may modify the decision after analyzing public comments.
2. Comply with Matanuska-Susitna Borough’s conditions of approval unless waived by the Director, DMLW.
3. A final plat (owner signed / surveyor sealed Mylar) must be submitted to DNR within two years from the date of approval of the Final Finding and Decision unless extended by DMLW, Survey Section.
4. Submittal of a Certificate to Plat, current within 90-days, with the final plat.



**Preliminary Decision, EV-3-360**

**Recommendation:**

Based on our findings, the applicant meets DNR's requirements to vacate the 30 foot public access and utility easement. The proposed vacation may be in the state's best interest. Therefore, the Division of Mining, Land and Water, Survey Section recommends approval of this action and may proceed with adjudication and public notice in accordance with AS 38.05.945.

Prepared by:

Victoria Braun

Victoria Braun, Adjudicator  
Natural Resource Specialist 2

March 7, 2023

Date

Approved by:

Gwen M. Gervelis

Gwen M. Gervelis, PLS  
Chief, Survey Section

3/8/2023

Date

Enclosures: Attachment A

**PUBLIC NOTICE:**

**Notice of Preliminary Decision  
Public Access and Utility Easement Vacation  
EV-3-360**

Per 11 AAC 51.065, the Department of Natural Resources, Division of Mining, Land and Water has made a Preliminary Decision (PD) giving contingent approval to a petition to vacate the 30-foot-wide public access and utility easement on the west boundary within Government Lot 6 of Section 26, Township 17 North, Range 4 West, Seward Meridian, Alaska, located in the Palmer Recording District, Third Judicial District. It should be noted that the SW corner of Government Lot 6 will retain a 30'x30' public access and utility easement.

The public is invited to comment on the PD. Copies are available from DMLW, 550 W. 7<sup>th</sup> Avenue, Suite 650, Anchorage, AK 99501-3576 or <https://aws.state.ak.us/OnlinePublicNotices/>. Persons wanting to provide comments to this proposed easement vacation can submit their comments in writing or by e-mail. To be eligible to appeal under AS 38.05.035(i)(j), one must respond in writing during the comment period. All comments must be received in writing at DMLW on or before April 10, 2023. Correspondence or questions should be addressed to DNR, DMLW, Survey Section, Attn: Victoria Braun, 550 W. 7th Ave., Suite 650, Anchorage, Alaska 99501. Comments may also be submitted via e-mail at [victoria.braun@alaska.gov](mailto:victoria.braun@alaska.gov). Please reference EV 3-360 in your correspondence, include the date, your name, telephone number, mailing and e-mail address to ensure you receive copies of all subsequent decisions.

If public comment in response to this notice indicates the need for significant changes to the Preliminary Decision, additional public notice will be given. If no significant change is required, the PD, including any minor changes, will be issued as a Final Finding & Decision.

DMLW reserves the right to waive technical defects in this publication.

Those with audio impairments may call Anchorage DNR Public Information Center, 10-5, M-F, TDD#269-8411.





EXHIBIT E



## Jesse Curlin

---

**From:** Farrer, Hayley M CIV USARMY CEPOA (USA) <Hayley.M.Farrer@usace.army.mil>  
**Sent:** Friday, November 17, 2023 1:50 PM  
**To:** Jesse Curlin  
**Subject:** RFC 30' PUE Vacaton

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

Good afternoon,

The Corps of Engineers (Corps) does not have any comments regarding PUE Vacation on 17N04W26B009.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).  
Sample drawings can also be found on our website at  
[www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

Potential applicants are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and the request will be assigned a project manager to assist. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

Sincerely,  
Hayley Farrer  
Regulatory Specialist  
South Section, Alaska District  
US Army Corps of Engineers  
(907)753-2778

---

From: Jesse Curlin <[Jesse.Curlin@matsugov.us](mailto:Jesse.Curlin@matsugov.us)>  
Sent: Monday, November 13, 2023 2:15 PM  
To: Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Collections <[Collections@matsugov.us](mailto:Collections@matsugov.us)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; John Aschenbrenner



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

Department of Transportation and  
Public Facilities

Program Development and Statewide Planning  
Anchorage Field Office

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

November 16, 2023

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 no comments:

- **MSB Waiver #93-31-PWm, Smayda Acres (Maud Road)**

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

- **Chickaloon Branch Drive Variance, Harrison Nesc'izaani Kae (Chickaloon Drive)**
  - No objection to the proposed variance.

- **30' PUE Vacation Govt Lot 6 Dickson (Big Lake)**
  - No objection to Public Use Easement vacation.
  - Request clarification if Section Line Easement is being vacated at northern portion of PUE. — Email response attached

- **Waiver Resolution #78-73, filed as 78-178-w; WA 16 Cordle & Goossen (Glenn Highway MP 37.5)**
  - No objection to the proposed lot redivision.
  - No direct access to the Glenn Highway will be granted.
  - Access must be taken from Kepler Drive and Killarney Drive.
  - Please be advised that the existing Glenn Highway MP 34-42 Reconstruction Project is along this corridor. This project is reconfiguring many access points to the Glenn Highway, including at Kepler Drive. More information can be found at the project website: <https://www.brooks-alaska.com/glennhighway/>

*"Keep Alaska Moving through service and infrastructure."*



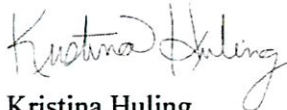
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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](mailto: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

## Jesse Curlin

---

**From:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>  
**Sent:** Friday, November 17, 2023 8:33 AM  
**To:** Jesse Curlin  
**Subject:** RE: DOT&PF Plat Comment Letter - Smayda Acres (Maud Rd), PUE Vacation Govt Lot 6 (Big Lake), Chickaloon Branch Road Variance, and WA 16 Cordle (Glenn Hwy)

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

Great, thanks so much for that clarification. We thought so but just wanted to check.

### Kristina Huling

Mat-Su Area Planner | 907.269.0509  
Alaska DOT&PF, Anchorage; Planning

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Friday, November 17, 2023 8:27 AM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>  
**Subject:** RE: DOT&PF Plat Comment Letter - Smayda Acres (Maud Rd), PUE Vacation Govt Lot 6 (Big Lake), Chickaloon Branch Road Variance, and WA 16 Cordle (Glenn Hwy)

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kristina,

The 30' PUE vacation Govt Lot 6, Dickinson, is only removing the PUE along the western border of the property.

Sincerely,

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

**From:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>  
**Sent:** Thursday, November 16, 2023 2:55 PM  
**To:** Fred Wagner <Frederic.Wagner@matsugov.us>; Jesse Curlin <Jesse.Curlin@matsugov.us>; Matthew Goddard <Matthew.Goddard@matsugov.us>; Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Cc:** Baski, Sean M (DOT) <sean.baski@alaska.gov>; Beckwith, Morris R (DOT) <morris.beckwith@alaska.gov>; Brad Sworts <Brad.Sworts@matsugov.us>; LeCroy, Orion (DOT) <orion.lecroy@alaska.gov>; MSB Platting <Platting@matsugov.us>; Rearden, Devki (DOT) <devki.rearden@alaska.gov>; Walsh, Matthew H (DOT) <matthew.walsh@alaska.gov>; Moore, Ericka C (DOT) <ericka.moore@alaska.gov>  
**Subject:** DOT&PF Plat Comment Letter - Smayda Acres (Maud Rd), PUE Vacation Govt Lot 6 (Big Lake), Chickaloon Branch Road Variance, and WA 16 Cordle (Glenn Hwy)

## Jesse Curlin

---

**From:** Jamie Taylor  
**Sent:** Tuesday, April 2, 2024 3:32 PM  
**To:** Tammy Simmons; Jesse Curlin  
**Cc:** Daniel Dahms; Brad Sworts  
**Subject:** Re: RFC 30' PUE Vacaton

PD&E is aware of the utility easement and MEA facilities located in the southeast portion of government Lot 6 that would be overlapped by the dedication of the south 30 feet. While this is not ideal, vacation of the utility easement and relocation of the utility facilities can be addressed upon future development of Judy Avenue.

Thank you,  
Jamie Taylor

---

**From:** Tammy Simmons <Tammy.Simmons@matsugov.us>  
**Sent:** Monday, January 8, 2024 10:48 AM  
**To:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Cc:** Daniel Dahms <Daniel.Dahms@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>  
**Subject:** RE: RFC 30' PUE Vacaton

Hello,

PD&E would object to the vacation of the west 30' without the dedication of the south 30'.

Tammy

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Monday, November 13, 2023 2:15 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; james.walker2@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; clinchnot@yahoo.com; akchief@mtaonline.net; mokitew@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Andy Dean <Andy.Dean@matsugov.us>; board@nlakes.cc; davemtp@mtaonline.net; david.post@alaska.gov; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; kristina.huling@alaska.gov; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; mark.eiesnman@alaska.gov  
**Subject:** RFC 30' PUE Vacaton



## Jesse Curlin

---

**From:** Permit Center  
**Sent:** Monday, November 13, 2023 2:57 PM  
**To:** Jesse Curlin  
**Subject:** RE: RFC 30' PUE Vacaton

No comments

Thank you,

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

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Monday, November 13, 2023 2:15 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; james.walker2@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; clinchnot@yahoo.com; akchief@mtaonline.net; mokietew@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Andy Dean <Andy.Dean@matsugov.us>; board@nlakes.cc; davemtp@mtaonline.net; david.post@alaska.gov; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; kristina.huling@alaska.gov; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; mark.eiesnman@alaska.gov  
**Subject:** RFC 30' PUE Vacaton

Hello,

The following link is a request for comments on the proposed PUE Vacation on 17N04W26B009. Please ensure all comments have been submitted by November 27, 2023 so they can be incorporated in the staff report packet that will be presented to the Platting Board.

[30' PUE VAC Govt Lot 6](#)

Sincerely,



**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

November 22, 2023

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following preliminary plat and has no comments or recommendations.

**Government Lot 6  
(MSB Case #2023-138)**

If you have any questions, please feel free to contact me at (907) 334-7911 or by email at [sterling.lopez@enstarnaturalgas.com](mailto:sterling.lopez@enstarnaturalgas.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Sterling Lopez", is written over a horizontal line.

Sterling Lopez  
Right of Way & Permitting Supervisor  
ENSTAR Natural Gas Company, LLC  
O: (907) 334-7911  
C: (907) 764-6286

**Jesse Curlin**

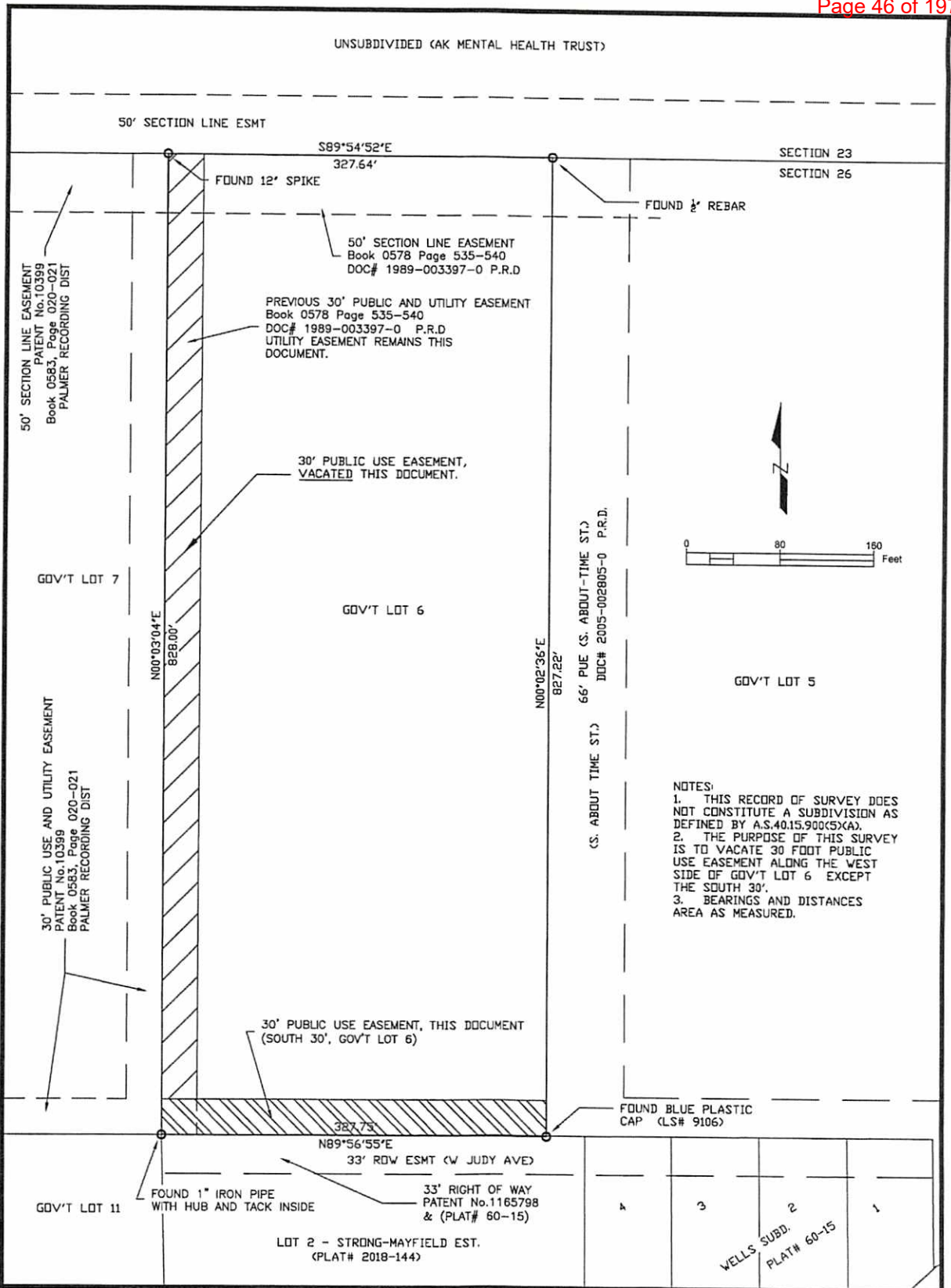
---

**From:** gfarkas@gci.net  
**Sent:** Thursday, January 18, 2024 10:08 AM  
**To:** MSB Platting  
**Subject:** Samuel & Heather Dickinson - Vacate 30' PUE Govt. lot 6 ( Tax ID # 17N04W26B009)

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

I support Samuel & Heather Dickinson's request to vacate the 30' PUE on the western boundary of Govt Lot 9 (Tax ID# 17N04W26B009).

Gerard Farkas  
4817 Wesleyan Drive  
Anchorage, AK 99508  
907-333-0708



SURVEYOR'S CERTIFICATE  
I hereby certify that I am a Registered Professional Land Surveyor in the State of Alaska and that this survey represents a survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

DATED: 02/08/2024

RECORD OF SURVEY  
GOVERNMENT LOT 6

LOCATED IN  
Sec.26, T17N, R4W

S.M. ALASKA, PALMER RECORDING DISTRICT

PAGE: 1 of 1

DATE: 02/08/2024

BUSH CONSTRUCTION SURVEYS, INC.  
3167 COTTLE LOOP, WASILLA, ALASKA 99654  
P.O. BOX 876390, WASILLA, ALASKA 99687  
ALASKA BUSINESS LICENSE No. 176601  
(907) 373-6996

**B**





STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 18, 2024

PRELIMINARY PLAT: TWO LAKES  
LEGAL DESCRIPTION: SEC 14, T17N, R04W, SEWARD MERIDIAN AK  
PETITIONERS: WYTHE LEE RENFREW & RONALD WILLIAMS  
SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING  
ACRES: 86.3 ± PARCELS: 12  
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2024-020

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**REQUEST:** The request is to create 11 lots and one tract from Tax Parcels C5 (Government Lot 26), C6 (Government Lot 29), C8 (Government Lot 28), D2 (Government Lots 23 & 24) & D3 (Government Lot 25), Section 14, and vacate Public Use Easement and Patent Reservations, to be known as **TWO LAKES**, containing 86.3 acres +/- . Parcels are located north of W. Lakes Boulevard, east and west of S. Horseshoe Lake Road, south of Hourglass Lake and west of Horseshoe Lake; lying within the S ½ N ½ SE ¼ and the NE ¼ NW ¼ SE ¼ of Section 14, Township 17 North, Range 04 West, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos **EXHIBIT A – 4 pgs**  
Soils Report **EXHIBIT B – 20 pgs**  
Petition for Vacation of Right-of-Way **EXHIBIT C – 13 pgs**

**AGENCY COMMENTS**

Department of Public Works Pre-Design Division **EXHIBIT D – 1 pg**  
Planning **EXHIBIT E – 8 pgs**  
Land & Resource Management Division **EXHIBIT F – 1 pg**  
ADF&G **EXHIBIT G – 1 pg**  
Utilities **EXHIBIT H – 4 pgs**

**DISCUSSION:** This platting action is creating 11 lots and one tract from Tax Parcels C5, C6, C8, D2 and D3, Section 14. The petitioner requests the vacation of a 50’ wide Public Use Easement, recorded January 4, 1995, Book 793, Page 479, that was created to cover S. Horseshoe Lake Road. It has no defined horizontal location other than “from centerline” which is open to continual interpretation to its actual location. A 60’ wide right-of-way will be dedicated as a replacement, centered on the existing roadway as constructed. This will eliminate interpretation of location and will provide a wider roadway than what currently exists. The petitioner is also requesting a vacation of the Borough’s interest in 50’ wide patent reservations reserved in Patent recorded December 24, 1997 at Book 927, Pages 736 & 739, and an overlying 50’ wide Public Access Easement recorded June 15, 2004 at Serial No. 2004-015836-0. A replacement 60’ wide Public Use Easement will be granted on the south boundary of proposed Lot 4. The patent reservations are inaccessible to the public. The replacement 60’ wide Public Use Easement will

provide overland access from S. Horseshoe Lake Road to Hourglass Lake. Lots 2-7 will access from a common access area within the flag pole portions of Lots 3-6 (see *Recommendation #5*). Lot 8-10 have access from S. Horseshoe Lake Road as does Tract A.

**Soils Report: (Exhibit B)** A soils report was submitted, pursuant to MSB 43.20.281(A). Curt Holler, PE, Holler Engineering, notes soils evaluation included logging 15 testholes, measuring groundwater, review of the provided topography information, review of aerial imagery and other observations on site. Testhole location map, topography map and testhole logs are attached. The project site forms a wide, incomplete rectangular shape southwest of Horseshoe Lake and east of Hourglass Lake. The majority contains rolling terrain, steeper in the southern half with some lowland/flat areas near the lakes. Areas with steep slope over 25% were noted and are delineated on the attached map. Total elevation differential is approximately 34'. The parcel contains a few small cabins/structures with related outbuildings, clearings, driveways and utilities as well as an existing developed residence on the west end. S. Horseshoe Lake Road runs through the project. The project also contains a cleared overhead utility line that runs from the southeast to the northwest. The remainder exists in an apparent native or near-native state. Existing vegetation consists of young growth cottonwood and willow, with downed tree trunks remaining from the 1996 Miller's Reach Fire. Thirteen new testholes were dug on the parcel on August 15, 2023 and September 5, 2023 and two existing holes were logged. Near surface soils typically included a thin organic mat over a thick layer of silty loess topsoils extending to 1'-4'. With two exceptions, receiving soils under the topsoils were found to be clean sands and gravels to 12' or 2' past encountered groundwater. Testhole #1 encountered silty sands and Testhole #5 encountered sands with silt below the topsoils layer; both are within area not considered useable or not required to be, so no sieve or perc test were undertaken. Tests #10 and #13-#15 are considered supplemental information. Groundwater was encountered on the property in Tests #1, #5, #6, #8, #9, #11-#15 at depths to 6'-10'. Adequate useable septic area with 8' to groundwater exists on each of the eight proposed lots. Based on available soils and water table information, topography, MSB Code and observations on site, the proposed new lots labeled Lot #1 & Lots #4-#10, Block 1, will each contain over 10,000 sf of contiguous useable septic area and an additional 10,000 square feet of useable building area. Lots #2 & #3, Block 1 and Tract A all appear to contain useable area; however, all are over 400,000 sf in size and do not require useable area verification. No new roads are proposed; no drainage plan is required. Lots will be accessed by new or existing driveways onto existing maintained roads. General existing drainage patterns are shown on the map. Average Daily Traffic (ADT) analysis at **Exhibit B-15** and updated ADT, as requested by PD&E, at **Exhibit B-16**.

**Petition for Vacation of Right-of-Way: (Exhibit C)** Petitioners propose to vacate a 50' wide Public Use Easement that was created to cover S. Horseshoe Lake Road, recorded January 4, 1995, Book 793, Page 479. It has no defined horizontal location other than "from centerline" which is open to continual interpretation to its actual location. A 60' wide right-of-way will be dedicated as a replacement, centered on the existing roadway as constructed. This will eliminate interpretation of location and will provide a wider roadway than what currently exists. The petitioner is also requesting a vacation of the Borough's interest in 50' wide patent reservations reserved in Patent recorded December 24, 1997 at Book 927, Pages 736 & 739, and an overlying 50' wide Public Access Easement, recorded June 15, 2004 at Serial No. 2004-015836-0. A replacement 60' wide Public Use Easement will be granted on the south boundary of proposed Lot 4. The patent reservations and Public Access Easement are inaccessible to the public. The replacement 60' wide Public Use Easement will provide overland access from S. Horseshoe Lake Road to Hourglass Lake. Assembly approval of the vacations is required (see *Recommendations #1*). Petitioner is required to post and maintain notification of the vacations for 30 days prior to the public hearing. An affidavit of



the posting has not yet been provided to Platting staff, pursuant to MSB 43.10.065(G), as the posting requires 30 days continuous posting. Notification was posted on March 14, 2024. The vacation posting will be provided as a hand-out to the Platting Board on the date of the hearing. MSB 43.15.035(B)(1)(a) notes “a vacation is conditioned upon the final approval of a plat affecting the same land which provide equal or better access to all areas affected by the vacation.” The dedication of the new 60’ wide right-of-way for S. Horseshoe Lake Road and the granting of the 60’ wide Public Use Easement creates equal or better access and satisfies this section of code.

**Comments:** Department of Public Works Pre-Design Division (**Exhibit D**) has no objection to the proposed vacations and dedications. Based on historic MSB traffic counts, the traffic distribution split between the north and south ends of S. Horseshoe Lake Road is approximately 40/60 respectively. Adjust the potential ADT estimate to reflect 60% of the traffic exiting to the south and provide justification for trip generation rate if the single-family residential rate is not used. Engineer of record has provided an updated Average Daily Traffic analysis at **Exhibit B-16**.

Planning Division (**Exhibit E**) notes the shoreline easements on this property are not shown on the MSB GIS layer. Vacating the shoreline ROW would probably represent a significant boost to the market value of the property, gifted from the Borough to the landowner. Vacating the ROW does not appear to block public access to Hourglass Lake, as there are other accesses available: easement on the southeast end of the lake; MSB parcels at the lake outflow on the southwest corner; a MSB parcel on the west shore at the narrows of the lake, immediately opposite the parcel; and ROW easement to the shore on the parcel immediately north of this property. *Staff notes the 50’ wide Public Access Easements reserved in Deed recorded June 15, 2004 at 2004-015836- & 2004-015835-0 will be shown when GIS draws in the recorded plat. They are not proposing to vacate these easements. The proposed vacation is the Patent Reservations that currently do not connect up to any easements. The replacement easement along the bottom southwest corner will connect to a Public Use Easement, therefore making it easier for the public to access Hourglass Lake.* Planning further notes the property is located in a significant area for Dena’ina cultural resources and artifacts have been catalogued on the shore of most of these lakes. Aside from the OHA, if the owners are interested, they may contact Rich Martin (archaeologist with Knik Tribe), at [rmartin@kniktribe.org](mailto:rmartin@kniktribe.org).

Land & Resource Management Division (**Exhibit F**) has no objection to the proposed subdivision and no objection to the proposed easement vacation based on the fact the petitioner is providing an alternate, equal and better access to the lake.

**ADF&G:** (**Exhibit G**) has no objections to the proposed subdivision. Tract A and Lots 1-4 adjoin several anadromous waterbodies: unnamed stream (AWC#247-41-10100-2150; Hourglass Lake (AWC#247-41-10100-2150-0010; Horseshoe Lake (AWC#247-41-10100-2150-0020. Any bank modifications, dock placement, water withdrawals or other proposed work below the ordinary high water line of these waterbodies will require a Fish Habitat Permit from ADF&G Habitat Section. Any questions may be directed to 907-861-3200 or [dfg.hab.infopag@alaska.gov](mailto:dfg.hab.infopag@alaska.gov).

**Utilities:** (**Exhibit H**) GCI has no comments. Enstar has no comments or recommendations. MEA did not respond. MTA requests an easement within the common access areas for the purpose of feeding future services to proposed Lots 2-7; an easement to cover the existing buried line that has active service to Lot C8 (Government Lot 28) and any cost associated with the relocating or replacing line due to driveway construction. Surveyor proposes to grant a 20’ wide utility easement as shown on a sketch at **Exhibit H-4**

and also proposes to grant a blanket utility easement to cover the existing buried service line. Blanket utility easement to be granted by document and recorded information listed on final plat (see **Recommendation #6**). Developer would be responsible for any cost associated with lowering the existing buried 100pr copper cable for driveway access points with existing Lot D2 for future Lots 1, 2, 7, 8, 9 & 10.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Emergency Services, Development Services, or Assessments; or MEA.

**CONCLUSION:** The preliminary plat of **TWO LAKES** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The vacation of the 50' wide Public Use Easement and the Borough's interest in the Patent Reservations are consistent with MSB 43.15.035 Vacations. 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 and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). A detailed topographic narrative was submitted by the engineer, pursuant to MSB 43.20.281(A)(1)(i)(i), for the lots greater than 400,000 sf.

#### **FINDINGS OF FACT**

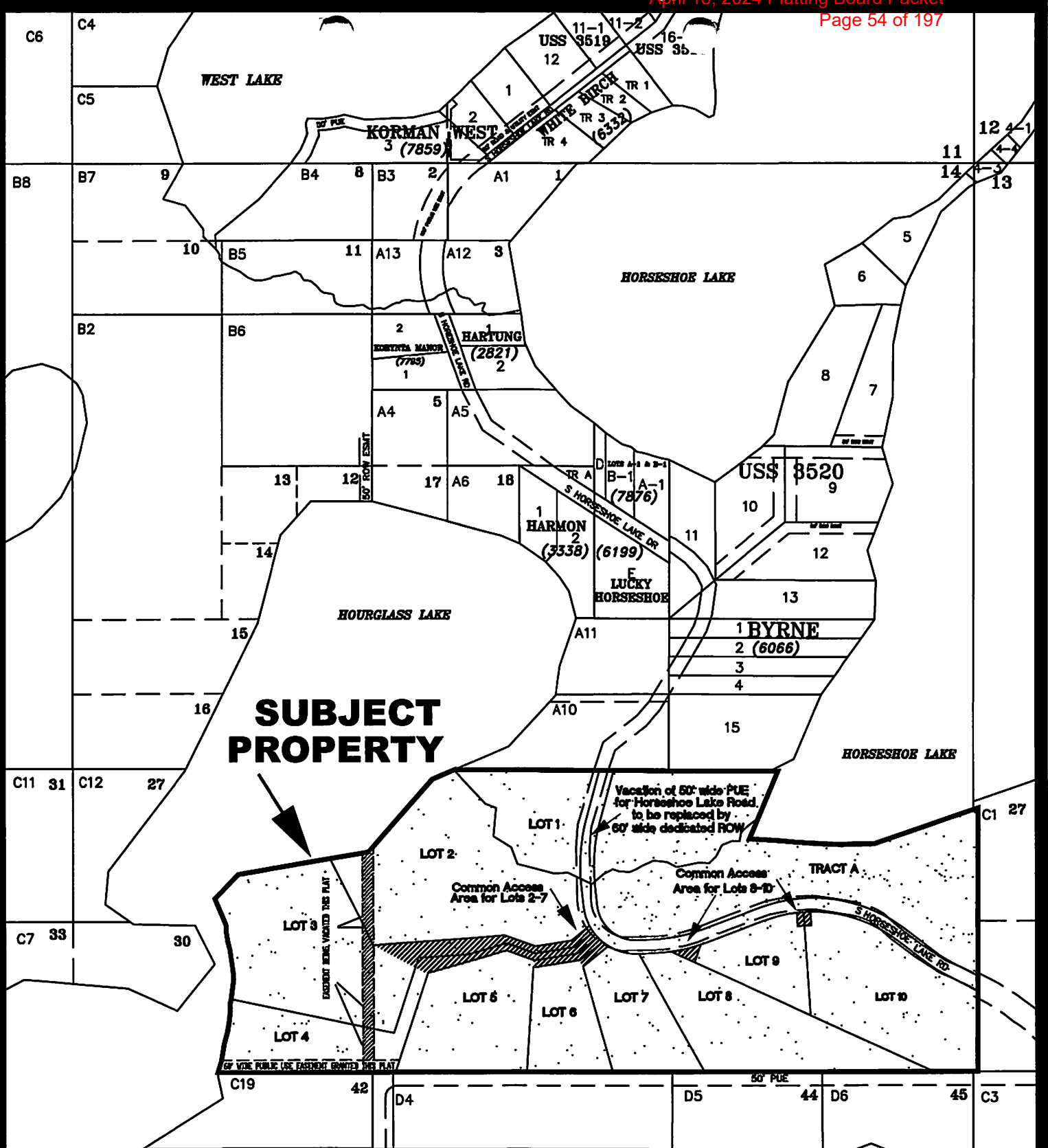
1. The plat of Two Lakes consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The vacation of the 50' wide Public Use Easement and the Borough's interest in the Patent Reservations are consistent with MSB 43.15.035 Vacations.
3. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). All lots have the required useable area. Engineer submitted a topographic narrative, pursuant to MSB 43.20.281(A)(1)(i)(i) for the lots greater than 400,000 sf.
4. All lots will have the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E) Flag lots.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Emergency Services, Development Services, or Assessments; or MEA.
6. There were no objections to the plat or vacations from any federal or state agencies, Borough departments, or utilities.
7. MTA has requested two utility easements: one for future use to provide services to the proposed lots and one for the existing buried cable.
8. There were no objections from the public in response to the Notice of Public Hearing.

#### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion:** I move to approve the preliminary plat of Two Lakes, and the vacation of a 50' wide Public Use Easement and the Borough's interest in the 50' wide Patent Reservations, Section 14, Township 17 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:



1. Obtain approval from the Assembly for the vacation of the Public Use Easement and Patent Reservations.
2. 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.
3. 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.
4. Pay postage and advertising fees.
5. Show common access easement for Lots 2-7 on final plat.
6. Grant a 20' wide utility easement to as requested by MTA, south adjacent of the flag pole lots. Grant a blanket utility easement by document and list recorded information on final plat.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.

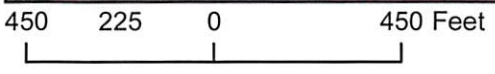
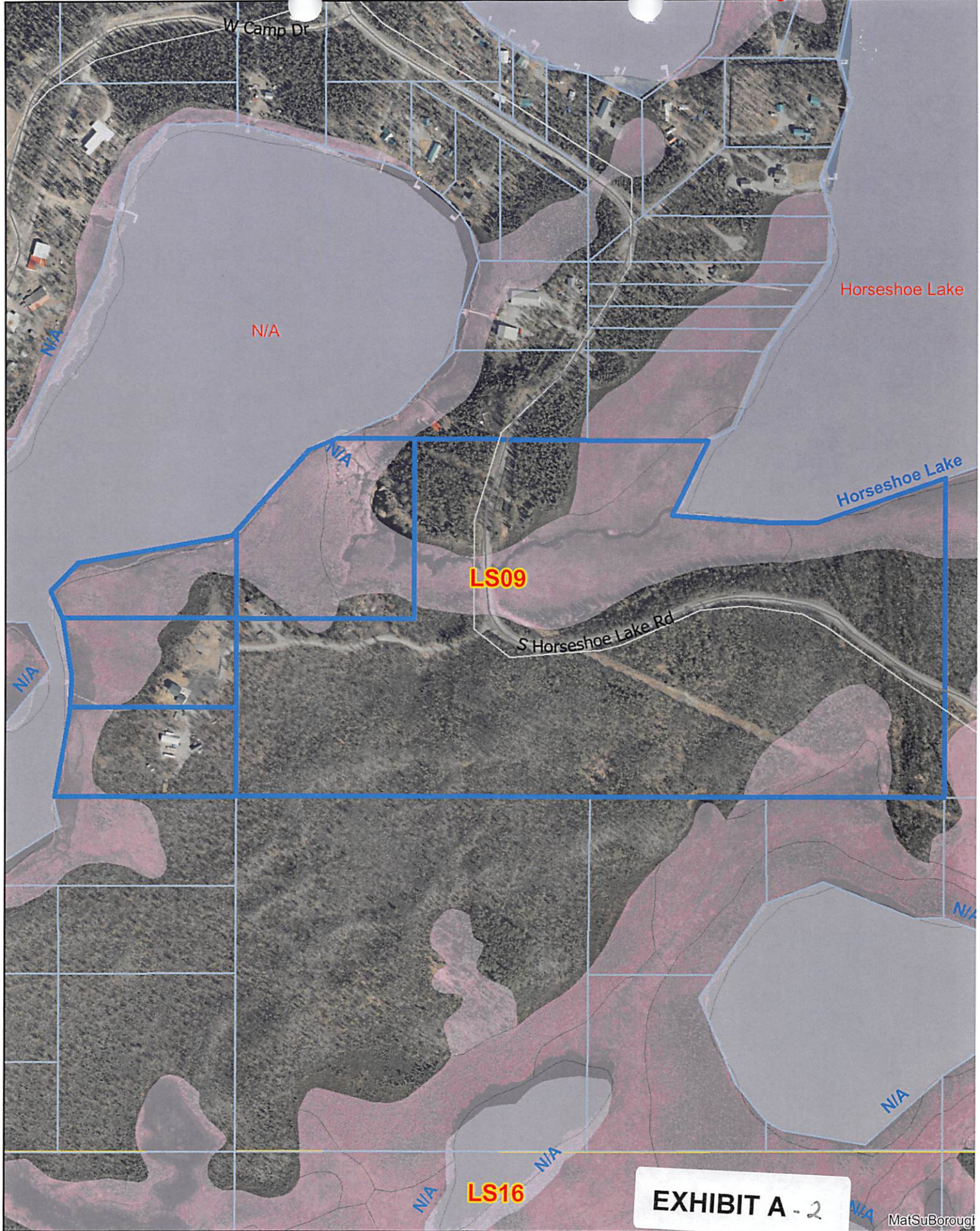


### VICINITY MAP

FOR PROPOSED TWO LAKES  
LOCATED WITHIN  
SECTION 14, T17N, R04W, SEWARD MERIDIAN,  
ALASKA  
LITTLE SUSITNA 09 MAP

EXHIBIT A - 1



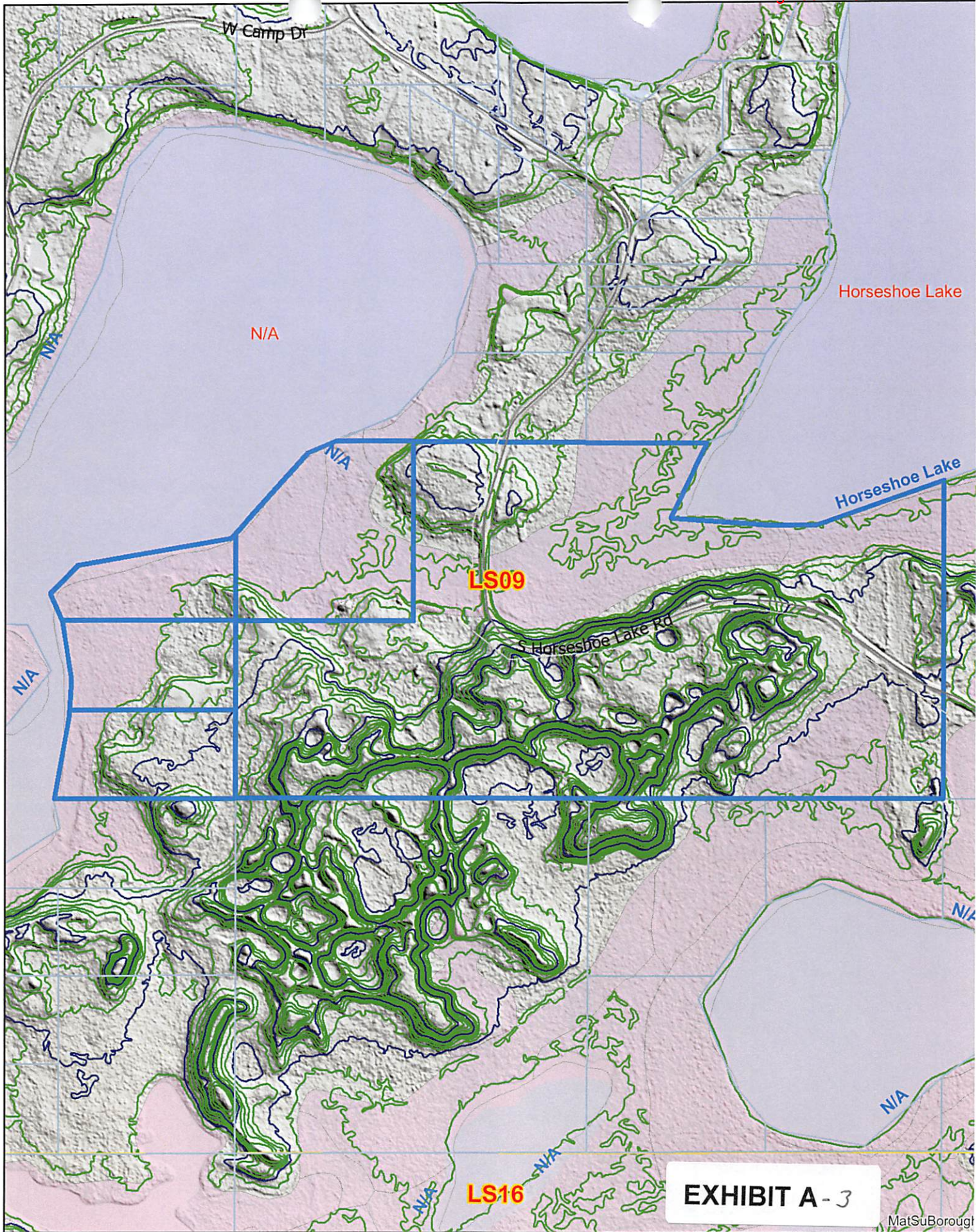


**EXHIBIT A - 2**

MatSu Borough







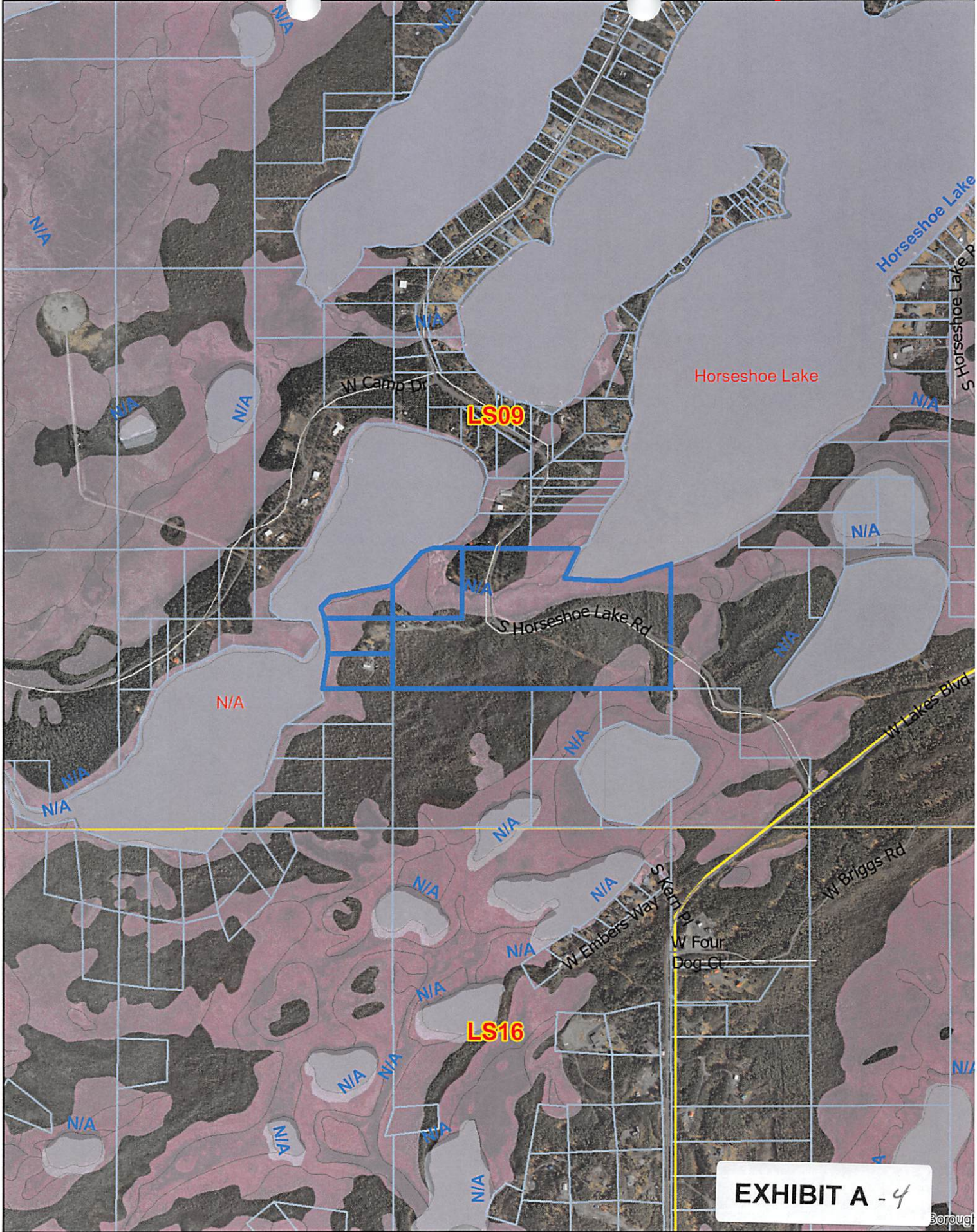
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**EXHIBIT A-3**

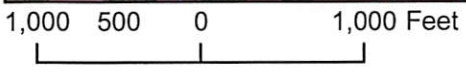
MatSu Borough







**EXHIBIT A - 4**







# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

January 24, 2024

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

RECEIVED

FEB 08 2024

PLATTING

Re: *Two Lakes Subdivision*; Useable Areas, Soils, and Drainage  
HE #23016

Dear Mr. Wagner:

At the request of the project owner Lee Renfrew, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 11 new lots from two existing parcels totaling 72.8 acres. Our soils evaluation included logging 15 testholes on the parent parcel, measuring groundwater, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a wide, incomplete, rectangular shape southwest of Horseshoe Lake and east of Hourglass Lake. The majority of the parent parcel contains rolling terrain, steeper in the southern half with some lowland/flat areas near the previously mentioned lakes. Areas with steep slopes over 25% were noted and are delineated on the attached map. The total elevation differential indicated from the provided topographical map is approximately 34'.

Soils & Vegetation. The parent parcel contains a few small cabins/structures with related outbuildings, clearings, driveways, and utilities as well as an existing developed residence on the west end. S. Horseshoe Lake Road runs through the project. The project also contains a cleared overhead utility line that runs from the southeast to the northwest. The remainder of the parent parcel exists in an apparent native or near native state. Existing vegetation within the wooded portion primarily consists of young growth cottonwood and willow, with downed tree trunks remaining from the 1996 Miller's Reach Fire. In order to evaluate existing soil conditions, 13 new testholes were dug on the parcel on 8/15/23 and 9/05/23 and two existing holes were logged. Near surface soils encountered in the testholes typically included a thin organic mat over a thick layer of silty loess topsoils which extend down 1' to 4'. With two exceptions receiving soils under the topsoils were found to be clean sands and gravels to 12', or 2' past encountered groundwater. Testhole 1 encountered silty sands, and testhole 5 encountered sands with silt below the topsoil layer; both holes are either within area not considered useable or not required to be, so no sieve or perc tests were undertaken. Testholes #10 and 13-15 are



considered supplemental information. A copy of the testhole logs # 1 through 12 required to support useable septic areas, and a location/topography map are attached.

Groundwater. Groundwater was encountered on the parent property in testholes 1, 5, 6, 8, 9, 11-15 at depths of 6' to 10'. Shallow groundwater is also expected in areas adjacent to the lakes and other surface water areas. Despite this, adequate useable septic area with 8' to groundwater exists on each of the 8 proposed lots which are under 400,000 ft<sup>2</sup> in size.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to existing water wells, setbacks to the lakes and creek, setbacks to other surface waters, areas with less than 8' to groundwater, and lot lines. For useable building area lotlines, utility easements, and ROW/PUE setbacks and waterbody setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed new lots labeled Lot 1 & 4-10 Block 1 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Lots 2 & 3 Block 1 and Tract A all appear to contain useable area, however are over 400,000 ft<sup>2</sup> in size and do not require useable area verification.***

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

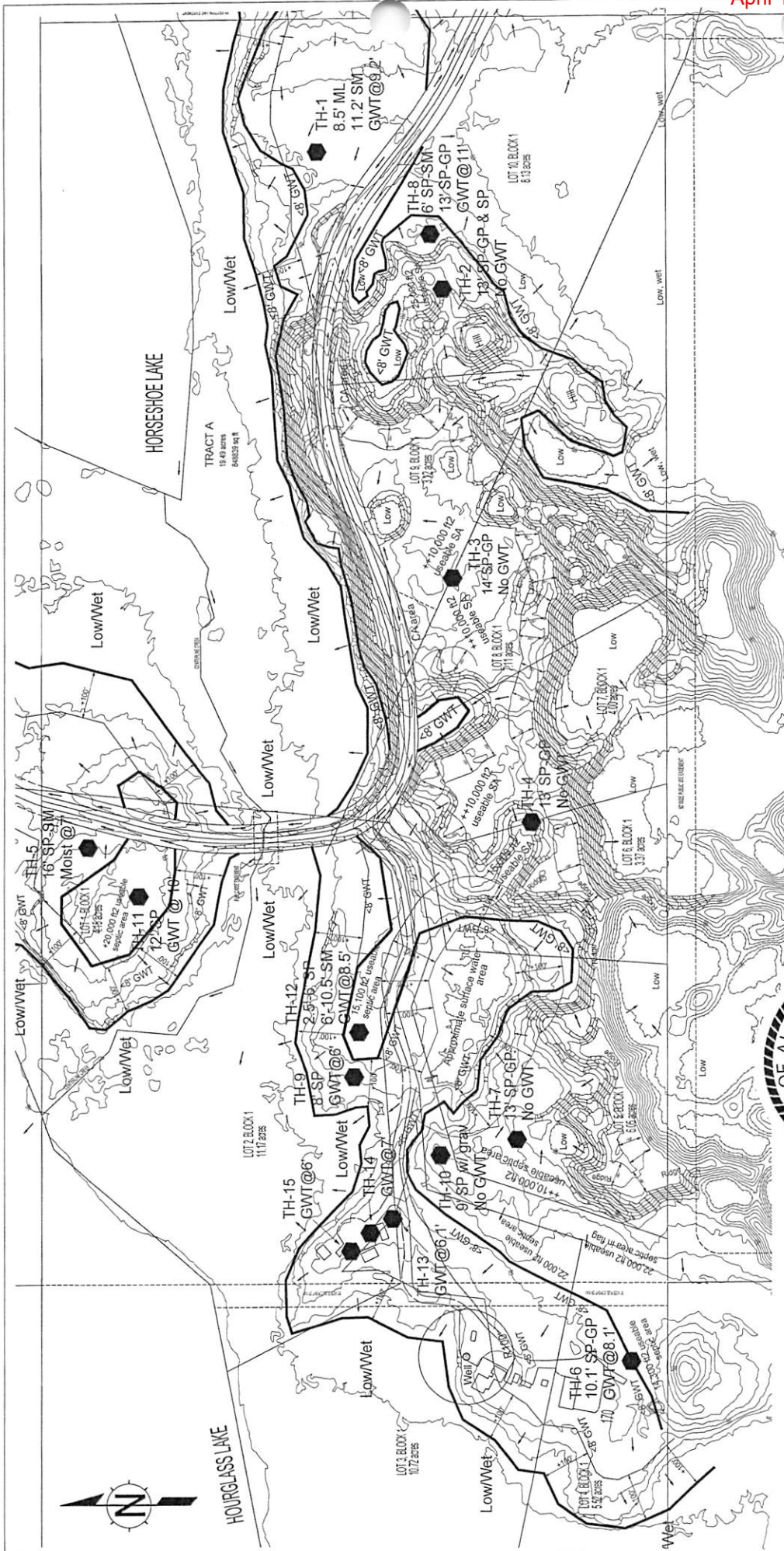
Please do not hesitate to call with any questions you may have.

Sincerely,  


Curtis Holler, PE

c. L. Renfrew, w/attachments





- Notes:
1. Base drawing provided by surveyor.
  2. Contours are MSB 2011 LIDAR.
  3. Hatched areas have +25% grade.
  4. Arrows denote apparent drainage patterns.
  5. Testhole locations approximate, GPS.



Two Lakes Subdivision  
Useable Area, Topography, and Drainage

**HOLLER ENGINEERING**  
3375 N Sams Dr. Wasilla, Alaska 99654

23016 Scale: 1" = 200' 1/24/24



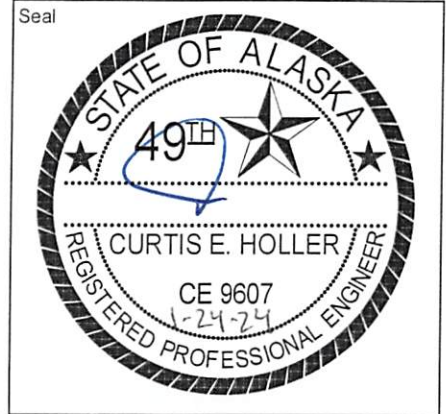


# HOLLER ENGINEERING

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

## SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 12  
 Performed For: Lee Renfrew  
 Legal Description: Two Lakes Subdivision



Depth, feet	Soil Type
0 - 1	OS MGSU SM-ML
1 - 9	SM w/ GRAVEL OLIVE BROWN CONSOLIDATED
9.2	GWT
9.2 - 11	GM-SM TO SP-GP w/SILT

Slope

Site Plan

See attached testhole & topo map.

↑  
N  
↓

WAS GROUNDWATER ENCOUNTERED? YES  
 IF YES, AT WHAT DEPTH? 9.2'  
 DEPTH AFTER MONITORING? N/A

Slope

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN 9.2 FT AND \_\_\_\_\_ FT DEPTH  
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
 \_\_\_\_\_  
 \_\_\_\_\_  
 - PERFORMED BY: J. Wilkins

DATE: 8-15-23

EXHIBIT B - 4



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 12  
 Performed For: Lee Renfrew  
 Legal Description: Two Lakes Subdivision

Depth, feet	Soil Type	Slope	Site Plan
1	OL		See attached testhole & topo map.
2	SM-ML LIGHT BROWN		
3			
4			
5	SP-GP dune GRAY Red to 3", few G <sup>n</sup>		See attached testhole & topo map.
6			
7			
8	SLUGHS MED-COARSE		

9	SP	WAS GROUNDWATER ENCOUNTERED? - <u>No</u>	Slope
10	AT ABOVE	IF YES, AT WHAT DEPTH? - <u>N/A</u>	
11	NO GROUND	DEPTH AFTER MONITORING? - <u>N/A</u>	
12			

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

13 NO GWT

14

15

16

17

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

19 - TEST RUN BETWEEN    FT AND    FT DEPTH

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

21

22 - PERFORMED BY: J. Wilkins

DATE: 8-15-23



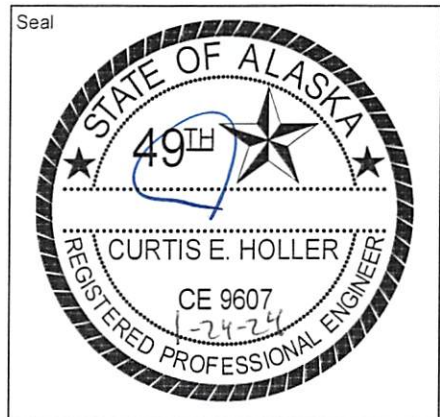


# HOLLER ENGINEERING

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

## SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 12  
 Performed For: Lee Renfrew  
 Legal Description: Two Lakes Subdivision



Depth, feet	Soil Type
0 - 1	CL SM-ML
1 - 2	
2 - 3	
3 - 4	
4 - 5	SP-GP
5 - 6	CLAYE GRAY
6 - 7	MED-COARSE SANDS
7 - 8	Rock to 6", few 10"
8 - 9	SLEW 4HS
9 - 10	CLEAN
10 - 11	
11 - 12	
12 - 13	
13 - 14	NO GWT
14 - 15	
15 - 16	
16 - 17	
17 - 18	
18 - 19	
19 - 20	
20 - 21	
21 - 22	

Slope

Site Plan

See attached testhole & topo map.

↑  
N  
↓

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

Slope

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN    FT AND    FT DEPTH  
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
 \_\_\_\_\_  
 \_\_\_\_\_  
 - PERFORMED BY: J. Wilkins DATE: 8-15-23

EXHIBIT B - 6



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 12  
 Performed For: Lee Renfrew  
 Legal Description: Two Lakes Subdivision

Depth, feet	Soil Type
0 - 1	OL
1 - 2	SM-ML Light Brown
2 - 3	SP, olive brown MED-COARSE
3 - 4	SP-GP to
4 - 5	SP w/GRAVEL,
5 - 6	olive gray,
6 - 7	MED-COARSE SANDS
7 - 8	CLEAN
8 - 9	Reef to 4"
9 - 10	FSW 8"
10 - 11	
11 - 12	
12 - 13	No GWT
13 - 14	
14 - 15	
15 - 16	
16 - 17	
17 - 18	
18 - 19	
19 - 20	
20 - 21	
21 - 22	

Slope

Site Plan

See attached testhole & topo map.

↑  
N  
↓

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

Slope

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN    FT AND    FT DEPTH

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

- PERFORMED BY: J. Wilkins DATE: 8-15-23

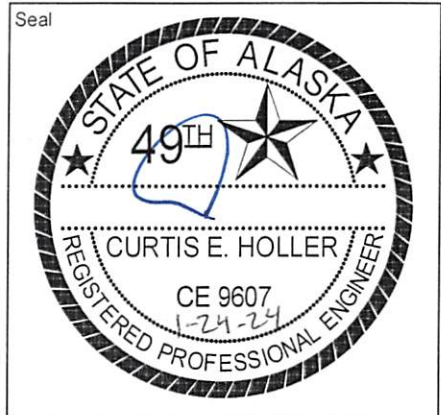






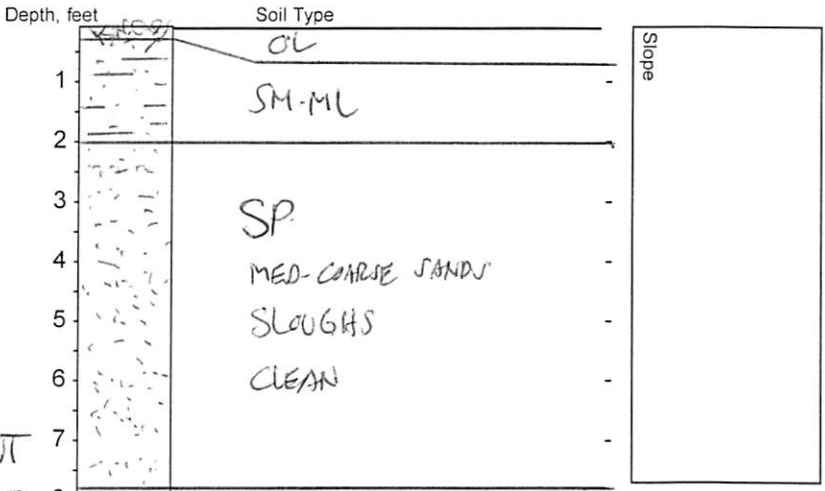
# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 6 of 12  
 Performed For: Lee Renfrew  
 Legal Description: Two Lakes Subdivision



GWT  
▽

Site Plan  
 See attached testhole & topo map.  
 ↑ N ↓

WAS GROUNDWATER ENCOUNTERED?  
 - Yes  
 IF YES, AT WHAT DEPTH?  
 - 8-1  
 DEPTH AFTER MONITORING?  
 -

Slope

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN 8-1 FT AND \_\_\_\_\_ FT DEPTH  
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
 - PERFORMED BY: J. Wilkins DATE: 8-15-23

EXHIBIT B - 9











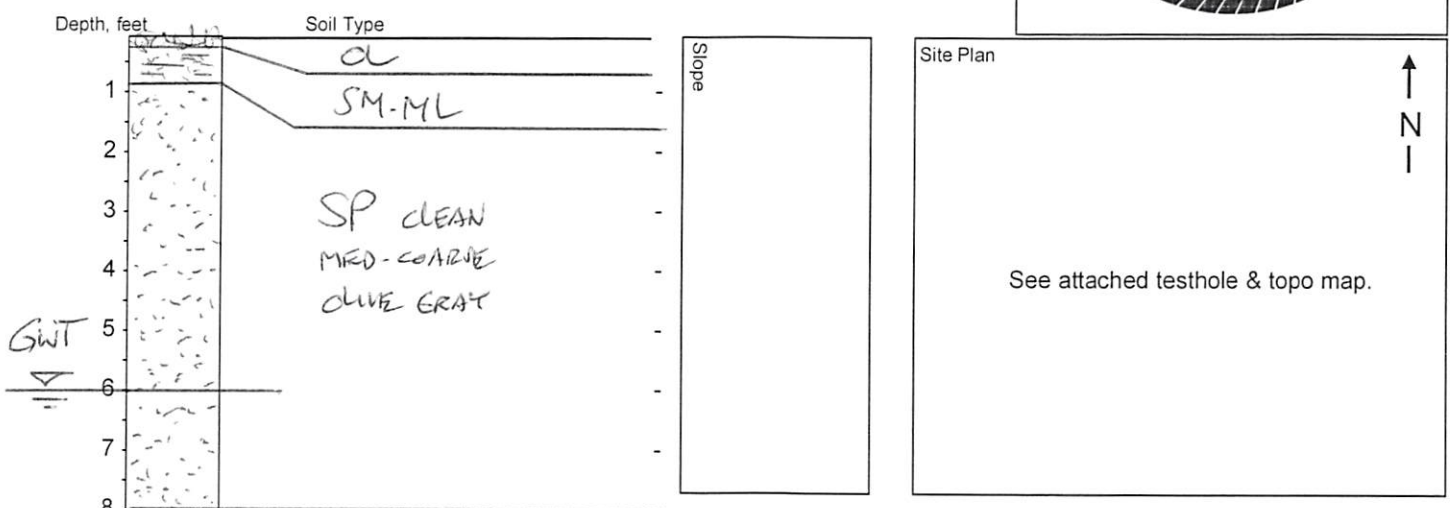
# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 9 of 12  
 Performed For: Lee Renfrew  
 Legal Description: Two Lakes Subdivision



GWT  
▽

WAS GROUNDWATER ENCOUNTERED? Yes  
 IF YES, AT WHAT DEPTH? 6'  
 DEPTH AFTER MONITORING? \_\_\_\_\_  
 Slope

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN   FT AND   FT DEPTH

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

- PERFORMED BY: J. Wilkins DATE: 8-15-23

**EXHIBIT B-12**

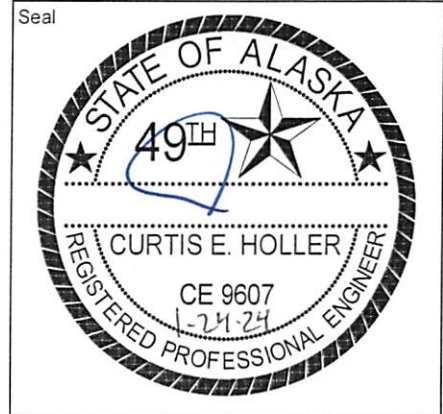


# HOLLER ENGINEERING

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

## SOILS LOG / PERCOLATION TEST

TEST HOLE # 10 of 12  
 Performed For: Lee Renfrew  
 Legal Description: Two Lakes Subdivision



Depth, feet	Soil Type	Slope	Site Plan
0	OL		See attached testhole & topo map.
1	SM-ML		
2			
3	SP w/ GRAVEL		
4	SMALL ROCK TO 1"		
5	SLEIGHTS		
6	MED. COARSE SAND		
7			
8			

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

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

18 - PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_  
 19 - TEST RUN BETWEEN    FT AND    FT DEPTH  
 20 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
 21 - SUPPLEMENTAL INFO, EXISTING HOLE  
 22 - PERFORMED BY: J. Wilkins DATE: 8-15-23

**EXHIBIT B - 13**



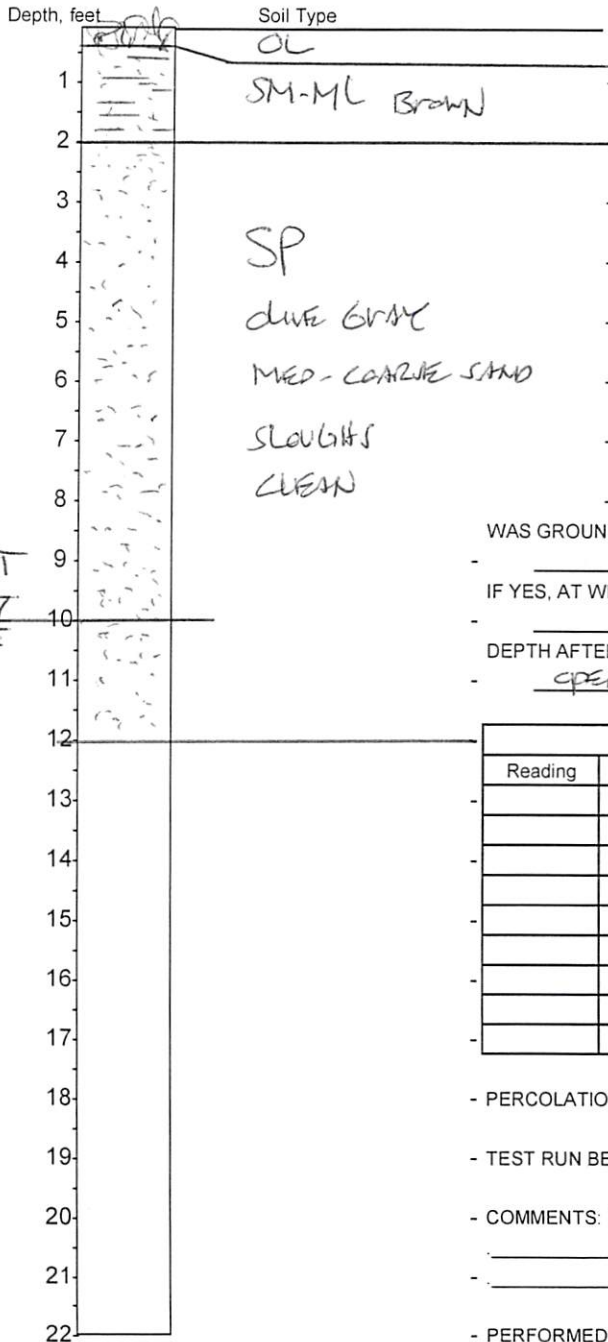
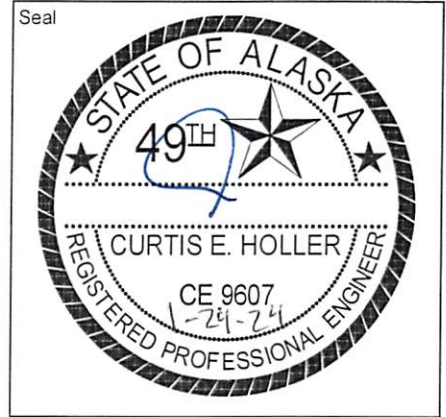


# HOLLER ENGINEERING

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

## SOILS LOG / PERCOLATION TEST

TEST HOLE # 11 of 12  
 Performed For: Lee Renfrew  
 Legal Description: Two Lakes Subdivision



Slope

Site Plan

See attached testhole & topo map.

↑  
N  
↓

WAS GROUNDWATER ENCOUNTERED?  
 - Yes  
 IF YES, AT WHAT DEPTH?  
 - 10'  
 DEPTH AFTER MONITORING?  
 - OPEN 1 DAY

Slope

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN 10' FT AND \_\_\_\_\_ FT DEPTH  
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
 - PERFORMED BY: J. Wilkins DATE: 9-5-23



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 12 of 12  
 Performed For: Lee Renfrew  
 Legal Description: Two Lakes Subdivision

Depth, feet	Soil Type
0 - 1	OL
1 - 2	SM-ML LIGHT BROWN
2 - 3	
3 - 4	
4 - 5	SP OLIVE GRAY MED-COARSE SAND
5 - 6	
6 - 7	
7 - 8	SM-SP DENSE
8 - 9	OLIVE GRAY-BROWN
9 - 10	
10 - 11	
11 - 12	
12 - 13	
13 - 14	
14 - 15	
15 - 16	
16 - 17	
17 - 18	
18 - 19	
19 - 20	
20 - 21	
21 - 22	

GWT  
▽  
=

Slope

Site Plan  
 See attached testhole & topo map.  
 ↑ N ↓

WAS GROUNDWATER ENCOUNTERED? YES  
 IF YES, AT WHAT DEPTH? 8.5'  
 DEPTH AFTER MONITORING? OPEN 1 DAY

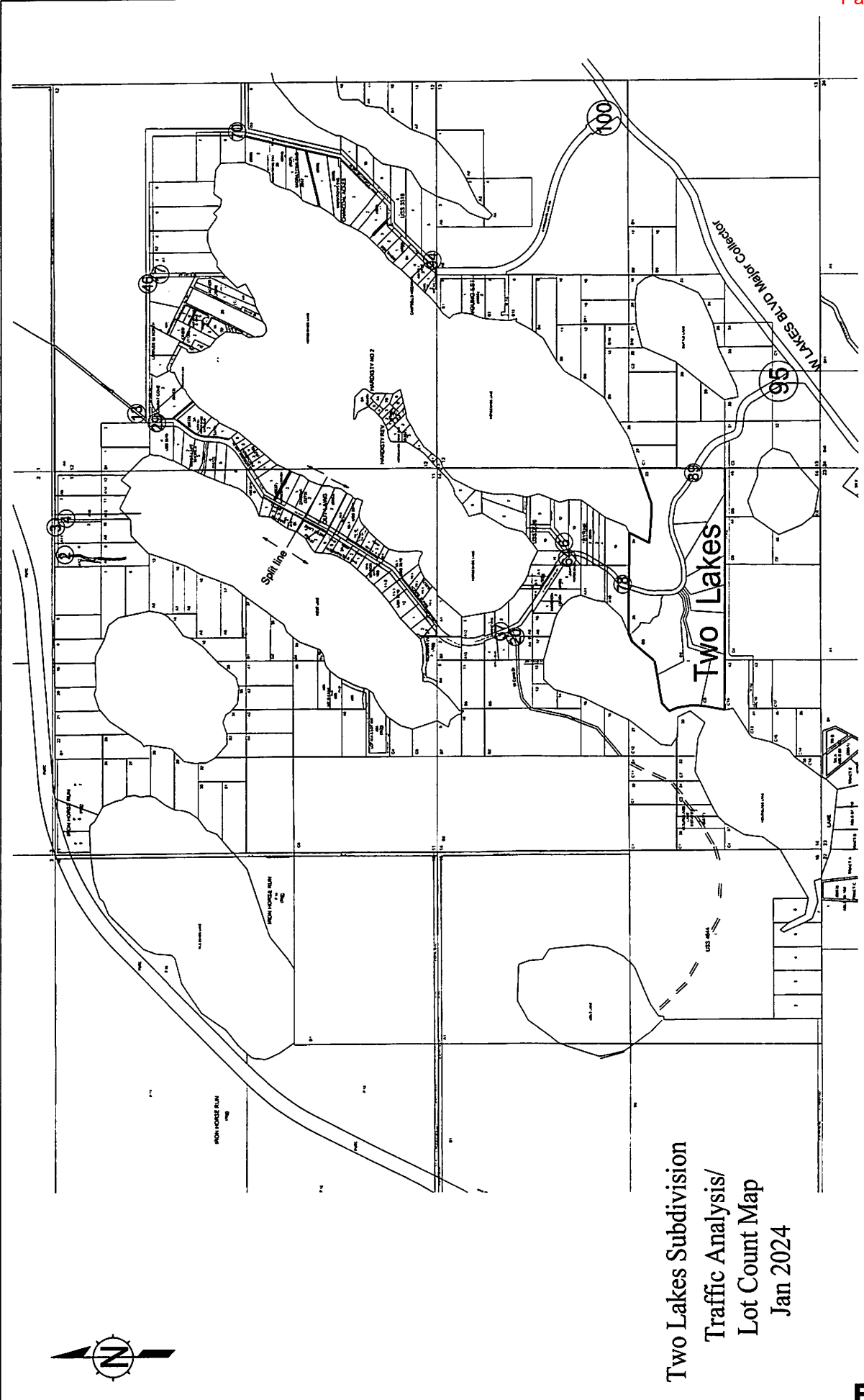
Slope

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN 8.5 FT AND \_\_\_\_\_ FT DEPTH  
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
 \_\_\_\_\_  
 \_\_\_\_\_  
 - PERFORMED BY: J. Wilkins DATE 9-5-23

EXHIBIT B-15





Two Lakes Subdivision  
Traffic Analysis/  
Lot Count Map  
Jan 2024

**Amy Otto-Buchanan**

RECEIVED

MAR 27 2024

PLATTING

**From:** Curt Holler <holler@mtaonline.net>  
**Sent:** Wednesday, March 27, 2024 1:44 PM  
**To:** Amy Otto-Buchanan; 'Gary LoRusso'  
**Subject:** RE: RFC Two Lks #24-020  
**Attachments:** Two Lakes traffic pre-sub 3-27-24.pdf; Two Lakes traffic after sub 3-27-24.pdf

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

Hi Amy-

It is not clear how current those old traffic counts are, or what season undertaken, or whether or not I would have direct access to that data in the future. Nevertheless, I re-ran the traffic/lot count map using Daniel's requested 60%/40% split for the South/North and used this to establish the pre-subdivision lot counts, including the 2 original parcels. I then adjusted it to include the now 11 (increase of 9) new lots; both versions are attached.

As for the actual traffic counts, I am assuming it is virtually all single family development. In the past 30 years I have worked on more than 10 septic for home sites sprinkled around Horseshoe Lake, each was for a single family house, sometimes with substantial outbuildings but not rentals. When I looked closely at the largest multiple-building sites apparent on 2022 aerial photos, and went to their listings in Myproperty, I only found one reference to a mother-in-law apartment over a garage or similar. There may of course be some multi-family units I am just not seeing, or something newer than 2022, but clearly this is nearly all single family. A very large percentage of that would be recreational use with a substantial seasonal slowdown in winter.

If the actual traffic data includes a count of traffic utilizing the boat launch, it would likely adjust the "split line" on the isthmus closer to where the first map had it, though this would be a seasonal affect. I note that any traffic using the ramp is upstream from the proposed Two Lakes development.

Let me know if you need anything else here.

Thanks,

Curt

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, March 27, 2024 11:51 AM  
**To:** Gary LoRusso <garyl@keystonesurveyak.com>; Curt Holler <holler@mtaonline.net>  
**Subject:** FW: RFC Two Lks #24-020

See PD&E's comments on ADT. Thanks, A.

---

**From:** Daniel Dahms <Daniel.Dahms@matsugov.us>  
**Sent:** Tuesday, March 26, 2024 3:51 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 Two Lks #24-020

Amy,



PD&E has no objections to the proposed vacations and dedications.

Based on historic MSB traffic counts, the traffic distribution split between the north and south ends of Horseshoe Lake Road is approximately 40/60 respectively. Adjust the potential ADT estimate to reflect 60% of the traffic exiting to the south and provide justification for trip generation rate if the single-family residential rate is not used.

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

---

**From:** Amy Otto-Buchanan <[Amy.Otto-Buchanan@matsugov.us](mailto:Amy.Otto-Buchanan@matsugov.us)>

**Sent:** Tuesday, February 20, 2024 4:38 PM

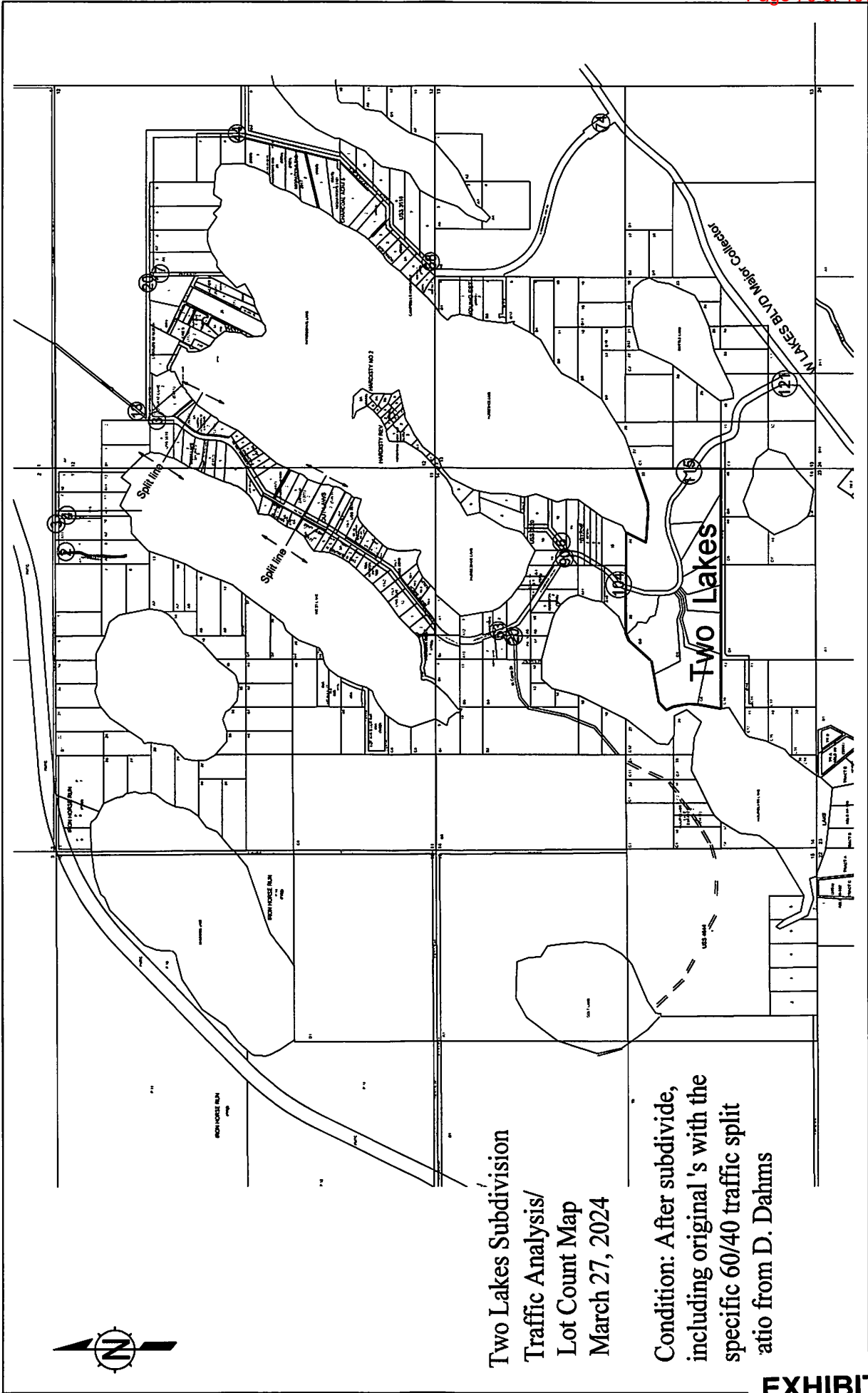
**To:** [sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov); [colton.percy@alaska.gov](mailto:colton.percy@alaska.gov); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Bill Gamble <[Bill.Gamble@matsugov.us](mailto:Bill.Gamble@matsugov.us)>; [pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov); [matthew.a.carey@usps.gov](mailto:matthew.a.carey@usps.gov); [jordan.t.matthews@usps.gov](mailto:jordan.t.matthews@usps.gov); [akchief@mtaonline.net](mailto:akchief@mtaonline.net); greg quinton <[clinchnot@yahoo.com](mailto:clinchnot@yahoo.com)>; [hsfirewise@gmail.com](mailto:hsfirewise@gmail.com); Brian Davis <[Brian.Davis@matsugov.us](mailto:Brian.Davis@matsugov.us)>; Tawnya Hightower <[Tawnya.Hightower@matsugov.us](mailto:Tawnya.Hightower@matsugov.us)>; Land Management <[Land.Management@matsugov.us](mailto:Land.Management@matsugov.us)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; [msb.hpc@gmail.com](mailto:msb.hpc@gmail.com); Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; Andrew Fraiser <[Andrew.Fraiser@enstarnaturalgas.com](mailto:Andrew.Fraiser@enstarnaturalgas.com)>; [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); [row@mtasolutions.com](mailto:row@mtasolutions.com); OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; [mearow@mea.coop](mailto:mearow@mea.coop)

**Subject:** RFC Two Lks #24-020

The following link contains a Request for Comments for Two Lakes, MSB Case #2024-020, to subdivide 217N04W14C005/C006/C008/D002/D003. Comments are due by **March 27, 2024**. Please let me know if you have any questions. Thanks, A.

 [Two Lks](#)

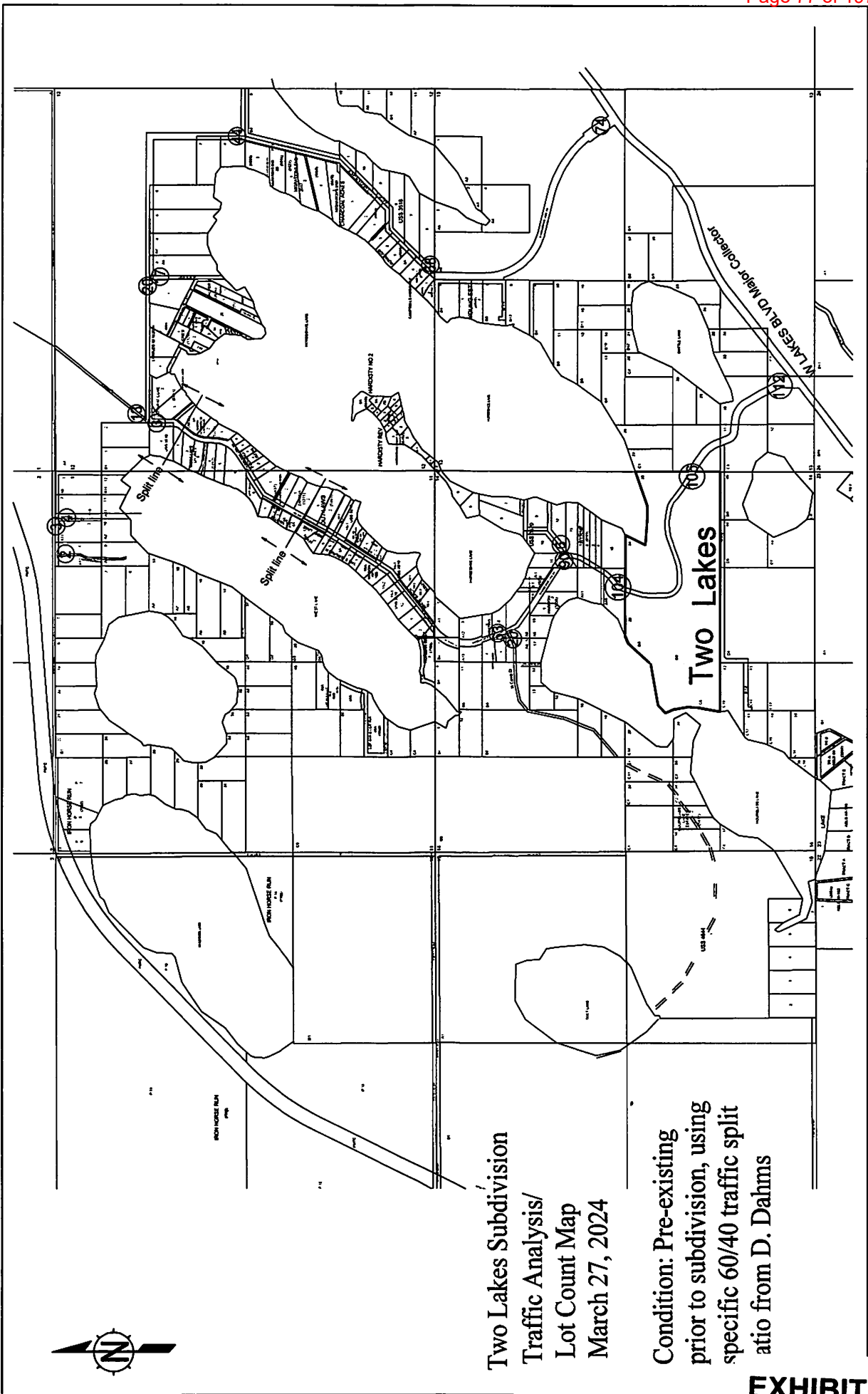
Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
907-861-7872



Two Lakes Subdivision  
Traffic Analysis/  
Lot Count Map  
March 27, 2024

Condition: After subdivide,  
including original 's with the  
specific 60/40 traffic split  
ratio from D. Dahms





**Two Lakes Subdivision  
Traffic Analysis/  
Lot Count Map  
March 27, 2024**

**Condition: Pre-existing  
prior to subdivision, using  
specific 60/40 traffic split  
ratio from D. Dahms**

Matanuska-Susitna Borough  
Telephone (907) 745-9874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

### PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, WYTHE LEE RENFREW & RONALD K. WILLIAMS, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit: Government Lots 26, 28 & 29, T17N, R04W, Section 14

Said right-of-way being more fully described as: 50' wide Patent reservation recorded 12/24/ 97 in bk. 927 at pg.739, 50' wide Patent reservation recorded 12/24/97 in bk. 927 at pg. 736, and 50' wide Public Use Easement and appurtenances thereto, including the terms and provisions thereof, granted to Matanuska-Susitna Borough, recorded January 4, 1995, Book 793 Page 479.

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. **\$200.00** Right-of-Way Vacation Fee with Regular Plat; or

The action sought by this petition is for the following reason(s): *(ATTACH PAGES, IF NEEDED)*

See attached sheet

**APPLICANT OR OWNER:** Name: WYTHE LEE RENFREW & RONALD K. WILLIAMS

Mailing Address: 8 ROADRUNNER CT. NOGALES, AZ, 85621-9611

Phone: LEE - 907-250-6892

EMAIL - Lee Renfrew (wlrenfrew@gmail.com)

RECEIVED

FEB 08 2024

PLATTING

**SURVEYOR** Name (FIRM): KEYSTONE SURVEYING & MAPPING

Mailing Address: P.O. BOX 2216, PALMER, ALASKA Zip: 99645

Contact Person: GARY LoRUSSO Phone: 376-7811

**SIGNATURES OF PETITIONER(S):**

 12/28/23

**NOTE:** *In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.*



**THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH**

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

2/14/24  
DATE

  
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 4/18/24



## **TWO LAKES**

### **VACATION OF PATENT RESERVATIONS AND PUBLIC USE EASEMENT**

The patent reservations being requested for vacation are inaccessible to the public. There is no overland access to these patent reservations and as such serve no purpose. These reservations negatively impact the parcels being created by this subdivision while providing no purpose as they are inaccessible. The proposal here is to vacate the 50' patent reservations that are inaccessible to the public and create a new 60' wide Public Use Easement that would provide access to the public from an existing 60' wide Public Use easement that is located along the south boundary of this subdivision. This would provide overland access from S. Horseshoe Lake Road to Hourglass Lake.

The 50' Public Use Easement being requested for vacation was created to cover S. Horseshoe lake Rd. It has no defined horizontal location other than "from centerline" which is open to continual interpretation as to its actual location. We wish to vacate the non-delineated easement and dedicate a 60' wide roadway which is delineated on the plat and is centered on the existing roadway as constructed. This will eliminate interpretation of location and will provide a wider roadway than what currently exists.



**Legend**

- ParcelViewer
- Mat-Su Borough Boundary
- Address Numbers
- Parcels
- ROW and Easements
- ROW Easement
- Lakes and Rivers
- Section Lines

1 : 4514

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**

Matanuska-Susitna Borough



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Date: 12/28/23

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



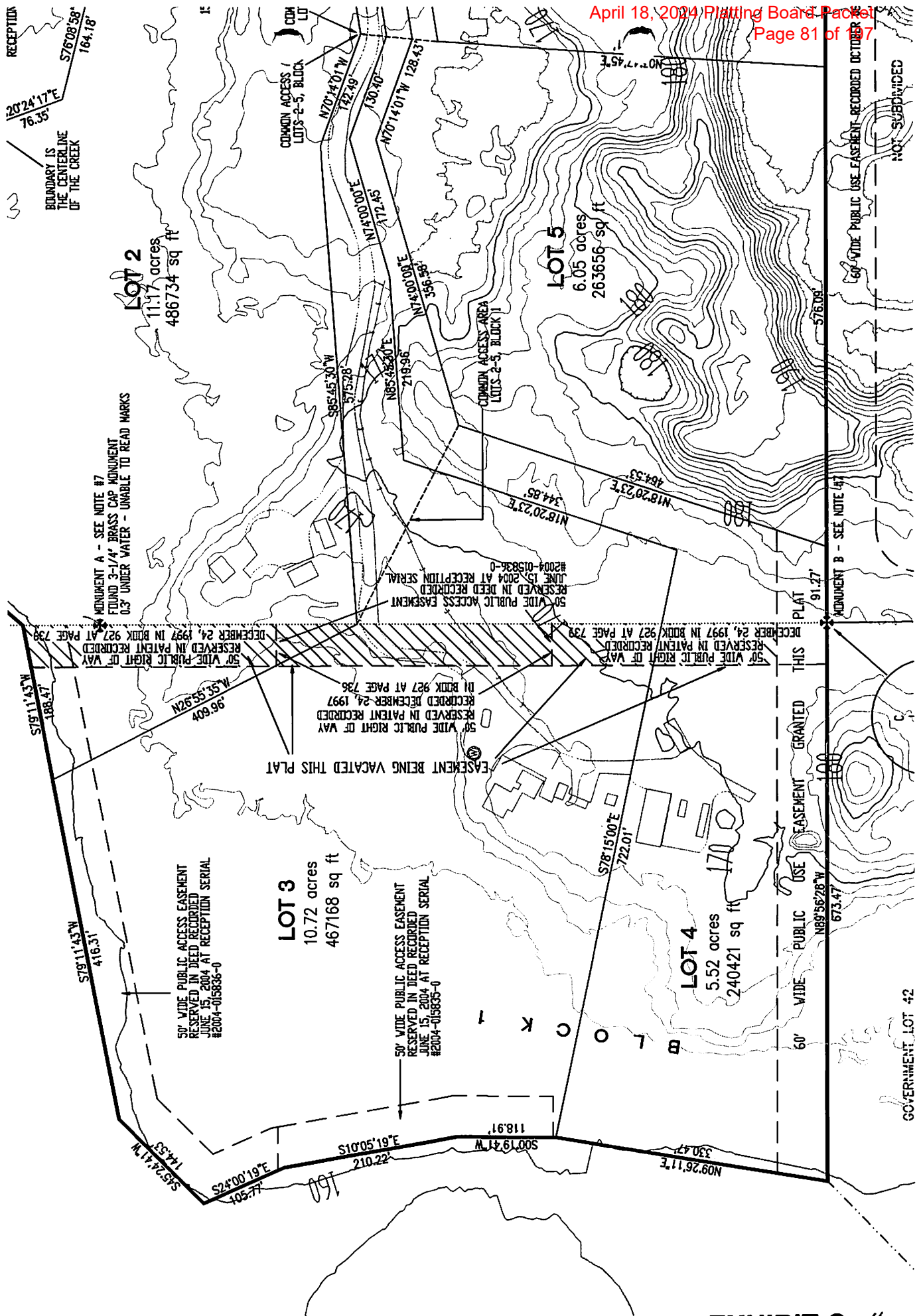


EXHIBIT C-4

BOOK 0927 PAGE 736

# State of Alaska



## Patent No. 16127

Know Ye By These Presents that the Grantor, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, 3601 C Street, Suite 960, Anchorage, Alaska 99503-5936, pursuant to AS 29.65.010-140 and the regulations promulgated thereunder, for good and valuable consideration, grants and conveys to the Grantee, the MATANUSKA SUSITNA BOROUGH, whose mailing address of record is 350 East Dahlia Avenue, Palmer, Alaska 99645-6488, Grantee's successors and assigns, all that real property situated in the Palmer Recording District, State of Alaska, and described as follows:

TOWNSHIP 17 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA

SECTION 11: LOTS 1, 2, 3, 4, 11 AND 12.

SECTION 13: LOTS 31 AND 32, AND SE1/4SW1/4SW1/4.

SECTION 14: LOTS 2, 8, 11, 28, 39, 40, 41, 43, 44, 45, 46 AND 47, SW1/4SE1/4, SE1/4SE1/4SW1/4 AND SE1/4NE1/4NW1/4.

CONTAINING 171.06 ACRES, MORE OR LESS.

ACCORDING TO THE SURVEY PLATS ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON JANUARY 19, 1959; AND

LOT 15 OF U.S. SURVEY NO. 3520, ALASKA, CONTAINING 4.47 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON JANUARY 19, 1959.

AGGREGATING 175.53 ACRES, MORE OR LESS.

Subject to:

Platted and valid existing easements and reservations.

An easement, 50 feet on each side of the section line, dedicated to the State of Alaska for public highways under AS 19.10.010.

Page 1 of 3

EXHIBIT C-5



BOOK 0927 PAGE 737

A public right-of-way easement, extending 30 feet each side of the boundary line common to Lots 2 and 3 in Section 11, ADL 79861, recorded in the Palmer Recording District on August 1, 1985, in Book 428 at page 609.

A public right-of-way easement, 50 feet wide, along the east boundary line of Lot 28 in Section 14, ADL 59738.

The Borough, by recordation of the Settlement Agreement in *Matanuska-Susitna Borough v. State of Alaska, et al.*, (3AN-91-8375 Civil) covenants and agrees to identify and provide, by suitable reservations and dedications, easements to ensure public access in perpetuity pursuant to AS 38.05.127 along all navigable or public water bodies previously determined by the State and identified in each affected patent, or identified by mutual agreement during the Borough land entitlement audit, and to such water bodies from the nearest existing public easement, which may include roads, trails, surveyed or protracted section line easements dedicated under AS 19.10.010 and any surveyed, protracted, or dedicated quarter-section easement, at intervals of approximately one mile in conformity with AS 38.05.127(f), or by metes and bounds descriptions provided in individual instruments.

The Borough further covenants and agrees that the free public access easements to and along the identified water bodies will be reflected in any subsequent land surveys, subdivision plat notes, and/or conveyances by the Borough pertaining to any land conveyed by the State's patents which is adjacent to such water bodies;

Provided, however, that public access shall not be reserved by the Borough if a dedicated public access easement to any such water body already exists across land owned by the State, by the Borough or by a third party within a distance of not more than one mile from the land conveyed to the Borough under the Act.

Net chargeable acreage under AS 29.65.010 is 175.53 acres, more or less.

**Save and Except**, those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title;

**And Further**, the Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

**To Have And To Hold** the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and Grantee's successors and assigns forever.





BOOK 0927 PAGE 739

# State of Alaska



## Patent

No. 16190

Know Ye By These Presents that the Grantor, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, 3601 C Street, Suite 960, Anchorage, Alaska 99503-5936, pursuant to AS 29.65.010-.140 and the regulations promulgated thereunder, for good and valuable consideration, grants and conveys to the Grantee, the MATANUSKA-SUSITNA BOROUGH, whose mailing address of record is 350 East Dahlia Avenue, Palmer, Alaska 99645-6488, Grantee's successors and assigns, all that real property situated in the Palmer Recording District, State of Alaska, and described as follows:

TOWNSHIP 17 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA

SECTION 14: LOTS 26, 29, 30 AND 33.

SECTION 31: LOT 2.

CONTAINING 16.73 ACRES, MORE OR LESS.

ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON JANUARY 19, 1959.

Subject to:

Valid existing easements and reservations.

Lease, ADL Nos. 56721, 60368 and 60372.

A public right-of-way easement, 50 feet wide, along the east boundary line of lots 26 and 29 in Section 14.

The Borough, by recordation of the Settlement Agreement in *Matanuska-Susitna Borough v. State of Alaska, et al.*, (3AN-91-8375 Civil) covenants and agrees to identify and provide, by suitable reservations and dedications, easements to ensure public access in perpetuity pursuant to AS 38.05.127 along all navigable or public water bodies previously determined by the State and identified in each affected patent, or identified by mutual agreement during the Borough land entitlement audit, and to such water bodies from the nearest existing public easement, which may include roads, trails, surveyed or protracted

Page 1 of 3

EXHIBIT C - 8

BOOK 0927 PAGE 740

section line easements dedicated under AS 19.10.010 and any surveyed, protracted, or dedicated quarter-section easement, at intervals of approximately one mile in conformity with AS 38.05.127(f), or by metes and bounds descriptions provided in individual instruments.

The Borough further covenants and agrees that the free public access easements to and along the identified water bodies will be reflected in any subsequent land surveys, subdivision plat notes, and/or conveyances by the Borough pertaining to any land conveyed by the State's patents which is adjacent to such water bodies;

Provided, however, that public access shall not be reserved by the Borough if a dedicated public access easement to any such water body already exists across land owned by the State, by the Borough or by a third party within a distance of not more than one mile from the land conveyed to the Borough under the Act.

Net chargeable acreage under AS 29.65.010 is 16.73 acres, more or less.

**Save and Except**, those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title;

**And Further**, the Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

**To Have And To Hold** the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and Grantee's successors and assigns forever.

**In Testimony Whereof** the State of Alaska has caused these presents to be executed by the Director of the Division of Land, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 2nd day of December, 1997.

By:   
Jane Angvik, Director  
Division of Land



BOOK 0927 PAGE 741

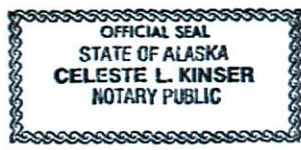
State of Alaska )  
                          ) ss.  
Third Judicial District )

**This Is To Certify** that on the 2nd day of December, 1997, appeared before me JANE ANGVIK, who is known to me to be the Director of the Division of Land, Department of Natural Resources, State of Alaska, to execute the foregoing document; that Jane Angvik executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

**Witness** my hand and official seal the day and year in this certificate first above written.

*Celeste L. Kinser*  
Notary Public in and for the State of Alaska

My commission expires: April 4, 2001



*RETURN to GRANTEE*

022317  
PALMER  
RECORDING DISTRICT

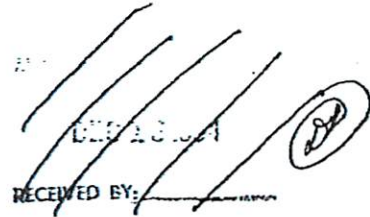
21 W 1997 DE 24 AM 10:59  
REQUESTED BY

MATANUSKA - SUSITNA BOROUGH  
250 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645



Patent No. 16190  
ADL Nos. 200663 and 201385  
Location Index:  
T. 17 N., R. 4 W., S.M.  
Sections 14 and 31

BOOK 0793 PAGE 479

RECEIVED BY: 

**PUBLIC USE EASEMENT**

THIS AGREEMENT, made the 23 day of December, 1994, by and between SAMMYE L. TAPLIN SEAWELL, 5000 Rebano Drive, Anchorage, Alaska 99516-3016, hereinafter called the GRANTOR, and the MATANUSKA-SUSITNA BOROUGH, whose mailing address is 350 East Dahlia Avenue, Palmer, Alaska 99645, a Municipal Corporation organized and existing under laws of the State of Alaska, hereinafter called the GRANTEE,

**WITNESSETH:**

That for and in consideration of TEN (\$10.00) dollar(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTORS do hereby grant, bargain, sell, convey and warrant to the GRANTEE, its successors and assigns forever, a right of way and easement, with the right, privilege and authority to the GRANTEE, its successors and assigns, for use as a public right of way, including the right to construct, operate and maintain public improvements of all kinds within said right of way, and to grant encroachment permits, grant public utilities and other utilities the right to place their facilities within the said right of way, described as follows, to wit:

A Public Use Easement consisting of a slope and maintenance easement of 20 feet North-Easterly and 30 feet South-Westerly of the existing centerline of the Horseshoe Lake Road which traverses through Government's Lots 23 and 24, and the following Aliquot parts, the NE 1/4 NW 1/4 SE 1/4, the S 1/2 NW 1/4 SE 1/4, and the S 1/2 NE 1/4 SE 1/4, all within Sec. 14, T. 17 N., R4W, S.M. AK., *Palmer Recording District*

together with the rights, easements, privileges and appurtenances in or to said lands which may be required for the full enjoyment of the rights herein granted.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hands and seals the day and year first above written.

  
SAMMYE L. TAPLIN SEAWELL



STATE OF ALASKA )  
 ) ss:  
THIRD JUDICIAL DISTRICT )

BOOK 0793 PAGE 480

THIS IS TO CERTIFY that on this 14<sup>th</sup> day of November 1994, personally appeared before me Sammye L. Tapia Strawick to me known to be the individual(s) described in and who executed the within document and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND and official seal the day and year last above written.



Sammye L. Tapia Strawick  
NOTARY PUBLIC in and for  
the state of Alaska  
My Commission Expires: 8/09/95

ACCEPTANCE

THIS EASEMENT is accepted by the Matanuska-Susitna Borough for the uses and purposes set out herein; provided, such acceptance does not obligate the Matanuska-Susitna Borough to open said right-of-way nor to construct or maintain any public improvements therein.

Donald L. Moore  
Borough Manager

ACKNOWLEDGMENT

STATE OF ALASKA )  
 ) ss:  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 23 day of December, 1994, before me, the undersigned, a Notary Public in and for the state of Alaska, duly commissioned and sworn, personally appeared DONALD L. MOORE, to me known to be the individual described in and who executed the foregoing PUBLIC USE EASEMENT as manager of the Matanuska-Susitna Borough, a municipal corporation, and he acknowledged to me that he signed the same for and on behalf of said corporation, freely and voluntarily and by authority of its assembly for the use and purposes therein mentioned.

GIVEN UNDER MY HAND and official seal the day and year last above written.

Donald L. Moore  
NOTARY PUBLIC in and for the  
state of Alaska  
My Commission expires: 4/26/95

forms/pue

Return to: MATANUSKA-SUSITNA BOROUGH  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

BOOK 0793 PAGE 481

95-000097  
18 *ee*

PALMER REC. DISTRICT  
REQUESTED BY \_\_\_\_\_

'95 JAN 4 PM 1 36

MATANUSKA - SUSITNA BOROUGH  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645



## Amy Otto-Buchanan

---

**From:** Daniel Dahms  
**Sent:** Tuesday, March 26, 2024 3:51 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Two Lks #24-020

Amy,

PD&E has no objections to the proposed vacations and dedications. Based on historic MSB traffic counts, the traffic distribution split between the north and south ends of Horseshoe Lake Road is approximately 40/60 respectively. Adjust the potential ADT estimate to reflect 60% of the traffic exiting to the south and provide justification for trip generation rate if the single-family residential rate is not used.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, February 20, 2024 4:38 PM  
**To:** sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; akchief@mtaonline.net; greg quinton <clinchnot@yahoo.com>; hsfirewise@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; 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>; mearow@mea.coop  
**Subject:** RFC Two Lks #24-020

The following link contains a Request for Comments for Two Lakes, MSB Case #2024-020, to subdivide 217N04W14C005/C006/C008/D002/D003. Comments are due by **March 27, 2024**. Please let me know if you have any questions. Thanks, A.

 [Two Lks](#)

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
907-861-7872

## Amy Otto-Buchanan

---

**From:** Gerrit Verbeek  
**Sent:** Friday, March 1, 2024 10:59 AM  
**To:** Amy Otto-Buchanan  
**Cc:** Fred Wagner  
**Subject:** Report - Two Lks  
**Attachments:** TwoLks\_Report.pdf

The shoreline easements on this property do not appear to be in our ROW and Easements GIS layer, maybe worth asking GIS to add.

[https://maps.matsugov.us/map/rest/services/OpenData/Cadastral\\_ROWandEasements/FeatureServer](https://maps.matsugov.us/map/rest/services/OpenData/Cadastral_ROWandEasements/FeatureServer)

Vacating the shoreline ROW would probably represent a significant boost to the market value of the property, gifted from the Borough to the landowner. Vacating the ROW does not appear to block public access to Hourglass Lake.

- Via easement on the southeast end of the lake
- Via MSB parcels at the lake outflow on the southwest corner
- Via a MSB parcel on the west shore at the narrows of the lake, immediately opposite the parcel
- Via ROW easement to the shore on the parcel immediately north of this property

The property is located in a significant area for Dena'ina cultural resources, and artifacts have been catalogued on the shores of most of these lakes. Aside from the OHA, if the owners are interested they could contact Richard Martin (archaeologist with Knik Tribe, [rmartin@kniktribe.org](mailto:rmartin@kniktribe.org)).

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





Matanuska Susitna Borough  
Planning and Land Use Department

Plat Review Packet  
3/1/2024

Parcels:

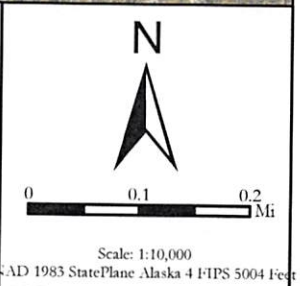
217N04W14C005, 217N04W14C006, 217N04W14C008, 217N04W14D002,  
217N04W14D003

**EXHIBIT E -2**

Tax ID 217N04W14C005 - February 2024



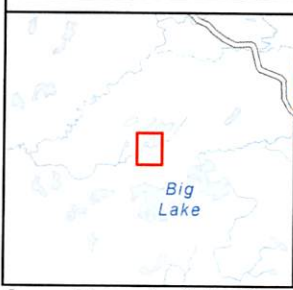
- Legend**
- Big Lake CC
  - Big Lake RSA
  - West Lakes FSA
  - Houston High School
  - Houston Middle School



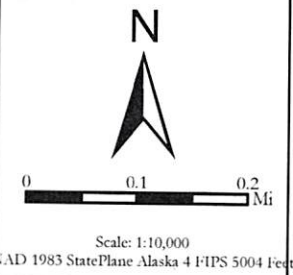
Sources: Matanuska-Susitna Borough, Maxar, Microsoft, Matanuska-Susitna Borough GIS, State of Alaska, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS, Esri, USGS



**Tax ID 217N04W14C005 - February 2024**



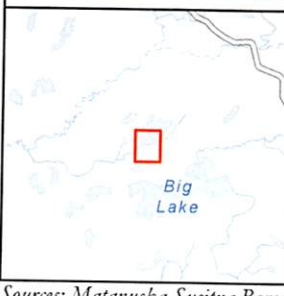
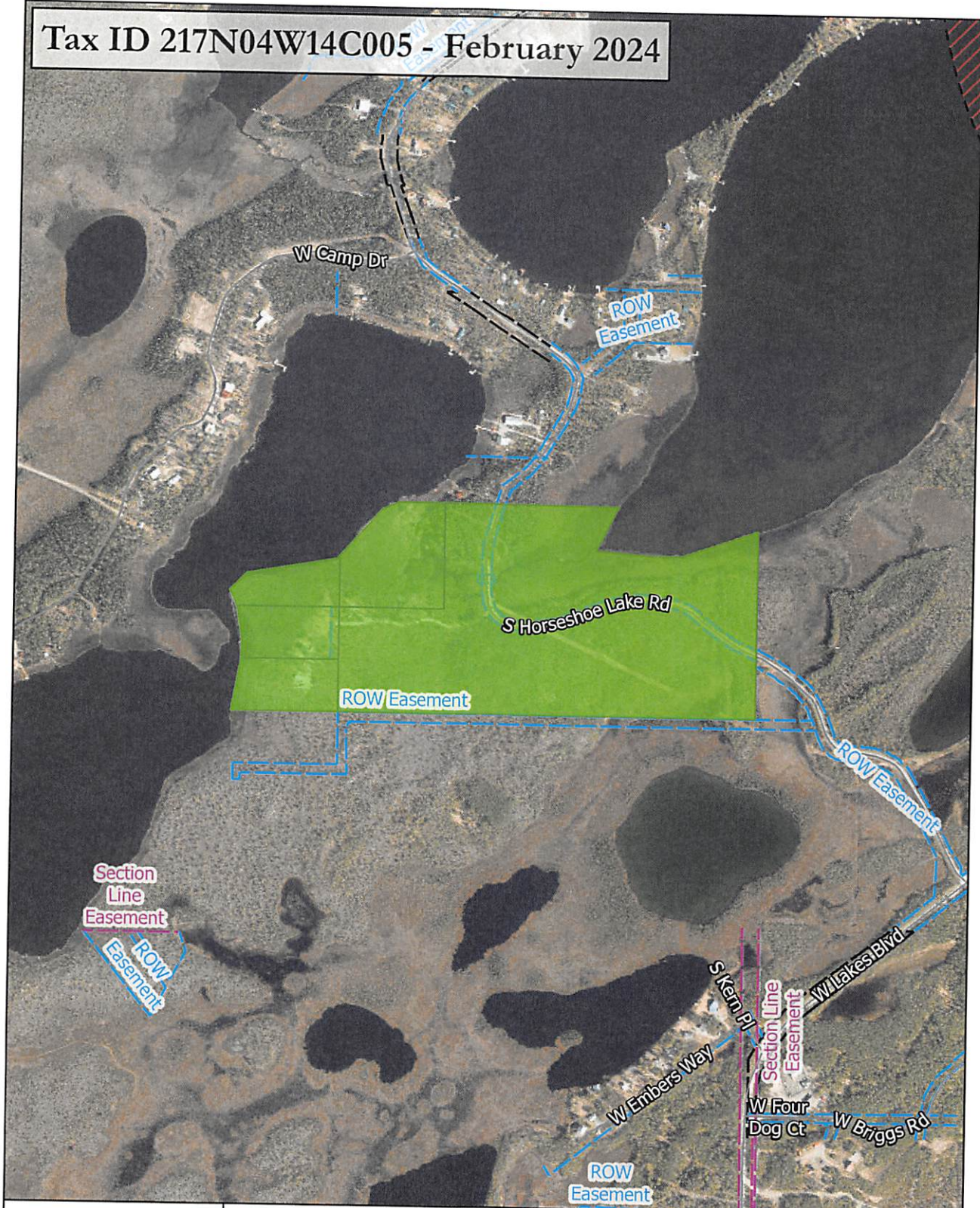
**Legend**  
▬ Alaska Soil Types  
▬ Wetlands



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



Tax ID 217N04W14C005 - February 2024



**Legend**

- 1/2 Mile Airport Buffer
- ROW and Easements
- ROW Road
- ROW Easement
- Section line easement

N

0 0.1 0.2 Mi

Scale: 1:10,000  
SAD 1983 StatePlane Alaska 4 FIPS 5004 Feet

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





**Plat Review**

*Parcels: 217N04W14C005,  
217N04W14C006,  
217N04W14C008,  
217N04W14D002,  
217N04W14D003*

**Community Details**

Assembly District: '5'  
RSA: 'Big Lake'  
FSA: 'West Lakes'  
CC: 'Big Lake'  
Public elementary school: 'Big Lake'  
Public middle school: 'Houston Middle School'  
Public high school: 'Houston High School'

**Transportation Details**

The parcel has frontage on:  
S Horseshoe Lake Rd, which is a designated Local Road in the 2022 OSHP and has a speed limit of 25 mph  
None, which is a designated None in the 2022 OSHP and has a speed limit of None mph

The parcel is within 0.5 miles of the following types of easements:  
ROW Easement  
Section Line Easement  
These easements could be used for public access, and/or become future roads.



**Plat Review**

*Parcels: 217N04W14C005,  
217N04W14C006,  
217N04W14C008,  
217N04W14D002,  
217N04W14D003*

**Soils Details**

This property contains the following soils, based on the USDA's National Cooperative Soil Survey  
<https://websoilsurvey.sc.egov.usda.gov/>

35.95 acres (20.0 %) of Soil Type 126 ('Delyndia silt loam, 0 to 5 percent slopes')

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

- 'Dwellings with Basements': Not limited
- 'Dwellings without Basements': Not limited
- 'Septic Tank Absorption Fields': Very limited
- 'Sewage Lagoons': Very limited
- 'Construction Sand/Gravel source': Fair

57.82 acres (32.1 %) of Soil Type 141 ('Histosols')

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

- 'Dwellings with Basements': Very limited
- 'Dwellings without Basements': Very limited
- 'Septic Tank Absorption Fields': Very limited
- 'Sewage Lagoons': Very limited
- 'Construction Sand/Gravel source': Poor

10.30 acres (5.7 %) of Soil Type 147 ('Kashwitna silt loam, 0 to 3 percent slopes')

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

- 'Dwellings with Basements': Not limited
- 'Dwellings without Basements': Not limited
- 'Septic Tank Absorption Fields': Very limited
- 'Sewage Lagoons': Very limited
- 'Construction Sand/Gravel source': Fair

73.09 acres (40.6 %) of Soil Type 152 ('Kichatna silt loam, sloping and moderately steep')

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

- 'Dwellings with Basements': Not limited
- 'Dwellings without Basements': Not limited
- 'Septic Tank Absorption Fields': Very limited
- 'Sewage Lagoons': Very limited
- 'Construction Sand/Gravel source': Fair





## Plat Review

*Parcels: 217N04W14C005,  
217N04W14C006,  
217N04W14C008,  
217N04W14D002,  
217N04W14D003*

---

2.75 acres (1.5 %) of Soil Type 154 ('Kichatna silt loam, undulating')

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

'Dwellings with Basements': Not limited

'Dwellings without Basements': Not limited

'Septic Tank Absorption Fields': Very limited

'Sewage Lagoons': Very limited

'Construction Sand/Gravel source': Fair

0.28 acres (0.2 %) of Soil Type 220 ('Water')

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

'Dwellings with Basements': Not rated

'Dwellings without Basements': Not rated

'Septic Tank Absorption Fields': Not rated

'Sewage Lagoons': Not rated

'Construction Sand/Gravel source': Not rated

This property contains soils identified by the USDA as Soils of Local Importance (Mat-Su Prime and Important Farmland)

For more details see [https://www.nrcs.usda.gov/wps/portal/nrcs/ak/soils/surveys/nrcs142p2\\_035917/](https://www.nrcs.usda.gov/wps/portal/nrcs/ak/soils/surveys/nrcs142p2_035917/)

Soil Type 147 ('Kashwitna silt loam, 0 to 3 percent slopes')

If you would like advice on preserving or utilizing this soil resource, please contact Gerrit Verbeek

## Cultural Resources

Cultural resources have been catalogued on or near this property. If you would like more information or to consider conducting a survey, please contact the State Historic Preservation Officer, <https://dnr.alaska.gov/parks/oha/index.htm>.



**MATANUSKA-SUSITNA BOROUGH**  
**Community Development**  
**Land & Resource Management**

350 East Dahlia Avenue • Palmer, AK 99645  
Phone (907) 861-7869 • Fax (907) 861-8635

**RECEIVED**  
**MAR '0 1 2024**  
**PLATTING**

**MEMORANDUM**

**DATE:** March 1, 2024  
**TO:** Fred Wagner, Platting Officer  
**FROM:** Land & Resource Management  
**SUBJECT:** Preliminary Plat Comments / Case #2024-020

---

**Platting Tech:** Amy Otto-Buchanan  
**Public Hearing:** April 18, 2024  
**Applicant / Petitioner:** Wythe Renfrew & Ronald Willams  
**TRS:** 17N04W14  
**Tax ID:** 17N04W14C005, C006, C008, D002, D003  
**Subd:** Two Lakes  
**Tax Map:** LS 09

**Comments:**

- No objection to proposed subdivision.
- No objection to proposed easement vacations based on the fact the petitioner is providing an alternate, equal, and better access to the lake.



## Amy Otto-Buchanan

---

**From:** Evers, Beth A (DFG) <beth.evers@alaska.gov>  
**Sent:** Wednesday, February 21, 2024 10:53 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Two Lks #24-020

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

Good morning Amy,

The ADF&G Habitat Section has no objections to the proposed subdivision. We would only like to remind landowners that Tract A and Lots 1-4 of the subject property adjoins several anadromous water bodies: Unnamed Stream (AWC#247-41-10100-2150), Hourglass Lake (AWC#247-41-10100-2150-0010), Horseshoe Lake (AWC#247-41-10100-2150-0020). Any bank modifications, dock placements, water withdrawals, or other proposed work below the ordinary high-water line of these waterbodies will require a Fish Habitat permit from the ADF&G Habitat Section. Should there be any questions, or to inquire about such permits, please reach out at 907-861-3200 or [dfg.hab.infopaq@alaska.gov](mailto:dfg.hab.infopaq@alaska.gov).

Sincerely,

Beth Evers  
Habitat Biologist  
ADF&G Habitat Section  
Ph: 907-861-3203  
[ADF&G Habitat Section Permits Link](#)

---

**From:** Amy Otto-Buchanan <[Amy.Otto-Buchanan@matsugov.us](mailto:Amy.Otto-Buchanan@matsugov.us)>  
**Sent:** Tuesday, February 20, 2024 4:38 PM  
**To:** Myers, Sarah E E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Bill Gamble <[Bill.Gamble@matsugov.us](mailto:Bill.Gamble@matsugov.us)>; [pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov); [matthew.a.carey@usps.gov](mailto:matthew.a.carey@usps.gov); [jordan.t.matthews@usps.gov](mailto:jordan.t.matthews@usps.gov); [akchief@mtaonline.net](mailto:akchief@mtaonline.net); greg quinton <[clinchnot@yahoo.com](mailto:clinchnot@yahoo.com)>; [hsfirewise@gmail.com](mailto:hsfirewise@gmail.com); Brian Davis <[Brian.Davis@matsugov.us](mailto:Brian.Davis@matsugov.us)>; Tawnya Hightower <[Tawnya.Hightower@matsugov.us](mailto:Tawnya.Hightower@matsugov.us)>; Land Management <[Land.Management@matsugov.us](mailto:Land.Management@matsugov.us)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; Brad Sworts <[brad.sworts@matsugov.us](mailto:brad.sworts@matsugov.us)>; Jamie Taylor <[jamie.taylor@matsugov.us](mailto:jamie.taylor@matsugov.us)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; [msb.hpc@gmail.com](mailto:msb.hpc@gmail.com); Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; Andrew Fraiser <[Andrew.Fraiser@enstarnaturalgas.com](mailto:Andrew.Fraiser@enstarnaturalgas.com)>; [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); [row@mtasolutions.com](mailto:row@mtasolutions.com); OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; [mearow@mea.coop](mailto:mearow@mea.coop)  
**Subject:** RFC Two Lks #24-020

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The following link contains a Request for Comments for Two Lakes, MSB Case #2024-020, to subdivide 217N04W14C005/C006/C008/D002/D003. Comments are due by **March 27, 2024**. Please let me know if you have any questions. Thanks, A.

[Two Lks](#)

## Amy Otto-Buchanan

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, February 28, 2024 10:50 AM  
**To:** Amy Otto-Buchanan  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Two Lks #24-020  
**Attachments:** Agenda Plat Pg 3.pdf; Agenda Plat Pg 1.pdf; Agenda Plat Pg 2.pdf

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

Amy,

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

Thanks,

**MIREYA ARMESTO**

**GCI** | Technician III, GIS Mapping

m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, February 20, 2024 4:38 PM  
**To:** sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; akchief@mtaonline.net; greg quinton <clinchnot@yahoo.com>; hsfirewise@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; 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>; mearow@mea.coop  
**Subject:** RFC Two Lks #24-020

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

The following link contains a Request for Comments for Two Lakes, MSB Case #2024-020, to subdivide 217N04W14C005/C006/C008/D002/D003. Comments are due by **March 27, 2024**. Please let me know if you have any questions. Thanks, A.

 [Two Lks](#)

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 the following preliminary plats and has no comments or recommendations.

- **Two Lakes**  
(MSB Case# 2024-020)
- **Nordic Park 2**  
(MSB Case# 2024-025)

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 black ink, appearing to read "Skylar Furlong".

Skylar Furlong  
Right of Way and Permitting Agent  
ENSTAR Natural Gas Company, LLC

## Amy Otto-Buchanan

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Tuesday, February 27, 2024 10:38 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Two Lks #24-020

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

Hi Amy,

MTA has reviewed Two Lakes and would like to comment the following:

MTA would like an easement within the common access areas for the purpose of feeding future services to proposed lots 2-7.

MTA would like an easement to cover the existing buried line that has active service to lot C 8 (Govt lot) 28, and any cost associated with the relocating or replacing line due to driveway construction.

Developer would be responsible for any cost associated with lowering the existing buried 100pr copper cable for driveway access points within lot D 2 for future lots 1, 2, 7, 8, 9, 10

Thank you!

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



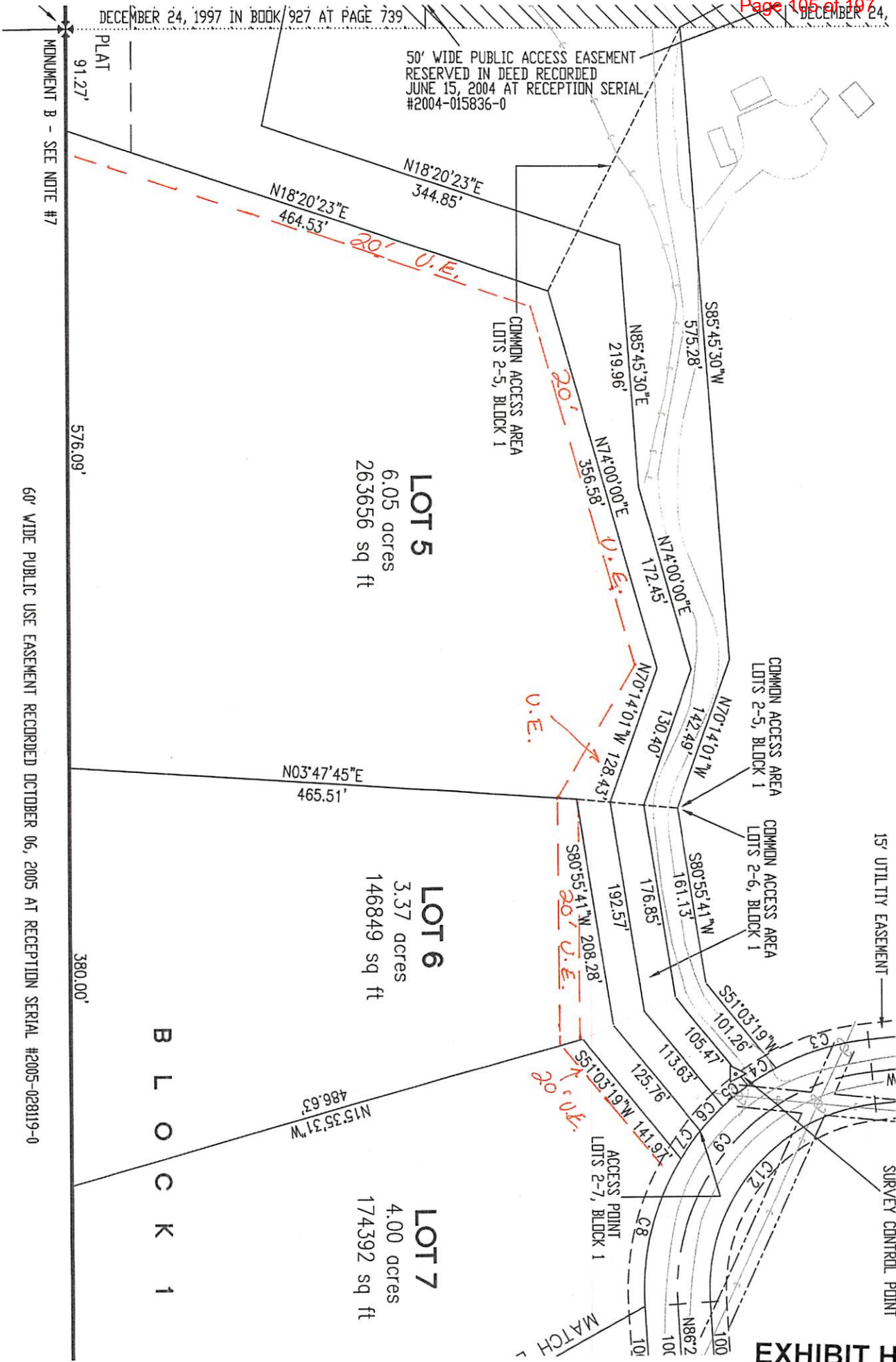
Life. Technology. Together.

---

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**Sent:** Tuesday, February 20, 2024 4:38 PM  
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DECEMBER 24, 1997 IN BOOK 927 AT PAGE 739 DECEMBER 24, 1997



MONUMENT B - SEE NOTE #7

PLAT 91.27'

576.09'

380.00'

60' WIDE PUBLIC USE EASEMENT RECORDED OCTOBER 06, 2005 AT RECEPTION SERIAL #2005-028119-0

B L O C K 1

**LOT 5**  
6.05 acres  
263656 sq ft

**LOT 6**  
3.37 acres  
146849 sq ft

**LOT 7**  
4.00 acres  
174392 sq ft

50' WIDE PUBLIC ACCESS EASEMENT  
RESERVED IN DEED RECORDED  
JUNE 15, 2004 AT RECEPTION SERIAL  
#2004-015836-0

N18°20'23"E  
344.85'

N18°20'23"E  
464.53'

COMMON ACCESS AREA  
LOTS 2-5, BLOCK 1

S85°45'30"W  
575.28'

N85°45'30"E  
219.96'

N174°00'00"E  
356.58'

N174°00'00"E  
172.45'

N70°14'01"W  
142.49'

N70°14'01"W  
130.40'

N03°47'45"E  
465.51'

COMMON ACCESS AREA  
LOTS 2-5, BLOCK 1

COMMON ACCESS AREA  
LOTS 2-6, BLOCK 1

15' UTILITY EASEMENT

S80°55'41"W  
176.85'

S80°55'41"W  
192.57'

S80°55'41"W  
208.28'

S51°03'19"W  
101.26'

S51°03'19"W  
105.47'

S51°03'19"W  
113.63'

S51°03'19"W  
125.70'

SURVEY CONTROL POINT

ACCESS POINT  
LOTS 2-7, BLOCK 1

MATCH

EXHIBIT H-4



**CERTIFICATE OF OWNERSHIP & DEDICATION**

WE 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, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

WYTHE LEE RENFREW DATE  
8 ROADRUNNER CT.  
NOGALES, ARIZONA 85621-9611  
NOTARY ACKNOWLEDGMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS  
DAY OF \_\_\_\_\_ 20\_\_\_\_  
FOR \_\_\_\_\_

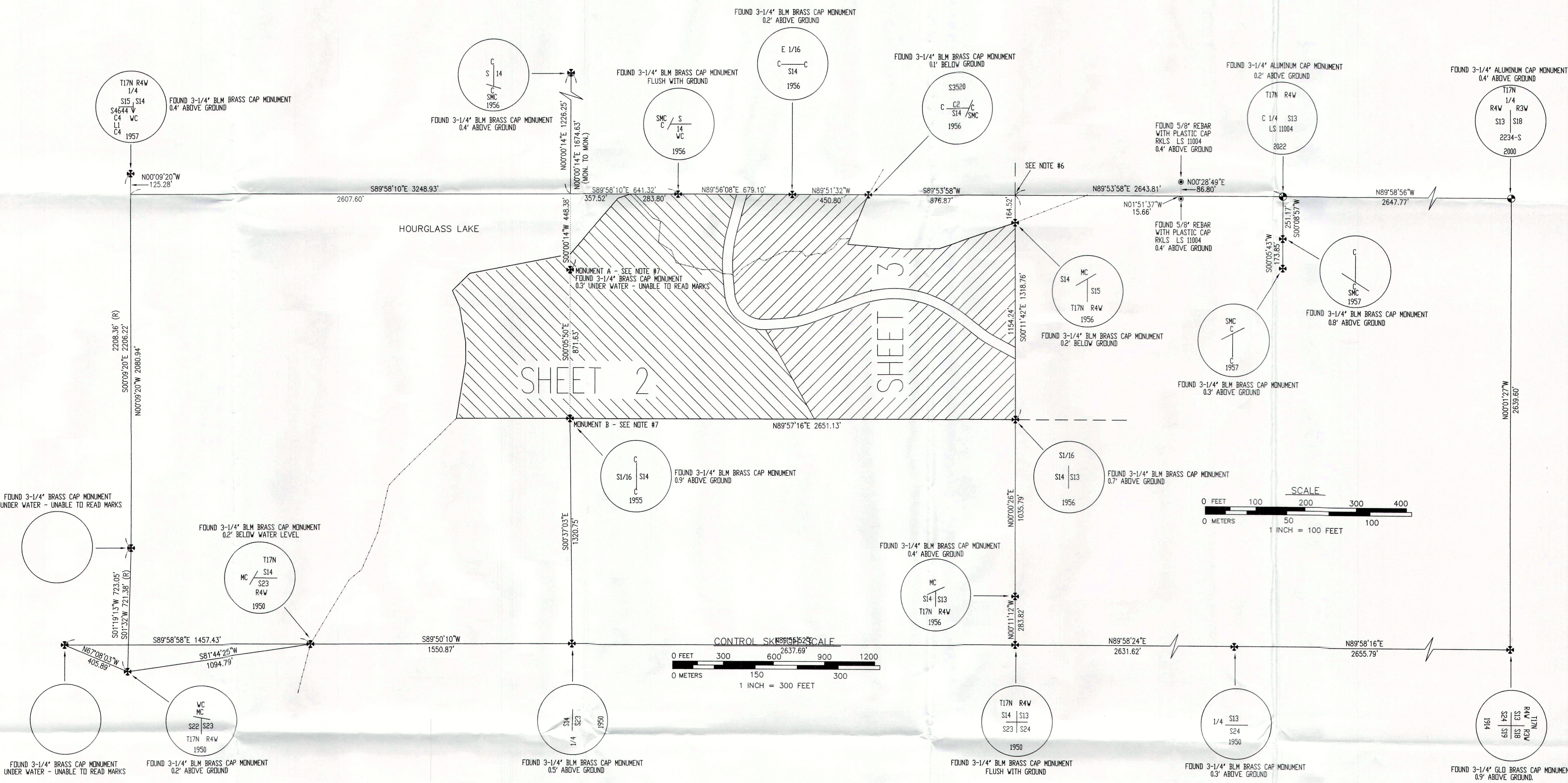
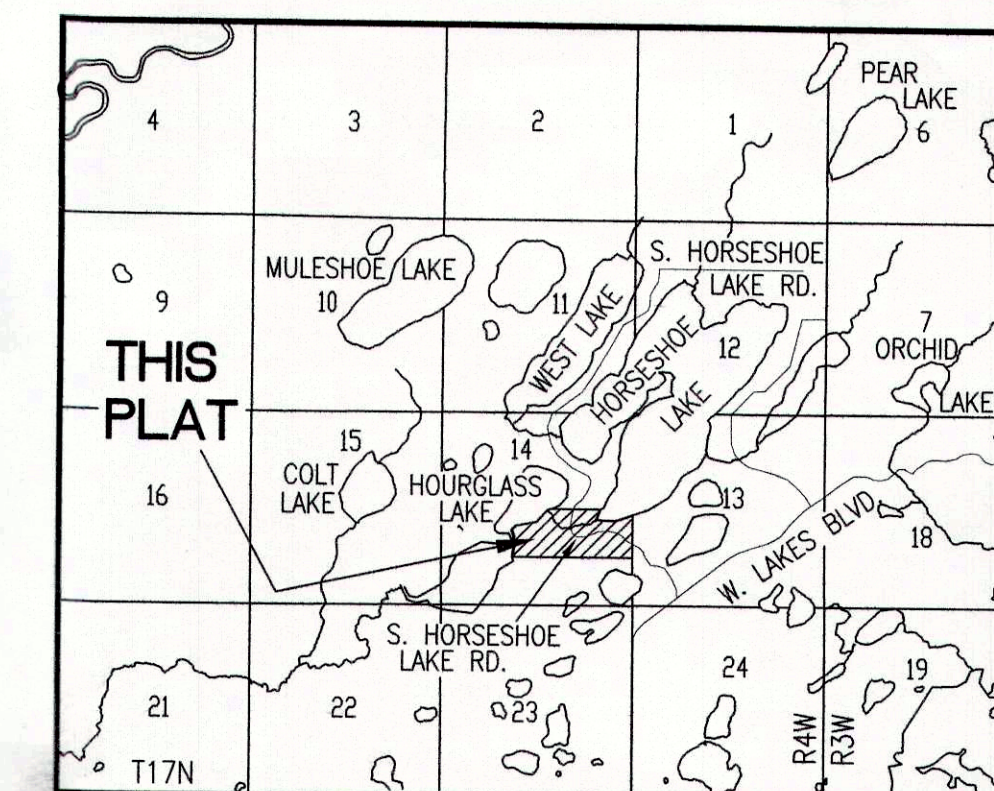
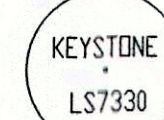
RONALD K. WILLIAMS DATE  
8 ROADRUNNER CT.  
NOGALES, ARIZONA 85621-9611  
NOTARY ACKNOWLEDGMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS  
DAY OF \_\_\_\_\_ 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**LEGEND**

- ✦ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- ⊕ FOUND ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR
- △ SURVEY CONTROL POINT - SPC(5004 AK 4)  
NORTHING: 842047.641 METERS  
EASTING: 502980.24 METERS  
SURVEY TIE FROM SURVEY CONTROL POINT TO S 1/4 CORNER SECTIONS 14/23 --- S25°51'46"W 2145.06'
- SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



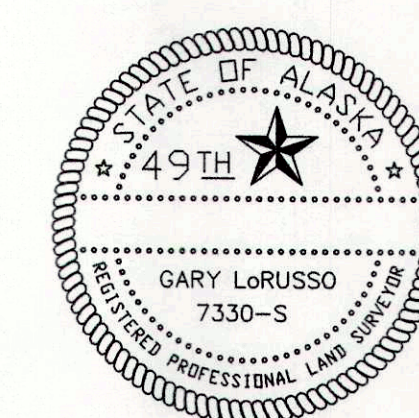
- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
  2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE CONTROL POINT SHOWN HEREON.
  3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
  4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
  5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
    - a) ENSTAR EASEMENT RECORDED APRIL 29, 2016 AT RECEPTION SERIAL #2016-008572-0
  6. THERE ARE SEVERAL RECORDS OF SURVEY WITHIN SECTION 13 THAT PURPORT TO HAVE SURVEYED ALIQUOT PARTS. THESE SURVEYS DID NOT SURVEY TO THE ORIGINAL MONUMENTATION ON THE WEST SIDE OF HORSESHOE LAKE. AS SUCH THOSE RECORDS OF SURVEY WERE IGNORED IN DETERMINING THE EAST-WEST CENTER 1/4 LINE OF SECTIONS 13 AND 14 AS WITHOUT SURVEYING TO THE ORIGINAL MONUMENTATION ON EACH SIDE OF THE LAKE MULTIPLE ALIQUOT PART CORNERS WOULD BE CREATED ALONG THE NORTH-SOUTH SECTION LINE BETWEEN SECTION 13 AND 14 ALL PURPORTING TO BE THE SAME ALIQUOT PART CORNER. THIS WOULD NOT BE THE ORIGINAL INTENT NOR WOULD IT PROTECT THE ORIGINAL PLAT THAT CREATED BOTH SECTIONS SIMULTANEOUSLY.
  7. DIMENSION BETWEEN MONUMENT A AND MONUMENT B IS: S 00°05'50"E 871.63'

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

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR \_\_\_\_\_  
ATTEST: \_\_\_\_\_ PLATTING CLERK \_\_\_\_\_



**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.  
7330-S GARY LoRUSSO  
REGISTERED LAND SURVEYOR DATE \_\_\_\_\_

Agenda Copy  
RECEIVED  
FEB 08 2024  
PLATTING

A PLAT OF  
**TWO LAKES**  
A SUBDIVISION OF  
U.S. GOVERNMENT LOTS 23, 24, 25, 26, 28, 29 AND THE (S1/2 N1/2 SE1/4), AND THE (NE1/4 NW1/4 SE1/4), ALL WITHIN SECTION 14, T. 17 N., R. 04 W.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 86.3 ACRES, MORE OR LESS

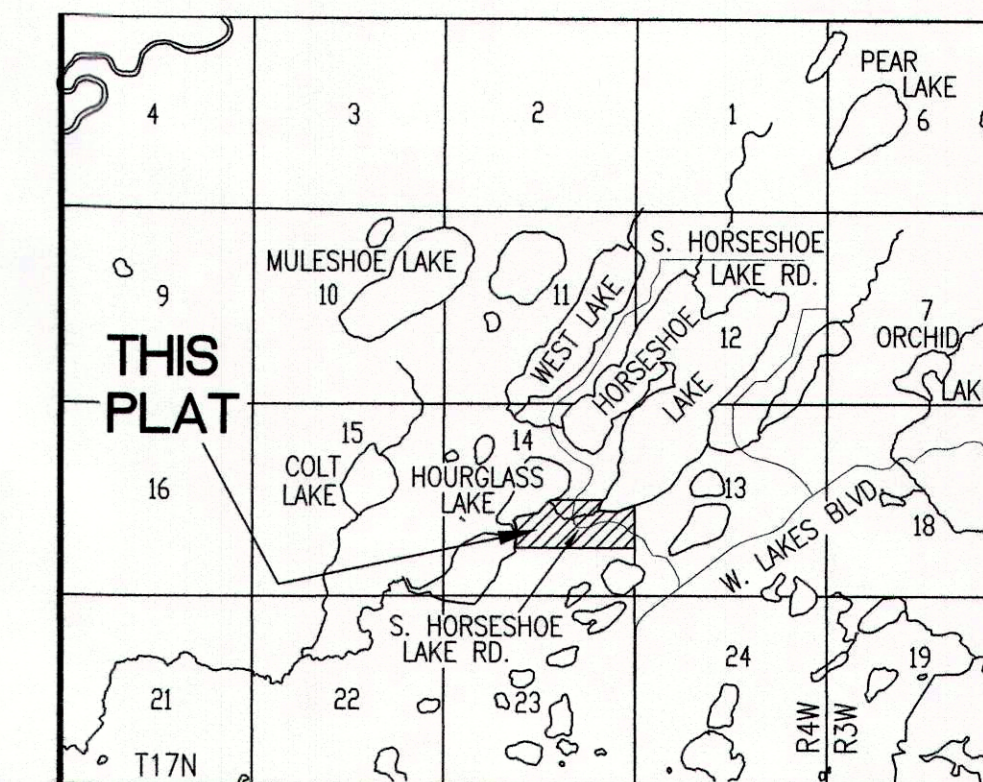
**KEYSTONE SURVEYING & MAPPING**  
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #134615  
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645  
PHONE: (907) 376-7811

DRAWN BY iCAD/K.Lyne	DATE 11/28/23	DRAWING 2023-18/TwoLakes
CHECKED BY GL	SCALE 1 INCH = 300 FEET	SHEET 1 OF 3

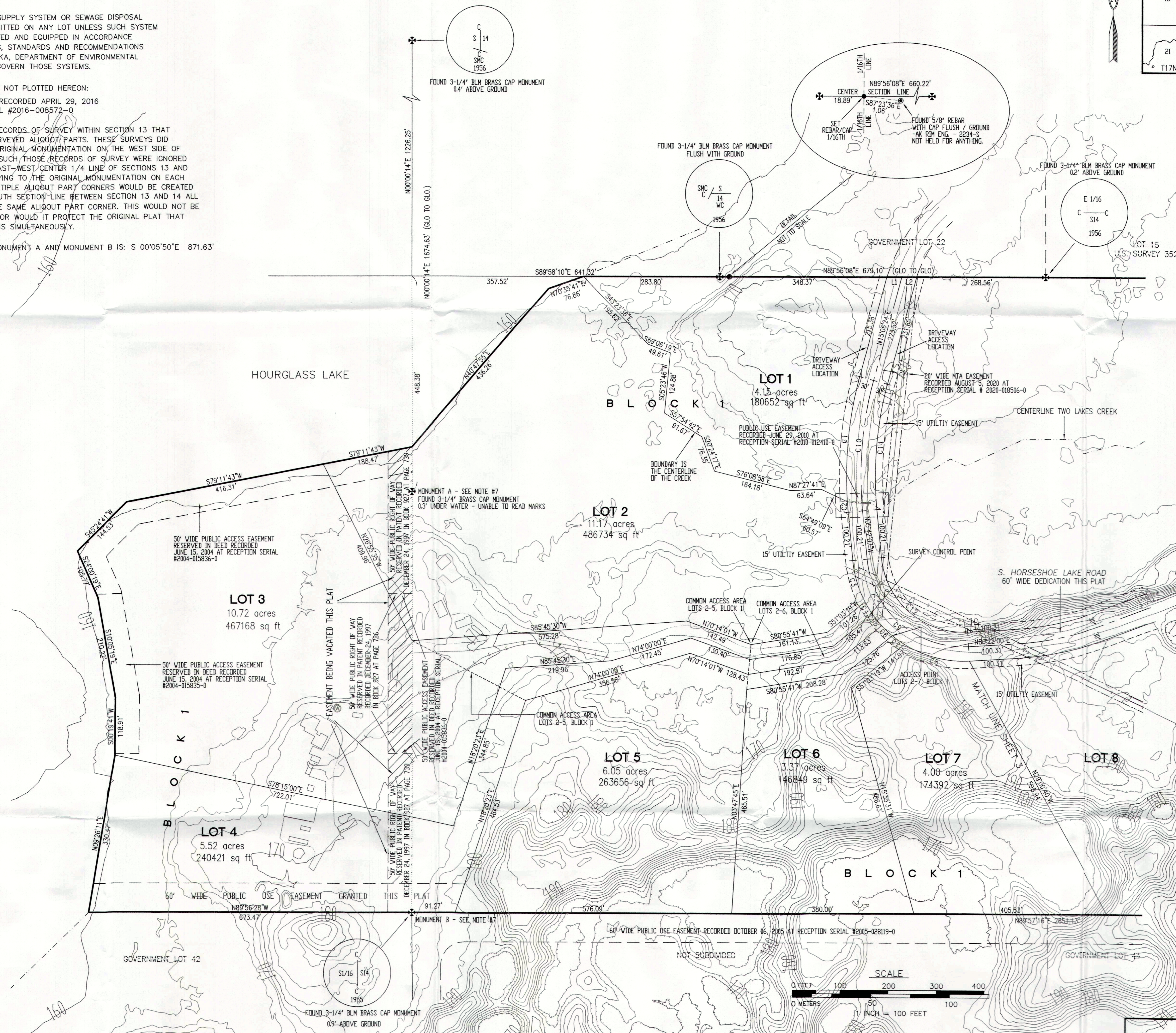


**NOTES**

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VICINITY MAP  
SCALE 1" = 1 MILE



**LEGEND**

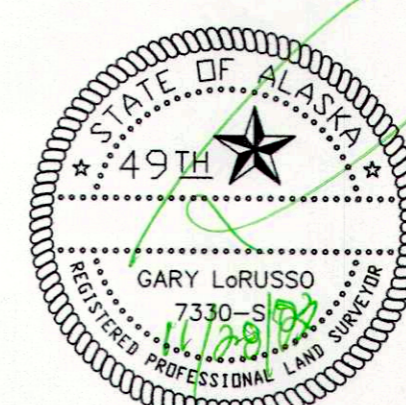
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EASTING: 502290.24 METERS  
SURVEY TIE FROM SURVEY CONTROL POINT TO S 1/4 CORNER SECTIONS 14/23 -- S25°51'46"W 2145.06'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	261.41'	780.00'	131.94'	19°12'09"	260.19'	S05°30'20"W
C2	21.87'	780.00'	10.93'	01°36'23"	21.87'	S04°53'56"E
C3	89.40'	230.00'	45.27'	22°16'15"	88.84'	S16°50'15"E
C4	30.26'	230.00'	15.15'	07°32'18"	30.24'	S31°44'31"E
C5	30.02'	230.00'	15.03'	07°28'44"	30.00'	S39°15'02"E
C6	30.30'	230.00'	15.17'	07°32'56"	30.28'	S46°45'52"E
C7	31.15'	230.00'	15.60'	07°45'37"	31.13'	S54°25'08"E
C8	141.84'	230.00'	73.26'	35°20'03"	139.60'	S75°57'59"E
C9	306.94'	200.00'	192.91'	87°55'53"	277.69'	S49°40'03"E
C10	272.39'	750.00'	137.71'	20°48'32"	270.89'	S04°42'08"W
C11	261.49'	720.00'	132.20'	20°48'32"	260.06'	S04°42'08"W
C12	260.90'	170.00'	163.97'	87°55'53"	236.04'	S49°40'03"E

**LINE TABLE**

LINE	LENGTH	BEARING
L1	31.08'	S89°56'08"W
L2	31.08'	S89°56'08"W
L3	33.84'	N00°11'42"W
L4	33.84'	N00°11'42"W
L5	50.17'	N03°44'53"W
L6	50.00'	N85°55'50"E
L7	50.00'	S85°55'50"W
L8	50.21'	S03°44'53"E
L9	96.02'	S24°36'35"W



**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.  
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REGISTERED LAND SURVEYOR DATE

Agenda Copy

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PLATTING

**A PLAT OF TWO LAKES**

A SUBDIVISION OF U.S. GOVERNMENT LOTS 23, 24, 25, 26, 28, 29 AND THE (S1/2 N1/2 SE1/4), AND THE (NE1/4 NW1/4 SE1/4), ALL WITHIN SECTION 14, T. 17 N., R. 04 W. SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 86.3 ACRES, MORE OR LESS

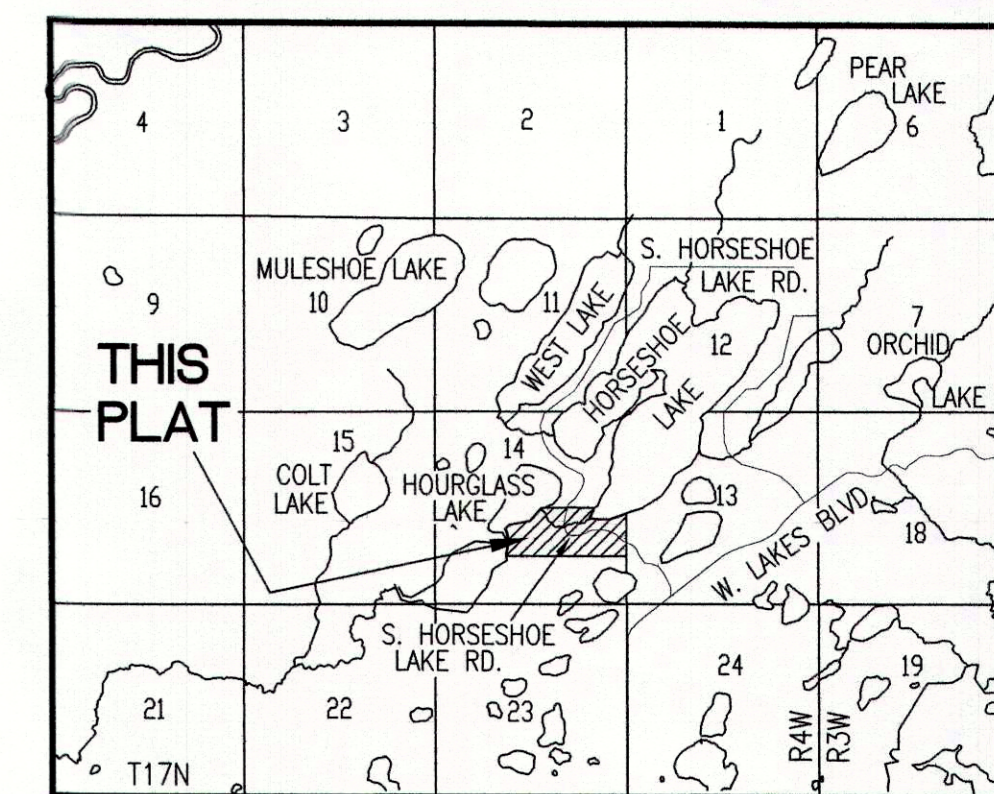
**KEYSTONE SURVEYING & MAPPING**

GARY LORUSSO, PROFESSIONAL LAND SURVEYOR ALASKA BUSINESS LICENSE #134615  
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645  
PHONE: (907) 376-7811

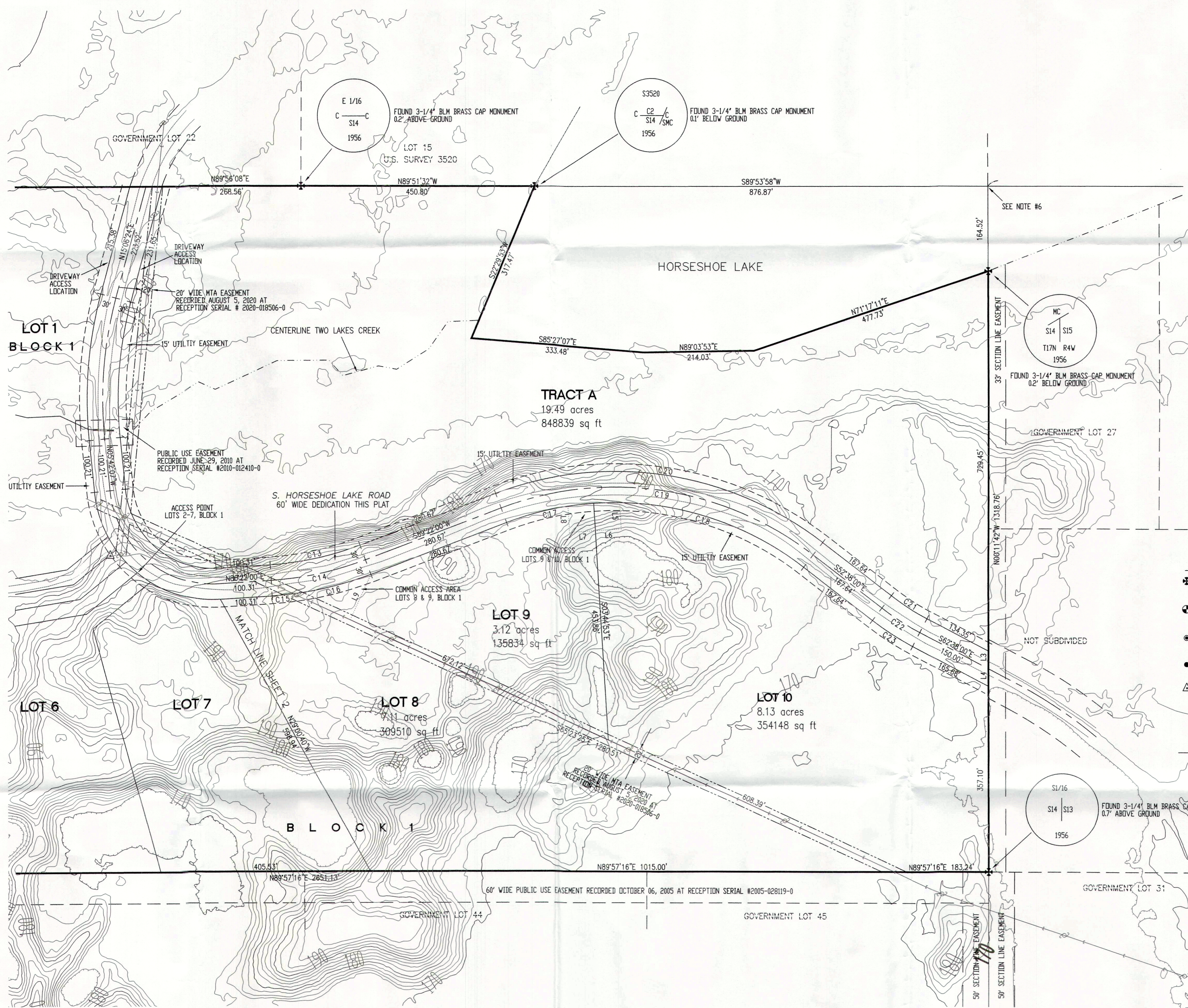
DRAWN BY ICAD/K.Lyne	DATE 11/28/23	DRAWING: 2023-18/TwoLakes
CHECKED BY Glo	SCALE 1 INCH = 100 FEET	SHEET 2 OF 3

KEYSTONE  
LS7330





VICINITY MAP  
SCALE 1" = 1 MILE



- NOTES**
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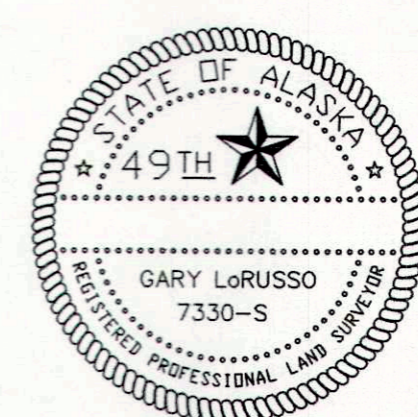
SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C13	178.02'	600.00'	89.67'	17°00'00"	177.37'	N77°52'00"E
C14	186.93'	630.00'	94.15'	17°00'00"	186.24'	N77°52'00"E
C15	41.36'	660.00'	20.69'	03°35'25"	41.35'	N84°34'18"E
C16	154.47'	660.00'	77.59'	13°24'35"	154.12'	N76°04'17"E
C17	173.75'	600.00'	87.49'	16°35'31"	173.14'	S77°39'45"W
C18	433.62'	600.00'	226.77'	41°24'29"	424.25'	N73°20'14"W
C19	637.74'	630.00'	349.21'	58°00'00"	610.86'	N81°38'00"W
C20	668.11'	660.00'	365.84'	58°00'00"	639.95'	N81°38'00"W
C21	82.03'	470.00'	41.12'	10°00'00"	81.93'	S57°38'00"E
C22	87.27'	500.00'	43.74'	10°00'00"	87.16'	S57°38'00"E
C23	92.50'	530.00'	46.37'	10°00'00"	92.39'	S57°38'00"E

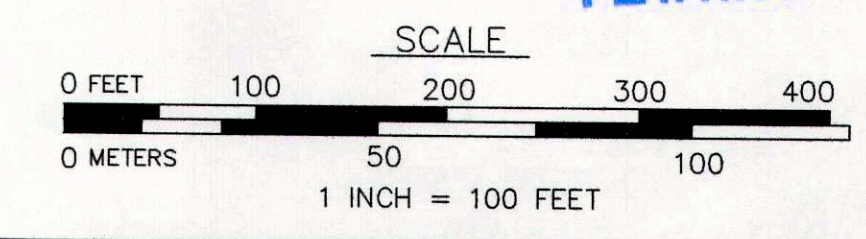
**LINE TABLE**

LINE	LENGTH	BEARING
L1	31.08'	S89°56'08"W
L2	31.08'	S89°56'08"W
L3	33.84'	N00°11'42"W
L4	33.84'	N00°11'42"W
L5	50.17'	N03°44'53"W
L6	50.00'	N85°55'50"E
L7	50.00'	S85°55'50"W
L8	50.21'	S03°44'53"E
L9	96.02'	S24°36'35"W



**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.  
7330-S GARY LoRUSSO  
REGISTERED LAND SURVEYOR DATE

Agenda Copy  
**RECEIVED**  
FEB 08 2024  
**PLATTING**



A PLAT OF  
**TWO LAKES**  
A SUBDIVISION OF  
U.S. GOVERNMENT LOTS 23, 24, 25, 26, 28, 29 AND THE (S1/2 N1/2 SE1/4), AND THE (NE1/4 NW1/4 SE1/4), ALL WITHIN SECTION 14, T. 17 N., R. 04 W.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 86.3 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #134615  
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645  
PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 11/28/23	DRAWING 2023-18/TwoLakes
CHECKED BY G.Lo	SCALE 1 INCH = 100 FEET	SHEET 3 OF 3





C



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 18, 2024

ABBREVIATED PLAT: COLONY COMMERCIAL PARK  
LEGAL DESCRIPTION: SEC 32, T18N, R02E S.M., AK  
PETITIONERS: MIDWAY, LLC  
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING  
HOLLER ENGINEERING  
ACRES: 4.45 +/- PARCELS: 3  
REVIEWED BY: CHRIS CURLIN CASE #: 2024-025

---

**REQUEST:**

The request is to create three lots from Tax Parcel C24, MSB Waiver 71-107, (Tax ID#18N02EC024), containing 4.45 acres +/-, to be known as COLONY COMMERCIAL PARK. The proposed lots are located east of N. Hemmer Road, west of S. Felton Street, and directly north of E. Palmer-Wasilla Highway; located within the SE ¼ SW ¼ Section 32, Township 18 North, Range 02 E, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Map and Aerial Photos	<b>Exhibit A – 4 pgs</b>
Variance Application	<b>Exhibit B – 3 pgs</b>
Soils Report	<b>Exhibit C – 5 pgs</b>

**COMMENTS:**

USACE	<b>Exhibit D – 2 pgs</b>
ADOT & PF	<b>Exhibit E – 2 pgs</b>
MSB Pre-design and Engineering	<b>Exhibit F – 1 pg</b>
MSB Planning	<b>Exhibit G – 7 pgs</b>
MSB Permit Center	<b>Exhibit H – 1 pg</b>
City of Palmer	<b>Exhibit I – 1 pg</b>
Utilities	<b>Exhibit J – 5 pgs</b>

**DISCUSSION:** The proposed subdivision is creating three lots ranging in size from 1.34 acres to 1.68 acres. Proposed lots will take access from E. Palmer-Wasilla Highway, an ADOT&PF owned and maintained road. Petitioner is seeking a variance from MSB 43.20.300(E)(3)(a) Lot and Block Design.

**Variance Application:** The petitioner has submitted a variance application pursuant to MSB43.15.075 with supporting criteria A-C answered (**Exhibit B**). The request is from MSB 43.20.300(E)(3)(a) Lot and Block Design.

Variance application criteria A-C with Petitioner answers:

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property.

This action will not be detrimental to the public health, safety or welfare, or injurious to adjacent property as the utilities are in existence and have been for a long time. You can see the existing overhead facilities in the attached drawing. They are centered in a 30' wide easement which places the utilities 1 foot inside the property leaving 59' in which to construct a 20' wide driveway. 3 times more than what is required to construct. Also, if you look at the topographic map you can see that any driveway would have to be constructed in the east side of the flagpoles, the opposite side of the flagpoles from the utility easement as the area where the utility easement is located would be in a side slope.

- B. The Variance request is based upon conditions of the property that are atypical to other properties.

The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought as most properties don't need to access in the same location as the utilities. There is plenty of room within the double flag pole (60' to accommodate both driveway access and utilities. We allow single flagpoles to be 40' wide knowing that this is wide enough for a driveway. As shown on the attached sketch, the distance from the east flagpole line to the MEA easement is 45'. The physical utilities are located in the center of a 30' wide utility easement on the west lot line of this subdivision. This is standard width for overhead facilities. No change to the status quo will occur. There is 59' of width in which to construct a driveway.

- A. Because of the unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

There will be no change to the status quo, the utilities are in place and it is unlikely that any change would occur that this action would or could affect. The topography and our access limit what we can do. It is important to note that these lots cannot be further subdivided so this will always be a driveway. Without this variance we would have to add another 15' of land to the flagpole. This would detract from the usability of Lot 1 and would serve no purpose as there is already 59' of room in which to build a 20' to 24' wide driveway.

**Soils Report:** A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Curtis Holler, P.E., notes that two test holes were excavated on the parent parcel. Test pit locations were selected as a representative of the conditions to be expected throughout the proposed subdivision. The test holes were dug to a depth of 12', no ground water was encountered. The soils consisted of SP-GP in Test Hole 1 and SP w/GP in Test Hole 2. Test hole log and a test hole location map are provided. Curtis



Holler, PE, concludes each of the two proposed lots will have at least 10,000 square feet of contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 Area.

**COMMENTS:**

USACE (**Exhibit D**) does not object and gave information on permitting.

ADOT&PF (**Exhibit E**) has no objection, advises that new utilities will not be allowed through Palmer-Wasilla Highway, must use existing utility access points or shared common access, and requests this be noted on the plat. ADOT&PF also requests plat note stating Lots 1-3 will share one common access to the Palmer-Wasilla Highway.

MSB DPW Pre-design and Engineering (**Exhibit F**) advises petitioner to work with City of Palmer to ensure Planned Unit Development Regulations in 17.32 are followed.

MSB Planning (**Exhibit G**) notes the existing building on the property appears to have an AHRS (Alaska Heritage Resources Survey) number associated with it and advises the owner should be encouraged to develop the property in a way which takes cultural resources into account.

MSB Permit Center (**Exhibit H**) has no comment.

City of Palmer Planning and Zoning Commission (**Exhibit I**) has no comments.

**Utilities:** (**Exhibit J**) ENSTAR has no comments.

GCI and MEA did not respond. MTA requested an easement.

*Staff notes the easement can be granted after the platting action.*

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

**CONCLUSION**

The plat of Colony Commercial Park is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. A soils report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. The petitioner has submitted a Variance Request to MSB 43.20.300(E)(3)(a) Lot and Block Design with supporting criteria A-C answered (**Exhibit B**). There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

**FINDINGS OF FACT:**

1. The plat of Colony Commercial Park is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. The petitioner has submitted a Variance Request to MSB 43.20.300(E)(3)(a) Lot and Block Design with supporting criteria A-C answered (**Exhibit B**).
6. At the time of staff report write-up, there were no responses to the Request for Comments from MSB Emergency Services, Community Development, or Assessments; or MEA.

**RECOMMENDED CONDITIONS OF APPROVAL:**

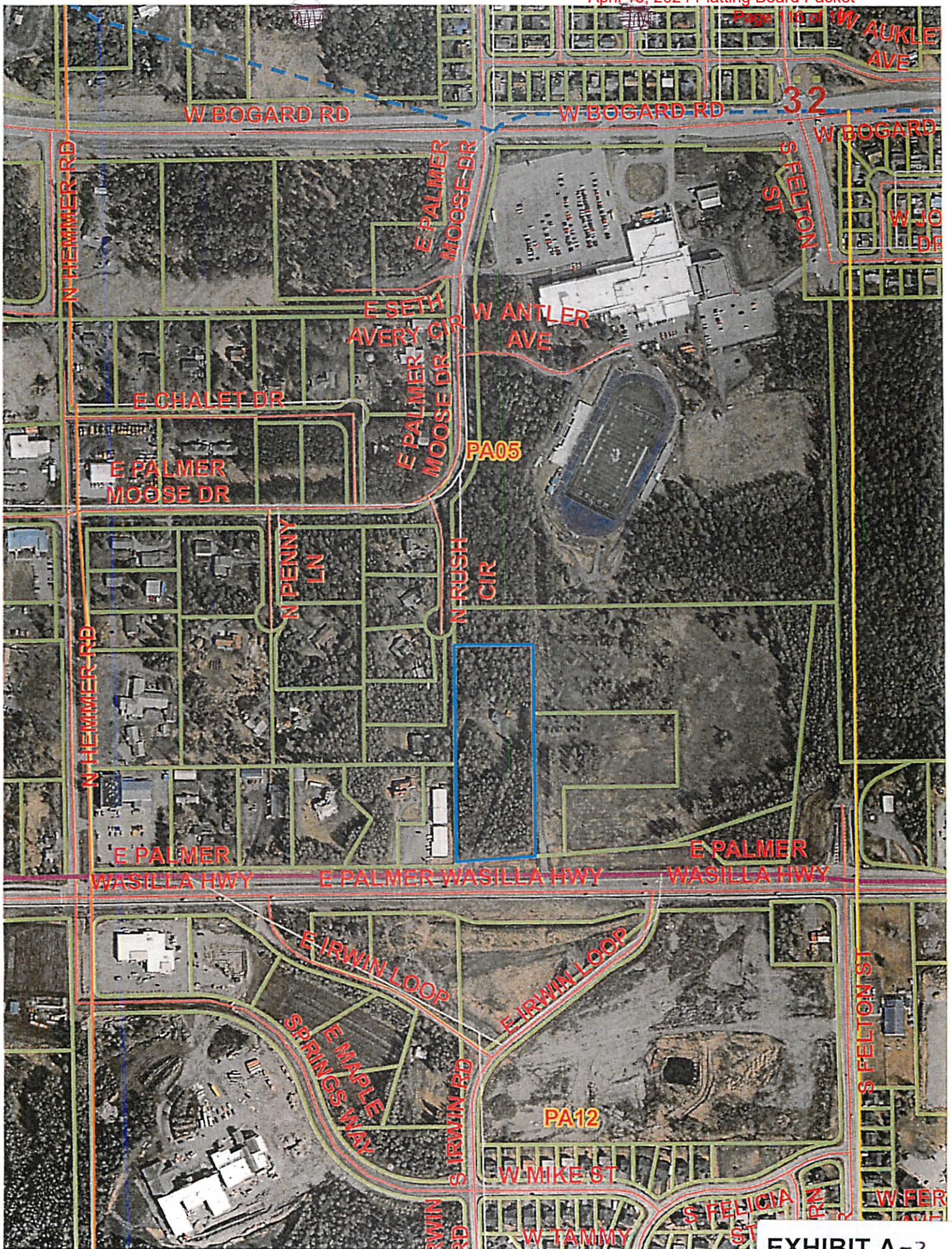
**Suggested motion: I move to approve the Preliminary Plat of Colony Commercial Park, and the variance from MSB 43.20.300(E)(3)(a) Lot and Block Design, Section 32, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:**

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. Add a plat note stating Lots 1 -3 share a common access to E. Palmer-Wasilla Highway.
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.

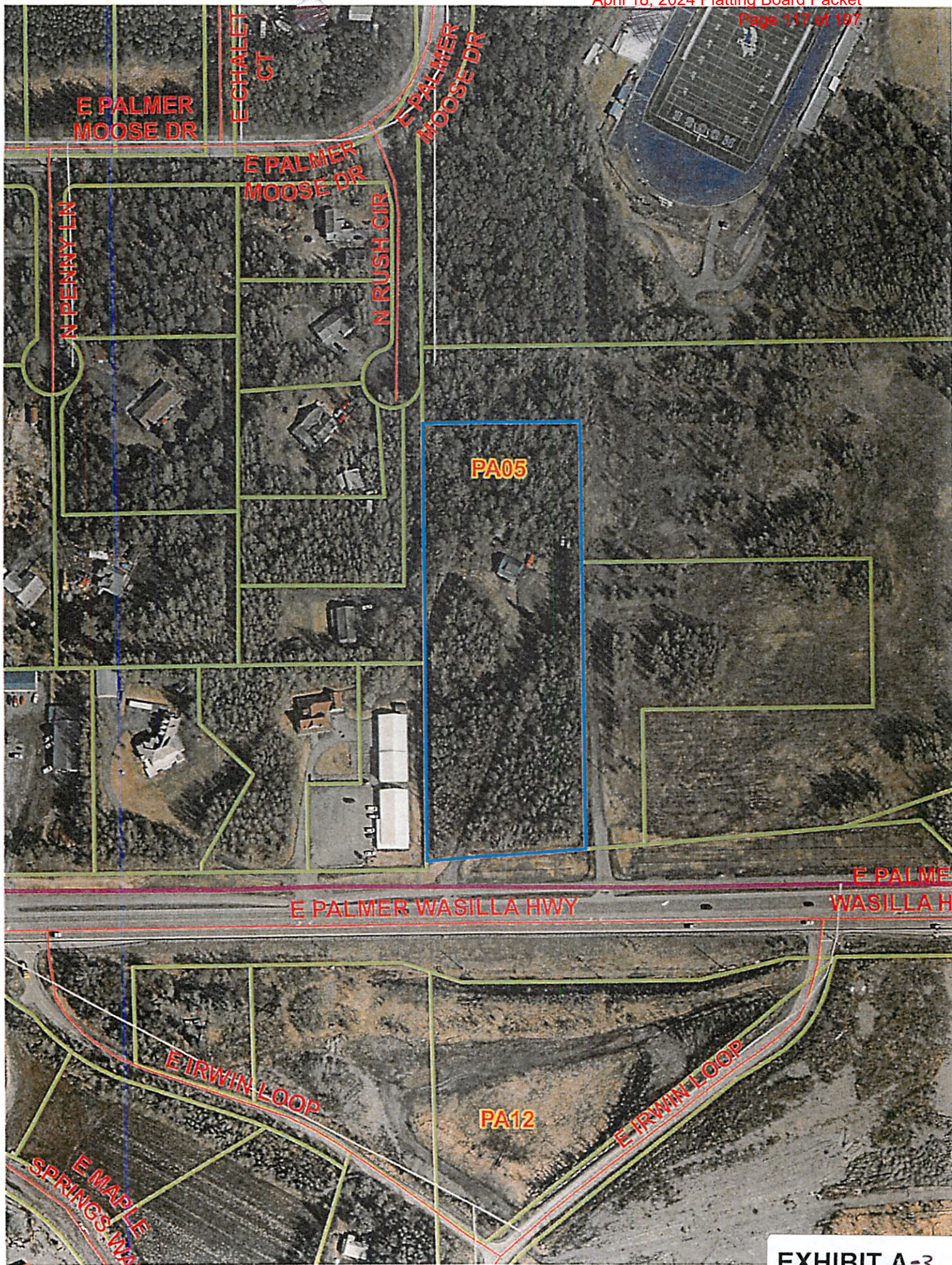














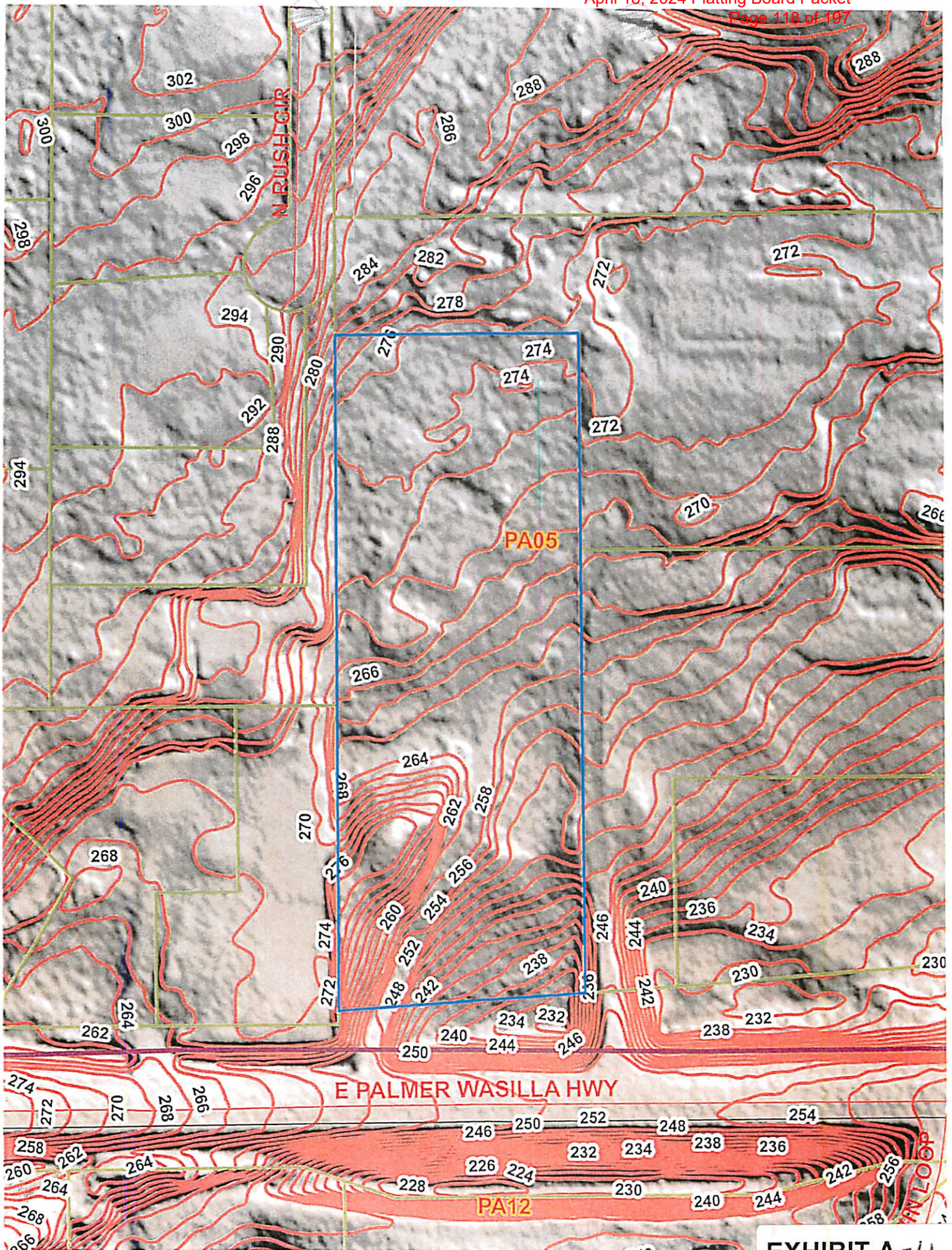


EXHIBIT A-4



## VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

### Legal description of property:

SUBDIVISION: \_\_\_ That portion of the Southeast one-quarter of the Southwest one-quarter (SE1/4 SW1/4) in Section 32, Township 18 North, Range 2 East, Seward Meridian, according to the official Bureau of Land Management Survey thereof, being located in the Palmer Recording District, Third Judicial District, State of Alaska, more particularly described as follows: Beginning at the intersection of the North Right-of-Way line of the Palmer-Wasilla Highway and the West line of the Southeast one-quarter of the Southwest one-quarter of said Section 32; whence the West 1/16 corner common to Section 32, Township 18 North, Range 2 East, Seward Meridian and Section 5, Township 17 North, Range 2 East, Seward Meridian bears S 0°07'E a distance of 50.00 feet; thence N0°07'W a distance of 810.00 feet along the West line of the Southeast one-quarter of the Southwest one-quarter of said Section 32; thence East a distance of 270.00 feet; thence S0°07'E a distance of 810.00 feet to a point on the North Right-of-Way line of said Palmer-Wasilla Highway; thence West a distance of 270.00 feet along the North Right-of-Way line of said Palmer-Wasilla Highway to the point of beginning;

### EXCEPTING THEREFROM

those portions conveyed to the State of Alaska, Department of Transportation and Public Facilities by Warranty Deed recorded November 4, 1980 in Book 222 Page 327 and recorded April 24, 2014 as Instrument No. 2014-007103-0.

WITHIN THE SE1/4 SW1/4 Section 32, Township 18 North, Range 2 East, Seward Meridian, ALASKA

### AKA – TAX PARCEL C024

I, TIM DELAND the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.300 (3) (a) of the Borough Code in order to allow:

### UTILITY EASEMENT TO BE IN FLAG POLE PORTION

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

APPLICANT Name: MIDWAY LLC

14651 LAWALTER RD., PALMER, ALASKA 99645

OWNER Contact Person: TIM Phone (907) 841-0483

SURVEYOR Name (FIRM): KEYSTONE SURVEYING & MAPPING

Mailing Address: P.O. BOX 2216, PALMER, ALASKA Zip: 99645

Contact Person: GARY LoRUSSO Phone: 376-7811

RECEIVED

FEB 08 2024

PLATTING



## VARIANCE REQUEST COLONY COMMERCIAL PARK

*This action will not be detrimental to the public health, safety or welfare, or injurious to adjacent property as the utilities are inexistence and have been for a long time. You can see the existing overhead facilities in the attached drawing. They are centered in a 30' wide easement which places the utilities 1 foot inside the property leaving 59' in which to construct a 20' wide driveway. 3 times more than what is required to construct. Also, if you look at the topographic map you can see that any driveway would have to be constructed in the east side of the flagpoles, the opposite side of the flagpoles from the utility easement as the area where the utility easement is located would be in a side slope.*

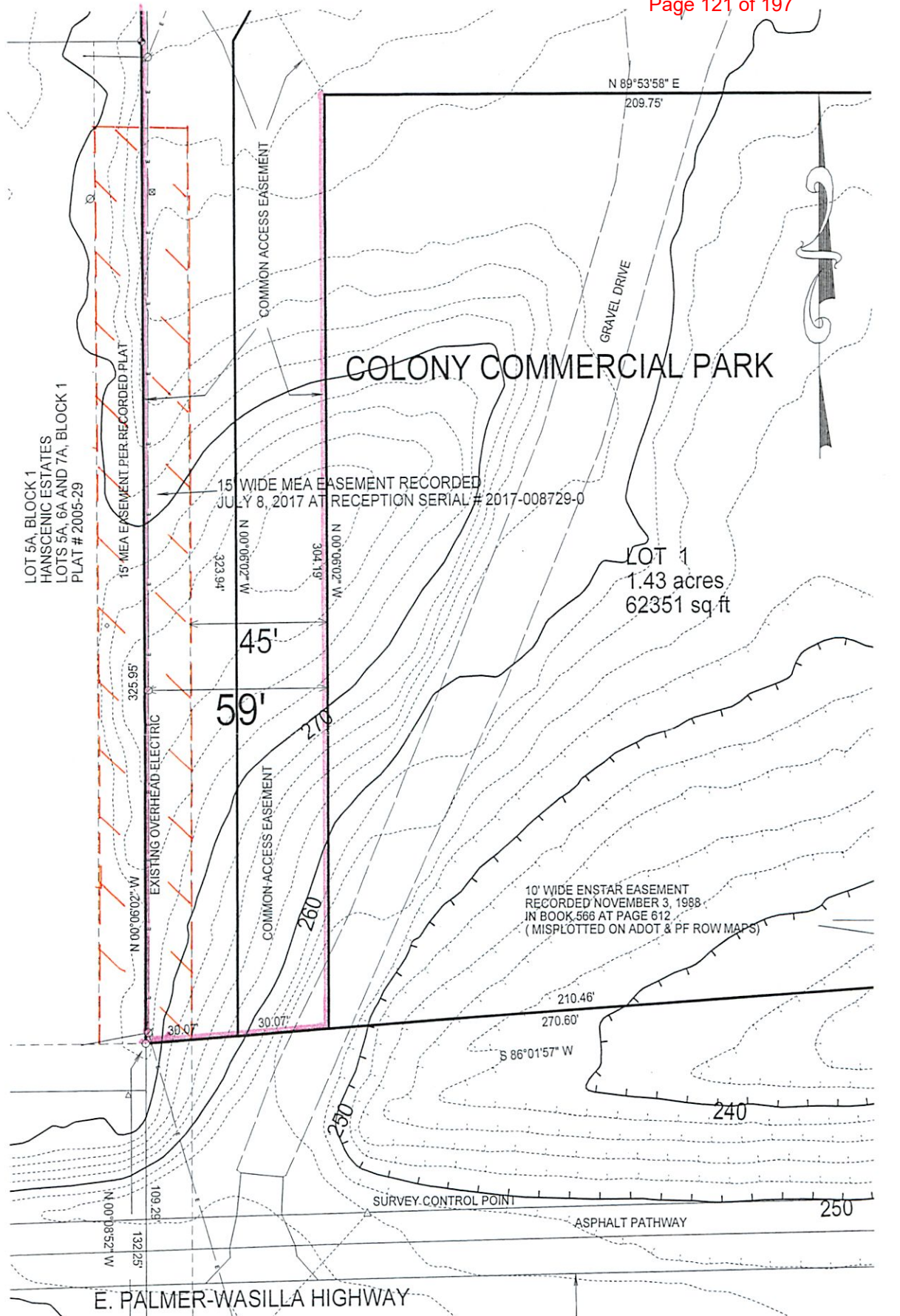
*The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought as most properties don't need to access in the same location as the utilities. There is plenty of room within the double flag pole (60') to accommodate both driveway access and utilities. We allow single flagpoles to be 40' wide knowing that this is wide enough for a driveway.*

*As shown on the attached sketch, the distance from the east flagpole line to the MEA easement is 45'. The physical utilities are located in the center of a 30' wide utility easement on the west lot line of this subdivision. This is standard width for overhead facilities. No change to the status quo will occur. There is 59' of width in which to construct a driveway.*

*There will be no change to the status quo, the utilities are in place and it is unlikely that any change would occur that this action would or could affect. The topography and our access limit what we can do. It is important to note that these lots cannot be further subdivided so this will always be a driveway.*

*Without this variance we would have to add another 15' of land to the flagpole. This would detract from the usability of Lot 1 and would serve no purpose as there is already 59' of room in which to build a 20' to 24' wide driveway.*





SCALE: 1" = 30'







# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

February 5, 2024

RECEIVED

FEB 08 2024

PLATTING

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

Re: *Colony Commercial Park*; Useable Areas, Topography, and Drainage  
HE #22019

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 3 new lots from one existing parcel totaling 4.5 acres. Our soils evaluation included logging 2 new testholes on the parent parcel, review of neighboring soils information, review of LiDAR topography contours, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a slightly irregular rectangle shape north of and bordering E. Palmer Wasilla Highway. The majority of the parcel contains a consistent gentle slope to the south east with the exception of a small steep hill/ridge near the south western corner of the project. Minor regions containing steep slopes exceeding 25% exist and have been delineated on the attached map; most are associated with the small ridge. The total elevation differential indicated on the provided topographical map is approximately 48'.

Soils & Vegetation. The parent parcel contains an existing driveway for access to a residential building with related outbuildings located on proposed Lot 2. There has been some recent clearing on proposed Lot 1. The remaining native vegetation primarily consists of mature or second growth trees including spruce, birch and cottonwood. Lesser shrubs and grasses also exist. Two new testholes were dug near or along proposed lot lines on 10/17/23 to evaluate soil conditions. Near surface soils found in the testholes included a silty topsoil layer extending down to 5-1/2'. Receiving soils below the silts were found to be consistently clean sands and gravels extending down to 12'. A copy of the testhole logs and a location/topography map is attached.

Groundwater. Groundwater was not encountered in any of the testholes. Groundwater is not expected to be a limiting factor for development of the proposed lots.



Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to existing/neighborhood water wells, steep areas, lotlines, and easements. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. In the case of the 2 flag shaped lots, the area exists within the main flag portion and any minor re-configuration of the pole portion would not affect this useable area determination. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, *each of the proposed lots, labeled 1-3, will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.*

Roads and Drainage. The proposed new lots will be accessed via a common shared driveway onto E. Palmer Wasilla Highway, which will provide a reasonable access point for all lots. The new lots will not require the construction of any new roads. In this circumstance a drainage plan is not required, however, general existing drainage patterns have also been indicated on the attached map.

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

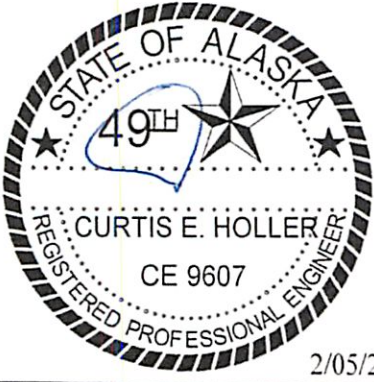
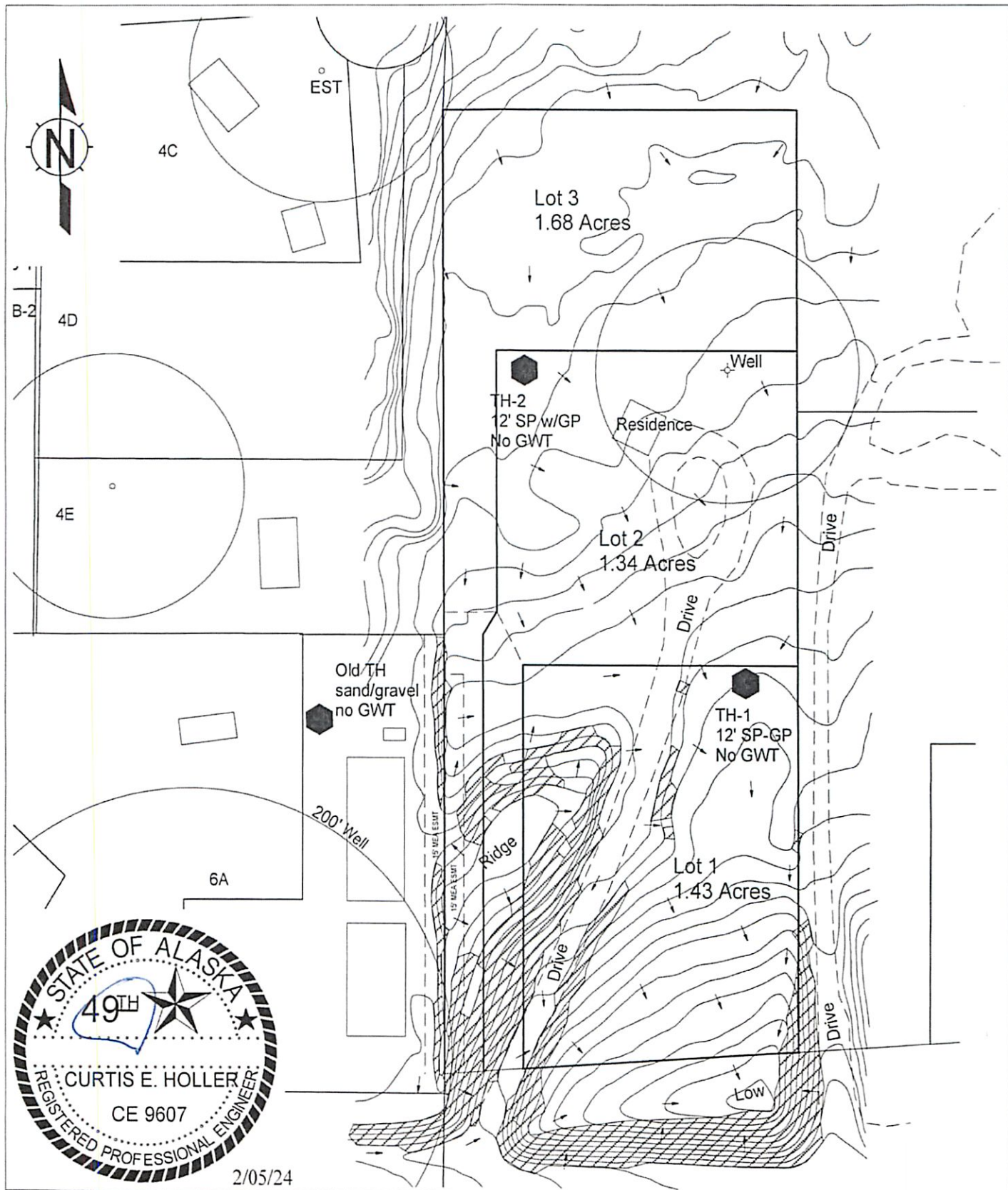
Sincerely,

Curtis Holler, PE

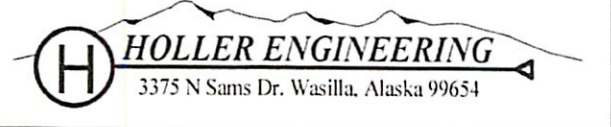
c: T. Deland, w/attachments







Colony Commercial Park  
Testhole, Topography & Drainage Map



Job # 22019 | Scale: 1" = 100' | Date: 2/05/24

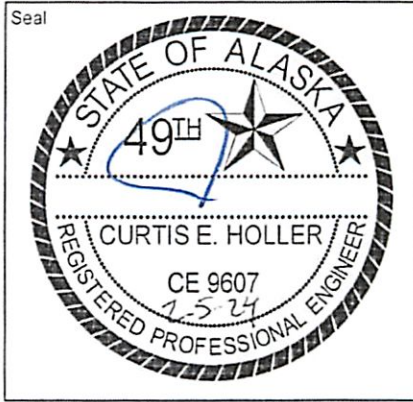
- Notes**
1. Base drawing provided by surveyor.
  2. MSB 2011 2' LiDAR topo not verified.
  3. Arrows denote apparent drainage patterns.
  4. Testhole locations approximate.





# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 2  
 Performed For: Tim DeLand  
 Legal Description: Colony Commercial Park

Depth, feet	Soil Type	Slope	Site Plan
1	CL, Red MHT		See attached testhole & topo map.
2	ML		
3	to		
4	SM-ML		
5	soft, brown loess		
6	SP-GP	WAS GROUNDWATER ENCOUNTERED? <u>No</u> IF YES, AT WHAT DEPTH? <u>N/A</u> DEPTH AFTER MONITORING? <u>N/A</u>	
7	CLIVE GRAY		
8	Moist Rock		
9	< 3" few 6"		
10	MED-COARSE SANDS		
11			

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

12 No GWT

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

19 - TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

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

21 \_\_\_\_\_

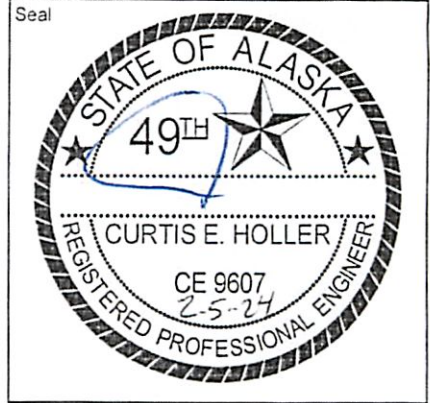
22 - PERFORMED BY: J. Wilkins, C. Holler DATE: 10-17-23





# HOLLER ENGINEERING

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



**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 2 of 2  
 Performed For: Tim DeLand  
 Legal Description: Colony Commercial Park

Depth, feet	Soil Type	Slope	Site Plan
	<p>1 OL, Red Mt</p> <p>2 ML to SM-ML Brown, soft loess</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7 SP w/ GRAVEL Most rock &lt; 2" Few to 10" MEDIUM - COARSE SANDS. CLAYE</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12 No GWT</p>		
<p>WAS GROUNDWATER ENCOUNTERED? <u>No</u></p> <p>IF YES, AT WHAT DEPTH? <u>N/A</u></p> <p>DEPTH AFTER MONITORING? <u>N/A</u></p>		<p>Slope</p>	

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

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

19 - TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

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

21 - \_\_\_\_\_

22 - PERFORMED BY: J. Wilkins, C. Holler

DATE: 10-17-23



**Jesse Curlin**

---

**From:** Jacobson, Gwendolyn A CIV USARMY CEPOA (USA)  
<Gwendolyn.A.Jacobson@usace.army.mil>  
**Sent:** Friday, March 8, 2024 3:00 PM  
**To:** Jesse Curlin  
**Subject:** RE: Regulator of the Day Response Requested: FW: RFC Colony Commercial Park (CC)

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

Good afternoon,

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sample drawings can also be found on our website at  
[www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

You are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and you will be assigned a project manager to assist you. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

Sincerely,  
Gwen

Gwen Jacobson  
Regulatory Specialist  
USACE Alaska District  
[gwendolyn.a.jacobson@usace.army.mil](mailto:gwendolyn.a.jacobson@usace.army.mil)  
(907)347-5802

-----Original Message-----

**From:** Pagemaster, Reg POA <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>  
**Sent:** Thursday, February 22, 2024 4:26 PM  
**To:** Vullo, Emily N CTR (US) <[Emily.N.Vullo@usace.army.mil](mailto:Emily.N.Vullo@usace.army.mil)>  
**Subject:** FW: RFC Colony Commercial Park (CC)



Please read and respond if necessary. Thank you!

Amie Schoelen

U.S. Army Corps of Engineers, Alaska District

Lead Administrative Assistant, Regulatory Division

(907)753-2607

From: Jesse Curlin <Jesse.Curlin@matsugov.us>  
Sent: Wednesday, February 21, 2024 4:47 PM  
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; David Post <david.post@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Pagemaster, Reg POA <regpagemaster@usace.army.mil>; jpatterson@palmerak.org; Brad Hanson <bahanson@palmerak.org>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
Subject: [Non-DoD Source] RFC Colony Commercial Park (CC)

Hello,

The following link is a request for comments on the proposed Colony Commercial Park.

Please ensure all comments have been submitted by March 8, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.





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 1, 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:

- **WA 13 Mcleod (MG), Avalon Circle Vacation (Knik Goose-Bay Road)**
  - DOT&PF's objects to the vacation of Avalon Circle. This vacation falls within the location parameters of DOT&PF's active project: [Knik Goose-Bay Road: Centaur Avenue to Vine Road](#). DOT&PF is willing to re-review and comment after substantial completion of this active project.
  - The Knik Goose-Bay Road: Centaur Avenue to Vine Road project has relocated utilities into this easement. Those utilities require property rights through utility easements if the roadway easement is vacated.
  - No direct access for either lot adjacent to Avalon Circle to Knik Goose-Bay Road. Both lots must take access through S Avalon Circle, W Minnie Way, or S Heritage Farm Road. Access for both lots is recommended through S Avalon Circle.
- **Colony Commercial Park, MSB Waiver 71-107 (Palmer-Wasilla Highway)**
  - No objection to proposed lot division.
  - No new utility access through Palmer-Wasilla Highway, all utilities must connect through existing utility access point or shared common access. Please memorialize as plat note.
  - Please add as plat note: "Lots 1 – 3 will share one common access to the Palmer-Wasilla Highway."
  - Platting actions invalidate existing driveway permits and require permits to be re-applied for. Apply for a new driveway permit to secure that driveway permit accommodates all three lots. Driveway permits and Approach Road Review 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."*



- **PA 12 Holland (Inner Springer Loop)**
  - No objection to proposed lot division.
  - Both lots must take driveway and utility access through S Verda Dr.
  - Please add as plat note: “No direct access through Inner Springer Loop.”
  - Please add as plat note: “No utility access through Inner Springer Loop.”

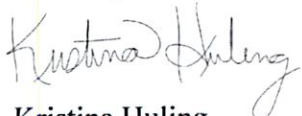
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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](mailto: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



**Jesse Curlin**

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**From:** Daniel Dahms  
**Sent:** Tuesday, March 5, 2024 3:41 PM  
**To:** Jesse Curlin; MSB Platting  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Colony Commercial Park (CC)

Chris,

Work with City of Palmer to ensure Planned Unit Development Regulations in 17.32 are followed.

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

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Wednesday, February 21, 2024 4:47 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; David Post <david.post@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; USACE <regpagemaster@usace.army.mil>; jpatterson@palmerak.org; Brad Hanson <bahanson@palmerak.org>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Colony Commercial Park (CC)

Hello,

The following link is a request for comments on the proposed Colony Commercial Park. Please ensure all comments have been submitted by March 8, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Colony Commercial Park](#)

Sincerely,

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



**Jesse Curlin**

---

**From:** Gerrit Verbeek  
**Sent:** Monday, March 4, 2024 12:25 PM  
**To:** Jesse Curlin  
**Cc:** Fred Wagner  
**Subject:** Report - Colony Commercial Pk  
**Attachments:** ColonyCommercialPark\_Report.pdf

The existing building on the property appears to have an AHRS (Alaska Heritage Resources Survey) number associated with it. I need to renew my AHRS access to check what the site information is, but the owner should be encouraged to develop the property in a way which takes cultural resources into account.

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





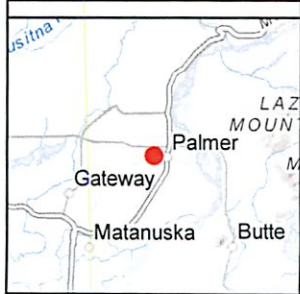
Matanuska Susitna Borough  
Planning and Land Use Department

Plat Review Packet  
3/4/2024

Parcels:  
118N02E32C024

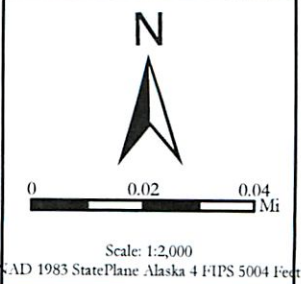


Tax ID 118N02E32C024 - February 2024



### Legend

- Greater Palmer CC
- South Colony RSA
- Greater Palmer Cons'd FSA
- Palmer High School
- Palmer Middle School



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

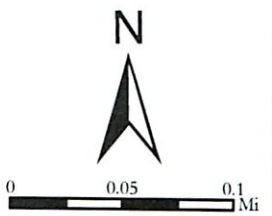


Tax ID 118N02E32C024 - February 2024



**Legend**

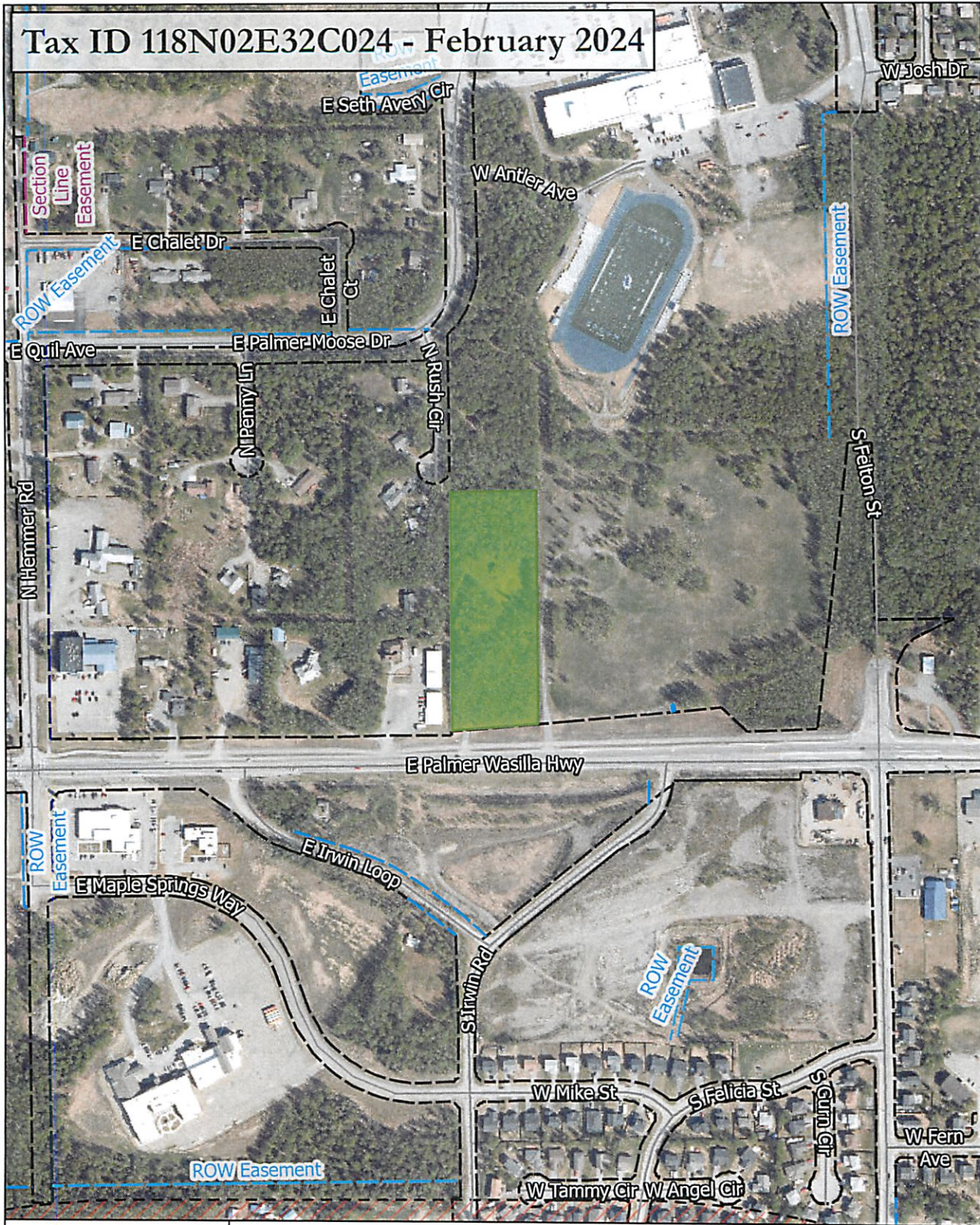
Alaska Soil Types



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

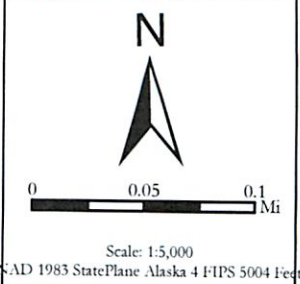


Tax ID 118N02E32C024 - February 2024



**Legend**

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



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





## Plat Review

*Parcels: 118N02E32C024*

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## Community Details

Assembly District: '2'

RSA: 'South Colony'

FSA: 'Greater Palmer Consolidated'

CC: 'Greater Palmer'

Within city boundary of 'Palmer'

Public elementary school: 'Swanson And Sherrod'

Public middle school: 'Palmer Middle School'

Public high school: 'Palmer High School'

## Transportation Details

The parcel has frontage on:

E Palmer Wasilla Hwy, which is a designated Major Arterial in the 2022 OSHP and has a speed limit of 45 mph

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

Chalet Ct, which is a designated Local Road (NC) in the 2022 OSHP

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

ROW Easement

Section Line Easement

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





## Plat Review

Parcels: 118N02E32C024

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## Soils Details

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

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

5.36 acres (57.4 %) of Soil Type 106 ('Bodenburg silt loam, sloping and moderately steep')

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

'Dwellings with Basements': Not limited

'Dwellings without Basements': Not limited

'Septic Tank Absorption Fields': Very limited

'Sewage Lagoons': Very limited

'Construction Sand/Gravel source': Fair

3.98 acres (42.6 %) of Soil Type 108 ('Bodenburg silt loam, undulating')

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

'Dwellings with Basements': Not limited

'Dwellings without Basements': Not limited

'Septic Tank Absorption Fields': Very limited

'Sewage Lagoons': Very limited

'Construction Sand/Gravel source': Fair

This property contains soils identified by the USDA as Soils of Local Importance (Mat-Su Prime and Important Farmland)

For more details see [https://www.nrcs.usda.gov/wps/portal/nrcs/ak/soils/surveys/nrcs142p2\\_035917/](https://www.nrcs.usda.gov/wps/portal/nrcs/ak/soils/surveys/nrcs142p2_035917/)

Soil Type 106 ('Bodenburg silt loam, sloping and moderately steep')

Soil Type 108 ('Bodenbug silt loam, undulating')

If you would like advice on preserving or utilizing this soil resource, please contact Gerrit Verbeek

## Cultural Resources

Cultural resources have been catalogued on or near this property. If you would like more information or to consider conducting a survey, please contact the State Historic Preservation Officer, <https://dnr.alaska.gov/parks/oha/index.htm>.



## Jesse Curlin

---

**From:** Permit Center  
**Sent:** Thursday, February 22, 2024 8:22 AM  
**To:** Jesse Curlin  
**Subject:** RE: RFC Colony Commercial Park (CC)

Good morning, Chris. No comments from the Permit Center.

**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:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Wednesday, February 21, 2024 4:47 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; David Post <david.post@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; USACE <regpagemaster@usace.army.mil>; jpatterson@palmerak.org; Brad Hanson <bahanson@palmerak.org>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Colony Commercial Park (CC)

Hello,

The following link is a request for comments on the proposed Colony Commercial Park. Please ensure all comments have been submitted by March 8, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

[Colony Commercial Park](#)

Sincerely,

Jesse C. "Chris" Curlin  
Platting Technician  
Matanuska-Susitna Borough



DEPARTMENT OF COMMUNITY DEVELOPMENT



Brad Hanson  
Director

Beth Skow  
Library Director

Bret Chisholm  
Parks & Facilities Manager

Nathaniel Ouzts  
Building Inspector

## MEMORANDUM Update

Mail: 231 W. Evergreen Ave.  
Location: 645 E. Cope Industrial Way  
Palmer, AK 99645-6748  
Phone: 907-745-3709  
www.palmerak.org

TO: Fred Wagner, Chief of Platting  
FROM: Joan E. Patterson, Administrative Assistant  
DATE: March 22, 2024  
LOCATION: Tax Parcel C-24, T18N, R2E, S32  
SUBJECT: Preliminary Plat Request  
TAX ACCT#: 18N02E32C024

Inside City Limits

Outside City Limits

We have distributed the preliminary plat packet for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary. I like the 3 lots but only one access point!
2. Building Inspector: No changes necessary.
3. Community Development: No changes necessary. Property is within the Airport Influence Area.
4. Fire Chief: Any roadway must comply with Section 503 and Appendix D of the 2015 IFC.
5. Public Works:
6. Planning and Zoning Commission: ~~The proposed platting action is scheduled to be reviewed at the March 21, 2024, Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.~~ The proposed platting action was reviewed at the Planning & Zoning meeting; the Commission had no comments.

City of Palmer





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](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  
O: (907) 714-7521



## Jesse Curlin

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Thursday, February 29, 2024 3:50 PM  
**To:** Jesse Curlin  
**Subject:** RE: RFC Colony Commercial Park (CC)  
**Attachments:** ColonyCommercial\_plat.pdf

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

Hi Jesse,

Thank you for reaching out. MTA has reviewed Colony Commercial Park and would like to request the following:

See attached pdf with highlighted route for esmt. I feel like we should have something on this, I think we can follow the existing 15' MEA esmt running along the West edge of flag lot 3 within the access esmt, then head East across both access esmt to a 15'x15' MTA esmt in the North/West corner of lot 1. Unless the common access easements cover utilities. This should give us a path to serve all 3 lots.

Thank you,

### 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.

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Thursday, February 22, 2024 11:19 AM  
**To:** Cayla Ronken <cronken@mtasolutions.com>  
**Subject:** RE: RFC Colony Commercial Park (CC)

Thanks!  
Try it now.

 [Colony Commercial Park](#)

Sincerely,

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







## Jesse Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, February 29, 2024 4:30 PM  
**To:** Jesse Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Colony Commercial Park (CC)  
**Attachments:** Agenda Plat.PDF

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

Jesse,

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

Thanks,

**MIREYA ARMESTO**

**GCI** | Technician III, GIS Mapping  
m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Wednesday, February 21, 2024 4:47 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; David Post <david.post@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; USACE <regpagemaster@usace.army.mil>; jpatterson@palmerak.org; Brad Hanson <bahanson@palmerak.org>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Colony Commercial Park (CC)

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Hello,

The following link is a request for comments on the proposed Colony Commercial Park. Please ensure all comments have been submitted by March 8, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Colony Commercial Park](#)

Sincerely,







**CERTIFICATE OF OWNERSHIP & DEDICATION**

WE 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, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME/TITLE  
MIDWAY, LLC  
14651 E. LAWALTER ROAD  
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_ FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_

DATED \_\_\_\_\_ 20 \_\_\_\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR \_\_\_\_\_

ATTEST: \_\_\_\_\_ PLATTING CLERK \_\_\_\_\_

CERTIFICATION OF PAYMENT OF TAXES

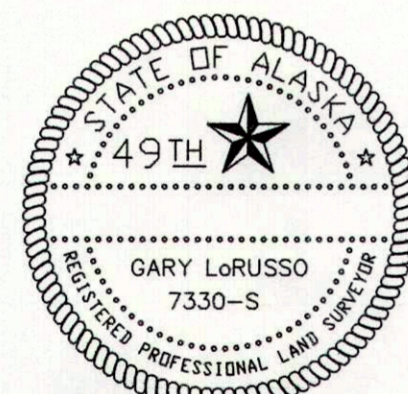
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_ 20 \_\_\_\_\_ AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_

CERTIFICATION OF PAYMENT OF TAXES

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

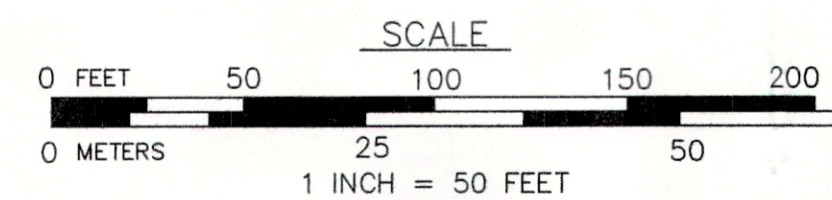
DATE \_\_\_\_\_ CITY OF PALMER TAX COLLECTION OFFICIAL \_\_\_\_\_



SURVEYOR'S CERTIFICATE

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

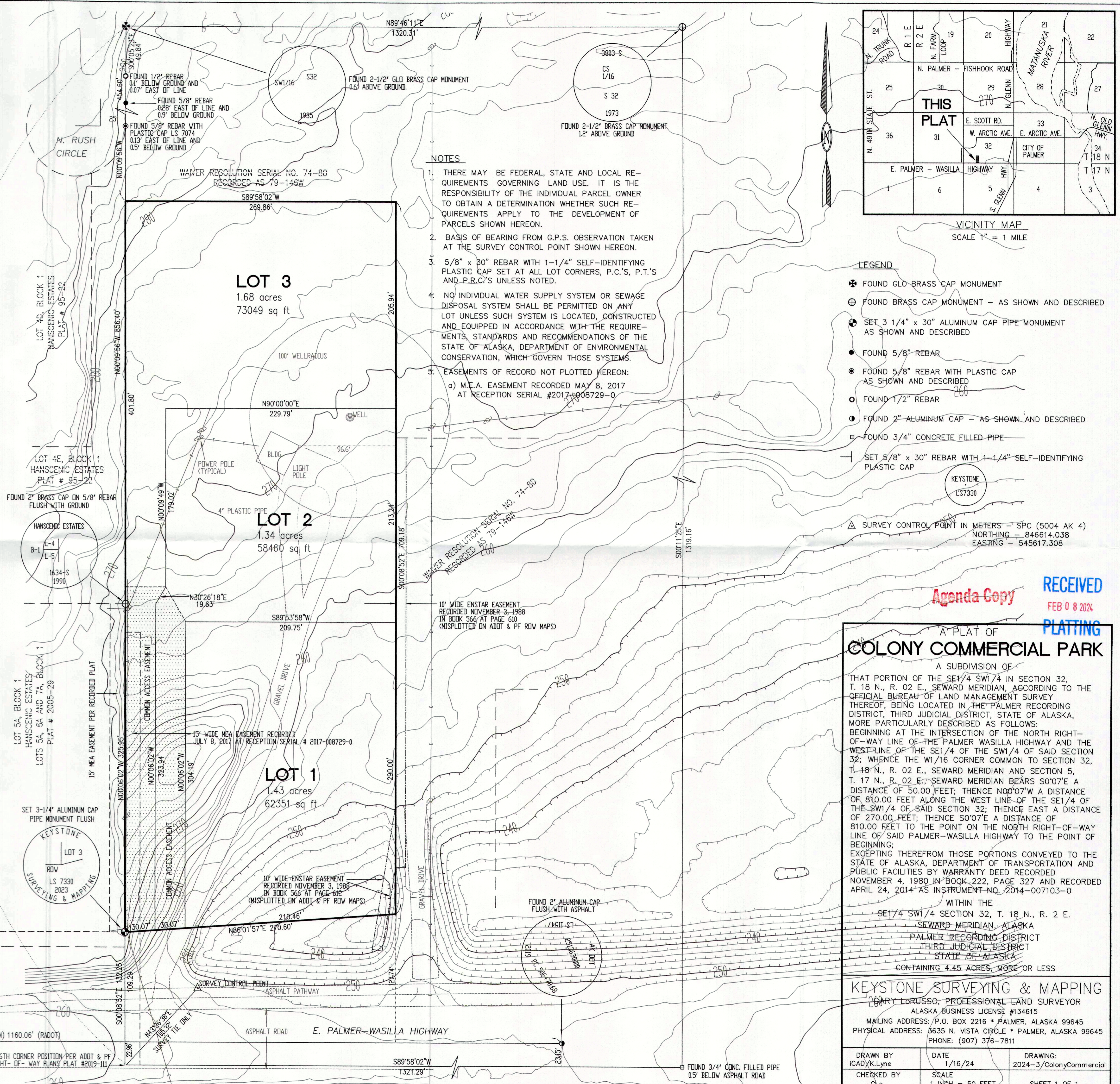
7330-S GARY LoRUSSO  
REGISTERED LAND SURVEYOR DATE \_\_\_\_\_



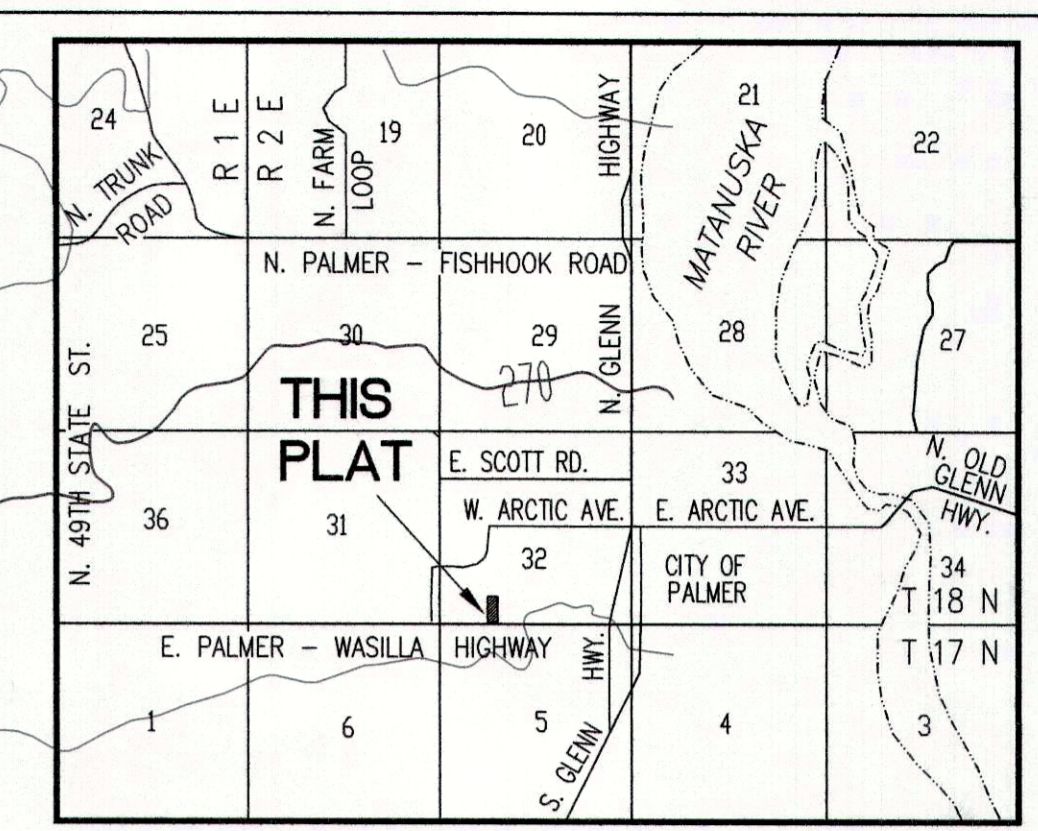
FOUND 2" ALUMINUM CAP FLUSH WITH ASPHALT  
24511 ST  
200 FT. 1/4" RADIUS  
233233000  
AK  
100'

FOUND 5/8" REBAR WITH PLASTIC CAP ARE. 2234-S  
95.10'

FOUND 5/8" REBAR WITH PLASTIC CAP ARE. 2234-S  
94.65'  
104.86'



- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
  2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
  3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
  4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
  5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
    - a) M.E.A. EASEMENT RECORDED MAY 8, 2017 AT RECEPTION SERIAL #2017-008729-0



VICINITY MAP  
SCALE 1" = 1 MILE

- LEGEND**
- ⊗ FOUND GLO-BRASS CAP MONUMENT
  - ⊕ FOUND BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
  - ⊙ SET 3 1/4" x 30" ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
  - FOUND 5/8" REBAR
  - ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP AS SHOWN AND DESCRIBED
  - FOUND 1/2" REBAR
  - ⊙ FOUND 2" ALUMINUM CAP - AS SHOWN AND DESCRIBED
  - FOUND 3/4" CONCRETE FILLED PIPE
  - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP
  - ⊙ KEYSTONE LS7330
  - △ SURVEY CONTROL POINT IN METERS - SPC (5004 AK 4)  
NORTHING = 846614.038  
EASTING = 545617.308

**RECEIVED**  
FEB 0 8 2024  
**Agenda Copy**

**A PLAT OF**  
**COLONY COMMERCIAL PARK**  
A SUBDIVISION OF  
THAT PORTION OF THE SE 1/4 SW 1/4 IN SECTION 32, T. 18 N., R. 02 E., SEWARD MERIDIAN, ACCORDING TO THE OFFICIAL BUREAU OF LAND MANAGEMENT SURVEY THEREOF, BEING LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF THE PALMER WASILLA HIGHWAY AND THE WEST LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 32; WHENCE THE W 1/16 CORNER COMMON TO SECTION 32, T. 18 N., R. 02 E., SEWARD MERIDIAN AND SECTION 5, T. 17 N., R. 02 E., SEWARD MERIDIAN BEARS S07°07'E A DISTANCE OF 50.00 FEET; THENCE N00°07'W A DISTANCE OF 810.00 FEET ALONG THE WEST LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 32; THENCE EAST A DISTANCE OF 270.00 FEET; THENCE S07°07'E A DISTANCE OF 810.00 FEET TO THE POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID PALMER-WASILLA HIGHWAY TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES BY WARRANTY DEED RECORDED NOVEMBER 4, 1980 IN BOOK 222, PAGE 327 AND RECORDED APRIL 24, 2014 AS INSTRUMENT NO. 2014-007103-0 WITHIN THE SE 1/4 SW 1/4 SECTION 32, T. 18 N., R. 2 E., SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 4.45 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #134615  
MAILING ADDRESS: P.O. BOX 2216 \* PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 5635 N. VISTA CIRCLE \* PALMER, ALASKA 99645  
PHONE: (907) 376-8111

DRAWN BY iCAD/K.Lyne	DATE 1/16/24	DRAWING: 2024-3/ColonyCommercial
CHECKED BY Clo	SCALE 1 INCH = 50 FEET	SHEET 1 OF 1



D







STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 18, 2024

PRELIMINARY PLAT: NORDIC PARK 2  
LEGAL DESCRIPTION: SEC 36, T19N, R05W, SEWARD MERIDIAN AK  
PETITIONERS: WILLIAM G. ROYCE; JEFF & JEANNE FRIEDMAN LIVING TRUST;  
GAIL C. GREEN  
SURVEYOR: KEYSTONE SURVEYING/  
ACRES: 96.65 ± PARCELS: 4  
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2024-026

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**REQUEST:** The request is to create four tracts from Tracts A & B, Nordic Park, Plat No. 2021-44 and Government Lot 22 (Tax Parcel D4), Section 36, and vacate a portion of the right-of-way of N. Nordic Lane, to be known as **NORDIC PARK 2**, containing 96.65 acres +/- . Parcels are located north of N. Nancy Lake Parkway, east of Suncrest Lake, south of Rainbow Lake, southeast of N. Rainbow Shore Drive and accessed by N. Nordic Lane; lying within Section 36, Township 19 North, Range 05 West, Seward Meridian, Alaska.

Pursuant MSB 43.10.065(G), a vacation posting is required to be in place for 30 days prior to the hearing date. However, the posting was done on March 31, 2024. Therefore, this case must be continued to May 2, 2024 to allow for posting in accordance with code.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

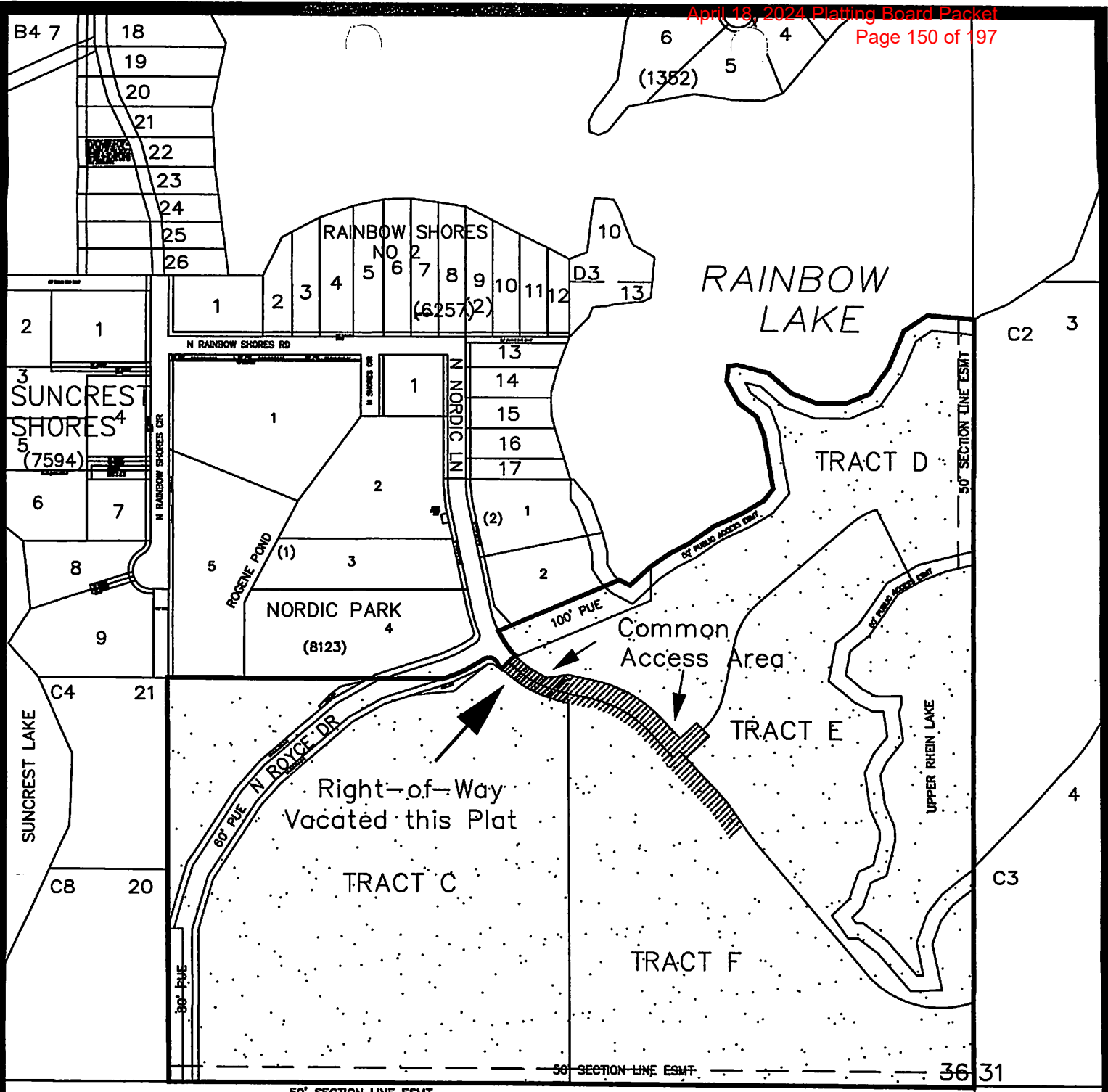
**Suggested motion: I move to approve the continuation to May 2, 2024 of the preliminary plat of Nordic Park 2, Section 36, Township 19 North, Range 05 West, Seward Meridian, Alaska, contingent on staff recommendation of continuance.**

**EXHIBITS**

Vicinity Map

**EXHIBIT A – 1 pg**





### VICINITY MAP

FOR PROPOSED NORDIC PARK 2

LOCATED WITHIN

SECTION 36, T19N, R05W, SEWARD MERIDIAN,  
ALASKA

WILLOW 14 MAP

**SUBJECT  
PROPERTY**

**EXHIBIT A**



CERTIFICATE OF OWNERSHIP & DEDICATION

WE 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, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

WILLIAM G. ROYCE DATE  
P.O. BOX 50  
WILLOW, ALASKA 99688

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

SIGNATURE DATE

NAME/TITLE  
JEFF & JEANNE FRIEDMAN LIVING TRUST  
1534 D STREET  
ANCHORAGE, ALASKA 99501

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

BENEFICIARIES

GEORGE BAGGEN DATE  
104 BARLOW STREET  
SITKA, ALASKA 99835

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

JEFF FRIEDMAN DATE  
P.O. BOX 111841  
ANCHORAGE, ALASKA 99511

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE PLANNING & LAND USE DIRECTOR  
ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

DATE BOROUGH TAX COLLECTION OFFICIAL

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

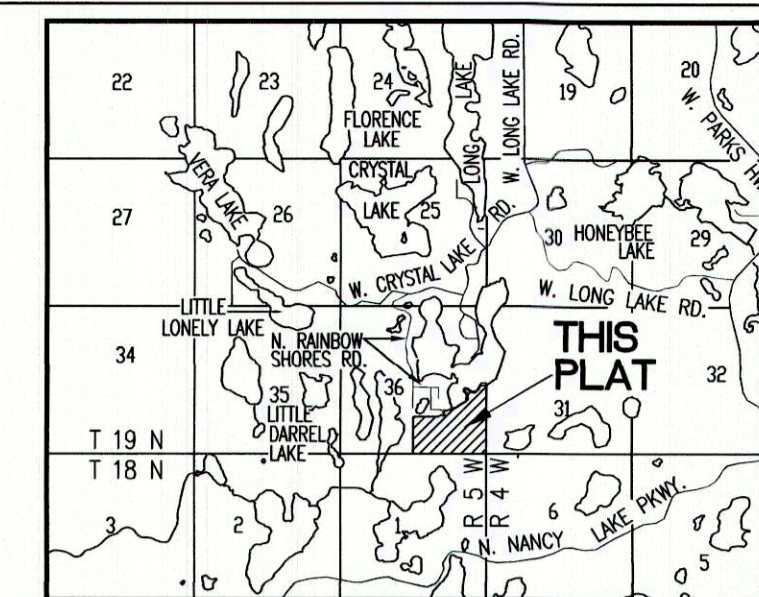


LINE TABLE

LINE	LENGTH	BEARING
L1	50.00'	S89°53'25"E
L2	30.00'	S89°53'25"E
L3	50.00'	S89°58'18"E
L4	10.00'	S41°00'00"E
L5	50.25'	S43°17'22"W
L6	45.00'	S52°06'28"W
L7	50.00'	S75°59'54"W
L8	21.99'	N72°00'00"E
L9	16.53'	S78°00'00"E
L10	22.96'	S78°00'00"E
L11	68.88'	N89°52'16"E
L12	51.41'	N00°05'28"W
L13	30.68'	N00°05'28"W
L14	37.21'	N62°38'52"W
L15	77.88'	S56°13'48"W
L16	64.79'	S63°12'51"W
L17	51.86'	S39°45'26"W
L18	76.80'	S06°35'56"E
L19	62.75'	S21°04'06"E
L20	75.61'	S53°16'57"E
L21	47.58'	S05°01'49"W
L22	29.12'	S81°38'08"W
L23	45.41'	N82°39'28"W
L24	14.69'	N00°04'08"E
L25	24.57'	N00°03'16"E
L26	23.80'	N76°00'53"E
L27	65.67'	N76°11'59"E
L28	71.66'	S50°10'58"E
L29	30.32'	S01°22'40"W
L30	24.79'	S16°58'41"W
L31	47.23'	S24°38'34"W
L32	45.35'	S03°55'29"E
L33	48.39'	S45°10'06"W
L34	22.03'	S34°39'30"E
L35	24.17'	S89°19'37"E
L36	20.83'	N87°54'59"E
L37	30.00'	N47°00'00"E
L38	30.00'	S43°00'00"E
L39	30.00'	N45°29'23"E
L40	30.00'	N45°29'23"E
L41	60.00'	N45°29'23"E
L42	83.47'	S78°00'00"E
L43	77.04'	S78°00'00"E

CURVE TABLE

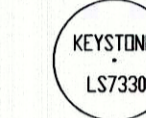
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	218.89'	380.00'	112.46'	32°58'18"	215.67'	S16°30'51"W
C2	201.41'	350.00'	103.58'	32°58'18"	198.64'	S16°30'51"W
C3	184.15'	320.00'	94.70'	32°58'18"	181.62'	S16°30'51"W
C4	103.32'	370.00'	52.00'	16°00'00"	102.99'	S41°00'00"W
C5	111.70'	400.00'	56.22'	16°00'00"	111.34'	S41°00'00"W
C6	120.08'	430.00'	60.43'	16°00'00"	119.69'	S41°00'00"W
C7	152.54'	380.00'	77.31'	23°00'00"	151.52'	S60°30'00"W
C8	140.50'	350.00'	71.21'	23°00'00"	139.56'	S60°30'00"W
C9	128.46'	320.00'	65.10'	23°00'00"	127.60'	S60°30'00"W
C10	86.22'	380.00'	43.30'	13°00'00"	86.03'	N65°30'00"E
C11	42.82'	30.00'	25.98'	81°47'12"	39.28'	N80°06'24"W
C12	36.06'	390.00'	18.04'	05°17'49"	36.04'	S41°51'42"E
C13	227.96'	390.00'	117.34'	33°29'23"	224.73'	S61°15'18"E
C14	210.42'	360.00'	108.31'	33°29'23"	207.44'	S61°15'18"E
C15	130.95'	330.00'	66.35'	27°44'09"	130.09'	S55°52'41"E
C16	250.45'	410.00'	129.27'	35°00'00"	246.58'	N60°30'00"W
C17	213.80'	350.00'	110.35'	35°00'00"	210.49'	N60°30'00"W
C18	195.48'	320.00'	100.90'	35°00'00"	192.45'	N60°30'00"W
C19	59.69'	380.00'	29.91'	09°00'00"	59.63'	N38°30'00"W
C20	33.51'	320.00'	16.77'	06°00'00"	33.50'	S37°00'00"E
C21	388.03'	320.00'	221.89'	69°28'35"	364.69'	S74°44'18"E
C22	140.50'	230.00'	72.52'	35°00'00"	138.32'	N29°30'00"E
C23	148.53'	230.00'	76.96'	37°00'00"	145.96'	S30°30'00"W
C24	100.36'	250.00'	50.86'	23°00'00"	99.68'	S60°30'00"W
C25(T)	233.82'	330.00'	122.06'	40°35'51"	228.96'	S46°56'50"E



VICINITY MAP  
SCALE 1" = 1 MILE

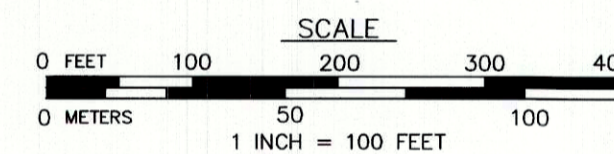
LEGEND

- ✱ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- ⊕ FOUND BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR
- FOUND 1" INSIDE DIAMETER IRON PIPE
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS 7330
- (T) = TOTAL DIMENSION
- SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
  - a) M.E.A. EASEMENT RECORDED NOVEMBER 19, 2009 AT RECEIPTION SERIAL #2009-025520-0
  - b) 50' WIDE PUBLIC ACCESS EASEMENT RESERVED IN QUITCLAIM DEED RECORDED JANUARY 25, 1999 AT BOOK 996, PAGE 39. EASEMENT IS ALONG ORDINARY HIGH WATER MARK OF RAINBOW LAKE AND UNNAMED LAKE.
6. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED MAY 5, 2022 AT RECEIPTION SERIAL #2022-012062-0, PALMER RECORDING DISTRICT.



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A PLAT OF  
**NORDIC PARK 2**  
A SUBDIVISION OF TRACTS A AND B,  
NORDIC PARK, PLAT #2021-44, GOVERNMENT LOT 22  
AND THE VACATION OF A PORTION OF N. NORDIC STREET  
ALL WITHIN SECTION 36, T. 19 N., R. 5 W.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 96.65 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #134615  
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645  
PHONE: (907) 376-7811

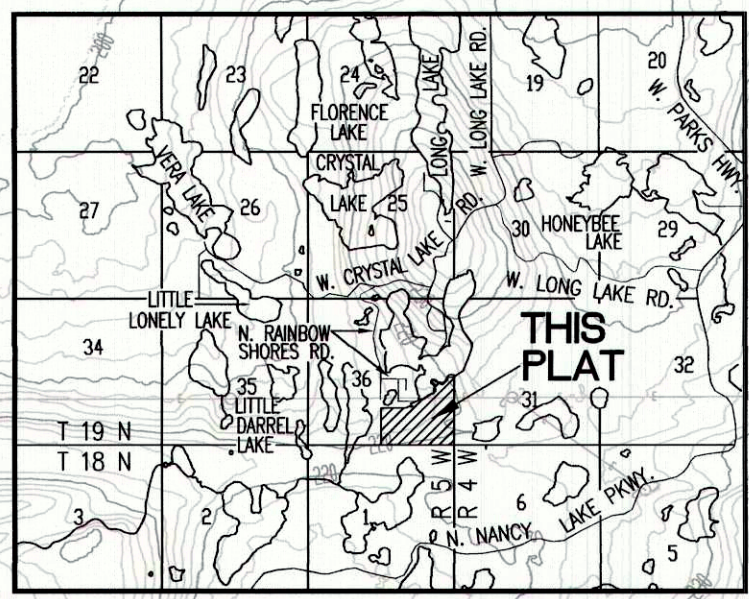
DRAWN BY ICAD/K.Lyne	DATE 2/24/24	DRAWING: 2023-16/NordicPark2
CHECKED BY Glo	SCALE 1 INCH = 100 FEET	SHEET 1 OF 2



A PLAT OF  
**NORDIC PARK 2**  
A SUBDIVISION OF TRACTS A AND B,  
NORDIC PARK, PLAT #2021-44, GOVERNMENT LOT 22  
AND THE VACATION OF A PORTION OF N. NORDIC STREET  
ALL WITHIN SECTION 36, T. 19 N., R. 5 W.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 96.65 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
GARY LORUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #154815  
MAILING ADDRESS: P.O. BOX 2216 PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE PALMER, ALASKA 99645  
PHONE: (907) 376-7811

DRAWN BY ICAD/K.L.yne	DATE 2/24/24	DRAWING 2023-16/NordicPark2
CHECKED BY G.L.	SCALE 1 INCH = 100 FEET	SHEET 2 OF 2



- LEGEND**
- ★ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
  - ⊕ FOUND BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
  - FOUND 5/8" REBAR
  - FOUND 1" INSIDE DIAMETER IRON PIPE
  - FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS 7330
  - (T) = TOTAL DIMENSION
  - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

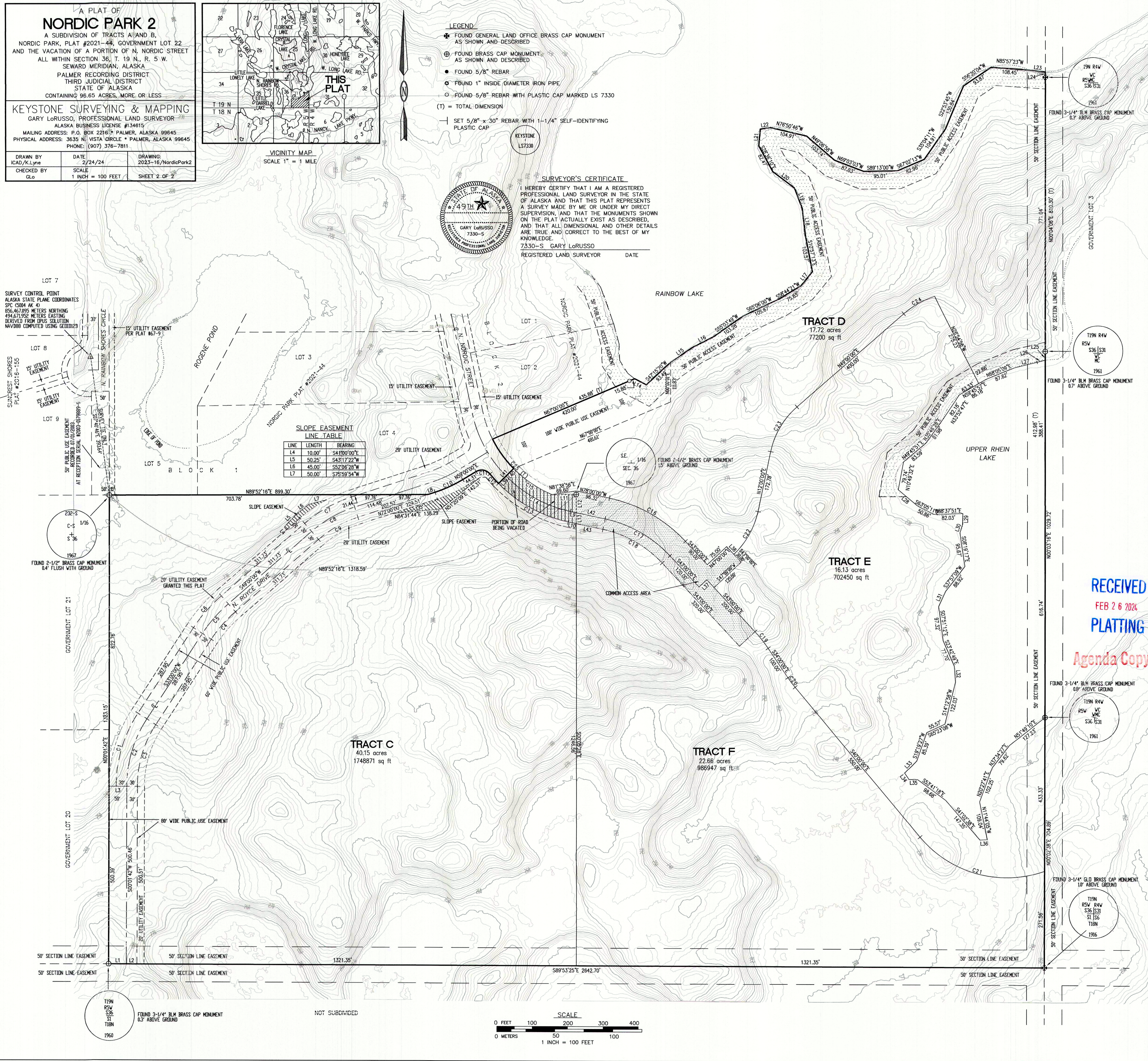


**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
7330-S GARY LORUSSO  
REGISTERED LAND SURVEYOR DATE

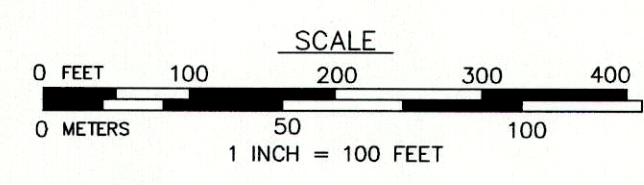
**SLOPE EASEMENT LINE TABLE**

LINE	LENGTH	BEARING
L4	10.00'	S41°00'00"E
L5	50.25'	S43°17'22"W
L6	45.00'	S52°06'28"W
L7	50.00'	S75°59'54"W

SURVEY CONTROL POINT  
ALASKA STATE PLANE COORDINATES  
SPC (5004 AK 4)  
856,467.895 METERS NORTHING  
494,671.952 METERS EASTING  
DERIVED FROM OPUS SOLUTION  
NAV9888 COMPUTED USING GEOTRANS



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NOT SUBDIVIDED



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STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 18, 2024

PRELIMINARY PLAT: POWDER RIDGE  
LEGAL DESCRIPTION: SEC 03, T26N, R08W, SEWARD MERIDIAN AK  
PETITIONERS: POWDER RIDGE INVESTMENTS LLC  
SURVEYOR: KEYSTONE SURVEYING  
ACRES: 107.03 ± PARCELS: 4  
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2024-030

---

**REQUEST:** The request is to create four tracts from Tract F, Alaska Division of Land Supplemental Cadastral Survey, recorded as Plat 79-74 (Tax Parcel D2), to be known as **POWDER RIDGE**, containing 107.03 acres +/- . Parcels are located east of Peters Creek and south of W. Petersville Road; lying within Section 03, Township 26 North, Range 08 West, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos EXHIBIT A – 3 pgs  
Topographic Narrative EXHIBIT B – 3 pgs  
Department of Natural Resources re: Crossing Scenic Buffer EXHIBIT C – 2 pgs  
**AGENCY COMMENTS**  
Department of Public Works Pre-Design Division EXHIBIT D – 1 pg  
ADOT&PF EXHIBIT E – 2 pgs  
USACE EXHIBIT F – 1 pg  
Utilities EXHIBIT G – 3 pgs

**DISCUSSION:** This platting action is creating four large tracts from Tract F, Alaska Division of Land Supplemental Cadastral Survey, recorded as Plat 79-74 (Tax Parcel D2). In order to access these tracts, it is necessary to cross Tract F-2, with a short pioneer standard road ending in a cul-de-sac. Tract F-2 is a scenic buffer adjoining W. Petersville Road. Department of Natural Resources has noted that a permit for crossing this buffer is not necessary (see **Exhibit C**). However, an approved Approach Road Permit will be required from ADOT&PF (see **Recommendation #6**). Proposed Tract F-C and Tract F-A are 60’ wide pole portion flag lots, pursuant to MSB 43.20.300(E).

W. Petersville Road is an ADOT&PF road, with winter maintenance only at this time. Add a plat note to read: “At time of plat recording, there is no winter maintenance of W. Petersville Road” (see **Recommendation #7**). Pursuant to MSB 43.20.100(F)(2)(a), for a plat of four lots or less within a road service area, legal access must be provided to all lots and physical access to the lots may be by a pioneer standard road, provide a note shall be placed on the plat to state if parcels are further subdivided, which creates more than the original lots created, a road must be constructed to minimum residential standards to



provide physical access to the lots being further subdivided (see **Recommendation #8**). Pursuant to MSB 43.20.100(F)(2)(b), petitioner is not required to upgrade W. Petersville Road as it is maintained by ADOT&PF, however sporadically.

**Topographic Narrative:** (Exhibit B) A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as all tracts are over 400,000 sf. A detailed topographic narrative was submitted by the surveyor of record. Surveyor also provided a statement that the construction of the pioneer standard cul-de-sac does not contain grades over 6% (see **Exhibit B-3**). Construction of the access road will require approval from MSB Department of Public Works Pre-Design and Engineering Division (PD&E) (see **Recommendation #7**).

**Comments:** Department of Public Works Pre-Design Division (**Exhibit D**) advises a note be place on the plat regarding no winter maintenance on this portion of W. Petersville Road (see **Recommendation #7**). The subdivision road will need to be built to minimum pioneer standards with a cul-de-sac at the end as outlined in the 2022 SCM (see **Recommendation #6**). The subdivision road will not be eligible for MSB maintenance, even if constructed to a higher standard, since it is not accessible by a year-round maintained road.

**ADOT&PF:** (**Exhibit E**) has no objection to the proposed subdivision. ADOT&PF appreciates confirmed share access for all lots to S. Petersville Road; recommends verification the suggested S. Powder Ridge Circle location meets ADOT&PF design standards for an approach road through the Alaska Preconstruction Manual, including site distance standards. Apply for an Approach Road Permit (see **Recommendation #6**). Access for all lots to W. Petersville Road will be permitted through S. Powder Ridge Circle, no additional access to W. Petersville Road will be permitted. Subsequent development of all lots requires continued use of S. Powder Ridge Circle to access W. Petersville Road. Add a plat note to read: “No direct access for Tract F-1, F-B, F-C and F-D to W. Petersville Road, unless approved by the permitting authority.” (see **Recommendation #9**).

**USACE:** (**Exhibit F**) has no comments. A Department of Army (DA) authorization is required if anyone proposes to place dredged and/or fill material into water of the US, including wetlands and/or perform work in navigable waters of the US. A copy of the DA permit application can be found online. Section 404 of the Clean Water Act requires a DA permit be obtained for the placement or discharge of dredged and/or fill materials into waters of the US, including jurisdictional wetlands (33 USC 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils conditions. Section 10 of the Rivers and Harbors Act of 1899 requires a DA permit be obtained for structures or work in or affecting navigable waters of the US (33 USC 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would required Section 10 Authorization.

**Utilities:** (**Exhibit G**) GCI has no comments. Enstar has no comments or recommendations. 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 ADF&G; Community Council Petersville; Road Service Area #30 Trapper Creek; MSB Emergency Services, Community Development, Assessments or Planning; or MEA.

**CONCLUSION:** The preliminary plat of **POWDER RIDGE** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary 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 will exist 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 will exist, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as a detailed topographic narrative was submitted by the surveyor.

**FINDINGS OF FACT**

1. The plat of Powder Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as a detailed topographic narrative was submitted by the surveyor. All lots will have the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E) Flag lots.
3. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council Petersville; Road Service Area #30 Trapper Creek; MSB Emergency Services, Community Development, Assessments or Planning; or MEA.
4. There were no objections to the plat from any federal or state agencies, Borough departments, or utilities.
5. There were no objections from the public in response to the Notice of Public Hearing.
6. This area is not in a Fire Service Area.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

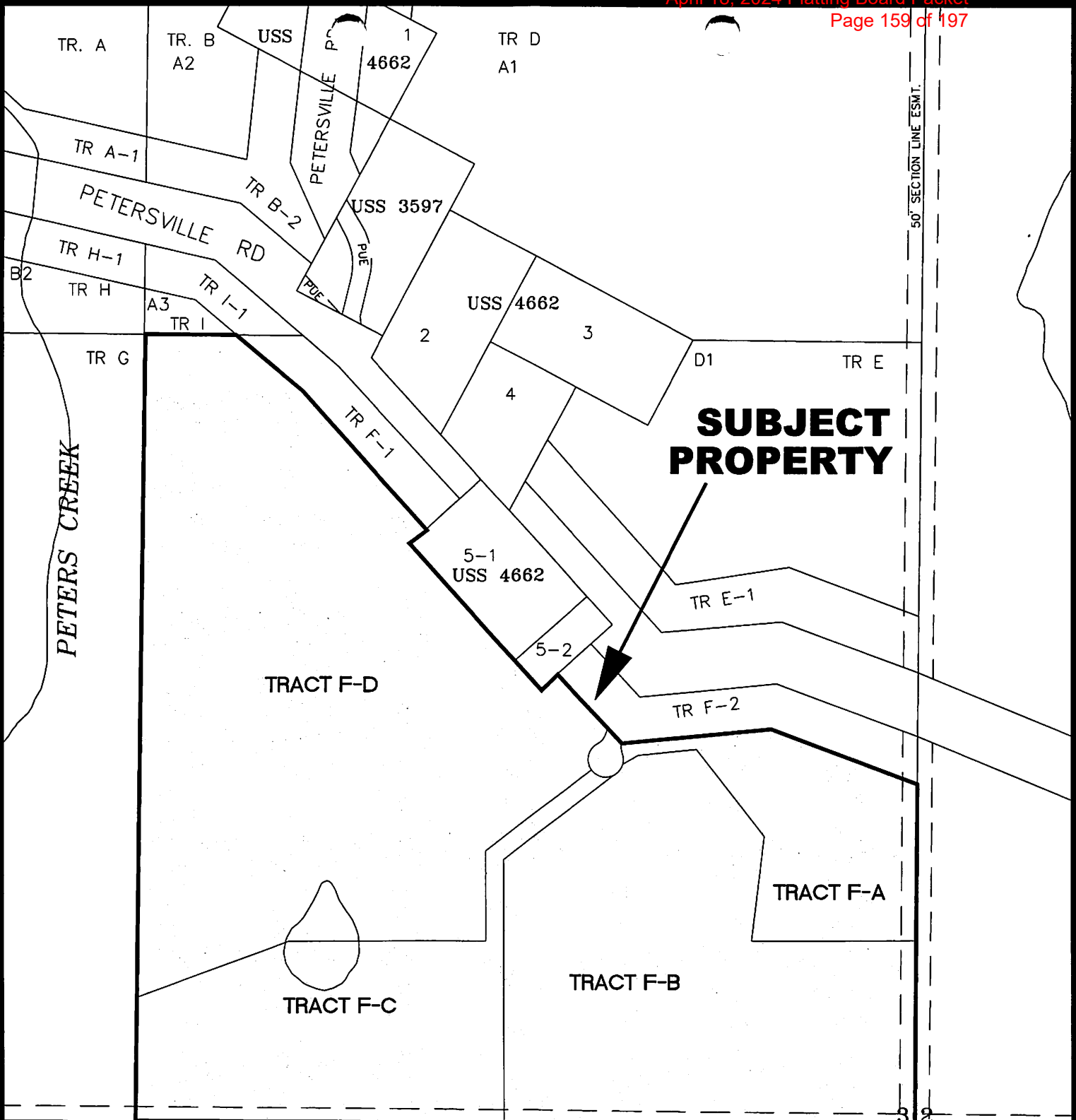
**Suggested motion: I move to approve the preliminary plat of Powder Ridge, Section 03, Township 26 North, Range 08 West, Seward Meridian, Alaska, contingent on staff recommendations:**

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. Provide a finalized Approach Road Permit from ADOT&PF.
6. Construct the access road and cul-de-sac to pioneer standard 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) Obtain approval of street names from Platting Assistant.
7. Provide a plat note to read: “At time of plat recording, there is no winter maintenance of W. Petersville Road.”
  8. Provide a plat note to read: “If parcels are further subdivided, which creates more than the original lots created, a road must be constructed to minimum residential standards to provide physical access to the lots being further subdivided.”
  9. Add a plat note to read: “No direct access for Tract F-1, F-B, F-C and F-D to W. Petersville Road, unless approved by the permitting authority.”
  10. Submit recording fees, payable to Department of Natural Resources (DNR).
  11. Submit final plat in full compliance with Title 43.





**SUBJECT  
PROPERTY**

TRACT F-D

TRACT F-A

TRACT F-B

TRACT F-C

50' SECTION LINE ESMT

10 11

**VICINITY MAP**  
 FOR PROPOSED POWDER RIDGE  
 LOCATED WITHIN  
 SECTION 03, T26N, R03W, SEWARD MERIDIAN,  
 ALASKA  
 PETERSVILLE 37 MAP

TR. I  
 (2134)

**EXHIBIT A - /**





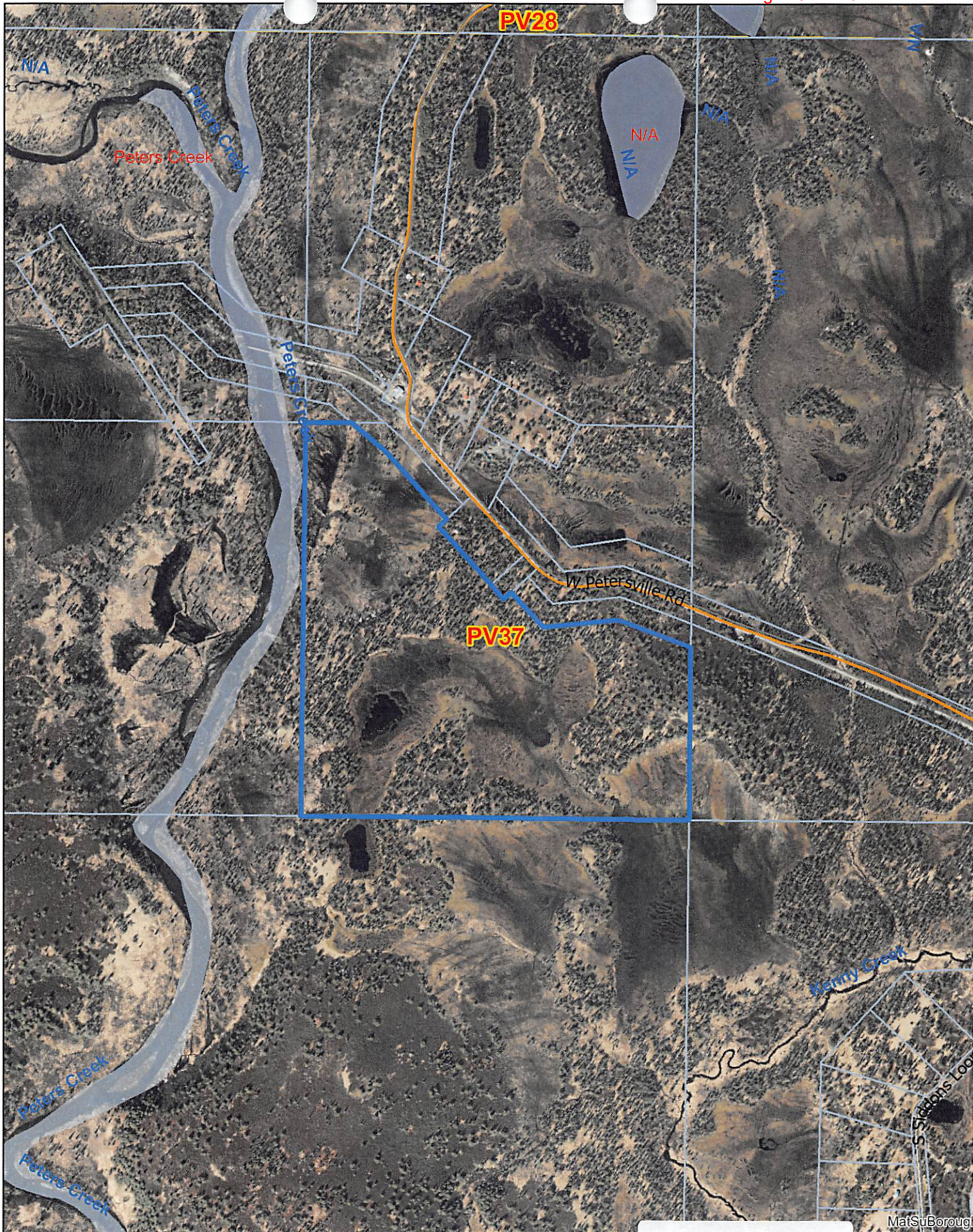
410 205 0 410 Feet

**EXHIBIT A-2**

MatSu Borough







820 410 0 820 Feet

EXHIBIT A-3





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FEB 21 2024

PLATTING

## TOPOGRAPHIC NARRATIVE

### POWDER RIDGE

The topography for this subdivision is shown on the submittal copies with a contour interval of 2 feet. This project sits at an elevation of approximately 1200' and the vegetation is typical of what is found growing in the foothills of the Alaska Range at this elevation. The vegetation consists of Birch, Spruce and Alder on the upland portions with scattered Spruce and moss in the lowland portions.

A portion of the land is gently sloping towards the southeast and more steeply sloping towards the west where Peters Creek exists running through land now or formerly owned by the MSB. There is a bridge that crosses Peters Creek approximately 500 feet northwest of this parcel.

Along the easterly boundary there is a steep hill which extends from W. Petersville Road to approximately 900' south crossing land owned by the State of Alaska DNR. Grades at this location approach 40%. Initially access to this subdivision was thought to be utilizing the Section Line Easement at the point where the SLE meets W. Petersville Road. However, due to the extreme topography at this location and the fact that the angle of intersection where the access would have to be placed is beyond what is allowed by the MSB SCM a different location was needed. It was decided at a meeting with Scott Thomas at ADOT & PF that the location for S. Powder Ridge Circle as shown on this preliminary plat would be the best location for access to this subdivision.

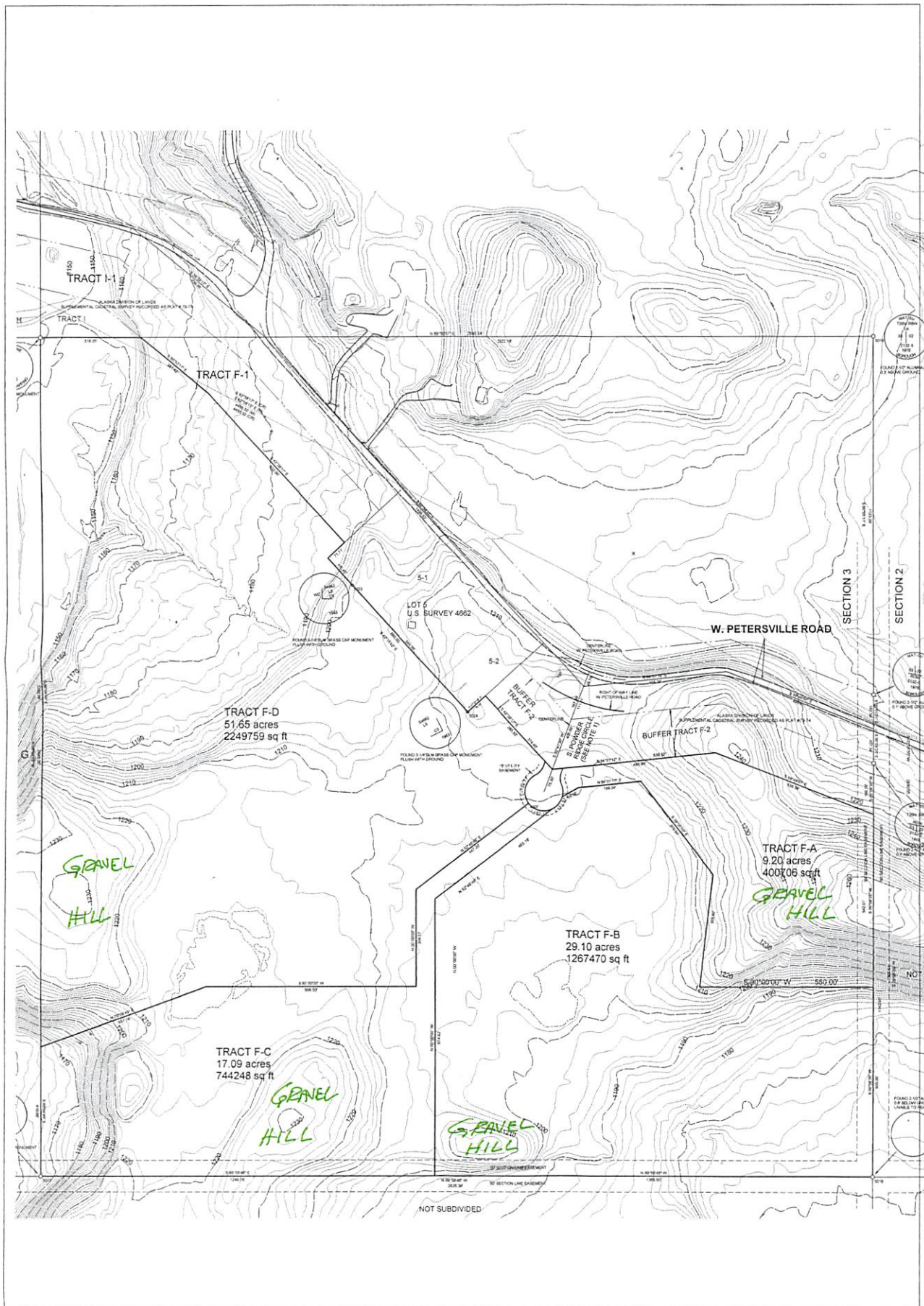
There are no structures on this parcel. It is anticipated that the majority of the use will be in the winter as this is a popular snowmachining area. There is no winter road maintenance for W. Petersville Road in this location. The Cul-De-Sac of S. Powder Ridge Circle will be constructed to MSB Pioneer Road standards and in this location, there are no topographical constraints which would preclude that occurring.

I have attached a map showing areas on each Tract that according to the owner, an excavation contractor, contain gravel sources. There may be other areas, but these are the most obvious locations.

Gary LoRusso  
Keystone Surveying & Mapping, Inc.  
P.O. Box 2216, Palmer, Alaska 99645  
(907) 376-7811  
Email: [garyl@mtaonline.net](mailto:garyl@mtaonline.net)







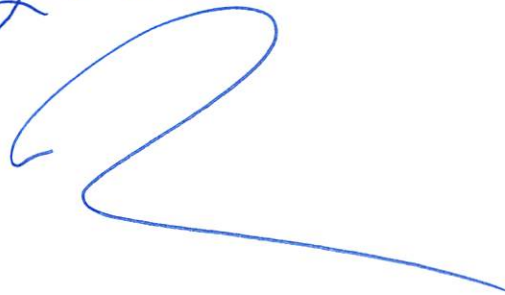


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FEB 21 2024  
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RE: Powder Ridge

There will be no grades on the  
Pioneer access road that exceed  
6%. Access will be permitted  
by ADOT & PF.

Gary Russo





**Amy Otto-Buchanan**

---

**From:** Gary LoRusso <garyl@keystonesurveyak.com>  
**Sent:** Friday, February 23, 2024 3:07 PM  
**To:** Amy Otto-Buchanan  
**Subject:** FW: ADL 234162 DOT&PF Driveway Permit Application  
**Attachments:** Memoradum of Understanding MSB - SOA.pdf

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

RECEIVED

FEB 23 2024

PLATTING

**From:** Rearick, Alex W (DNR) <alex.rearick@alaska.gov>  
**Sent:** Tuesday, September 5, 2023 2:19 PM  
**To:** Gary LoRusso <garyl@keystonesurveyak.com>  
**Cc:** 'raskaats@icloud.com' <raskaats@icloud.com>; 'loleina5@aol.com' <loleina5@aol.com>; Rokos, Jay M (DNR) <jay.rokos@alaska.gov>  
**Subject:** RE: ADL 234162 DOT&PF Driveway Permit Application

Good afternoon All,

The application for ADL 234162 bisects a "scenic buffer" adjacent to Petersville Road. This scenic buffer is serialized as ADL 229584 and DNR accepted management authority from the Matanuska-Susitna Borough via a Memorandum of Understanding(MOU) recorded October 25, 1979. This MOU states the purpose for the scenic buffer and the permitting requirements for development within that area.

Through further review of this document we, the Southcentral Regional Office(SCRO), have determined that a permit is not required from our office for the development of the driveway applied for. The MOU clearly states that so long as you acquire a driveway or road access permit from the Alaska Department of Transportation and Public Facilities, and providing that you send copies of said permit and a "sketch of the subject access location which depicts the lineal measurement in feet to the next access point along the highway/road route in each direction" to our office and MSB.

Please find the MOU attached for reference. Moving forward, I've closed the application for ADL 234162 and we will be providing a refund on the application fee that was paid. Once a DOT permit is acquired, please send me a copy for our records as well as an updated sketch providing lineal measurements to adjacent access points through the buffer. I don't have Mr. Thomas' email, but please let him know that he can contact me if there are any questions about the MOU.

Thank you,

Alex Rearick



Alex Rearick  
Natural Resource Specialist 2  
Southcentral Regional Land Office | Easement Unit  
550 W. 7<sup>th</sup> Ave Suite 900C  
Anchorage, AK 99501  
(907) 269-7472



**From:** Gary LoRusso <[garyl@keystonesurveyak.com](mailto:garyl@keystonesurveyak.com)>  
**Sent:** Wednesday, August 30, 2023 8:56 AM  
**To:** Rearick, Alex W (DNR) <[alex.rearick@alaska.gov](mailto:alex.rearick@alaska.gov)>  
**Cc:** 'rskats@icloud.com' <[rskats@icloud.com](mailto:rskats@icloud.com)>; 'loleina5@aol.com' <[loleina5@aol.com](mailto:loleina5@aol.com)>  
**Subject:** RE: ADL 234162 DOT&PF Driveway Permit Application

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning all,

We have not applied for a driveway permit yet as we cannot tell them where the driveway will go until we hear from DNR and till after the location is approved through the platting process at the MSB, that process which we cannot apply for till we get prelim approval from DNR.

I did meet with ADOT ( Scott Thomas) early on to discuss the location and they agreed that the location as submitted was the best location due to topography and sight distance constraints.

Maybe DNR can make it a condition of your approval that we apply for a driveway permit form ADOT. That way we can move forward with the MSB portion of the project. The MSB will also make it a condition of approval to apply for the permit. ADOT calls this permit an other agency review (OAR).

Please contact me if you need more info or if you want to discuss.

Gary LoRusso

---

**From:** Rearick, Alex W (DNR) <[alex.rearick@alaska.gov](mailto:alex.rearick@alaska.gov)>  
**Sent:** Wednesday, August 30, 2023 8:38 AM  
**To:** [rob@powderridgeinvestments.com](mailto:rob@powderridgeinvestments.com)  
**Cc:** [garyl@mtaonline.net](mailto:garyl@mtaonline.net)  
**Subject:** ADL 234162 DOT&PF Driveway Permit Application

Good morning Mr. Skaats,

I'm reaching out to ask whether you have applied for a DOT driveway permit? If so, would you be able to send me a copy of it?

Thank you,

Alex Rearick



Alex Rearick  
Natural Resource Specialist 2  
Southcentral Regional Land Office | Easement Unit  
550 W. 7<sup>th</sup> Ave Suite 900C  
Anchorage, AK 99501  
(907) 269-7472



## Amy Otto-Buchanan

---

**From:** Daniel Dahms  
**Sent:** Tuesday, March 26, 2024 4:05 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Power Rdg #24-030

Amy,

A note should be placed on the plat that there is no winter maintenance on this portion of Petersville Road at the time that this plat is recorded. The subdivision road will need to be built to minimum pioneer standards with a cul-de-sac at the end as outlined in the 2022 SCM. The subdivision road will not be eligible for MSB maintenance, even if constructed to a higher standard, since it is not accessible by a year-round maintained road.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, February 27, 2024 2:28 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; Brian Davis <Brian.Davis@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; 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 Power Rdg #24-030

The following link contains a Request for Comment to subdivide Tract F, Alaska Division of Land Supplemental Cadastral Survey (226N08W03D002) into four tracts. Comments are due **March 28, 2024**. Please let me know if you have any questions. Thanks, A.

 [Powder Rdg](#)

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
907-861-7872





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-1**



- 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.

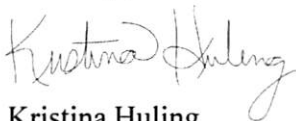
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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](mailto: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:** Gale, Laurel A CIV USARMY CEPOA (USA) <Laurel.A.Gale@usace.army.mil>  
**Sent:** Thursday, February 29, 2024 5:56 AM  
**To:** Amy Otto-Buchanan  
**Subject:** Regarding RFC Power Rdg #23-030

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

The Corps of Engineers (Corps) does not have any comments regarding the request for comment to subdivide Tract F, Alaska Division of Land Supplemental Cadastral Survey (226N08W03D002) into four tracts.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sample drawings can also be found on our website at [www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high-water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

You are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and you will be assigned a project manager to assist you. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

Sincerely,

Laurel Gale, Regulatory Specialist

Phone:  
(907)347-6496

<https://regulatory.ops.usace.army.mil/customer-service-survey/>

Mail:  
U.S. Army Corps of Engineers, Regulatory Division  
North Central Section  
1046 Marks Road  
Ft. Wainwright, Alaska 99703



## Amy Otto-Buchanan

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Thursday, February 29, 2024 1:52 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Power Rdg #24-030

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

Hi Amy,

MTA has reviewed Powder Rdg and has no comments to add.

Thank you,

Cayla

### 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.

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, February 27, 2024 2:28 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; Brian Davis <Brian.Davis@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; 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 Power Rdg #24-030

The following link contains a Request for Comment to subdivide Tract F, Alaska Division of Land Supplemental Cadastral Survey (226N08W03D002) into four tracts. Comments are due **March 28, 2024**. Please let me know if you have any questions. Thanks, A.

[Powder Rdg](#)



## Amy Otto-Buchanan

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, March 25, 2024 4:14 PM  
**To:** Amy Otto-Buchanan  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Power Rdg #24-030  
**Attachments:** Agenda Plat pg 2.pdf; Agenda Plat pg 3.pdf; Agenda Plat pg 1.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](http://www.gci.com)

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
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**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; Brian Davis <Brian.Davis@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; 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 Power Rdg #24-030

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[Powder Rdg](#)

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 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,

*Skylar Furlong*

Skylar Furlong  
Right of Way and Permitting Agent  
ENSTAR Natural Gas Company, LLC



**CERTIFICATE OF OWNERSHIP & DEDICATION**

WE 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, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME/TITLE  
POWDER RIDGE INVESTMENTS, LLC  
P.O. BOX 671914  
CHUGIAK, ALASKA 99567

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

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR  
ATTEST: \_\_\_\_\_ PLATTING CLERK

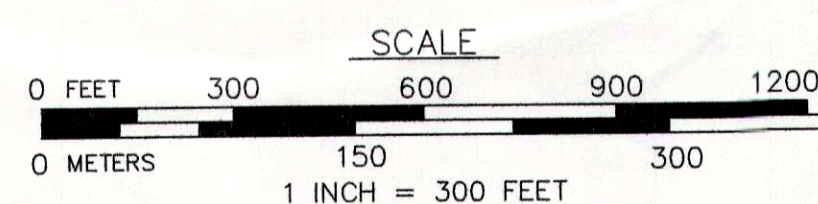
**CERTIFICATION OF PAYMENT OF TAXES**

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

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL

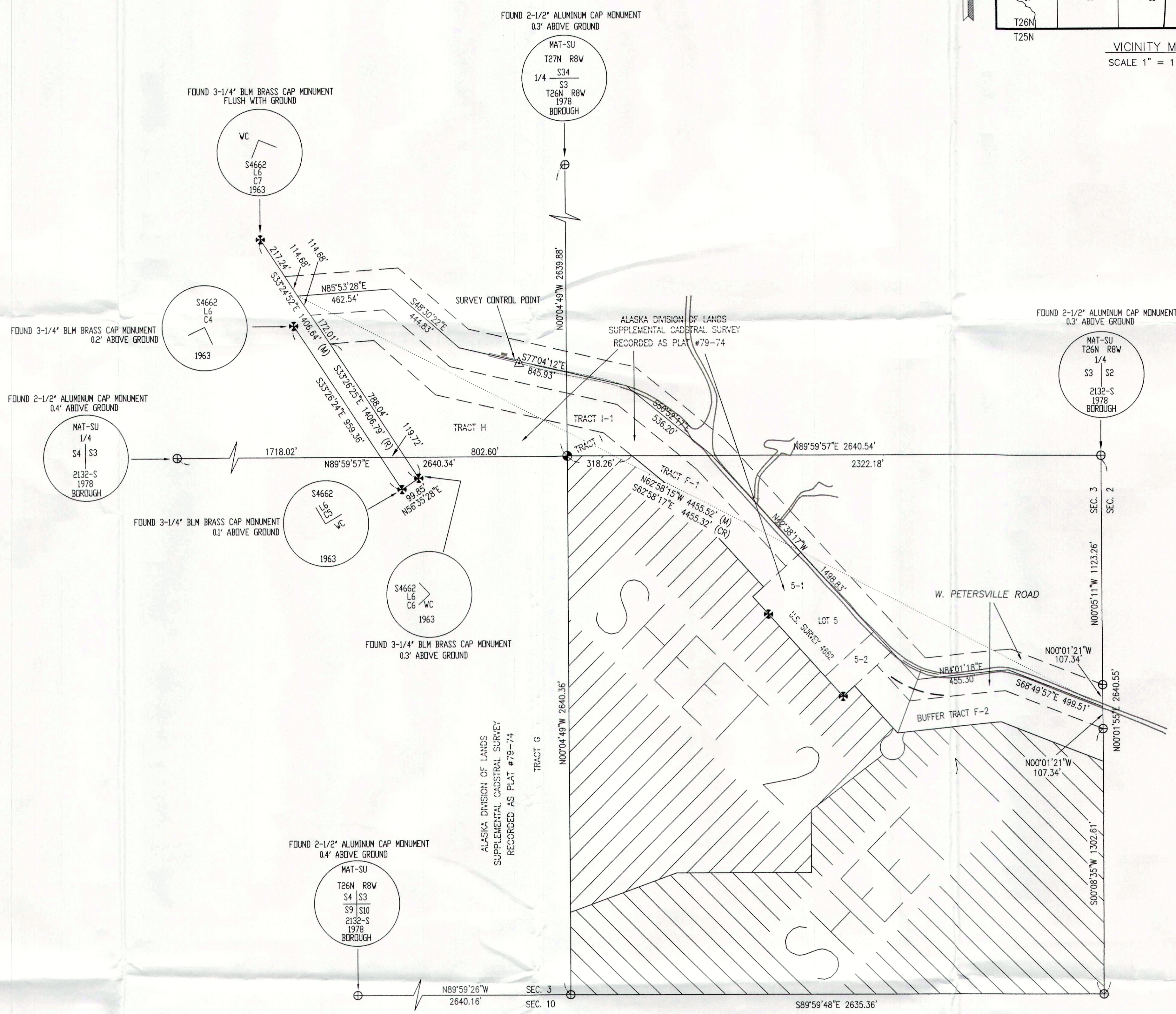
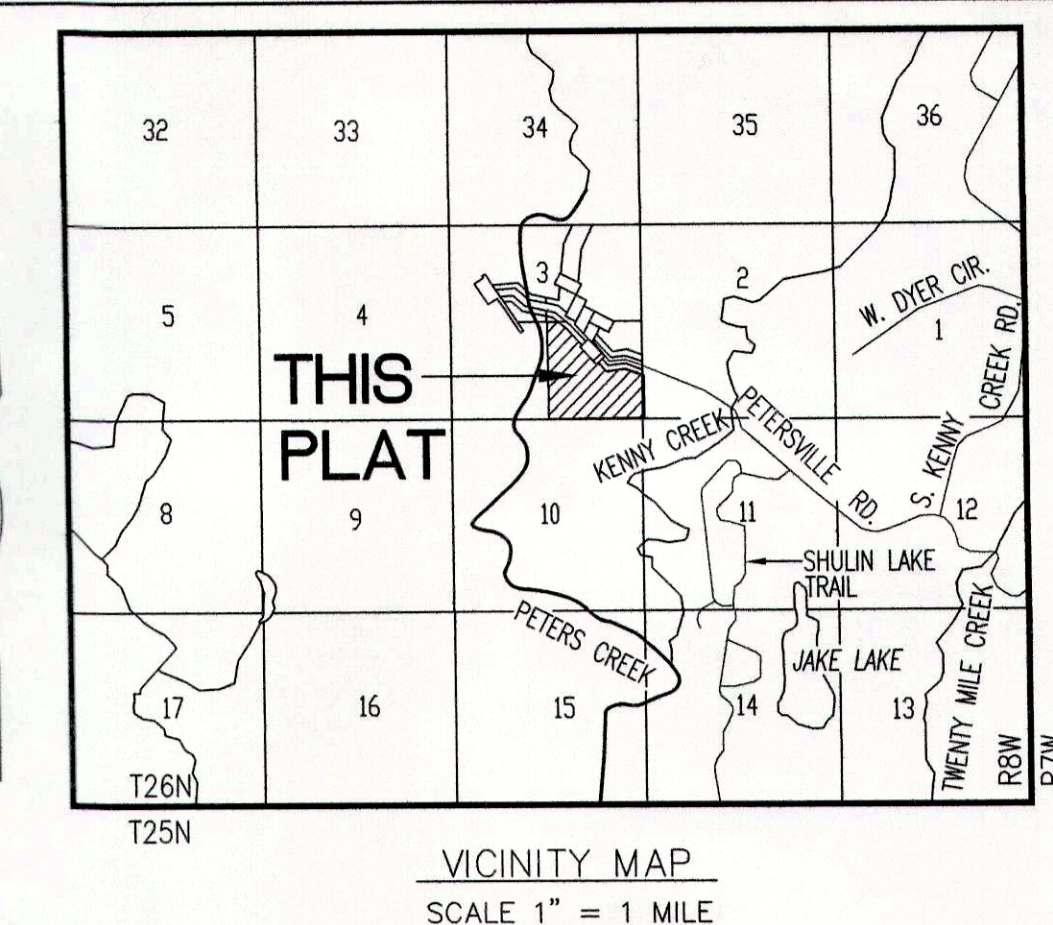
**NOTES**

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. ACCESS ACROSS TRACT F-2 IS PER MEMORANDUM OF UNDERSTANDING BETWEEN MATANUSKA-SUSITNA BOROUGH AND THE STATE OF ALASKA - RECORDED OCTOBER 25, 1979 IN BOOK 72 AT PAGE 224 AND RECORDED AUGUST 6, 1993 IN BOOK 144 AT PAGE 209.



**LEGEND**

- ✱ FOUND GLO BRASS CAP MONUMENT
  - ⊕ FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
  - ⊙ SET 5/8" x 30" ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
  - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP
  - ⬠ SURVEY CONTROL POINT - SPC (5004 AK 4)  
NORTHING: 932754.759  
EASTING: 461841.969  
SURVEY TIE TO C-1/4 CORNER IS: S27°23'55"E 513.51'
- (CR) = CALCULATED FROM RECORD PLAT ALASKA DIVISION OF LANDS SUPPLEMENTAL CADSTRAL SURVEY RECORDED AS PLAT #79-74  
(M) = MEASURED DIMENSIONS



**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.  
7330-S GARY LoRUSSO  
REGISTERED LAND SURVEYOR DATE \_\_\_\_\_

RECEIVED  
FEB 21 2024  
Agenda Copy PLATTING

A PLAT OF  
**POWDER RIDGE**  
A SUBDIVISION OF TRACT F  
ALASKA DIVISION OF LANDS SUPPLEMENTAL CADASTRAL SURVEY RECORDED AS PLAT #79-74  
WITHIN SECTION 3, T. 26 N., R. 8 W.  
SEWARD MERIDIAN, ALASKA  
TALKEETNA RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 107.03 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #134615  
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645  
PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 12/26/23	DRAWING: 2023-20/PowderRidge
CHECKED BY GLO	SCALE 1 INCH = 300 FEET	SHEET 1 OF 13



**LEGEND**

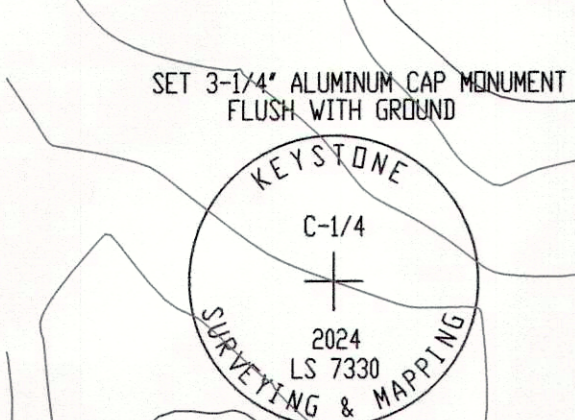
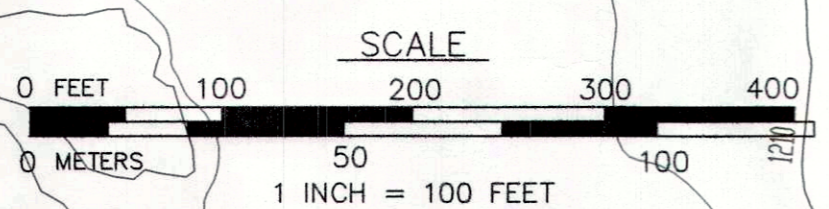
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- (M) = MEASURED DIMENSIONS

**LINE TABLE**

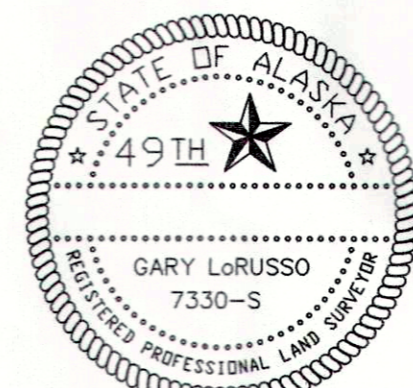
LINE	LENGTH	BEARING
L1	15.07'	S20°41'30"W
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L4	33.57'	S42°38'17"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	37.82'	50.00'	19.87'	43°20'30"	36.93'	N42°21'45"E
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C3	83.17'	60.00'	49.83'	79°25'23"	76.67'	S75°43'27"E
C4	51.57'	60.00'	27.50'	49°14'55"	50.00'	N39°56'24"E
C5	39.76'	60.00'	20.64'	37°57'57"	39.03'	N03°40'02"W
C6	37.82'	50.00'	19.87'	43°20'30"	36.93'	S00°58'45"E



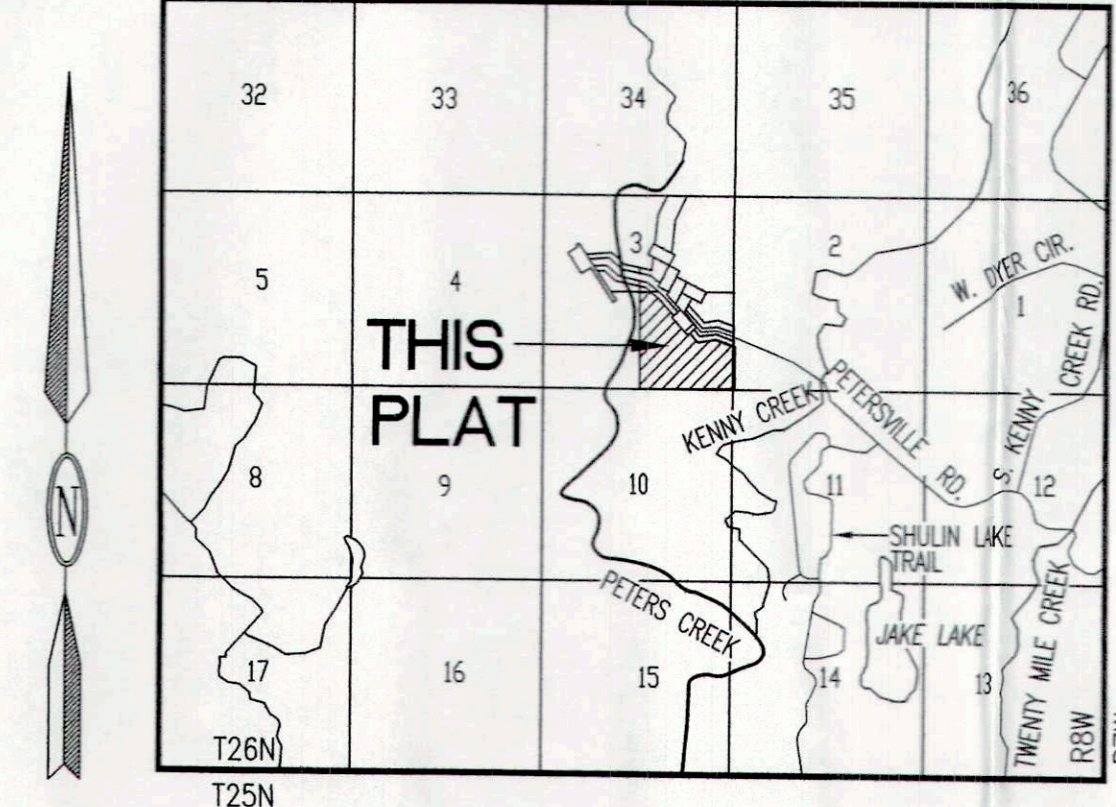
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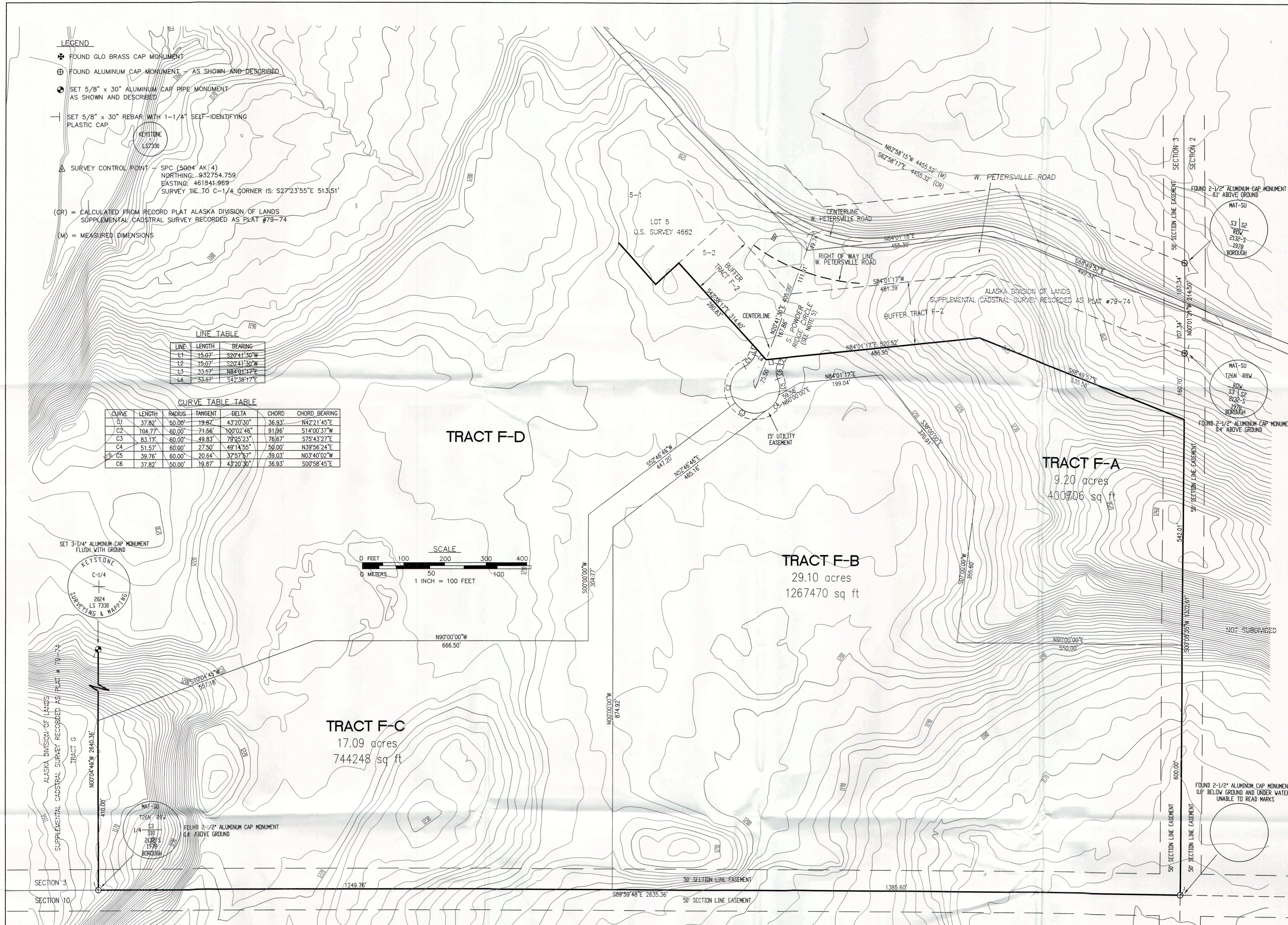


**RECEIVED**  
Agenda Copy FEB 2 1 2024  
**PLATTING**

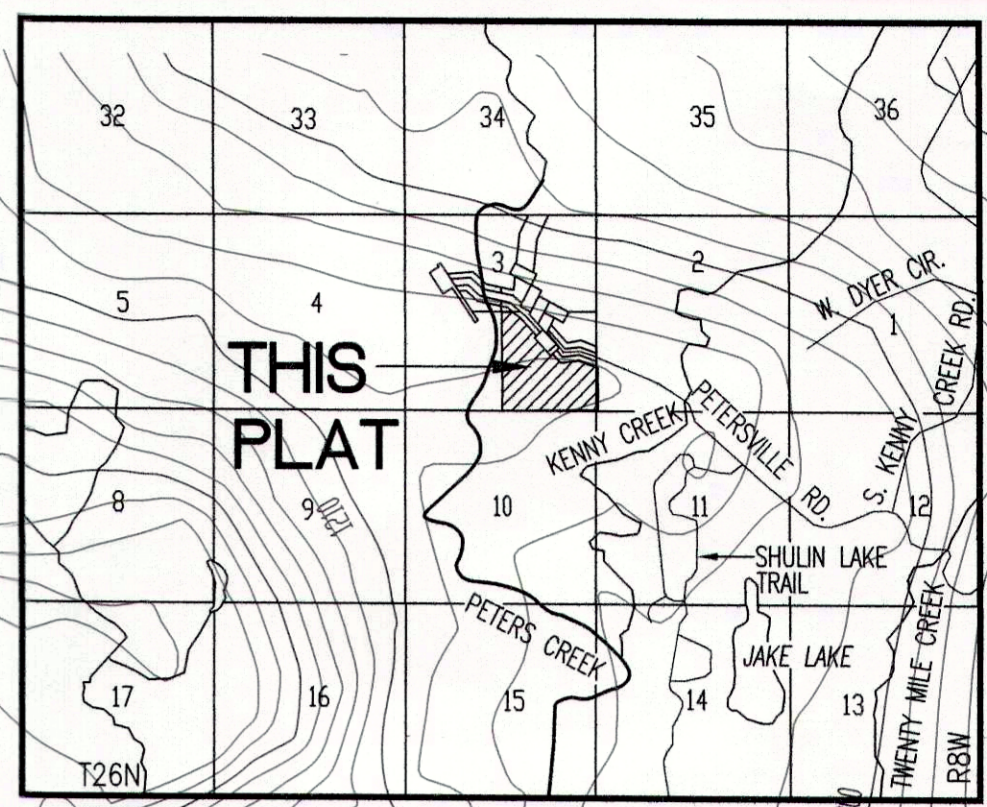
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PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 12/26/23	DRAWING: 2023-20/PowderRidge
CHECKED BY GLO	SCALE 1 INCH = 100 FEET	SHEET 2 OF 3







- LEGEND**
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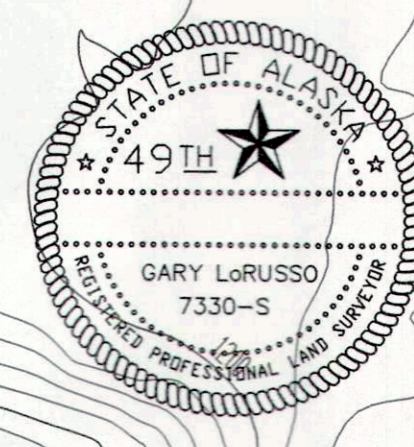
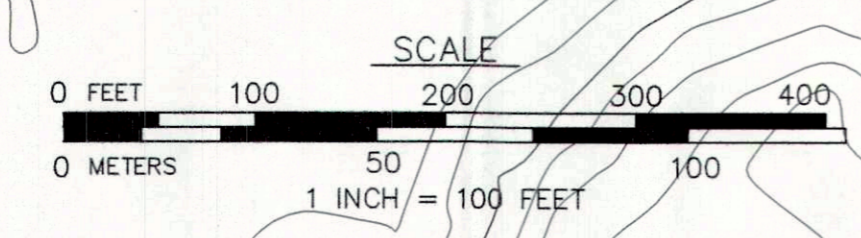
**TRACT F-D**  
51.65 acres  
2249759 sq ft

**LINE TABLE**

LINE	LENGTH	BEARING
L1	15.02'	S20°41'30"W
L2	15.07'	S20°41'30"W
L3	33.57'	N84°01'17"E
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**CURVE TABLE**

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C5	39.76'	60.00'	20.64'	37°57'57"	39.03'	N07°40'02"W
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REGISTERED LAND SURVEYOR

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PHONE: (907) 376-7811

DRAWN BY JCAD/JLyn	DATE 12/26/23	DRAWING: 2023-20/PowderRidge
CHECKED BY Glo	SCALE 1 INCH = 100 FEET	SHEET 3 OF 3

RECEIVED  
FEB 2 1 2024  
PLATTING

ALASKA DIVISION OF LANDS  
SUPPLEMENTAL CADSTRAL SURVEY RECORDED AS PLAT # 79-74

FOUND 2-1/2" ALUMINUM CAP MONUMENT  
0.4' ABOVE GROUND  
MAT-SU  
T26N RBW  
S3  
1/4  
S10  
2132 S  
1978  
BOROUGH

SECTION 3  
SECTION 10  
50' SECTION LINE EASEMENT  
50' SECTION LINE EASEMENT  
NOT SUBDIVIDED

KEYSTONE  
C-1/4  
2024  
LS 7330  
SURVEYING & MAPPING  
SET 3-1/4" ALUMINUM CAP MONUMENT  
FLUSH WITH GROUND

FOUND 3-1/4" BRASS CAP MONUMENT  
FLUSH WITH GROUND

FOUND 3-1/4" BRASS CAP MONUMENT  
FLUSH WITH GROUND

ALASKA DIVISION OF LANDS  
SUPPLEMENTAL CADSTRAL SURVEY RECORDED AS PLAT #79-74

TRACT H  
TRACT I  
TRACT I-1  
TRACT F-1

KEYSTONE  
C-1/4  
2024  
LS 7330  
SURVEYING & MAPPING  
SET 3-1/4" ALUMINUM CAP MONUMENT  
FLUSH WITH GROUND

ALASKA DIVISION OF LANDS  
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T26N RBW  
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1/4  
S10  
2132 S  
1978  
BOROUGH

SECTION 3  
SECTION 10  
50' SECTION LINE EASEMENT  
50' SECTION LINE EASEMENT  
NOT SUBDIVIDED

FOUND 3-1/4" BRASS CAP MONUMENT  
FLUSH WITH GROUND

FOUND 3-1/4" BRASS CAP MONUMENT  
FLUSH WITH GROUND



F







STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 18, 2024

PRELIMINARY PLAT: STRUBHAR ESTATES  
LEGAL DESCRIPTION: SEC 31, T16N, R03W, SEWARD MERIDIAN AK  
PETITIONERS: CARL & LILLIAN STRUBHAR  
SURVEYOR/ENGINEER: DENALI NORTH  
ACRES: 60.71 ± PARCELS: 5  
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-033

---

**REQUEST:** The request is to create 5 lots from Government Lot 5 and the NE ¼ SW1/4, Section 31, Township 16 North, Range 3 West, to be known as **STRUBHAR ESTATES**, containing 60.71 acres +/- . The property is southeast of Sevenmile Lake, north and west of Goose Creek, and north of W. Point MacKenzie Road; within the SE ¼ Section 31, Township 16 North, Range 03 West, Seward Meridian, Alaska. In the Point Mackenzie Community Council and in Assembly District #5.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A</b> – 5 pgs
Topographic Map, As-Built & Drainage Plan	<b>EXHIBIT B</b> – 1 pg
Geotechnical Report	<b>EXHIBIT C</b> – 4 pgs
<b><u>AGENCY COMMENTS</u></b>	
Department of Public Works PD&E	<b>EXHIBIT D</b> – 1 pg
Development Services	<b>EXHIBIT E</b> – 1 pg
Utilities	<b>EXHIBIT F</b> – 2 pgs

**DISCUSSION:** The proposed subdivision creating five lots from Government Lot 5 and the NE ¼ SW1/4, Section 31, Township 16 North, Range 3 West. Access for all lots will be from S. Goose Creek Road, a Borough maintained road.

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. All proposed lots have the required legal and physical access.

**Soils Report:** A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A) James Rowland, P.E. notes that the soils investigation for Strubhar Estates consisted of 3 test holes from May 29, 2023. Based on the test hole data and observations of the topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281. Topographic map, as-built, and drainage plan are at **Exhibit B**.



**Comments:**

Department of Public Works PD&E (**Exhibit D**) notes that a utility easement should be placed on both sides of S. Goose Creek Road (**Recommendation #4**).

Development Services (**Exhibit E**) has no comments.

**Utilities:** (**Exhibit F**) MTA requests a 15' wide utility easement adjoining S. Goose Creek Road (see **Recommendation #4**). ENSTAR has no comments or recommendations. MEA did not respond. GCI did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #6 Pt. Mackenzie; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Community Development, Assessments or Planning; GCI or MEA.

**CONCLUSION:** The preliminary plat of Strubhar Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary 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 will exist 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 exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

**FINDINGS OF FACT**

1. The plat of Strubhar Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. All lots have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #6 Pt. Mackenzie; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Community Development, Assessments or Planning; GCI 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**

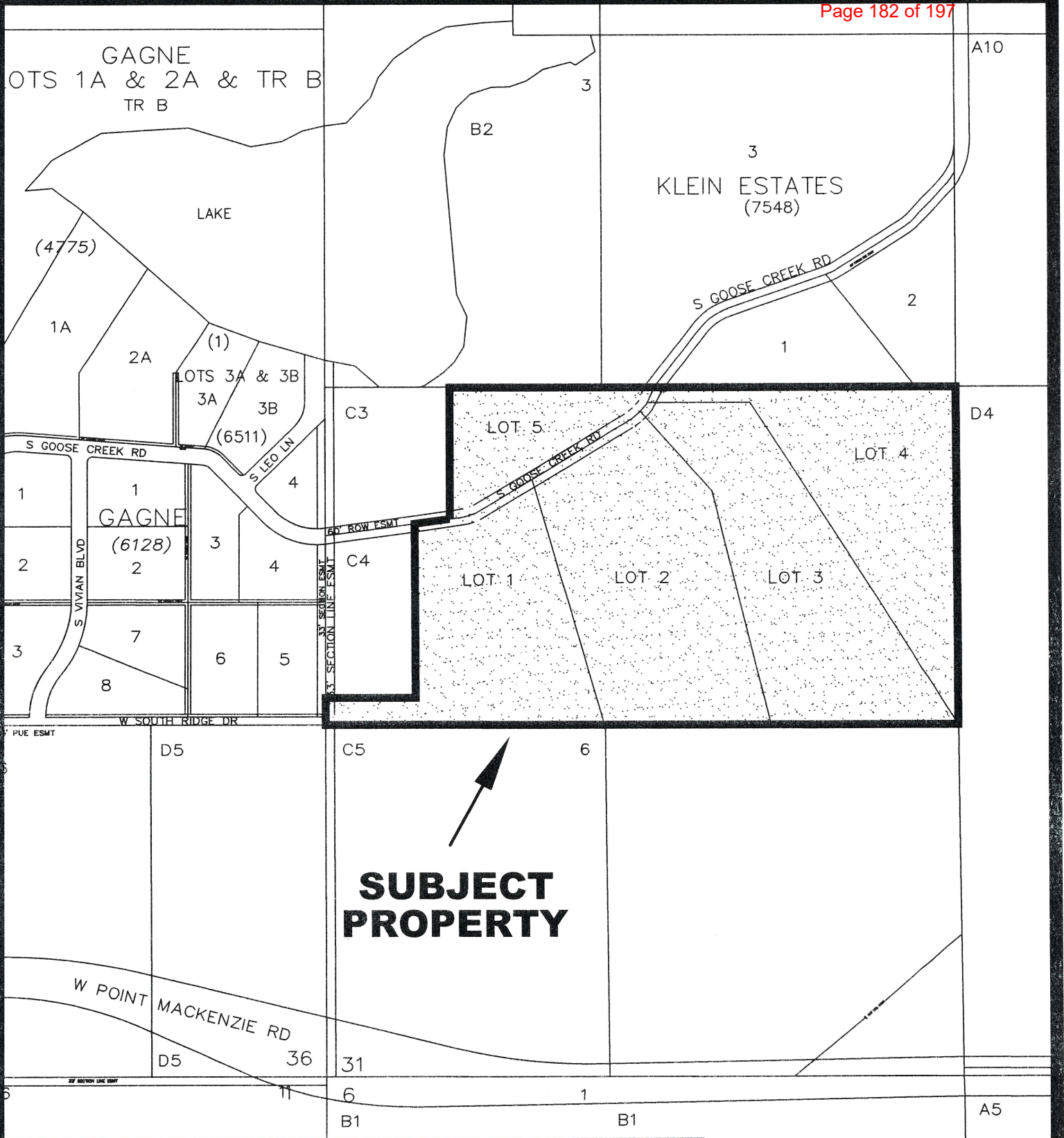
**Suggested motion: I move to approve the preliminary plat of Strubhar Estates, Section 31, Township 16 North, Range 03 West, Seward Meridian, Alaska, contingent on staff recommendations**

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. Pay postage and advertising fees.



4. Add a 15' wide utility easement running the northern and southern boundary of S. Goose Creek Road right of way.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit plat in full compliance with Title 43.

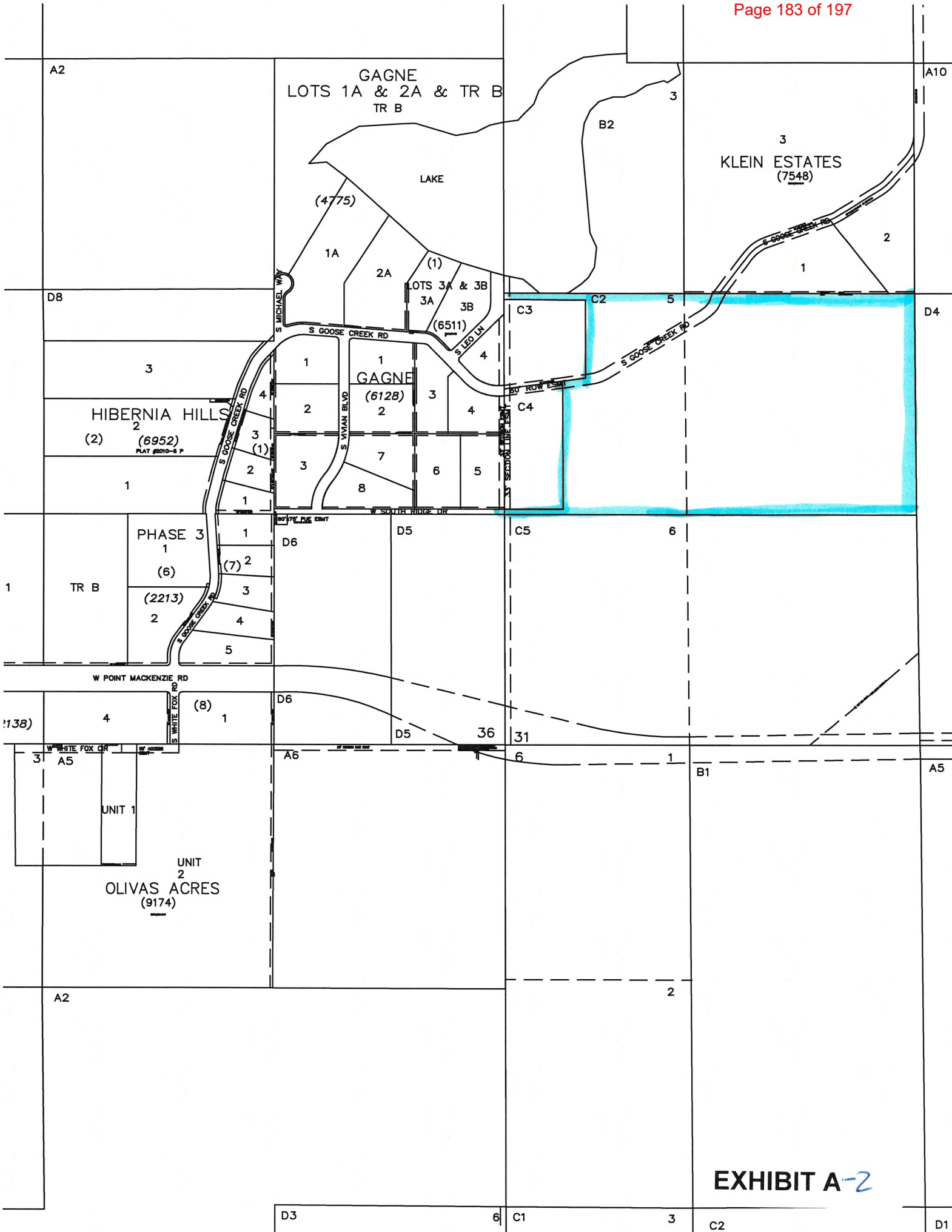




**VICINITY MAP**  
FOR PROPOSED STRUBHAR ESTATES  
SUBDIVISION  
LOCATED WITHIN  
SECTION 31, T16N, R03W, SEWARD MERIDIAN  
ALASKA  
GB 07 MAP

**EXHIBIT A-1**





**EXHIBIT A-2**



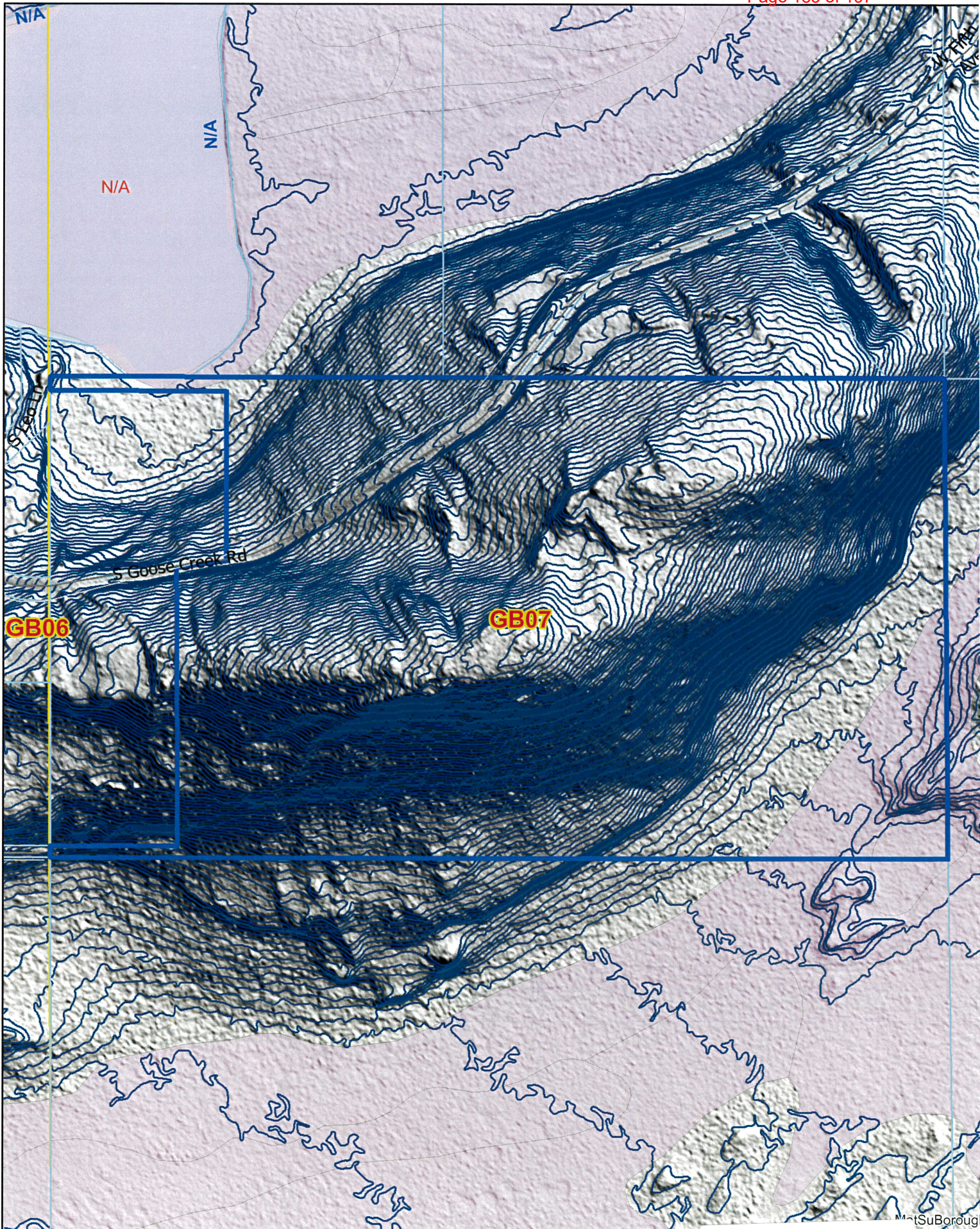


310 155 0 310 Feet

EXHIBIT A-3





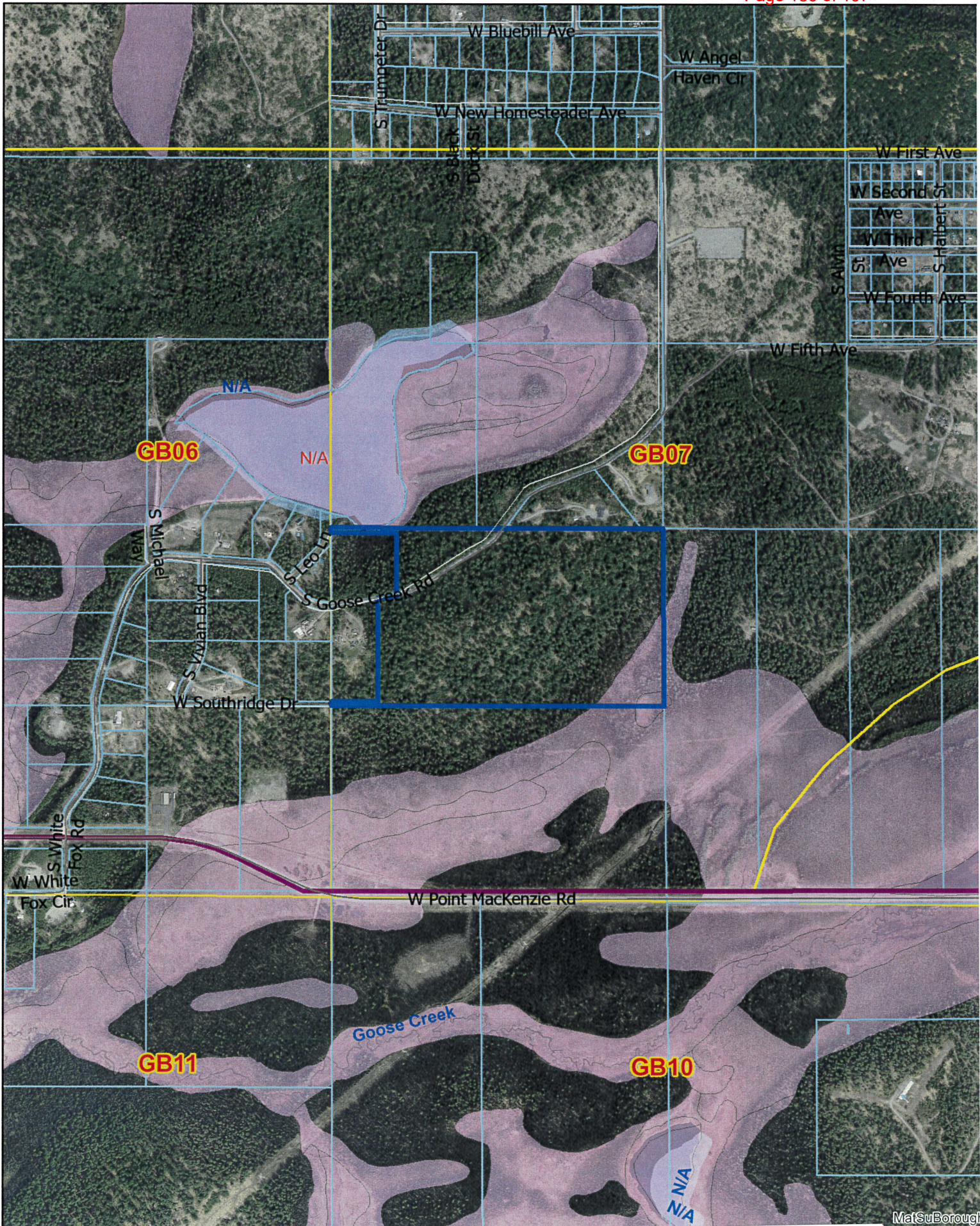


310 155 0 310 Feet

EXHIBIT A-4





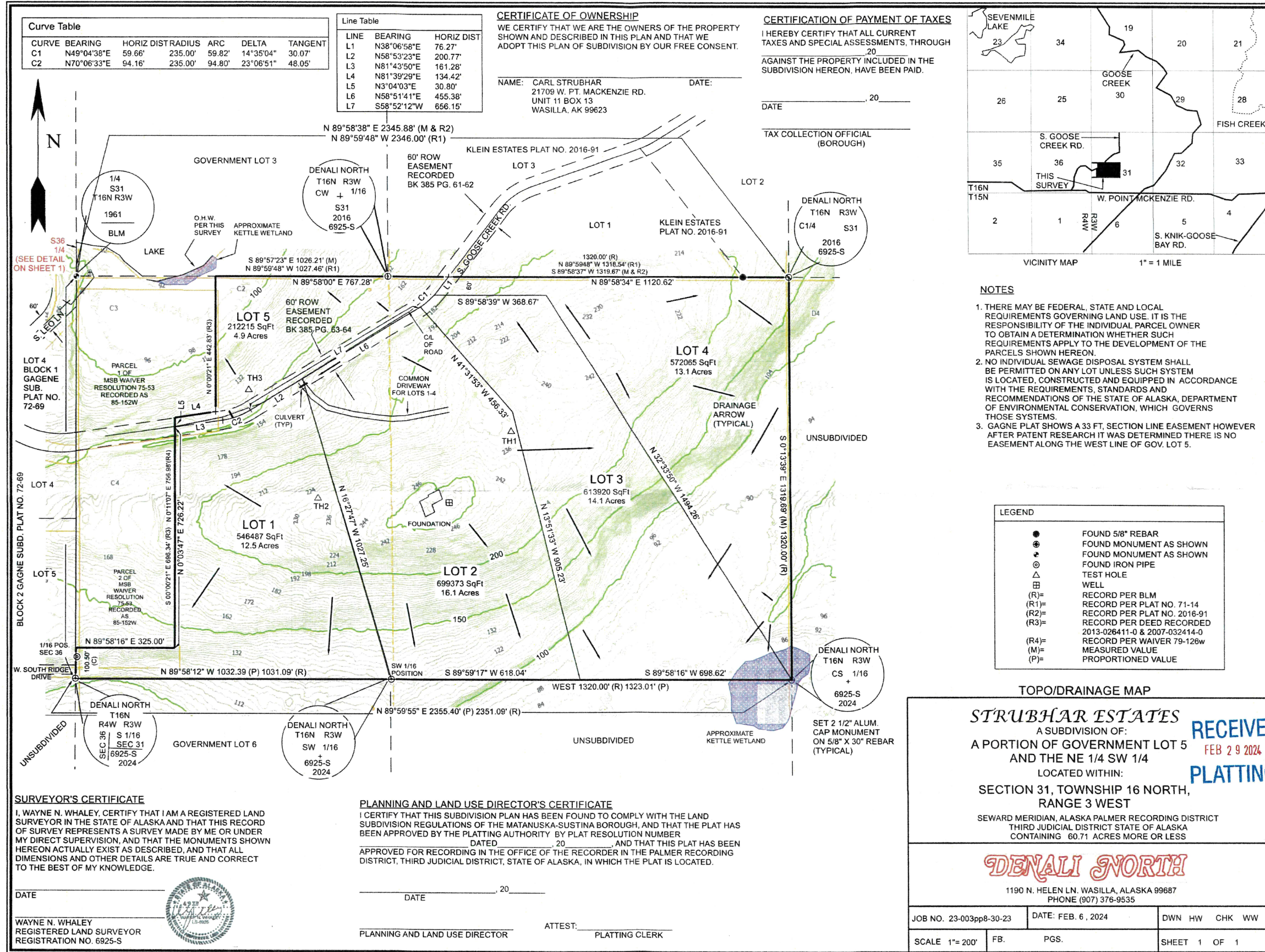


850 425 0 850 Feet

EXHIBIT A-5







**Curve Table**

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N49°04'38"E	59.66'	235.00'	59.82'	14°35'04"	30.07'
C2	N70°06'33"E	94.16'	235.00'	94.80'	23°06'51"	48.05'

**Line Table**

LINE	BEARING	HORIZ DIST
L1	N38°06'58"E	76.27'
L2	N58°53'23"E	200.77'
L3	N81°43'50"E	161.28'
L4	N81°39'29"E	134.42'
L5	N3°04'03"E	30.80'
L6	N58°51'41"E	455.38'
L7	S58°52'12"W	656.15'

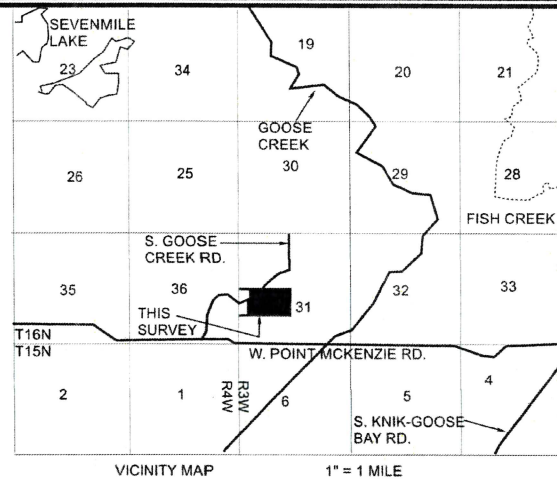
**CERTIFICATE OF OWNERSHIP**  
WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

NAME: CARL STRUBHAR  
21709 W. PT. MACKENZIE RD.  
UNIT 11 BOX 13  
WASILLA, AK 99623

DATE: \_\_\_\_\_

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

TAX COLLECTION OFFICIAL (BOROUGH): \_\_\_\_\_



- NOTES**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
  - NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
  - GAGNE PLAT SHOWS A 33 FT. SECTION LINE EASEMENT HOWEVER AFTER PATENT RESEARCH IT WAS DETERMINED THERE IS NO EASEMENT ALONG THE WEST LINE OF GOV. LOT 5.

**LEGEND**

- FOUND 5/8" REBAR
- ⊙ FOUND MONUMENT AS SHOWN
- ⊕ FOUND MONUMENT AS SHOWN
- ⊙ FOUND IRON PIPE
- △ TEST HOLE
- ⊕ WELL
- (R)= RECORD PER BLM
- (R1)= RECORD PER PLAT NO. 71-14
- (R2)= RECORD PER PLAT NO. 2016-91
- (R3)= RECORD PER DEED RECORDED 2013-026411-0 & 2007-032414-0
- (R4)= RECORD PER WAIVER 79-126w
- (M)= MEASURED VALUE
- (P)= PROPORTIONED VALUE

**SURVEYOR'S CERTIFICATE**  
I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS RECORD OF SURVEY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: \_\_\_\_\_

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

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

DATE: \_\_\_\_\_, 20\_\_\_\_

PLANNING AND LAND USE DIRECTOR: \_\_\_\_\_

ATTEST: \_\_\_\_\_ PLATTING CLERK

**TOPO/DRAINAGE MAP**

**STRUBHAR ESTATES**  
A SUBDIVISION OF:  
A PORTION OF GOVERNMENT LOT 5  
AND THE NE 1/4 SW 1/4  
LOCATED WITHIN:  
SECTION 31, TOWNSHIP 16 NORTH,  
RANGE 3 WEST

SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT STATE OF ALASKA  
CONTAINING 60.71 ACRES MORE OR LESS

**DENALI NORTH**  
1190 N. HELEN LN. WASILLA, ALASKA 99687  
PHONE (907) 378-9535

RECEIVED  
FEB 29 2024  
PLATTING

JOB NO. 23-003pp8-30-23	DATE: FEB. 6, 2024	DWN HW	CHK	WW
SCALE 1"=200'	FB.	PGS.	SHEET 1 OF 1	



RECEIVED  
FEB 23 2024  
PLATTING

August 14, 2023

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

RE: 12403 S. Goose Creek Rd.

SOILS INVESTIGATION:

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


Attached are the test hole logs from May 29, 2023 located as shown on the attached drainage/topo map. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and my observations of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281.

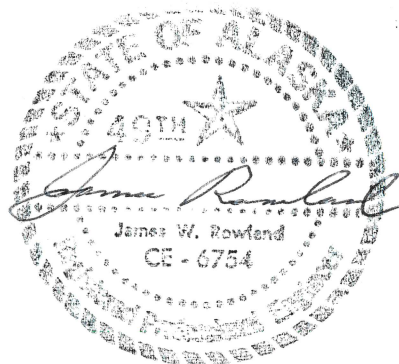
SITE PLAN:

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

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

Sincerely

  
James Rowland, P.E.





SOIL LOG

DENALI NORTH  
230 E. PAULSON AVE. SUITE 68  
WASILLA, AK 99654

PERCOLATION TEST

SOIL LOG  
PERCOLATION TEST  
TEST HOLE #1

NA BEDROOMS

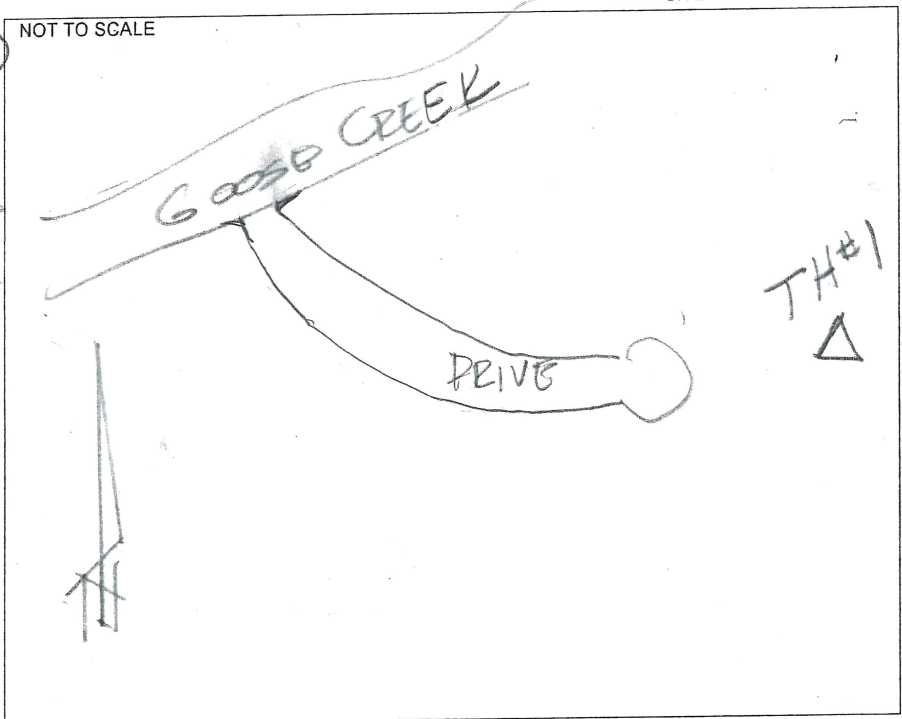
JOB NUMBER: 23-003

PERFORMED FOR: STRUBHAR DATE PERFORMED: 5-29-23

LEGAL DESCRIPTION: STRUBHAR ESTATES (Gout Lot 5 NE 1/4 SW 1/4 SEC. 31)

SITE PLAN

1 0L-MV TOP SOIL  
2 SILTY SANDY SOIL (SM)  
3 0" GRAY SILTY-SANDY  
4 6" GRAVEL COBBLES  
5 10" 2" TO 4" OCCASIONAL  
6 6" TO 8"  
7 SILTY SANDY  
8 (SM) GRAY DAMP  
9 SMEARING  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23



WAS GROUND WATER ENCOUNTERED? NO

IF YES, AT WHAT DEPTH? \_\_\_\_\_

PRE-SOAK @ 11:00 P.M.

Date	Reading	Gross Time	Net Time	Depth to Water	Net Drop	Refilled
5-29-23	5:35	0	0	6"	—	—
"	5:50	15	15	4 1/4"	1 3/4"	6"
"	6:05	30	15	4 7/16"	1 9/16"	6"
"	6:20	45	15	4 5/8"	1 3/8"	6"
"	6:35	60	15	4 3/8"	1 5/8"	6"
"	6:50	75	15	4 1/2"	1 1/2"	—
				(USE 1 1/2")		

PERCOLATION RATE 60 MIN / 6" OR 10 MIN / INCH (minutes/inches)

TEST RUN BETWEEN 42 FT AND 52 FT

COMMENTS 190 SQFT RATING PER BED ROOM

PERFORMED BY: WW CERTIFIED BY: JR DATE: 8-14-23



SOIL LOG

DENALI NORTH  
230 E. PAULSON AVE. SUITE 68  
WASILLA, AK 99654

PERCOLATION TEST

SOIL LOG  
PERCOLATION TEST  
TEST HOLE #2

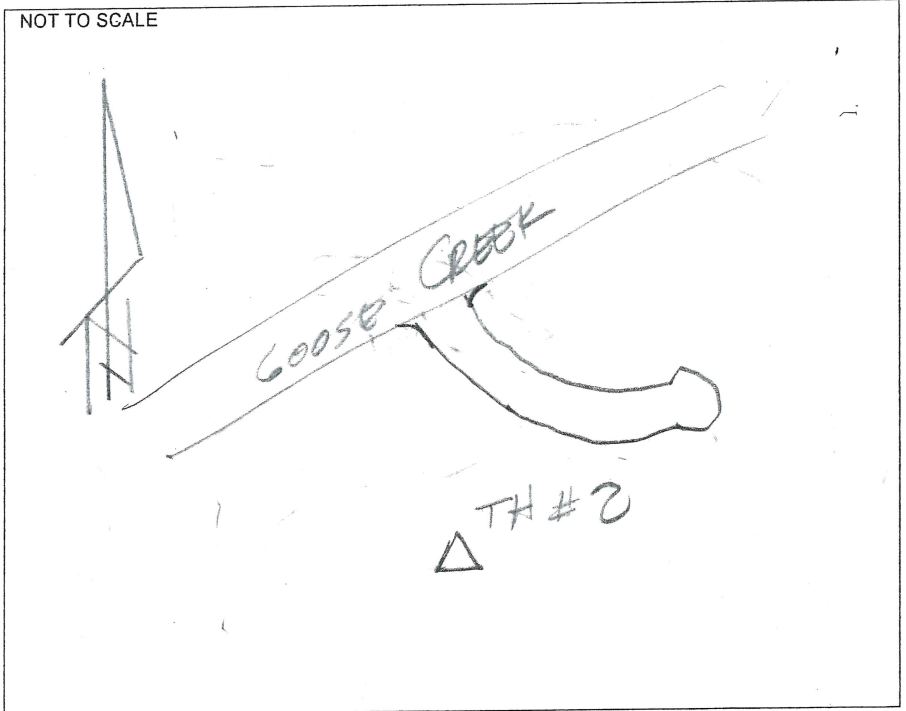
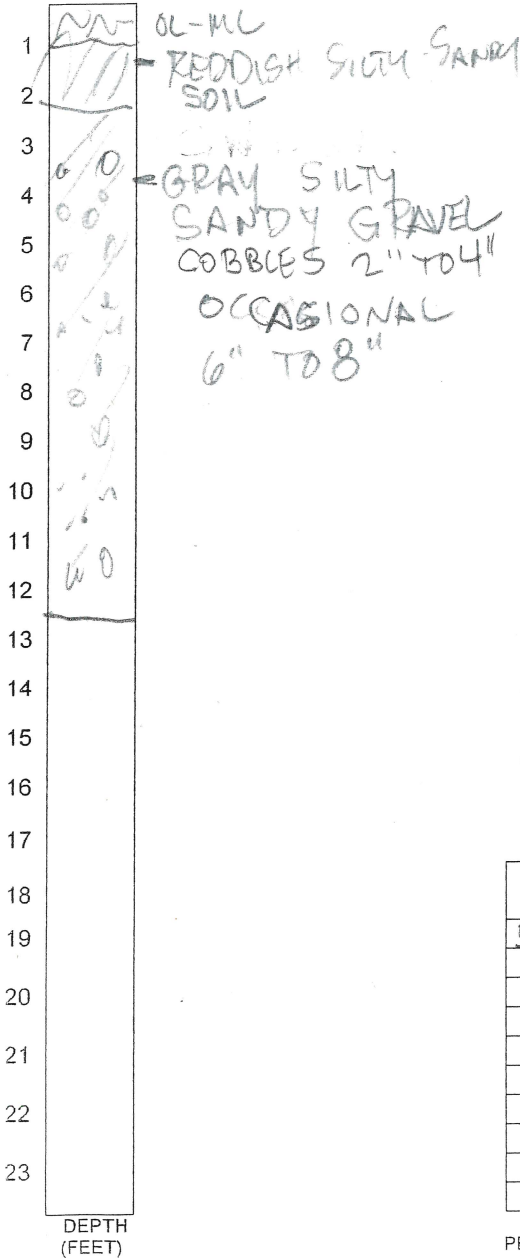
BEDROOMS

JOB NUMBER: 23-003

PERFORMED FOR: STRUBHAR DATE PERFORMED: 5-29-23

LEGAL DESCRIPTION: STRUBHAR ESTATES (GOUT. LOTS) NE 1/4 SW 1/4 SECT. 31

SITE PLAN



WAS GROUND WATER ENCOUNTERED? NO

IF YES, AT WHAT DEPTH? \_\_\_\_\_

PRE-SOAK @ 1:30 PM

Date	Reading	Gross Time	Net Time	Depth to Water	Net Drop	Refilled
5-29-23	5:29	0	0	6"	-	-
"	5:44	15	15	5 1/4"	3/4"	6"
"	5:59	30	15	5 3/8"	5/8"	6"
"	6:14	45	15	5 3/8"	5/8"	6"
"	6:29	60	15	5 3/8"	5/8"	
				USE	5/8"	

PERCOLATION RATE 60 MIN / 2 1/2" OR 24 MIN / 1 INCH (minutes/inches)

TEST RUN BETWEEN 4' FT AND 5' FT

COMMENTS 250 SQFT RATING PER BEDROOM

PERFORMED BY: WW CERTIFIED BY: JR DATE: 8-14-23



SOIL LOG

DENALI NORTH  
230 E. PAULSON AVE. SUITE 68  
WASILLA, AK 99654

PERCOLATION TEST

SOIL LOG  
PERCOLATION TEST  
TEST HOLE # 3

\_\_\_\_\_ BEDROOMS

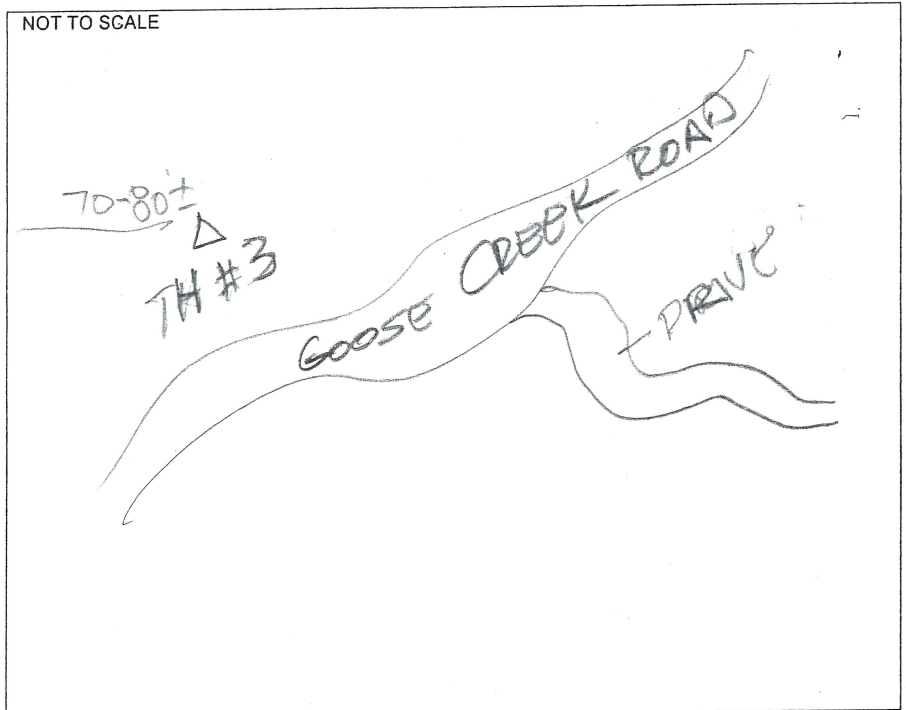
JOB NUMBER: 23-003

PERFORMED FOR: S TRUBHAR DATE PERFORMED: 5-29-23

LEGAL DESCRIPTION: STRUBHAR ESTATES (GOLF LOT 5, #NEX4SW/4, SEC. 31)

SITE PLAN

NOT TO SCALE



1	OL-ML TOP SOIL
2	REDDISH SILTY SANDY SOIL
3	0'-0"
4	GRAY SILTY SANDY GRAVEL
5	0'-0"
6	GRAVEL
7	0'-0"
8	COBBLES 2"-4"
9	0'-0"
10	0'-0"
11	0'-0"
12	OCCASIONAL 6" TO 8"
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	

DEPTH (FEET)

WAS GROUND WATER ENCOUNTERED? NO

IF YES, AT WHAT DEPTH? \_\_\_\_\_ PRE-SOAK @ 1:45 P.M.

Date	Reading	Gross Time	Net Time	Depth to Water	Net Drop	Refilled
5-29-23	5:41	0	0	6"		
"	5:56	15	15	- BAD	-	6"
"	6:11	30	15	4 1/4"	1 3/4"	6"
"	6:26	45	15	5 1/8"	7/8"	6"
"	6:41	60	15	5 1/4"	3/4"	6"
	6:56	75	15	5 3/16"	13/16"	6"
				(USE 3/4")		

PERCOLATION RATE 60 MIN / 3 IN OR 20 MIN / INCH (minutes/inches)

TEST RUN BETWEEN 4 FT AND 5 FT

COMMENTS

250 SQFT RATING PER BEDROOM

PERFORMED BY: WW

CERTIFIED BY: JR

DATE: 8-14-23



## Matthew Goddard

---

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

Matthew,

PD&E recommends utility easements be placed on both sides of the road as a part of this platting process.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, February 29, 2024 4:49 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; garyfoster61@outlook.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@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>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Strubhar Estates (MG)

Hello,

The following link is a request for comments for the proposed Strubhar Estates Subdivision. Please ensure all comments have been submitted by March 22, 2024, so they can be incorporated into the staff report that will be presented to the Platting Board.

 [Strubhar Estates](#)

Feel free to contact me if you have any questions.

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



## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Monday, March 4, 2024 11:22 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Strubhar Estates (MG)

No comments

Thank you,

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



---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, February 29, 2024 4:49 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; garyfoster61@outlook.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@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>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Strubhar Estates (MG)

Hello,





**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".

Skylar Furlong  
Right of Way and Permitting Agent  
ENSTAR Natural Gas Company, LLC



## Matthew Goddard

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Tuesday, March 5, 2024 2:12 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Strubhar Estates (MG)

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

Hi Matthew,

MTA has reviewed Strubhar Estates and would like to comment/request the following:

I would like a 15' utility easement along the north row line of lots 1, 2, 3 and 4. Will just place plant in the ROW to feed lot 5 if need to.

Thank you,

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



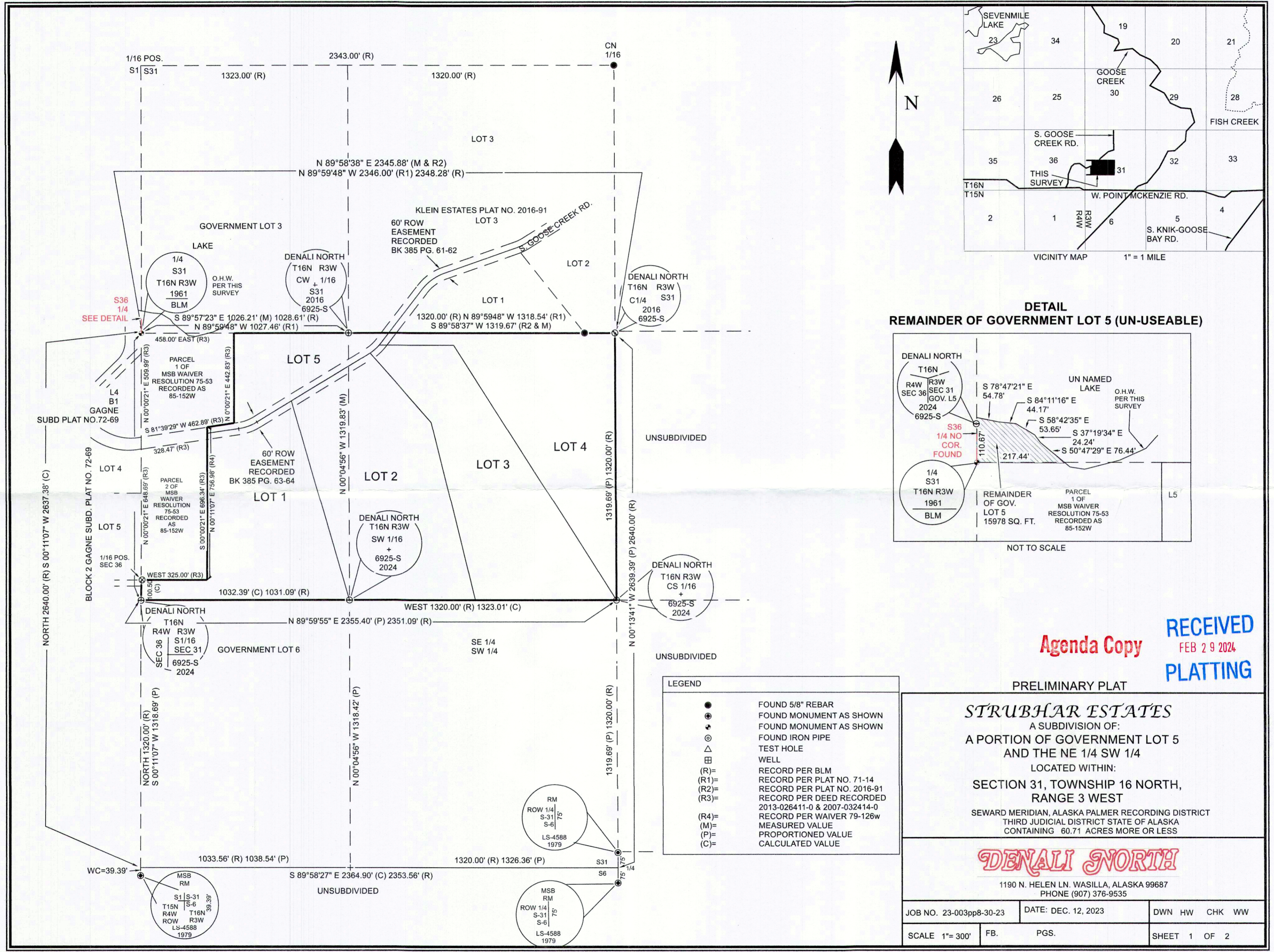
Life. Technology. Together.

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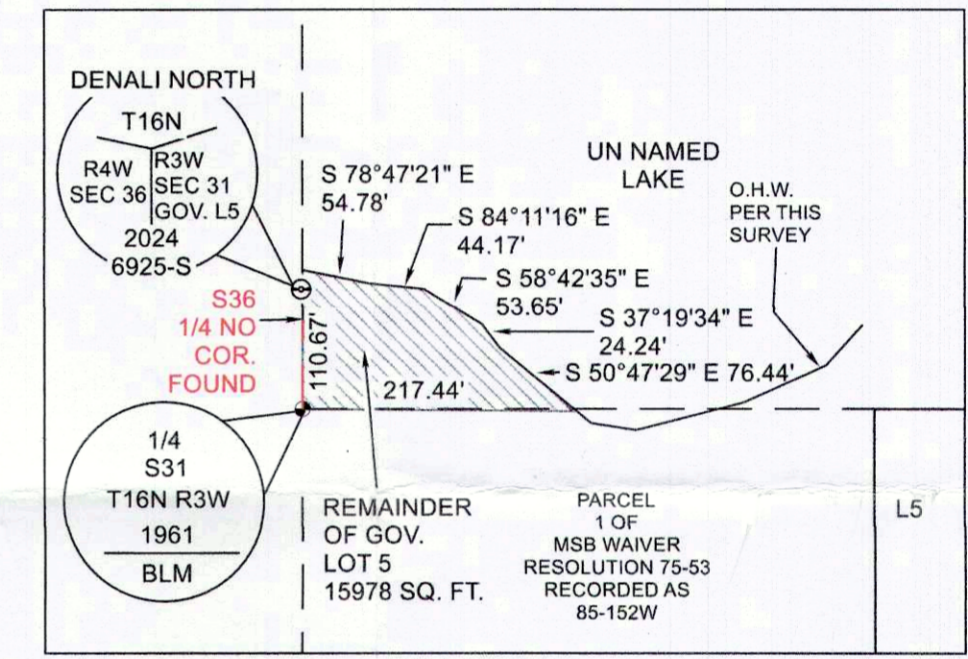
**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, February 29, 2024 4:49 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; garyfoster61@outlook.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@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>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Strubhar Estates (MG)

Hello,





**DETAIL**  
**REMAINDER OF GOVERNMENT LOT 5 (UN-USEABLE)**



NOT TO SCALE

**RECEIVED**  
**Agenda Copy** FEB 29 2024  
**PLATTING**

PRELIMINARY PLAT

**STRUBHAR ESTATES**

A SUBDIVISION OF:  
A PORTION OF GOVERNMENT LOT 5  
AND THE NE 1/4 SW 1/4  
LOCATED WITHIN:  
SECTION 31, TOWNSHIP 16 NORTH,  
RANGE 3 WEST

SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT STATE OF ALASKA  
CONTAINING 60.71 ACRES MORE OR LESS

**DENALI NORTH**

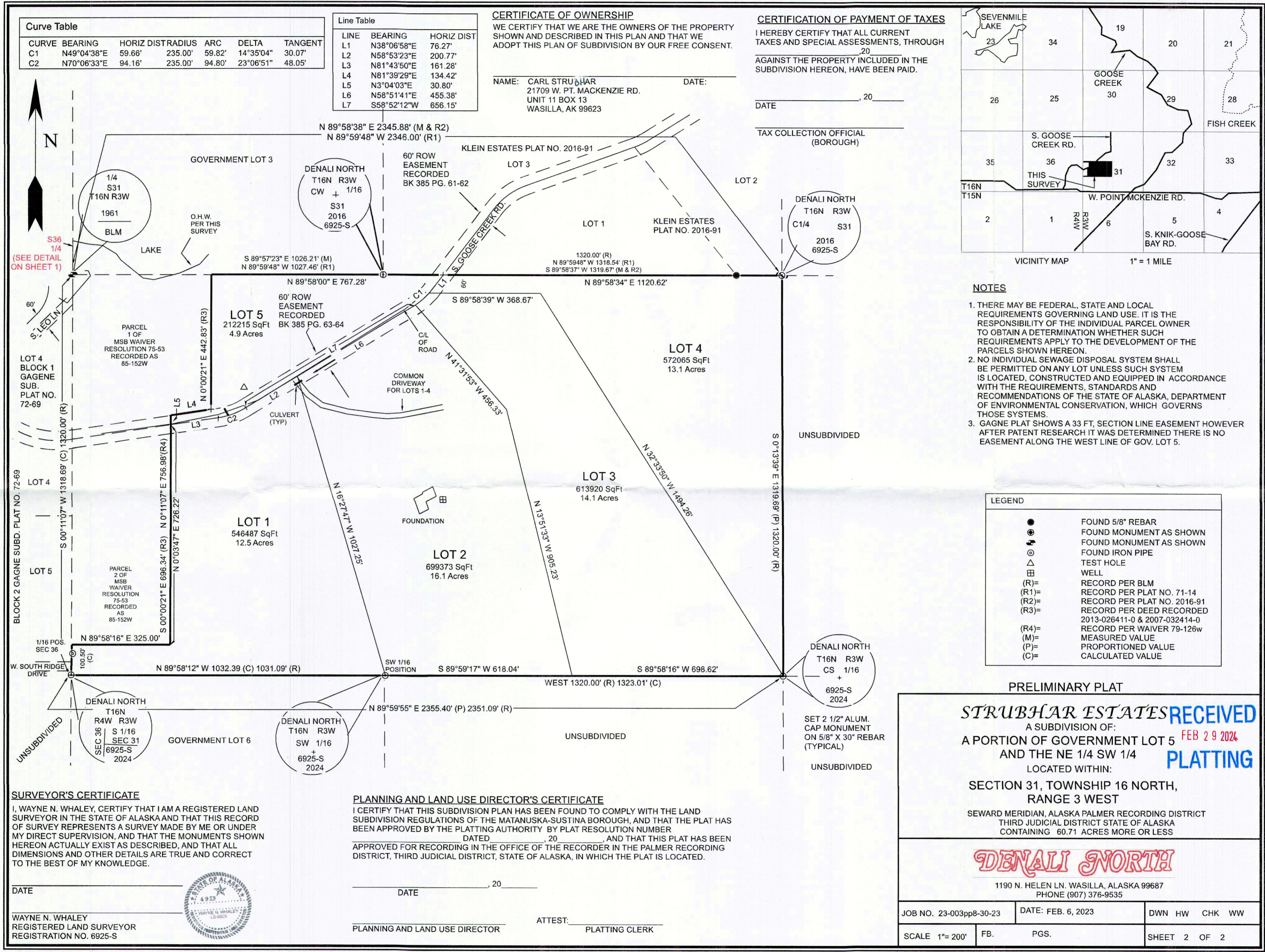
1190 N. HELEN LN. WASILLA, ALASKA 99687  
PHONE (907) 376-9535

**LEGEND**

- FOUND 5/8" REBAR
- ⊙ FOUND MONUMENT AS SHOWN
- ⊕ FOUND MONUMENT AS SHOWN
- ⊙ FOUND IRON PIPE
- △ TEST HOLE
- ⊞ WELL
- (R)= RECORD PER BLM
- (R1)= RECORD PER PLAT NO. 71-14
- (R2)= RECORD PER PLAT NO. 2016-91
- (R3)= RECORD PER DEED RECORDED 2013-026411-0 & 2007-032414-0
- (R4)= RECORD PER WAIVER 79-126W
- (M)= MEASURED VALUE
- (P)= PROPORTIONED VALUE
- (C)= CALCULATED VALUE

JOB NO. 23-003pp8-30-23	DATE: DEC. 12, 2023	DWN HW	CHK	WW
SCALE 1"= 300'	FB.	PGS.	SHEET 1 OF 2	





**Curve Table**

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N49°04'38"E	59.66'	235.00'	59.82'	14°35'04"	30.07'
C2	N70°06'33"E	94.16'	235.00'	94.80'	23°06'51"	48.05'

**Line Table**

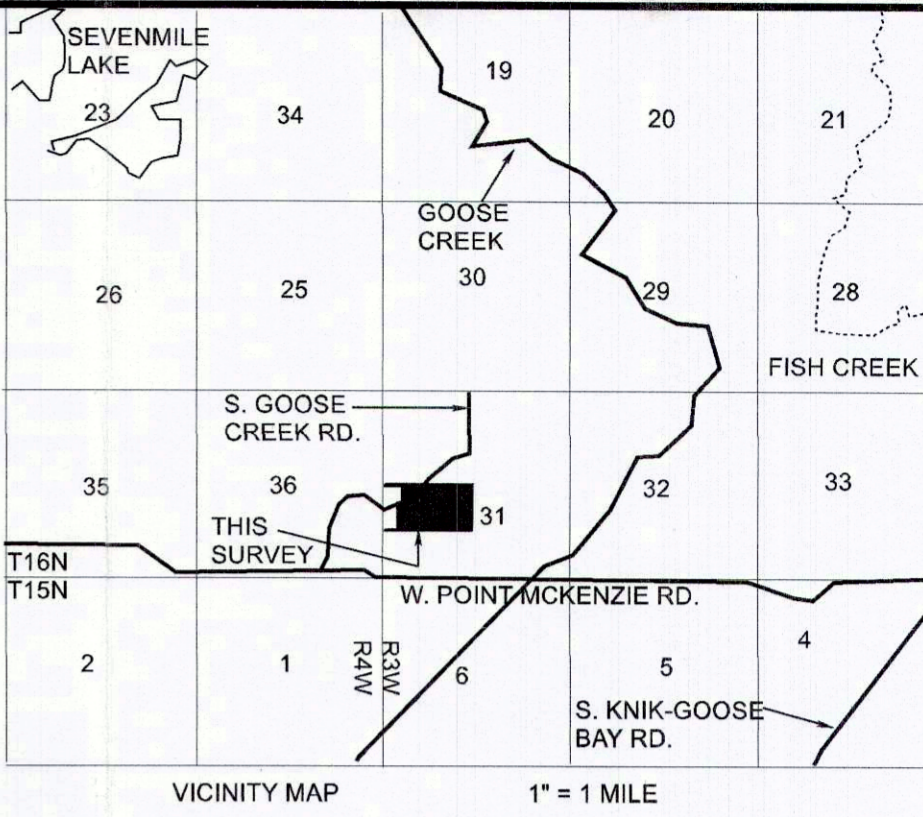
LINE	BEARING	HORIZ DIST
L1	N38°06'58"E	76.27'
L2	N58°53'23"E	200.77'
L3	N81°43'50"E	161.28'
L4	N81°39'29"E	134.42'
L5	N3°04'03"E	30.80'
L6	N58°51'41"E	455.38'
L7	S58°52'12"W	656.15'

**CERTIFICATE OF OWNERSHIP**  
WE 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.

NAME: CARL STRUBHAR  
21709 W. PT. MACKENZIE RD.  
UNIT 11 BOX 13  
WASILLA, AK 99623

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

DATE: \_\_\_\_\_, 20\_\_\_\_\_  
TAX COLLECTION OFFICIAL (BOROUGH): \_\_\_\_\_



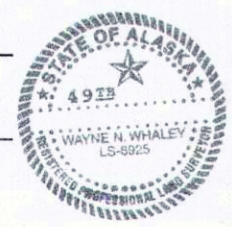
- NOTES**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
  - NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
  - GAGNE PLAT SHOWS A 33 FT. SECTION LINE EASEMENT HOWEVER AFTER PATENT RESEARCH IT WAS DETERMINED THERE IS NO EASEMENT ALONG THE WEST LINE OF GOV. LOT 5.

**LEGEND**

- FOUND 5/8" REBAR
- ⊙ FOUND MONUMENT AS SHOWN
- ⊕ FOUND MONUMENT AS SHOWN
- ⊗ FOUND IRON PIPE
- △ TEST HOLE
- ⊞ WELL
- (R)= RECORD PER BLM
- (R1)= RECORD PER PLAT NO. 71-14
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- (R3)= RECORD PER DEED RECORDED 2013-026411-0 & 2007-032414-0
- (R4)= RECORD PER WAIVER 79-126w
- (M)= MEASURED VALUE
- (P)= PROPORTIONED VALUE
- (C)= CALCULATED VALUE

**SURVEYOR'S CERTIFICATE**  
I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS RECORD OF SURVEY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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



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

DATE: \_\_\_\_\_, 20\_\_\_\_\_  
PLANNING AND LAND USE DIRECTOR: \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
PLATTING CLERK

**PRELIMINARY PLAT**

**STRUBHAR ESTATES RECEIVED**  
A SUBDIVISION OF:  
A PORTION OF GOVERNMENT LOT 5 **FEB 29 2024**  
AND THE NE 1/4 SW 1/4 **PLATTING**  
LOCATED WITHIN:  
SECTION 31, TOWNSHIP 16 NORTH,  
RANGE 3 WEST  
SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT STATE OF ALASKA  
CONTAINING 60.71 ACRES MORE OR LESS

**DENALI NORTH**  
1190 N. HELEN LN. WASILLA, ALASKA 99687  
PHONE (907) 376-9535

JOB NO. 23-003pp8-30-23	DATE: FEB. 6, 2023	DWN HW CHK WW
SCALE 1"= 200'	PGS.	SHEET 2 OF 2