



A. April 18, 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. **MISTY MEADOW**: The request is to create 8 lots from Tax Parcel A14, created by Waiver Resolution #76-19-PWm, recorded as 79-258w, to be known as **MISTY MEADOW**, containing 10.5 acres +/- . The petitioner is requesting a variance from MSB 43.20.060(D). The property is located north of W. Hawk Lane, south of W. Delroy Road, and directly west of W. Parks Highway (Tax ID #17N03W02A014); within the NE ¼ Section 02, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7. (Petitioner/Owner: Mosquito Park LLC, Staff: Matthew Goddard, Case # 2024-003)

B. **BOGARD COLONIAL MSP**: 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(Tax ID # 18N01E36B020); 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. **This case was continued from the April 4, 2024, Platting Board meeting to allow time for proper public notification.** (Petitioner/Owner: WM Construction LLC, Staff: Matthew Goddard, Case # 2024-023)

C. **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. **This case was continued from the May 2, 2024 meeting** (Petitioner/Owner: William G. Royce; Jeff & Jeanne Friedman Living Trust; Gail Green, Staff: Amy Otto-Buchanan, Case #2024-026)

D. **HIDDEN JEWEL**: The request is to create 5 lots from Tax Parcel C10, (Tax ID#17N02E10C010), containing 10 acres +/- . The proposed lots are located directly north of S. Jewel Street, west of N. River Rock Circle, and east of E. Pace Drive; located within the SW ¼ SE ¼ SW ¼ Section 10, Township 17 North, Range 02 E, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (Petitioner/Owner: Reginald Carney / Hartley Lee Williams Bypass Trust, Staff: Chris Curlin, Case #2024-032)



- E. **WISTERIA MEADOWS ADD 1:** The request is to create 10 lots from Tax Parcel C11, (Tax ID#17N02E10C011), to be known as **WISTERIA MEADOWS ADD 1**, containing 20 acres +/- . The proposed lots are located directly north of S. Mary Street, west of N. River Rock Circle, and east of S. Gunnysack Road; located within the SW ¼ SE ¼ SW ¼ Section 10, Township 17 North, Range 02 E, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner: Reginald Carney / Hartley Lee Williams Bypass Trust, Staff: Chris Curlin, Case #2024-034*)

## 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 16, 2024, Platting Board Meeting; we have five cases to be heard.
  - Meadow Creek Homestead
  - Thor Road Add PUE
  - Lazy Moose Run
  - Silver Tip Com
  - Pate's Province
  - Morning Light

## 7. BOARD COMMENTS

## 8. ADJOURNMENT



# MINUTES



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
April 18, 2024**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on April 18, 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 Acting Administrative Specialist)**

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1, Chair  
Mr. Dan Bush, District Seat #4  
Ms. Michelle Traxler, District Seat#5  
Mr. Sandra Kreger, District Seat #6  
Mr. Sidney Bertz, District Seat #7  
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Mr. Brian Goodman, District Seat #2  
Mr. Eric Koan, District Seat #3, Vice Chair

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  
Ms. Natasha Heindel, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

Platting member Bush led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- April 4, 2024, Minutes were approved unanimously.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

*(None)*

**4. UNFINISHED BUSINESS**

*(None)*



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
April 18, 2024**

**5. RECONSIDERATIONS/APPEALS**

*(No Reconsiderations/Appeals)*

**6. 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 was continued from the January 4, 2024, Public Hearing.** *(Petitioner/Owner: Samuel Dickinson, Staff: Chris Curlin, Case #2023-138)*

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

- Member Bush recused himself at 1:04 pm

Kayla Kinneen provided the mailing report:

- Stating that 26 public hearing notices were mailed out on March 28, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 7 finding of facts.

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

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

Chair Johnson opened the public hearing for public testimony.

The following persons spoke

- Peter Johanknecht
- Bill Hearet

There being no one else 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's representative gave a brief overview of the case.

Discussion ensued.

**MOTION:** Platting Member Traxler made a motion to approve the preliminary plat, 30' PUE/VAC Govt Lot 6. Platting Member Bertz seconded the motion.

Discussion ensued.

**VOTE:** The motion passed without objection.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
April 18, 2024**

Member Bush returned at 1:29 pm

- 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. (*Petitioner/Owner: Wythe Lee Renfrew & Ronald K. Williams, Staff: Amy Otto-Buchanan, Case #2024-020*)

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 31 public hearing notices were mailed out on March 28, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 10 conditions and 8 finding of facts.

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

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

Chair Johnson opened the public hearing for public testimony.

There being no one else 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's representative gave a brief overview of the case.

**MOTION:** Platting Member Traxler made a motion to approve the preliminary plat, Two Lakes. Platting Member Bush seconded the motion.

Discussion ensued.

**VOTE:** The motion passed without objection.

- 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

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
April 18, 2024**

Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.  
(*Petitioner/Owner: Midway, LLC, Staff: Chris Curlin, Case #2024-025*)

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 64 public hearing notices were mailed out on March 28, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 6 finding of facts.

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

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

Chair Johnson opened the public hearing for public testimony.

There being no one else 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 gave a brief overview of the case.

Discussion ensued.

**MOTION:** Platting Member Kreger made a motion to approve the preliminary plat, Colony Commercial Park. Platting Member Traxler seconded the motion.

Discussion ensued.

**VOTE:** The motion passed without objection.

- 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 C. Green, Staff: Amy Otto-Buchanan, Case #2024-026*)

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 36 public hearing notices were mailed out on March 28, 2024.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
April 18, 2024**

Staff gave an overview of the case:

- Staff recommends a continuation to May 2, 2024

Chair Johnson opened the public hearing for public testimony.

**MOTION:** Platting Member Bush made a motion to continue the preliminary plat, Nordic Park 2. Platting Member Traxler seconded the motion.

**VOTE:** The motion passed without objection.

- 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*)

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 11 public hearing notices were mailed out on March 28, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 11 conditions and 6 finding of facts.

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

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

Chair Johnson opened the public hearing for public testimony.

There being no one else 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 gave a brief overview of the case.

Discussion ensued.

**MOTION:** Platting Member Kreger made a motion to approve the preliminary plat, Powder Ridge. Platting Member Hallford seconded the motion.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
April 18, 2024**

Discussion ensued.

VOTE: The motion passed without objection.

- 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: Strubhar Estates, Staff: Matthew Goddard, Case #2024-033*)

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 23 public hearing notices were mailed out on March 28, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 6 finding of facts.

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

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

Chair Johnson opened the public hearing for public testimony.

There being no one else 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's representative gave a brief overview of the case.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat, Strubhar Estates. Platting Member Bush seconded the motion.

Discussion ensued.

VOTE: The motion passed 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 May 2, 2024. We have five cases on the agenda.



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
April 18, 2024**

- Misty Meadow
- Bogard Colonial MSP
- Nordic Park 2
- Hidden Jewel
- Wisteria Meadows ADD 1

Platting Officer Fred Wagner made comment on time frame for the May 2, 2024 meeting, thanked Amy for her hard work, and welcomed Natasha.

**BOARD COMMENTS.**

- Platting member Bush- Thanked Amy and welcome Natasha
- Chair Johnson – Farewell to A,y and welcome aboard Natasha

**8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **2:29 PM**.

\_\_\_\_\_  
RON JOHNSON  
Platting Board Chair

ATTEST:

\_\_\_\_\_  
KAYLA KINNEEN  
Platting Board Clerk



5A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 2, 2024

PRELIMINARY PLAT: MISTY MEADOW  
LEGAL DESCRIPTION: SEC 02, T17N, R03W, SEWARD MERIDIAN AK  
PETITIONERS: MOSQUITO PARK, LLC  
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING / HOLLER ENGINEERING  
ACRES: 10.5 ± PARCELS: 8  
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-003

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**REQUEST:** The request is to create 8 lots from Tax Parcel A14, created by Waiver Resolution #76-19-PWm, recorded as 79-258w, to be known as **MISTY MEADOW**, containing 10.5 acres +/- . The petitioner is requesting a variance from MSB 43.20.060(D). The property is located north of W. Hawk Lane, south of W. Delroy Road, and directly west of W. Parks Highway (Tax ID #17N03W02A014); within the NE ¼ Section 02, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A</b> – 5 pgs
Geotechnical Report	<b>EXHIBIT B</b> – 7 pgs
Average Daily Traffic (ADT) Calculations	<b>EXHIBIT C</b> – 1 pg
Variance Application	<b>EXHIBIT D</b> – 7 pgs

**AGENCY COMMENTS**

ADOT&PF	<b>EXHIBIT E</b> – 2 pgs
City of Houston Public Works	<b>EXHIBIT F</b> – 1 pg
MSB Department of Public Works	<b>EXHIBIT G</b> – 1 pg
MSB Permit Center	<b>EXHIBIT H</b> – 1 pg
Utilities	<b>EXHIBIT I</b> – 3 pgs

**DISCUSSION:** The proposed subdivision will create eight lots ranging in size from 0.92 acres to 1.83 acres. Dedication and construction of an internal road and cul-de-sac is being proposed to serve as access. The petitioner is requesting a variance From MSB 43.20.060(D) Dedication to Public. The request is being made to remove the requirement of connecting to W. Little Millers 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. Access requirements will be met once interior street is constructed.



**Soils Report:** A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Curtis Holler, Professional Engineer, notes that a soils review was performed consisting of four new testholes on the parcel, review of adjacent existing soils information, review of the provided topography information, review of aerial imagery, and other observations at the site. Groundwater was encountered in test holes 1 and 4. Useable septic areas will be limited by setbacks to existing water wells, separation to surface water, areas with shallow groundwater, and lot lines. For useable building area, lotlines, utility easements, and unencumbered area exists to meet 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 lots 1-8 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Topographic map and as-built are shown on the Agenda Plat. Drainage Plan at **Exhibit B-3**. Average Daily Traffic (ADT) Calculations are at **Exhibit C**.

**Variance Application:** The petitioner has submitted a variance application pursuant to MSB 43.15.075 with supporting criteria A-C answered (**Exhibit D**). The request is from MSB 43.20.060(D) Dedication to Public. Per MSB 43.20.060(D), *Subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and public safety. If it is shown by the applicant to be unnecessary for future development and/or public safety, then a reduction to a lesser road right-of-way standard or an elimination of the requirement to provide access shall be applied to all of (or a portion of) the right-of-way that is being considered for a reduced standard.* The variance, if approved, will remove the requirement to connect to W. Little Millers Road.

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: and

*This requested variance will not affect public health. Granting this variance will not be detrimental to safety or welfare but will in fact be safer for the public and will be better for the welfare of this proposed subdivision and for the residents of the adjoining subdivision of Houston Heights to the west. A connection to W. Little Millers Road would create a cut-through for the existing parcels at the current end of W. Little Millers Road. The people living on those parcels are already trained to utilize the existing roads. It is better to leave well enough alone and not create traffic issues when there is existing access that serves the area. If a connection were made it would expose the residents of Houston Heights to less security than what they currently enjoy. It would provide an alternate escape out for people with intentions of property crime. It would create a situation where the residents of this proposed subdivision would be subjected to daily cut-through traffic. It would add approximately 900 feet of road with its associated cost and environmental damage. The additional road is 1-1/2 times the length of the road as proposed. The proposed road as submitted is approximately 600'. The addition would make the total approximately 1500'. There would have to be construction in areas of wetlands and also in areas with a high water table that would require excavation of the existing soils that are not suitable for road construction. The USDA Soils Conservation Service classified these soils as Sa, a description of which is attached to the application. This is a headwaters area for Meadow Creek, and anadromous fish stream.*

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

*The Matanuska-Susitna Borough consists of areas of high and dry, and wet and low property. Typically, we would not be asked to develop in areas that are not suited for roads. To require this connection would be contrary to that commonsense procedure. When Houston Heights Subdivision*

*was developed the proper plan would have been to account for the wetlands lying to the south and to have a curved right of way connection for the existing Little Miller Circle that ran approximately between existing Lots 7 & 8 of said subdivision. This would have placed a connection where a connection should have been avoiding the issues as explained above. It still would have created a cut-through but would not have created 900' of additional road construction in an area not suited for construction. We cannot go back and redesign that subdivision but are instead stuck with what was created.*

- C. Because of 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.

*On August 22, 2023 myself and Tyler Johannes, one of the owners, met with the City of Houston to discuss the proposed subdivision. It was agreed at that meeting a connection to Little Millers Road is not desirable for the reasons discussed in this variance application. The City of Houston would be stuck with the maintenance and there was no desire for that to occur. The area is totally developed where it is possible for development to occur. The additional road costs would be \$90,000. There would also be a loss of 1 lot for an additional cost of \$35,000 - \$45,000. A total of \$125,000 to \$135,000. This is more than double the cost of development as proposed in this submittal.*

**Comments:**

ADOT&PF (**Exhibit E**) has no objections to the proposed plat. ADOT&PF request that a plat note be added stating, "No direct access shall be granted to the Parks Highway." (**Recommendation #5**). ADOT&PF further notes that there is a DOT&PF project in development for Parks Highway Rehabilitation in Houston from Big Lake Road to the Little Su Road which may affect Lot 8.

City of Houston Public Works (**Exhibit F**) has no objections.

MSB Department of Public Works (**Exhibit G**) does not support the variance. North Husk Circle should be extended to W. Little Millers Road. As shown on the submitted figure in the variance request, a curved alignment connecting these two roads is possible with minimal to no disturbance to the wetlands. There is no mention of peat in this area in the soils report and the 1.5' thick overburden noted in TH-4 labeled as loess. Removal of the material in this area is no more onerous than removal of material for the rest of the road alignment. In accordance with the requirements for interconnectivity described in MSB Code 43.20.060(D), this connection would provide alternative routes for Emergency Services; improved maintenance operations, and more efficient routes for bus, garbage, fuel, septic, and delivery services; multiple entry/exit points in case of natural disaster; and looping of the utilities.

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

**Utilities:** (**Exhibit I**) ENSTAR has no comments or recommendations. GCI has no objections. MEA did not respond. MTA 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; MSB Emergency Services, Community Development, or Planning; MEA or MTA.

**CONCLUSION:** The preliminary plat of Misty Meadow is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The variance request is consistent with MSB 43.15.075 Variance; Standards for Approval. There were no objections from any federal or state agencies, or utilities. MSB Department of Public Works objected to the Variance request. 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. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

**FINDINGS OF FACT FOR DENIAL OF THE VARIANCE**

1. Per MSB 43.20.060 Dedication to the Public, Section D Subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and public safety. If it is shown by the applicant to be unnecessary for future development and/or public safety, then a reduction to a lesser road right-of-way standard or an elimination of the requirement to provide access shall be applied to all of (or a portion of) the right-of-way that is being considered for a reduced standard.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. All lots will have the required legal and physical access per MSB 43.20.100, MSB 43.20.120, & MSB 43.20.140.
4. All lots will have the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; MSB Emergency Services, Community Development, or Planning; MEA or MTA.
6. There were no objections from any federal or state agencies, or utilities.
7. MSB Department of Public Works Pre-Design and Engineering Division objects to the variance request based upon the reasons stated in the report above.
8. This property lies within the boundaries of the City of Houston.
9. City of Houston has no objections to the proposed design.
10. There were no objections from the public in response to the Notice of Public Hearing.
11. The petitioner has submitted a variance application pursuant to MSB 43.15.075 with supporting criteria A-C answered (**Exhibit D**). The request is from MSB 43.20.060(D) Dedication to Public. Per MSB 43.20.060(D), *Subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and public safety. If it is shown by the applicant to be unnecessary for future development and/or public safety, then a reduction to a lesser road right-of-way standard or an elimination of the requirement to provide access shall be applied to all of (or a portion of) the right-of-way that is being considered for a reduced standard.* The variance, if approved, will remove the requirement to connect to W. Little Millers Road. 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: and

*This requested variance will not affect public health. Granting this variance will not be detrimental to safety or welfare but will in fact be safer for the public and will be better for the welfare of this proposed subdivision and for the residents of the adjoining subdivision of Houston Heights to the west. A connection to W. Little Millers Road would create a cut-through for the existing parcels at the current end of W. Little Millers Road. The people living on those parcels are already trained to utilize the existing roads. It is better to leave well enough alone and not create traffic issues when there is existing access that serves the area. If a connection were made it would expose the residents of Houston Heights to less security than what they currently enjoy. It would provide an alternate escape out for peoples with intentions of property crime. It would create a situation where the residents of this proposed subdivision would be subjected to daily cut-through traffic. It would add approximately 900 feet of road with its associated cost and environmental damage. The additional road is 1-1/2 times the length of the road as proposed. The proposed road as submitted is approximately 600'. The addition would make the total approximately 1500'. There would have to be construction in areas of wetlands and also in areas with a high water table that would require excavation of the existing soils that are not suitable for road construction. The USDA Soils Conservation Service classified these soils as Sa, a description of which is attached to the application. This is a headwaters area for Meadow Creek, and anadromous fish stream.*

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

*The Matanuska-Susitna Borough consists of areas of high and dry, and wet and low property. Typically, we would not be asked to develop in areas that are not suited for roads. To require this connection would be contrary to that commonsense procedure. When Houston Heights Subdivision was developed the proper plan would have been to account for the wetlands lying to the south and to have a curved right of way connection for the existing Little Miller Circle that ran approximately between existing Lots 7 & 8 of said subdivision. This would have placed a connection where a connection should have been avoiding the issues as explained above. It still would have created a cut-through but would not have created 900' of additional road construction in an area not suited for construction. We cannot go back and redesign that subdivision but are instead stuck with what was created.*

- C. Because of 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.

*On August 22, 2023 myself and Tyler Johannes, one of the owners, met with the City of Houston to discuss the proposed subdivision. It was agreed at that meeting a connection to Little Millers Road is not desirable for the reasons discussed in this variance application. The City of Houston would be stuck with the maintenance and there was no desire for that to occur. The area is totally developed where it is possible for development to occur. The additional road costs would be \$90,000. There would also be a loss of 1 lot for an additional cost of \$35,000 - \$45,000. A total of \$125,000 to \$135,000. This is more than double the cost of development as proposed in this submittal.*

### **FINDINGS OF FACT FOR APPROVAL OF THE VARIANCE**

1. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
2. All lots will have the required legal and physical access per MSB 43.20.100, MSB 43.20.120, & MSB 43.20.140.



3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; MSB Emergency Services, Community Development, or Planning; MEA or MTA.
5. There were no objections from any federal or state agencies, or utilities.
6. MSB Department of Public Works Pre-Design and Engineering Division objects to the variance request based upon the reasons stated in the report above.
7. This property lies within the boundaries of the City of Houston.
8. City of Houston has no objections to the proposed design.
9. There were no objections from the public in response to the Notice of Public Hearing.
10. The petitioner has submitted a variance application pursuant to MSB 43.15.075 with supporting criteria A-C answered (**Exhibit D**). The request is from MSB 43.20.060(D) Dedication to Public. Per MSB 43.20.060(D), *Subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and public safety. If it is shown by the applicant to be unnecessary for future development and/or public safety, then a reduction to a lesser road right-of-way standard or an elimination of the requirement to provide access shall be applied to all of (or a portion of) the right-of-way that is being considered for a reduced standard.* The variance, if approved, will remove the requirement to connect to W. Little Millers Road. Variance Application criteria A-C with Petitioner answers:
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  - B. The variance request is based upon conditions of the property that are atypical to other properties: and  
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*between existing Lots 7 & 8 of said subdivision. This would have placed a connection where a connection should have been avoiding the issues as explained above. It still would have created a cut-through but would not have created 900' of additional road construction in an area not suited for construction. We cannot go back and redesign that subdivision but are instead stuck with what was created.*

- C. Because of 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.

*On August 22, 2023 myself and Tyler Johannes, one of the owners, met with the City of Houston to discuss the proposed subdivision. It was agreed at that meeting a connection to Little Millers Road is not desirable for the reasons discussed in this variance application. The City of Houston would be stuck with the maintenance and there was no desire for that to occur. The area is totally developed where it is possible for development to occur. The additional road costs would be \$90,000. There would also be a loss of 1 lot for an additional cost of \$35,000 - \$45,000. A total of \$125,000 to \$135,000. This is more than double the cost of development as proposed in this submittal.*

### **RECOMMENDATIONS OF VARIANCE APPROVAL**

**Suggested motion: I move to approve the variance request from MSB 43.20.060(D), located within Section 02, Township 17 North, Range 03 West, Seward Meridian, Alaska, based upon finding of fact one through ten.**

### **FINDINGS OF FACT**

1. The plat of Misty Meadow 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 will have the required legal and physical access per MSB 43.20.100, MSB 43.20.120, & MSB 43.20.140.
4. All lots will have the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; MSB Emergency Services, Community Development, or Planning; MEA or MTA.
6. There were no objections from any federal or state agencies, or utilities.
7. MSB Department of Public Works Pre-Design and Engineering Division objects to the variance request based upon the reasons stated in the report above.
8. This property lies within the boundaries of the City of Houston.
9. City of Houston has no objections to the proposed design.
10. There were no objections from the public in response to the Notice of Public Hearing.
11. The petitioner has submitted a variance application pursuant to MSB 43.15.075 with supporting criteria A-C answered (**Exhibit D**). The request is from MSB 43.20.060(D) Dedication to Public. Per MSB 43.20.060(D), *Subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and public safety. If it is shown by the applicant to be unnecessary for future development and/or public safety, then a*

reduction to a lesser road right-of-way standard or an elimination of the requirement to provide access shall be applied to all of (or a portion of) the right-of-way that is being considered for a reduced standard. The variance, if approved, will remove the requirement to connect to W. Little Millers Road. Variance Application criteria A-C with Petitioner answers:

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B. The variance request is based upon conditions of the property that are atypical to other properties: and

*The Matanuska-Susitna Borough consists of areas of high and dry, and wet and low property. Typically, we would not be asked to develop in areas that are not suited for roads. To require this connection would be contrary to that commonsense procedure. When Houston Heights Subdivision was developed the proper plan would have been to account for the wetlands lying to the south and to have a curved right of way connection for the existing Little Miller Circle that ran approximately between existing Lots 7 & 8 of said subdivision. This would have placed a connection where a connection should have been avoiding the issues as explained above. It still would have created a cut-through but would not have created 900' of additional road construction in an area not suited for construction. We cannot go back and redesign that subdivision but are instead stuck with what was created.*

C. Because of 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.

*On August 22, 2023 myself and Tyler Johannes, one of the owners, met with the City of Houston to discuss the proposed subdivision. It was agreed at that meeting a connection to Little Millers Road is not desirable for the reasons discussed in this variance application. The City of Houston would be stuck with the maintenance and there was no desire for that to occur. The area is totally developed where it is possible for development to occur. The additional road costs would be \$90,000. There would also be a loss of 1 lot for an additional cost of \$35,000 - \$45,000. A total of*

*\$125,000 to \$135,000. This is more than double the cost of development as proposed in this submittal.*

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL UPON APPROVAL OF THE VARIANCE REQUEST:**

**Suggested motion: I move to approve the preliminary plat of Misty Meadow, Section 02, Township 17 North, Range 03 West, Seward Meridian, Alaska, contingent on staff recommendations:**

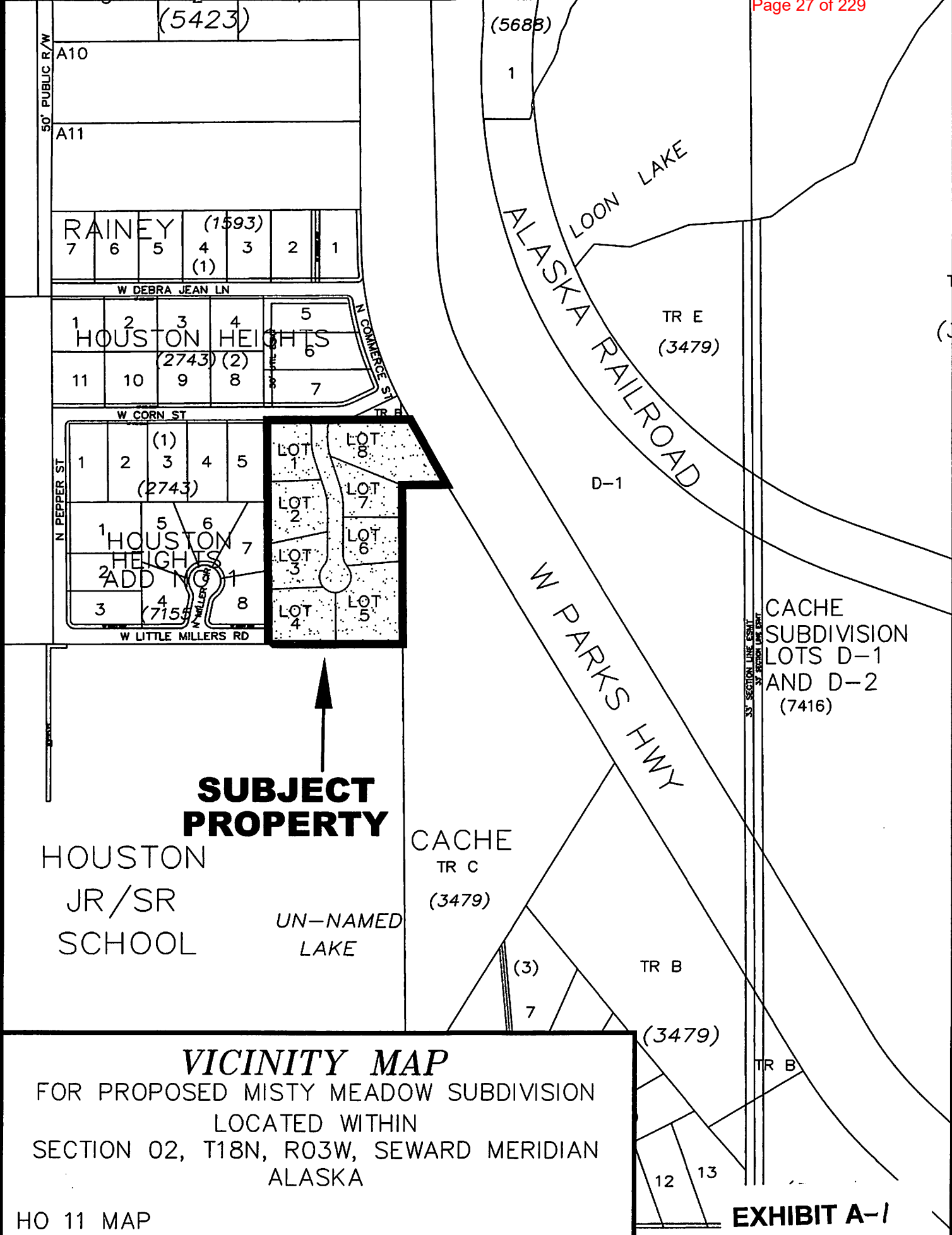
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct the access road and cul-de-sac to Borough Residential Street 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.
5. Add a plat note stating, "No direct access shall be granted to the W. Parks Highway unless otherwise authorized by the permitting authority."
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit plat in full compliance with Title 43.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL UPON DENIAL OF THE VARIANCE REQUEST:**

**Suggested motion: I move to approve the preliminary plat of Misty Meadow, Section 02, Township 17 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. Construct the access road to Borough Residential Street Standards according to the 2022 Subdivision Construction Manual (SCM):
  - a) Re-design subdivision to connect the proposed N. Husk Circle to W. Little Millers Road per the requirements of MSB 43.20.060(D).

- b) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
  - c) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting Staff.
  - d) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
  - e) Obtain Certificate of Construction Acceptance from DPW per F01.9.
  - f) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
  - g) Obtain approval of street names from Platting Assistant.
5. Add a plat note stating, "No direct access shall be granted to the W. Parks Highway unless otherwise authorized by the permitting authority."
  6. Show all easements of record on final plat.
  7. Submit recording fees, payable to Department of Natural Resources (DNR).
  8. Submit plat in full compliance with Title 43.



**SUBJECT  
PROPERTY**

HOUSTON  
JR/SR  
SCHOOL

UN-NAMED  
LAKE

CACHE  
TR C  
(3479)

**VICINITY MAP**  
 FOR PROPOSED MISTY MEADOW SUBDIVISION  
 LOCATED WITHIN  
 SECTION 02, T18N, R03W, SEWARD MERIDIAN  
 ALASKA

HO 11 MAP

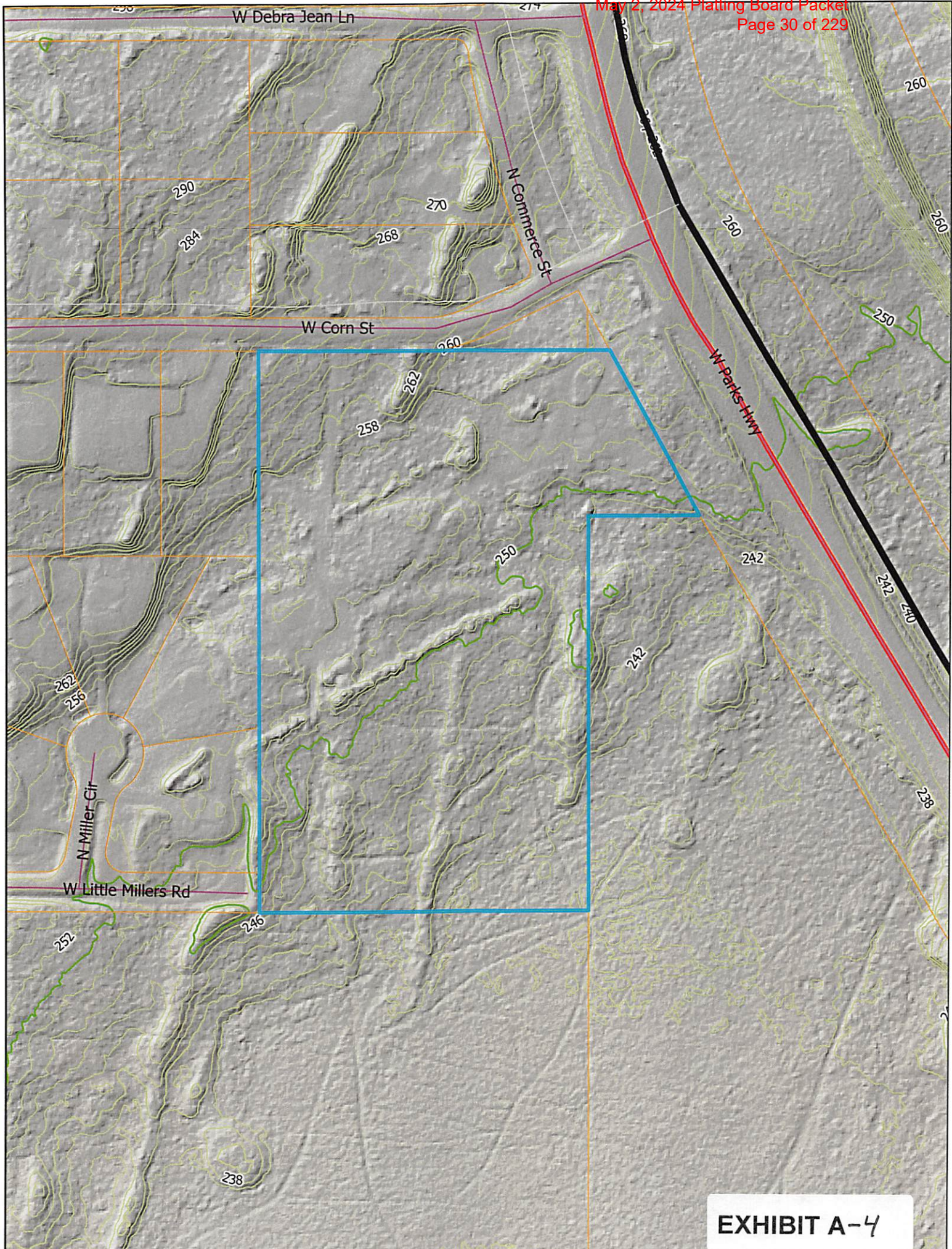
**EXHIBIT A-1**











**EXHIBIT A-4**





EXHIBIT A -5





# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

RECEIVED

AUG 30 2023

PLATTING

August 30, 2023

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

Re: *Misty Meadow Subdivision*; Useable Areas, Roads and Drainage  
HE #23025

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 8 new lots from one existing parent parcel totaling 10.6 acres. Our soils evaluation included logging 4 new testholes on the parcel, review of adjacent existing soils information, 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 near complete, wide rectangle shape south of W. Corn St. and west of W. Parks Hwy. The majority of the site has gently rolling terrain with a minimal slope generally directed southward. A few very minor 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 36'.

Soils & Vegetation. The parent parcel contains a handful of existing residences with related outbuildings and clearings to both the northeast and the west with the rest of the of the area remaining in an apparent native or near native state. Vegetation within the wooded portion primarily consists of mature growth cottonwood and birch trees. Four new testholes were dug on the parent parcel on 5/19/23 to evaluate existing soil conditions. Near surface soils encountered in the testholes included a thin organic mat over a thick layer of silty loess topsoils which extend down as deep as 2'. Receiving soils under the topsoils were found to be relatively clean sands and gravels. A copy of the testhole logs and a location/topography map is attached.

Groundwater. Groundwater was encountered in the form of seeps in testhole 1 and testhole 4 at 9.5' and 6.1' respectively. Despite the presence of water in the two mentioned holes, adequate area exists to meet useable area requirements.

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, separation to surface water, areas with shallow groundwater, and lot lines. 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 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 lots 1-8 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 by individual private driveways onto approximately 660' of new residential street, connected to the existing W. Corn Street. General existing and expected drainage patterns are shown on the attached map, along with proposed drainage structures.

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

Sincerely,

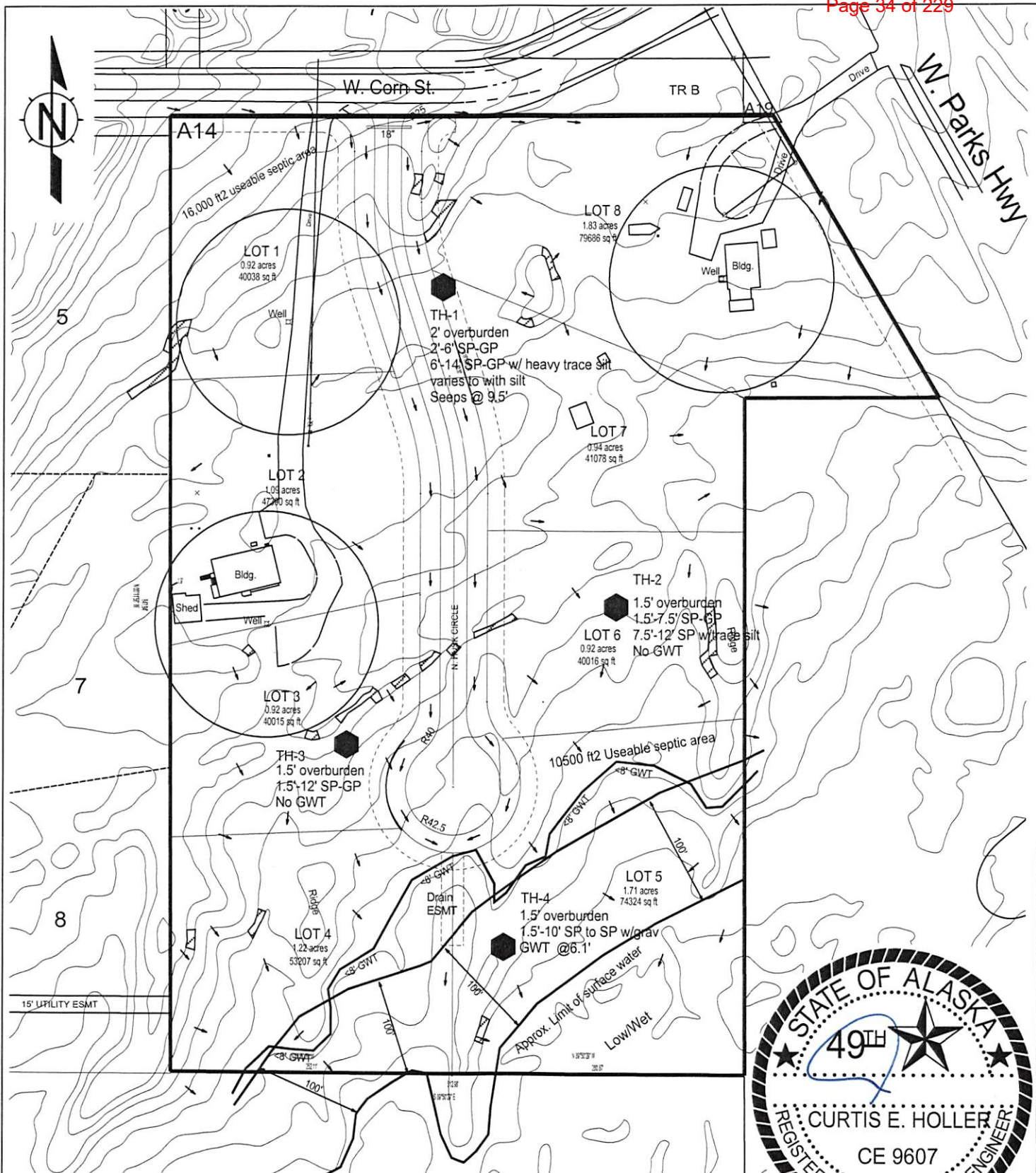


Curtis Holler, PE

c: T. Johannes, w/attachments







Mosquito Park Subdivision  
Testhole, Useable Area, Drainage, & Topography



Job # 23025 | Scale: 1" = 120' +/- | 8/30/23

Notes

1. Base drawing provided by surveyor.
2. 2' contours are MSB LiDAR, not verified.
3. Arrows denote apparent drainage patterns.
4. Testhole locations approximate.
5. Hatched areas are +25% grade.

EXHIBIT B-3



# HOLLER ENGINEERING

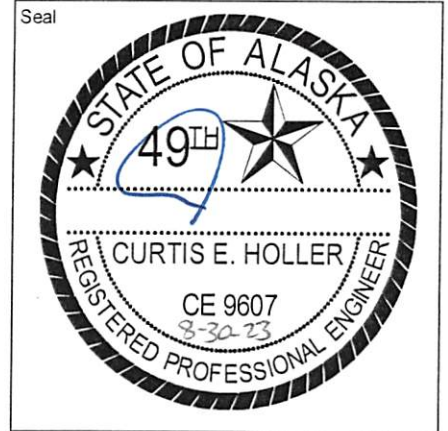
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

## SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 4

Performed For: Mosquito Park, LLC

Legal Description: MISTIC MEADOW LOT 7/LOT 8



Depth, feet	Soil Type	Slope
0-1	OL, grasses	
1-2	SM-ML, light brown	
2-3	SP-GP, varies to SP with GP, medium coarse sands, sloughs, olive color	
3-4		
4-5		
5-6		
6-7	SP-GP w/ silt, Lt. olive gray, rocks to 3", few 9", dense, permeable	
7-8		
8-9		
9-10	seeps Varies to: "w/ heavy trace silt"	
10-11		
11-12		
12-13		
13-14		
14-15	No Impermeables	
15-16		
16-17		
17-18		
18-19		
19-20		
20-21		
21-22		

Site Plan

See attached testhole & topo map

↑  
N  
↓

Slope

WAS GROUNDWATER ENCOUNTERED? Yes

IF YES, AT WHAT DEPTH? 9.5' (seeps)

DEPTH AFTER MONITORING? 9.5' 1/2 HR

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

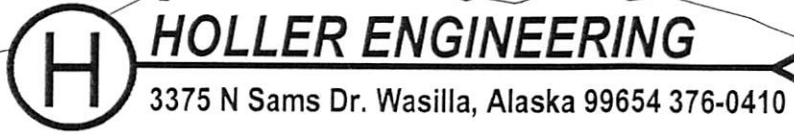
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- \_\_\_\_\_

- PERFORMED BY: J. Wilkins

DATE: 5-19-23





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

**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 2 of 4  
 Performed For: Mosquito Park, LLC  
 Legal Description: MISTY MEADOW LOT 6



Depth, feet	Soil Type	Slope
0-1	OL, mosses	
1-2	SM-ML, light brown	
2-8	SP, varies to SP with gravel, medium coarse sands, sloughs, olive gray.	
8-12	SP with trace silt, olive gray	

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

No Groundwater  
No Impermeables

12
13
14
15
16
17
18
19
20
21
22

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: 5-19-23

**EXHIBIT B-5**





# HOLLER ENGINEERING

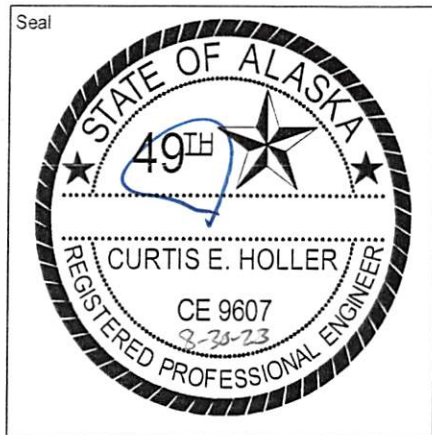
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

## SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 4

Performed For: Mosquito Park, LLC

Legal Description: Misty Meadow Lot 3



Depth, feet	Soil Type	Slope
0-1	OL, mosses	
1-2	SM-ML, light brown	
2-3	SP-GP, olive, medium coarse	
3-4	sands, sloughs, rocks to 3"	
4-5	few 3", varies to SP with	
5-6	GP, sandier beyond 6.5'	
6-7		
7-8		
8-9		
9-10		
10-11		
11-12		

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

No Groundwater  
No Impermeables

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

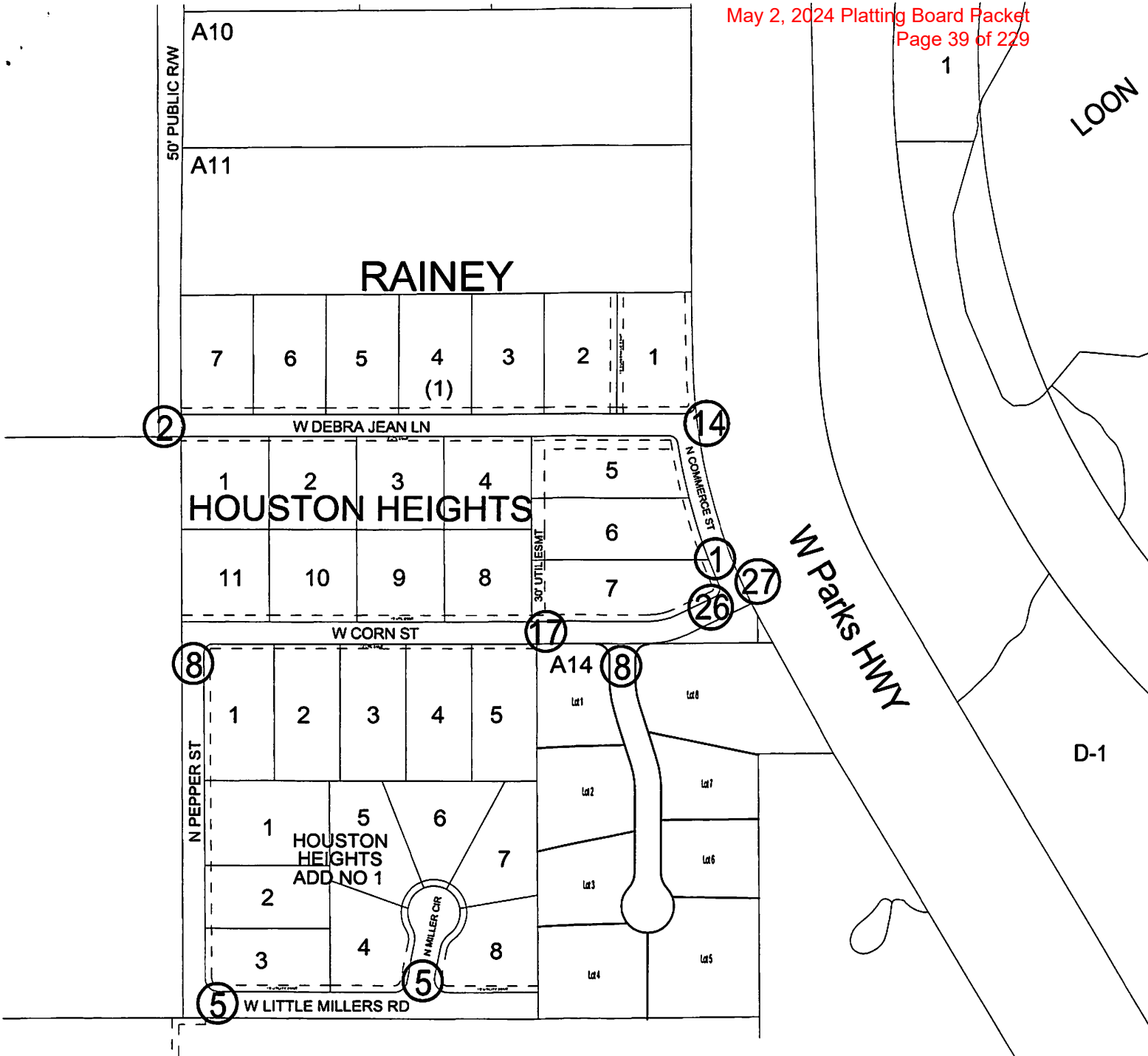
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- \_\_\_\_\_

- PERFORMED BY: J. Wilkins

DATE: 5-19-23





# Traffic Map Misty Meadow Sub. 8/22/23

Matanuska-Susitna Borough  
Telephone (907) 745-9874

## 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: \_  
PARCEL #1, MSB WAIVER RESOLUTION SERIAL # 76-19 RECORDED AS 79-258W

RECEIVED  
JAN 10 2024  
PLATTING

An application for a variance from a requirement of Title 43 shall contain:

1. The preliminary plat to which the variance pertains or a copy of the plat or record if it has previously been approved and recorded;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
  - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
  - B. *The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought; and*
  - C. *Because of 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.*

I, TYLER JOHANNES the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.060 D of the Borough Code in order to allow:

### CUL DE SAC

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

**APPLICANT** Name: MOSQUITO PARK, LLC

**OR** Mailing Address: 2547 E. JULIA MAY CIRCLE, WASILLA, ALASKA 99654

**OWNER** CONTACTS: SCOTT – (907) 351-1441 – [scottj@talonak.com](mailto:scottj@talonak.com)

TYLER – (907) 355-2115 – [tylerj@talonak.com](mailto:tylerj@talonak.com)

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

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

Contact Person: GARY LoRUSSO Phone: 376-7811

EXHIBIT D-1



MISTY MEADOW VARIANCE

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

This requested variance will not affect public health. Granting this variance will not be detrimental to safety or welfare but will in fact be safer for the public and will be better for the welfare of this proposed subdivision and for the residents of the adjoining subdivision of Houston Heights to the west. A connection to W. Little Millers Rd. would create a cut-through for the existing parcels at the current end of W. Little Millers Rd. The people living on those parcels are already trained to utilize the existing roads. It is better to leave well enough alone and not create traffic issues when there is existing access that serves the area. If a connection were made it would expose the residents of Houston Heights to less security than what they currently enjoy. It would provide an alternate escape out for people with intentions of property crime. It would create a situation where the residents of this proposed subdivision would be subjected to daily cut-through traffic. It would add approximately 900 feet of road with its associated cost and environmental damage. The additional road is 1-1/2 times the length of the road as proposed. The proposed road as submitted is approximately 600'. The addition would make the total approximately 1500'. There would have to be construction in areas of wetlands and also in areas with a high-water table that would require excavation of the existing soils that are not suitable for road construction. The USDA Soil Conservation Service classified these soils as Sa, a description of which is attached to the application. This is a headwaters area for Meadow Creek, and anadromous fish stream.

*B. The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought; and*

The Matanuska-Susitna Borough consists of areas of high and dry, and wet and low property. Typically, we would not be asked to develop in areas that are not suited for roads. To require this connection would be contrary to that commonsense procedure. When Houston Heights Subdivision was developed the proper plan would have been to account for the wetlands lying to the south and to have a curved right of way connection for the existing Little Miller Circle that ran approximately between existing lots 7 & 8 of said subdivision. This would have placed a connection where a connection should have been avoiding the issues as explained above. It still would have created a cut-through but would not have created 900' of additional road construction in an area not suited for construction. We cannot go back and redesign that subdivision but are instead stuck with what was created.

- C. *Because of 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.*

On August 22, 2023 myself and Tyler Johannes, one of the owners, met with the City of Houston to discuss the proposed subdivision. It was agreed at that meeting a connection to Little Millers Road is not desirable for the reasons discussed in this variance application. The City of Houston would be stuck with the maintenance and there was no desire for that to occur. The area is totally developed where it is possible for development to occur. The additional road costs would be \$90,000. There would also be a loss of 1 lot for an additional cost of \$35,000-45,000. A total of \$125,000 to \$135,000. This is more than double the cost of the development as proposed in this submittal.

row sandy strips adjoining some streams were included in mapping.

All crops commonly grown in the Area can be grown on this soil, but yields are limited by lack of moisture during extended dry periods. (Management group 10)

### Rough Mountainous Land

Rough mountainous land (Rm) consists of very steep rough areas on buttes and mountain slopes. Slopes vary abruptly. They range from 45 to more than 100 percent in gradient and are broken by numerous cliffs. Bedrock is exposed in many places, but in most places it is covered by a thin mantle of loess. This land commonly borders Jim soils, and patches of Jim soils were included in mapping. Patches of grass or clumps of white birch, white spruce, and quaking aspen are common where there is a thin covering of silt.

This land is not suited to farming and is poorly suited to forestry. (Management group 35)

### Salamatof Series

The Salamatof series consists of very poorly drained, deep peat soils in nearly level muskegs. They are the most extensive organic soils in the Area. The peat material is dominantly coarse and is derived chiefly from sphagnum moss and sedges.

The native vegetation consists of a thick mat of sphagnum moss, plus bog birch, willows, scattered sedges, and many kinds of low-growing plants common in northern muskegs. In places there are forests of black spruce.

Representative profile of Salamatof peat in the SW $\frac{1}{4}$  SW $\frac{1}{4}$  sec. 16, T. 17 N., R. 3 W., Seward Meridian:

0 to 10 inches, undecomposed moss peat; strong brown (7.5YR 5/6) when wet, light yellowish brown (10YR 6/4) when squeezed dry; a few pockets of coarse sedge peat; roots of woody shrubs plentiful; extremely acid; gradual boundary.

10 to 50 inches +, moss peat; dark reddish brown (5YR 3/3) when wet, dark yellowish brown (7.5YR 4/4) when squeezed dry; interlayered with sedge peat; contains a few layers of finely divided peat; many woody fragments; thin mineral layer near bottom of horizon; extremely acid; 30 inches to many feet thick.

**Salamatof peat (S<sub>c</sub>).**—This is the most extensive soil in the Area. It is in level muskegs that range from a few acres to several hundred acres in size. A few areas of poorly drained mineral soils along small streams or around muskegs were included in mapping.

Except for scattered black spruce trees, 80 percent of the acreage is not forested. Stands of paper birch, willows, and stunted slow-growing black spruce occupy the other 20 percent. The water table is usually near the surface, but it fluctuates and, in places, drops to a depth of several feet during extended dry periods.

This soil has no potential value for crops. Artificial drainage is not feasible. (Management group 34)

**Salamatof peat, ever frozen variant** (20 to 45 percent slopes) (S<sub>f</sub>).—This soil is on the north-facing slopes of sharp ridges southwest of Palmer. The peat consists mostly of extremely acid, undecomposed moss. It is perennially frozen below a depth of 15 to 30 inches. The native vege-

tation consists of stunted black spruce, low-growing shrubs, and a surface layer of live moss.

This soil is not suitable for crops or pasture and should remain in native vegetation. (Management group 34)

### Schrock Series

The Schrock series consists of well drained to moderately well drained soils that formed in thick deposits of water-laid silty and fine sandy material underlain by coarse sand and gravel. The upper layers are dominantly silty, and the lower layers are dominantly very fine sand.

These soils are on nearly level and undulating plains along some of the streams that flow from the Talkeetna Mountains. They are browner than the Susitna soils.

The Schrock soils support forests that consist mostly of paper birch and white spruce, but patches of alder, willow, and large cottonwood (balsam poplar) trees are fairly common.

Representative profile of Schrock silt loam in the NE $\frac{1}{4}$  NW $\frac{1}{4}$  sec. 19, T. 18 N., R. 1 W., Seward Meridian:

O11—3 to 2 inches, mat of undecomposed leaves, stems, and twigs; abrupt, smooth boundary. 1 to 3 inches thick.

O12—2 inches to 0, dark reddish-brown (5YR 2/2) mat of decomposing organic material; many fine roots and mycelia; extremely acid; abrupt, wavy boundary. 1 to 4 inches thick.

A11—0 to 1 inch, dark reddish-brown (5YR 3/2) silt loam; weak, fine, granular structure; very friable; many fine roots; extremely acid; abrupt, irregular boundary.  $\frac{1}{2}$  inch to 3 inches thick.

A12—1 inch to 3 inches, dark-brown (7.5YR 3/2) silt loam; patches of dark grayish brown; weak, medium, granular structure; friable; roots abundant; extremely acid; clear, wavy boundary. 2 to 6 inches thick.

B2—3 to 8 inches, dark-brown (10YR 4/3) silt loam; common, fine, distinct mottles of reddish brown; weak, medium, granular structure; friable; roots plentiful; very strongly acid; clear, wavy boundary. 2 to 12 inches thick.

B3—8 to 22 inches, patchy dark yellowish-brown (10YR 4/4) and dark grayish-brown (2.5Y 4/2) silt loam; lenses of very fine sand; weak, thin, platy structure; friable; few roots; very strongly acid; gradual, smooth boundary. 6 to 18 inches thick.

C1—22 to 34 inches, dark grayish-brown (2.5Y 4/2) very fine sand and silt strata; few, thin, dark-brown streaks; massive; friable; micaceous; strongly acid; clear, smooth boundary. 10 to 20 inches thick.

IIC2—34 to 52 inches, olive-brown (2.5Y 4/4) sandy and gravelly strata with thin lenses of olive-gray silt loam; micaceous; single grain; loose; strongly acid. Many feet thick.

These soils are extremely acid near the surface and strongly acid in the lower layers. The upper mineral layers are dominantly silty but contain fine sandy layers that vary in number and thickness. Black fragments of charcoal and reddish-brown pockets of organic matter are buried in the upper part of the profile. The depth to coarse sandy and gravelly material ranges from 24 to 50 inches.

**Schrock silt loam, nearly level** (0 to 3 percent slopes) (ShA).—This is the more extensive soil in the Schrock series. It is on low terraces and plains near secondary streams and, in places, is dissected by a few abandoned stream channels as much as 3 feet deep. Small patches of Susitna soils and Gravelly alluvial land were included in mapping.

In a few places this soil is flooded for short periods. Most of it is forested, but a few small tracts have been



SOIL SURVEY

TABLE 6.—Engineering interpretations

Soil series and map symbols	Suitability as source of—				Potential frost action
	Topsoil	Sand	Gravel	Road fill	
Mixed alluvial land (M1)-----	Poor; variable texture.	Fair-----	Fair; seasonal high water table.	Fair-----	Low-----
Moose River (Mr)-----	Poor-----	Poor; seasonal high water table; sand interbedded with thin silty lenses.	Poor; seasonal high water table.	Fair; difficult to excavate when water table is high.	Medium to high-----
Nancy (Naa, Nab, Nac, Nad, Nae).-----	Good-----	Unsuitable above a depth of 20 inches; fair below; sandy strata interbedded with gravelly material.	Unsuitable above a depth of 20 inches; good in substratum.	Poor above a depth of 20 inches; substratum excellent.	High above a depth of 20 inches; low in substratum.
Naptowne (Npa, Npb, Npc, Npd, Npe, Npf).-----	Good-----	Poor; mixed with gravel and stones, also some silt.	Fair; substratum contains admixture of silt.	Poor above a depth of 20 inches; substratum good.	High above a depth of 20 inches; low in substratum.
Niklason (Ns, Nv)-----	Fair-----	Fair to poor; sandy subsoil contains silty lenses.	Good below a depth of 15 to 30 inches.	Poor in upper part; substratum good to excellent.	High to medium in upper part; low in substratum.
Reedy (Re)-----	Fair-----	Poor; very fine sandy, silty, and clayey materials.	Unsuitable-----	Poor-----	Medium to high-----
Rough mountainous land (Rm)-----	Poor-----	Poor-----	Unsuitable-----	Poor-----	Low-----
Salamatof (Sa, Sf)-----	Unsuitable; raw, acid peat.	Unsuitable-----	Unsuitable-----	Unsuitable-----	High-----
Schroek (Sha, Shb)-----	Good-----	Poor; stratified silty and fine sandy materials; gravelly substratum.	Unsuitable above a depth of 20 to 50 inches; substratum good.	Poor; thick silty overburden.	High-----
Sea cliffs (Sl)-----	Poor-----	Poor-----	Fair; contains strata of fine	Fair-----	Medium-----







Legend  
 Parcel Viewer  
 Road Mileposts  
 Roads  
 Highway  
 Minor Road  
 Alaska Railroad  
 Mat-Su Borough Boundary  
 Incorporated Cities  
 Address Numbers  
 Parcels  
 ROW and Easements  
 ROW Road  
 ROW RR  
 ROW Easement  
 Section Lines

1 : 4514  
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes  
 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 907-461-1782.

Map Title



Date: 01/03/24

1964\_Web\_Mercator\_Auxiliary\_Sphere





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: 907-269-0520  
Fax: 907-269-0521  
dot.alaska.gov

February 12, 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:

- **Misty Meadow, Waiver Resolution #76-19-PWm, HO 11 Mosquito Park LLC (MG) (Parks Highway MP 54) (revised)**
  - No objection to the proposed plat.
  - All lots must take access from the proposed N Husk Circle.
  - Subsequent development of all lots must take access and utilities through N Husk Circle.
  - Please add as plat note: "No direct motorized access to the Parks Highway will be permitted for Lot 8."
  - The Parks Highway serves as one of Alaska's primary freight and statewide road networks and is classified functionally as an interstate. [Alaska Driveway Standards](#) 1190.03 state that "Freeways and expressways are special, high design type arterials that are exclusively for through traffic. As such, access is legally controlled along the arterial and no private driveways are permitted. In general on other arterials driveways will not be allowed if other access is available. The safe efficient movement of through traffic is the Department's primary concern." Additionally, [The Parks Highway Access Development Permits \(ADP\)](#) has been developed by DOT&PF to determine future access points along the corridor addressing safety and capacity needs and is available as a reference for access control and development. Therefore, to preserve the function of the Parks Highway interstate, DOT&PF requires that Lot 8 remove their Parks Highway driveway access and take access from N. Husk Circle instead. DOT&PF recommends subdivision developer rebuild Lot 8 driveway from N Husk Circle.

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

**EXHIBIT E - 1**

- Please be advised that there is a DOT&PF project in development for Parks Highway Rehabilitation in Houston from Big Lake Road to the Little Su Road which may affect Lot 8.

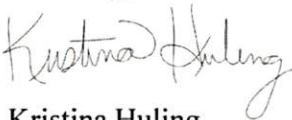
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

## Matthew Goddard

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**From:** Jared Eison <jeison@houston-ak.gov>  
**Sent:** Wednesday, February 14, 2024 11:50 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Misty Meadow (MG)

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

I reviewed this and I don't see any problem with what they have proposed.

Thanks,  
Jared

Jared Eison  
Public Works Director  
City of Houston, Alaska  
OFFICE: (907) 892-6869 FAX: (907)892-7677  
Website: <http://www.houstonak.us>  
Facebook: <https://www.facebook.com/houstonak/>

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, February 14, 2024 11:44 AM  
**To:** CoH Public Works <publicworks@houston-ak.gov>  
**Subject:** FW: RFC Misty Meadow (MG)

---

**From:** Matthew Goddard  
**Sent:** Tuesday, February 6, 2024 8:50 AM  
**To:** [publicworks@houston-ak.gov](mailto:publicworks@houston-ak.gov); [dmeister@houston-ak.gov](mailto:dmeister@houston-ak.gov); [clerk@houston-ak.gov](mailto:clerk@houston-ak.gov); [ccole@houston-ak.gov](mailto:ccole@houston-ak.gov); Rebecca Rein <[Rrein@houston-ak.gov](mailto:Rrein@houston-ak.gov)>; [mayor@houston-ak.gov](mailto:mayor@houston-ak.gov)  
**Subject:** FW: RFC Misty Meadow (MG)

Good morning,

I am following up on the request I sent on January 12, 2024, as I have not yet received a response. As this request to subdivide is in City of Houston limits and the petitioner is requesting a variance from interconnectivity, I am hoping to find out if City of Houston is in support of or objects to the proposed subdivision. Thank you for your time and consideration on this matter and have a great day.

Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)



## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Tuesday, January 30, 2024 4:04 PM  
**To:** Matthew Goddard  
**Cc:** Jamie Taylor; Brad Sworts; Tammy Simmons  
**Subject:** Re: RFC Misty Meadow (MG)

Matthew,

SP-GP is not a soils type under the USCS. Engineer should amend soils report to identify USCS soil types only.

PD&E does not support the variance. North Husk Circle should be extended to West Little Millers Road. As shown on the submitted figure in the variance request, a curved alignment connecting these two roads is possible with minimal to no disturbance to the wetlands. There is no mention of peat in this area in the soils report and the 1.5' thick overburden noted in TH-4 labeled as loess. Removal of the material in this area is no more onerous than removal of material for the rest of the road alignment.

In accordance with the requirements for interconnectivity described in MSB Code 43.20.060 (D), this connection would provide alternative routes for Emergency Services; improved maintenance operations, and more efficient routes for bus, garbage, fuel, septic and delivery services; multiple entry/exit points in case of natural disaster; and looping of the utilities.

PD&E

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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, January 12, 2024 11:45 AM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; matthew.a.carey@usps.gov <matthew.a.carey@usps.gov>; jordan.t.matthews@usps.gov <jordan.t.matthews@usps.gov>; pamelaj.melchert@usps.gov <pamelaj.melchert@usps.gov>; publicworks@houston-ak.gov <publicworks@houston-ak.gov>; dmeister@houston-ak.gov <dmeister@houston-ak.gov>; clerk@houston-ak.gov <clerk@houston-ak.gov>; ccole@houston-ak.gov <ccole@houston-ak.gov>; Rebecca Rein <Rrein@houston-ak.gov>; mayor@houston-ak.gov <mayor@houston-ak.gov>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@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 <mearow@mea.coop>  
**Subject:** RFC Misty Meadow (MG)

Hello,



## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Tuesday, January 16, 2024 11:13 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Misty Meadow (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:** Friday, January 12, 2024 11:45 AM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; pamelaj.melchert@usps.gov; publicworks@houston-ak.gov; dmeister@houston-ak.gov; clerk@houston-ak.gov; ccole@houston-ak.gov; Rebecca Rein <Rein@houston-ak.gov>; mayor@houston-ak.gov; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@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 Misty Meadow (MG)

Hello,

The following link is a request for comments for the proposed Misty Meadow Subdivision. Please ensure all comments have been submitted by February 2, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Misty Meadow](#)

Feel free to contact me if you have any questions.

Thank you,



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

February 1, 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.

- **Doo Dah Acres**  
(MSB Case # 2024-002)
- **Misty Meadows**

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  
O: (907) 714-7521

## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, January 23, 2024 11:52 AM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Misty Meadow (MG)  
**Attachments:** Agenda Plat.pdf

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

Matthew,

In review GCI has no objections only the following comment for the attached signed plat.  
The legal description in the location block needs to show the Township to be 17N.

Thanks,

**MIREYA ARMESTO**

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>

**Sent:** Friday, January 12, 2024 11:45 AM

**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; pamelaj.melchert@usps.gov; publicworks@houston-ak.gov; dmeister@houston-ak.gov; clerk@houston-ak.gov; ccole@houston-ak.gov; Rebecca Rein <Rrein@houston-ak.gov>; mayor@houston-ak.gov; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@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 Misty Meadow (MG)

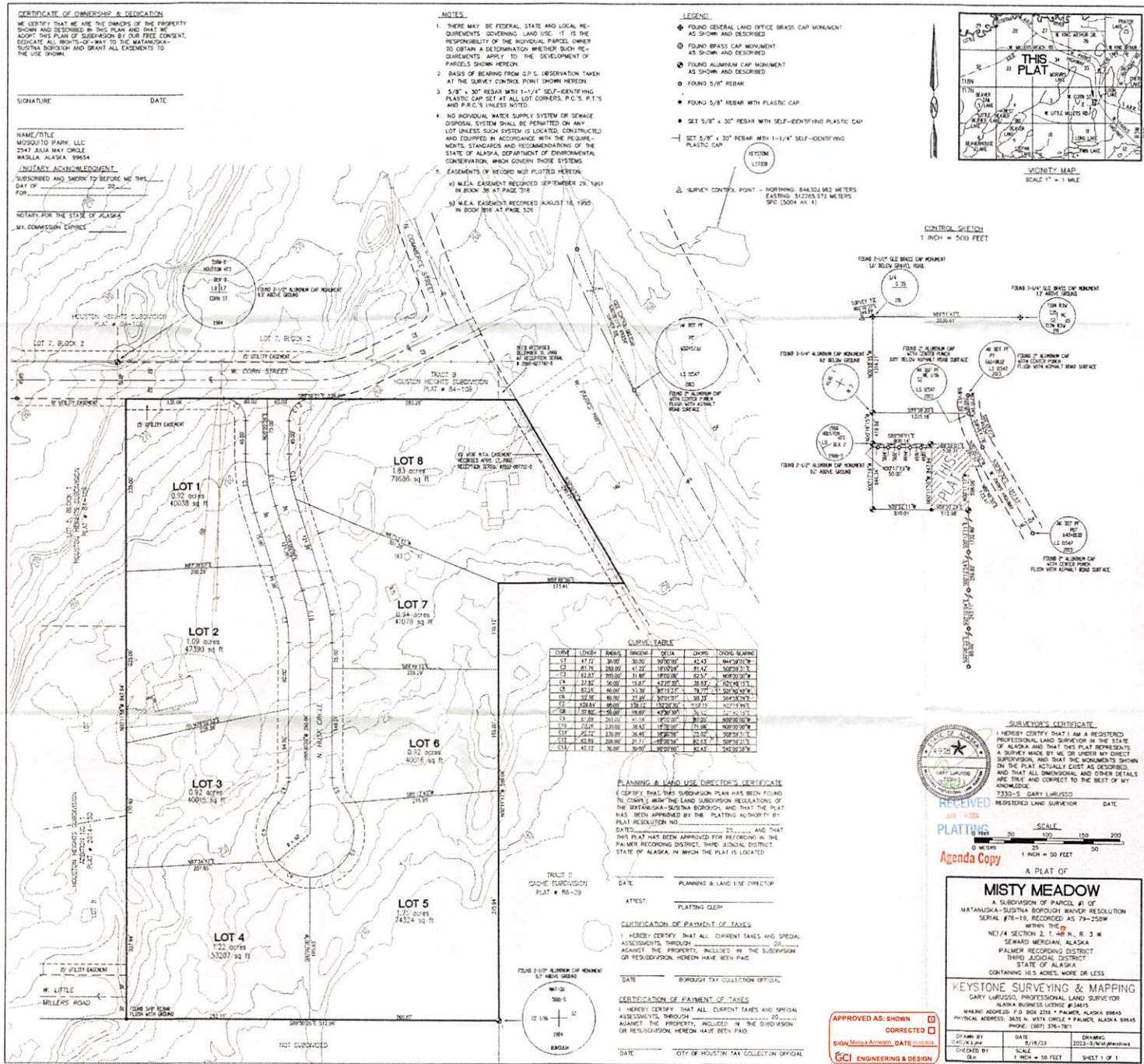
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

The following link is a request for comments for the proposed Misty Meadow Subdivision.  
Please ensure all comments have been submitted by February 2, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Misty Meadow](#)







**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  
MOSQUITO PARK, LLC  
2547 JULIA MAY CIRCLE  
WASILLA, ALASKA 99654

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

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

**NOTES**

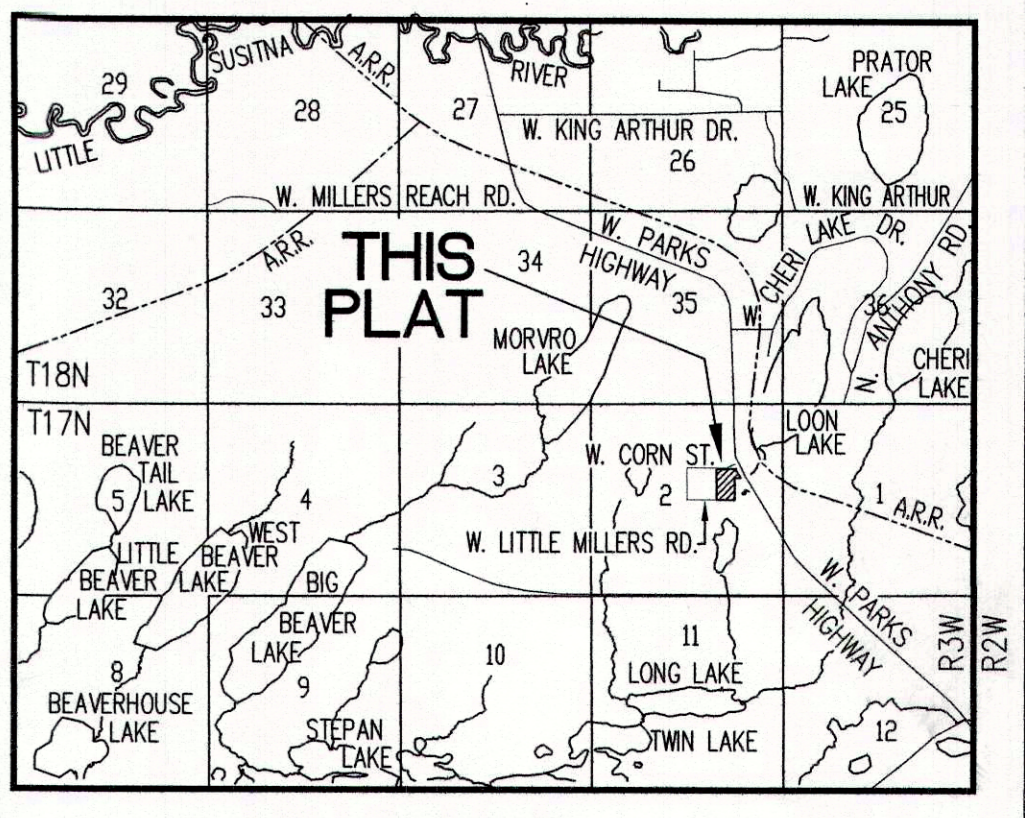
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
- 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- EASEMENTS OF RECORD NOT PLOTTED HEREON:
  - M.E.A. EASEMENT RECORDED SEPTEMBER 29, 1961 IN BOOK 38 AT PAGE 318
  - M.E.A. EASEMENT RECORDED AUGUST 18, 1995 IN BOOK 816 AT PAGE 526

**LEGEND**

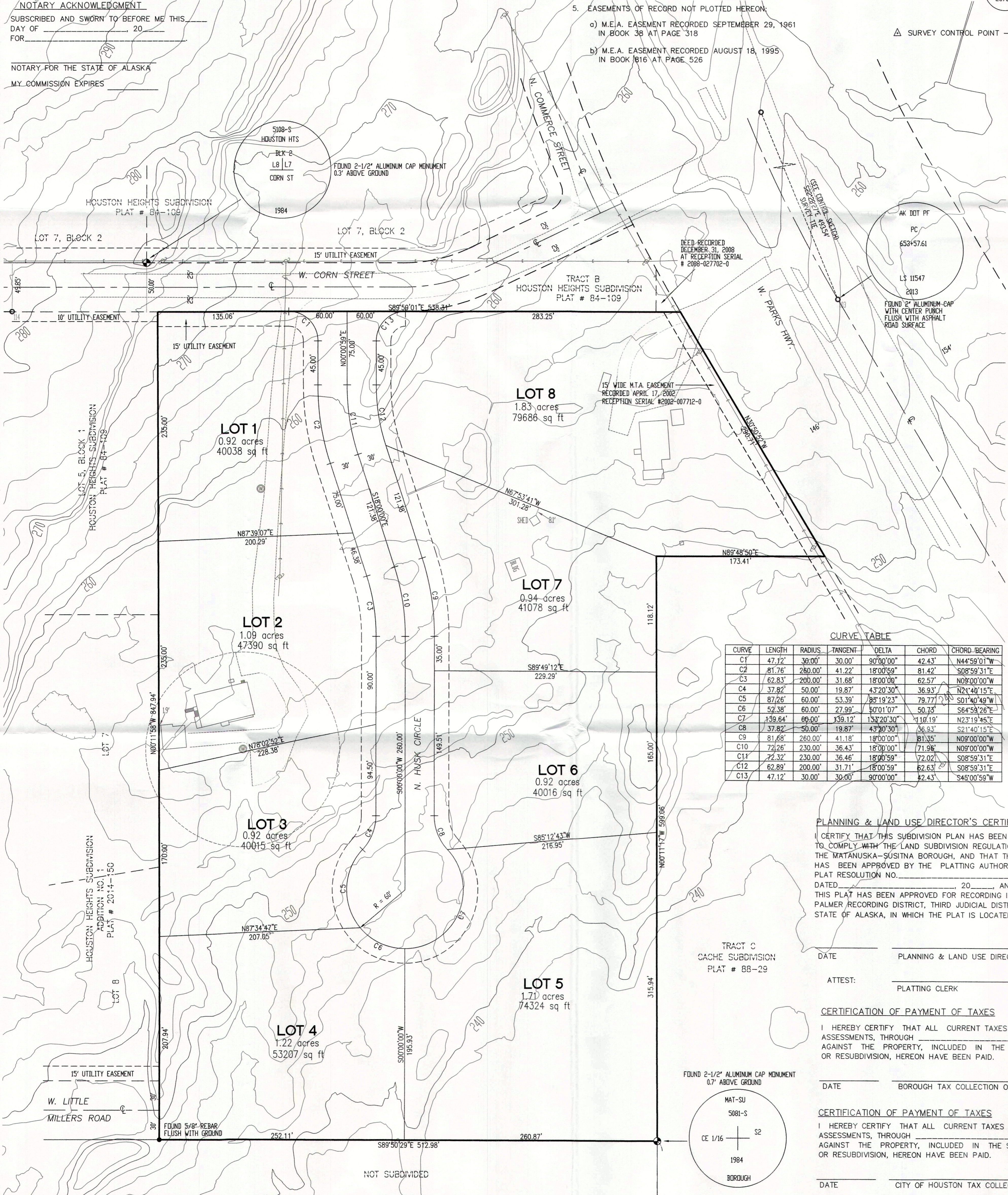
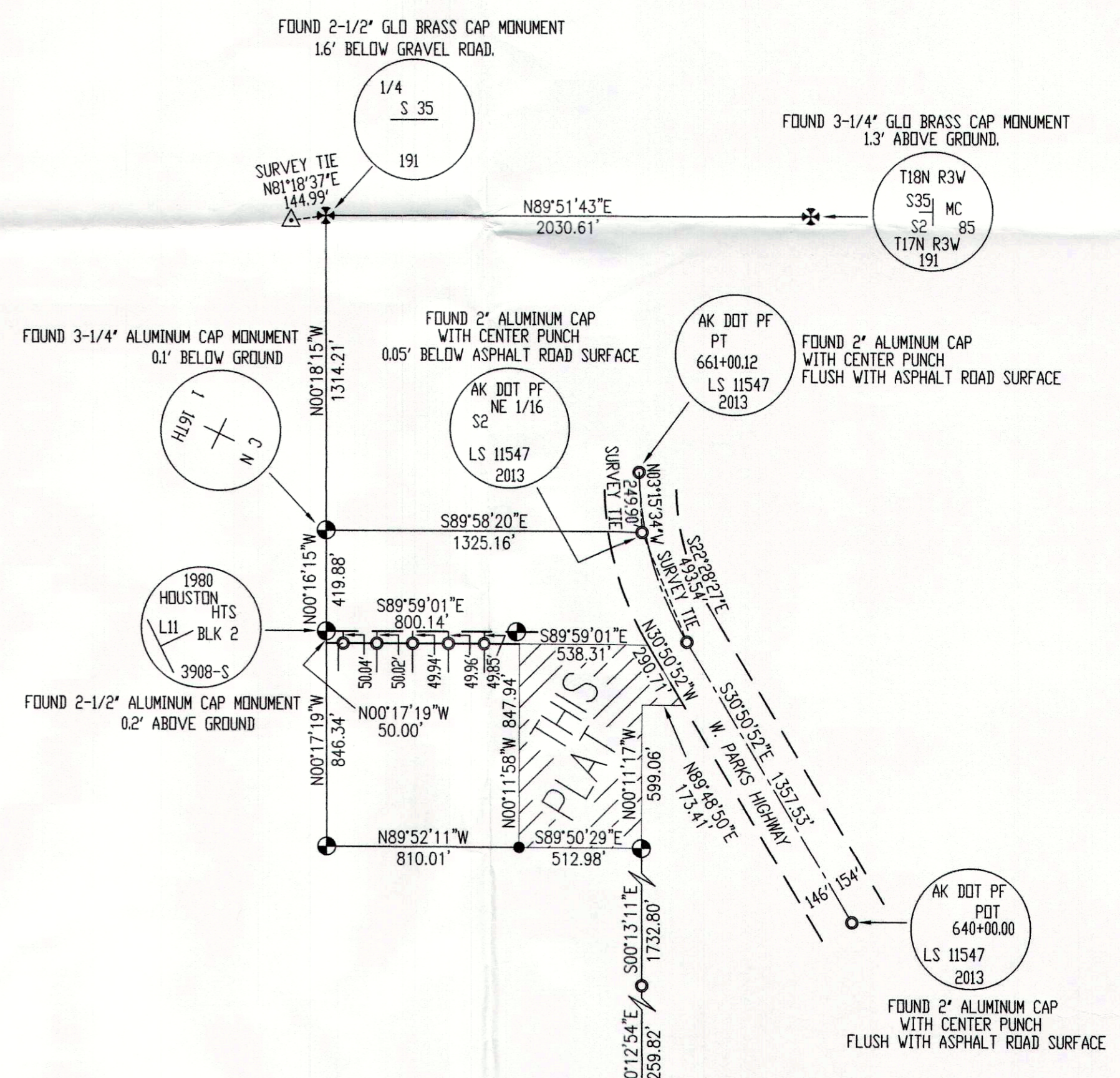
- FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR
- FOUND 5/8" REBAR WITH PLASTIC CAP
- SET 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP



△ SURVEY CONTROL POINT - NORTHING: 846302.962 METERS  
EASTING: 512265.972 METERS  
SPC (5004 AK 4)



**CONTROL SKETCH**  
1 INCH = 500 FEET



**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	47.12'	30.00'	30.00'	90°00'00"	42.43'	N44°59'01"W
C2	81.76'	260.00'	41.22'	18°00'59"	81.42'	S08°59'31"E
C3	62.83'	200.00'	31.68'	18°00'00"	62.57'	N09°00'00"W
C4	37.82'	50.00'	19.87'	43°20'30"	36.93'	N21°40'15"E
C5	87.26'	60.00'	53.39'	83°19'23"	79.77'	S01°40'49"W
C6	52.38'	60.00'	27.99'	50°01'07"	50.73'	S64°58'26"E
C7	139.64'	66.00'	139.12'	133°20'30"	118.19'	N23°19'45"E
C8	37.82'	50.00'	19.87'	43°20'30"	36.93'	S21°40'15"E
C9	81.68'	260.00'	41.18'	18°00'00"	81.35'	N09°00'00"W
C10	72.26'	230.00'	36.43'	18°00'01"	71.96'	N09°00'00"W
C11	72.32'	230.00'	36.46'	18°00'59"	72.02'	S08°59'31"E
C12	62.89'	200.00'	31.71'	18°00'59"	62.63'	S08°59'31"E
C13	47.12'	30.00'	30.00'	90°00'00"	42.43'	S45°00'59"W

**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. \_\_\_\_\_ 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**

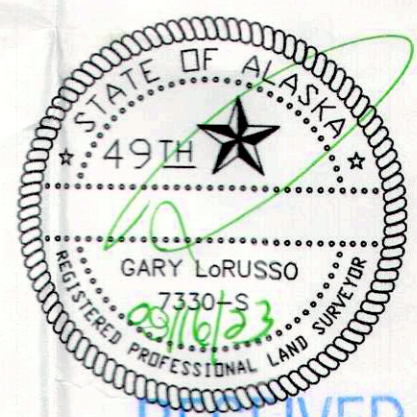
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_ 20\_\_\_\_ AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

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

**CERTIFICATION OF PAYMENT OF TAXES**

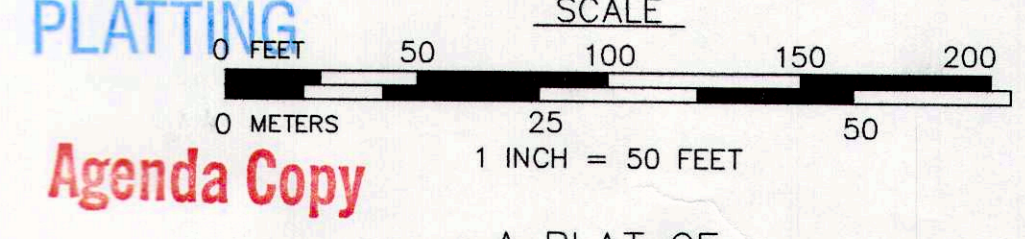
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_ 20\_\_\_\_ AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_ CITY OF HOUSTON 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 \_\_\_\_\_

RECEIVED  
JAN 10 2024  
PLATTING



A PLAT OF

**MISTY MEADOW**  
A SUBDIVISION OF PARCEL #1 OF MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL #76-19, RECORDED AS 79-258W WITHIN THE NE1/4 SECTION 2, T. 18 N., R. 3 W. SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 10.5 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 8/16/23	DRAWING: 2023-9/MistyMeadows
CHECKED BY Glo	SCALE 1 INCH = 50 FEET	SHEET 1 OF 1







**B**



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
May 2, 2024

PRELIMINARY PLAT: BOGARD COLONIAL MSP  
LEGAL DESCRIPTION: SEC 36, T18N, R01E, SEWARD MERIDIAN AK  
PETITIONERS: WM CONSTRUCTION, LLC  
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS  
ACRES: 33.71 ± PARCELS: 58  
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-023

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**REQUEST:** 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. Continued from the April 4, 2024 meeting.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A</b> – 5 pgs
Topo & Asbuilt	<b>EXHIBIT B</b> – 3 pgs
Geotechnical Report	<b>EXHIBIT C</b> – 16 pgs
Useable area map	<b>EXHIBIT D</b> – 1 pg
Average Daily Traffic Count	<b>EXHIBIT E</b> – 2 pgs
Preliminary Drainage Plan	<b>EXHIBIT F</b> – 1 pg
Conceptual Water Plan	<b>EXHIBIT G</b> – 1 pg
Plan & Profile	<b>EXHIBIT H</b> – 12 pgs
Site Visit Report	<b>EXHIBIT I</b> – 13 pgs
Modified Design – Access to N Hassen Bey Dr.	<b>EXHIBIT J</b> – 1 pg
Public Comments from the April 4, 2024, Hearing	<b>EXHIBIT K</b> – 16 pgs

**AGENCY COMMENTS**

USACE	<b>EXHIBIT L</b> – 1 pg
MSB Department of Public Works	<b>EXHIBIT M</b> – 1 pg
MSB Planning Division	<b>EXHIBIT N</b> – 7 pgs
MSB Permit Center	<b>EXHIBIT O</b> – 1 pg
Utilities	<b>EXHIBIT P</b> – 4 pgs
Public Comments	<b>EXHIBIT Q</b> – 3 pgs



**DISCUSSION:** This case was continued from the April 4, 2024, Platting Board meeting to allow time for proper notification. The proposed Bogard Colonial Master Plan is creating 58 lots by a four-phase master plan. Lot sizes will range from 0.46 acres (20,003 square feet) to 0.48 acres (23,723 square feet). Per MSB 43.20.281(A)(2) “Lots containing at least 20,000 square feet but less than 40,000 square feet must be serviced by an approved municipal or community water or municipal or community septic system.” All lots within this subdivision will be serviced by City of Palmer water. Water lines must be installed and approved for use prior to recordation of each phase. Access for all lots will be from the proposed internal streets. Access for the subdivision will be from W. Bogard Road and N. Hassen Bey Drive, both roads are Borough owned and maintained. **Exhibit J** is a modified design adjusting the access point onto N. Hassen Bey Drive, this alteration was made due to concerns of spacing between the proposed access and the existing driveway on N. Hassen Bey Drive. Based on the supplied Average Daily Traffic count, no upgrades will be required for any existing roads. The location of the access onto W. Bogard Road was determined by sight distance, average spacing requirements and per the proposed Corridor Access Management Plan. Based upon the study done in preparation of this plan, the only access that should be allowed in this area should be equidistant between N. 49<sup>th</sup> State Street and N. Arabian Lane.

**Soils Report:** A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). William Klebesadel, P.E. notes that the soils investigation consisted of 11 test holes ranging in depth from 10’ to 14’. A sieve analysis was provided for test holes 1 & 2 as soils classified as GM and SM were found. Ground water was encountered in test holes 1, 2, 3, 5, 8, 9, 10, & 11. Fill will be required for Block 1 Lot 4, Block 1 Lot 5, Block 1 Lot 6, Block 2 Lot 1, Block 2 Lot 2, & Block 2 Lot 3. Re-grading will be required for Block 1 Lot 4, Block 1 Lot 24, Block 1 Lot 25, Block 2 Lot 5, and Block 2 Lot 7. Based on Title 43.20.281 of the Matanuska-Susitna Borough Code all lots contain sufficient overall area. All lots have at least 10,000 square feet of useable building area. All lots have at least 10,000 square feet of contiguous useable septic area or will have once the specified fill and re-grading has been completed.

*Platting staff notes that an updated geotechnical report will be required once all fill and re-grading has been completed showing that all lots meet the minimum useable area requirements prior to recordation of each phase (Recommendation #4).*

Topographic mapping and As-Built are at **Exhibit B**. *Staff notes per the submitted as-built, the structures existing on the parent parcel will need to be removed prior to recordation of proposed phase 2 (Recommendation #5).*

Useable area map is at **Exhibit D**. *Staff notes that an updated soils report will need to be submitted once regrading/fill as noted has been completed prior to recordation of the affected phase (Recommendation #4).*

Average Daily Traffic (ADT) count is at **Exhibit E**. Based on the submitted ADT, no upgrades are required for any existing streets.

Preliminary drainage plan is at **Exhibit F**.

Conceptual water plan is at **Exhibit G**. *Staff notes per MSB 43.15.049(I) prior to recordation of each phase, obtain final approval of the water supply systems. Submit an as-built or record drawings for any installed community or municipal water system (Recommendation #6).*

Plan and Profile is at **Exhibit H**.

Site Visit Report is at **Exhibit I**.

Modified design for access on to N. Hassen Bey Drive is at **Exhibit J**.

**April 4, 2024 Public Comments: (Exhibit K)** There were 12 comments received from the public in response to the notice of public hearing for the April 4, 2024 Platting Board meeting. Eight of the comments received were concerns, four were objections.

**Comments:**

**US Army Corps of Engineers (Exhibit L)** has no objections but notes that should waters of the U.S. be located on the property, they may be impacted by the proposal. Section 404 of the Clean Waters Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill materials into the waters of the U.S., including jurisdictional wetlands.

**MSB Department of Public Works (Exhibit M)** Pre-Design and Engineering's comments are as follows, assuming that these lots are developed as single-family residences as the provided ADT estimate suggests:

- PD&E concurs with the provided ADT.
- MSB requests fire hydrants be placed at the ROW limit to facilitate winter snow plowing and storage. City of Palmer may require easements to facilitate maintenance. *Platting staff notes that placement of fire hydrants will be handled at the pre-construction meeting (Recommendation #7).*
- MSB requests water lines extend along the full frontage of lots served. *Platting staff notes that all lots being serviced by City of Palmer water will need the water lines to be fully installed prior to recordation (Recommendation #5).*
- Per MSB 43.20.060, to facilitate safe pedestrian access to the Colony Schools, in accordance with the Safe Routes to Schools Plan, PD&E suggests a pathway be constructed connecting the North-Western cul-de-sac to the Bogard Road separated pathway (**Recommendation #8**).
- At the southeast corner of the proposed development, extend water main southeasterly ending at N. Hassen Bey Drive. We recommend a pipe marker be installed to easily locate the end of the pipe in the future (**Recommendation 7b**).
- MSB requests valve boxes be located 30' from the point of intersecting water lines (**Recommendation 7b**).
- All structures inlaid into the pavement should be ½" below pavement surface (**Recommendation 7**).
- Install key boxes at or beyond the edge of MSB ROW (**Recommendation 7b**).
- Foreslopes within the utility easements should be no steeper than 4:1 (**Recommendation 7**).
- Provide construction/demolition plans for the existing retaining wall adjacent to the Bogard Road right-of-way prior to the preconstruction conference. Include proposed grading details around the subdivision access road onto Bogard Road in the construction/demolition plans (**Recommendation 7c**).
- Within the clear zone of Bogard Road, foreslopes of the access road should be no steeper than 6:1 (**Recommendation #7**).
- Sweep Bogard Road pathway in at the intersection with the access road per Alaska Standard Plan (**Recommendation #7**).
- Provide drainage retention area outside of MSB ROW (**Recommendation 7g**). Based on past MSB Public Works experience, infiltration ditches do not provide long term water storage and infiltration. Rather, infiltration ditches have a history of filling in with fines, resulting in far slower percolation rates and saturation of the road embankment. Once the fines have clogged the infiltration ditch, they are difficult to maintain and often require ditch reconstruction.

- Show how area with reduced ditch depth and 1.5:1 backslope fronting Lot 8 and Lot 25 meets snow storage requirements of SCM Section D04.
- Provide drainage easements across Lots 23 and 24 to facilitate flow coming from Bogard Road culvert located north of Lots 23 and 24 and reaching the area of detention (**Recommendation 7h**). *Platting staff notes that DPW's comments/recommendations will be resolved during the preconstruction conference as noted at **Recommendation #7**.*

**MSB Planning (Exhibit N)** has no objections but requests sidewalks be added to the design as part of Safe Routes to Schools.

**MSB Development Services (Exhibit O)** Notes that there is a non-permitted access onto N. Hassen Bey Drive. *Platting staff notes that this driveway will be removed once access from the internal streets onto N. Hassen Bey has been constructed.*

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

**Public: (Exhibit Q)** At the time the staff report was written, there were three comments received from the public in response to the notice of public hearing for the May 2, 2024 hearing date.

Todd & Kathy Baughman, property owners to the southwest, have no objections to the proposed design.

Michael Fry, property owners to the northwest, have concerns about the increased traffic and the cost of future upgrades to the roads as a result.

Steve and Patti Faulkner, property owners to the southeast, have objections to the proposed subdivision due to the notification issues from the April 4<sup>th</sup> meeting, the timing of the May 2<sup>nd</sup> meeting, lack of sufficient access, added strain onto Hassen Bey, Laurel Street and Arabian Lane, safety concerns due to the increased traffic, and the effect of the new development on property taxes.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; City of Palmer; Community Council #22 Gateway; Fire Service Area #130 Central Mat-Su; Road Service Area #16 South Colony; MSB Community Development or Assessments; or MEA.

**CONCLUSION:** The preliminary master plan of Bogard Colonial 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 was one objection, one concern, and one non-objection to the plat from the public in response to the Notice of Public Hearing regarding the May 2, 2024 hearing date. There were eight concerns and four objections received from the public in response to the notice of public hearing with regards to the April 4, 2024 Platting Board hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A geotechnical report was submitted, pursuant to MSB 43.20.281(A). An updated soils report will be required once fill/regrading has been completed for each phase of the master plan.



## **FINDINGS OF FACT**

1. This case was continued from the April 4, 2024 Platting Board hearing to a date certain of May 2, 2024. This was to allow time for proper notification.
2. The plat of Bogard Colonial Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
3. A geotechnical report was submitted, pursuant to MSB 43.20.281(A). An updated soils report will be required when fill/regrading has been completed for each phase of the master plan.
4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. Each lot has the required frontage pursuant to MSB 43.20.320.
6. All lots will be serviced by City of Palmer water systems pursuant to MSB 43.20.281(A)(2) and MSB 43.15.049(I).
7. Lot sizes are less than 40,000 square feet but greater than 20,000 square feet pursuant to MSB 43.20.281(A)(2).
8. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; City of Palmer; Community Council #22 Gateway; Fire Service Area #130 Central Mat-Su; Road Service Area #16 South Colony; MSB Community Development or Assessments; or MEA.
9. There were no objections from any federal or state agencies, or Borough departments or utilities.
10. At the time the staff report was written there were three comments received from the public in response to the Notice of Public Hearing for the May 2, 2024 hearing, one non-objection, one concern, and one objection.
11. There were 12 comments received from the public in response to the Notice of Public Hearing for the April 4, 2024 hearing; four of these were objections with eight being concerns.

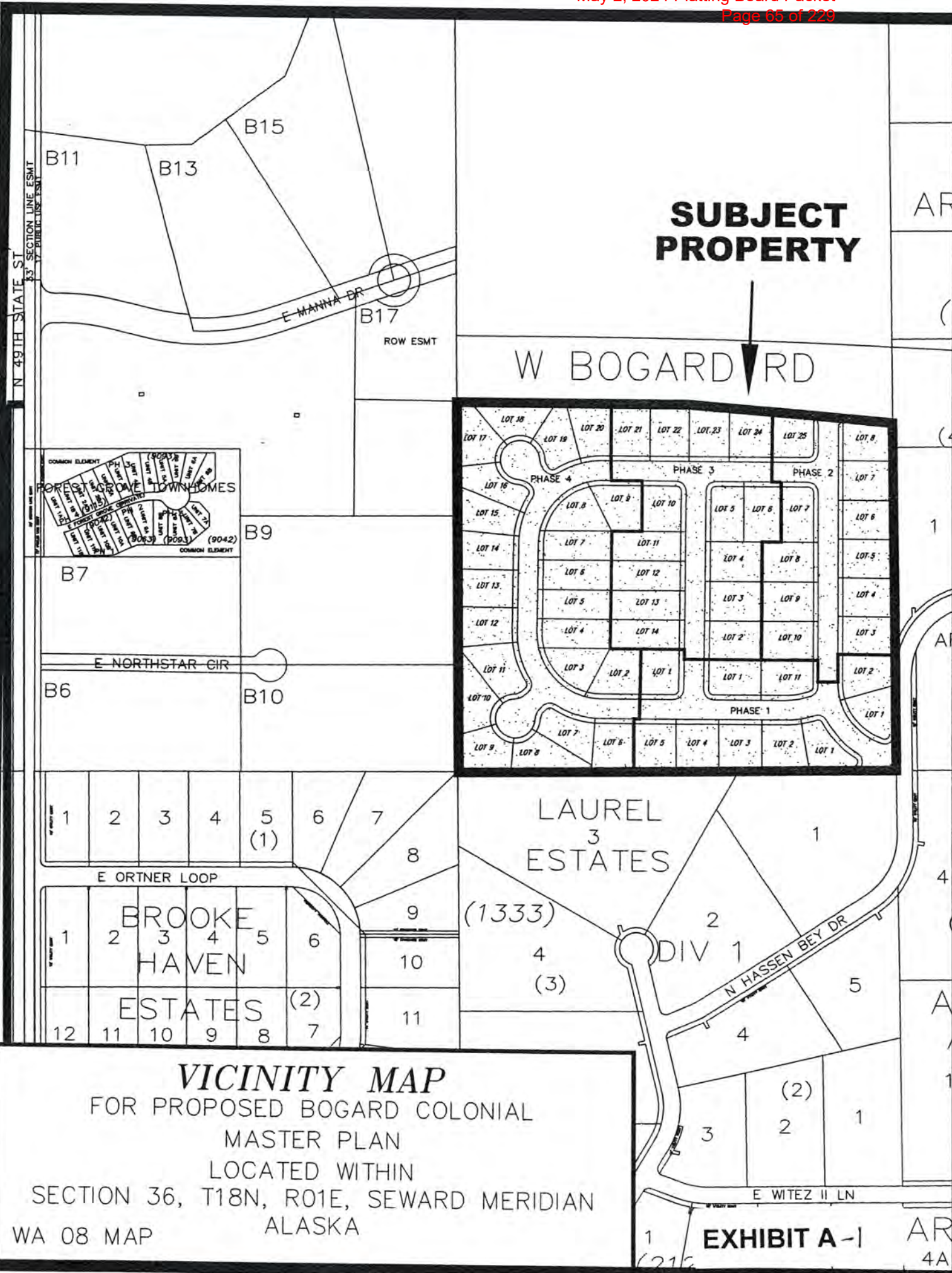
## **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary master plan of Bogard Colonial, Section 36, Township 18 North, Range 01 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. Pay postage and advertising fees.
4. Provide an updated geotechnical report once fill/re-grading has been completed showing that all lots meet the minimum useable area requirements for each phase.
5. Remove structures shown on the asbuilt that would create setback violations/encroachments prior to the recordation of proposed Phase 2. Provide Platting staff with proof of removal.
6. Provide ADEC approval for the extension of the water line system. Provide final design of the water distribution line layout and service and make physical connection points to each property.
7. Construct internal roads and cul-de-sacs to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
  - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
  - b) Work with DPW PD&E to determine the placement of water lines, hydrants, valve boxes and key boxes.

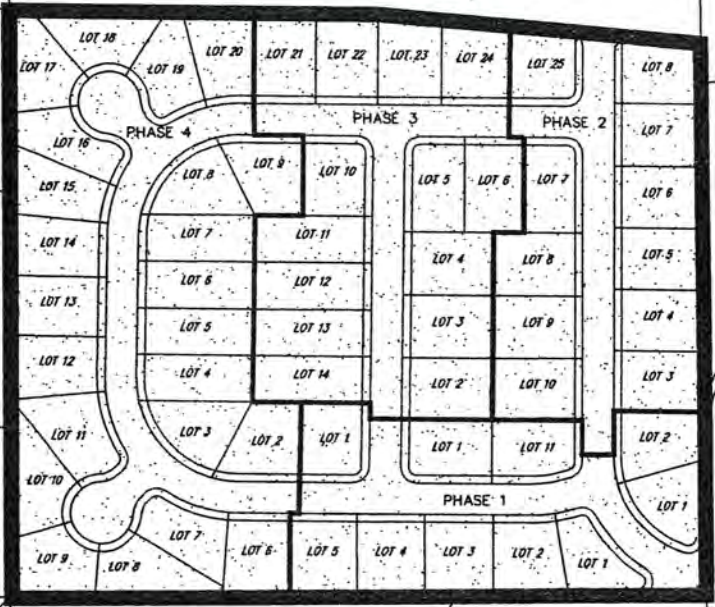
- c) Provide construction/demolition plans for the existing retaining wall adjacent to the Bogard Road right-of-way prior to the preconstruction conference. Include proposed grading details around subdivision access road onto Bogard Road in the construction/demolition plans.
  - d) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
  - e) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
  - f) Obtain Certificate of Construction Acceptance from DPW per F01.9.
  - g) Provide drainage retention area outside of MSB ROW.
  - h) Provide drainage easements across Lots 23 and 24 to facilitate flow coming from Bogard Road culvert located north of Lots 23 and 24 and reaching the area of detention.
  - i) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
  - j) Obtain approval of street names from Platting Assistant.
8. Construct a paved bike path connection from the newly constructed subdivision interior streets to the existing bike path of Bogard Road. Coordinate with PD&E on placement and design.
  9. Add a plat note stating that all lots are serviced by City of Palmer Water, no individual water supply systems are allowed on any lot.
  10. Add plat note stating that “No individual sewage disposal system shall be permitted on any lot unless the system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska Department of Environmental Conservation, which governs those systems.”
  11. Add a plat note to state no direct access to W. Bogard Road shall be granted to any lot unless otherwise authorized by the permitting authority.
  12. Show all easements of record on final plat for each phase of the master plan.
  13. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase of the master plan.
  14. Submit plat in full compliance with Title 43 for each phase of the master plan.





**SUBJECT  
 PROPERTY**

W BOGARD RD



LAUREL  
 3  
 ESTATES

**VICINITY MAP**  
 FOR PROPOSED BOGARD COLONIAL  
 MASTER PLAN  
 LOCATED WITHIN  
 SECTION 36, T18N, R01E, SEWARD MERIDIAN  
 WA 08 MAP ALASKA

**EXHIBIT A-1**



EXHIBIT A-2





EXHIBIT A-3













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



NOTES:  
1. THE IMAGE SHOWN HEREIN IS DERIVED FROM PUBLISHED DATA OF THE METROGEOGRAPHIC SYSTEM BY GEORGE J. MURPHY  
2. THE HORIZONTAL DATUM IS NAD83 (CONFORMS TO EPOCH 2011.0)

**INVOLVED**  
**PLATTING**  
FEB 13 2024

PALMER, ALASKA  
BOGARD COLONIAL  
SITE PLAN - EXISTING CONDITIONS  
PROJECT OVERVIEW

DWG.#: 23-227C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=140'  
22x34: 1"=70'  
REVISION DATE:  
02-07-24

REFERENCE  
NUMBER:  
V-2.0  
SHEET 1 OF 3

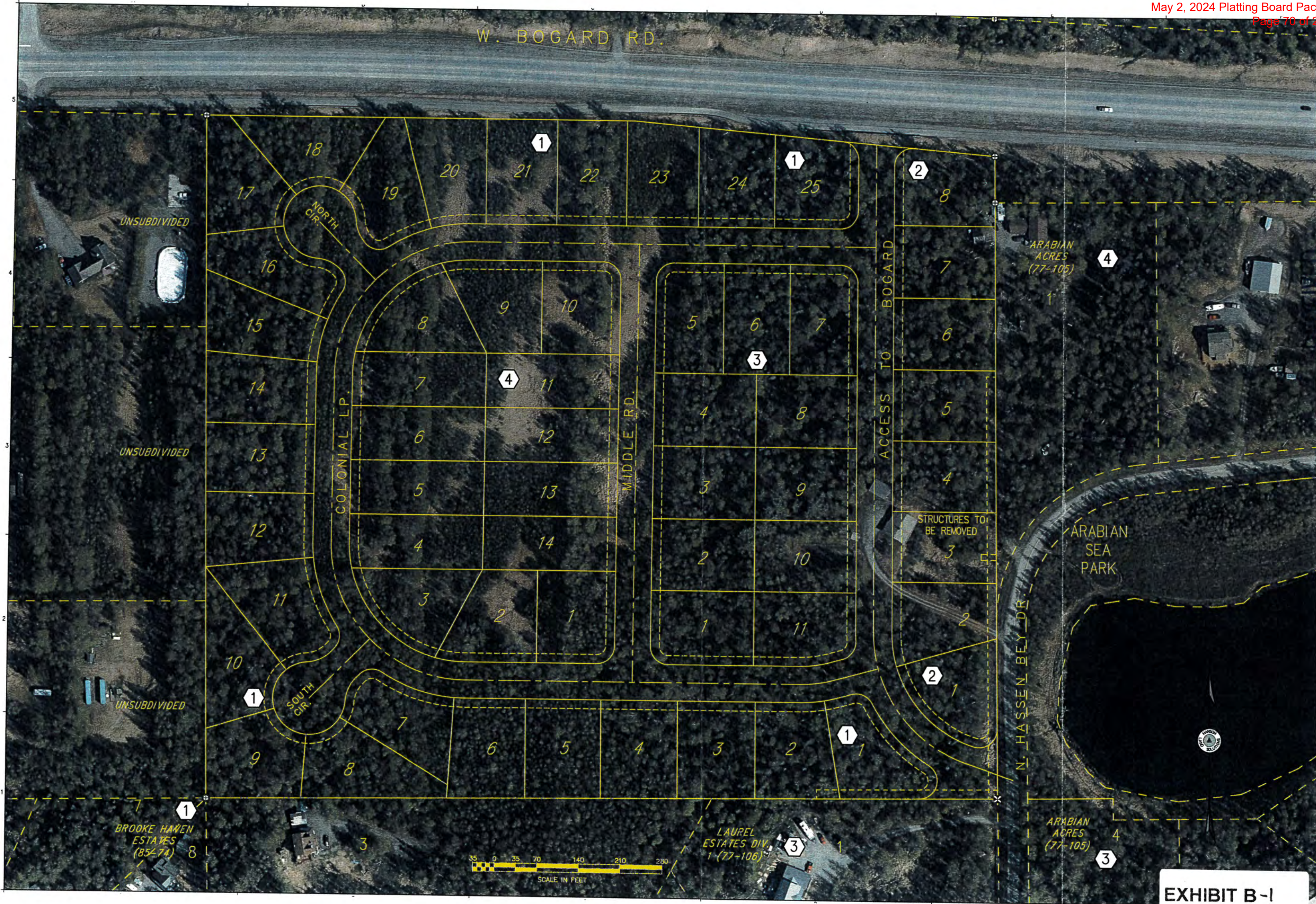


EXHIBIT B-1

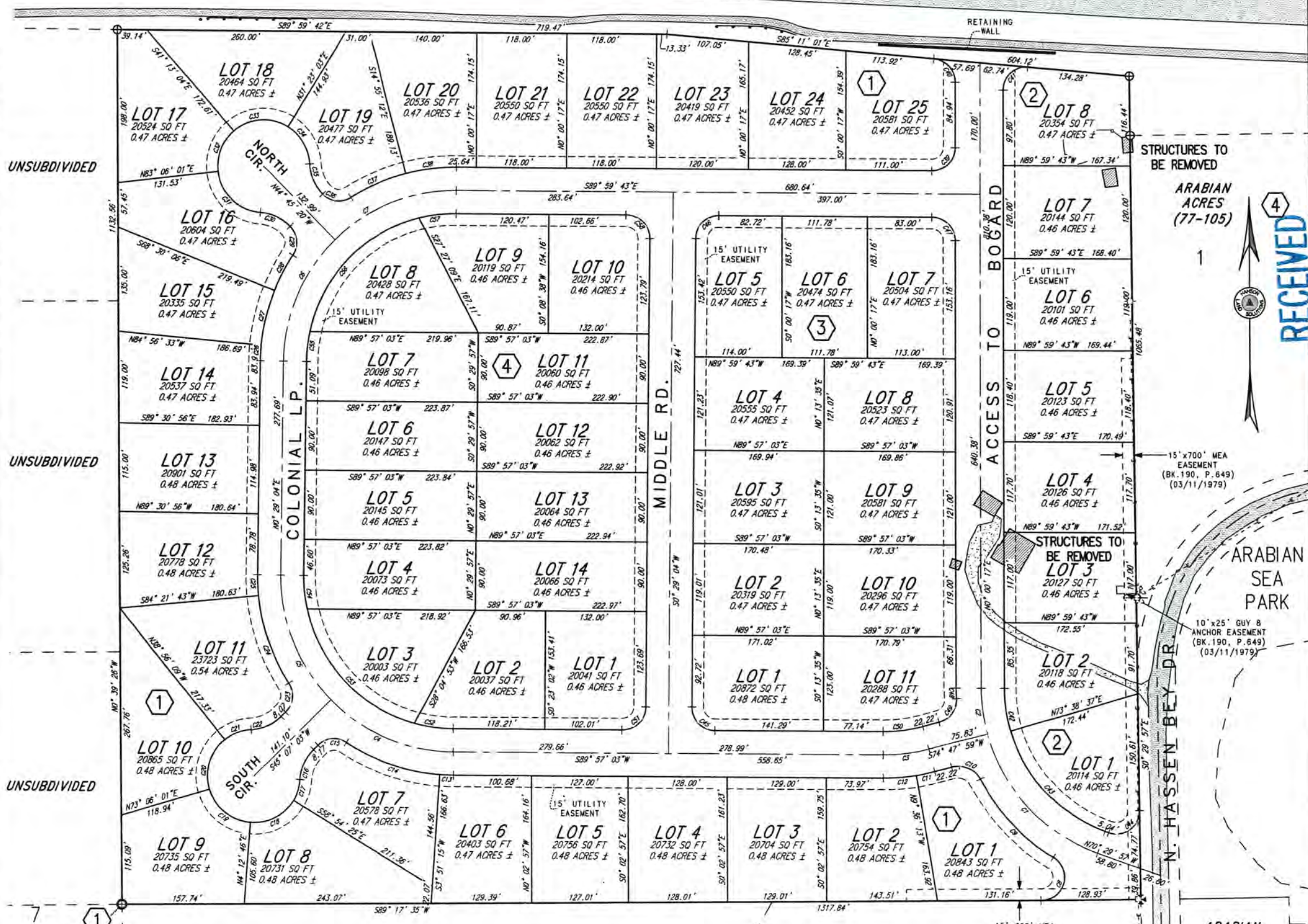


W. BOGARD RD.

LEGEND

- ⊕ RECOVERED GLO BRASS CAP MONUMENT
- ⊕ RECOVERED ALUMINUM POST MONUMENT
- ⊕ RECOVERED ALUMINUM CAP ON 3/8" REBAR
- ① MEASURED DATA
- ① BLOCK
- ⊕ PEDESTAL, TELEPHONE
- ⊕ PEDESTAL, ELECTRIC
- ⊕ ANCHOR GUY
- ⊕ UTILITY POLE
- ⊕ OVERHEAD ELECTRIC
- FENCE
- GUARD RAIL
- ▭ BUILDING
- ▭ GRAVEL DRIVEWAY
- ▭ ASPHALT ROAD

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	217.16	225.00	55°17'55"	117.87	208.83	S42° 50' 59"E
C2	59.71	225.00	15°12'18"	30.03	59.54	S7° 35' 52"E
C3	59.50	225.00	15°09'05"	29.92	59.33	S82° 22' 51"W
C4	177.12	225.00	45°06'12"	93.44	172.58	S67° 29' 50"E
C5	178.40	225.00	45°25'48"	94.19	173.77	S22° 13' 50"E
C6	175.77	225.00	44°45'37"	92.65	171.34	S22° 51' 52"W
C7	175.77	225.00	44°45'37"	92.65	171.34	S67° 37' 29"W
C8	77.42	30.00	147°51'38"	104.14	57.66	S15° 21' 47"W
C9	138.92	255.03	31°12'36"	71.23	137.21	S42° 57' 37"E
C10	40.76	30.00	77°50'48"	24.23	37.70	S66° 16' 37"E
C11	24.91	255.00	5°35'48"	12.46	24.90	N77° 35' 53"E
C12	42.52	255.00	9°33'17"	21.31	42.47	S85° 10' 25"W
C13	17.37	255.00	3°54'12"	8.69	17.37	N88° 05' 51"W
C14	129.33	255.00	29°03'33"	66.09	127.95	N71° 36' 58"W
C15	40.73	30.00	77°47'45"	24.21	37.68	S84° 00' 56"W
C16	43.36	60.00	41°24'35"	22.68	42.43	S24° 24' 46"W
C17	28.68	60.00	27°23'06"	14.62	28.41	S17° 24' 02"W
C18	66.10	60.00	63°07'11"	36.85	62.81	S62° 39' 11"W
C19	72.14	60.00	68°53'15"	41.15	67.87	N51° 20' 36"W
C20	71.17	60.00	67°57'50"	40.44	67.07	N17° 04' 56"E
C21	37.14	60.00	35°27'46"	19.18	36.55	S88° 47' 45"W
C22	43.36	60.00	41°24'35"	22.68	42.43	S85° 49' 21"W
C23	40.79	30.00	77°53'52"	24.25	37.72	S6° 10' 07"W
C24	120.80	255.00	27°08'32"	61.55	119.67	S19° 12' 33"E
C25	27.25	255.00	6°07'21"	13.64	27.24	S2° 34' 37"E
C26	20.18	255.00	4°32'01"	10.09	20.17	S2° 45' 04"W
C27	73.20	255.00	16°26'53"	36.85	72.95	S13° 14' 31"W
C28	51.74	255.00	11°37'32"	25.96	51.65	S27° 16' 43"W
C29	40.76	30.00	77°50'48"	24.23	37.70	S5° 49' 55"E
C30	43.36	60.00	41°24'35"	22.68	42.43	S65° 27' 37"E
C31	83.01	60.00	79°15'55"	49.69	76.54	S46° 31' 57"E
C32	58.31	60.00	55°40'55"	31.69	56.04	S20° 56' 28"W
C33	76.03	60.01	72°35'04"	44.07	71.04	N85° 04' 59"E
C34	57.88	60.00	55°16'12"	31.41	55.66	S30° 58' 51"E
C35	43.36	60.00	41°24'35"	22.68	42.43	S24° 03' 02"E
C36	40.76	30.00	77°50'48"	24.23	37.70	S83° 40' 44"E
C37	78.72	255.00	17°41'16"	39.68	78.41	N66° 14' 30"E
C38	66.40	255.00	14°55'10"	33.39	66.21	N82° 32' 42"E
C39	47.12	30.00	90°00'00"	30.00	42.43	N45° 00' 17"E
C40	44.60	30.00	85°11'18"	27.58	40.61	N42° 35' 22"W
C41	49.64	30.00	94°48'42"	32.63	44.17	S47° 24' 38"W
C42	55.68	195.00	16°21'40"	28.03	55.49	S8° 10' 33"E
C43	184.27	195.00	54°08'34"	99.66	177.49	N43° 25' 40"W
C44	57.60	30.00	110°00'00"	42.84	49.15	S54° 30' 03"W
C45	47.40	30.00	90°32'00"	30.28	42.62	S44° 46' 56"E
C46	46.87	30.00	89°31'13"	29.75	42.25	N45° 14' 40"E
C47	47.12	30.00	90°00'00"	30.00	42.43	N44° 59' 43"W
C48	13.58	255.00	3°03'07"	6.79	13.58	N1° 31' 16"W
C49	40.76	30.00	77°50'48"	24.23	37.70	N35° 52' 34"E
C50	51.57	195.00	15°09'05"	25.93	51.42	N82° 22' 31"E
C51	46.84	30.00	89°28'00"	29.72	42.23	N45° 13' 04"E
C52	50.68	195.00	14°53'29"	25.48	50.54	S82° 36' 12"E
C53	213.71	195.00	82°47'36"	119.01	203.17	S43° 45' 39"E
C54	43.73	195.00	12°50'55"	21.96	43.64	S5° 56' 24"E
C55	39.22	195.00	11°31'22"	19.67	39.15	N6° 14' 45"E
C56	217.13	195.00	63°47'58"	121.38	206.09	S43° 54' 21"W
C57	48.32	195.00	14°11'53"	24.29	48.20	S82° 54' 21"W
C58	47.38	30.00	90°28'47"	30.25	42.60	N44° 45' 20"W



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



NOTES  
1. THIS FIELD SURVEY WAS CONDUCTED ON DECEMBER 20, 2023. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.  
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

RECEIVED  
PLATTING

ALASKA  
PALMER, ALASKA  
BOGARD COLONIAL  
SITE PLAN - EXISTING CONDITIONS  
PLANIMETRY-AB

DWG.#: 23-227C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=140'  
22x34: 1"=70'  
REVISION DATE:  
02-07-24

REFERENCE  
NUMBER:  
V-2.1  
SHEET 2 OF 3

EXHIBIT B-2

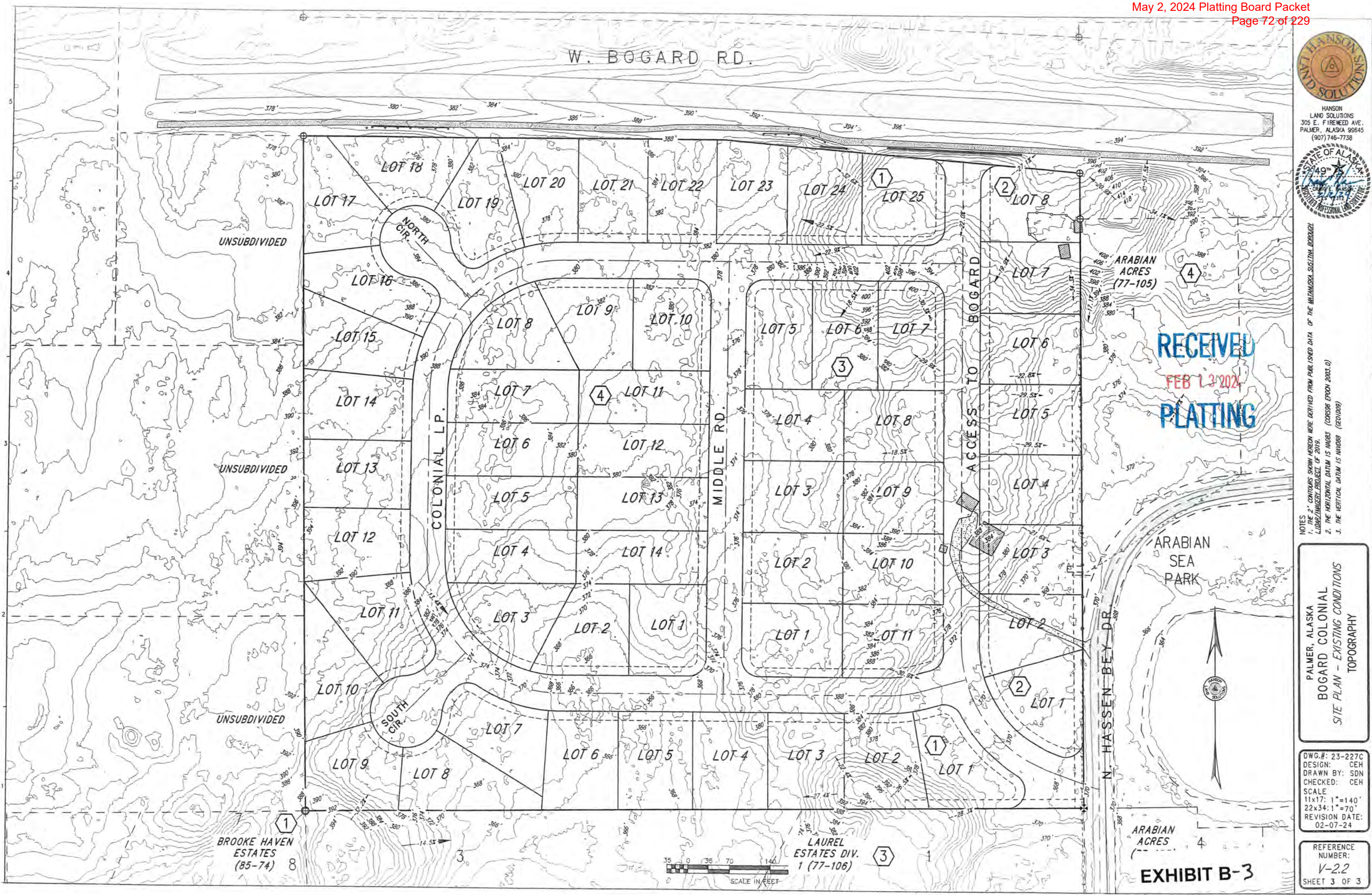




HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



NOTES  
1. THE 2' CONTOURS SHOWN HEREIN WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA BASIN BOROUGH  
LAND/INVENTORY PROJECT OF 2019.  
2. THE HORIZONTAL DATUM IS NAD83 (GORSK EPOCH 2003.0)  
3. THE VERTICAL DATUM IS NAVD83 (2011029)



RECEIVED  
FEB 13 2024  
PLATTING

PALMER, ALASKA  
BOGARD COLONIAL  
SITE PLAN - EXISTING CONDITIONS  
TOPOGRAPHY

DWG.#: 23-227C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=140'  
22x34: 1"=70'  
REVISION DATE:  
02-07-24

REFERENCE  
NUMBER:  
V-2.2  
SHEET 3 OF 3

EXHIBIT B-3



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



RECEIVED  
FEB 13 2024  
PLATTING

**USEABLE AREA CERTIFICATION**

**BOGARD COLONIAL**

A SUBDIVISION OF

SE1/4 NW1/4 SEC. 36, T. 18N. R. 1E. S.M., AK

**INTRODUCTION TO INVESTIGATION**

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

**INDIVIDUAL LOTS: MINIMUM SIZES**

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

EXCEPTIONS:  ALL LOTS

**USABLE BUILDING AREAS**

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

**USABLE SEPTIC AREAS**

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

**SOILS INVESTIGATION**

EXCAVATIONS

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



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

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES: 1,3,5,6,7,11

(GP) TEST HOLES: 2,8

(SW) TEST HOLES: 4,5,11

(SP) TEST HOLES: 9,10

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

(GM) TEST HOLES: 2

(SM) TEST HOLES: 1

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

Bedrock, Clay, or other impermeable stratum was encountered.

TEST HOLES:

**GROUND WATER INVESTIGATION**

No groundwater was encountered in any of the Test Holes

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

Monitoring Test Holes May through October:

TEST HOLES: 1,2,3,5,8,9,10,11

Soil Mottling or Staining Analysis:

TEST HOLES:

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

TEST HOLES: 2,3,4,5,6,7,8,10,11

Depth to seasonal high water is less than 8'

Fill will be required

A suitable standard design will be provided

**SUMMARY OF REQUIRED FURTHER ACTION**

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

Lots: L4B1, L5B1, L6B1, L7B1, L1B2, L2B2, L3B2

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

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

Lots: L2B1, L24B1, L25B1, L5B2, L7B2

No further action required to establish sufficient usable area.

*I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area" or will have once the specified Fill and Re-Grading has been completed.*

*William Klebesadel* 2-12-24  
WILLIAM KLEBESADEL P.E. Date  
Professional Engineer



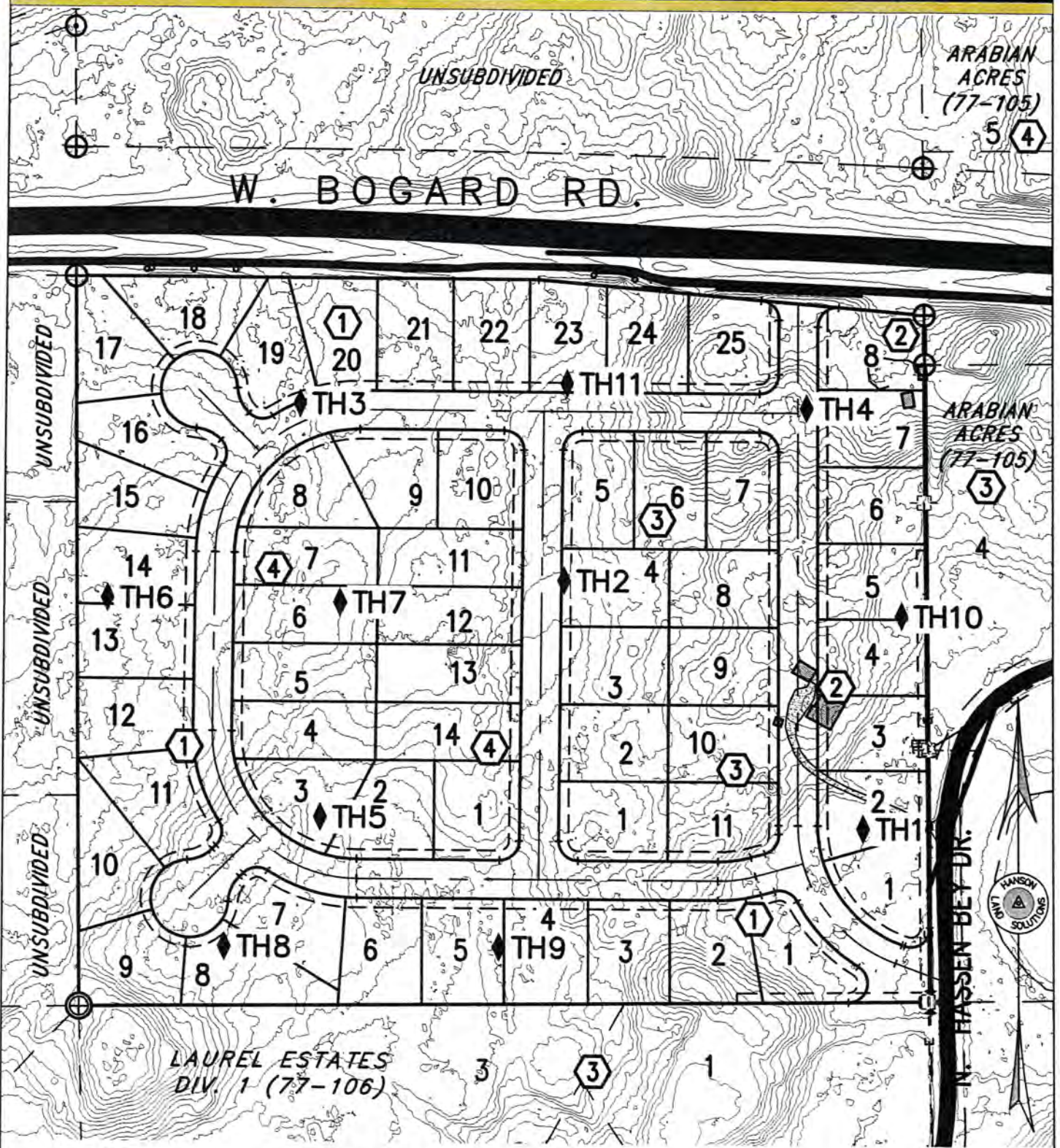


# HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

## TEST HOLE LOCATION EXHIBIT MAP



### LEGEND

◆ TEST HOLE

### BOGARD COLONIAL SUBDIVISION

FILE: 23-227

DRAWN: SDN

02/08/24

### EXHIBIT A

Page 1 of 1

EXHIBIT C-3



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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel: <b>BOGARD COLONIAL</b>	TEST HOLE NO. <b>1</b>	Date: <b>07-06-23</b>
Insp. By: <b>PIONEER</b>		Job # <b>23-227</b>

TEST HOLE EXCAVATION ANALYSIS	TEST HOLE LOCATION MAP
-------------------------------	------------------------

1ft	
2ft	<b>OL</b> ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
3ft	
4ft	
5ft	
6ft	<b>SM</b> SILTY SANDS, SAND-SILT MIXTURES
7ft	
8ft	
9ft	
10ft	<b>GW</b> WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.
11ft	
12ft	
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):  
Test Run Between: \_\_\_\_\_ ft and \_\_\_\_\_ ft Deep



COMMENTS:

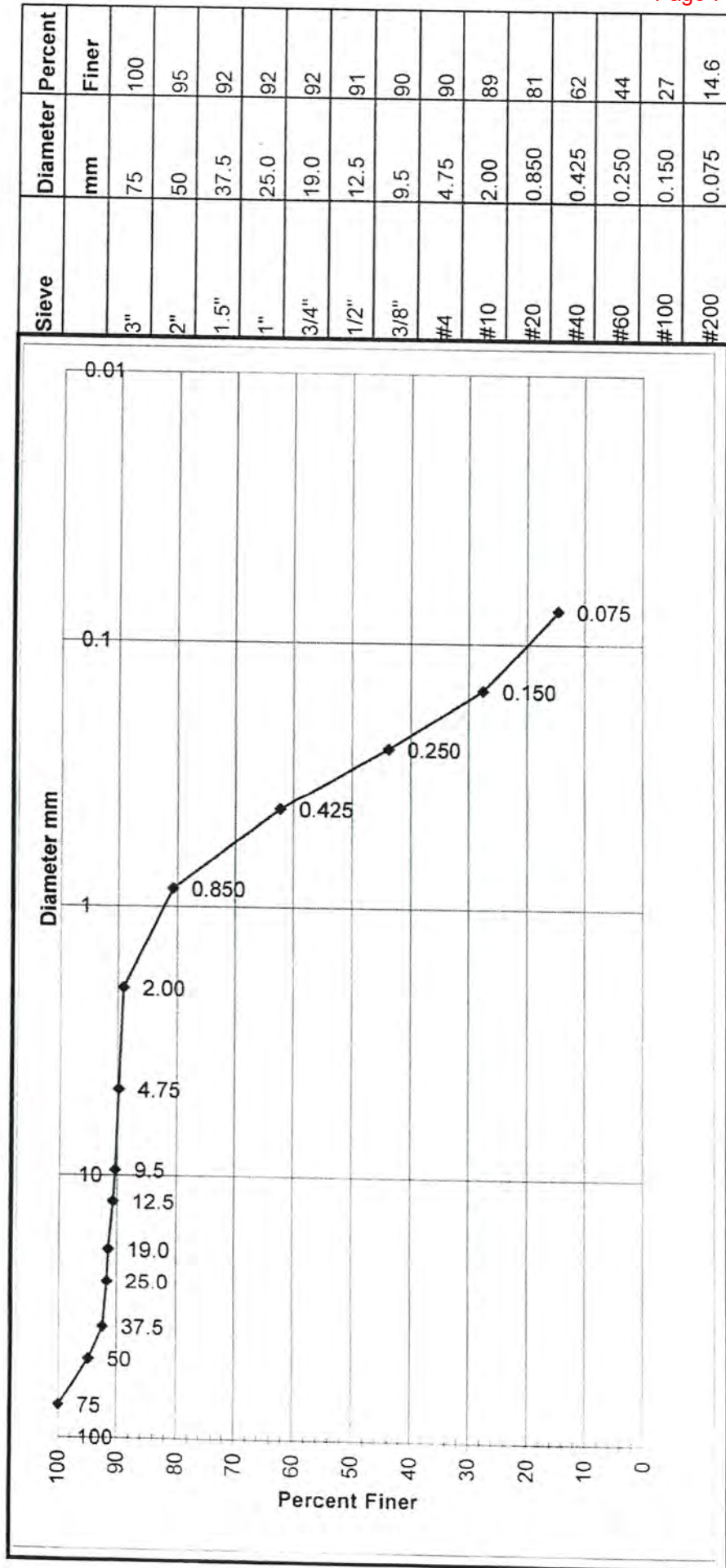
WATER LEVEL MONITORING	
Date	WATER LEVEL

Depth	
12ft	Total Depth of Test Hole
7.5ft	Depths where Seeps encountered
8ft	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
YES	Monitor Tube Installed?





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



Client: **Hanson Land Solutions** Soil Description: Silty Sand with Gravel  
 Project: **Bogard-Colonial** Unified Classification: SM  
 Sample Location: TH #1 Appears to be Non-plastic

Date: 2/12/2024  
 Sample Date: 7/6/2023  
 Proj. no: 23004



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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel: BOGARD COLONIAL	TEST HOLE NO. 2	Date: 07-06-23
Insp. By: PIONEER		Job # 23-227

TEST HOLE EXCAVATION ANALYSIS	TEST HOLE LOCATION MAP
-------------------------------	------------------------

1ft  
2ft  
3ft **OL** ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY  
4ft

5ft  
6ft  
7ft  
8ft  
9ft **GP-GM** POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, MODERATE FINES, SILTY SANDS, SAND-SILT MIXTURES  
10ft  
11ft  
12ft

13ft  
14ft  
15ft  
16ft  
17ft  
18ft  
19ft  
20ft

See attached

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.): \_\_\_\_\_  
Test Run Between: \_\_\_\_\_ ft and \_\_\_\_\_ ft Deep



COMMENTS:

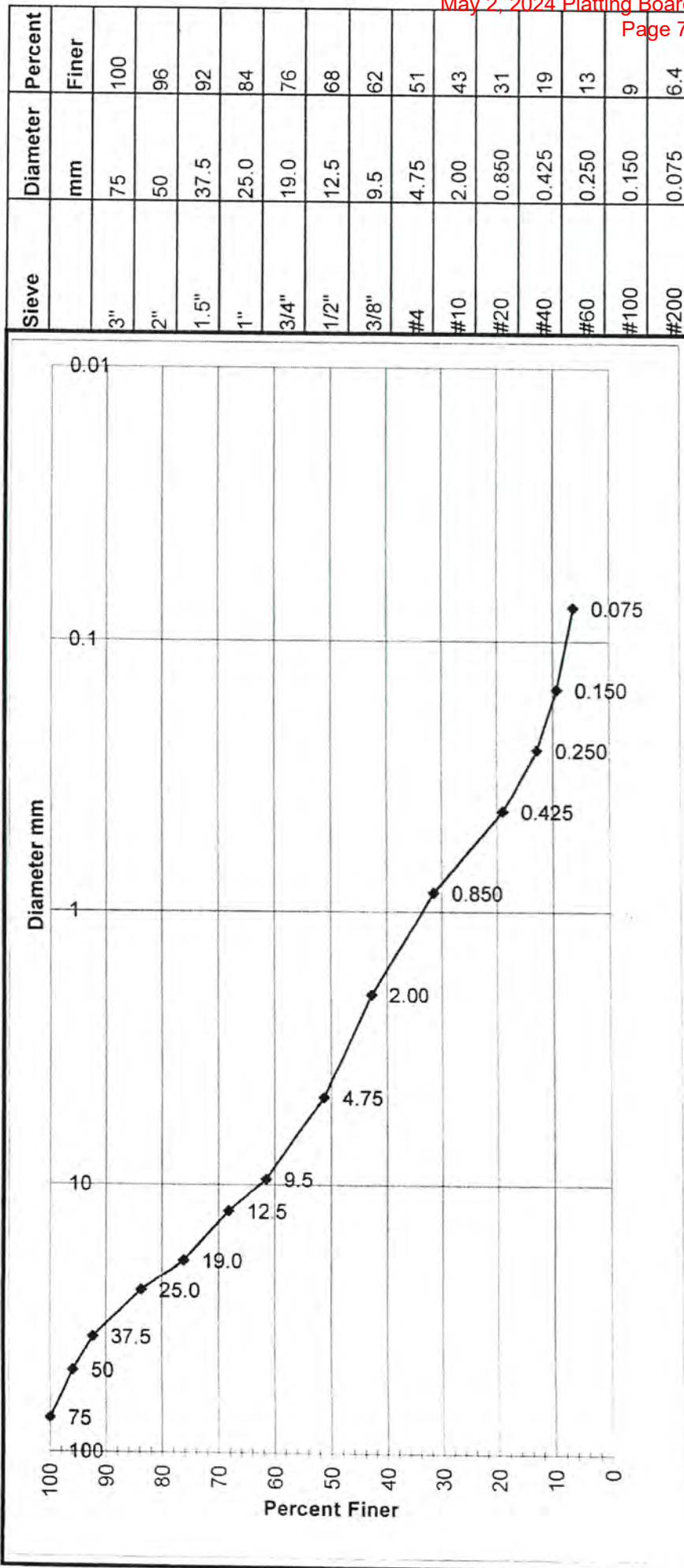
Depth	
12ft	Total Depth of Test Hole
8.5ft	Depths where Seeps encountered
9ft	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
YES	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL





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



Client: **Hanson Land Solutions**  
 Project: **Bogard-Colonial**  
 Sample Location: **TH #2**  
 Soil Description: **Poorly Graded Gravel with Silt and Sand**  
 Unified Classification: **GP-GM**  
 Date: **2/12/2024**  
 Sample Date: **7/6/2023**  
 C<sub>u</sub>= **52**  
 C<sub>c</sub>= **0.4**  
 Proj. no.: **23004**

Sample has 9% cobbles over 3" not shown in gradation.



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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel:	BOGARD COLONIAL	TEST HOLE NO.	Date:	07-06-23
Insp. By:	PIONEER	3	Job #	23-227

TEST HOLE EXCAVATION ANALYSIS	TEST HOLE LOCATION MAP
-------------------------------	------------------------

1ft		
2ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
3ft		
4ft		
5ft		
6ft		
7ft		
8ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX. LITTLE/NO FINES.
9ft		
10ft		
11ft		
12ft		
13ft	SM	SILTY SANDS, SAND-SILT MIXTURES
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

See attached

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.): \_\_\_\_\_

Test Run Between: \_\_\_\_\_ ft and \_\_\_\_\_ ft Deep



COMMENTS:

WATER LEVEL MONITORING	
Date	WATER LEVEL

Depth	
14ft	Total Depth of Test Hole
12ft	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
YES	Monitor Tube Installed?



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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel: <b>BOGARD COLONIAL</b>	TEST HOLE NO. <b>4</b>	Date: <b>07-06-23</b>
Insp. By: <b>PIONEER</b>		Job # <b>23-227</b>

<b>TEST HOLE EXCAVATION ANALYSIS</b>	<b>TEST HOLE LOCATION MAP</b>
--------------------------------------	-------------------------------

1ft	
2ft	
3ft	
4ft	OL ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
5ft	
6ft	
7ft	
8ft	
9ft	
10ft	
11ft	SW WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES
12ft	
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	

See attached

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

**WATER LEVEL MONITORING**

Date WATER LEVEL

Depth	
14ft	Total Depth of Test Hole
None	Depths where Secps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
No	Monitor Tube Installed?



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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel: BOGARD COLONIAL	TEST HOLE NO. 5	Date: 07-06-23
Insp. By: PIONEER		Job # 23-227

TEST HOLE EXCAVATION ANALYSIS	TEST HOLE LOCATION MAP
-------------------------------	------------------------

1ft		
2ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
3ft		
4ft		
5ft		
6ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS. LITTLE/NO FINES
7ft		
8ft		
9ft		
10ft		
11ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX. LITTLE/NO FINES.
12ft		
13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

See attached

**PERCOLATION TEST**

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

**WATER LEVEL MONITORING**

Date WATER LEVEL

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
8ft	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
YES	Monitor Tube Installed?



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

**GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG**

Parcel: <b>BOGARD COLONIAL</b>	TEST HOLE NO. <b>6</b>	Date: <b>01/09/24</b>
Insp. By: <b>PIONEER</b>	Job # <b>23-227</b>	

<b>TEST HOLE EXCAVATION ANALYSIS</b>	<b>TEST HOLE LOCATION MAP</b>
--------------------------------------	-------------------------------

1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
2ft		
3ft		
4ft		
5ft		
6ft		
7ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.
8ft		
9ft		
10ft		
11ft		
12ft		
13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

See attached

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):  
Test Run Between:  
ft and ft Deep



COMMENTS:

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

**WATER LEVEL MONITORING**  
Date WATER LEVEL



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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel: <b>BOGARD COLONIAL</b>	TEST HOLE NO. <b>7</b>	Date: <b>01/09/24</b>
Insp. By: <b>PIONEER</b>		Job # <b>23-227</b>

<b>TEST HOLE EXCAVATION ANALYSIS</b>	<b>TEST HOLE LOCATION MAP</b>
--------------------------------------	-------------------------------

1ft		
2ft	<b>OL</b>	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
3ft		
4ft		
5ft		
6ft		
7ft		
8ft	<b>GW</b>	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.
9ft		
10ft		
11ft		
12ft		
13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

See attached

**PERCOLATION TEST**

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.): \_\_\_\_\_  
Test Run Between: \_\_\_\_\_  
ft and \_\_\_\_\_ ft Deep



COMMENTS:

**WATER LEVEL MONITORING**

Date \_\_\_\_\_ WATER LEVEL \_\_\_\_\_

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

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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel: <b>BOGARD COLONIAL</b>	TEST HOLE NO. <b>8</b>	Date: <b>01/09/24</b>
Insp. By: <b>PIONEER</b>		Job # <b>23-227</b>

<b>TEST HOLE EXCAVATION ANALYSIS</b>	<b>TEST HOLE LOCATION MAP</b>
--------------------------------------	-------------------------------

1ft	
2ft	<b>OL</b> <b>ORGANIC SILTS &amp; ORGANIC SILTY CLAYS OF LOW PLASTICITY</b>
3ft	
4ft	
5ft	
6ft	
7ft	
8ft	<b>GP</b> <b>POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES</b>
9ft	
10ft	
11ft	
12ft	
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	

See attached

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft      and      ft Deep



COMMENTS:

**WATER LEVEL MONITORING**

Date      WATER LEVEL

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
12ft	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
YES	Monitor Tube Installed?



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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel:	BOGARD COLONIAL	TEST HOLE NO.	Date:	01/09/24
Insp. By:	PIONEER	9	Job #	23-227

TEST HOLE EXCAVATION ANALYSIS	TEST HOLE LOCATION MAP
-------------------------------	------------------------

1ft	
2ft	OL ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
3ft	
4ft	
5ft	
6ft	
7ft	SP POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES
8ft	
9ft	
10ft	
11ft	
12ft	
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	

See attached

**PERCOLATION TEST**

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.): \_\_\_\_\_  
 Test Run Between: \_\_\_\_\_  
 ft and ft Deep



COMMENTS:

Depth	
10ft	Total Depth of Test Hole
6ft	Depths where Seeps encountered
8ft	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
YES	Monitor Tube Installed?

<b>WATER LEVEL MONITORING</b>	
Date	WATER LEVEL

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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel:	BOGARD COLONIAL	TEST HOLE NO.	Date:	01/09/24
Insp. By:	PIONEER	10	Job #	23-227

TEST HOLE EXCAVATION ANALYSIS	TEST HOLE LOCATION MAP
-------------------------------	------------------------

1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
2ft		
3ft		
4ft		
5ft		
6ft		
7ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES
8ft		
9ft		
10ft		
11ft		
12ft		
13ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

See attached

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

**WATER LEVEL MONITORING**

Date WATER LEVEL

Depth	
13ft	Total Depth of Test Hole
None	Depths where Seeps encountered
13ft	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
YES	Monitor Tube Installed?

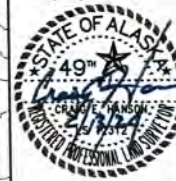








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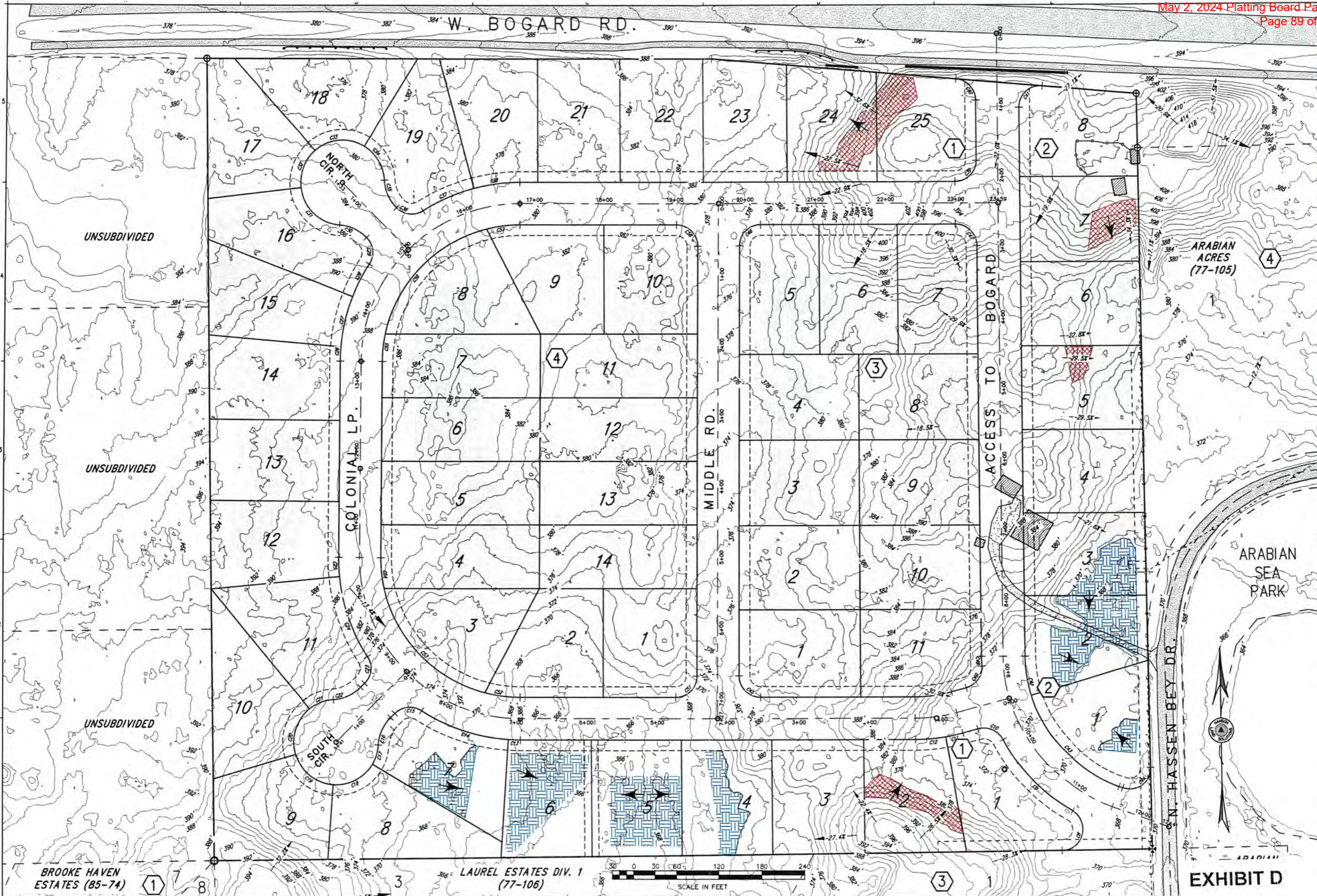
LEGEND

- USEABLE SEPTIC AREA (10,000 SQ. FT. MINIMUM)
- AREA WHERE FILL IS NEEDED
- AREA WHERE REGRADING IS NEEDED

PALMER, ALASKA  
BOGARD COLONIAL  
SITE PLAN - DESIGN  
DRAINAGE/GRADING FOR USEABLE SEPTIC AREA

DWG.#: 23-227C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=120'  
22x34: 1"=60'  
REVISION DATE:  
02-12-24

REFERENCE NUMBER:  
C-3.0  
SHEET 1 OF 1



BROOKE HAVEN  
ESTATES (85-74)

LAUREL ESTATES DIV. 1  
(77-106)

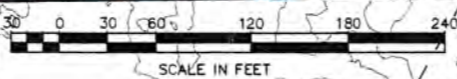


EXHIBIT D

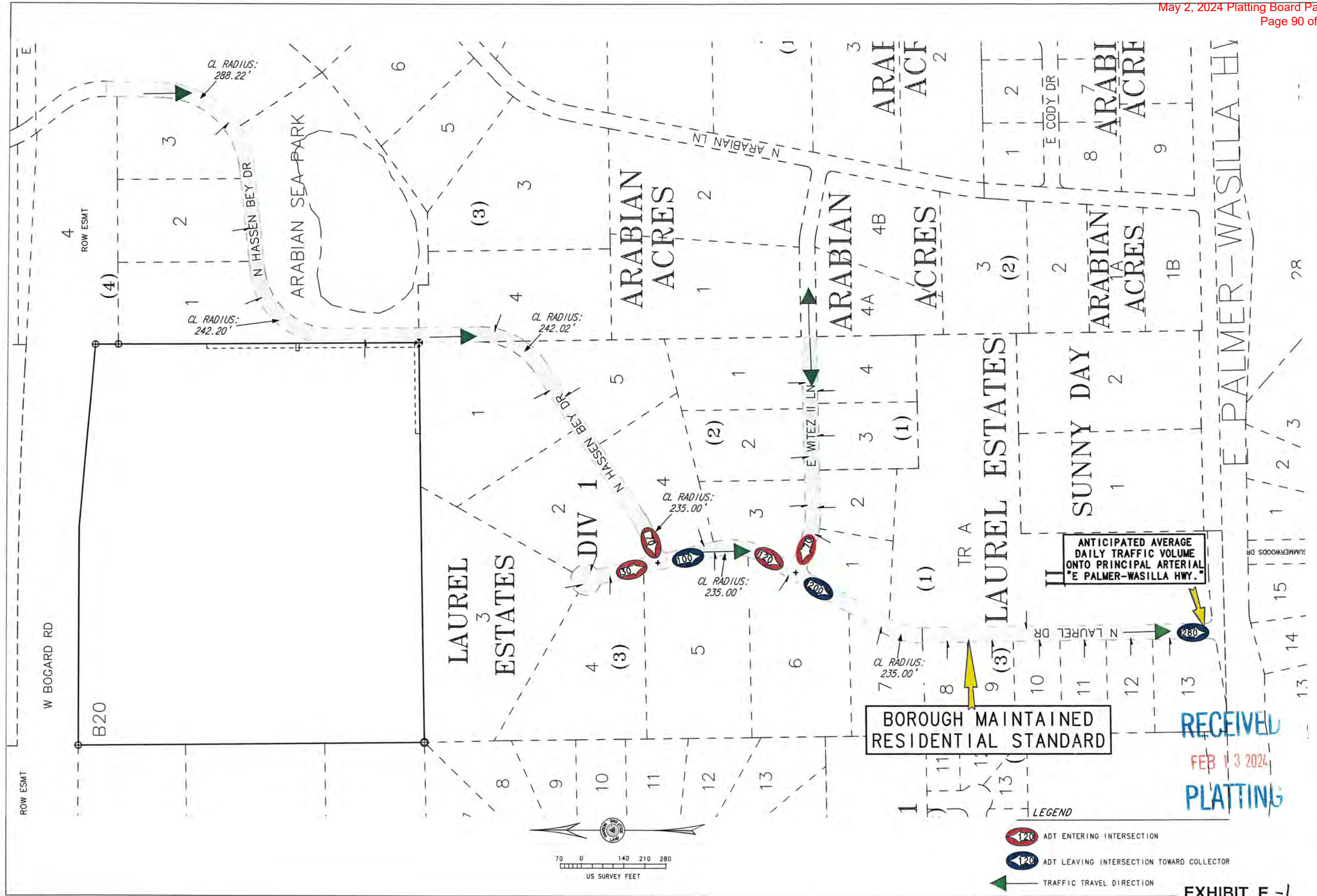




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(907) 746-7738



**NOTES**  
1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.  
2. SUMMARY: EXISTING AVERAGE DAILY TRAFFIC ON THE INTERSECTION OF N. LAUREL DR. EXIT ONTO E. PALMER-WASILLA HWY IS 280.



PALMER, ALASKA  
BOGARD COLONIAL  
EXISTING AVERAGE  
DAILY TRAFFIC

DWG.#: 23-227  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=160'  
22x34: 1"=80'  
REVISION DATE:  
02/12/24

REFERENCE  
NUMBER:  
C-2.0  
SHEET 1 OF 2

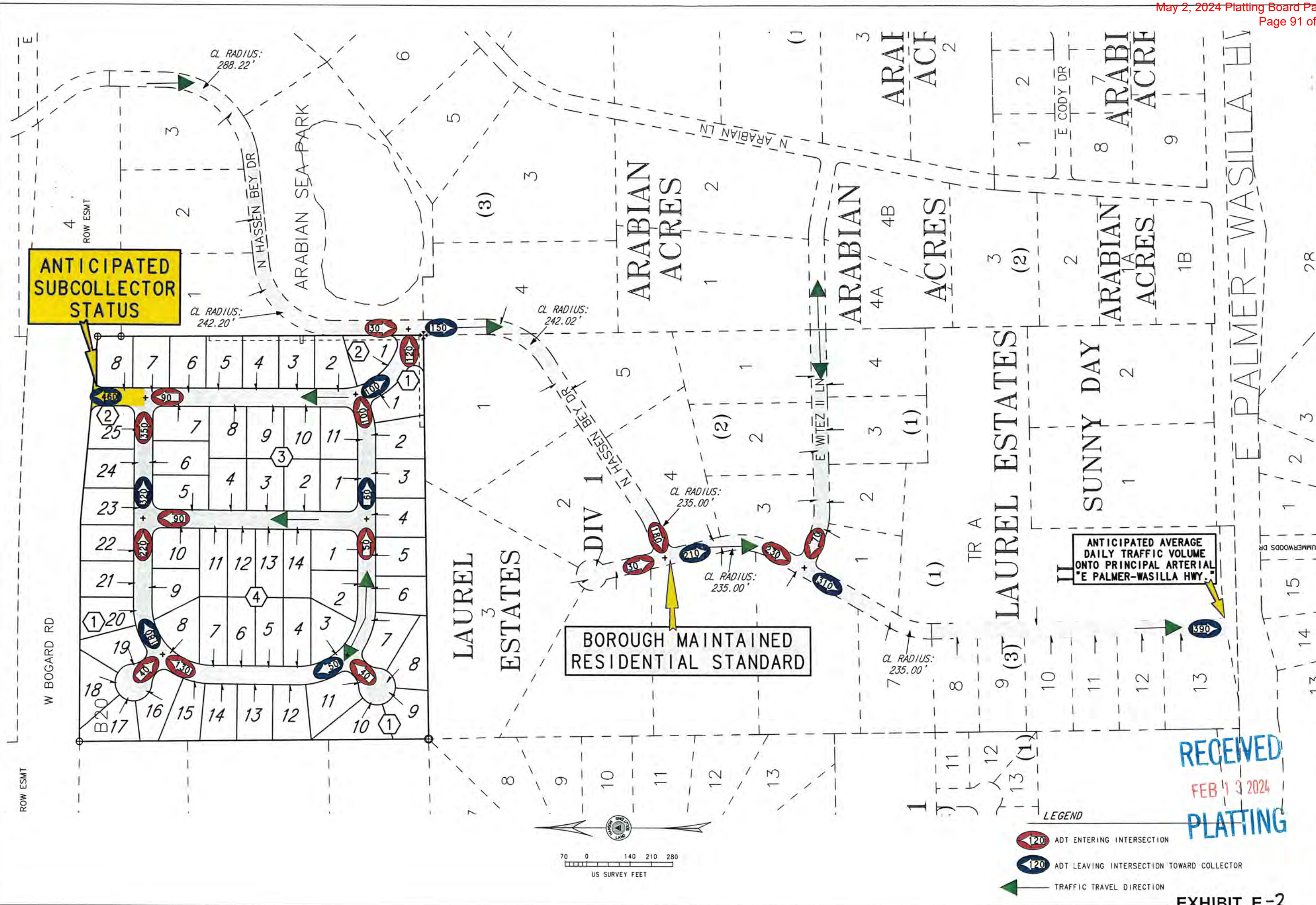
RECEIVED  
FEB 13 2024  
PLATTING

EXHIBIT E -1





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PALMER, ALASKA 99645  
(907) 746-7738



**ANTICIPATED  
SUBCOLLECTOR  
STATUS**

**BOROUGH MAINTAINED  
RESIDENTIAL STANDARD**

**ANTICIPATED AVERAGE  
DAILY TRAFFIC VOLUME  
ONTO PRINCIPAL ARTERIAL  
"E PALMER-WASILLA HWY."**

- LEGEND**
- ADT ENTERING INTERSECTION
  - ADT LEAVING INTERSECTION TOWARD COLLECTOR
  - TRAFFIC TRAVEL DIRECTION

**NOTES**

1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
2. SUMMARY EXPECTED AVERAGE DAILY TRAFFIC INCREASES BY 110 ON THE INTERSECTION OF N. WITTEZ II LN AND E PALMER-WASILLA HWY. WHICH WOULD NOT REQUIRE UPDATE OF N. WITTEZ II LN TO SUBCOLLECTOR AS IT DOES NOT EXCEED 400.

PALMER, ALASKA  
BOGARD COLONIAL  
**ANTICIPATED AVERAGE  
DAILY TRAFFIC**

**RECEIVED**  
FEB 13 2024  
**PLATTING**

DWG #: 23-227  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE:  
11x17: 1"=280'  
22x34: 1"=140'  
REVISION DATE:  
02/12/24

REFERENCE  
NUMBER:  
C-2.0  
SHEET 2 OF 2

**EXHIBIT E-2**

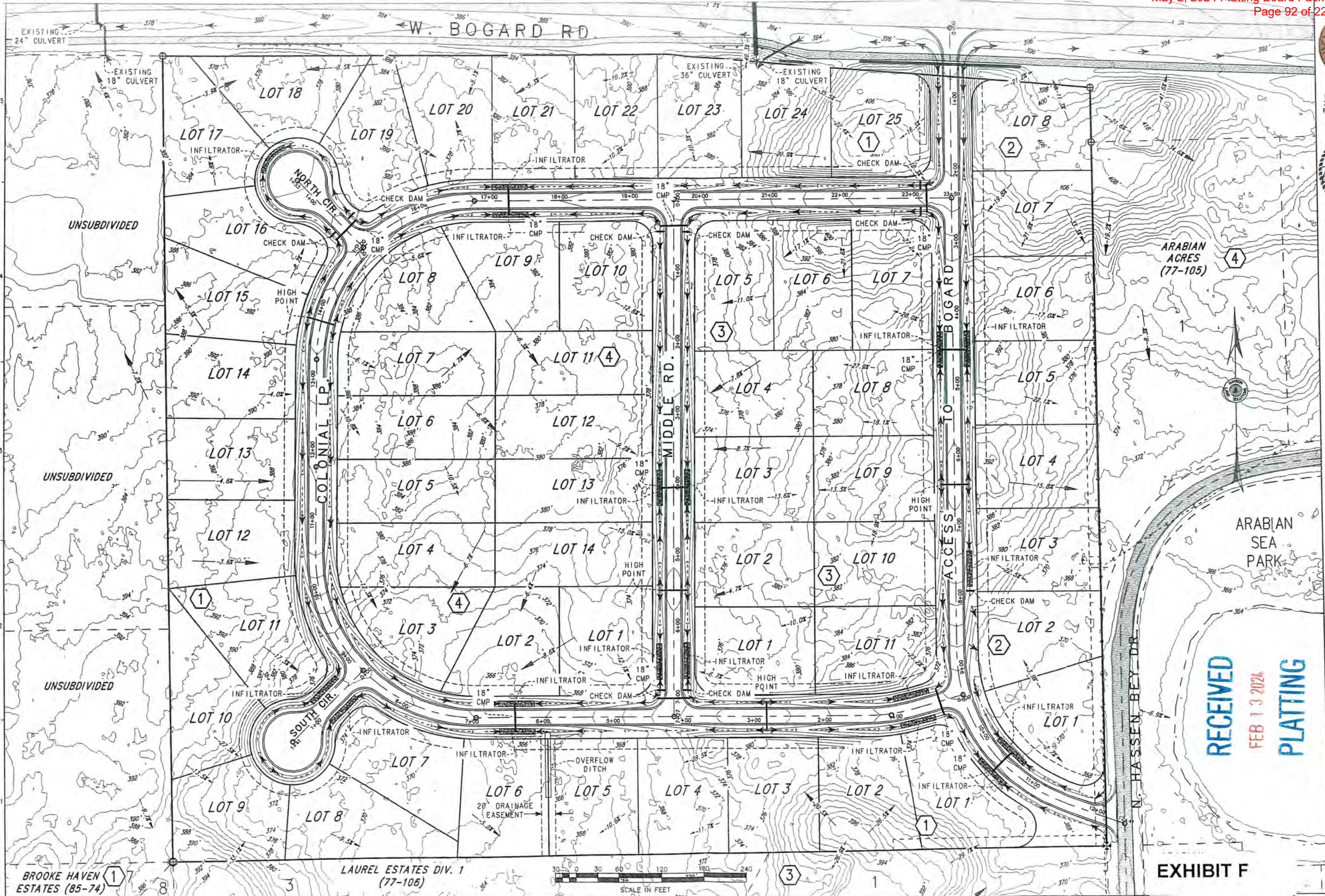




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LAND SOLUTIONS, LLC.  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



NOTES:  
1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 2' INTERVAL AND PRESENT THE DESIGNED FINISHED GRADE TOP AND THE DITCH BACKSLOPES.  
2. THE 2' BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE WILDERNESS SYSTEMS GEOGRAPHIC LIBRARY/MAKERS PROJECT OF 2019.  
3. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POSITIONING CONSTRAINED WITH AN ORIS SOLUTION OF A GPS STATIC OCCUPATION.  
4. THE HORIZONTAL DATUM IS NAD83(EPOCH 2010).



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PLATTING

EXHIBIT F

BROOKE HAVEN  
ESTATES (85-74)

LAUREL ESTATES DIV. 1  
(77-106)

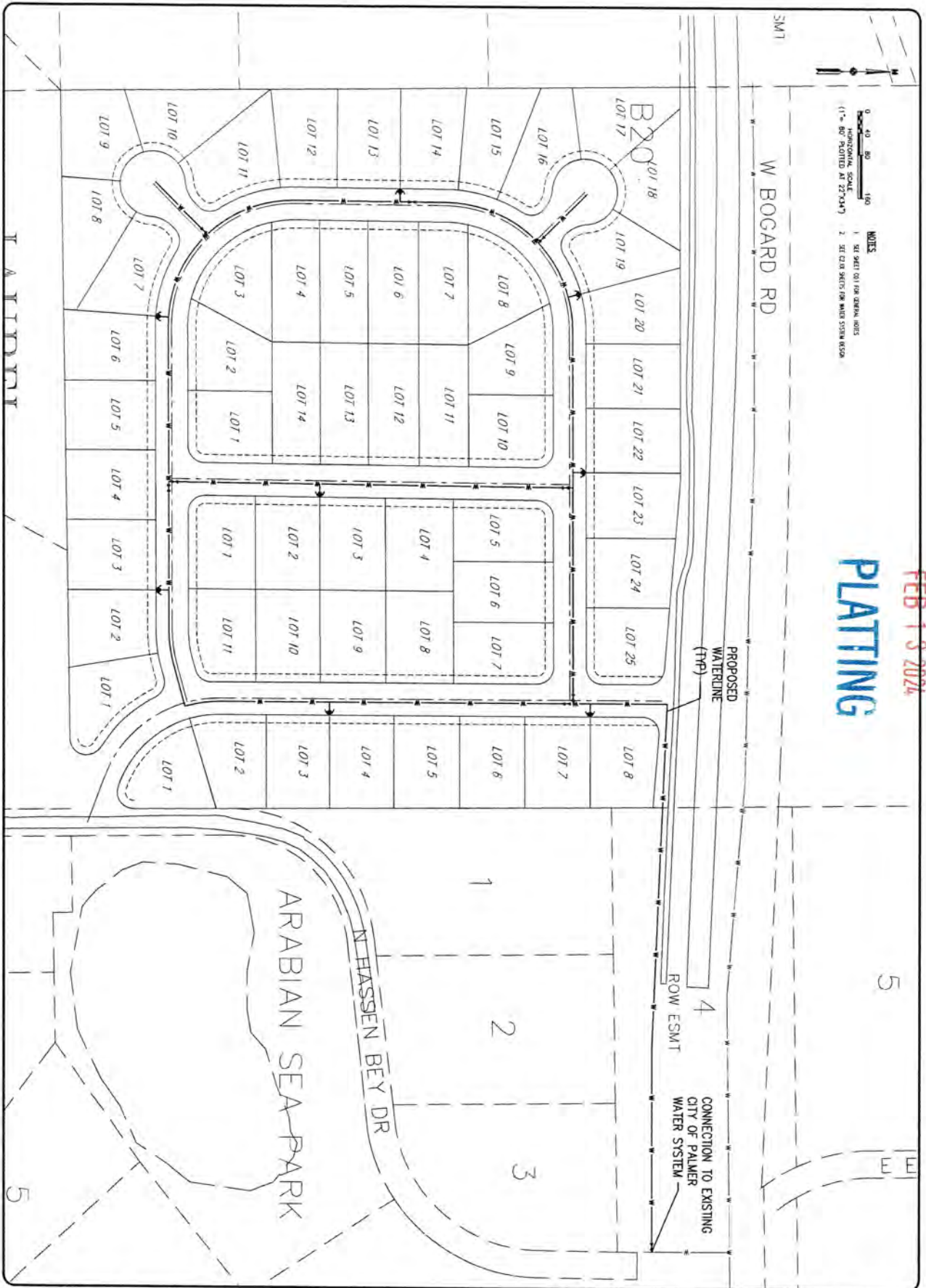
SCALE IN FEET  
0 30 60 120 180 240

PALMER, ALASKA  
BOGARD COLONIAL  
SITE PLAN - DESIGN  
PRELIMINARY DRAINAGE PLAN

DWG.#: 23-227C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=120'  
22x34: 1"=60'  
REVISION DATE:  
02-12-24

REFERENCE  
NUMBER:  
D-1.0  
SHEET 2 OF 12

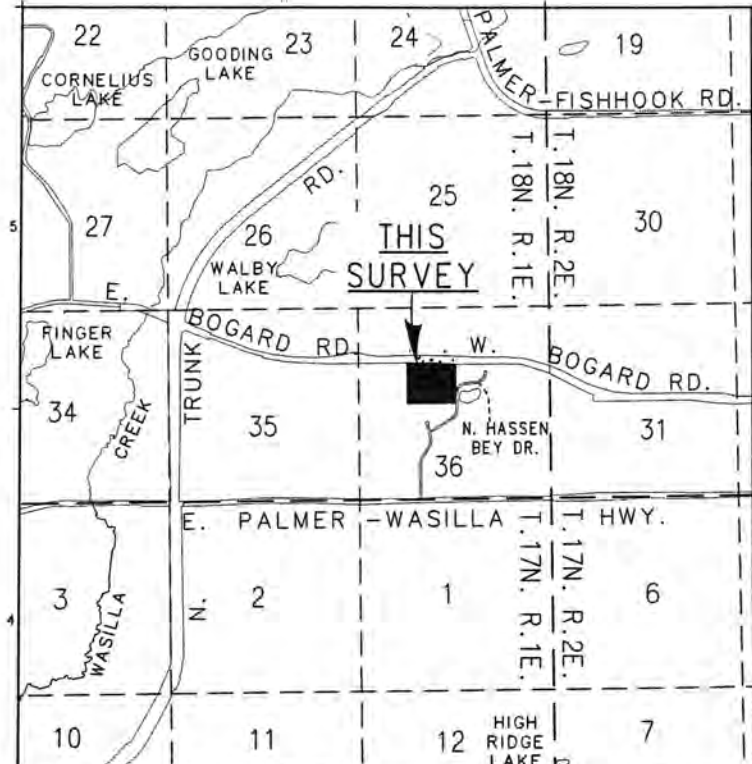




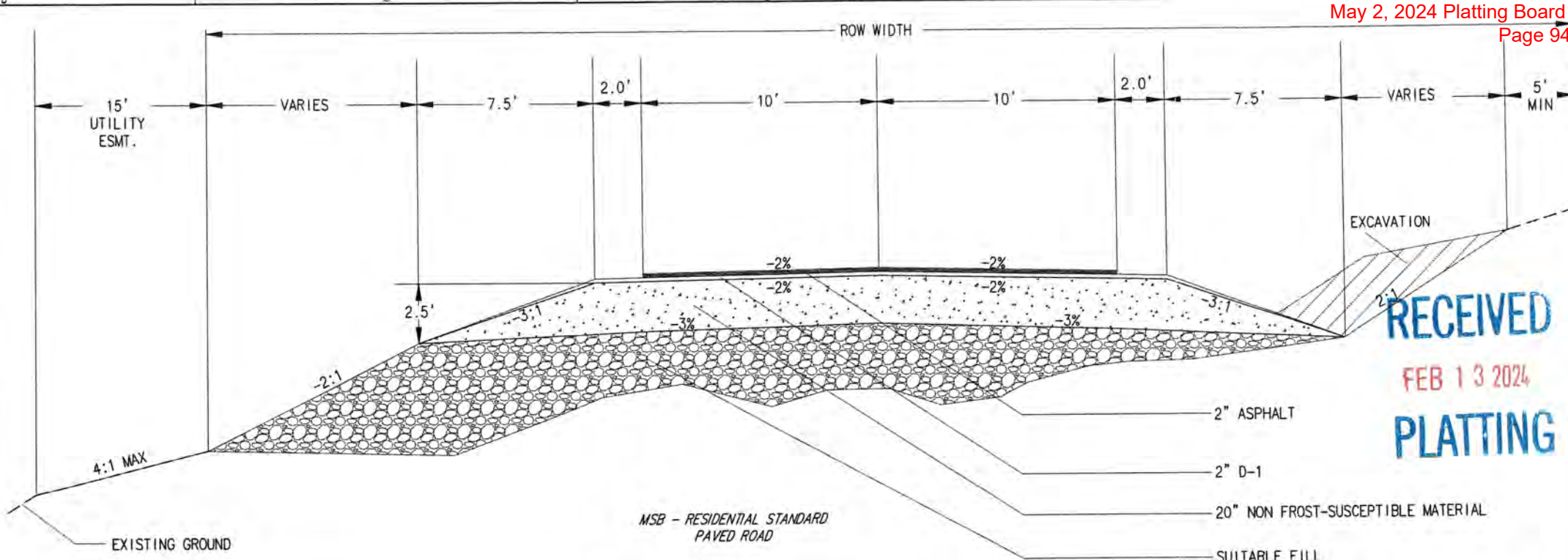
RECEIVED  
FEB 13 2024  
PLATTING

JOB NO.: 24-003 DATE: 2/13/2023 DRAWN: JES REVIEWER: DES	BY: _____	<b>BOGARD COLONIAL SUBDIVISION</b> <b>DRINKING WATER SYSTEM</b>  LOTS 1-25 BLOCK 1, LOTS 1-8 BLOCK 2 LOTS 1-11 BLOCK 3, LOTS 1-14 BLOCK 4 PALMER, ALASKA	<b>SDCS, LLC</b> STEINER DESIGN & CONSTRUCTION SERVICES, LLC 5900 W. DEWBERRY DR. PH: (907) 357-5609 WASILLA, AK 99623 FAX: (907) 357-	
	DATE: _____			
SHEET TITLE OVERALL SITE PLAN	SHEET C1.0	<b>EXHIBIT G</b>		





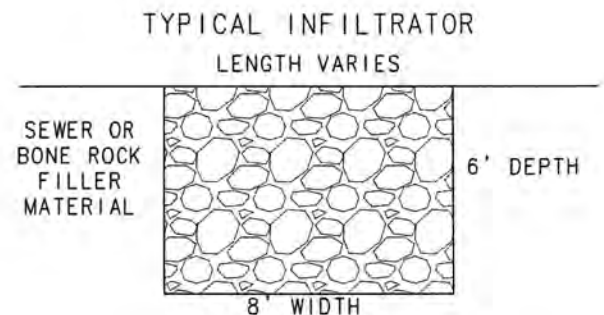
SOURCE: MSB TAX MAP WA08, WA09, PA05 & PA12  
SCALE 11x17: 1"=5280'  
22x34: 1"=2640'



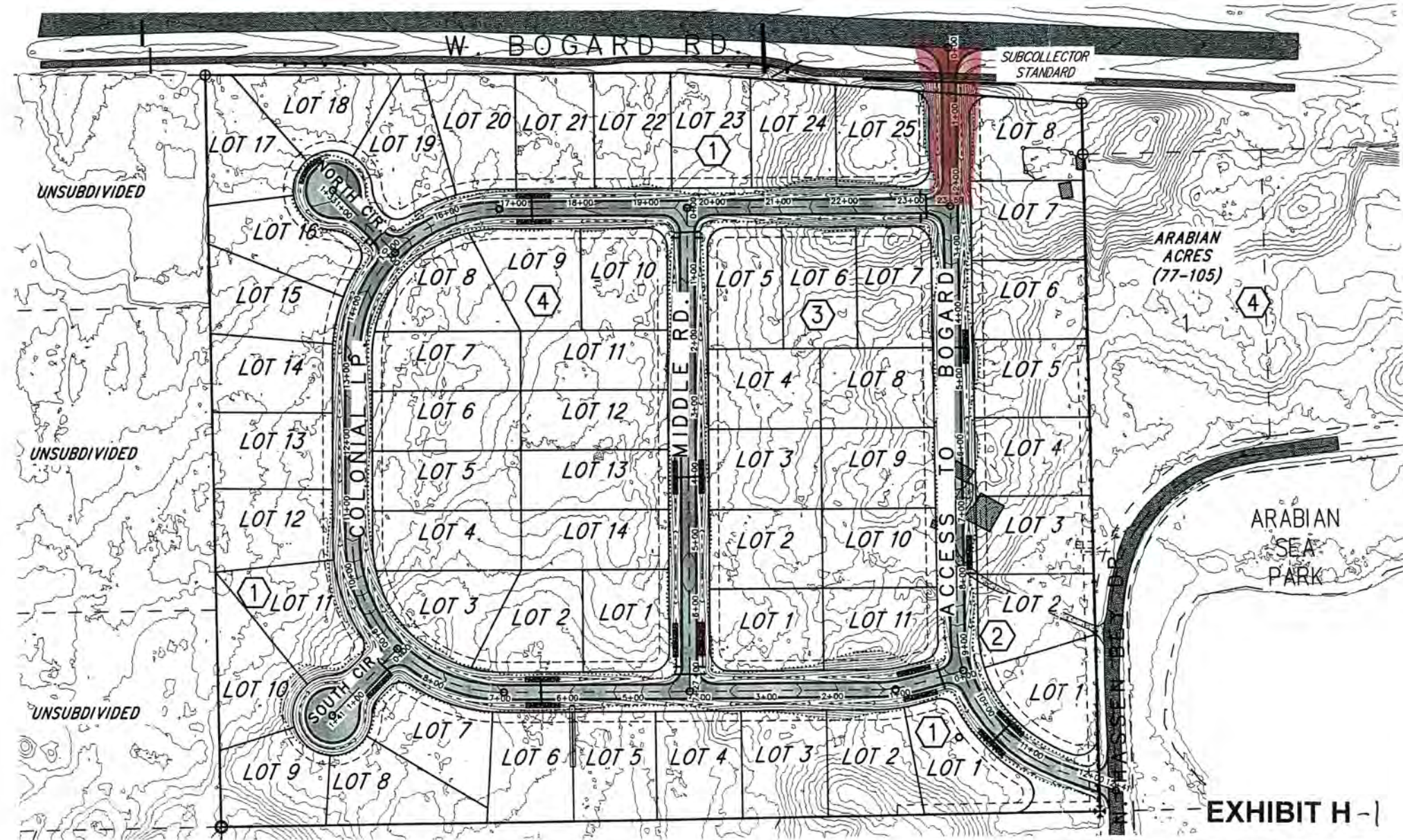
**RECEIVED**  
FEB 13 2024  
**PLATTING**

**PLAN SET**  
SUBDIVISION NAME

- SHEETS
1. C-1.0 COVER SHEET
  2. D-1.0 SITE PLAN DESIGN - DRAINAGE PLAN
  - 3-12. C-2.1 - C-2.10 PLAN AND PROFILE



- LEGEND**
- RECOVERED GLO BRASS CAP MONUMENT
  - RECOVERED ALUMINUM POST MONUMENT
  - RECOVERED ALUMINUM CAP ON 3/4" REBAR
  - MEASURED
  - BLOCK
  - PEDESTAL, TELEPHONE
  - PEDESTAL, ELECTRIC
  - ANCHOR GUY
  - UTILITY POLE
  - OVERHEAD ELECTRIC
  - CULVERT
  - BUILDING
  - EXISTING GRAVEL ROAD/DRIVEWAY
  - EXISTING ASPHALT ROAD/DRIVEWAY
  - INFILTRATOR
  - DESIGN ASPHALT SURFACE



NOTES  
1. ROAD CONSTRUCTION TO FOLLOW MSB SUBDIVISION CONSTRUCTION MANUAL RESIDENTIAL AND SUBCOLLECTOR STANDARDS.

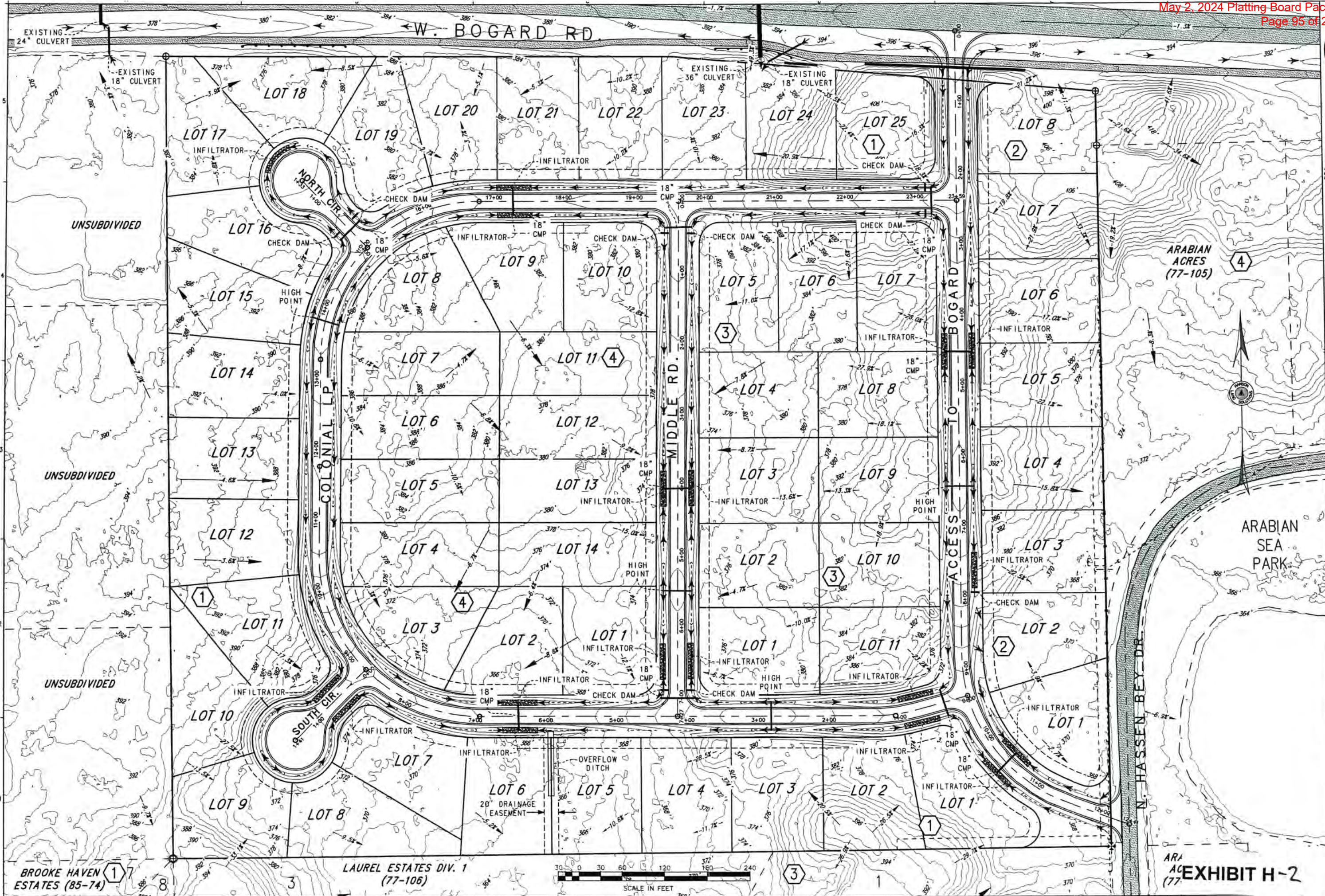
PALMER, ALASKA  
BOGARD COLONIAL  
TYPICAL SECTION/  
PROJECT OVERVIEW

DWG.#: 23-227C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=XXX'  
22x34: 1"=XXX'  
REVISION DATE:  
02-12-24

REFERENCE NUMBER:  
C-1.0  
SHEET 1 OF 12

EXHIBIT H-1





NOTES:

1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 2' INTERVAL AND PRESENT THE DESIGNED FINISHED GRADE TOP AND THE DITCH BACKSLOPES.
2. THE 2' BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SIBTHRA BROUGH LIDAR/IMAGER PROJECT OF 2019.
3. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POSITIONING CONSTRAINED WITH AN GPS SOLUTION OF A GPS STATIC OCCUPATION.
4. THE HORIZONTAL DATUM IS NAD83(EPOCH 2010)

PALMER, ALASKA  
BOGARD COLONIAL  
SITE PLAN - DESIGN  
PRELIMINARY DRAINAGE PLAN

DWG.#: 23-227C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=120'  
22x34: 1"=60'  
REVISION DATE:  
02-12-24

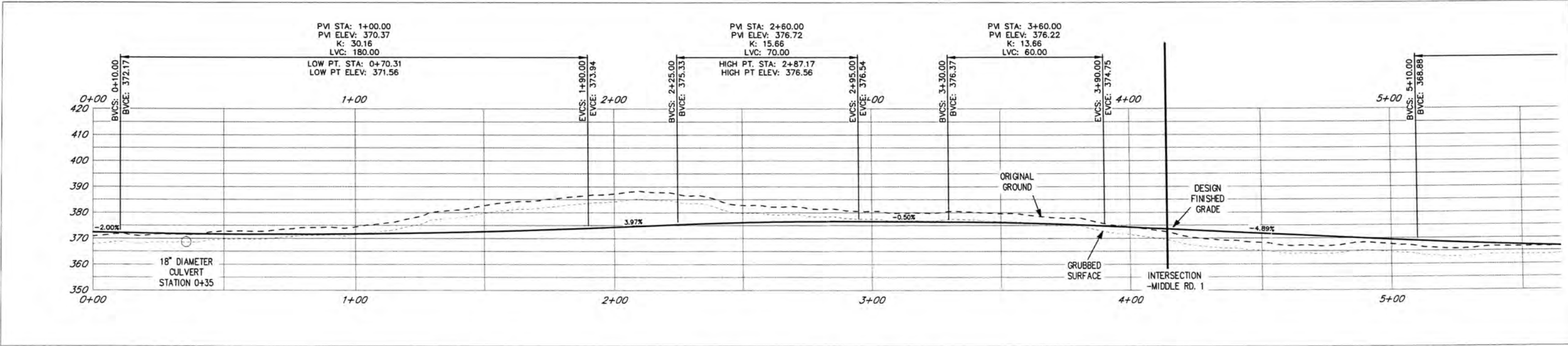
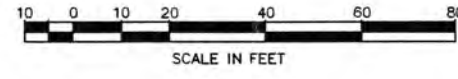
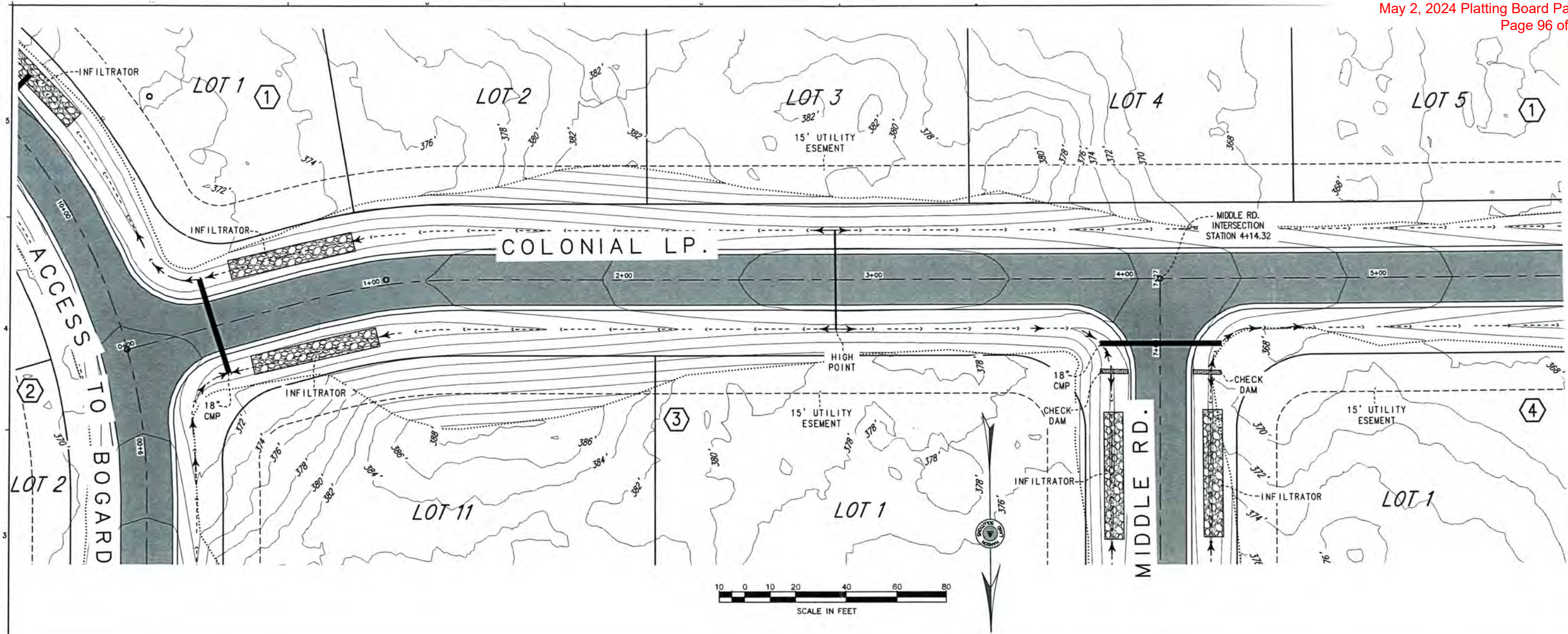
REFERENCE NUMBER:  
D-1.0  
SHEET 2 OF 12

BROOKE HAVEN ESTATES (85-74)

LAUREL ESTATES DIV. 1 (77-106)

ARABIAN ACRES (77-105)  
ARABIAN SEA PARK  
EXHIBIT H-2





NOTES  
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA, SUSITNA, BOROUGH, LIDAR/IMAGERY PROJECT OF 2019.  
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

PALMER, ALASKA  
BOGARD COLONIAL  
PLAN AND PROFILE - DESIGN  
COLONIAL LOOP

DWG #: 23-227C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=40'  
22x34: 1"=20'  
REVISION DATE:  
02-12-24

REFERENCE  
NUMBER:  
C-2.1  
SHEET 3 OF 12

EXHIBIT H-3

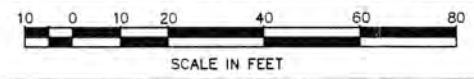
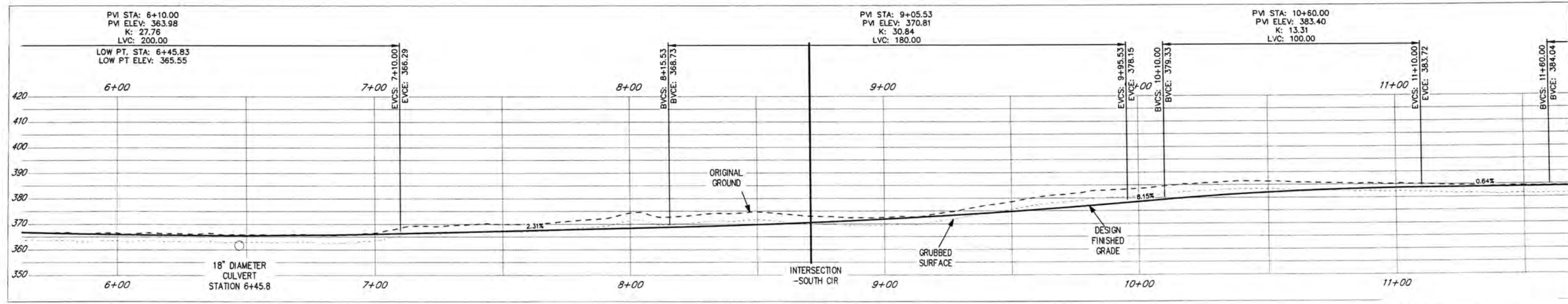
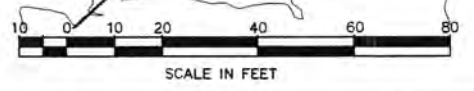
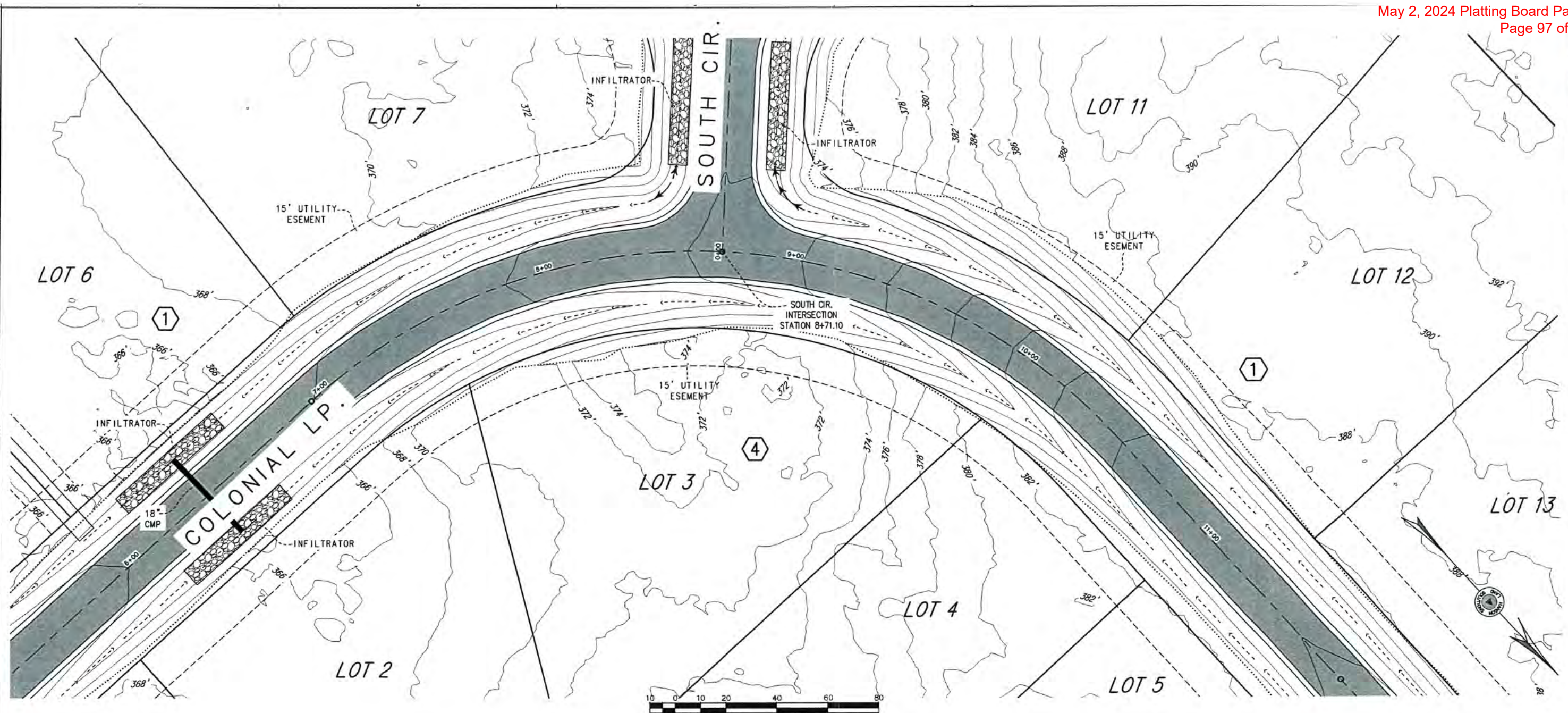




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PALMER, ALASKA 99645  
(907) 746-7738



NOTES  
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2019.  
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL



PALMER, ALASKA  
BOGARD COLONIAL  
PLAN AND PROFILE - DESIGN  
COLONIAL LOOP

DWG.#: 23-227C  
DESIGN: CEH  
DRAWN BY: SON  
CHECKED: CEH  
SCALE  
11x17: 1"=40'  
22x34: 1"=20'  
REVISION DATE:  
02-12-24

REFERENCE  
NUMBER:  
C-2.2  
SHEET 4 OF 12

EXHIBIT H-4

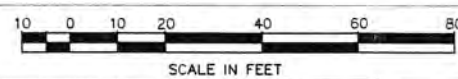
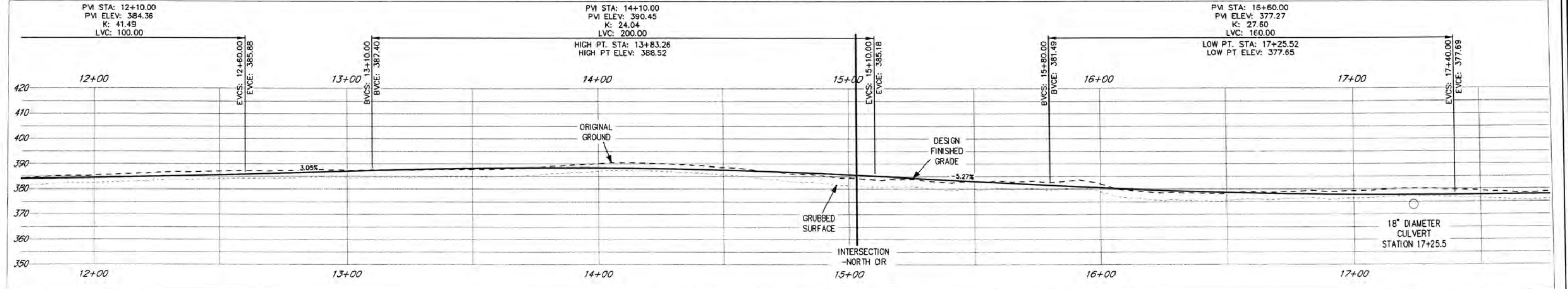
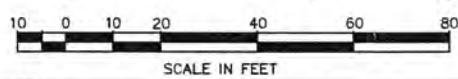
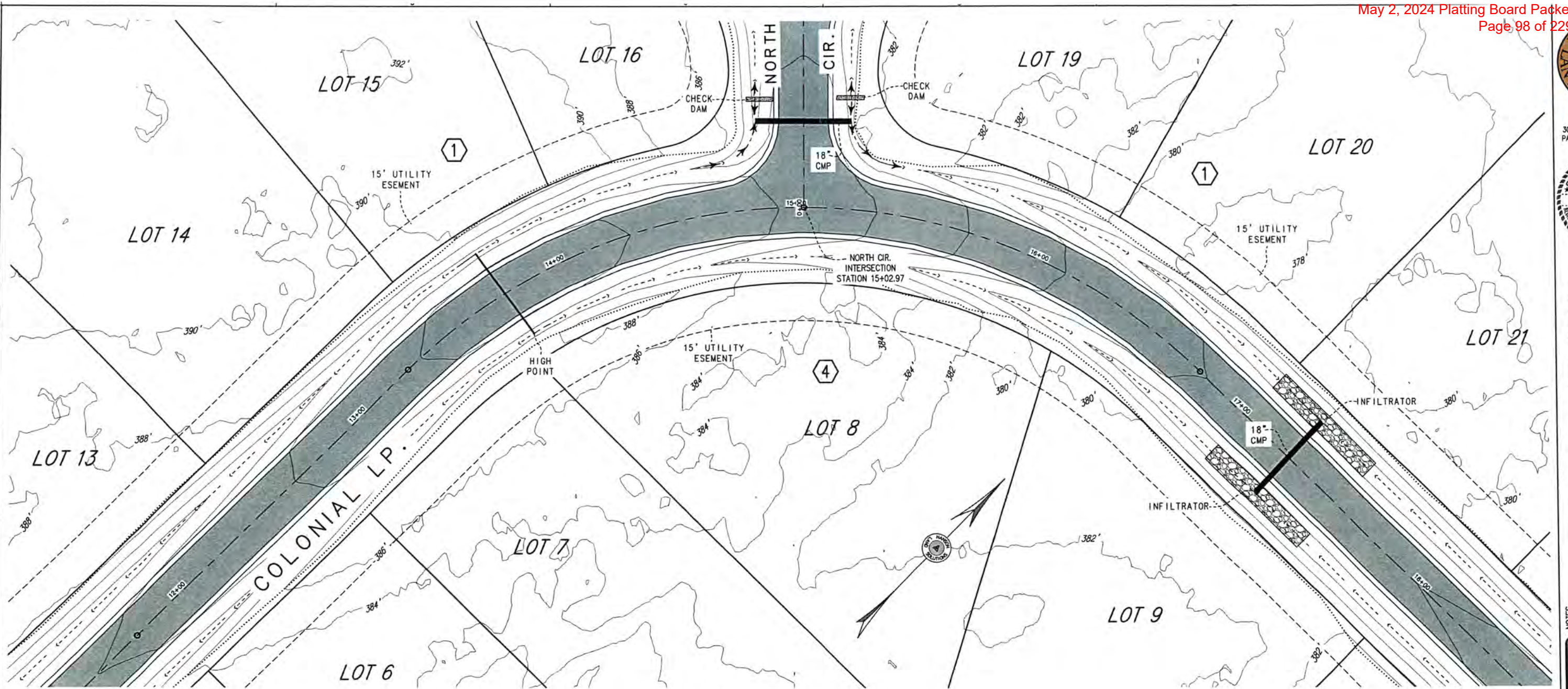




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LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



NOTES  
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA, SUSITNA, BOROUGH, LIDAR/IMAGERY PROJECT OF 2019.  
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL



PALMER, ALASKA  
BOGARD COLONIAL  
PLAN AND PROFILE - DESIGN  
COLONIAL LOOP

DWG #: 23-227C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=40'  
22x34: 1"=20'  
REVISION DATE:  
02-12-24

REFERENCE  
NUMBER:  
C-2.3  
SHEET 5 OF 12

EXHIBIT H-5







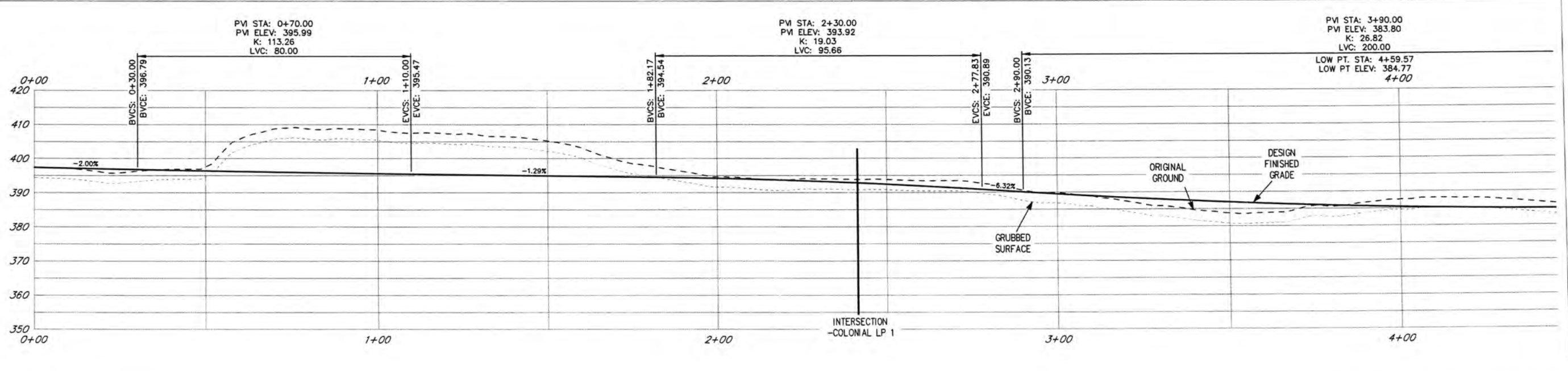
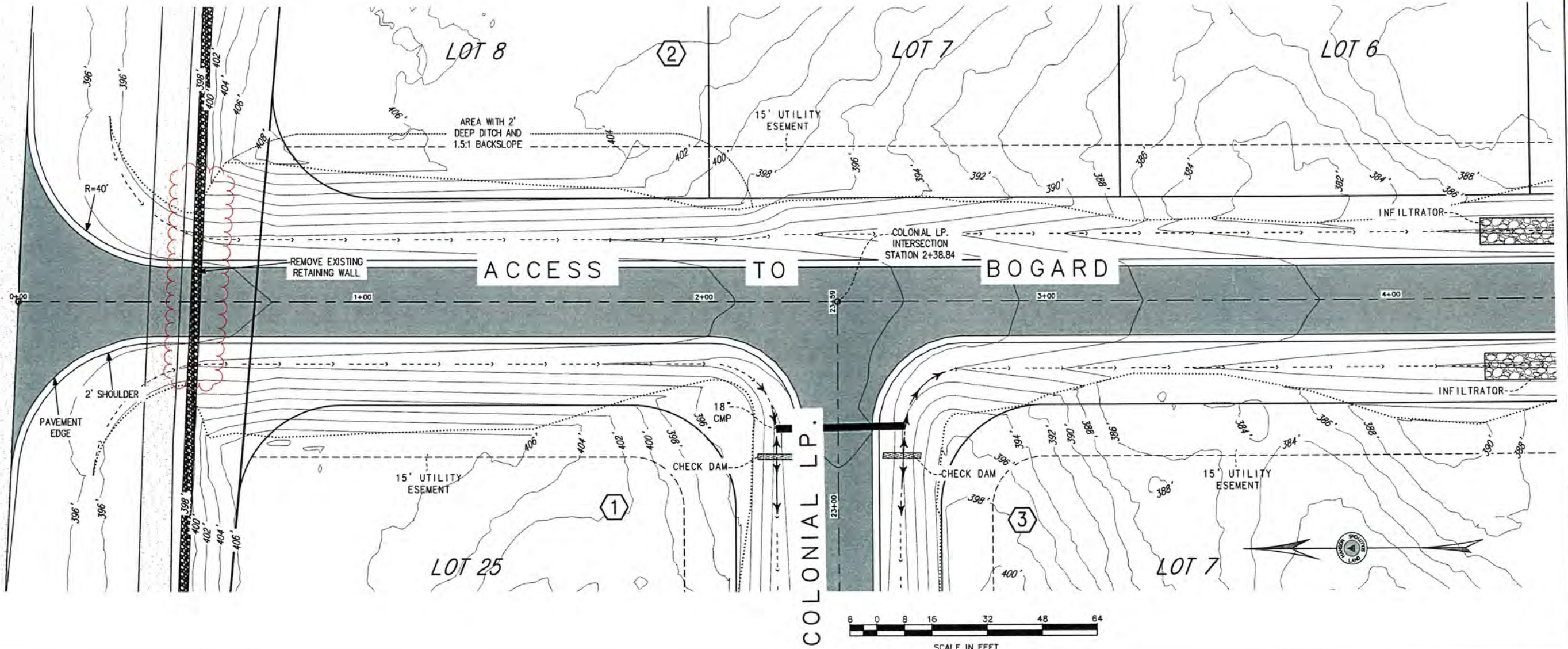


HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



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W. BOGARD RD.



PALMER, ALASKA  
BOGARD COLONIAL  
PLAN AND PROFILE - DESIGN  
ACCESS TO BOGARD

DWG.#: 23-227C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=40'  
22x34: 1"=20'  
REVISION DATE:  
02-12-24

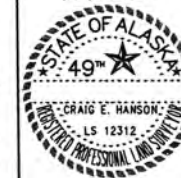
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NUMBER:  
C-2.5  
SHEET 7 OF 12

EXHIBIT H-7

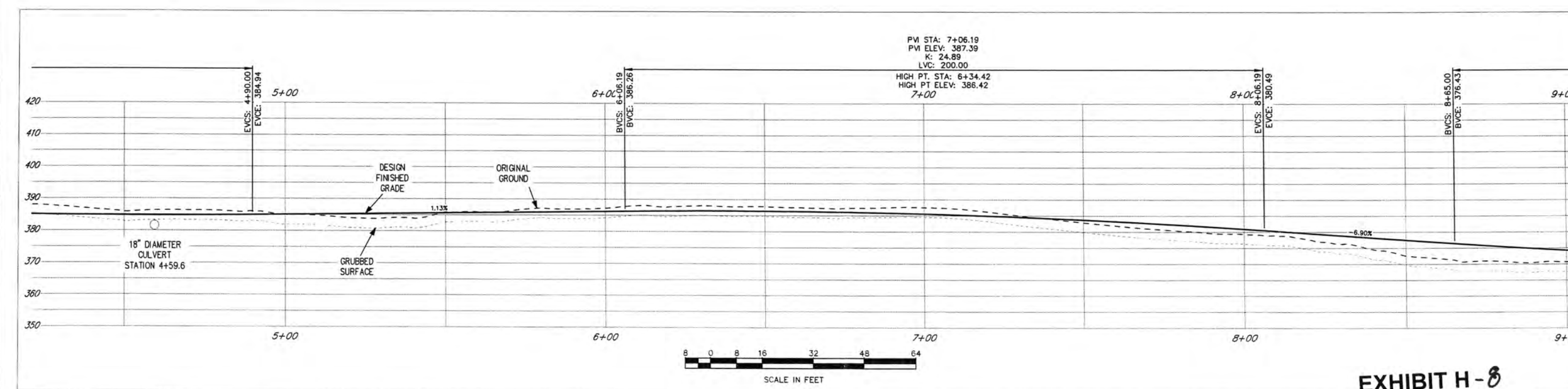
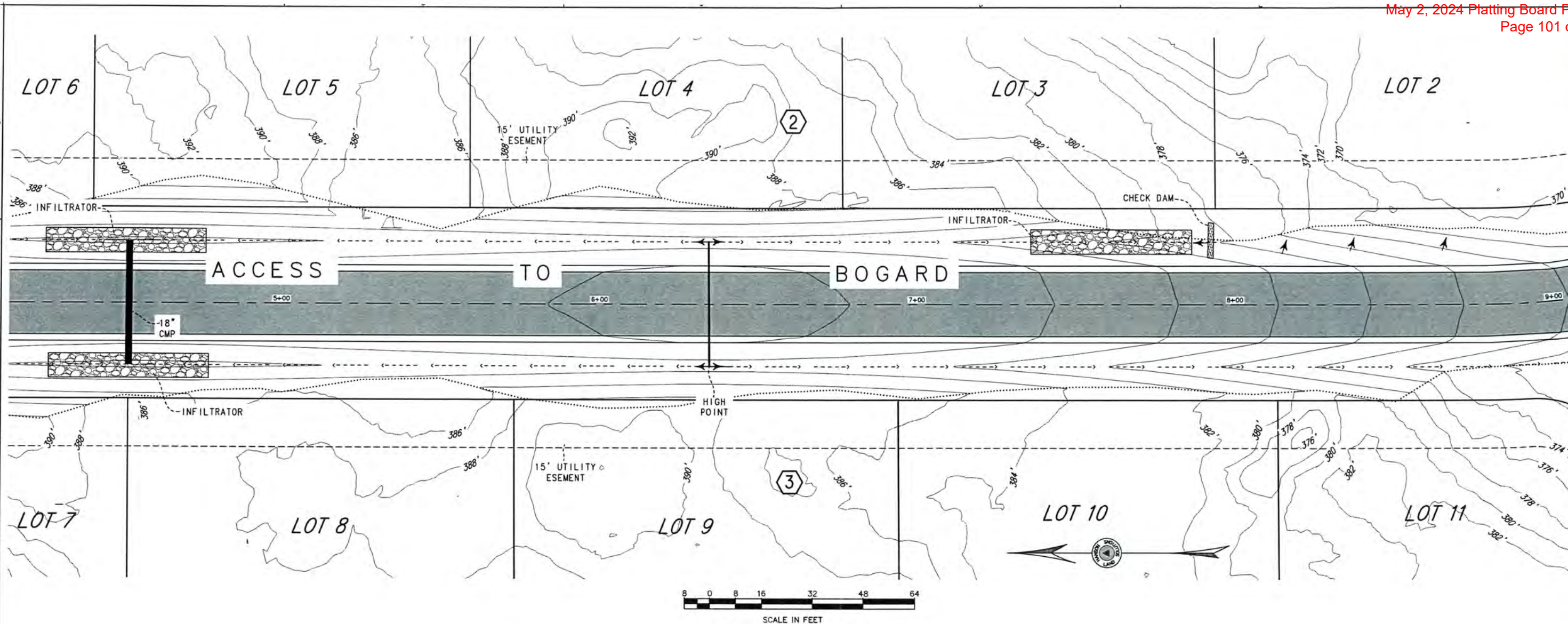




HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



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PALMER, ALASKA  
BOGARD COLONIAL  
PLAN AND PROFILE - DESIGN  
ACCESS TO BOGARD

DWG #: 23-227C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=40'  
22x34: 1"=20'  
REVISION DATE:  
02-12-24

REFERENCE  
NUMBER:  
C-2.6  
SHEET 8 OF 12

EXHIBIT H-8

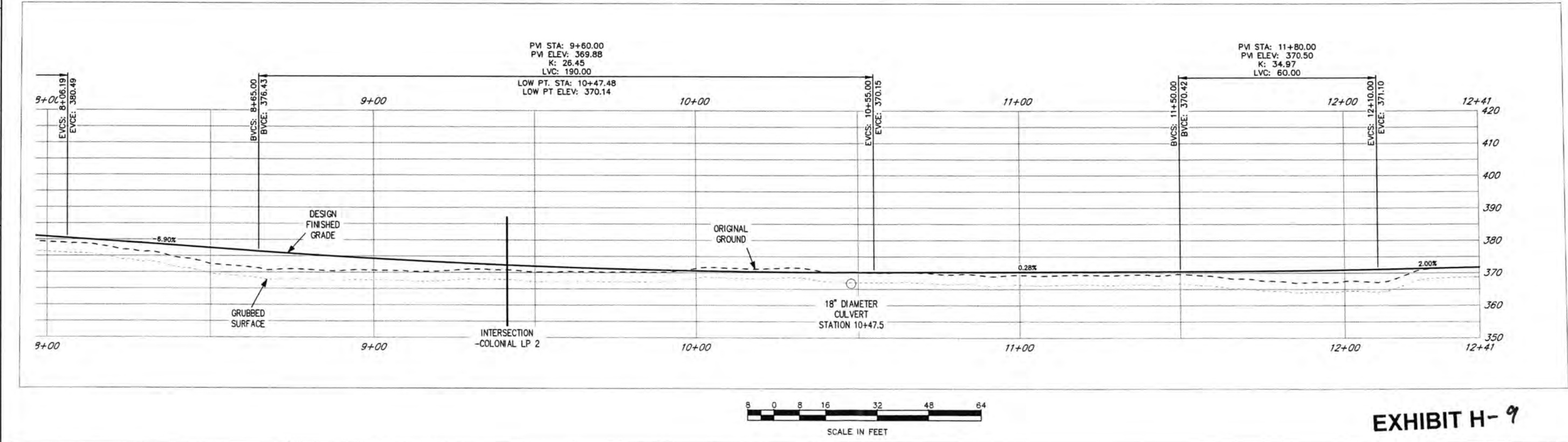
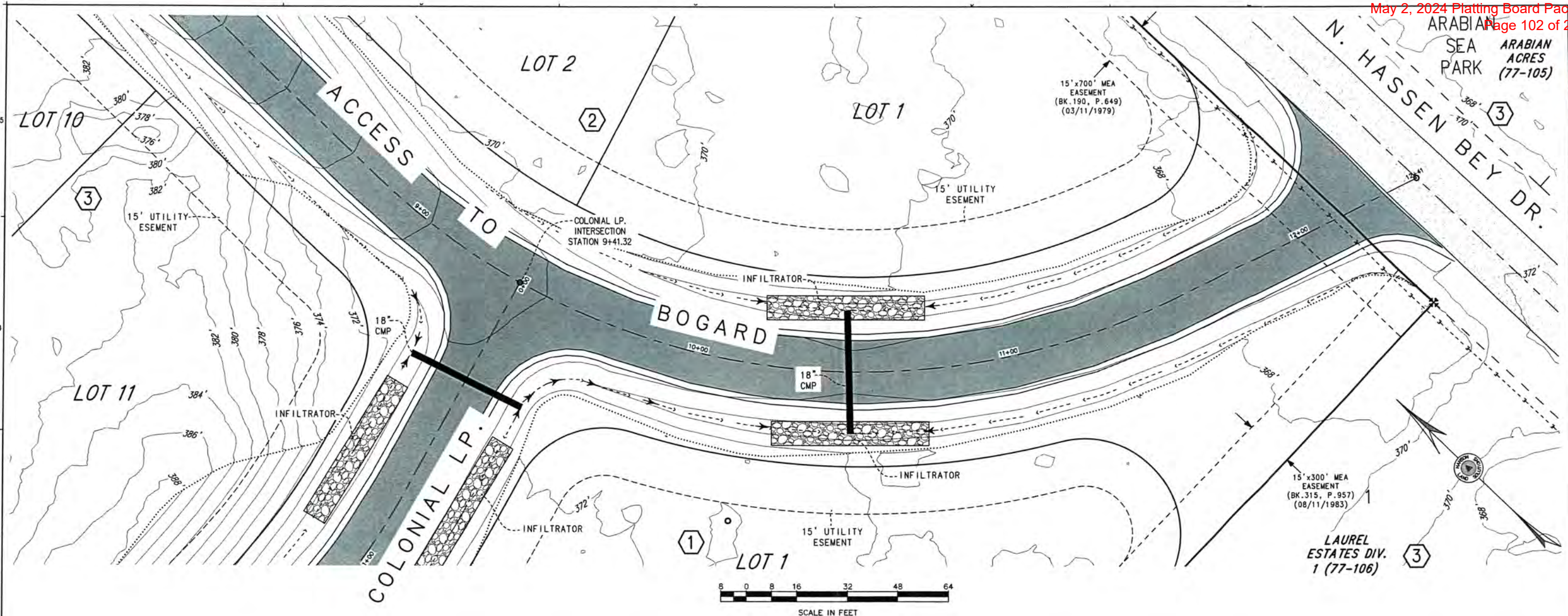




HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



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PALMER, ALASKA  
BOGARD COLONIAL  
ACCESS TO BOGARD  
PLAN AND PROFILE - DESIGN

DWG.#: 23-227C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=40'  
22x34: 1"=20'  
REVISION DATE:  
02-12-24

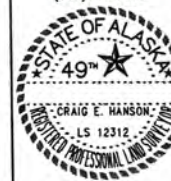
REFERENCE  
NUMBER:  
C-2.7  
SHEET 9 OF 12

EXHIBIT H-9

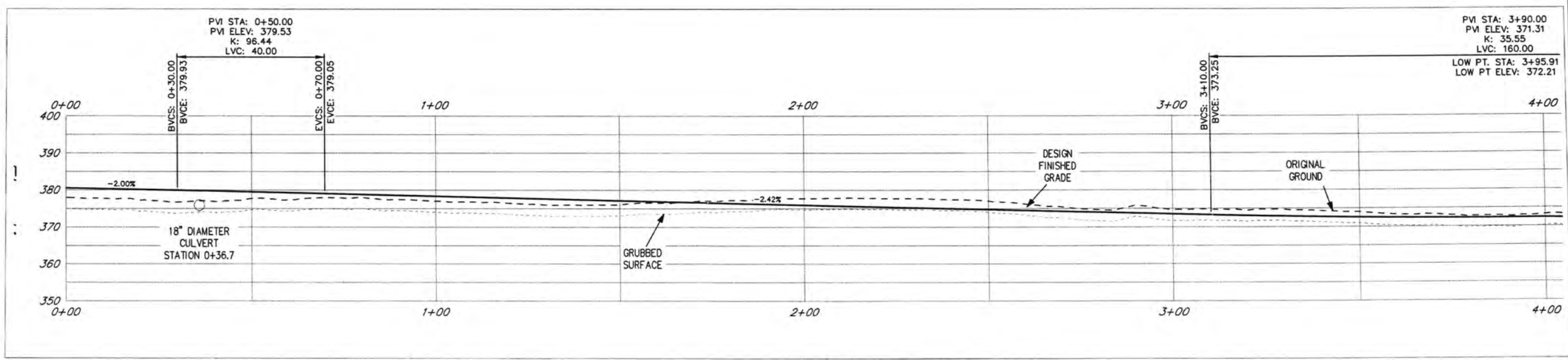
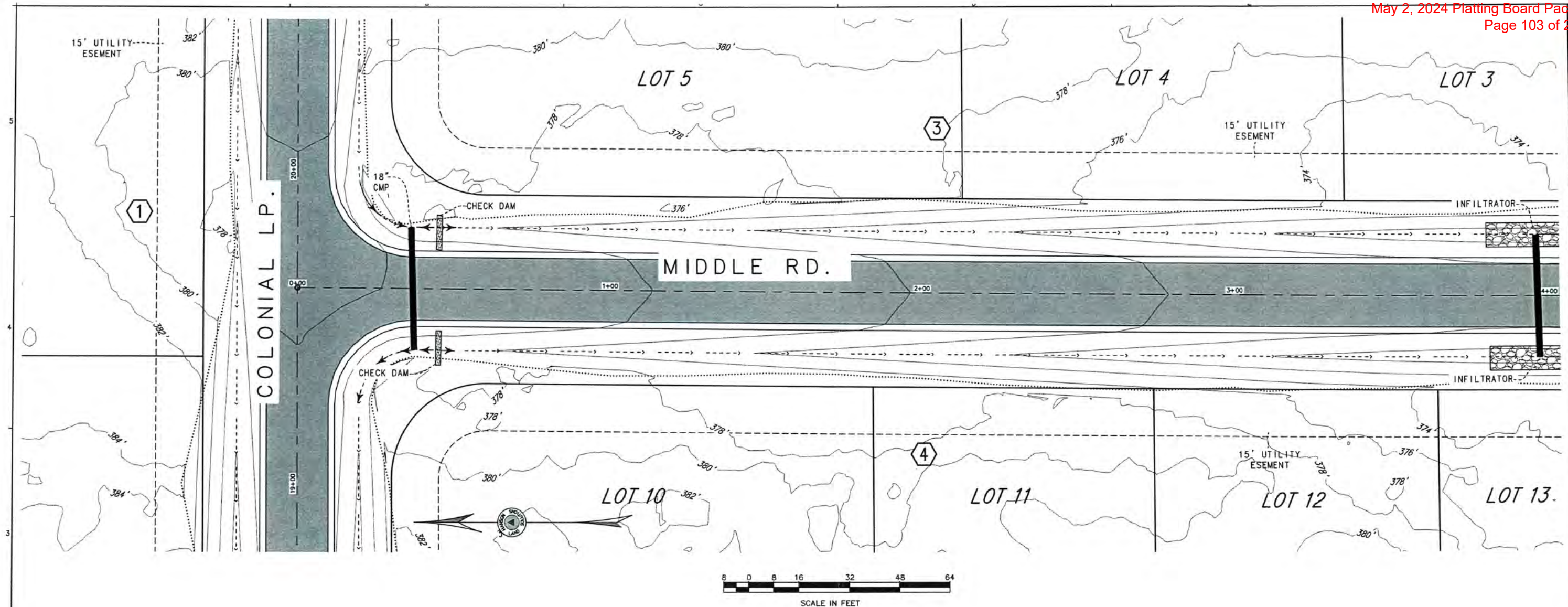




HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



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PALMER, ALASKA  
BOGARD COLONIAL  
PLAN AND PROFILE - DESIGN  
MIDDLE ROAD

DWG.#: 23-227C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=32'  
22x34: 1"=16'  
REVISION DATE:  
02-12-24

REFERENCE  
NUMBER:  
C-2.8  
SHEET 10 OF 12

EXHIBIT H-10

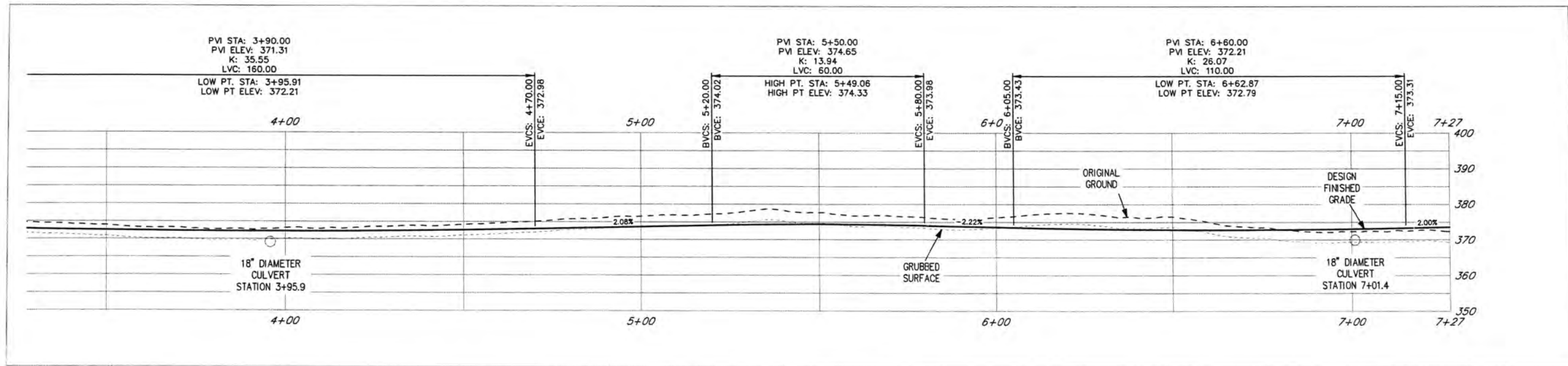
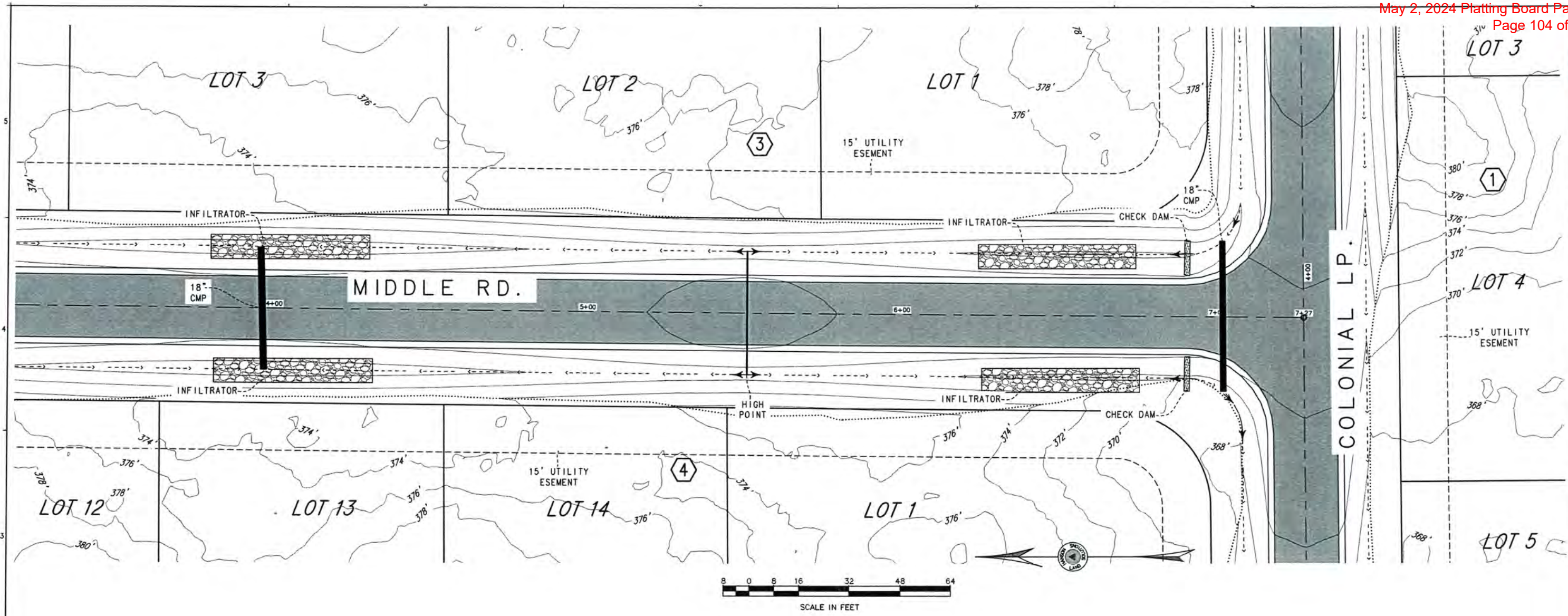




HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



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2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL



PALMER, ALASKA  
BOGARD COLONIAL  
PLAN AND PROFILE - DESIGN  
MIDDLE ROAD

DWG #: 23-227C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=32'  
22x34: 1"=16'  
REVISION DATE:  
02-12-24

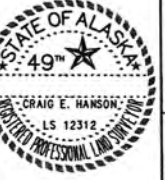
REFERENCE  
NUMBER:  
C-2.9  
SHEET 11 OF 12

EXHIBIT H-11





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



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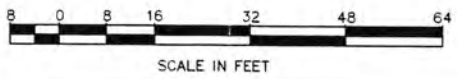
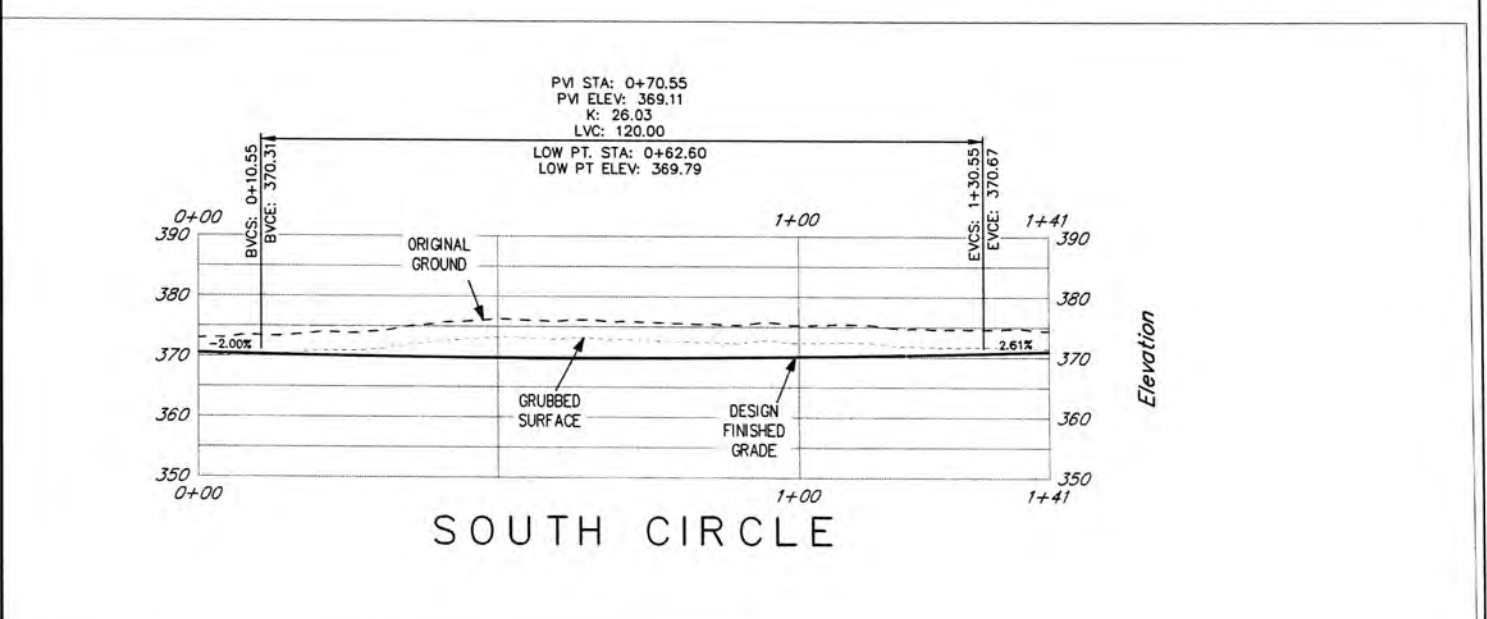
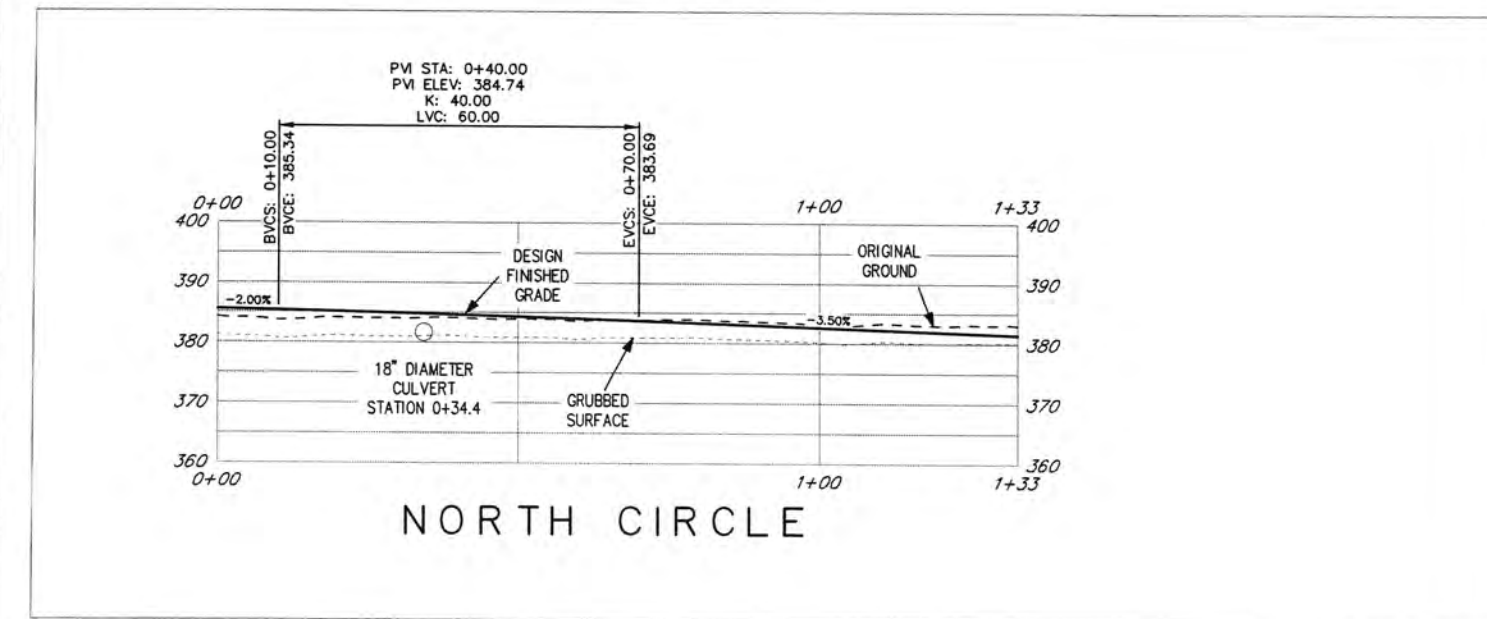
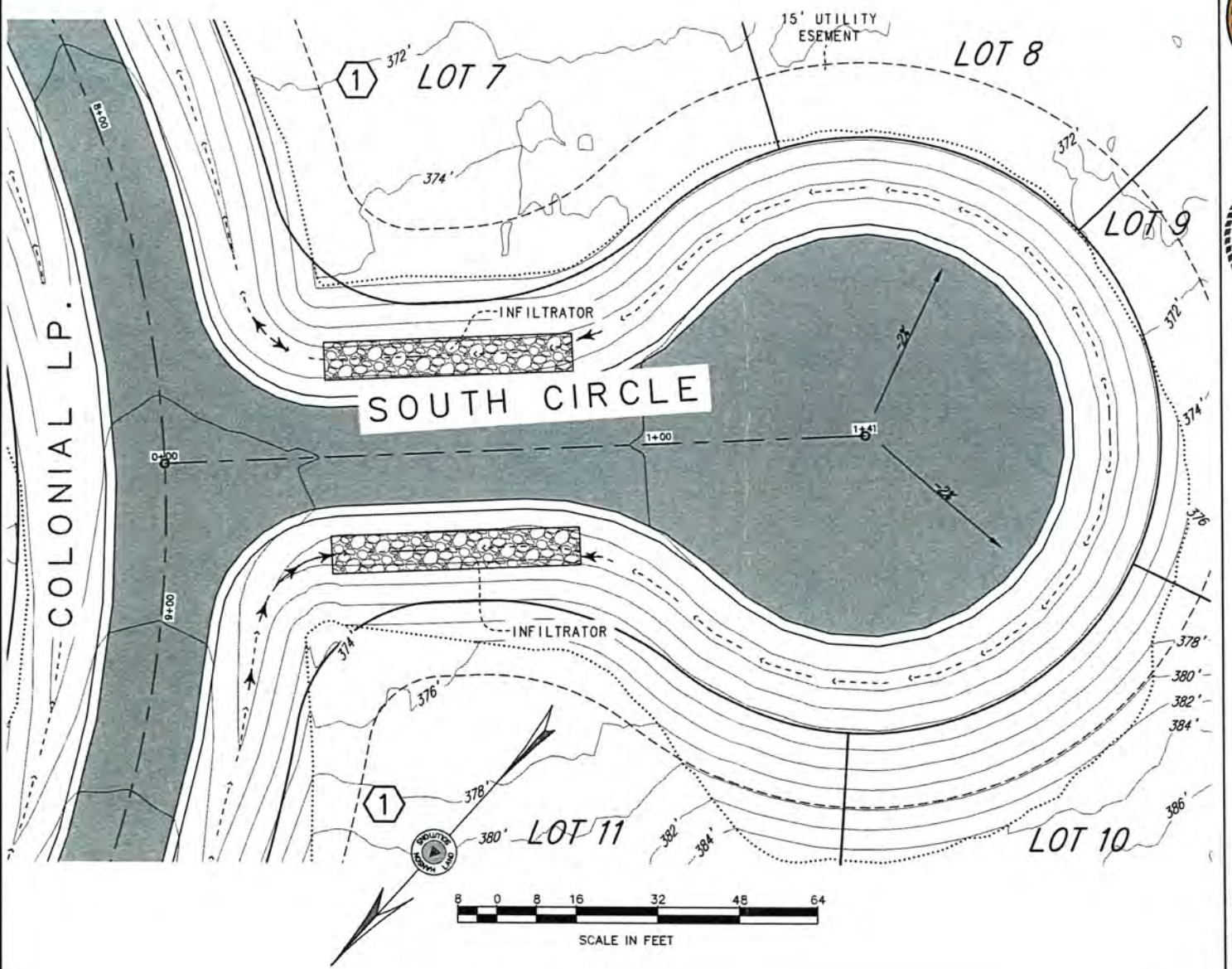
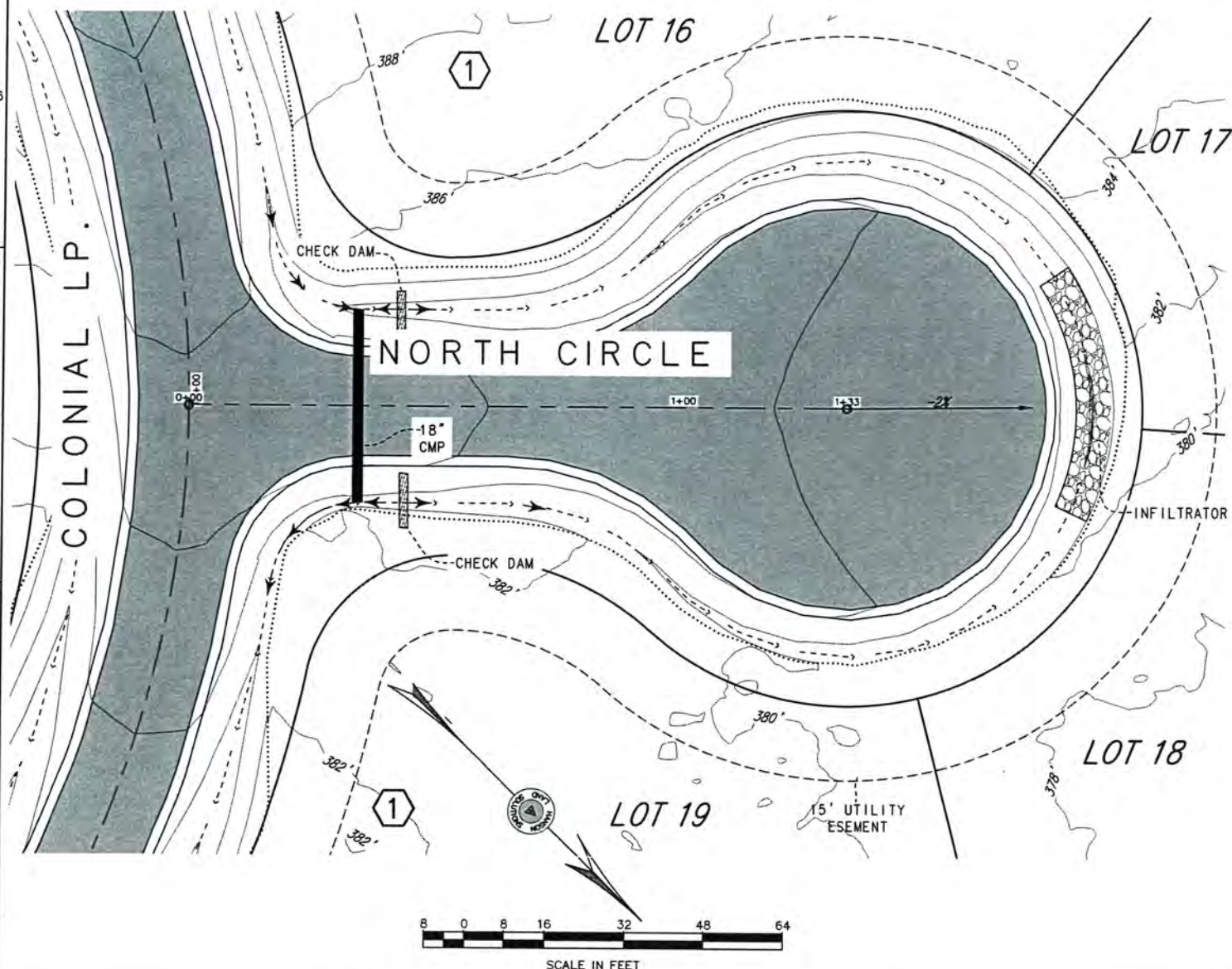


EXHIBIT H-12

PALMER, ALASKA  
BOGARD COLONIAL  
PLAN AND PROFILE - DESIGN  
NORTH & SOUTH CIRCLES

DWG.#: 23-227C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=32'  
22x34: 1"=16'  
REVISION DATE:  
02-12-24

REFERENCE  
NUMBER:  
C-2.10  
SHEET 12 OF 12



# SITE VISIT REPORT

Case Name: Preapp WA08 HLS-WM C	Date: 01/25/2024	Time: 9:45 AM
Owner: WM Construction	Case Number: PA20240002	
Surveyor/Engineer: HLS	Tax ID #: 118N01E36B020	
Subdivision: NA	Regarding: Proposed 54-lot subdivision	

## SITE CONDITIONS

<b>Weather:</b> Clear	<b>Temperature:</b> -10 F
<b>Wind:</b> None	
<b>General Site Condition:</b> Unconstructed	

**Personnel on site:** Amy Otto-Buchanan, Platting Specialist; Matthew Goddard & Chris Curlin, Platting Technicians; Fred Wagner, Platting Officer

**Equipment in use:** Camera

**Current phase of work:** Still in Preapp Status – Working on access with PD&E

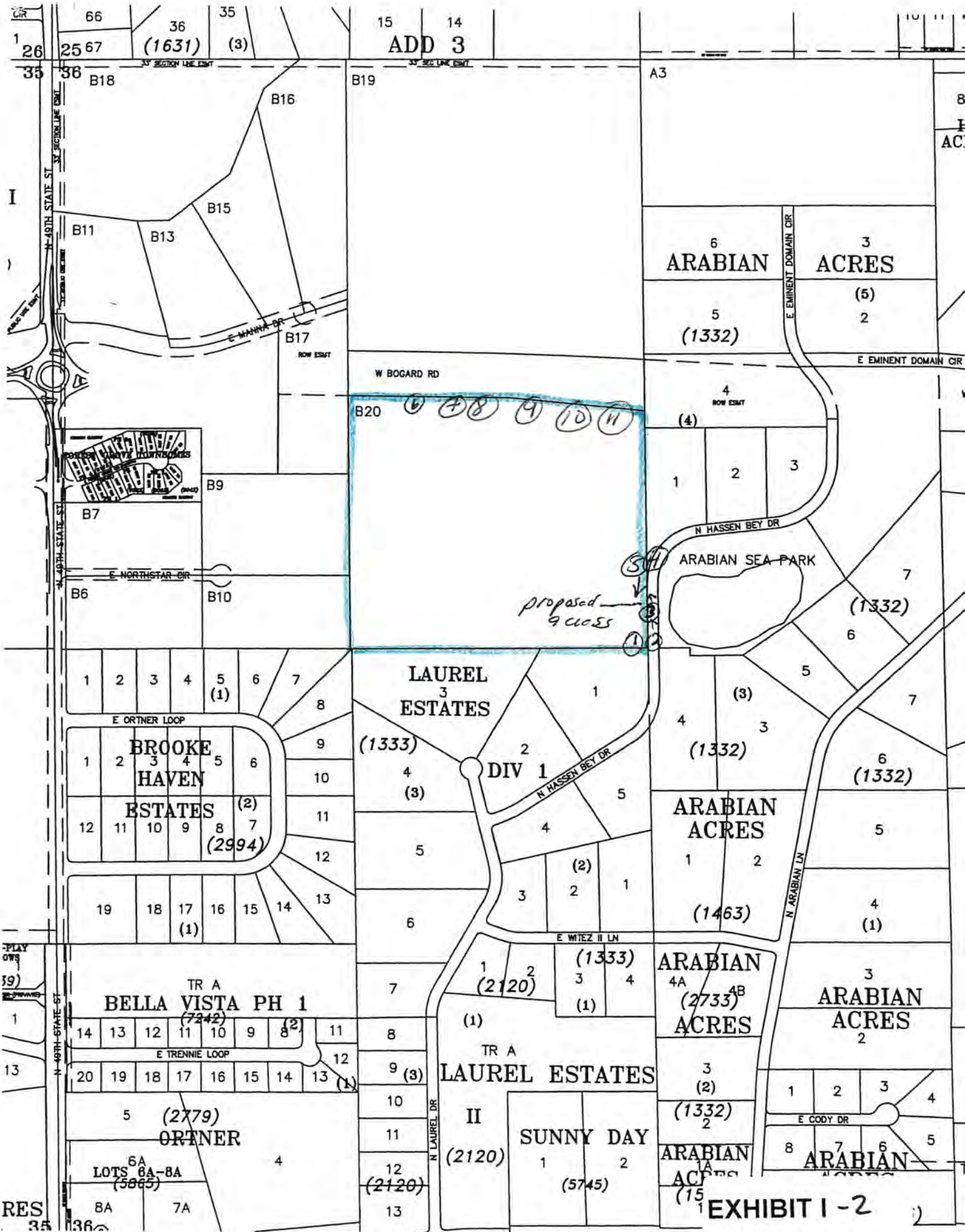
**Reason for Visit/Remarks:** (See attached photos)

Check location of proposed entrance into subdivision from W. Bogard Road. Check site distance for southern entrance from N. Hassen Bey Drive.

**Signed By:** Amy Otto-Buchanan *AOB*

**Date:** 01/25/2024









01.25.2024

**1. Facing west from N. Hassen  
Bey Drive at southwestern  
corner. EXHIBIT I- 3**





01.25.2024

2. Facing north on N. Hassen  
Bey Drive; subject parcel to the  
left.

EXHIBIT I - 4



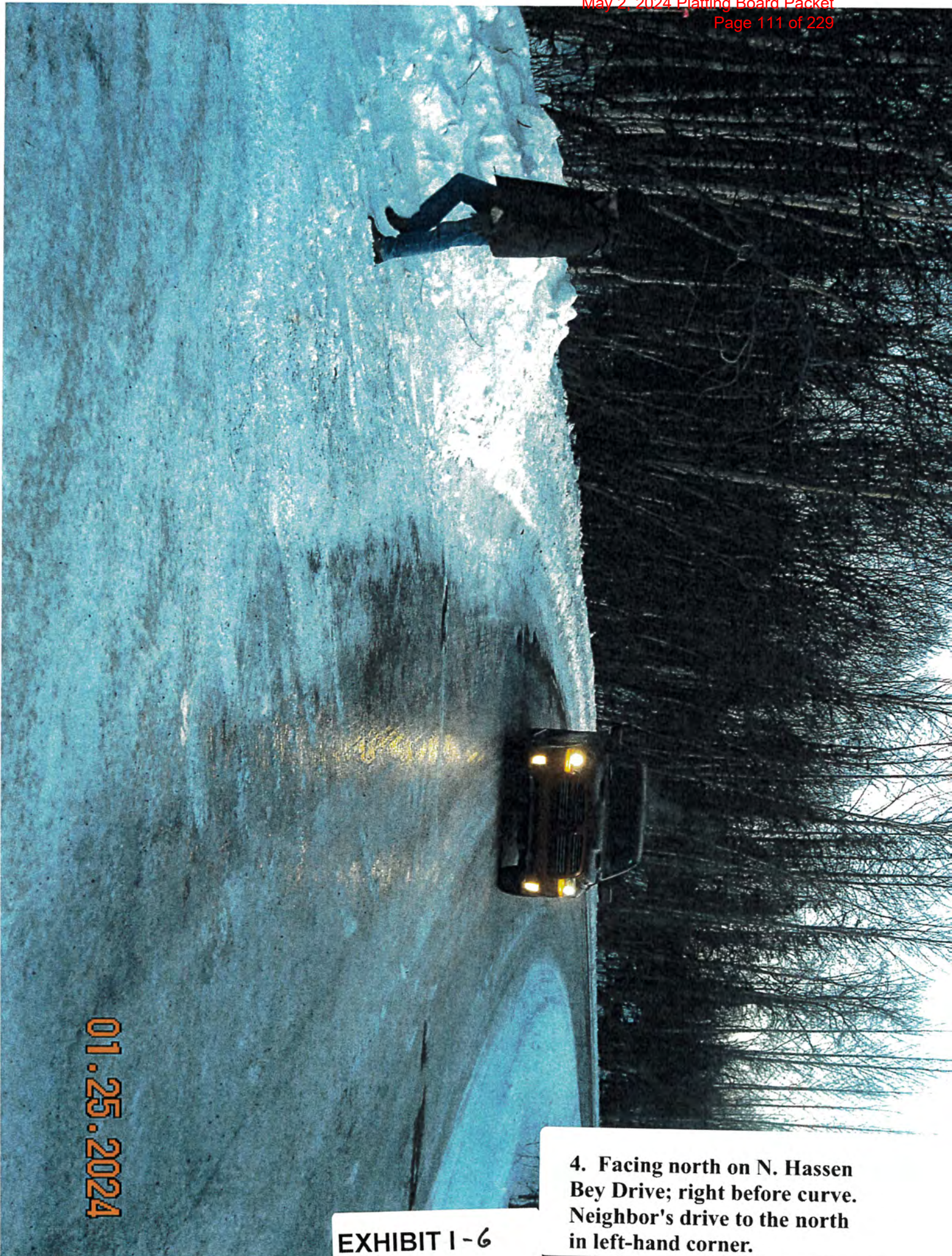


01.25.2024

EXHIBIT I - 5

3. Facing north on N. Hassen  
Bey Drive; subject parcel to the  
left, showing current driveway &  
neighboring driveway





01.25.2024

EXHIBIT I-6

4. Facing north on N. Hassen  
Bey Drive; right before curve.  
Neighbor's drive to the north  
in left-hand corner.



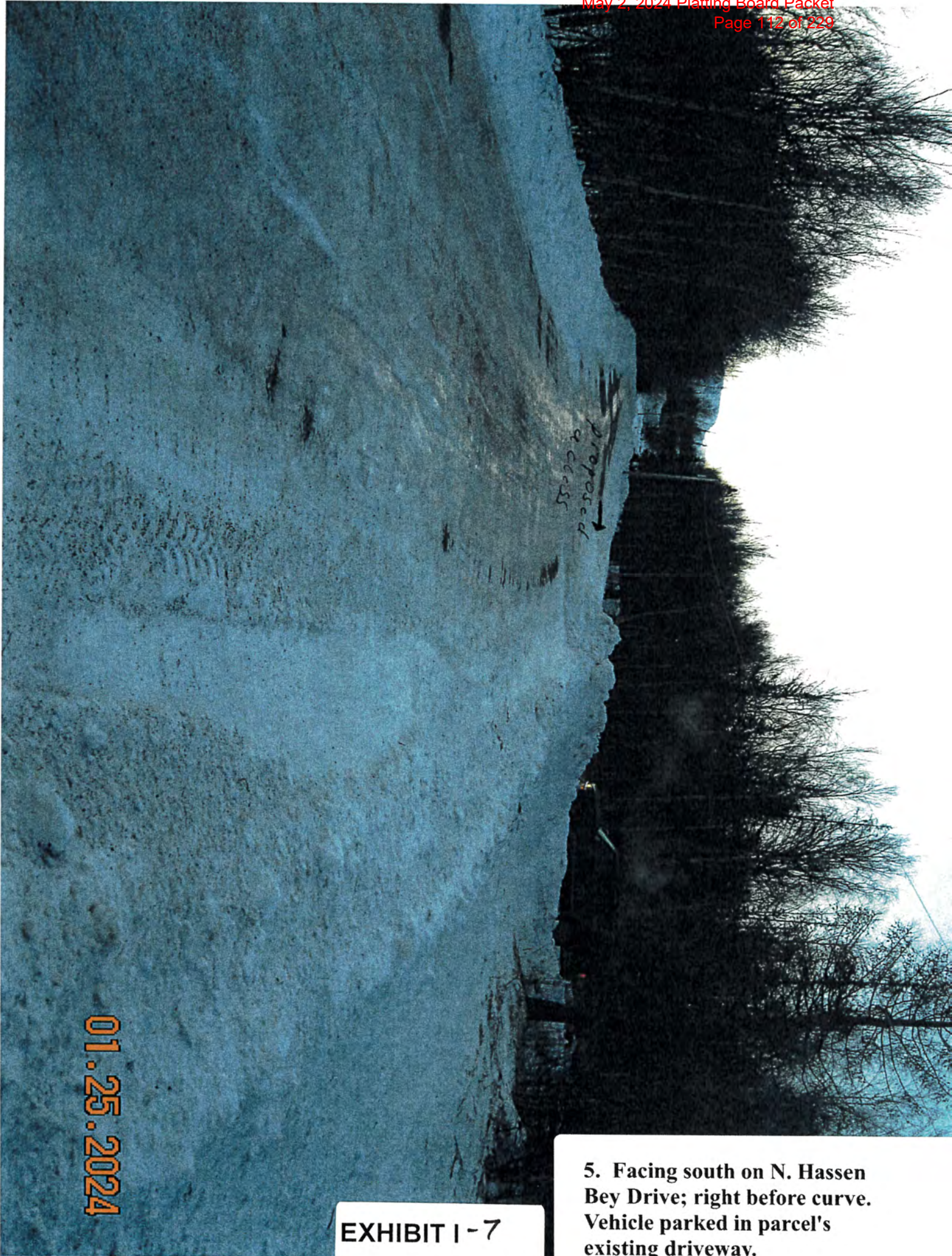


EXHIBIT I - 7

5. Facing south on N. Hassen Bey Drive; right before curve. Vehicle parked in parcel's existing driveway.





01.25.2024

6-8. Facing south from W. Bogard Road.

EXHIBIT I - 8





01.25.2024

6-8. Facing south from W. Bogard Road.

EXHIBIT I-9





01.25.2024

**6-8. Facing south from W. Bogard Road.**

**EXHIBIT I-10**





01.25.2024

EXHIBIT I - 11

9. Facing south from W. Bogard Road, showing location of proposed northern access.





01.25.2024

EXHIBIT I-12

10. Facing south from W. Bogard Road, showing location of where equidistant access between N. Arabian Lane & N. 49th State Street would be.





01.25.2024

**11. Facing south from W. Bogard Road, showing the rock retaining wall.**

**EXHIBIT I-13**



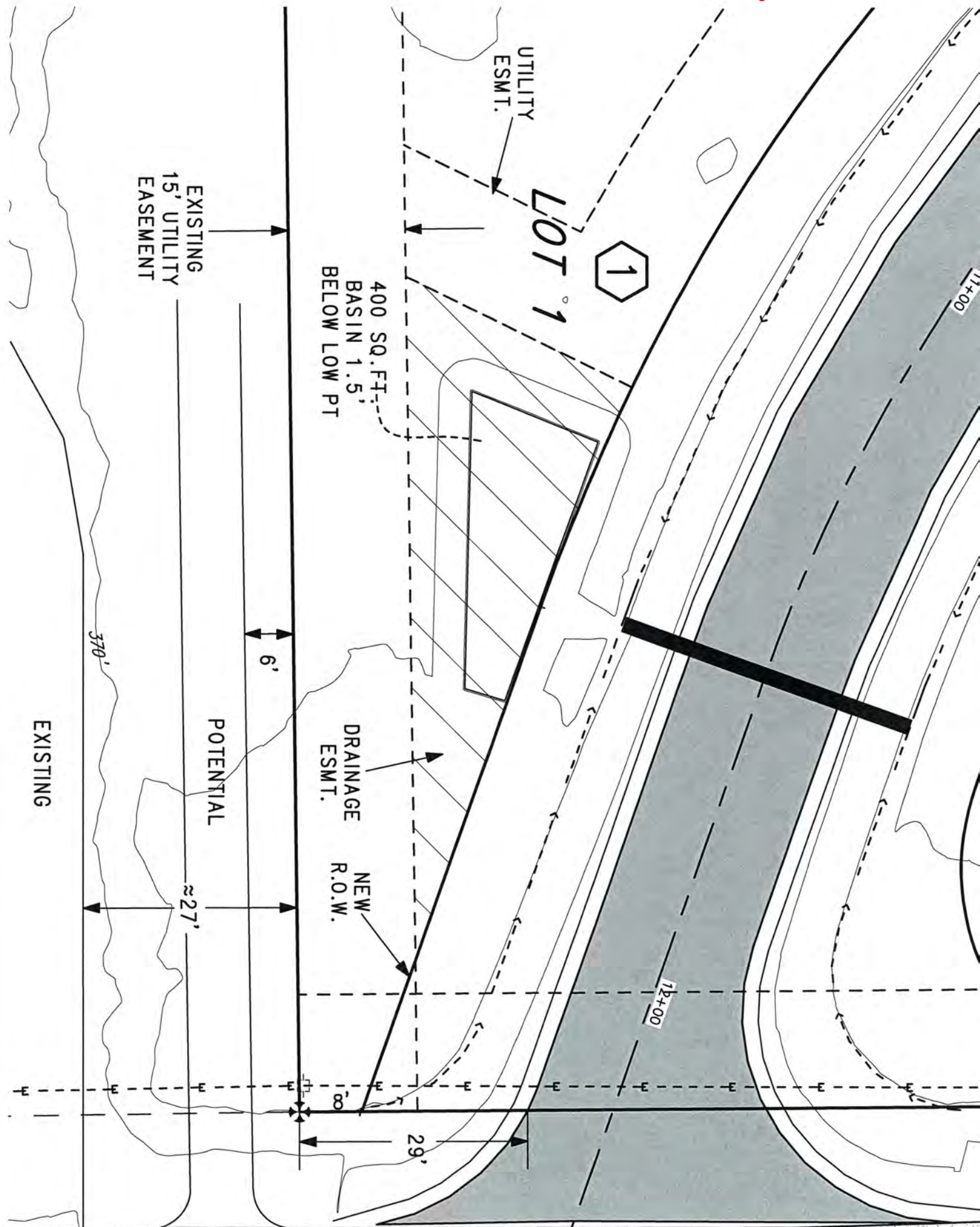


EXHIBIT J



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

**RECEIVED**  
MAR 26 2024  
**PLATTING**

51333B02L001  
David Grove  
1150 S Colony Way, Ste 3 PMB 247, Palmer, AK 99645 (mailing address)  
10151 E Witez II Ln, Palmer, AK (physical address)

RE: Tax ID #18N01E36B020

**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough **Platting Board** will consider the following:

**PETITIONER/OWNER: WM CONSTRUCTION, LLC**

**REQUEST:** 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(Tax ID # 18N01E36B020); 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.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **April 4, 2024**, starting at 1:00p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

[ ] No Objection [ X ] Objection [ X ] Concern

Name: David Grove Address: 10151 E Witez II Ln, Palmer, AK

*Comments: The roads of N. Laurel Rd., Witez II Ln, and N. Hassen Bey Rd. are not built with sufficient infrastructure to accommodate the staggering increase of traffic that this new subdivision will bring to these roads. The increase in traffic along these roads will negatively impact the current neighborhoods that are already on and along these roads. The borough MUST prevent WM Construction, LLC from using our current neighborhood roads as any access to this new subdivision.*

*I suggest that all entrances/exits to the proposed new subdivision connect directly to W. Bogard Road. W. Bogard Road is a main thoroughfare that is already in existence, is of sufficient infrastructure to handle the traffic, and is along the immediate northern border of the proposed construction site. These entrances/exits can also be matched to entrances/exits to WM Construction, LLC's proposed subdivision planned for the North side of W. Bogard Road that is not yet under construction.*

*WM Construction, LLC's planned new subdivision, as currently platted, has such a high housing density that it's mere existence next to all other current neighborhoods - all of which have much, much lower housing density - will negatively impact all of us and all of our property values. HOPEFULLY the borough will not allow WM Construction, LLC to also affect the actual SAFETY of our neighborhoods due to the ridiculous, foreseeable increase in vehicular traffic.*

**EXHIBIT K - I**  
**AL MSP**  
**CASE # 2024-023**  
**MEETING DATE: APRIL 4, 2024**



**Matthew Goddard**

---

**From:** Mark S Mucha <mucha@mtaonline.net>  
**Sent:** Monday, March 25, 2024 9:23 AM  
**To:** MSB Platting  
**Subject:** New sub division construction in Arabian Acres.

RECEIVED  
MAR 26 2024  
PLATTING

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

Concerns/suggestions:

Require second exit from new construction onto Bogard road.

Offer existing residence access to city water supply.

Prevent ATV/motorized vehicle access to areas around sub division pond.

Thank for considering  
Mark Mucha  
907 355-5535

Sent from my iPhone



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

**RECEIVED**  
MAR 26 2024  
**PLATTING**

2994B02L012                      19  
LAZAREK JEFFREY R LAZAREK MEAGAN S  
10170 E ORTNER LOOP  
PALMER AK 99645

**NOTIFICATION OF PUBLIC HEARING**

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[ ] No Objection     Objection    [ ] Concern

Name: Jeffrey Lazarek Address: 10170 E Ortner loop

Comments: The through traffic on N. 49<sup>th</sup> is bad as it is, due to recent nearby "estates". 45mph is too fast, there is decent foot traffic, 3 nearby schools. This new construction will only make it worse as there is ZERO traffic enforcement. Right-of-way has refused to act. Troopers have not acted on my requests. Either reduce the speed and incentive for through traffic, or don't build.

Case # 2024-023 MG                      Note: Vicinity map Located on Reverse Side

**EXHIBIT K-3**  
**AL MSP**  
**CASE # 2024-023**  
**MEETING DATE: APRIL 4, 2024**



HANDOUT #4 PAGE 1 of 2  
BOGARD COLONIAL MSP  
CASE # 2024-023  
MEETING DATE: APRIL 4, 2024

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

«Tax\_ID» «No»  
«Name\_1»  
«Name\_2»  
«Address\_1»  
«Address\_2»

**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough **Platting Board** will consider the following:

**PETITIONER/OWNER: WM CONSTRUCTION, LLC**

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No Objection  Objection  Concern

Name: **Betty & Ron Conklin** Address: **2350 N Hassan Bey Dr**

*Comments: 1. The cutting of trees and digging has encroached on our property, at the level of our driveway entrance onto Hassen Bey. 2. The construction machines begin at 6:30AM, and don't quit until after 10PM. The noise is beginning to be an issue. As construction progresses, this will only get worse. Our entire home shakes with their big machines. On 3/26, they left a large pit burn unattended. We had to call the FD. 3. Their digging, burning and uprooting has destabilized the hillside where their property adjoins ours: Will they stabilize the hill? Are they paying for a fence to replace the wind breaks (trees) they took? Finally, for the bigger picture: Which Police Dept./Fire Dept. will cover this area, once it's developed to house 400 families +/-? Will there be fire hydrants installed in the development? How many? What about our mail delivery – will it be changed from our street boxes on Laurel? Will Hassen Bey Dr be upgraded to handle all this extra traffic they plan to dump on it? When? Who will maintain Hassen Bey, now? Currently, snow drifts reduce the Drive to one lane. Our HOA has historically cared for this road. If the development drive accesses this road, the HOA maintenance will stop. The construction equipment has blocked our property access, while loading/unloading, more than once. What about the wetlands bordering Hassen Bey; the owl nests, the rabbits, and the moose have lost their habitat, and*



*inundated our property. We are very much against the apparent secrecy this development has began under. Where is the environmental impact statement? Why weren't neighbors informed and allowed input? How has all this even started before the upcoming Platt Commission meeting?* \_\_\_\_\_

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Case # 2024-023 MG

*Note: Vicinity map Located on Reverse Side*



**Matthew Goddard**

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**From:** Brent Taylor <akbt64@gmail.com>  
**Sent:** Thursday, March 28, 2024 5:51 PM  
**To:** MSB Platting  
**Cc:** Matthew Goddard  
**Subject:** Bogard Colonial MSP

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

Objection to proposal because of concerns.

Brent Taylor, 2225 N. Laurel Drive, Palmer, AK. 99645

Comments:

Two main concerns, safety and pollution . Current proposal estimates over 400 plus more vehicles on neighborhood roads. Neighborhood has several families with small children who are known to play on roadway, increased risk of fatal injury as no traffic calming measures are present. Single access into subdivision limits ability of first responders, places residents at risk, will force traffic flow over neighborhood roads. Neighborhood roads drift frequently in winter and would increase population at risk in new subdivision. The entry into the neighborhood lies directly across from pond that has nesting pairs of waterfowl and amphibians. Particulate and toxic effluent can potentially drain into the pond and negatively impact the natural habitat present. Request development has SWPPP that follows EPA and DEC guidelines with written assurance from developer and borough that these guidelines are adhered to and penalties clearly delineated.



**Matthew Goddard**

---

**From:** Craig Hanson <ceh@hlsalaska.com>  
**Sent:** Monday, April 1, 2024 8:23 AM  
**To:** Matthew Goddard  
**Subject:** Re: Bogard Colonial Public Comments

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

Good morning, Matthew,

I sent a surveyor to the site to check on the purported encroachment by the excavation contractor on this project. We found no evidence of cutting or digging beyond the boundaries of the developed parcel.

--  
Respectfully,  
Craig Hanson, RLS  
Hanson Land Solutions, LLC  
305 E. Fireweed Ave.  
Palmer, AK 99645  
(907)746-7738

---

----- On Fri, 29 Mar 2024 10:06:05 -0700 Matthew Goddard <matthew.goddard@matsugov.us> wrote -----

Good morning,

Some more public comments for Bogard Colonial.

Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

EXHIBIT K-7  
AL MSP  
CASE # 2024-023  
MEETING DATE: APRIL 4, 2024







BOGARD COLONIAL MASTER PLAN  
PUBLIC HEARING  
APRIL 4, 2024

*JA*  
*3/31/24*

1. Are any public or open space areas being offered in this development? If not, why?
2. Is there to be any screening offered for a development of this magnitude to protect the existing rural nature of those living adjacent to this proposal? If not, please explain.
3. I did not find any provisions for snow storage or stockpiling. Was that an oversight on my part, and if so, please clarify where it is proposed?
4. With 58 new sewers being placed on this 33 acres, has there been testing to determine:
  - a. Groundwater gradient,
  - b. Groundwater quality,
  - c. Groundwater recharge rate,
  - d. Groundwater depth and seasonal variation,
  - e. Have soil studies/testing determined if the geology in this area is capable of providing protection to the surrounding area wells, and;
  - f. What detrimental effects are expected concerning Arabian Sea Park?
5. Exhibit G shows connection to City of Palmer water system. Has the City of Palmer provided the Commission with written approval for the contractor to utilize their infrastructure, and
  - a. Will this be done with or without annexation,
  - b. If annexation is the issue, has the City of Palmer begun the annexation process,
  - c. Will additional land be affected with the annexation, if so what is the scope of additional property,
  - d. What is the Matanuska Susitna Boroughs' level of participation or anticipated participation in this annexation process, and;
  - e. In your discussions with the City of Palmer, what will be the financial and regulatory impact to the affected area?
6. I have safety concerns for the older and underdeveloped roads in the existing Laurel Estates. Has an assessment been completed for the increased vehicle loading? Such as,
  - a. Are there plans to upgrade the roads connecting with the Palmer Wasilla Hwy,
  - b. Have your engineers determined what the increased traffic load will be,
  - c. I suspect with the increased traffic load within Laurel Estates there will be an increase to maintenance costs, who will pay for this added expense, and;
7. As other issues arise I will update this note.

EXHIBIT K-9      GE 2 of 2  
   AL MSP

CASE # 2024-023  
MEETING DATE: APRIL 4, 2024



**Matthew Goddard**

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**From:** Steve Cardin <spcardin@yahoo.com>  
**Sent:** Tuesday, April 2, 2024 4:56 PM  
**To:** MSB Platting  
**Subject:** bogard subdivision

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

With all the new housing to be built on Laurel Estates , we are very concerned about the extra traffic this will cause on Laurel Dr.

Maybe you could put in a few speed bumps!

EXHIBIT K-10

AL MSP

CASE # 2024-023

MEETING DATE: APRIL 4, 2024



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

«Tax\_ID»      «No»  
«Name\_1»  
«Name\_2»  
«Address\_1»  
«Address\_2»

**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough **Platting Board** will consider the following:

**PETITIONER/OWNER: WM CONSTRUCTION, LLC**

**REQUEST:** 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(Tax ID # 18N01E36B020); 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.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **April 4, 2024**, starting at 1:00p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

[ ] No Objection [ ] Objection [  ] Concern

ARABIAN ACRES Block 3 Lot 6

Name: BALADSINO CARUNSO Address: 2400 N ARABIAN LN., PALMER AK. 99645

Comments: BOOK 148 PAGE 566 PROTECTIVE COVENANTS ARABIAN ACRES ESTATES

ARTICLE IV ARABIAN SEA PARK. I WOULD LIKE TO SEE SIGNAGE ERECTED TO THE EFFECT THAT THIS SMALL BODY OF WATER BE <sup>PROTECTED</sup> PRESERVED FOR WATER FOUL SPRING/SUMMER TIME

NESTING OF WATER BIRDS WITHOUT MUCH HUMAN AND WATER DOG DISTURBANCE.

PERHAPS SIGNAGE TO MIGHT BE THIS PRINTING: NO ATV'S/MOTORIZED VEHICLES, NO WATER DOGS ALLOWED DURING WATER FOUL NESTING PERIODS, PLEASE RESPECT WILD LIFE HABITAT.

SIGNAGE BETWEEN HASSEN BAY DRIVE AND ARABIAN SEA PARK. THANK YOU

Case # 2024-023 MG

Note: Vicinity map Located on Reverse Side

EXHIBIT K-11      AGE 1 OF 2  
AL MSP

Baladsino Carunso

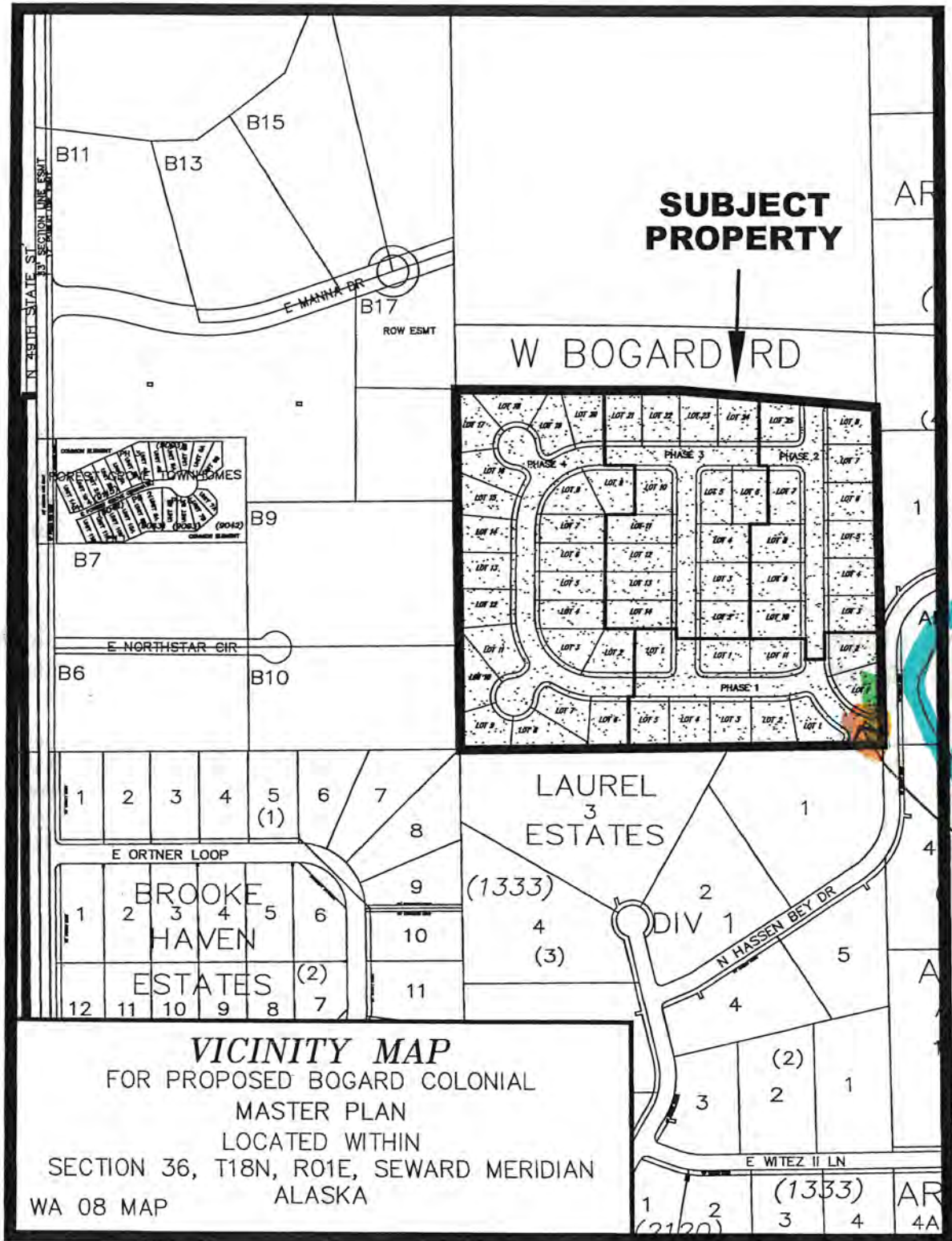
CASE # 2024-023

April 1, 2024

MEETING DATE: APRIL 4 2024

DH# 617 240 2715







**Matthew Goddard**

---

**From:** Trent burbank <trent.burbank@yahoo.com>  
**Sent:** Wednesday, April 3, 2024 7:47 AM  
**To:** MSB Platting  
**Subject:** Bogard colonial MSP

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

My only comment and concern is traffic added to the existing system. We have no stop light or round about getting to Palmer Wasilla highway or Bogard in the current system and you are adding on average 116 cars twice a day. I hope the added traffic gets addressed in some form. Tying the new development into Bogard rd or updating the laurel rd/ PW highway interchange. Bogard was pushed on us as needed to help PW highway traffic so why would you push more traffic to it Thank you Trent burbank

Sent from my iPhone



**Matthew Goddard**

---

**From:** Woolsey <woolsey@gci.net>  
**Sent:** Wednesday, April 3, 2024 10:53 AM  
**To:** MSB Platting  
**Subject:** Colonial subdivision

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

Platting Board members;

Our names are Robert & Sandra Woolsey and reside at 2560 N. Hassen Bey Dr. Palmer  
We have a few concerns and questions about the upcoming subdivision-

Is the company MW Construction responsible for any damage done to our roads- Laurel Dr, Hassen Bey & Arabian Lane due to the heavy loads and multiple trucks during construction?

When is the exit to Bogard Rd to be completed and can we ask that all deliveries be directed to use that exit/entrance?  
Why can't there be another exit/entrance off of Bogard Rd.

That's a lot of traffic for just 2 roads especially when the snow drifts (up to 5') on N. Hassen Bey Dr. For 2 years in a row a group of neighbors were drifted in for up to 3 days with no way out.

Are the hours of construction enforced?

We would like a sign stating that all motorized vehicles (ATV) be barred from the Arabian Sea Park.

We also request that signs for speed limits and 'children on road' be installed.

We were VERY disappointed that the clearing company cut ALL the trees with no regard for the nesting Owls (not to mention the displacement of moose that calf in that area).

Why couldn't WM Construction leave green areas?

Thank you,  
Robert Woolsey  
907-230-3838  
woolsey@gci.net

**EXHIBIT K-14**

**AL MSP**

**CASE # 2024-023**

**MEETING DATE: APRIL 4, 2024**



**Matthew Goddard**

---

**From:** Debbie Tuomi <d\_tuomi@hotmail.com>  
**Sent:** Wednesday, April 3, 2024 12:08 PM  
**To:** MSB Platting  
**Subject:** Colonial Subdivision

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

To Whom It May Concern:

We moved to the Valley in 1981. We purchased the Palmer Veterinary Clinic. & owned it for 35 years. Palmer has always had a special quality to it! We were fortunate enough to buy 5 acres in Arabian Acres from the developer, Robert Swift. He had a vision for a neighborhood including 2-6 acre lots with the pond (Arabian Sea) in the middle. It has been a green space enjoyed by many!! We raised our family here & I still find forts in the woods that our son & his friends built from down trees & sticks.

There are obviously many concerns with the plan for the Colonial Subdivision, which will affect both sides of Bogard. Our side will be the next phase.

This is a list of our concerns: 1. Increased traffic in the neighborhood & on Bogard which is already busy with the Colony Schools & commuters

2. Water table; with all the high density housing units being built on 49<sup>th</sup> & trunk
3. Septic systems allowed on half acres lots??
4. Green spaces being destroyed

We are not against development, but I hope that the decisions you make on this will be the right ones & that you can look back 5-10 years & know you did the right thing. Palmer deserves this!!

Thank you!

John & Debbie Tuomi

EXHIBIT K-15

AL MSP

CASE # 2024-023

MEETING DATE: APRIL 4, 2024



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

**RECEIVED**  
APR 03 2024  
**PLATTING**

«Tax\_ID» «No»  
«Name\_1»  
«Name\_2»  
«Address\_1»  
«Address\_2»

**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough **Platting Board** will consider the following:

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[ ] No Objection [ ] Objection [] Concern

Name: Patricia Cardin <sup>physical</sup> Address: 10151 Palmer-Wasilla Hwy manana Baptist church / Laurel Estate

Comments: 1 We are concerned about the "extra traffic"  
on Laurel Dr. We have a lot of children in our  
playyard and are concerned that some people will  
drive thru our parking lot to get to the  
Palmer-Wasilla Hwy.

2 Please put in 2 Roundabouts for Bogard access, subdivision  
We want our neighborhood to be safe.

Case # 2024-023 MG Note: Vicinity map Located on Reverse Side

**EXHIBIT K-16**  
**AL MSP**  
**CASE # 2024-023**  
**MEETING DATE: APRIL 4, 2024**



**Matthew Goddard**

---

**From:** Moore, Stephen A CIV USARMY CEPOA (USA) <Stephen.A.Moore2@usace.army.mil>  
**Sent:** Tuesday, February 20, 2024 2:22 PM  
**To:** Matthew Goddard  
**Subject:** RE: Regulator of the Day Response Requested: FW: RFC Bogard Colonial MSP (MG)

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

Matthew,

Thanks for providing the new link, and the opportunity to comment.

Should Waters of the U.S. be located on the property, they may be impacted by the proposal. 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.

The project proponent is 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 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.

V/r,

Steve Moore  
Project Manager  
North Branch  
Regulatory Division  
Alaska District  
U.S. Army Corps of Engineers  
Phone 907.753.5713  
Fax 907.753.5567

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, February 20, 2024 1:41 PM  
**To:** Moore, Stephen A CIV USARMY CEPOA (USA) <Stephen.A.Moore2@usace.army.mil>  
**Subject:** [Non-DoD Source] RE: Regulator of the Day Response Requested: FW: RFC Bogard Colonial MSP (MG)

Good afternoon Steve,

I have regenerated and attached the requested link. Let me know if you have any further issues with this.



## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Thursday, March 7, 2024 2:20 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons; Tom Adams  
**Subject:** RE: RFC Bogard Colonial MSP (MG)

Matthew,

PD&E's comments are as follows, assuming that these lots are developed as single-family residences as the provided ADT estimate suggests.

- PD&E concurs with the provided ADT estimates.
- MSB requests fire hydrants be placed at the ROW limit to facilitate winter snow plowing and storage. City of Palmer may require easements to facilitate maintenance.
- MSB requests water lines extend along the full frontage of lots served.
- Per 43.20.060, to facilitate safe pedestrian access to the Colony Schools, in accordance with the Safe Routes to School Plan, PD&E suggests a pathway be constructed connecting the North-Western cul-de-sac to the Bogard Road separated pathway.
- At the southeast corner of proposed development, extend water main southeasterly ending at Hassen Bay Drive. We recommend a pipe marker be installed to easily locate the end of the pipe in the future.
- MSB requests valve boxes be located 30' from the point of intersecting water lines.
- All structures inlaid into the pavement should be ½" below the pavement surface.
- Install key boxes at or beyond the edge of MSB ROW.
- Foreslopes within the utility easements should be no steeper than 4:1.
- Provide construction/demolition plans for the existing retaining wall adjacent to the Bogard Road right-of-way prior to the preconstruction conference. Include proposed grading details around subdivision access road onto Bogard road in the construction/demolition plans.
- Within the clear zone of Bogard Road, foreslopes of the access road should be no steeper than 6:1.
- Sweep Bogard Road pathway in at the intersection with the access road per Alaska Standard Plan (attached in comments sent 1/24/2024).
- Provide drainage retention area outside of MSB ROW. Based on past MSB Public Works experience, infiltration ditches do not provide long term water storage and infiltration. Rather, infiltration ditches have a history of filling in with fines, resulting in far slower percolation rates and saturation of the road embankment. Once the fines have clogged the infiltration ditch, they are difficult to maintain and often require ditch reconstruction.
- Show how area with reduced ditch depth and 1.5:1 backslope fronting Lot 8 and Lot 25 meets snow storage requirements of SCM Section D04.
- Provide drainage easement across Lots 23 and 24 to facilitate flow coming from the Bogard Road culvert located North of Lots 23 and 24 and reaching the area of detention.

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

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Sent:** Friday, February 16, 2024 5:21 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)>;



**Matthew Goddard**

---

**From:** Gerrit Verbeek  
**Sent:** Friday, March 1, 2024 12:35 PM  
**To:** Matthew Goddard  
**Cc:** Fred Wagner  
**Subject:** Report - Bogard Colonial MSP  
**Attachments:** BogardColonialMSP\_Report.pdf

No objections I can spot. Glad to see they're designing southbound access to the Palmer Wasilla Hwy via N Hassen Bey / N Laurel, otherwise going west during rush hour would be a nightmare.

Is there anything like sidewalks which should be encouraged as part of Safe Routes to Schools?

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



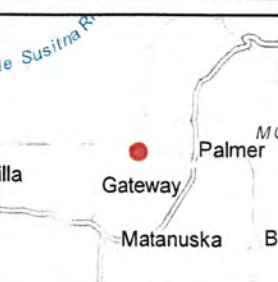


Matanuska Susitna Borough  
Planning and Land Use Department

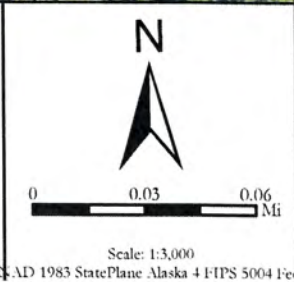
Plat Review Packet  
3/1/2024

Parcels:  
118N01E36B020





Legend	
Gateway CC	Greater Palmer Cons'd FSA
South Colony RSA	Colony High School
Central Mat-Su FSA	Colony 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

**EXHIBIT N - 3**







Tax ID 118N01E36B020 - February 2024



### Legend

ROW and Easements

- ROW Road
- ROW Easement

N

0 0.05 0.1 Mi

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

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





## Plat Review

*Parcels: 118N01E36B020*

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### Community Details

Assembly District: '2'

RSA: 'South Colony'

FSA: 'Greater Palmer Consolidated', 'Central Mat-Su'

CC: 'Gateway'

Public elementary school: 'Pioneer Peak'

Public middle school: 'Colony Middle School'

Public high school: 'Colony High School'

### Transportation Details

The parcel has frontage on:

N Hassen Bey Dr, which is a designated Local Road in the 2022 OSHP and has a speed limit of 25 mph

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

Scott Rd, which is a designated Minor Collector (NC) in the 2022 OSHP

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

ROW Easement

Section Line Easement

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





## Plat Review

Parcels: 118N01E36B020

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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/>

40.31 acres (57.1 %) of Soil Type 167 ('Knik 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

30.32 acres (42.9 %) of Soil Type 213 ('Yensus 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

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 167 ('Knik silt loam undulating')

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

## Cultural Resources

No known cultural resources have been catalogued near this property. If you have reason to believe there may be

artifacts or would like to consider conducting a survey, please contact the State Historic Preservation Officer, <https://>

[dnr.alaska.gov/parks/oha/index.htm](https://dnr.alaska.gov/parks/oha/index.htm).



## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Tuesday, February 20, 2024 4:04 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Bogard Colonial MSP (MG)

Hi Matthew. This development will need a driveway permit for the Hassen Bey access point.

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

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, February 16, 2024 5:21 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Kimberly McClure (kmcclure@palmerak.org) <kmcclure@palmerak.org>; bahanson@palmerak.org; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Bogard Colonial MSP (MG)

Hello,

The following link is a request for comments on the proposed Bogard Colonial Master Plan. 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.

[Bogard Colonial MSP](#)

Feel free to contact me if you have any questions.

Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)





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 cursive script that reads "Skylar Furlong".

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

EXHIBIT P - 1



## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, February 21, 2024 10:48 AM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Bogard Colonial MSP (MG)  
**Attachments:** Agenda Plat.pdf

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

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

Thanks,

**MIREYA ARMESTO**

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

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, February 16, 2024 5:21 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Kimberly McClure (kmclure@palmerak.org) <kmclure@palmerak.org>; bahanson@palmerak.org; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Bogard Colonial MSP (MG)

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

Hello,

The following link is a request for comments on the proposed Bogard Colonial Master Plan. 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.

[Bogard Colonial MSP](#)

Feel free to contact me if you have any questions.







## Matthew Goddard

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Thursday, February 29, 2024 3:52 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Bogard Colonial MSP (MG)

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

Hi Matthew,

Thank you for reaching out. MTA has reviewed Bogard Colonial MSP and has no comments to add.

### 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:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, February 16, 2024 5:21 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Kimberly McClure (kmcclure@palmerak.org) <kmcclure@palmerak.org>; bahanson@palmerak.org; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@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 Bogard Colonial MSP (MG)

Hello,

The following link is a request for comments on the proposed Bogard Colonial Master Plan. 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.



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

RECEIVED  
APR 12 2024  
PLATTING

2994B01L013 6  
BAUGHMAN JON TODD & KATHRYN  
9961 E ORTNER LOOP  
PALMER, AK 99645-8813

**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough **Platting Board** will consider the following:

**PETITIONER/OWNER: WM CONSTRUCTION, LLC**

**This case was continued from the April 4, 2024, Platting Board meeting to allow time for proper public notification.**

**REQUEST:** 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(Tax ID # 18N01E36B020); 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.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **May 2, 2024**, starting at 1:00p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

No Objection     Objection     Concern

Name: Todd + Kathy Baughman    Address: 9961 E Ortner Loop, Palmer, AK

Comments: \_\_\_\_\_ 99645

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



**Matthew Goddard**

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**From:** fsm@mtaonline.net  
**Sent:** Saturday, April 13, 2024 7:32 AM  
**To:** MSB Platting  
**Subject:** Comments on Case #2024-023 MG

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

I was informed in a letter from the Platting Division of the Mat-Su Borough regarding the creation of BOGARD COLONIAL MSP. I wish to express a concern regarding the proposed development. The proposal calls for 58 lots to be created in four phases, and yet there is only one road to service those lots – N Hassen Bey Dr which connects to Laurel Dr. and eventually to the Palmer-Wasilla highway. I've walked those roads and find them narrow and somewhat difficult to navigate. I'm concerned that the planned 58 lots will put far too much traffic pressure on those existing roads. If this plan is approved, the traffic issue I forecast will need to be rectified. Who's going to pay for that? What will be the impact on the nearby current residents?

For the record, I will not be directly impacted by the added traffic as I live across W Bogard Rd., and Hasan Bey Dr. was disconnected from Bogard when Bogard was extended east to Palmer, but I can't help but be concerned for those directly impacted by this new development.

Sincerely,

Michael Fry  
9949 E Colony Way  
Palmer AK 99645  
907 745 5319



**Matthew Goddard**

---

**From:** Patti Faulkner <sparkletwou@gmail.com>  
**Sent:** Friday, April 12, 2024 11:26 AM  
**To:** MSB Platting  
**Subject:** Notice of Public Hearing 5/2/24, Concern  
**Attachments:** Platting PG1.pdf; Platting Pg2.pdf

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

We received the attached Notification of Public Hearing on April 11<sup>th</sup> regarding the request to create 58 lots on Tax Parcel B20, by WM Construction, LLC. This request came from the Platting Board and stated "This case was continued from the April 4, 2024, Platting Board meeting to allow time for proper public notification." As a 30 year land owner of B01L002 in Arabian Acres we should have been notified of the April 4<sup>th</sup> meeting. We were never notified except by other residents of Arabian Acres and Laurel Estates. Even though we received this notification, we have two children that also own land in Arabian Acres and a friend on Witez Street who still have not received this notification. Even though you can drive into the back of our subdivision and clearly see their project moving in a rapid pace. There are currently holes dug for foundations. We have a real concern that there is a concerted effort to conceal what is happening with this project and this project is already approved and we are only receiving this "notice as required by State Law and Borough Ordinances". Plus you schedule a meeting at 1:00 in the afternoon while most people are working. So now more loss to our residents because they have to take time off work to attend a "already approved" meeting.

The concerns we have are many. They currently only have one exit out onto Hassen Bay which flows either onto Laurel Street or Arabian Lane. These three streets were constructed to handle a small number of vehicles. When you add 58 lots behind our two subdivisions you dump 58-120 vehicles daily onto the streets. Besides the fact that the roads currently in our subdivisions will not hold up it also causes a serious risk factor to have that many vehicles trying to get onto the PW Hwy or Bogard through use of Arabian Lane. Trying to get on to the PW Hwy has already become a serious risk because vehicles come up over the hill from Palmer at a high rate of speed and it is a very short window to get out and Laurel has very poor visibility to get out on PW Hwy. Since the addition of Harvest Acres behind Arabian Acres, already has a high number of vehicles using Arabian Lane to come through from Bogard and PW Hwy at a high rate of speed. Between Witez and PW Hwy where our driveway is located is a safety risk to just get onto Arabian Lane. This is a huge concern to us that if you add 58+ vehicles we will not be able to safely get out of our driveway. Speed bumps are needed on Arabian Lane and they need to have their access out to Bogard immediately in Phase one.

To place a subdivision of ½ acres lots in the middle of an area where the smallest lots are at least 1 acre and some as high as 7 acres is going to raise our property taxes.

Steve and Patti Faulkner



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	276.87	225.00	70°30'14"	159.03	259.73	N34° 32' 15"W
C2	217.16	225.00	55°17'55"	117.87	208.83	S42° 08' 25"E
C3	59.71	225.00	15°12'18"	30.03	59.54	S6° 53' 18"E
C4	59.50	225.00	15°09'05"	29.92	59.33	S83° 05' 05"W
C5	355.52	225.00	90°32'00"	227.10	319.68	N44° 04' 22"W
C6	177.12	225.00	45°06'12"	93.44	172.58	S66° 47' 16"E
C7	178.40	225.00	45°25'48"	94.19	173.77	S21° 31' 16"E
C8	351.55	225.00	89°31'13"	223.12	316.86	N45° 57' 15"E
C9	175.77	225.00	44°45'37"	92.65	171.34	S23° 34' 26"W
C10	175.77	225.00	44°45'37"	92.65	171.34	S68° 20' 03"W
C11	77.42	30.00	147°51'38"	104.14	57.66	S16° 04' 21"W
C12	138.92	255.03	31°12'36"	71.23	137.21	S42° 15' 03"E
C13	40.76	30.00	77°50'48"	24.23	37.70	S65° 34' 03"E
C14	24.91	255.00	5°35'48"	12.46	24.90	N78° 18' 27"E
C15	42.52	255.00	9°33'17"	21.31	42.47	S85° 52' 59"W
C16	17.37	255.00	3°54'12"	8.69	17.37	N87° 23' 16"W
C17	129.33	255.00	29°03'33"	66.09	127.95	N70° 54' 24"W
C18	40.73	30.00	77°47'45"	24.21	37.68	S84° 43' 30"W
C19	43.36	60.00	41°24'35"	22.68	42.43	S25° 07' 20"W
C20	28.68	60.00	27°23'06"	14.62	28.41	S18° 06' 36"W
C21	66.10	60.00	63°07'11"	36.85	62.81	S63° 21' 45"W
C22	72.14	60.00	68°53'15"	41.15	67.87	N50° 38' 02"W
C23	71.17	60.00	67°57'50"	40.44	67.07	N17° 47' 31"E
C24	37.14	60.00	35°27'46"	19.18	36.55	S69° 30' 19"W
C25	43.36	60.00	41°24'35"	22.68	42.43	S66° 31' 55"W
C26	40.79	30.00	77°53'52"	24.25	37.72	S6° 52' 42"W
C27	120.80	255.00	27°08'32"	61.55	119.67	S18° 29' 59"E
C28	27.25	255.00	6°07'21"	13.64	27.24	S1° 52' 02"E
C29	20.18	255.00	4°32'01"	10.09	20.17	S3° 27' 39"W
C30	73.20	255.00	16°26'53"	36.85	72.95	S13° 57' 05"W
C31	51.74	255.00	11°37'32"	25.96	51.65	S27° 59' 18"W
C32	40.76	30.00	77°50'48"	24.23	37.70	S5° 07' 21"E
C33	43.36	60.00	41°24'35"	22.68	42.43	S64° 45' 02"E
C34	83.01	60.00	79°15'55"	49.69	76.54	S45° 49' 22"E
C35	58.31	60.00	55°40'55"	31.69	56.04	S21° 39' 03"W
C36	76.03	60.01	72°35'04"	44.07	71.04	N85° 47' 34"E
C37	57.88	60.00	55°16'12"	31.41	55.66	S30° 16' 17"E
C38	43.36	60.00	41°24'35"	22.68	42.43	S23° 20' 28"E
C39	40.76	30.00	77°50'48"	24.23	37.70	S82° 58' 09"E
C40	78.72	255.00	17°41'16"	39.68	78.41	N66° 57' 04"E
C41	66.40	255.00	14°55'10"	33.39	66.21	N83° 15' 17"E
C42	47.12	30.00	90°00'00"	30.00	42.43	N45° 42' 52"E
C43	44.60	30.00	85°11'18"	27.58	40.61	N41° 52' 47"W
C44	49.64	30.00	94°48'42"	32.63	44.17	S48° 07' 13"W
C45	55.68	195.00	16°21'40"	28.03	55.49	S7° 27' 59"E
C46	184.27	195.00	54°08'34"	99.66	177.49	N42° 43' 05"W
C47	57.60	30.00	110°00'00"	42.84	49.15	S55° 12' 38"W
C48	47.40	30.00	90°32'00"	30.28	42.62	S44° 04' 22"E
C49	46.87	30.00	89°31'13"	29.75	42.25	N45° 57' 15"E
C50	47.12	30.00	90°00'00"	30.00	42.43	N44° 17' 08"W
C51	13.58	255.00	3°03'07"	6.79	13.58	N0° 48' 42"W
C52	40.76	30.00	77°50'48"	24.23	37.70	N36° 35' 09"E
C53	51.57	195.00	15°09'05"	25.93	51.42	N83° 05' 05"E
C54	46.84	30.00	89°28'00"	29.72	42.23	N45° 55' 38"E
C55	50.68	195.00	14°53'29"	25.48	50.54	S81° 53' 37"E
C56	213.71	195.00	62°47'36"	119.01	203.17	S43° 03' 05"E
C57	43.73	195.00	12°50'55"	21.96	43.64	S5° 13' 49"E
C58	39.22	195.00	11°31'22"	19.67	39.15	N6° 57' 19"E
C59	217.13	195.00	63°47'58"	121.38	206.09	S44° 37' 00"W
C60	48.32	195.00	14°11'53"	24.29	48.20	S83° 36' 55"W
C61	47.38	30.00	90°28'47"	30.25	42.60	N44° 02' 45"W

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAN IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE CENTER 1/4 CORNER OF SECTION 36, T. 18N. R. 1E., A BRASS CAP MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 61°36'23.96"N 149°11'36.68"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.

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 NUMBER \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_, AND THAT THIS PLAN 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 PLAN IS LOCATED

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ (PLATTING CLERK)

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) \_\_\_\_\_ DATE \_\_\_\_\_

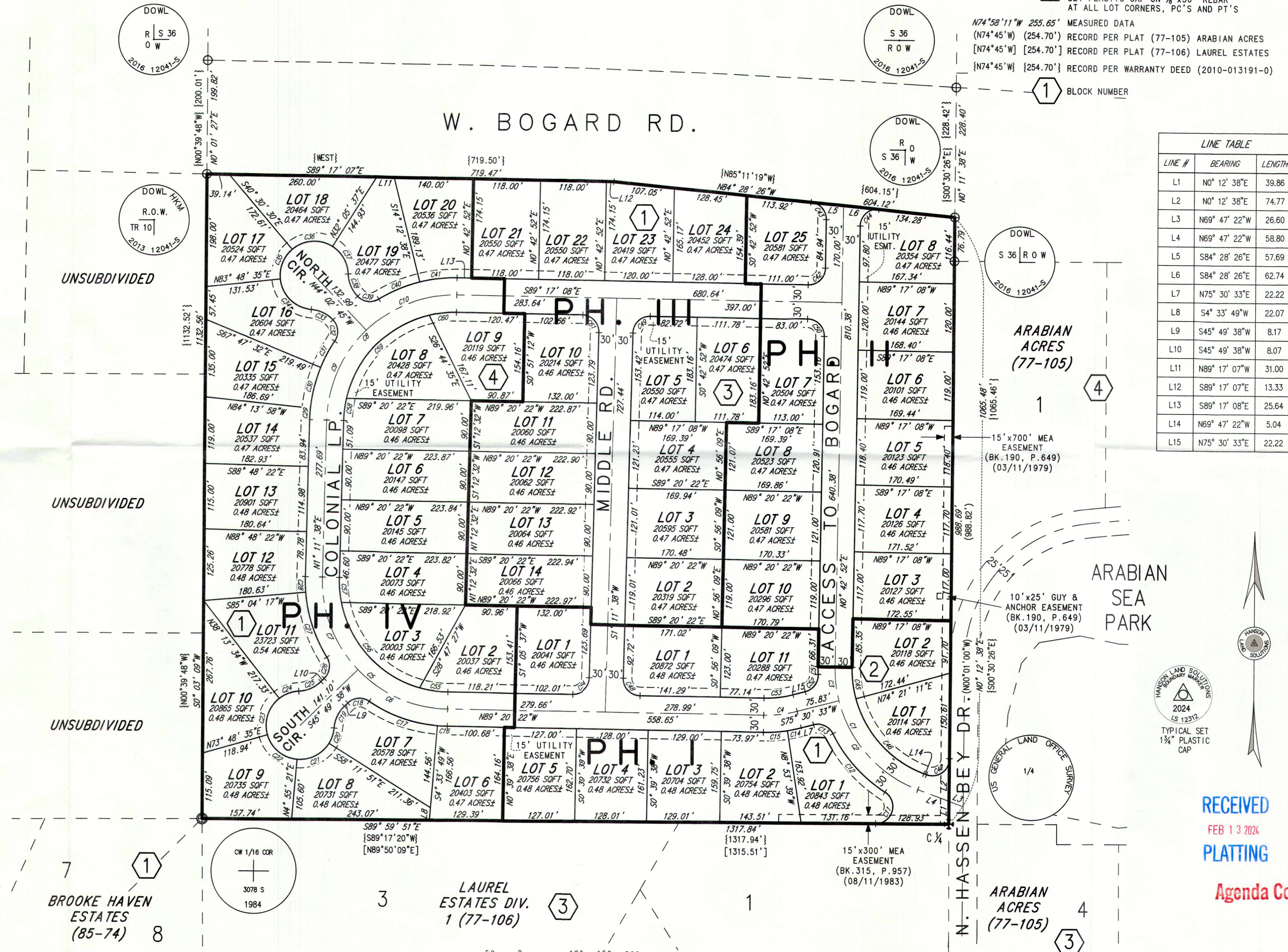
LEGEND

- ⊕ RECOVERED 2 1/2" GLO BRASS CAP ON IRON PIPE
- ⊕ RECOVERED 3/4" ALUMINUM POST MONUMENT
- ⊕ RECOVERED 2" ALUMINUM CAP ON 3/4" REBAR
- ⊕ SET PLASTIC CAP ON 3/4"x30" REBAR AT ALL LOT CORNERS, PC'S AND PT'S

N74°58'11"W 255.65' MEASURED DATA  
 [N74°45'W] (254.70') RECORD PER PLAT (77-105) ARABIAN ACRES  
 [N74°45'W] [254.70'] RECORD PER PLAT (77-106) LAUREL ESTATES  
 [N74°45'W] [254.70'] RECORD PER WARRANTY DEED (2010-013191-0)

① BLOCK NUMBER

W. BOGARD RD.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N0° 12' 38"E	39.86
L2	N0° 12' 38"E	74.77
L3	N69° 47' 22"W	26.60
L4	N69° 47' 22"W	58.80
L5	S84° 28' 26"E	57.69
L6	S84° 28' 26"E	62.74
L7	N75° 30' 33"E	22.22
L8	S4° 33' 49"W	22.07
L9	S45° 49' 38"W	8.17
L10	S45° 49' 38"W	8.07
L11	N89° 17' 07"W	31.00
L12	S89° 17' 07"E	13.33
L13	S89° 17' 08"E	25.64
L14	N69° 47' 22"W	5.04
L15	N75° 30' 33"E	22.22

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE CITY OF PALMER, ALASKA, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MIKE THOMPSON (OWNER) \_\_\_\_\_ DATE \_\_\_\_\_  
 WM CONSTRUCTION, LLC  
 P. O. BOX 4042  
 PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 FOR \_\_\_\_\_  
 NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE



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

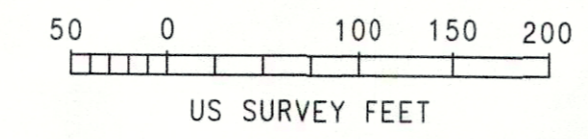
REGISTERED LAND SURVEYOR

A MASTER PLAN OF  
**BOGARD COLONIAL**  
 A SUBDIVISION OF  
 THAT PORTION OF E1/2 NW1/4,  
 SECTION 36, TOWNSHIP 18 NORTH,  
 RANGE 1EAST, SEWARD MERIDIAN, AK.  
 LYING SOUTH OF W. BOGARD RD.  
 EXCEPTING THEREFROM THAT PORTION  
 CONVEYED TO THE MATANUSKA-SUSITNA  
 BOROUGH IN DEED RECORDED AT  
 2010-013191-0

PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA  
 LOCATED WITHIN  
 NW1/4 SEC. 36, T. 18N. R. 1E. SM, AK  
 CONTAINING 33.71 ACRES MORE OR LESS

**HANSON**  
**LAND SOLUTIONS**  
 ALASKA BUSINESS LICENSE #1525  
 305 EAST FIREWEED AVENUE  
 PALMER, ALASKA, 99645  
 (907)746-7738

RECEIVED  
 FEB 13 2024  
 PLATTING  
 Agenda Copy









C







STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 2, 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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This case was continued from the April 18, 2024 Platting Board hearing, to facilitate 30 days of vacation posting as required by MSB 43.10.65(G).

**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.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A</b> – 4 pgs
Topographic Narrative	<b>EXHIBIT B</b> – 3 pgs
Petition for Vacation of Right-of-Way	<b>EXHIBIT C</b> – 1 pg
<b><u>AGENCY COMMENTS</u></b>	
Department of Public Works Pre-Design Division	<b>EXHIBIT D</b> – 1 pg
Development Services	<b>EXHIBIT E</b> – 1 pg
Land & Resource Management Division	<b>EXHIBIT F</b> – 5 pgs
ADF&G	<b>EXHIBIT G</b> – 1 pg
USACE	<b>EXHIBIT H</b> – 1 pg
Utilities	<b>EXHIBIT I</b> – 3 pgs

**DISCUSSION:** This platting action is creating four large tracts from Tracts A & B, Nordic Park, Plat No. 2021-44 and Government Lot 22. The petitioner requests the vacation of a portion of N. Nordic Lane, created by Plat No. 2021-44, which will create a t-turnaround within the rights-of-way of N. Nordic Lane and N. Royce Drive. Tract E and F are flag lots, overlaid with a Common Access Easement that will provide access to all four lots. Proposed Common Access Easement is shown on the plat.



**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.

**Petition for Vacation of Right-of-Way: (Exhibit C)** The petitioner requests the vacation of a portion of N. Nordic Lane, created by Plat No. 2021-44, which will create a t-turnaround within the rights-of-way of N. Nordic Lane and N. Royce Drive. Tract E and F are flag lots, overlaid with a Common Access Easement that will provide access to all four lots. Proposed Common Access Easement is shown on the plat. This will negate the need of a private road. 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. The posting notice was done on March 31, 2024. The vacation posting affidavit 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.” This parcel has equal access, as the request is to only vacate a portion of the right-of-way. Access to the 100’ wide Section Line Easement on the south boundary is provided by the 60’ and 80’ wide Public Use Easement of N. Royce Drive, created by Plat No. 2021-44. There is a 100’ wide Public Use Easement, also created by Plat No. 2021-44, from N. Nordic Lane to the 50’ wide Public Access Easement for access to the southern tip of Rainbow Lake.

**Comments:** Department of Public Works Pre-Design Division (**Exhibit D**) has no comments. Development Services (**Exhibit E**) had no comments. Land & Resource Management Division (**Exhibit F**) has no objection to the proposed subdivision or the right-of-way vacation. A public access easement, 50’ in width upland from and along the ordinary high-water mark of the unnamed lake (Upper Rhein Lake) was reserved in Deed, recorded January 25, 1999 in Book 996/Page 39. Easement to be shown on final plat (see *Recommendation #5*). *Staff notes surveyor is aware of the requirement for inclusion of the easement on final plat.*

**ADF&G: (Exhibit G)** has no objections to the proposed subdivision. Rainbow Lake is currently not catalogued as an anadromous water body, nor is the unnamed lake in the southeast portion of the property. The unnamed lake does appear to have connectivity with another unnamed lake in Section 1, T18N, R05W and bisects a portion of one of the proposed subdivided properties. A fish habitat permit may be required for activities that modify the stream channel for access across this water body. The applicant is welcome to contact the Habitat Section at 907-861-3200 or [dfg.hab.infopag@alaska.gov](mailto:dfg.hab.infopag@alaska.gov). The Palmer Habitat Section has no specific comments on the subdivision itself, but would like to request access to the property in order to conduct fish sampling on Rainbow Lake and the unnamed lake for potential additions to the *Catalog of Water Important for the Spawning, Rearing or Migration of Anadromous Fish* or supplemental fish information for the Alaska Freshwater Fish Inventory.

**USACE: (Exhibit H)** 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 have 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 DNR DMLW; Community Council Willow Area; Fire Service Area #35 Willow; Road Service Area #20 Greater Willow; MSB Emergency Services, or Planning; or MEA.

**CONCLUSION:** The preliminary plat of **NORDIC PARK 2** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The vacation of a portion of the right-of-way of N. Nordic Lane is 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 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 Nordic Park 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The vacation of a portion of the right-of-way of N. Nordic Lane is consistent with MSB 43.15.035 Vacations.
3. 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.
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 DNR DMLW; Community Council Willow Area; Fire Service Area #35 Willow; Road Service Area #20 Greater Willow; MSB Emergency Services, or Planning; or MEA.
6. There were no objections to the plat or vacation from any federal or state agencies, Borough departments, or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing.
8. The Palmer Habitat Section of ADF&G requests access to the property in order to conduct fish sampling on Rainbow Lake and the unnamed lake for potential additions to the *Catalog of Water Important for the Spawning, Rearing or Migration of Anadromous Fish* or supplemental fish information for the Alaska Freshwater Fish Inventory.

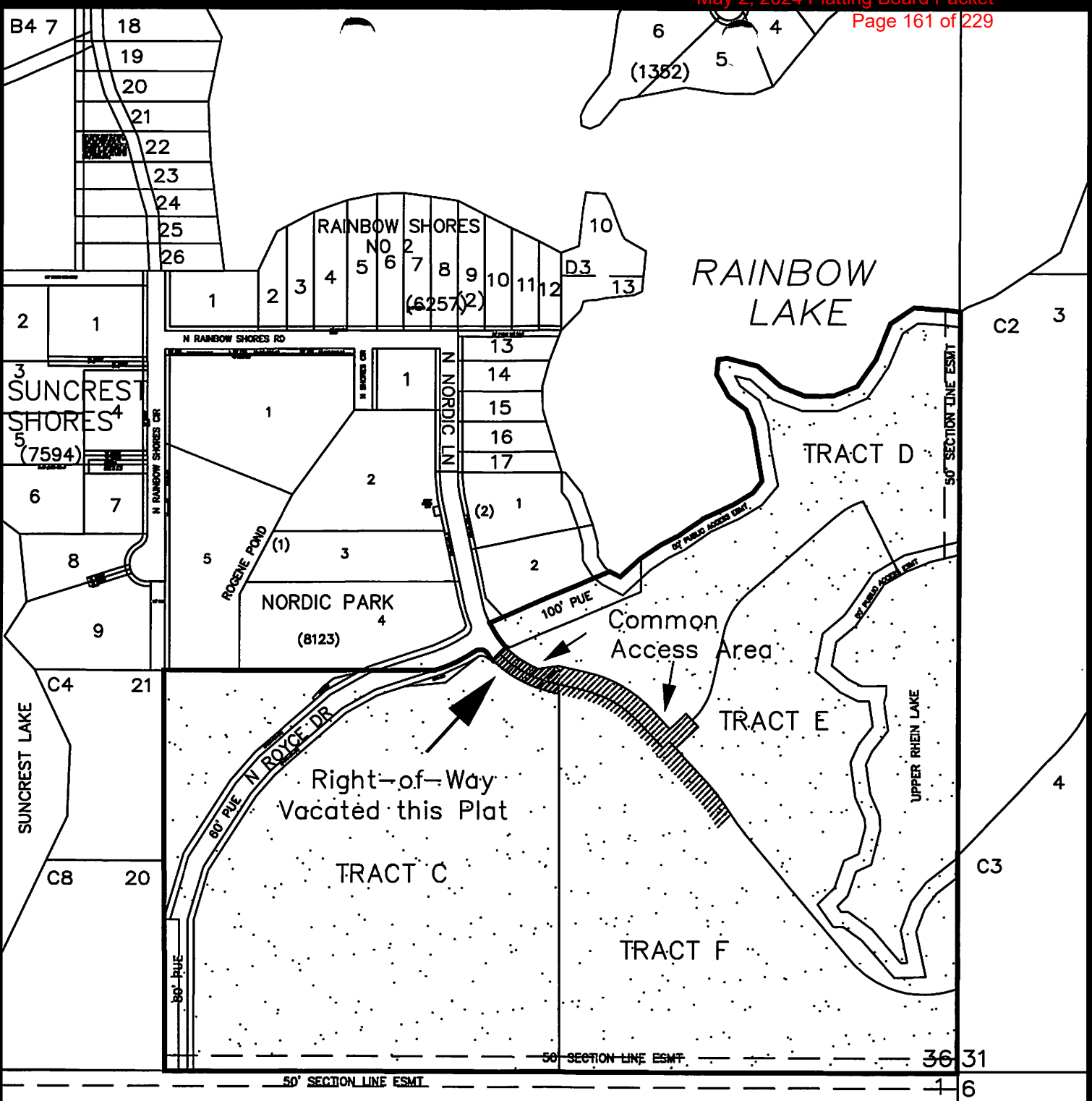


**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Nordic Park 2, and the vacation of a portion of the right-of-way of N. Nordic Lane, Section 36, Township 19 North, Range 05 West, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Obtain approval from the Assembly for the vacation of the dedicated right-of-way of N. Nordic Lane.
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 all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.





**VICINITY MAP**  
FOR PROPOSED NORDIC PARK 2  
LOCATED WITHIN  
SECTION 36, T19N, R05W, SEWARD MERIDIAN,  
ALASKA  
WILLOW 14 MAP

**SUBJECT  
PROPERTY**

**EXHIBIT A -1**



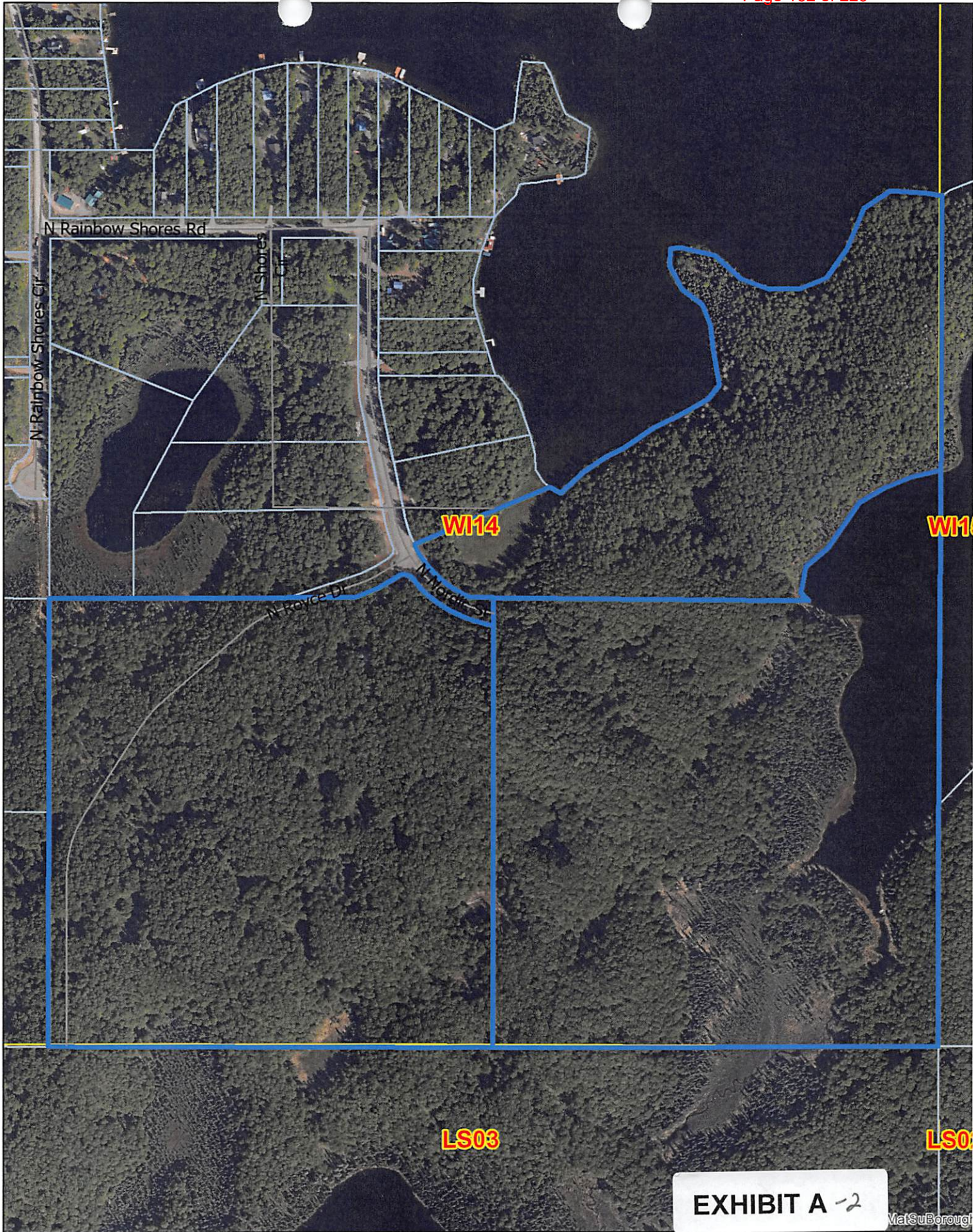
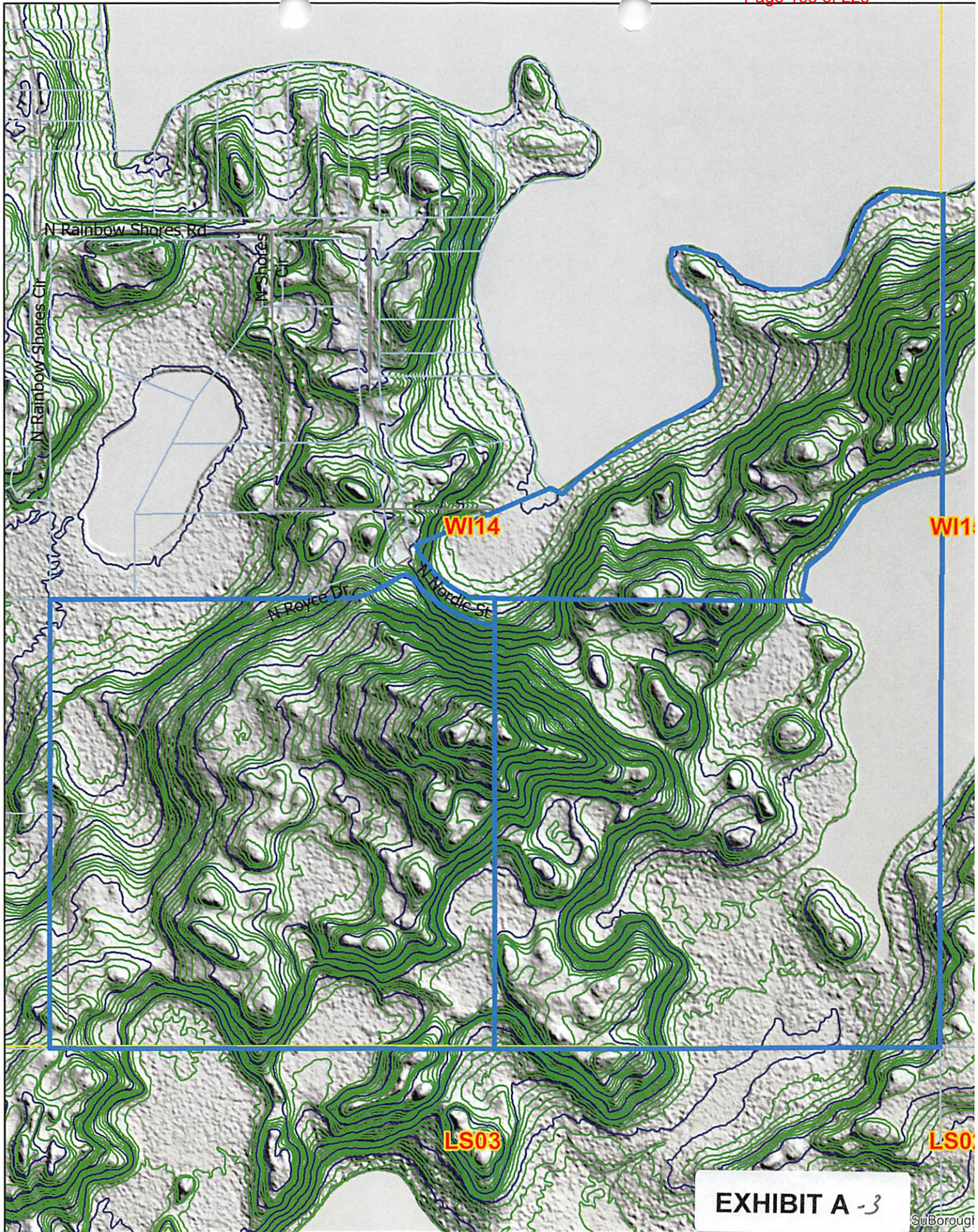


EXHIBIT A -2

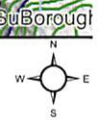
350 175 0 350 Feet





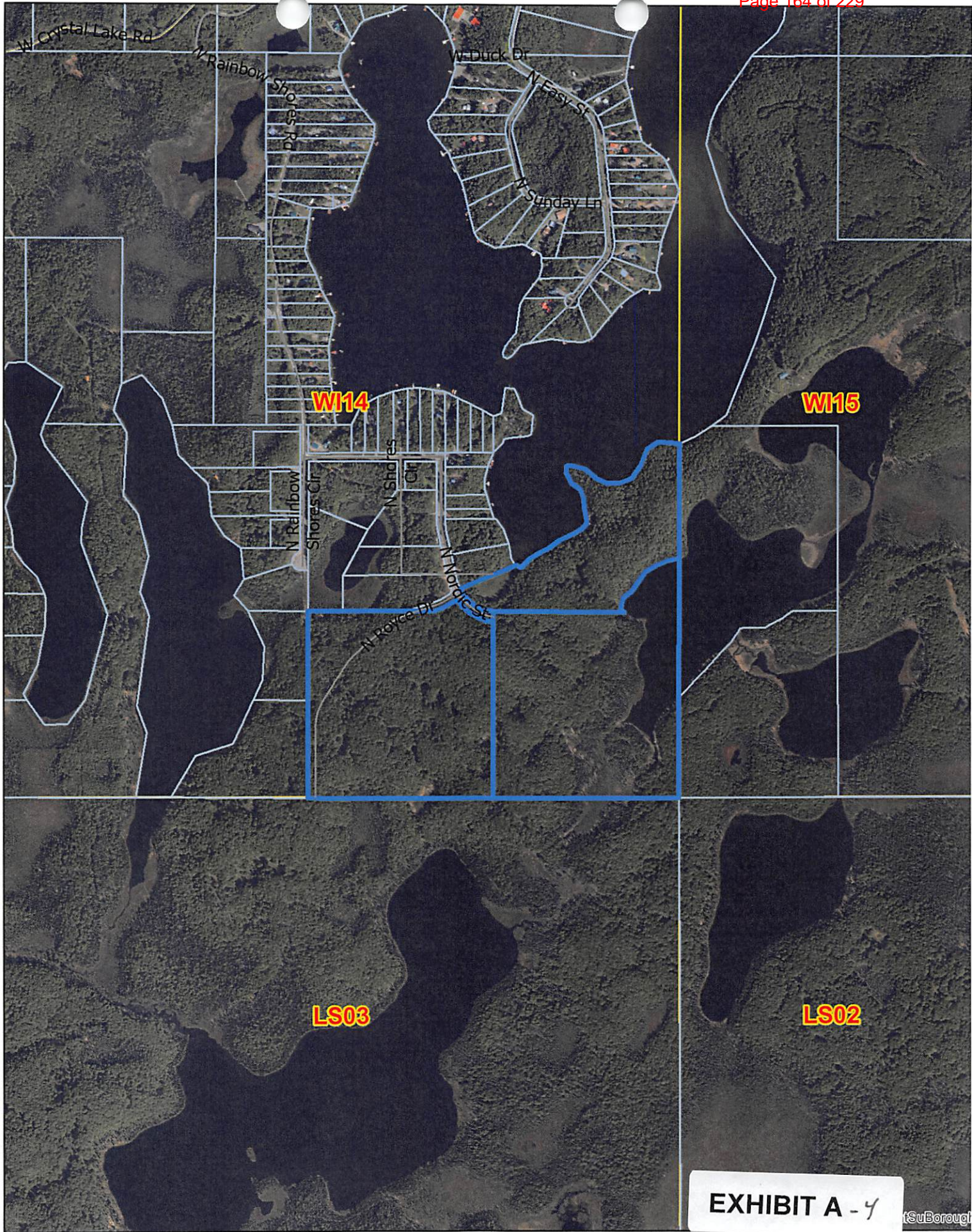


**EXHIBIT A -3**



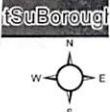
350 175 0 350 Feet





850 425 0 850 Feet

EXHIBIT A - 7





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FEB 20 2024  
PLATTING

TOPOGRAPHIC NARRATIVE  
NORDIC PARK 2

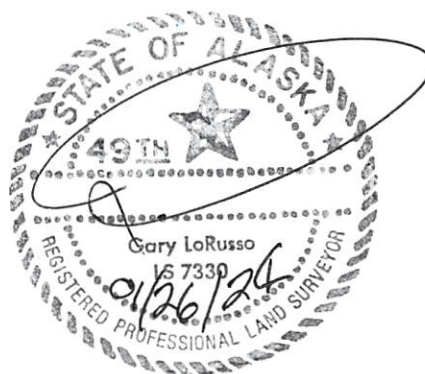
The topography for this subdivision is shown on the plat submittal copies with a contour interval of 2 feet. This project sits at an elevation of between 220' and 350' and the vegetation is typical of what is found growing in the low elevation areas around the lakes in the Willow area. The vegetation consists of Birch, Spruce and Alder on the upland portions with scattered Spruce and moss in the lowland portions.

This subdivision will be creating 4 large Tracts all of which have topography that is steep in portions, relatively flat in portions, undulating in portions and gently sloping in portions. The USDA soils maps show that the majority of the soils are classified as Homestead ( description attached) with areas of peat along the lake margins. All the tracts slope in all directions. This is the high point of land in this area.

There is no construction occurring with this Platting action.

There are no structures on these parcels.

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









**Flat Horn silt loam, undulating** (3 to 7 percent slopes) (FhB).—This soil is on broad terraces along the edges of major streams in the survey area.

Permeability and available moisture capacity are moderate in this soil. Plant roots can penetrate to a depth of 30 inches. Runoff is slow to medium, and the hazard of water erosion is slight to moderate.

Included with this soil in mapping are patches of Nancy, Delyndia, Caswell, and Moose River soils. Also included are a few wet spots and a few soils that have slopes that range to 12 percent.

Most of this Flat Horn soil is wooded, but several small tracts are cleared and used as cropland and pasture. The principal crops are bromegrass, oats, barley, potatoes, and hardy vegetables. The wooded areas are used mainly as wildlife habitat, though in a few places paper birch and white spruce are harvested to provide logs and fuel for local use. In addition, a few areas are suitable for limited recreational uses as sites for camps, cabins, and trails. Management group 3 (IIe-1).

### Gravelly Alluvial Land

Gravelly alluvial land (G<sub>a</sub>) consists mainly of loose, coarse, very gravelly and stony, water-laid sediment. It is on flood plains and low-lying islands along the major rivers and streams of the survey area. In places the sediment is covered by recent deposits of grayish silty and fine sandy material. The areas are dissected by many secondary stream channels and sloughs and generally are flooded several times a year. Included in mapping are small areas of Chena and Niklason soils.

Part of Gravelly alluvial land is barren of vegetation, but willow brush, alder thickets, patches of grass, and scattered cottonwoods grow in many places. This land type is used chiefly as wildlife habitat. The willows provide excellent browse for moose, which frequent the areas in winter. Management group 32 (VIIIw-1).

### Gravel Pits

Gravel pits (G<sub>v</sub>) consist of excavations that are more than 3 acres in size. These pits generally are well drained, but a few are intermittently ponded.

Most areas of Gravel pits are barren of vegetation, though a few areas support sparse stands of shrubs and seedling trees. Gravel pits near rivers and streams are often used as temporary campsites. Areas of Gravel pits that are less than 3 acres in size are shown on the detailed map by the conventional symbol for gravel pits. Management group 31 (VIIIs-1).

### Homestead Series

In the Homestead series are nearly level to moderately steep, well drained and moderately well drained soils that formed in a thin mantle of silt loam over very gravelly glacial drift. These soils are on outwash plains and moraines. The vegetation is dominantly paper birch, white spruce, and quaking aspen. In a few shallow depressions where the soils are moderately well drained, the vegetation consists of black spruce and a ground cover of moss. Elevation ranges from 100 to 600 feet. These soils generally are near soils of the Lucile, Kashwitna, and Jacobsen series.

In a representative profile a mat of decomposing organic material, about 2 inches thick, overlies a surface layer of gray silt loam about 1 inch thick. This horizon rests abruptly on patchy strong-brown and yellowish-brown silt loam about 6 inches thick. Below is yellowish-brown to olive-brown gravelly and very gravelly sand.

Most areas of Homestead soils are wooded, but a few areas are cleared and are used chiefly for hay and pasture. The wooded areas are used mainly as wildlife habitat, though in places paper birch and white spruce are harvested to provide logs and fuel. Also, a few areas are used for recreation and as a source of sand, gravel, and road fill.

**Homestead silt loam, nearly level** (0 to 3 percent slopes) (HoA).—This soil has the profile described as representative of the series. It occupies a few tracts on outwash plains.

Representative profile (SW $\frac{1}{4}$ NW $\frac{1}{4}$  sec. 27, T. 20 N., R. 4 W.):

- O1—2 inches to 0, dark reddish-brown (5YR 2/2) mat of decomposing organic material; many fine roots; very strongly acid; abrupt, wavy boundary.
- A2—0 to 1 inch, gray (10YR 5/1) silt loam; weak, thin, platy structure; very friable; common roots; very strongly acid; abrupt, wavy boundary.
- B21—1 to 3½ inches, strong-brown (7.5YR 5/6) silt loam; many large patches of dark yellowish brown (10YR 4/4); weak, fine, granular structure; very friable; a few, fine, dark concretions; common roots; very strongly acid; clear, wavy boundary.
- B22—3½ to 7 inches, yellowish-brown (10YR 5/4) silt loam; a few patches of dark yellowish brown; very weak, fine, granular structure; very friable; a few rounded pebbles; a few small pockets of volcanic ash; common roots; strongly acid; clear, smooth boundary.
- IIB3—7 to 11 inches, yellowish-brown (10YR 5/6) gravelly coarse sand; single grain; loose; common roots; a few cobblestones; strongly acid; gradual boundary.
- IIC—11 to 28 inches, olive-brown (2.5Y 4/4) very gravelly sand; single grain; loose; many cobblestones; strongly acid.

The A2 horizon is gray or light gray in color and ranges from 1 to 2 inches in thickness. The B2 horizon is dark yellowish brown to strong brown in color and ranges from 5 to 9 inches in thickness. In places the B2 horizon is reddish brown. Mottles occur throughout the profile. The mantle of silt loam ranges from 5 to 10 inches in thickness. In places a layer of waterworked sand as much as 15 inches thick is between the silt loam and the underlying gravelly sand. The underlying material generally is loose, but in places it is compact and contains a small amount of finer material.

Permeability is moderate in the silt loam and rapid in the very gravelly material in the substratum. Available moisture capacity is low. Plant roots can penetrate to a depth of 15 inches. Runoff is slow.

Included with this soil in mapping are small tracts of soils of the Coal Creek, Jacobsen, Kashwitna, Lucile, and Salamatof series.

Most of this Homestead soil is wooded, but a few areas are cleared and are seeded to perennial grasses for hay and pasture. The wooded areas are used chiefly as wildlife habitat. A few paper birch and white spruce, however, are harvested for logs. This soil provides recreational sites for camps, cabins, and trailers. It also is a source of gravel, sand, and road fill. Management group 16 (IVe-3).

**Homestead silt loam, undulating** (3 to 7 percent slopes) (HoB).—A few scattered areas of this soil are on outwash plains and on low moraines.



Permeability is moderate in the surface layer of this soil, and it is rapid in the substratum. Available moisture capacity is low. Plant roots can penetrate to a depth of 15 inches. Runoff is slow, and the hazard of water erosion is slight.

Included with this soil in mapping are a few small areas of Coal Creek, Lucile, Jacobsen, and Kashwitna soils.

Most of this Homestead soil is wooded, but small areas are cleared and are used mainly for hay and pasture. The wooded areas are used chiefly as wildlife habitat. In places, however, a few trees are harvested to provide logs and fuel. Recreational use of this soil is limited to a few cabins, several temporary campsites, and trails. In addition, areas of this soil are a source of gravel, sand, and road fill. Management group 16 (IVe-3).

**Homestead silt loam, rolling** (7 to 12 percent slopes) (HoC).—This soil is on moraines. Slopes are short and irregular.

Permeability is moderate in the surface layer and rapid in the substratum. Available moisture capacity is low. Plant roots can penetrate to a depth of 15 inches. Runoff is medium, and the hazard of erosion is moderate.

Included with this soil in mapping are a few small depressions where drainage is poor. Also included are a few small tracts of Kashwitna soils.

Most of this Homestead soil is wooded, though a few small areas are cleared and are seeded to perennial grasses for hay and pasture. The wooded areas are used mainly as wildlife habitat, but in a few places paper birch and white spruce are harvested to provide logs and fuel. Recreational use of this soil is limited to a few cabins, small campsites, and trails. In several places the gravelly material in the substratum is a source of gravel, sand, and road fill. Management group 16 (IVe-3).

**Homestead silt loam, hilly** (12 to 20 percent slopes) (HoD).—This soil is on a few moraines. Slopes are short and choppy.

Permeability is moderate in the thin capping of silty material and rapid in the very gravelly substratum. Available moisture capacity is low. Plant roots can penetrate to a depth of 15 inches. Runoff is moderate to rapid, and the hazard of water erosion is severe.

Included with this soil in mapping are a few moderately steep slopes and wet spots. Also included are small tracts of soils of the Kashwitna series.

Most of this Homestead soil is wooded. Several small tracts, however, are cleared and are used for hay and pasture. The wooded areas are used mainly as wildlife habitat, but in a few places paper birch and white spruce are harvested to provide logs. Areas of this soil near lakes are used for recreational cabins and a few campsites. In addition, the very gravelly material in the substratum is a source of sand, gravel, and road fill. Management group 21 (VIe-2).

**Homestead silt loam, moderately steep** (20 to 30 percent slopes) (HoE).—This soil is on a few moraines. Slopes are short and choppy.

Permeability is moderate in the thin mantle of silty material and rapid in the very gravelly substratum. Available moisture capacity is low. Plant roots can penetrate to a depth of 15 inches. Runoff is rapid, and the hazard of erosion is severe.

Included with this soil in mapping are a few short steep slopes. Also included are a few small wet depressions.

Most of this Homestead soil is wooded and is used mainly as wildlife habitat. In a few places, however, the very gravelly material in the substratum is a source of sand, gravel, and road fill. Management group 21 (VIe-2).

### Jacobsen Series

In the Jacobsen series are nearly level, poorly drained soils that formed in very stony silt loam alluvium and colluvium. These soils are in depressions and in areas along streams, lakes, and muskegs. The vegetation is dominantly moss, low shrubs, and scattered clumps of willow, alder, and black spruce. Elevation ranges from 100 to 1,000 feet. These soils generally are near soils of the Kalifonsky, Salamatof, and Slikok series.

In a representative profile, under a black mat of moss, roots, and other decomposing organic material, a Jacobsen soil consists of dark grayish-brown to dark olive-gray very stony silt loam that extends to a depth of 27 inches or more.

Most areas of Jacobsen soils are under vegetation and are used as wildlife habitat.

**Jacobsen very stony silt loam** (0 to 3 percent slopes) (Jc).—This is the only Jacobsen soil mapped in the survey area. It is in small scattered depressions and in areas along small streams, muskegs, and lakes.

Representative profile (SE $\frac{1}{4}$ NE $\frac{1}{4}$  sec. 6, T. 24 N., R. 4 W.):

- O1—9 inches to 0, black (10YR 2/1) mat of decomposing moss, twigs, and leaves; many roots; very strongly acid; clear, smooth boundary.
- C1g—0 to 8 inches, dark grayish-brown (2.5Y 4/2) very stony silt loam; massive; slightly sticky, nonplastic; stones and cobbles make up 50 to 70 percent of the soil mass; common roots; very strongly acid; gradual boundary.
- C2g—8 to 27 inches, dark olive-gray (5Y 3/2) very stony silt loam; patches of yellowish brown (10YR 4/4); massive; slightly sticky, slightly plastic; stones and cobbles make up 50 to 80 percent of the soil mass; a few roots to a depth of 18 inches; a few pockets of gravel and sand; very strongly acid.

The stones in the silty material are rounded. In places the texture is very stony loam.

Permeability is moderate in this soil. The water table generally is at a depth of less than 2 feet, and the soil is moist throughout the growing season. Plant roots can penetrate to a depth of 18 inches. Runoff is very slow.

All of this soil is in native vegetation and is used mainly as wildlife habitat. Management group 28 (VIIw-2).

### Kalifonsky Series

The Kalifonsky series consists of nearly level, poorly drained soils that formed in silty material overlain by very gravelly sand at a depth of 15 to 30 inches. These soils are in depressions and in areas between well-drained soils on uplands and very poorly drained muskegs. The vegetation is dominantly paper birch, black spruce, and alder. Elevation ranges from 200 to 1,000 feet. These soils generally are near soils of the Chulitna and Rabideux series.

In a representative profile a mat of decomposing organic material, about 4 inches thick, overlies a surface layer of dark-brown silt loam about 2 inches thick. Below is olive to olive-gray silt loam that extends to a depth of about 22



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, Jeff and Jeanne Friedman Living Trust, dated 09/07/2012, William G. Royce, a single man, and Gail C. Greene, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

A PORTION OF N. NORDIC STREET CREATED ON PLAT OF NORDIC PARK PLAT #2021-44

This portion is being vacated per pre-application comments by the MSB and is shown on the preliminary plat.

Submitted herewith are the following:

A copy of the plat showing the right-of-way to be vacated;

APPLICANT Names: (SEE PRELIMINARY PLAT FOR TOTAL LIST)

OR Mailing Addresses: (SEE PRELIMINARY PLAT FOR TOTAL LIST)

OWNER Contact Person: William Royce Phone: 495-1000  
P.O. BOX 50, WILLOW, AK 99688

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):

Gary LoRusso [Signature] 02/26/24

**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.

2/21/24  
DATE

[Signature]  
PLATTING DIVISION REPRESENTATIVE

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



## Amy Otto-Buchanan

---

**From:** Daniel Dahms  
**Sent:** Tuesday, March 26, 2024 4:15 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: Updated RFC for Nordic Park 2 #24-025

Amy,

No comments from PD&E.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Monday, February 26, 2024 2:19 PM  
**To:** dnr.scro@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; waco\_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; rgfnorth@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** Updated RFC for Nordic Park 2 #24-025

The following link contains a Request for Comments update for Nordic Park 2, MSB #2024-025, to subdivide 58123000T00A/T00B & 219N05W36D002. Changes are to the Agenda Plat and the Vicinity Map. Comments are still due **March 29, 2024**. Please let me know if you have any questions. Thanks, A.

 [Nordic Pk 2](#)

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



## Amy Otto-Buchanan

---

**From:** Permit Center  
**Sent:** Monday, February 26, 2024 4:30 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: Updated RFC for Nordic Park 2 #24-025

No comments from the Permit Center for this one.

**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:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Monday, February 26, 2024 2:19 PM  
**To:** dnr.scro@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; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; waco\_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; rgfnorth@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** Updated RFC for Nordic Park 2 #24-025

The following link contains a Request for Comments update for Nordic Park 2, MSB #2024-025, to subdivide 58123000T00A/T00B & 219N05W36D002. Changes are to the Agenda Plat and the Vicinity Map. Comments are still due **March 29, 2024**. Please let me know if you have any questions. Thanks, A.

 [Nordic Pk 2](#)

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





**MATANUSKA-SUSITNA BOROUGH**  
**Community Development**  
**Land & Resource Management**  
350 East Dahlia Avenue • Palmer, AK 99645  
Phone (907) 861-7869 • Fax (907) 861-8635

**MEMORANDUM**

DATE: March 1, 2024  
TO: Fred Wagner, Platting Officer  
FROM: Land & Resource Management  
SUBJECT: Preliminary Plat Comments / Case #2024-025

---

RECEIVED  
MAR 01 2024  
PLATTING

Platting Tech: Amy Otto-Buchanan  
Public Hearing: April 18, 2024  
Applicant / Petitioner: William G. Royce, Jeff & Jeanne Friedman Living Trust  
TRS: 19N05W36  
Tax ID: 58123000T00A, T00B, 219N05W36D002  
Subd: Nordic Park 2  
Tax Map: WI 14

Comments:

- No objection to proposed subdivision or right-of-way vacation.
- A public access easement, 50 feet in width upland from and along the ordinary high-water mark of unnamed lake (Upper Rhein Lake) was reserved in a deed recorded January 25, 1999, in Book 996 at Page 39. Easement needs to be shown on final plat.



BOOK 0996 PAGE 039

MSB# 002806

QUITCLAIM DEED

798-1350

The GRANTOR, Matanuska-Susitna Borough, a municipal corporation organized and existing under the laws of the state of Alaska, whose address is 350 East Dahlia Avenue, Palmer, Alaska 99645, for Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys and quitclaims to the GRANTEE(S), William G. Royce, a single man, as to an undivided 1/2 interest, Jeffrey A. Friedman, a married man, as to an undivided 1/4 interest, and Gail C. Greene, a single woman, as to an undivided 1/4 interest, together as Tenants in the Common, whose address of record is 2065 Cliffside Drive, Anchorage, Alaska, 99501, all interest it has, if any, in the following described real property:

Parcel 1 - Government Lots Twelve (12) and Twenty-Two (22), Section 36, Township 19 North, Range 5 West, Seward Meridian, records of the Palmer Recording District, Third Judicial District, State of Alaska.

Parcel 2 - Government Lot Four (4), Section 31, Township 19 North, Range 4 West, Seward Meridian, records of the Palmer Recording District, Third Judicial District, State of Alaska.

TOGETHER WITH all the improvements thereon, if any, and all rights of the Grantor to any and all hereditaments and appurtenances hereto;

RESERVING UNTO THE GRANTOR, its successors and assigns, pursuant to AS 38.05.127, a public access easement in perpetuity, being fifty feet (50') in width located upland from and along the ordinary high water mark of Rainbow Lake and unnamed lake; and

FURTHER RESERVING UNTO THE GRANTOR, its successors and assigns, the west one hundred feet (100') of GLO Lot 12 and west one hundred feet (100') of GLO Lot 22 as a public use easement for ingress and egress, roadways, rights-of-way, utilities and slopes for cut and fill.

SUBJECT TO all reservations, exceptions, easements, covenants, conditions, restrictions, and plat notes of record.



BOOK 0996 PAGE 040

MSB# 002806

Dated this 29th day of December, 1998.

GRANTOR:

MATANUSKA-SUSITNA BOROUGH,  
a municipal corporation  
by:

*Sandra A. Dillon* Acting Clerk  
ATTEST SANDRA A. DILLON  
Borough Clerk

*Tammy E. Clayton*  
TAMMY E. CLAYTON  
Acting Borough Manager



GRANTEES' ACCEPTANCE

*William G. Royce*  
William G. Royce, GRANTEE

*Jeffrey A. Friedman*  
Jeffrey A. Friedman, GRANTEE

*Gail C. Greege*  
Gail C. Greege, GRANTEE

GRANTOR'S ACKNOWLEDGMENT

STATE OF ALASKA )  
Third Judicial District ) ss.

On December 29, 1998, Tammy E. Clayton, Acting  
Borough Manager of the Matanuska-Susitna Borough, who is personally  
known to me, appeared and acknowledged before me that she signed  
the Quitclaim Deed on behalf of the municipal corporation.



*Naomi McClure*  
Notary Public for State of Alaska  
My commission expires: 5/15/01



BOOK 0996 PAGE 041

MSB# 002806

GRANTEE'S ACKNOWLEDGMENT

STATE OF ALASKA )  
Third Judicial District ) ss.

On 1/22/99, 19\_\_, William G. Royce, personally appeared before me, [check one]

- 1. \_\_\_ who is personally known to me
- 2.  whose identity I proved on the basis of ALASKA DRIVERS LICENSE.
- 3. \_\_\_ whose identity I proved on the oath/affirmation of \_\_\_\_\_, a credible witness

and acknowledged before me that he signed the Quitclaim Deed for the purposes stated therein.

Wanda Threlkoff  
Notary Public for State of Alaska  
My commission expires: 8-31-2001

STATE OF ALASKA )  
Third Judicial District ) ss.

On 1/22/99, 19\_\_, Jeffrey A. Friedman, personally appeared before me, [check one]

- 1. \_\_\_ who is personally known to me
- 2.  whose identity I proved on the basis of ALASKA DRIVERS LICENSE.
- 3. \_\_\_ whose identity I proved on the oath/affirmation of \_\_\_\_\_, a credible witness

and acknowledged before me that he signed the Quitclaim Deed for the purposes stated therein.

Wanda Threlkoff  
Notary Public for State of Alaska  
My commission expires: 8-31-2001



BOOK 0996 PAGE 042

MSB# 002806

STATE OF ALASKA )  
 ) ss.  
Third Judicial District )

On 1/22/99, 1999, Gail C. Greene, personally  
appeared before me, [check one]

- 1. \_\_\_ who is personally known to me
- 2.  whose identity I proved on the basis of  
ALASKA DRIVERS LICENSE
- 3. \_\_\_ whose identity I proved on the  
oath/affirmation of \_\_\_\_\_,  
a credible witness

and acknowledged before me that she signed the Quitclaim Deed for  
the purposes stated therein.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public for State of Alaska  
My commission expires: 8-21-2001

Return to: MATANUSKA-SUSITNA BOROUGH  
LAND MANAGEMENT DIVISION  
350 E. DAHLIA AVENUE  
PALMER, ALASKA 99645

001431  
PALMER  
RECORDING DISTRICT

24  
ccw  
1999 JA 25 AM 9:59  
REQUESTED BY  
First American Title of Alaska  
165 E. Parks Hwy #101  
Wasilla, AK 99654



## Amy Otto-Buchanan

---

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Thursday, March 7, 2024 8:16 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: Updated RFC for Nordic Park 2 #24-025

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

Hi Amy,

I wanted to get this comment from the Habitat Section to you before the due date:

-Rainbow Lake is currently not catalogued as an anadromous water body nor is the unnamed lake in the SE portion of the property. The unnamed lake does appear to have connectivity with another unnamed lake in Section 1, T 18 N, R 5 W, SM and bisects a portion of one of the proposed subdivided properties. A fish habitat permit may be required for activities that modify the stream channel for access across this water body. The applicant is welcome to contact the Habitat Section at (907)861-3200 or [dfg.hab.infofaq@alaska.gov](mailto:dfg.hab.infofaq@alaska.gov). The Palmer Habitat Section has no specific comments on the subdivision itself but would like to request access to the property in order to conduct fish sampling on Rainbow Lake and the unnamed lake for potential additions to the *Catalog of Water Important for the Spawning, Rearing, or Migration of Anadromous Fish* or supplemental fish information for the Alaska Freshwater Fish Inventory.

ADF&G has **no objections** to the platting actions contained within Nordic Pk 2.

## Colton Percy

### Habitat Biologist

#### Access Defense Program

Alaska Department of Fish and Game  
Division of Wildlife Conservation  
333 Raspberry Rd  
Anchorage, AK 99518  
907-267-2118

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Monday, February 26, 2024 2:19 PM  
**To:** DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; waco\_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; rgfnorth@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** Updated RFC for Nordic Park 2 #24-025



## Amy Otto-Buchanan

---

**From:** Manbeck, Rebecca S CIV USARMY CEPOA (USA) <Rebecca.S.Manbeck2@usace.army.mil>  
**Sent:** Monday, March 4, 2024 12:43 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Pagemaster, Reg POA  
**Subject:** RFC Nordic Pk 2 #2024-025 - Comment Request

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

Good afternoon,

Thank you for the opportunity to comment on the Nordic Park 2 project, MSB Case #2024-025.

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.

Respectfully,

Rebecca (Becky) Manbeck  
Regulatory Specialist  
North Central Section  
U.S. Army Corps Engineers – Alaska District  
[Rebecca.S.Manbeck2@usace.army.mil](mailto:Rebecca.S.Manbeck2@usace.army.mil)  
Phone: (907)-251-6716



**US Army Corps  
of Engineers®**





**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:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, March 25, 2024 2:54 PM  
**To:** Amy Otto-Buchanan  
**Cc:** OSP Design Group  
**Subject:** RE: Updated RFC for Nordic Park 2 #24-025  
**Attachments:** 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 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>  
**Sent:** Monday, February 26, 2024 2:19 PM  
**To:** dnr.scro@alaska.gov; sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; waco\_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; rgfnorth@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** Updated RFC for Nordic Park 2 #24-025

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 [Nordic Pk 2](#)

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



## Amy Otto-Buchanan

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Thursday, February 29, 2024 4:02 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Nordic Pk 2 #2024-025

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

Hi Amy,

No Comments to add to this one. Thank you for reaching out!

### 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:** Friday, February 23, 2024 9:01 AM

**To:** dnr.scro@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; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; waco\_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; rgnorth@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>

**Subject:** RFC Nordic Pk 2 #2024-025

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[Nordic Pk 2](#)

Amy Otto-Buchanan  
Platting Specialist



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

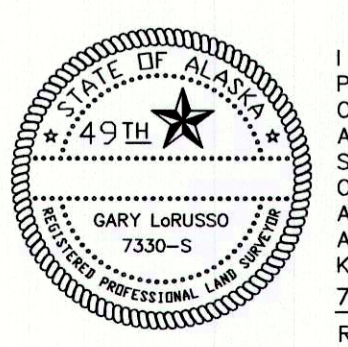
CERTIFICATION OF PAYMENT OF TAXES

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

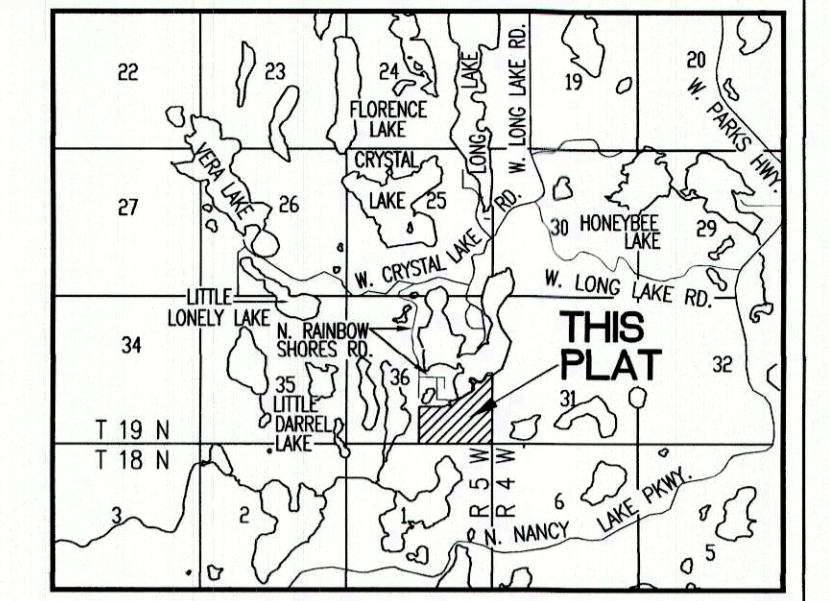
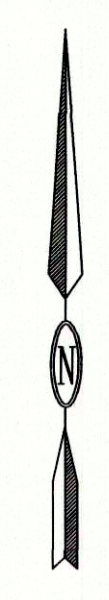


LINE TABLE

LINE	LENGTH	BEARING
L1	50.00'	S89°53'25"E
L2	30.00'	S89°53'25"E
L3	50.00'	S89°58'16"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

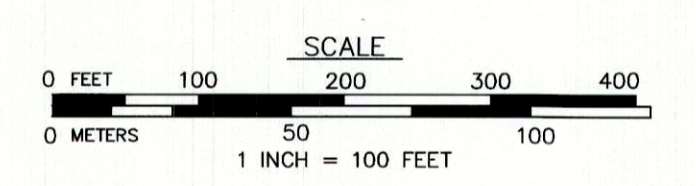
LEGEND

- ✱ 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

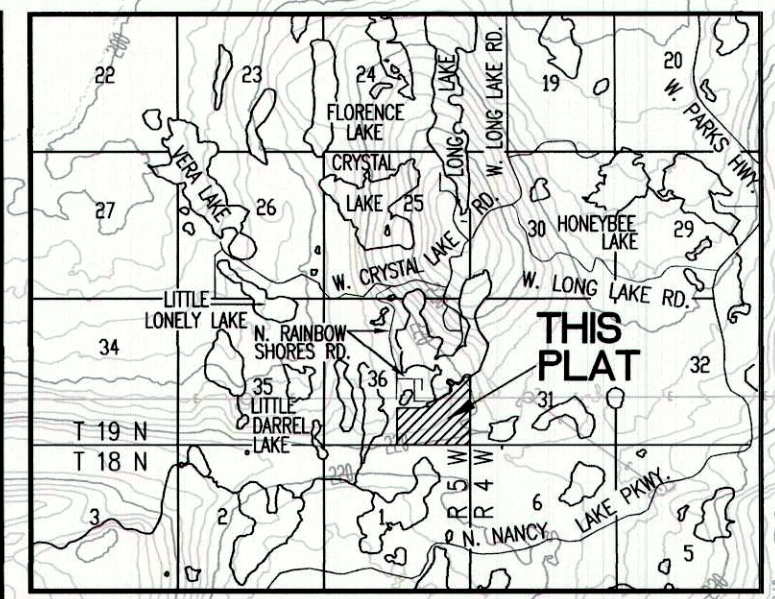
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CHECKED BY Glo	SCALE 1 INCH = 100 FEET	SHEET 1 OF 2



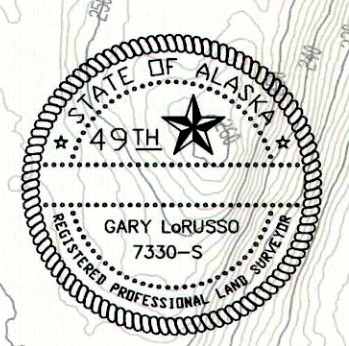
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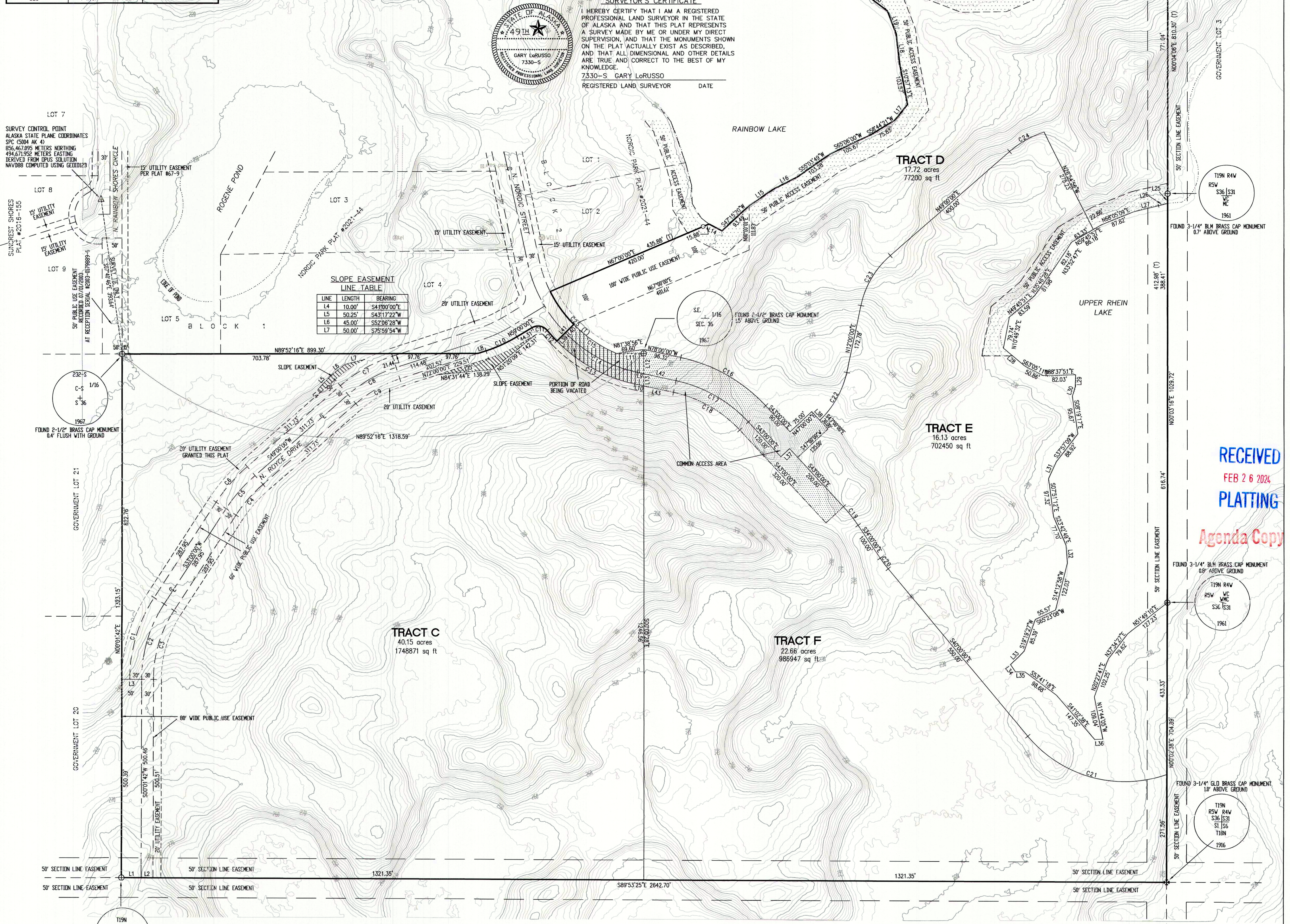
DRAWN BY ICAD/K.L.yne	DATE 2/24/24	DRAWING 2023-16/NordicPark2
CHECKED BY G.L.	SCALE 1 INCH = 100 FEET	SHEET 2 OF 2



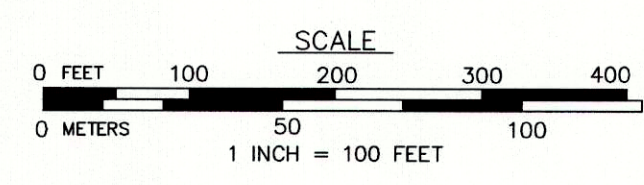
- LEGEND**
- ★ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
  - ⊕ FOUND BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
  - FOUND 5/8" REBAR
  - FOUND 1" INSIDE DIAMETER IRON PIPE
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  - (T) = TOTAL DIMENSION
  - SET 5/8" x 30" REBAR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



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NOT SUBDIVIDED



D



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 2, 2024

PRELIMINARY PLAT: HIDDEN JEWEL  
LEGAL DESCRIPTION: SEC 10, T17N, R02E, SEWARD MERIDIAN AK  
PETITIONERS: REGINALD CARNEY, JEAN MARALYN HARTLEY REVOCABLE TRUST, & LEE WILLIAM HARTLEY BYPASS TRUST  
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING / HOLLER ENGINEERING  
ACRES: 10 ± PARCELS: 5  
REVIEWED BY: CHRIS CURLIN CASE #: 2023-043

---

**REQUEST:** The request is to create 4 lots and 1 tract from Tax Parcel C10, a non-conforming split created by Quit Claim Deed, recorded at Book 150 Page 603, to be known as **Hidden Jewel**, containing 10.00 acres +/- . The property is located west of the Matanuska River, east of E. Outer Springer Loop and south of E. Rocky Point Drive; within the SW ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Geotechnical Report  
Average Daily Traffic (ADT) Calculations

**EXHIBIT A** – 4 pgs  
**EXHIBIT B** – 5 pgs  
**EXHIBIT C** – 1 pg

**AGENCY COMMENTS**

USACE  
Department of Public Works  
Permit Center  
Utilities

**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 1 pg  
**EXHIBIT G** – 3 pgs

**DISCUSSION:** The proposed subdivision will be creating four lots and one tract from tax parcel C10 and extending S. Jewel Street to end in a Temporary cul-de-sac. The proposed lots will range in size from 0.95 to 1.0 acres with the remainder tract containing 5.68 acres. Access for all lots will be by the proposed extension of S. Jewel Street.

**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. Access requirements will be met once interior street and cul-de-sac has been constructed.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, PE, notes that the parent parcel forms a square shape west of the earlier Wisteria Meadows project and south of the proposed Wisteria Meadows Addition 1. The entire parent parcel has very gently rolling



terrain, with a minimal slope generally directed southward or to the southeast. No substantial areas with steep slopes over 25% were noted. The total elevation differential indicated from the provided topographical map is approximately 8'. Soils encountered were typical for the area, based on existing neighboring soils information and from our prior experiences on adjacent properties. A copy of the on-project testhole logs and a location/topography map is attached. Groundwater was not encountered in any of the newly logged or adjacent testholes, which were all dug to depths of 12' to 14'; the holes on this project were both 14'. Groundwater is not expected to be a limiting factor for useable area for any of the proposed lots. The proposed new lots will be accessed by way of a new northward extension of S. Jewel Street. Approximately 294' of new road will be constructed as a part of this extension, terminating in a temporary cul-de-sac bulb. Three existing driveways will need to be modified and re-connected to the new road. Sandy gravel materials adequate to construct the road base exist on the project, or could be hauled in. Road topping materials could be screened at the site, or hauled in, or may not be required if the road is paved. A preliminary drainage plan is part of the attached map, similar to a full drainage report which has been prepared by another firm. 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 primarily limited by setbacks to water wells, and lot lines. For useable building area, lotlines and setbacks, utility easements, and ROW/PUE setbacks will be limiting factors. For all 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 4 new lots and the remainder Tract A will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.

Topographic map and as-built are shown on the Agenda Plat.

Preliminary Drainage Plan is at **Exhibit B-3**. Average Daily Traffic (ADT) Calculations are at **Exhibit C**. A Plan and Profile was not required per SCM F01.1.

**Comments:**

USACE (**Exhibit D**) 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 waters of the U.S.

MSB DPW PD&E (**Exhibit E**) Has no comment.

MSB Permit Center (**Exhibit F**) This property has a driveway onto Jewel St that does not have a permit on file. Please have your applicant apply for that Driveway Permit. They qualify for the fee waiver if they apply before the end of September. They can call us and do it over the phone too.

*Staff notes this is recommendation # 5.*

**Utilities:** (**Exhibit G**) Enstar Enstar would agree if one of the following scenarios are met:

1. Add a ten foot (10 FT) wide natural gas easement, centered on the existing natural gas service line on proposed Lot 2.

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

*Platting staff notes that the petitioner will need to sign an easement with ENSTAR and show the recorded easement information on the final plat. (see recommendation #6)*

GCI, MTA, & MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, Planning; the Public; MTA, GCI, or MEA.



**CONCLUSION:** The preliminary plat of Hidden Jewel 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 once the internal street and cul-de-sac have been constructed, 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. A soils report was submitted, pursuant to MSB 43.20.218(A)(1). A plan and profile was not required per MSB SCM F01.1

**FINDINGS OF FACT**

1. The plat of Hidden Jewel 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. Legal and physical access will exist to the proposed lots per MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
4. All lots will have the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, Planning; or MEA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Hidden Jewel, Section 10, Township 17 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. Pay postage and advertising fees.
4. Construct interior streets and cul-de-sac to Residential Street 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.
5. Provide platting staff copies of driveway permits/applications for all existing accesses.
6. Show all easements of record on final plat.
7. Record an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location, and provide recording information on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit plat in full compliance with Title 43.









530 265 0 530 Feet

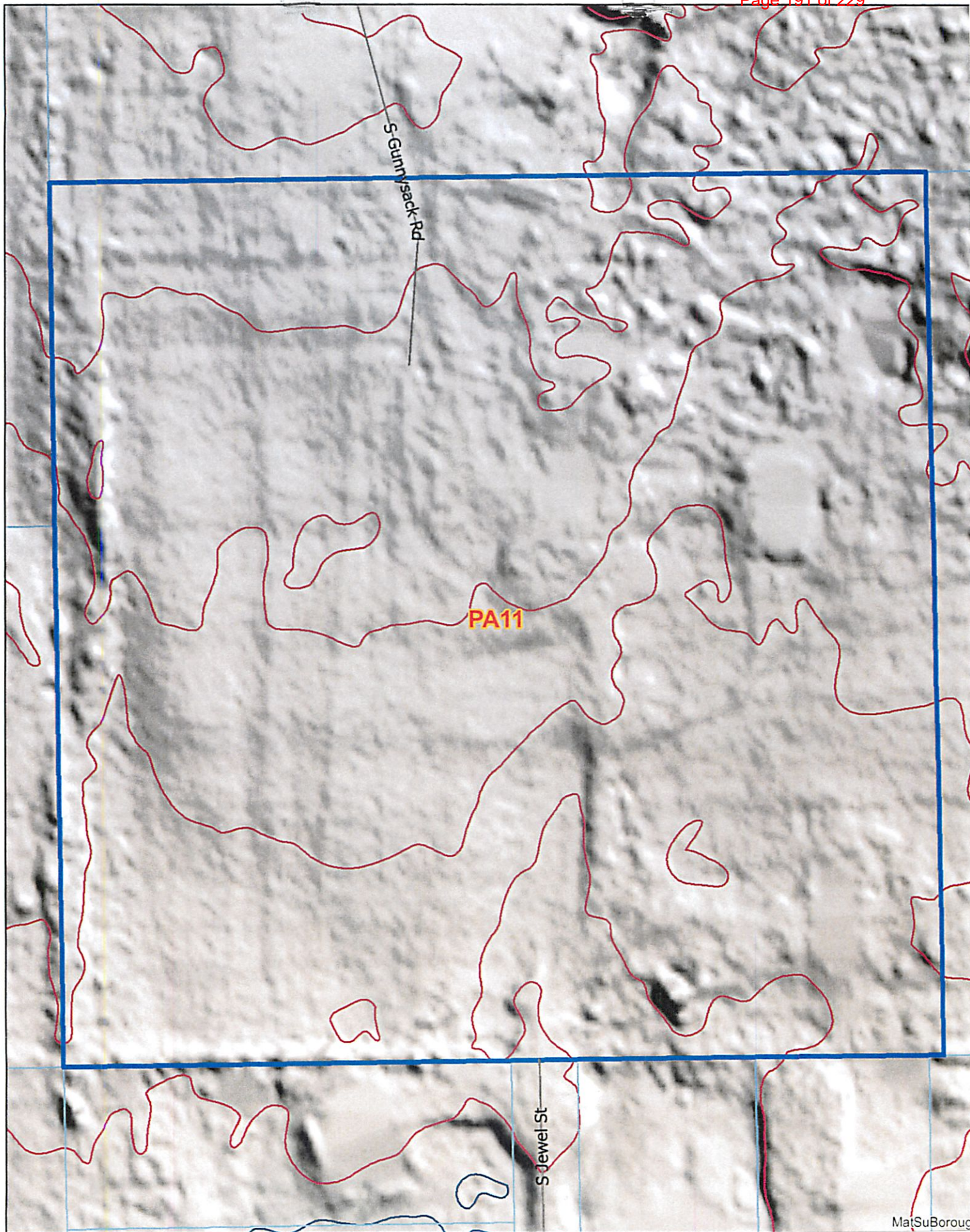
EXHIBIT A-2





90 45 0 90 Feet





MatSuBoroug

90 45 0 90 Feet

**EXHIBIT A-4**





# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

February 26, 2024

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

RECEIVED

FEB 27 2024

PLATTING

Re: *Hidden Jewel*; Useable Areas, Roads and Drainage  
HE #23073

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 4 new lots and a 5.7 acre tract from one existing parent parcel totaling 10 acres. Our soils evaluation included logging 2 new testholes on the parent parcel, review of adjacent existing soils information, 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 square shape west of the earlier Wisteria Meadows project, and south of the proposed Wisteria Meadows Addition 1. The entire parent parcel has very gently rolling terrain, with a minimal slope generally directed southward or to the southeast. No substantial areas with steep slopes over 25% were noted. The total elevation differential indicated from the provided topographical map is approximately 8'.

Soils & Vegetation. The parent parcel contains a developed farm field area comprising most of the western half, and a part of the eastern half. There are also 3 developed home sites. Other areas appear to remain in a native or near native state. Existing vegetation in the wooded portion primarily consists of mature growth cottonwood and birch trees, with a modest amount of mature spruce trees. The hayfield area has tall grasses scattered throughout. Two new testholes were dug on 1/11/24 to evaluate existing soil conditions. Near surface soils encountered in the testholes included a thin organic mat over a thick layer of silty loess topsoils which extended down to between 4.8' and 6'. Receiving soils under the topsoils were consistently found to be relatively clean sands and gravels. Two additional testholes from the earlier project were proximate; soil conditions were similar and the holes are shown on the map. Each testhole extended at least 6' downward into the granular base materials, to avoid the need for percolation tests on the thick topsoil layer.



Soils encountered were typical for the area, based on existing neighboring soils information and from our prior experiences on adjacent properties. A copy of the on-project testhole logs and a location/topography map is attached.

Groundwater. Groundwater was not encountered in any of the newly logged or adjacent testholes, which were all dug to depths of 12' to 14'; the holes on this project were both 14'. Groundwater is not expected to be a limiting factor for useable area for any 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 primarily limited by setbacks to water wells, and lot lines. For useable building area, lotlines and setbacks, utility easements, and ROW/PUE setbacks will be limiting factors. For all 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 4 new lots and the remainder Tract A will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

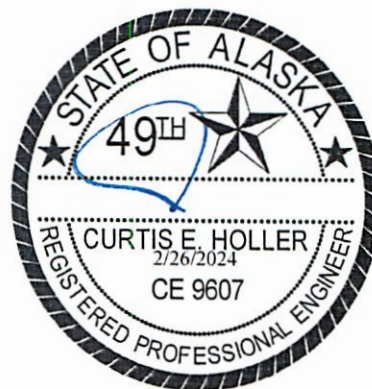
Roads and Drainage. The proposed new lots will be accessed by way of a new northward extension of S. Jewel Street. Approximately 294' of new road will be constructed as a part of this extension, terminating in a temporary cul-de-sac bulb. Three existing driveways will need to be modified and re-connected to the new road. Sandy gravel materials adequate to construct the road base exist on the project, or could be hauled in. Road topping materials could be screened at the site, or hauled in, or may not be required if the road is paved. A preliminary drainage plan is part of the attached map, similar to a full drainage report which has been prepared by another firm.

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

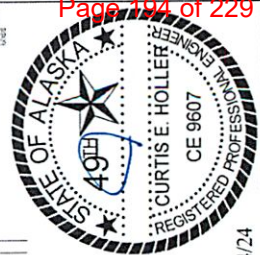
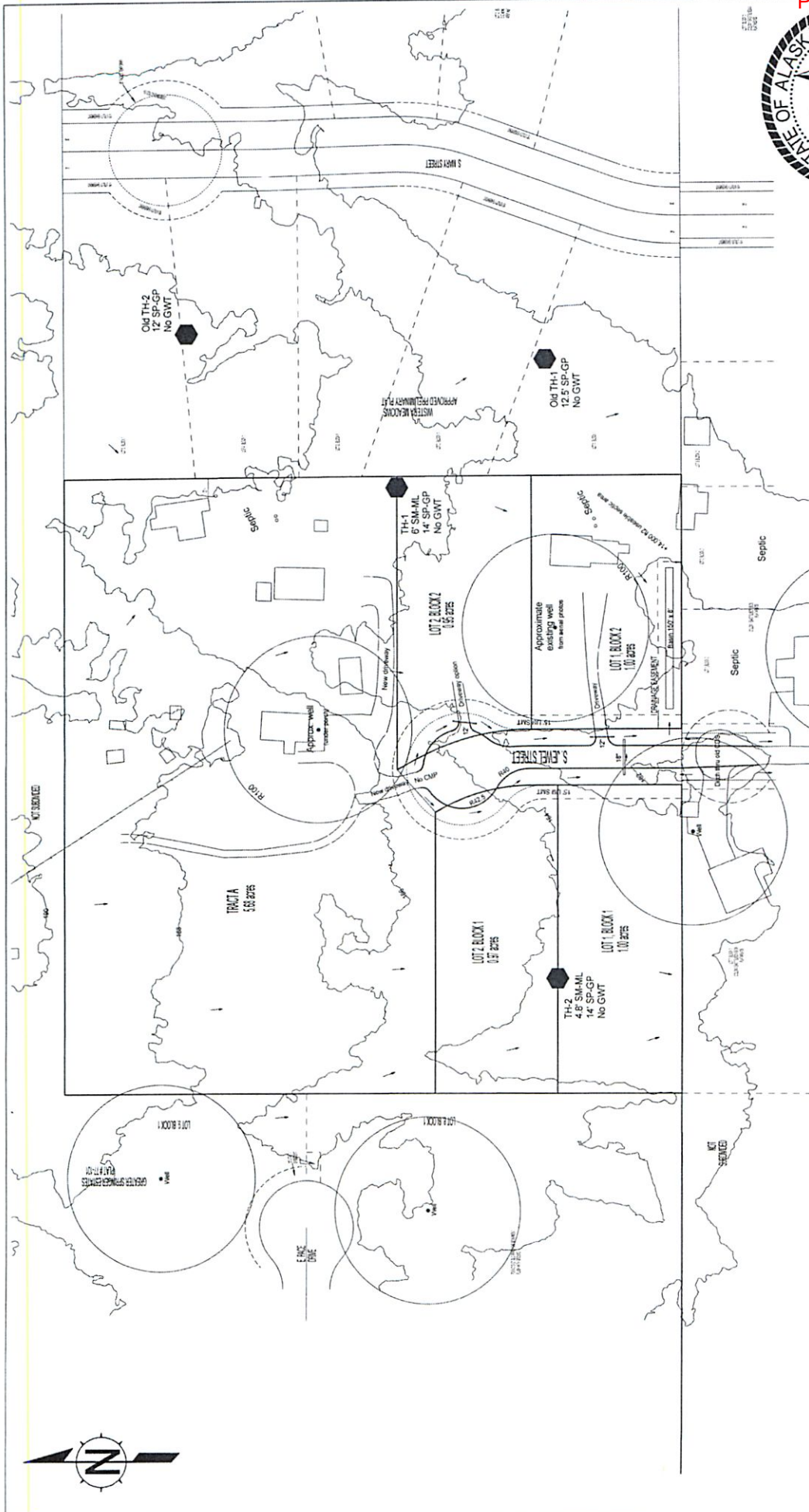
Sincerely,

Curtis Holler, PE

c: R. Carney, w/attachments








2/24/24

**Notes**

1. Base drawing provided by surveyor.
2. 2' topography contours are MSB 2011 data, not verified.
3. Arrows denote apparent drainage patterns.
4. Location of some improvements approximate, traced.

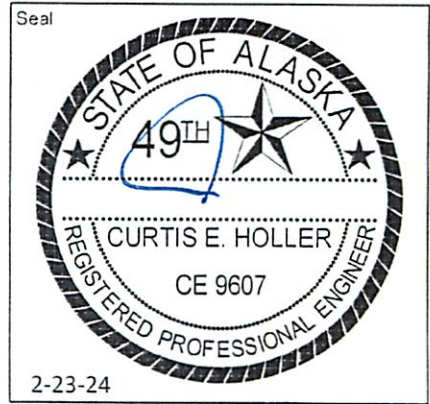
Hidden Jewel site Location, Road, Drainage, & Topography	
 <b>HOLLER ENGINEERING</b> 3375 N Sams Dr. Wasilla, Alaska 99654	
b # 23073	Scale: 1" = 100'
2/24/24	





# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 2  
 Performed For: Reginald Carney  
 Legal Description: Hidden Jewel Subdivision

Depth, feet	Soil Type
0 - 1	<u>ML - DARK BROWN FROZEN</u>
1 - 2	<u>SM-ML GRAY-BROWN LOESS SOFT</u>
2 - 3	
3 - 4	
4 - 5	
5 - 6	
6 - 7	<u>SP GP</u>
7 - 8	<u>MAT ROCK &lt; 4"</u>
8 - 9	<u>Few 6"-8"</u>
9 - 10	<u>w/TRACE SILT</u>
10 - 11	<u>BROWN</u>
11 - 12	<u>MEDIUM SANDS</u>
12 - 13	
13 - 14	<u>NO GW / NO STAINS</u>
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

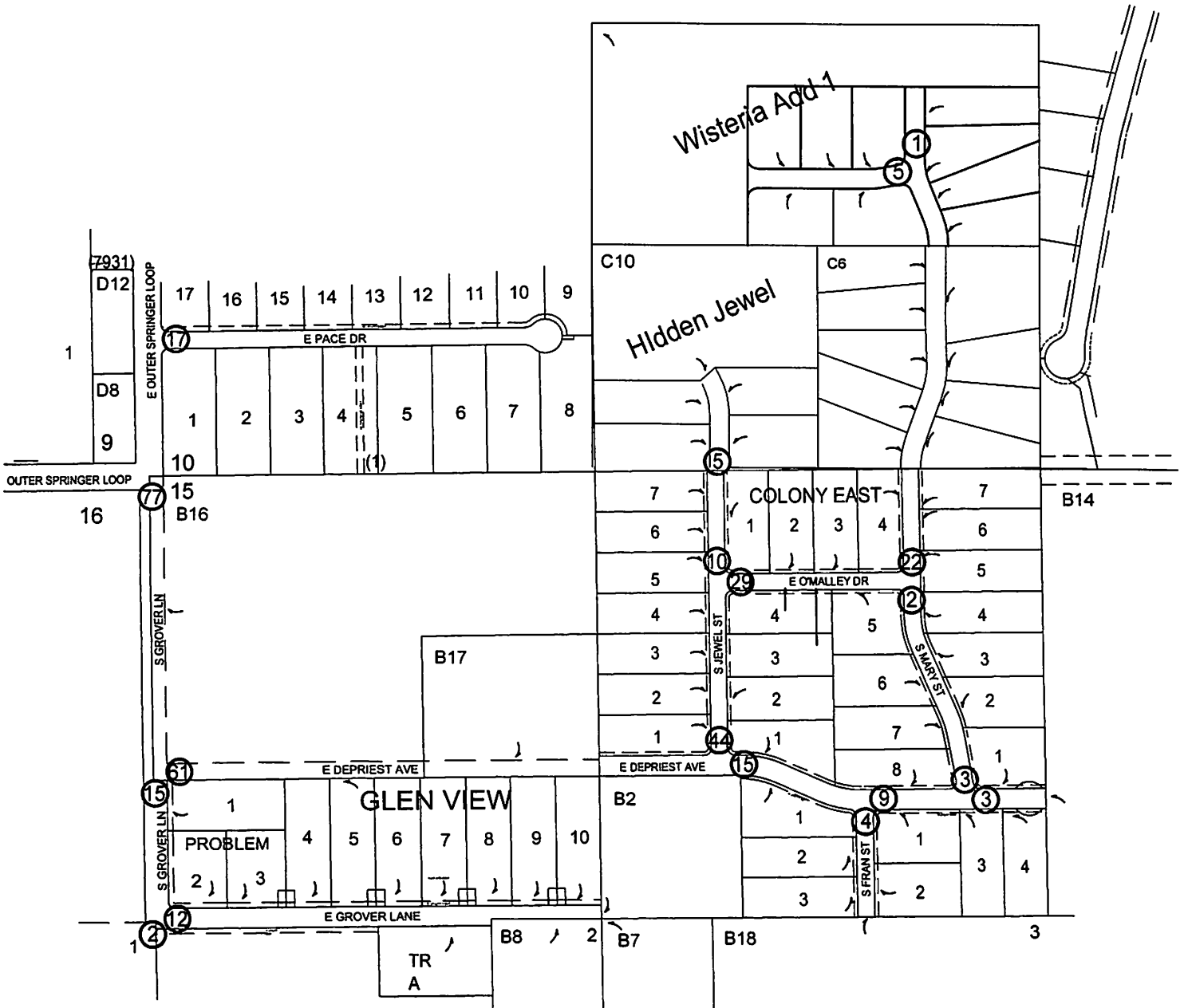
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Holler      DATE: 1-11-2024









# Traffic Count Map

Feb 2024 Wisteria Add 1 & Hidden Jewel



**Jesse Curlin**

---

**From:** Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>  
**Sent:** Tuesday, March 5, 2024 10:37 AM  
**To:** Jesse Curlin  
**Subject:** RFC Hidden Jewel (CC)

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

Hello,

This is in regard to your request for comment on the Hidden Jewel project. Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in 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,

Greg Mazer, PWS  
Project Manager  
U.S. Army Corps of Engineers, Alaska District  
Fairbanks Field Office  
907/347-9059  
<https://regulatory.ops.usace.army.mil/customer-service-survey/>



## Jesse Curlin

---

**From:** Daniel Dahms  
**Sent:** Thursday, March 21, 2024 12:21 PM  
**To:** Jesse Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Hidden Jewel (CC)

Chris,

PD&E has no comments.

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

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Thursday, February 29, 2024 11:08 AM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; 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 Hidden Jewel (CC)

Hello,

The following link is a request for comments for the proposed Hidden Jewel Subdivision. Please ensure all comments have been submitted by March 20, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Hidden Jewel](#)

Sincerely,

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



## Jesse Curlin

---

**From:** Permit Center  
**Sent:** Monday, March 4, 2024 11:00 AM  
**To:** Jesse Curlin  
**Subject:** RE: RFC Hidden Jewel (CC)

Good Morning,

This property has a driveway onto Jewel St that does not have a permit on file. Please have your applicant apply for that Driveway Permit. They qualify for the fee waiver if they apply before the end of September. They can call us and do it over the phone too.

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:** Thursday, February 29, 2024 11:08 AM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; 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





**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 20, 2024

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed preliminary plat HIDDEN JEWEL (MSB Case # 2024-032) and advises that there is an existing natural gas service line that crosses proposed Lot 2 to serve proposed Tract A. Attached is an approximate as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

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

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

Sincerely,

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

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

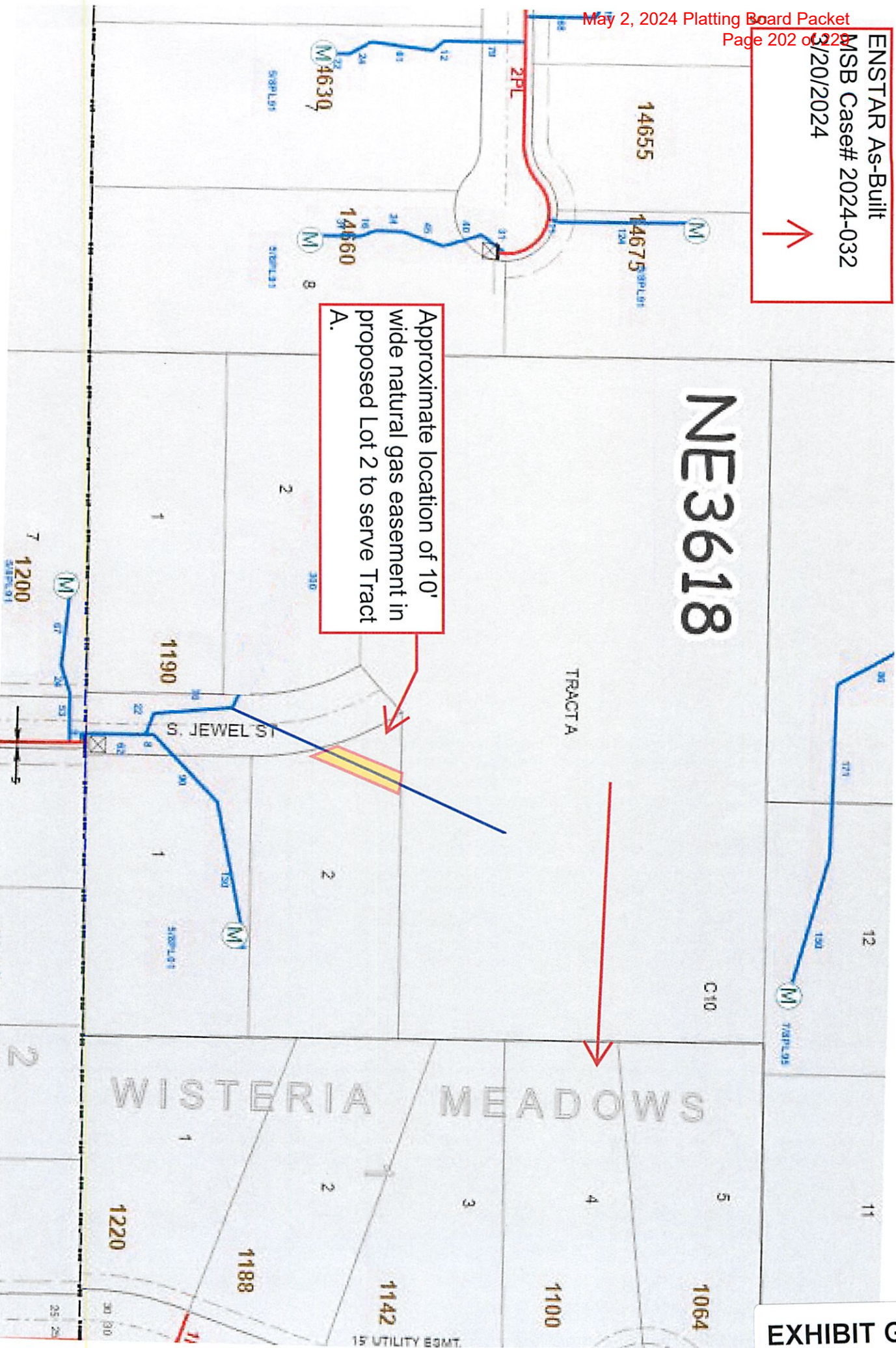


ENSTAR As-Built  
MSB Case# 2024-032  
5/20/2024

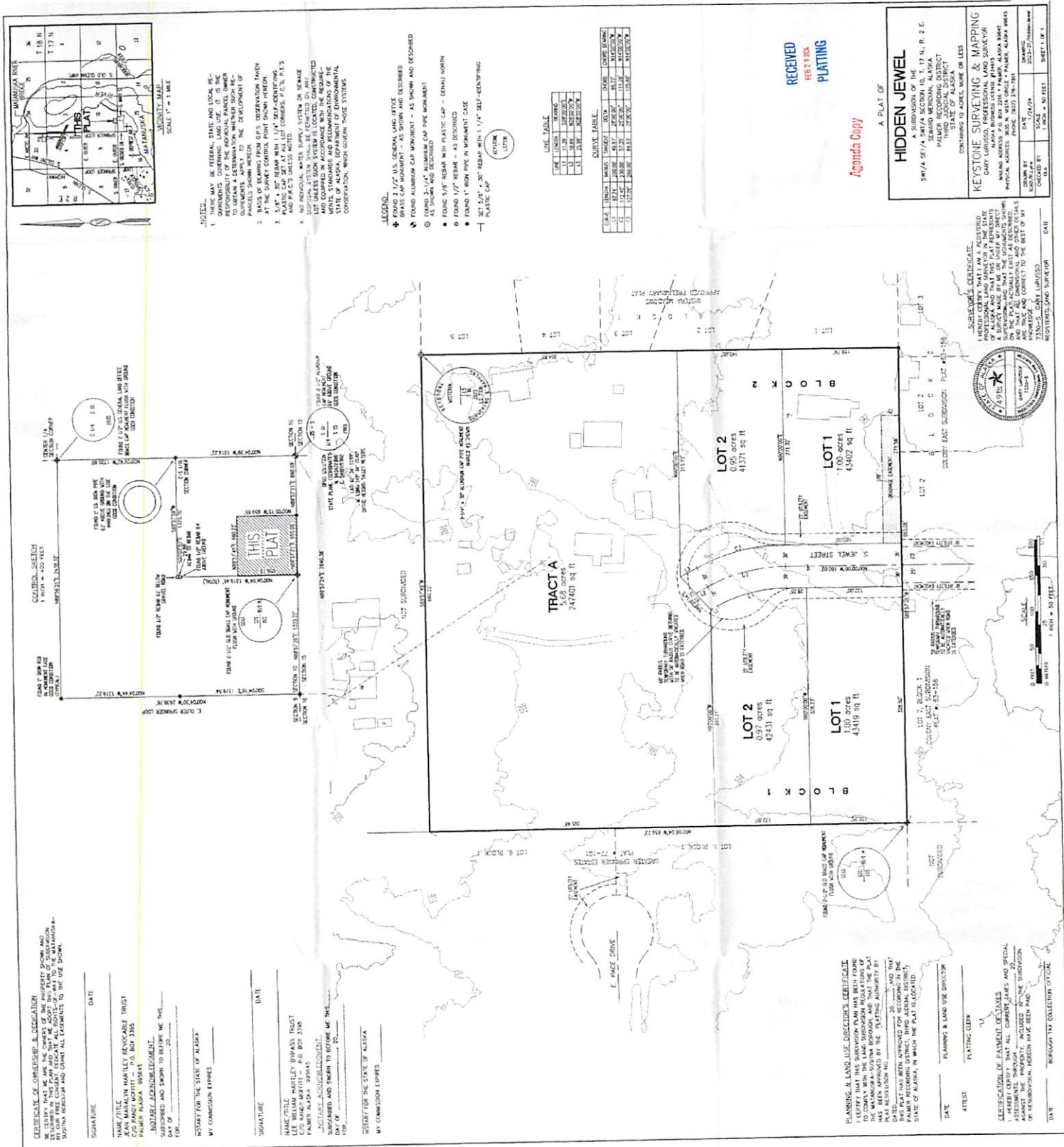


# NE3618

Approximate location of 10' wide natural gas easement in proposed Lot 2 to serve Tract A.







- NOTES.**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REGULATIONS THAT APPLY TO THIS PLAT. THE PLATTEE IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DEVELOPMENT OF THIS PLAT IS SUBJECT TO THE DEVELOPMENT OF A SUBDIVISION PLAN BY THE PLATTEE.
  2. BASIS OF BEARING FROM GPS'S OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
  3. 5/74" 20' BEARING WITH 1/4" 20' CURVE RADIUS AND 1/4" 20' BEARING WITH 1/4" 20' CURVE RADIUS NOTED.
  4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWERAGE SYSTEM IS SHOWN. THE PLATTEE IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DEVELOPMENT OF THIS PLAT IS SUBJECT TO THE DEVELOPMENT OF A SUBDIVISION PLAN BY THE PLATTEE.

- LEGEND.**
- FOUND 3/4" U.S. GENERAL LAND OFFICE BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
  - FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
  - FOUND 2 1/4" ALUMINUM CAP PIPE MONUMENT - AS SHOWN AND DESCRIBED
  - FOUND 1/2" REBAR WITH PLASTIC CAP - GENERAL NORTH
  - FOUND 1/2" REBAR - AS DESCRIBED
  - FOUND 1" IRON PIPE IN MONUMENT CASE
  - SET 2.0" 30' REBAR WITH 1/4" 20' CURVE RADIUS

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1	S 11° 12' 30" W	117.7 N
2	S 88° 45' 00" W	117.7 N
3	S 88° 45' 00" W	117.7 N
4	S 88° 45' 00" W	117.7 N

**CURVE TABLE**

CHORD	BEARING	CHORD BEARING	CHORD DISTANCE
1	S 11° 12' 30" W	117.7 N	117.7 N
2	S 88° 45' 00" W	117.7 N	117.7 N
3	S 88° 45' 00" W	117.7 N	117.7 N
4	S 88° 45' 00" W	117.7 N	117.7 N

RECEIVED  
FEB 27 2024  
PLATTING

Agenda Copy

**HIDDEN JEWEL**  
A SUBDIVISION OF THE SW 1/4 SE 1/4 SECTION 10, T. 17 N., R. 2 E.  
MUSKOGEE COUNTY, ALABAMA  
THIRD JUDICIAL DISTRICT  
MUSKOGEE COUNTY, ALABAMA  
CONTAINS 10 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
GARY L. KEYS  
1000 W. BAYVIEW DRIVE, SUITE 100  
MUSKOGEE, ALABAMA 36501  
PHONE: (205) 374-7111

DATE: 02/27/24  
DRAWN BY: G.L.K.  
CHECKED BY: G.L.K.  
SCALE: 1" = 40' HORIZ. 1" = 80' VERT.  
SHEET 1 OF 1



**CERTIFICATE OF COMPLETION & DEDICATION**

I, GARY L. KEYS, REGISTERED PROFESSIONAL SURVEYOR NO. 12345, STATE OF ALABAMA, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THE ABOVE PLAT, AND THAT I HAVE BEEN ADVISED BY THE PLATTEE THAT ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES HAVE BEEN OBTAINED AND THAT ALL NECESSARY RECORDS HAVE BEEN FILED WITH THE APPROPRIATE AGENCIES.

**PLATTEE INFORMATION:**  
NAME: WILLIAM HARVEY BRYANT TRUST  
C/O BRYANT TRUST - P.O. BOX 3395  
PAINVILLE, ALABAMA 36864

**INDIVIDUAL SIGNIFICANCE:**  
I HAVE REVIEWED AND APPROVE THE PLAT.  
DATE: 02/27/24

**NOTARY FOR THE STATE OF ALABAMA:**  
MY COMMISSION EXPIRES: 02/27/24

**PLATTEE SIGNATURE:** \_\_\_\_\_ DATE: \_\_\_\_\_  
**PLATTEE NAME:** WILLIAM HARVEY BRYANT TRUST  
C/O BRYANT TRUST - P.O. BOX 3395  
PAINVILLE, ALABAMA 36864

**REGISTERED PROFESSIONAL SURVEYOR:** GARY L. KEYS  
DATE: 02/27/24

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

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND PLANNING AND ZONING ORDINANCES AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. 2024-02-01, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PUBLIC RECORDS OF THE COUNTY AND STATE OF ALABAMA, IN WHICH THE PLAT IS LOCATED.

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

**CERTIFICATE OF ELEMENT CHANGES**

I HEREBY CERTIFY THAT THE ABOVE PLAT IS A CORRECT AND TRUE REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED THEREIN, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. 2024-02-01, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PUBLIC RECORDS OF THE COUNTY AND STATE OF ALABAMA, IN WHICH THE PLAT IS LOCATED.

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



**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  
JEAN MARALYN HARTLEY REVOCABLE TRUST  
C/O RANDY MOFFITT - P.O. BOX 3395  
PALMER ALASKA 995645

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  
LEE WILLIAM HARTLEY BYPASS TRUST  
C/O RANDY MOFFITT - P.O. BOX 3395  
PALMER ALASKA 995645

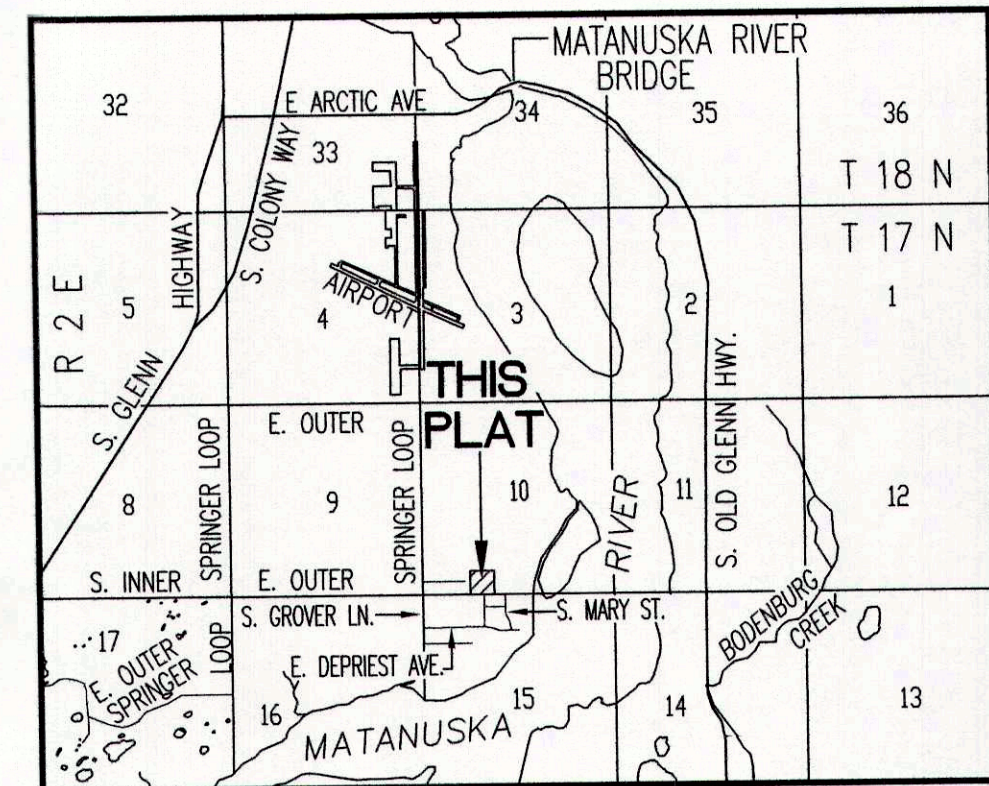
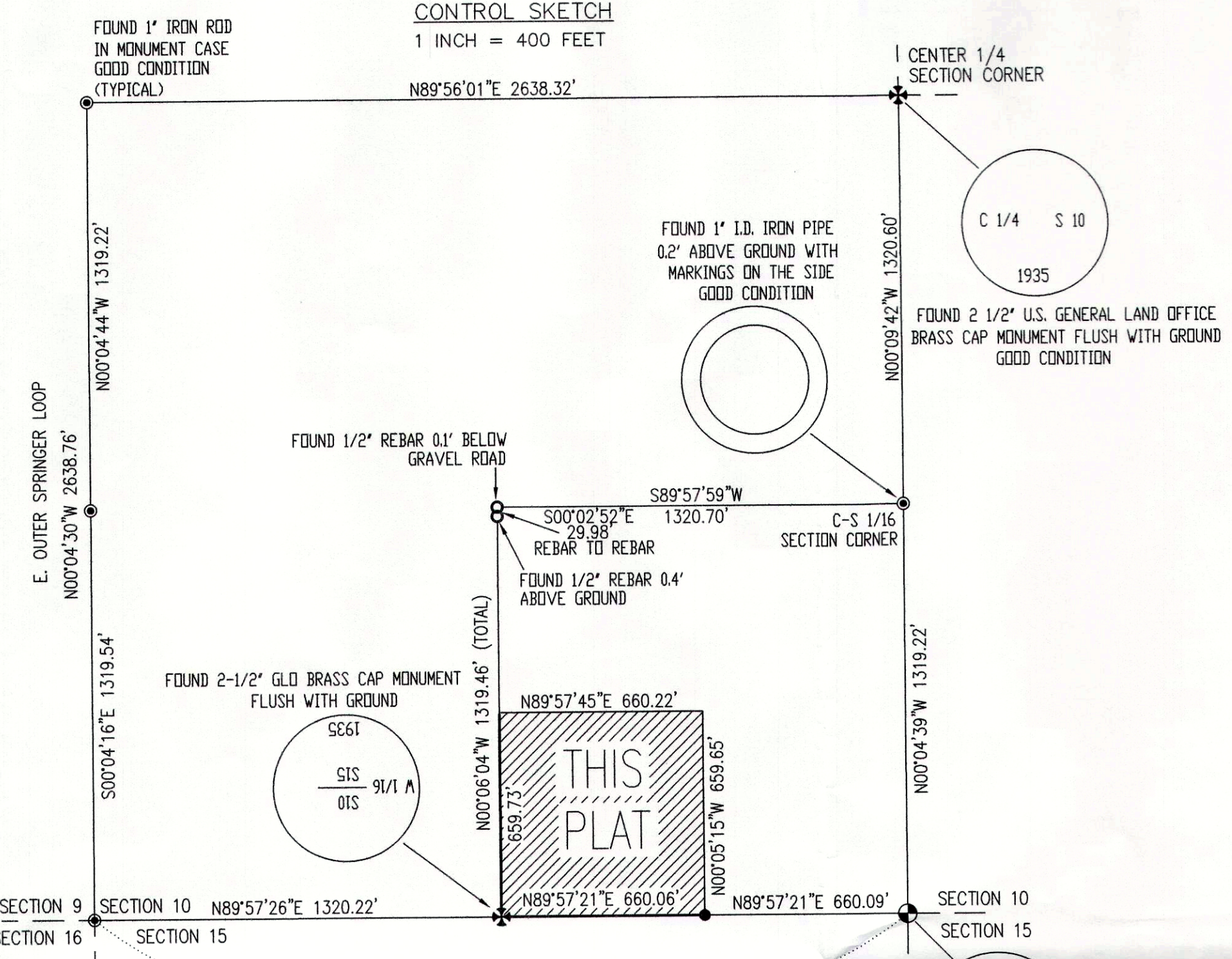
NOTARY ACKNOWLEDGMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ 20\_\_\_\_  
FOR \_\_\_\_\_

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

**CONTROL SKETCH**

1 INCH = 400 FEET

N89°56'01"E 2638.32'



VICINITY MAP  
SCALE 1" = 1 MILE

**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.

**LEGEND**

- ✱ FOUND 2 1/2" U.S. GENERAL LAND OFFICE BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
- ⊕ FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
- ⊕ FOUND 3-1/4" ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP - DENALI NORTH
- FOUND 1/2" REBAR - AS DESCRIBED
- FOUND 1" IRON PIPE IN MONUMENT CASE
- SET 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING PLASTIC CAP

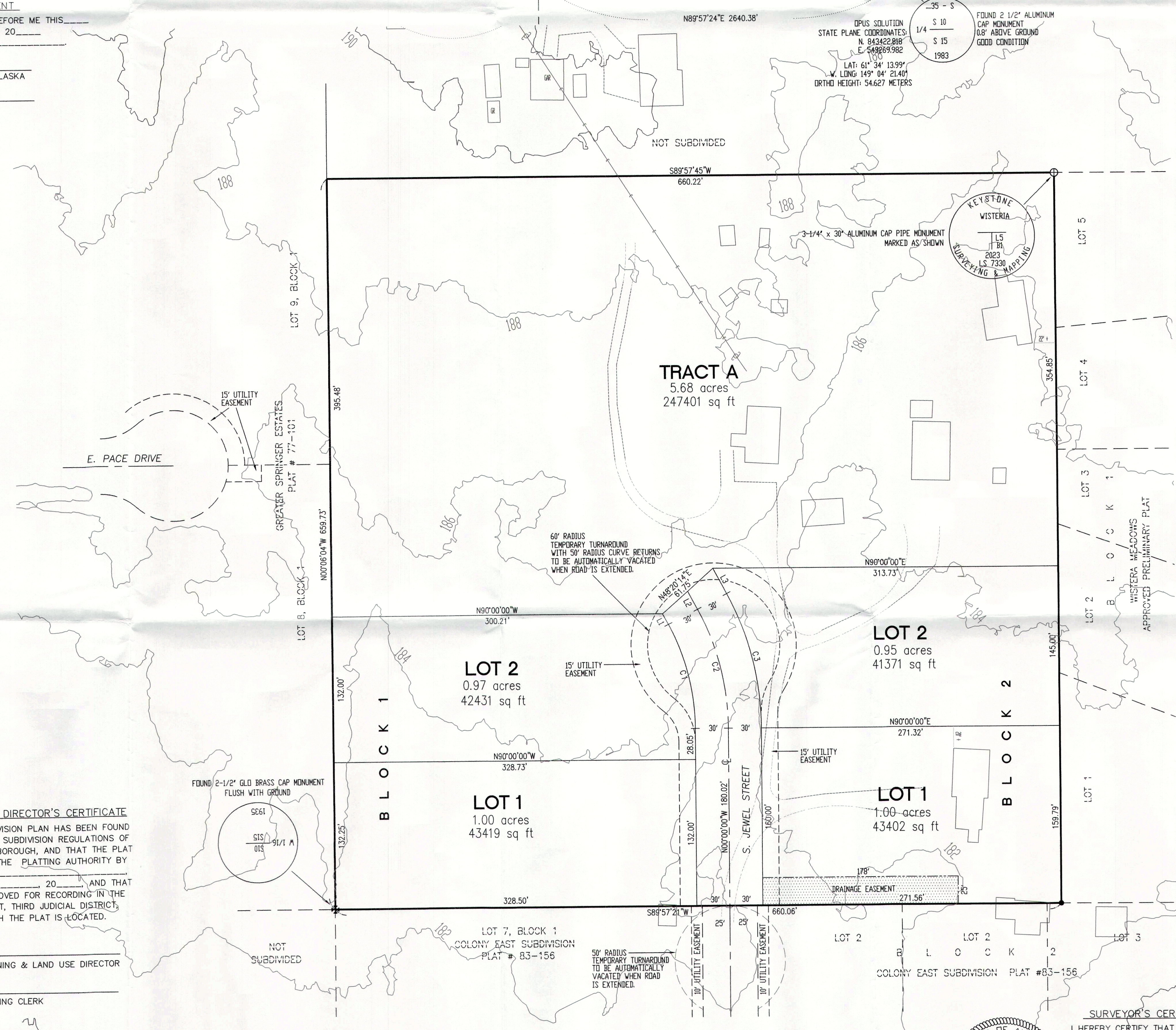
**LINE TABLE**

LINE	LENGTH	BEARING
L1	11.39'	S28°00'00"E
L2	18.69'	N28°00'00"W
L3	25.98'	N28°00'00"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	97.74'	200.00'	49.87'	28°00'00"	96.77'	N14°00'00"W
C2	112.40'	230.00'	57.35'	28°00'00"	111.28'	N14°00'00"W
C3	127.06'	260.00'	64.83'	28°00'00"	125.80'	N14°00'00"W

**TRACT A**  
5.68 acres  
247401 sq ft



**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.

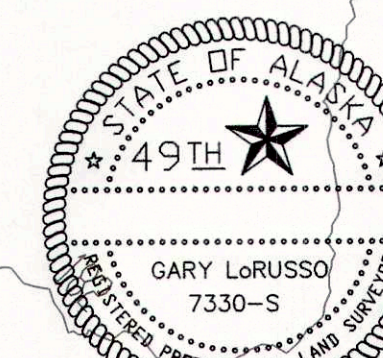
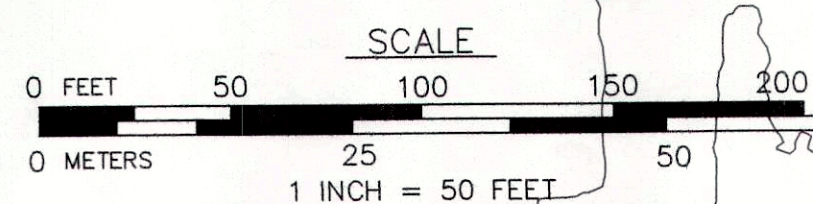
DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR \_\_\_\_\_

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.  
7330-S GARY LORUSSO  
REGISTERED LAND SURVEYOR DATE \_\_\_\_\_

RECEIVED  
FEB 27 2024  
PLATTING

Agenda Copy

A PLAT OF

**HIDDEN JEWEL**

A SUBDIVISION OF THE SW1/4 SE1/4 SW1/4 SECTION 10, T. 17 N., R. 2 E. SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 10 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) 734-7811

DRAWN BY ICAD/K-Lyme	DATE 1/24/24	DRAWING 2023-21/HiddenJewel
CHECKED BY GLO	SCALE 1 INCH = 50 FEET	SHEET 1 OF 1



E







STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 2, 2024

PRELIMINARY PLAT: WISTERIA MEADOWS ADDITION 1  
LEGAL DESCRIPTION: SEC 10, T17N, R02E, SEWARD MERIDIAN AK  
PETITIONERS: REGINALD CARNEY, JEAN MARALYN HARTLEY REVOCABLE TRUST, & LEE WILLIAM HARTLEY BYPASS TRUST  
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING / HOLLER ENGINEERING  
ACRES: 20 ± PARCELS: 10  
REVIEWED BY: CHRIS CURLIN CASE #: 2024-034

---

**REQUEST:** The request is to create 9 lots and 1 tract from Tax Parcel C11, a non-conforming split created by Warranty Deed, recorded at Book 1084 Page 485, to be known as **WISTERIA MEADOWS ADDITION 1**, containing 20.00 acres +/- . The property is located west of the Matanuska River, east of E. Outer Springer Loop and south of E. Rocky Point Drive; within the SW ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A – 4 pgs</b>
Geotechnical Report	<b>EXHIBIT B – 6 pgs</b>
Average Daily Traffic (ADT) Calculations	<b>EXHIBIT C – 1 pgs</b>
<b>AGENCY COMMENTS</b>	
Department of Public Works	<b>EXHIBIT D – 1 pg</b>
Permit Center	<b>EXHIBIT E – 1 pg</b>
Utilities	<b>EXHIBIT F – 4 pgs</b>

**DISCUSSION:** The proposed subdivision will be extending S. Mary Street to end in a Temporary cul-de-sac. Proposed lots range in size from .92 to 1.10 acres with a 10 acres tract. Access for all lots will be by the proposed extension of S. Mary Street.

**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. Access requirements will be met once interior street and cul-de-sac has been constructed.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, PE, notes that the majority of the parent parcel has very gently rolling terrain, with a minimal slope generally directed southward or to the southeast. No substantial areas with steep slopes over 25% noted. Four new testholes were dug on January 4, 2024 to evaluate existing soil conditions. Testholes were dug to depths of 14' to 15'. Receiving soils under the topsoils were found to be consistently clean sands and



gravels, with each testhole extending at least 6' down into the granular materials. Groundwater was not encountered in any of the newly logged testholes, nor was it encountered in adjacent holes. 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 neighboring water wells, and lot lines. For useable building area, lot lines, utility easements, and ROW/PUE setbacks will be limiting factors. For all 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, each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Tract A is over 400,000 ft<sup>2</sup> and does not require soils verification.

Topographic map and as-built are shown on the Agenda Plat.

Preliminary Drainage Plan is at **Exhibit B-3**. Average Daily Traffic (ADT) Calculations are at **Exhibit C**. A Plan and Profile was not required per SCM F01.1.

**Comments:**

MSB Department of Public Works Operations & Maintenance (**Exhibit D**) It appears there are plans for connections between this subdivision and Hidden Jewel. PD&E requests to meet with the developer and the surveyor prior to commenting to try and to better understand the relationship between these two subdivisions.

*Staff notes this is recommendation # 4.b.*

MSB Permit Center (**Exhibit E**) Applicant has access onto Gunnysack Rd that does not have a permit on file. Please have your applicant apply for their driveway permit. This permit can utilize the fee waiver if they apply before the end of September.

*Staff notes this is recommendation # 5.*

**Utilities:** (**Exhibit F**) Enstar would agree if one of the following scenarios are met:

1. Add a ten foot (10 FT) wide natural gas easement, centered on the existing natural gas service line on proposed Tract A.
2. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the approximate location of the service line on the map and add, "Approximate location of natural gas service line and centerline of ten foot wide natural gas easement". GCI has no comments or objections to the plat.
3. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

*Platting staff notes that the petitioner will need to sign an easement with ENSTAR and show the recorded easement information on the final plat. (see recommendation #6)*

MTA requests the drainage easement be set back so it isn't overlapping the UE's.

MEA & 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; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, Planning; MEA or GCI.

**CONCLUSION:** The preliminary plat of Wisteria Meadows Addition 1 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. There was no comment received from the public. Legal and physical access will exist to the proposed lots once the internal street and cul-de-sac have been constructed, 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. A soils report was submitted, pursuant to MSB 43.20.218(A)(1). A plan and profile was not required per MSB SCM F01.1

### **FINDINGS OF FACT**

1. The plat of Wisteria Meadows Addition 1 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. Legal and physical access will exist to the proposed lots per MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
4. All lots will have the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, Planning; MEA or GCI.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

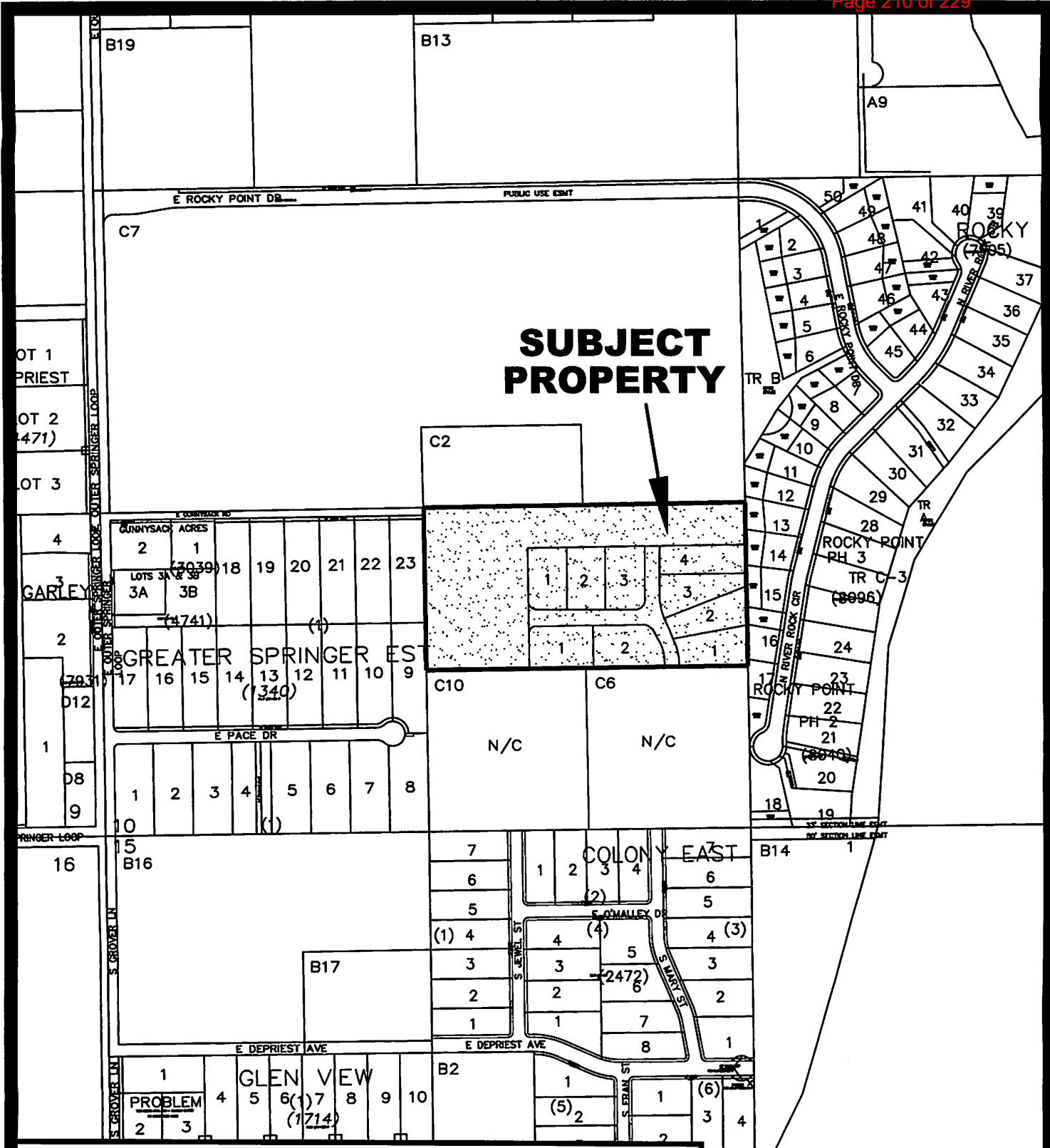
### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Wisteria Meadows Addition 1, Section 10, Township 17 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. Pay postage and advertising fees.
4. Construct interior streets and cul-de-sac to Residential Street 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) Reclaim the cul-de-sac at the northern terminus of S. Mary Street, per DPW's instructions.
5. Provide platting staff copies of driveway permits/applications for all existing accesses.
6. Record an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location, and provide recording 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 plat in full compliance with Title 43.



**SUBJECT  
PROPERTY**

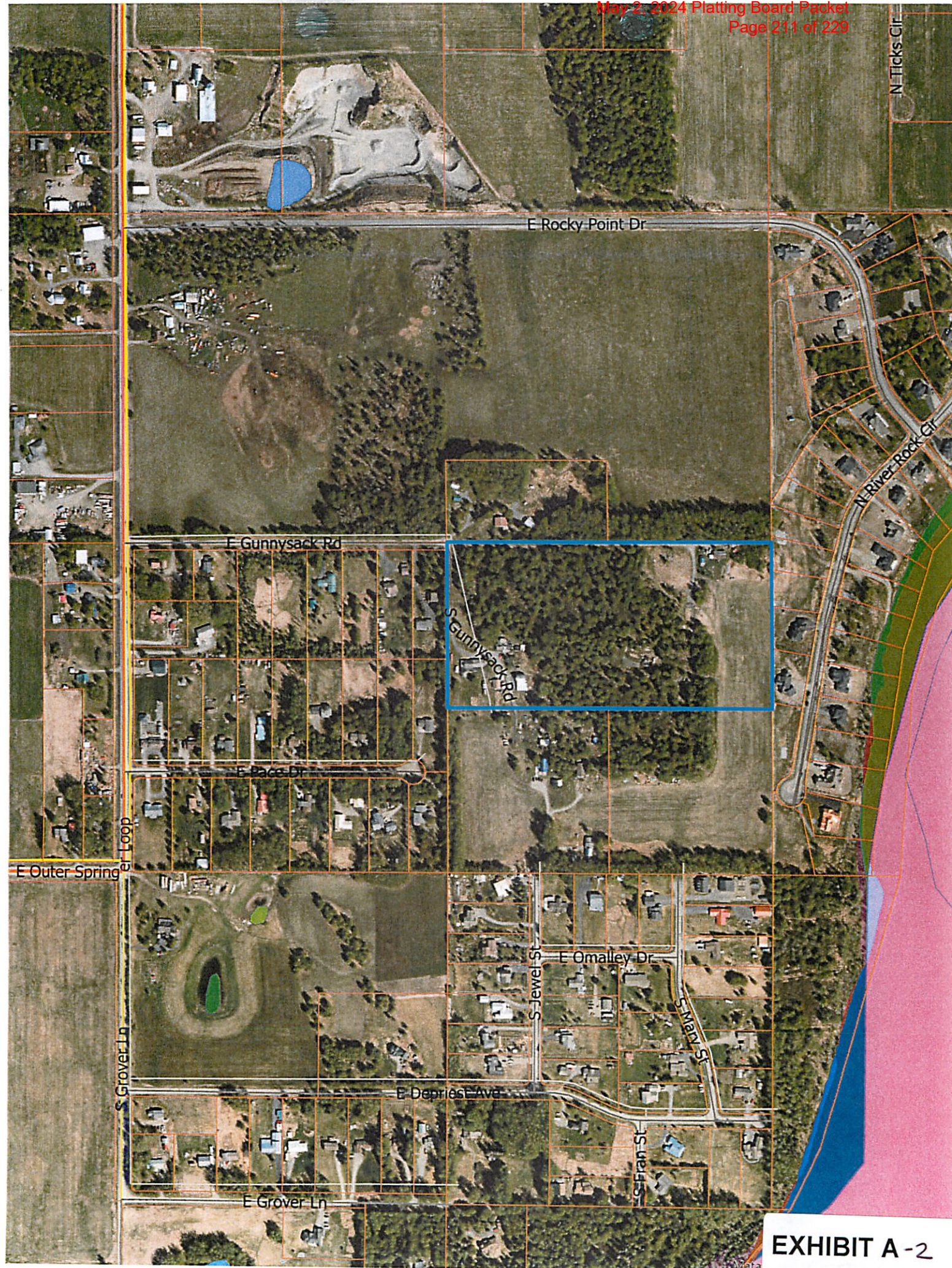


**VICINITY MAP**

FOR PROPOSED WISTERIA MEADOWS SUBDIVISION  
LOCATED WITHIN  
SECTION 10, T17N, R02E, SEWARD MERIDIAN  
ALASKA

PA11 MAP











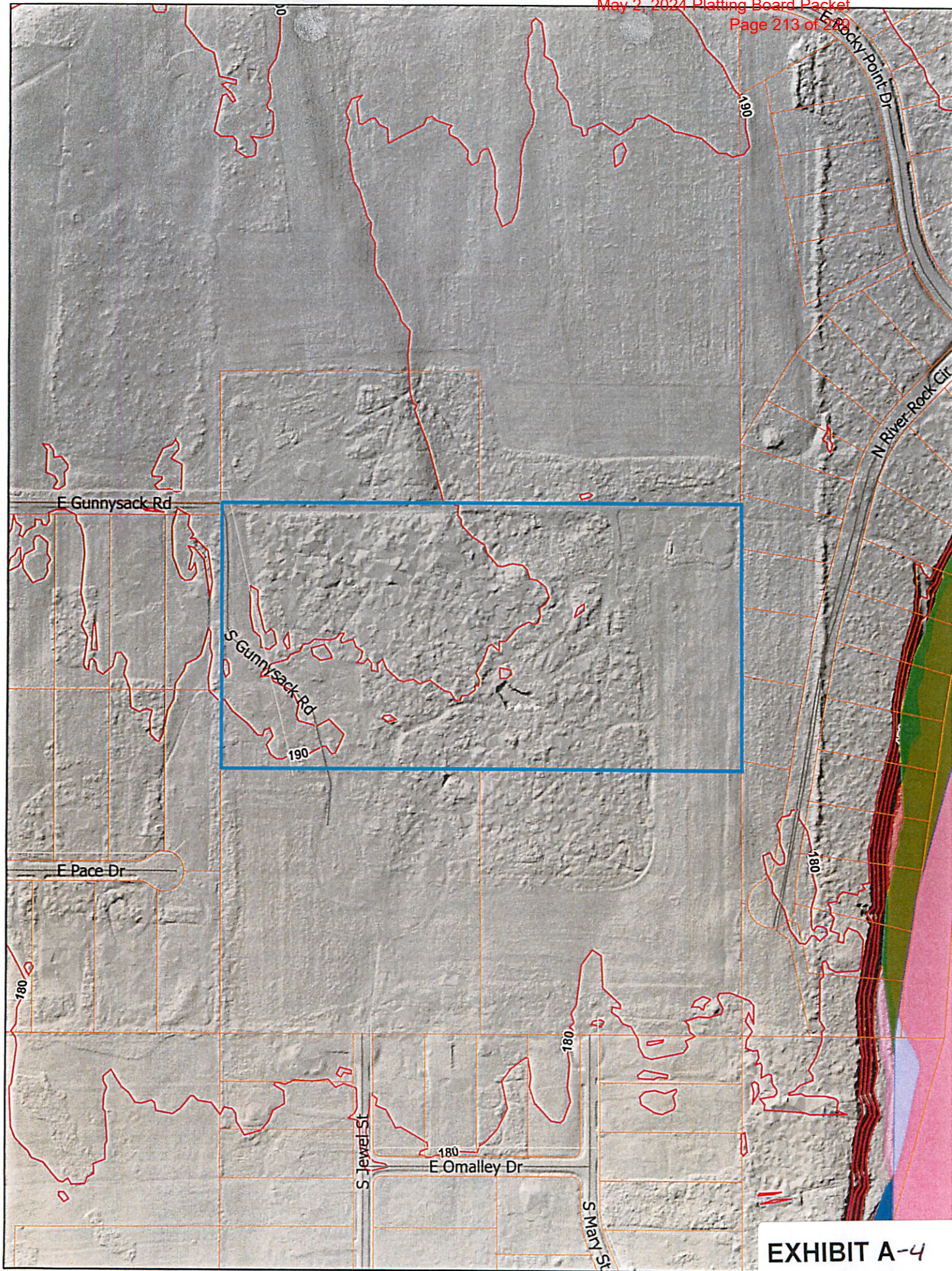


EXHIBIT A-4





# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

February 23, 2024

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

RECEIVED

FEB 27 2024

PLATTING

Re: *Wisteria Meadows Addition I*; Useable Areas, Roads and Drainage  
HE #23001

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 9 new lots and a 10 acre tract from one existing parent parcel totaling 20 acres. Our soils evaluation included logging 4 new testholes on the parent parcel, review of adjacent existing soils information, 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 rectangle shape north of the earlier Wisteria Meadows project. The majority of the parent parcel has very gently rolling terrain, with a minimal slope generally directed southward or to the southeast. No substantial areas with steep slopes over 25% were noted. The total elevation differential indicated from the provided topographical map is approximately 13'.

Soils & Vegetation. The parent parcel contains a developed farm field area comprising roughly 3 acres at the east end, and a developed home site at the southwest corner. Other areas appear to remain in a native or near native state. Existing vegetation in the wooded portion primarily consists of mature growth cottonwood and birch trees, with a modest amount of mature spruce trees. The hayfield area has tall grasses scattered throughout. Four new testholes were dug on 1/04/24 to evaluate existing soil conditions. Near surface soils encountered in the testholes included a thin organic mat over a thick layer of silty loess topsoils which extended down to between 5.5' and 7.5'. Receiving soils under the topsoils were consistently found to be relatively clean sands and gravels. Each testhole extended at least 6' downward into the granular base materials, to avoid the need for percolation tests on the thick topsoil layer. Soils encountered were typical for the area, based on existing neighboring soils information and from our prior experiences on



adjacent properties. A copy of the testhole logs and a location/topography map is attached.

Groundwater. Groundwater was not encountered in any of the newly logged or adjacent testholes, which were all dug to depths of 13' to 18'. Groundwater is not expected to be a limiting factor for useable area for any 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 primarily limited by setbacks to neighboring water wells, and lot lines. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For all 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, ***each of the proposed 9 new lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Proposed Tract A is over 400,000 ft<sup>2</sup> and does not require soils verification.***

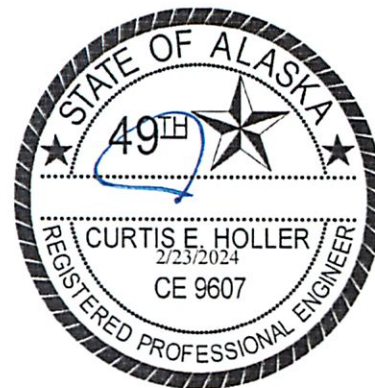
Roads and Drainage. The proposed new lots will be accessed by way of a new northward extension of S. Mary Street, with another new street running from S. Mary Street to the west. Approximately 1019' of new road will be constructed as a part of this extension, terminating in one temporary cul-de-sac and one stub road, with one internal intersection. Sandy gravel materials adequate to construct the road base exist on the project, or could be hauled in. Road topping materials could be screened at the site, or hauled in, or may not be required if the road is paved. A preliminary drainage plan is part of the attached map, similar to a full drainage report which has been prepared by another firm.

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

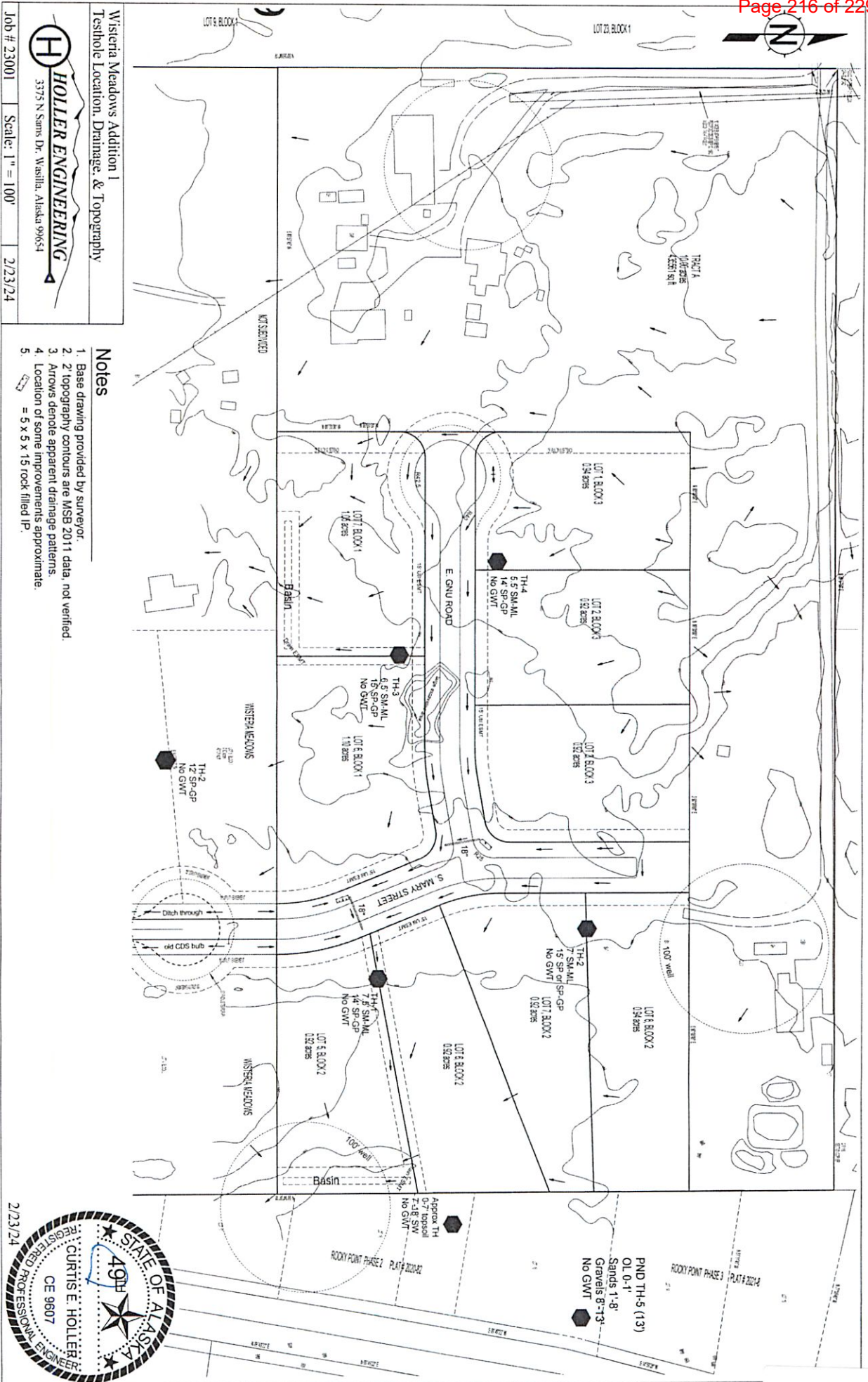
Sincerely

Curtis Holler, PE

c: R. Carney, w/attachments







**Notes**

1. Base drawing provided by surveyor.
2. 2' topography contours are MSB 2011 data, not verified.
3. Arrows denote apparent drainage patterns.
4. Location of some improvements approximate.
5. = 5 x 5 x 15 rock filled IP.

Wisteria Meadows Addition I  
Testhole Location, Drainage, & Topography



Job # 23001 Scale: 1" = 100' 2/23/24

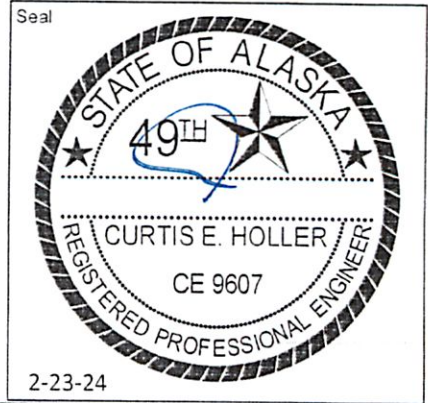






# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 4  
 Performed For: Reginald Carney  
 Legal Description: Wisteria Meadows Addition 1

Depth, feet	Soil Type
0 - 1	OL, ROOTS ML, DARK BROWN
1 - 8	SM-ML SOFT BROWN LOESS SILT/SAND
8 - 14	SP-GP Rock to 5" occasional to 8" w/TRACE SILT VARIES TO HEAVY TRACE NO GWT/NO STAINS
14 - 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 1 FT AND \_\_\_\_\_ FT DEPTH

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

\_\_\_\_\_

\_\_\_\_\_

- PERFORMED BY: C. Holler

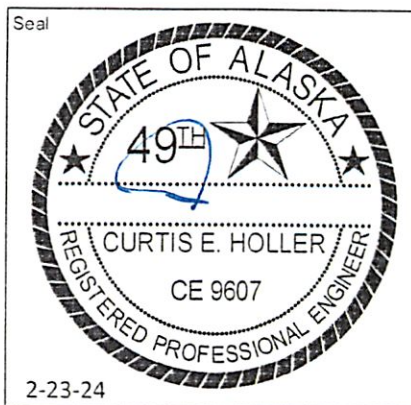
DATE 1-04-2024





# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 4

Performed For: Reginald Carney

Legal Description: Wisteria Meadows Addition 1

Depth, feet	Soil Type
1	OL ML
2	SM-ML
3	BROWN-TAN LOESS SILT-
4	SAND
5	
6	
7	
8	SP w/ SILT, BROWN URRES: TRACE SILT
9	
10	SP-GP w/ TRACE SILT
11	
12	Rock to 5"
13	BROWN
14	
15	NO GW/NO STAINS
16	
17	
18	
19	
20	
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 1 FT AND \_\_\_\_\_ FT DEPTH

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

- PERFORMED BY: C. Holler

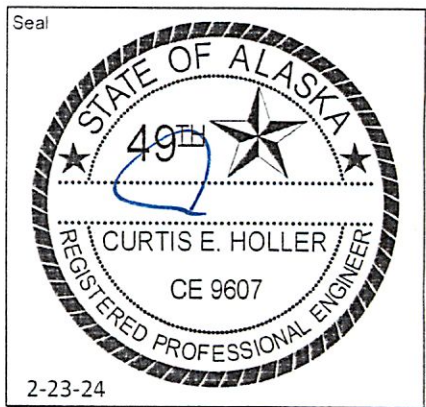
DATE: 1-04-2024





# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 4  
 Performed For: Reginald Carney  
 Legal Description: Wisteria Meadows Addition 1

Depth, feet	Soil Type
0-1	a
1-2	ML-cl
2-3	SM-ML to ML-SM
3-4	DARK BROWN LOESS
4-7	
7-8	SPW/GP
8-9	VARIOUS to SP. GP
9-10	ROCKS to 5"
10-11	TAKE SLT
11-12	
12-13	
13-14	
14-15	NO GWT/NO STAIN
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					

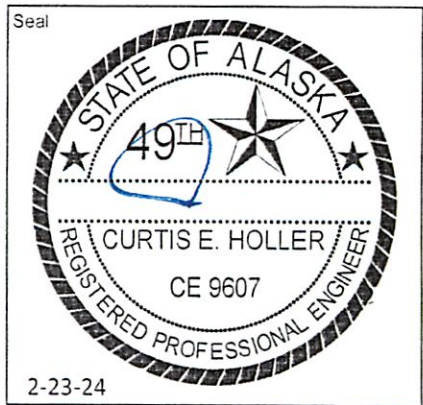
- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN    FT AND    FT DEPTH  
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
 \_\_\_\_\_  
 \_\_\_\_\_  
 - PERFORMED BY: C. Holler DATE: 1-04-2024





# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 4

Performed For: Reginald Carney

Legal Description: Wisteria Meadows Addition 1

Depth, feet	Soil Type
1	OL
1	ML
2	SM-ML
3	TAN-BROWN
4	SOFT LOESS
6	SP-GP
7	VARIES TO SP w/GP
9	BLAND, Peck to 5"
10	TRUCK SILT
14	NO GWT/NO STRAINS

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 \_\_\_\_\_

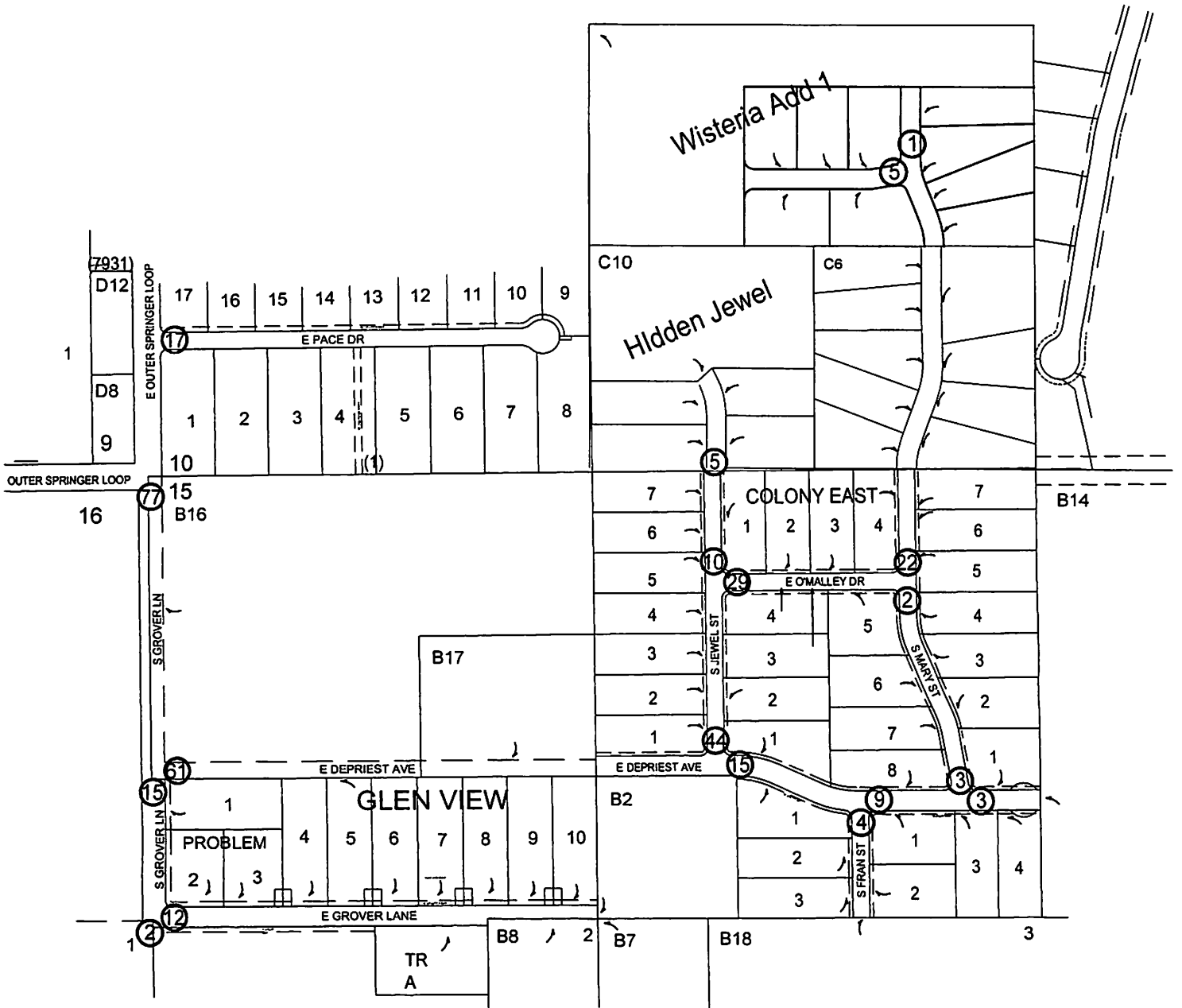
- TEST RUN BETWEEN    FT AND    FT DEPTH

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

- \_\_\_\_\_

- PERFORMED BY: C. Holler DATE: 1-04-2024





# Traffic Count Map

Feb 2024 Wisteria Add 1 & Hidden Jewel



## Jesse Curlin

---

**From:** Daniel Dahms  
**Sent:** Tuesday, March 19, 2024 3:13 PM  
**To:** Jesse Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Wisteria Meadows Addition 1 (CC)

Chris,

It appears there are plans for connections between this subdivision and Hidden Jewel. PD&E requests to meet with the developer and the surveyor prior to commenting to try and to better understand the relationship between these two subdivisions.

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

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Thursday, February 29, 2024 4:41 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; 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 Wisteria Meadows Addition 1 (CC)

Hello,

The following link is a request for comments for the proposed Wisteria Meadows Addition 1 Subdivision. Please ensure all comments have been submitted by March 20, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Wisteria Mdws Add 1](#)

Sincerely,

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



**RE: RFC Wisteria Meadows Addition 1 (CC)**

Permit Center &lt;Permit.Center@matsugov.us&gt;

Mon 3/4/2024 11:20 AM

To: Jesse Curlin &lt;Jesse.Curlin@matsugov.us&gt;

Good Morning,

Your applicant has access onto Gunnysack Rd that does not have a permit on file. Please have your applicant apply for their driveway permit.

This permit can utilize the fee waiver if they apply before the end of September.

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:** Thursday, February 29, 2024 4:41 PM

**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; 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 Wisteria Meadows Addition 1 (CC)

Hello,



**Jesse Curlin**

---

**From:** Skylar Furlong <Skylar.Furlong@enstarnaturalgas.com>  
**Sent:** Tuesday, March 19, 2024 9:51 AM  
**To:** Jesse Curlin  
**Cc:** Sterling Lopez  
**Subject:** RE: RFC Wisteria Meadows Addition 1 (CC)  
**Attachments:** MSB Comments\_2024-034.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Good morning,

Please see the attached plat review with ENSTAR comments for the proposed Wisteria Meadows Addition 1 (MSB Case# 2024-034).

Feel free to reach out if you have any questions or concerns.

Thank you,

**Skylar Furlong**  
Environmental Permitting & Compliance Specialist  
ENSTAR Natural Gas Company, LLC  
C (907) 252-1294  
O (907) 714-7521  
[Skylar.Furlong@enstarnaturalgas.com](mailto:Skylar.Furlong@enstarnaturalgas.com)

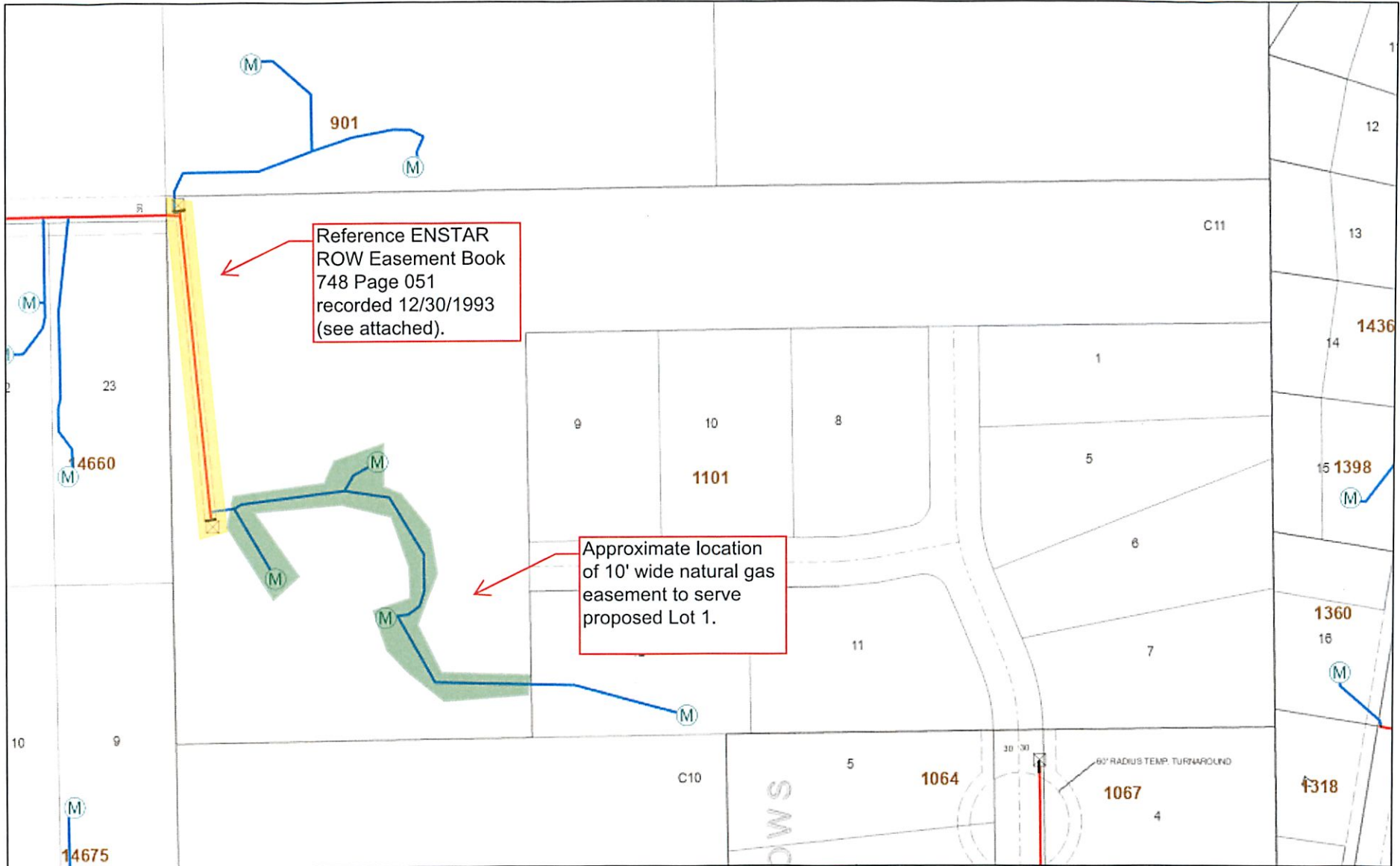


---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Thursday, February 29, 2024 4:41 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; 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>; ENSTAR ROW Shared Mailbox

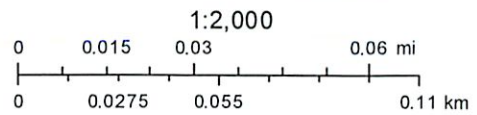


# ArcGIS Web Map



Reference ENSTAR  
ROW Easement Book  
748 Page 051  
recorded 12/30/1993  
(see attached).

Approximate location  
of 10' wide natural gas  
easement to serve  
proposed Lot 1.



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

ArcGIS Web App Builder  
ENSTAR Natural Gas Company



**RE: RFC Wisteria Meadows Addition 1 (CC)**

Cayla Ronken &lt;cronken@mtasolutions.com&gt;

Tue 3/5/2024 9:25 AM

To: Jesse Curlin &lt;Jesse.Curlin@matsugov.us&gt;

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

Hi Chris.

MTA has reviewed Wisteria Meadows Addition 1 and would like to comment/request the drainage easement be set back so it isn't overlapping the UE's.

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 29, 2024 4:41 PM

**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; 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 Wisteria Meadows Addition 1 (CC)

Hello,

The following link is a request for comments for the proposed Wisteria Meadows Addition 1 Subdivision. Please ensure all comments have been submitted by March 20, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

[Wisteria Mdws Add 1](#)



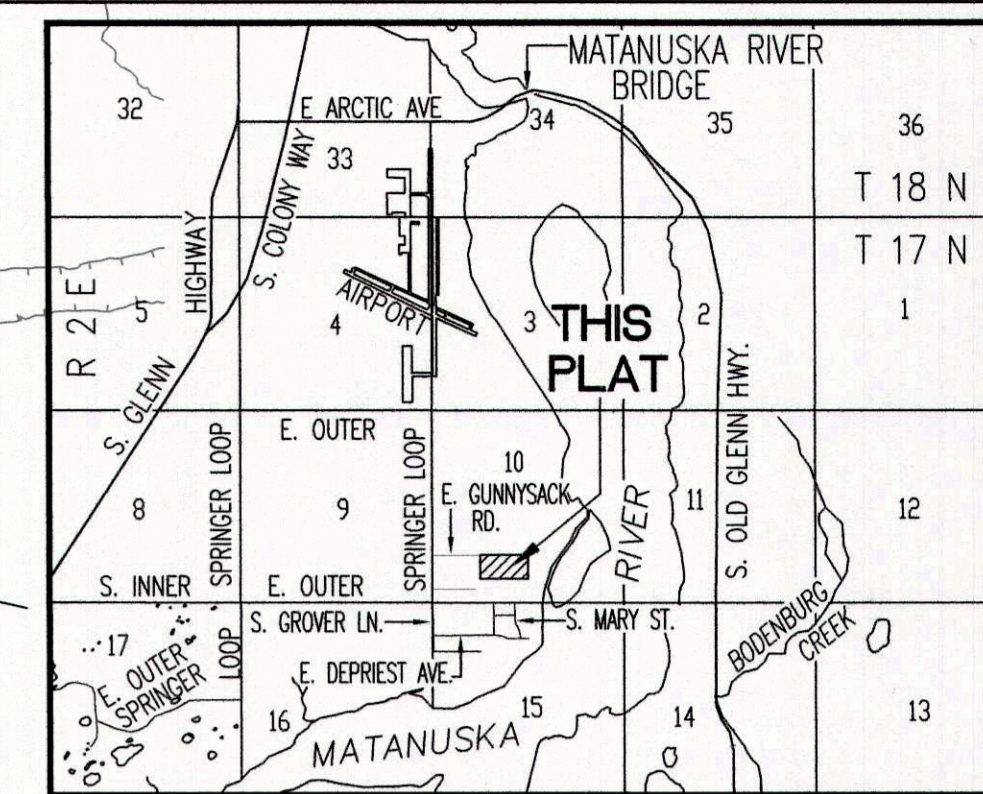
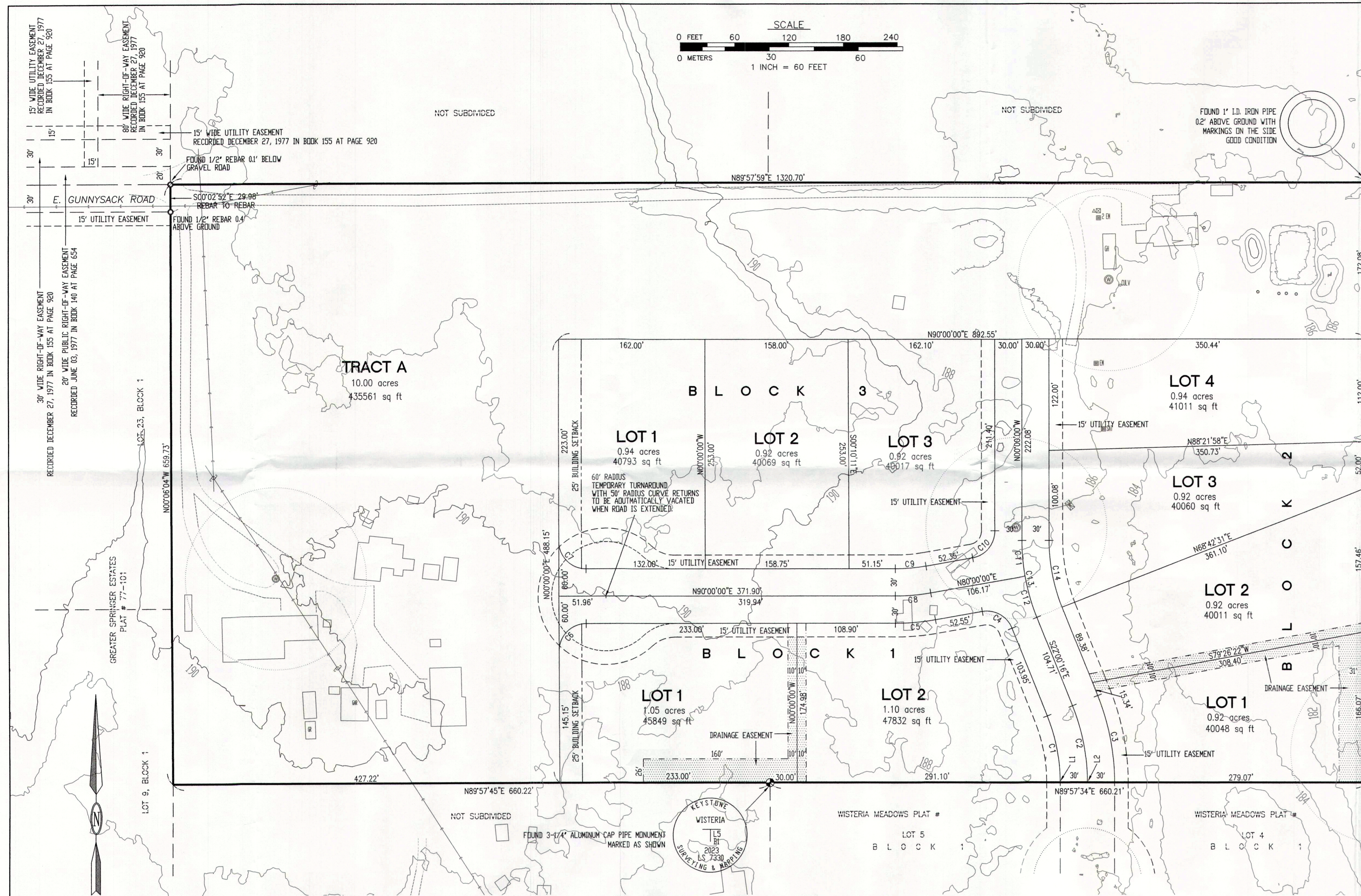
Sincerely,

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









VICINITY MAP  
SCALE 1" = 1 MILE

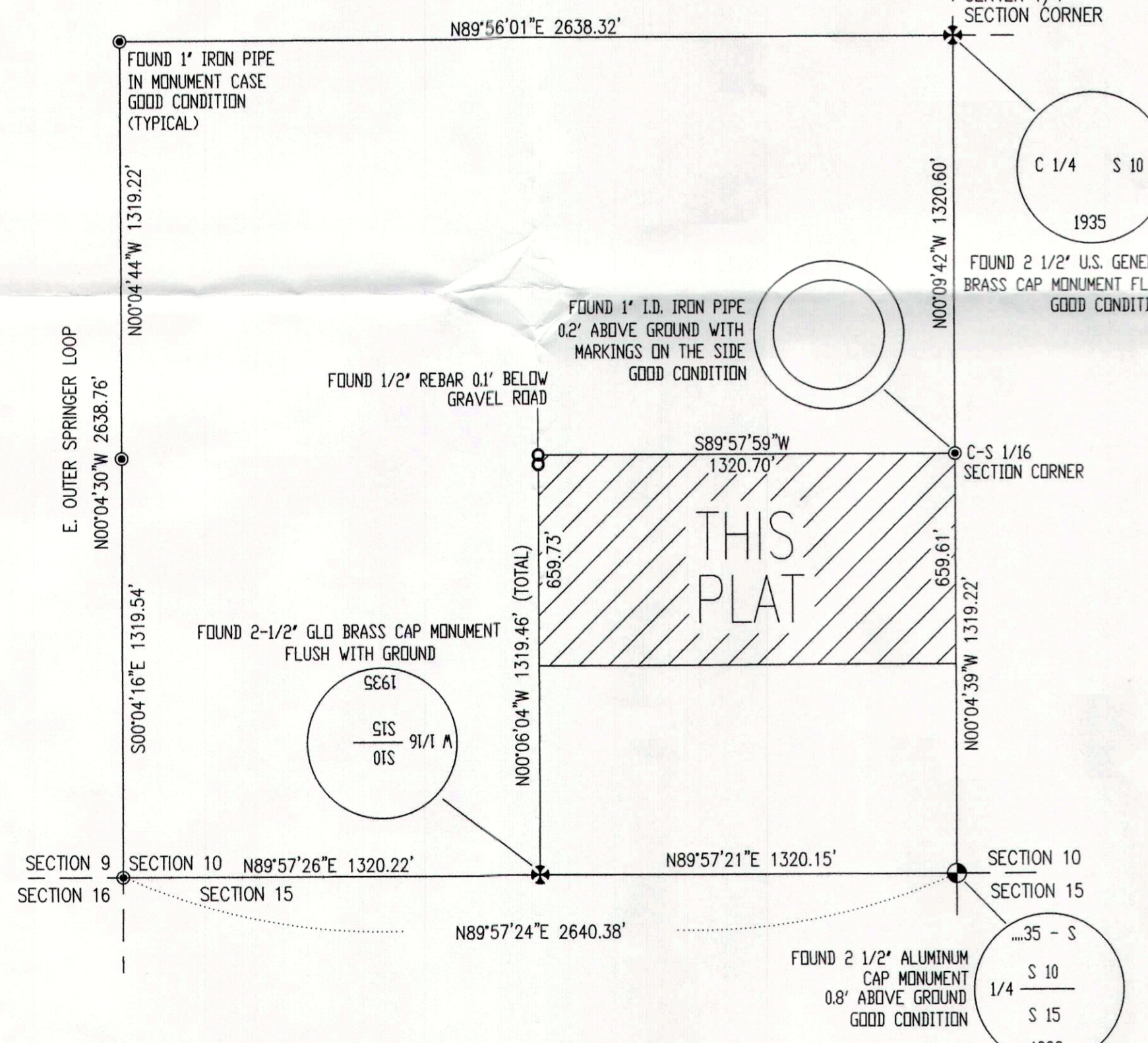
**NOTES**

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
- 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- EASEMENTS OF RECORD NOT PLOTTED HEREON:
  - MEA EASEMENT RECORDED OCTOBER 16, 2001 AT SERIAL #2001-022529-0.
  - MEA EASEMENT RECORDED SEPTEMBER 9, 1985 IN BOOK 434, PAGE 16
  - MTA EASEMENT RECORDED JANUARY 30, 1995 IN BOOK 795, PAGE 261
  - MEA EASEMENT RECORDED NOVEMBER 1997 IN BOOK 923, PAGE 640
  - MEA EASEMENT RECORDED APRIL 24, 2018 AT RECEPTION SERIAL #2108-007808-0

**LEGEND**

- FOUND 2 1/2" U.S. GENERAL LAND OFFICE BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
- FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP - DENALI NORTH
- FOUND 1/2" REBAR - AS DESCRIBED
- FOUND 1" IRON PIPE IN MONUMENT CASE
- SET 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING PLASTIC CAP

CONTROL SKETCH  
1 INCH - 400 FEET



**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  
JEAN MARALYN HARTLEY REVOCABLE TRUST  
C/O RANDY MOFFITT - P.O. BOX 3395  
PALMER ALASKA 995645

**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  
LEE WILLIAM HARTLEY BYPASS TRUST  
C/O RANDY MOFFITT - P.O. BOX 3395  
PALMER ALASKA 995645

**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

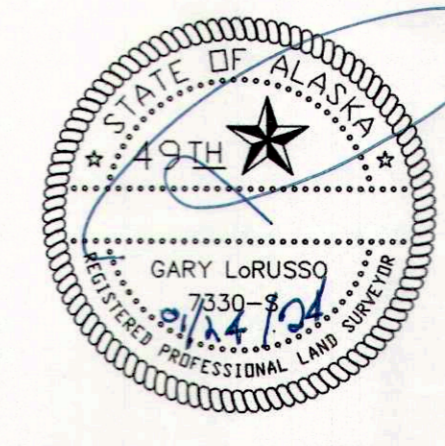
**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	74.87'	195.00'	37.90'	21°59'58"	74.41'	N11°00'22"W
C2	86.39'	225.00'	43.74'	22°00'00"	85.86'	N11°00'00"W
C3	97.91'	255.00'	49.57'	22°00'00"	97.31'	N11°00'00"W
C4	40.84'	30.00'	24.29'	78°00'00"	37.76'	N61°00'00"W
C5	44.51'	255.00'	22.31'	10°00'00"	44.45'	N85°00'00"E
C6	47.12'	30.00'	30.00'	90°00'00"	42.43'	S45°00'00"W
C7	47.12'	30.00'	30.00'	90°00'00"	42.43'	S45°00'00"E
C8	39.27'	225.00'	19.68'	10°00'00"	39.22'	N85°00'00"E
C9	34.03'	195.00'	17.06'	10°00'00"	33.99'	N85°00'00"E
C10	41.89'	30.00'	25.17'	80°00'00"	38.57'	N40°00'00"E
C11	39.27'	225.00'	19.68'	10°00'00"	39.22'	S05°00'00"E
C12	47.12'	225.00'	23.65'	12°00'00"	47.04'	S16°00'00"E
C13	86.39'	225.00'	43.74'	22°00'00"	85.86'	S11°00'00"E
C14	74.87'	195.00'	37.90'	22°00'00"	74.42'	S11°00'00"E

**LINE TABLE**

LINE	LENGTH	BEARING
L1	0.04'	S00°00'00"W
L2	0.02'	S00°00'00"W

OPUS SOLUTION  
STATE PLANE COORDINATES:  
N. 843422.818  
E. 549269.982  
LATI: 61° 34' 13.99"  
W. LONG: 149° 04' 21.40"  
ORTHO HEIGHT: 54627 METERS



**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 \_\_\_\_\_

A PLAT OF  
**WISTERIA MEADOWS ADDITION 1**  
A SUBDIVISION OF THE  
N1/2 SE1/4 SW1/4 SECTION 10, T. 17 N., R. 2 E.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 20 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 1/24/24	DRAWING: 2023-22/WisteriaAdd1
CHECKED BY GLO	SCALE 1 INCH = 60 FEET	SHEET 1 OF 1

RECEIVED  
FEB 27 2024  
PLATTING

Agenda Copy