

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Kinneen



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Natasha Heindel

PLATTING ASSISTANT
Kayla Kinneen

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

May 22, 2024

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **KNIK HEIGHTS 2024:** The request is to create three lots from Knik Heights Subdivision Lot 2 Block 3, Plat No. 2003-117, to be known as **KNIK HEIGHTS 2024**, containing 5.003 acres +/- . The parcel is located west of S. Knik Goose Bay Road, north of S. Knik Knack Mud Shack Road, and south of W. Sanderling Drive (Tax ID# 5411B03L002); within the SW 1/4 of Section 05, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and Assembly District #5. *(Petitioner/Owner: Viktor Mikhaylovich Polevoy & Zhanna Ivanovna Polevaya, Staff: Natasha Heindel, Case #2024-059)*

B. **ASHERS GATE RSB L1&2:** The request is to create two lots from Lots 1 & 2, Asher's Gate, Plat No. 2022-126 to be known as **LOTS 1A & 2A**, containing 30.00 acres +/- . The property is located north of E. Greenery Court, west of S. Sojourners Circle, and directly south of E. Caswell Lakes Road (Tax ID # 8325000L001 / L002); within the NE ¼ Section 13, Township 22 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. *(Petitioner/Owner: Robert & Laura Zavas, Staff: Matthew Goddard, Case #2024-060)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **May 22, 2024**, in **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

3A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 22, 2024**

PRELIMINARY PLAT: KNIK HEIGHTS 2024

LEGAL DESCRIPTION: SEC 05, T16N, R02W, SEWARD MERIDIAN AK

PETITIONERS: VIKTOR MIKHAYLOVICH POLEVOY
ZHANNA IVANOVA POLEVAYA

SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING

ACRES: 5.003 ± PARCELS: 3

REVIEWED BY: NATASHA HEINDEL CASE #: 2024-059

REQUEST: The request is to create three lots from Knik Heights Subdivision Lot 2 Block 3, Plat No. 2003-117, to be known as **KNIK HEIGHTS 2024**, containing 5.003 acres +/- . The parcel is located west of S. Knik Goose Bay Road, north of S. Knik Knack Mud Shack Road, and south of W. Sanderling Drive; within the SW 1/4 of Section 05, Township 16 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map & Aerial Imaging **EXHIBIT A** – 4 pp
Geotechnical Report **EXHIBIT B** – 6 pp
Topographic Map and As-Built **EXHIBIT C** – 1 p

AGENCY COMMENTS

US Army Corp of Engineers **EXHIBIT D** – 2 pp
Department of Public Works, Pre-Design & Engineering Division **EXHIBIT E** – 1 p
Division of Development Services **EXHIBIT F** – 2 pp
Utilities: Enstar & GCI **EXHIBIT G** – 4 pp

DISCUSSION: The proposed subdivision is west of S. Knik Goose Bay Road, north of S. Knik Knack Mud Shack Road, and south of W. Sanderling Drive. Petitioner will be creating three lots, ranging in size from 0.918 acres to 3.169 acres.

Access: Legal and physical access does exist to the proposed lots pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, notes that test holes were excavated to a minimum of 12'. Test hole location map and soils log are attached. Soils are classified as SM. No groundwater was encountered. All lots have at least 10,000 sf of useable building area, and all have at least 10,000 sf of contiguous useable septic area. Topographic map and as-built are at **Exhibit C**.

Comments: US Army Corp of Engineers stated that they do not have any specific comments to this proposal but they do note that a Department of Army (DA) authorization is required if anyone proposes to place dredged and/or fill material into waters of the US, including wetlands (**Exhibit D**).

MSB Department of Public Works, Division of Pre-Design & Engineering (**Exhibit E**) has no comments.

Division of Development Services (**Exhibit F**) notes that the driveway on proposed parcel 2B does not have a permit on file (see **Recommendation #1**).

Utility companies, Enstar and GCI (**Exhibit G**), stated that they have no comments to the proposed plat.

At the time of this staff report, there were no responses to the request for comments from the following: Alaska Department of Fish & Game, Community Council #16 Knik Fairview, Fire Service Area #130 Central Mat-Su, Road Service Area #17 Knik, MSB Community Development, MSB Assessments, MSB Planning, MSB Attorney, US Post Master, MEA, and MTA.

No public comment was received at the time of this staff report.

Lot Design: The existing design shows a 40' flag pole as part of Lot 2C. Lot 2C is larger than 3 acres and this flag pole portion must be a minimum of 60' wide and redesigned (see **Recommendation #2**) to comply with MSB 43.20.300 (E)(6) *Lot and Block Design*.

CONCLUSION: The preliminary plat of **Knik Heights 2024** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. No objections were received from any federal or state agencies, Borough departments, or utilities. No objections were received 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 does exist, pursuant to MSB 43.20.320 *Frontage*. A soils report was submitted pursuant to MSB 43.20.218(A)(1). Current lot design does not comply with MSB 43.20.300 (E)(6) *Lot and Block Design*.

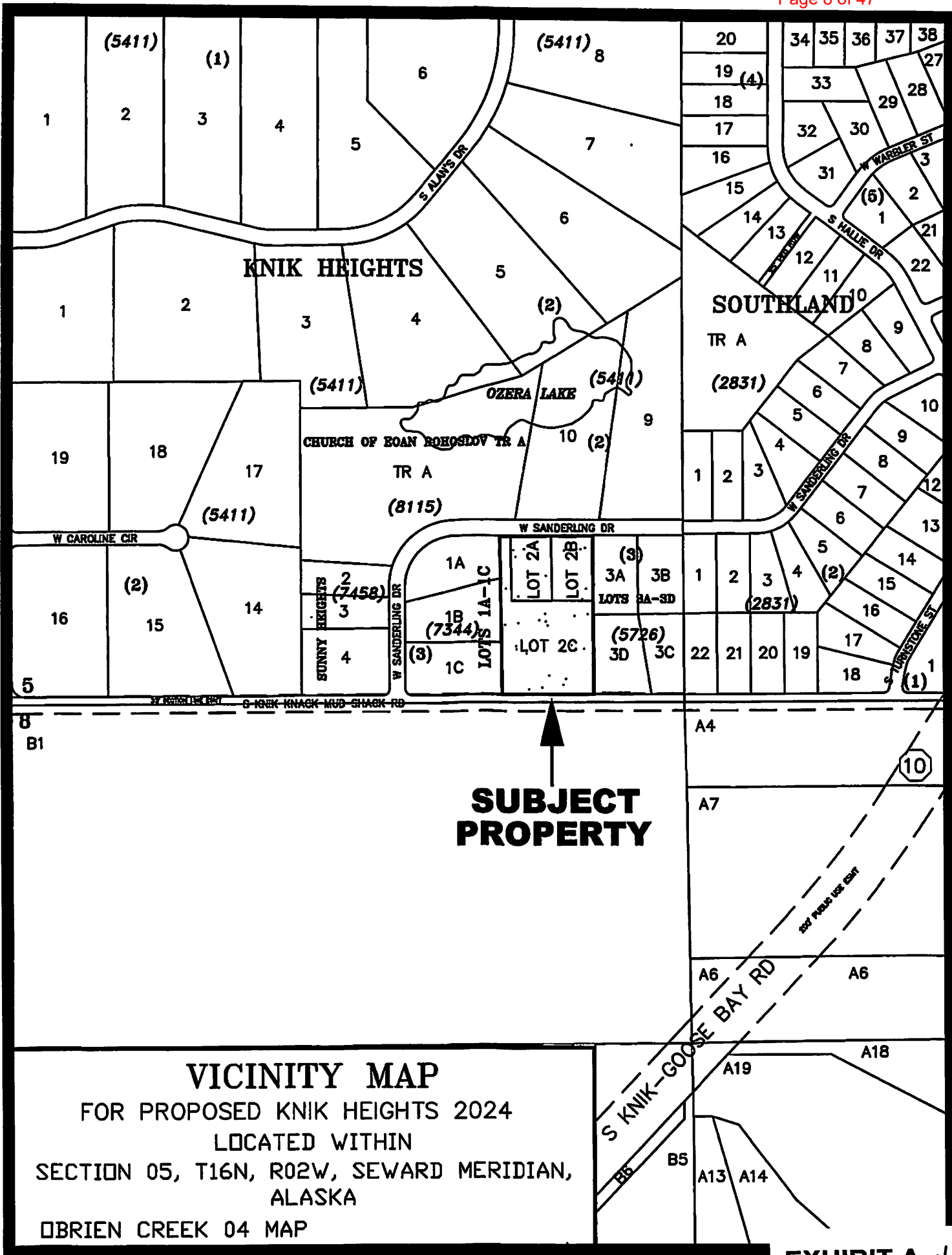
FINDINGS OF FACT

1. The abbreviated plat of **Knik Heights 2024** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1) *Area*.
3. All proposed lots have existing legal and physical access pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, and MSB 43.20.140 *Physical Access*.
4. The lot has the required frontage pursuant to MSB 43.20.320 *Frontage*.
5. No objections were received from any federal or state agencies, Borough departments, or utilities.
6. No objections were received from the public in response to the Notice of Public Hearing.
7. At the time of this staff report, no responses were received from Alaska Department of Fish & Game, Community Council #16 Knik Fairview, Fire Service Area #130 Central Mat-Su, Road Service Area #17 Knik, MSB Community Development, MSB Assessments, MSB Planning, MSB Attorney, US Post Master, MEA, or MTA.

RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends approval of the abbreviated plat of **Knik Heights 2024**, contingent on the following recommendations:

1. Obtain a driveway permit for existing driveway on Lot 2B per comments from MSB Development Services Division. Provide copies of applications and/or existing permits for driveways on both Lot 2B and 2C.
2. Adjust the lot design to comply with MSB 43.20.300 (E) *Lot and Block Design*. Changes could include either increasing the pole portion of Lot 2C to a minimum of 60' per MSB 43.20.300 (E)(6)(b), or reducing the lot size of Lot 2C to three acres or less to maintain the 40' wide pole portion per MSB 43.20.300 (E)(5)(b).
3. Pay postage and advertising fees.
4. Taxes and special assessments must be paid in full for the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Provide updated Certificate to Plat executed within seven (7) days prior to recording and submit Beneficiary Affidavit for any holders of a beneficial interest, if any.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



VICINITY MAP
FOR PROPOSED KNIK HEIGHTS 2024
LOCATED WITHIN
SECTION 05, T16N, R02W, SEWARD MERIDIAN,
ALASKA
OBRIEN CREEK 04 MAP



W Sanderling Dr

OC04

MatSuBorough

60 30 0 60 Feet

EXHIBIT A-2



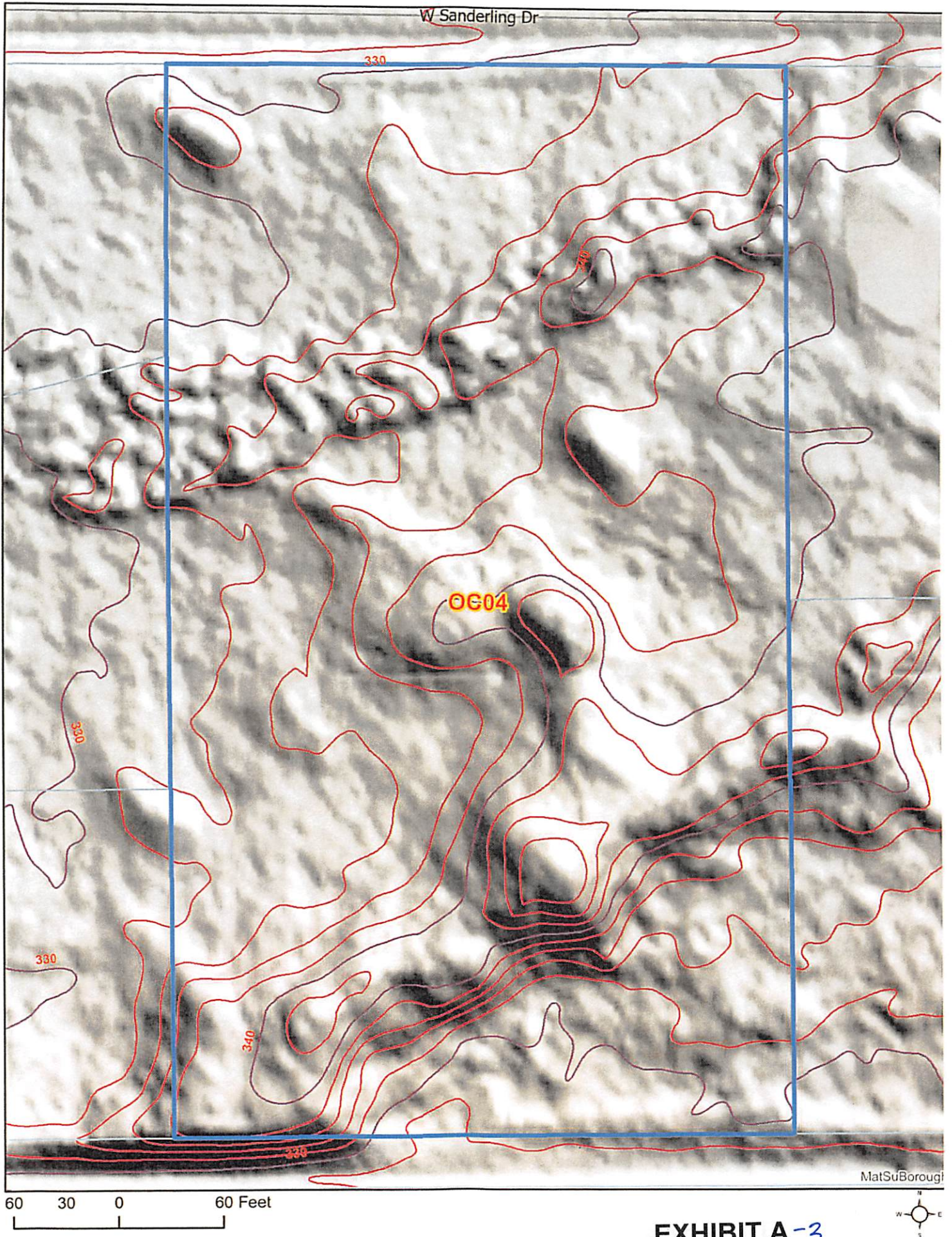


EXHIBIT A-3



410 205 0 410 Feet

EXHIBIT A -4





Pioneer Engineering LLC
Professional, Reliable, Local

April 17, 2024

**RE: Usable Area Report
Subdivision of Knik Heights, Lot 2**

Fred Wagner, PLS
Platting Officer, Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Dear Mr. Wagner,

Description: Working on behalf of the owners and in coordination with Lavender Surveying, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide Lot 2 into Lots 2A & 2B (each 0.93 acre) and 2C (3.15 acres).

Test Hole:

Two test holes were excavated on 3-25-24. The first was sited on the joint property line between Lots 2A & 2B to represent those two lots and the second test hole was sited on Lot 2C. For both test holes, the upper topsoil layer was approximately 1 foot thick, underlain by 2 to 3 feet of sand (SP) with a trace of silt, followed by silty sand (SM) to the bottom of each test hole at 12 feet. In addition, a functioning septic system has also been installed on Lot 2C in 2018. No percolation tests were performed. Instead, samples were taken to a local test lab for gradations. A copy of the soils logs and a location map are attached. No groundwater or seeps were noted in the test hole.

Useable Area: The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, *each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.*

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.
Owner/Principal Engineer,
Pioneer Engineering LLC
16547 E Smith Road
Palmer, AK 99645
907-863-2455



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EXHIBIT B - 1

SOIL LOG

Job Number: 2024-SW-052

Project Location: Knik Heights, Lot 2 Block 3, 9100 W Sanderling Dr.

Logged By: Jacquelyn Kack

Date: 3-25-24

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Sand (SP) w/ trace of silt
3	
4	
5	Silty sand (SM)
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2024-SW-052

Project Location: Knik Heights, Lot 2 Block 3, 9100 W Sanderling Dr.

Logged By: Jacquelyn Kack

Date: 3-25-24

TEST HOLE NO. 2

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Sand (SP) w/ trace of silt
3	
4	
5	Silty sand (SM)
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

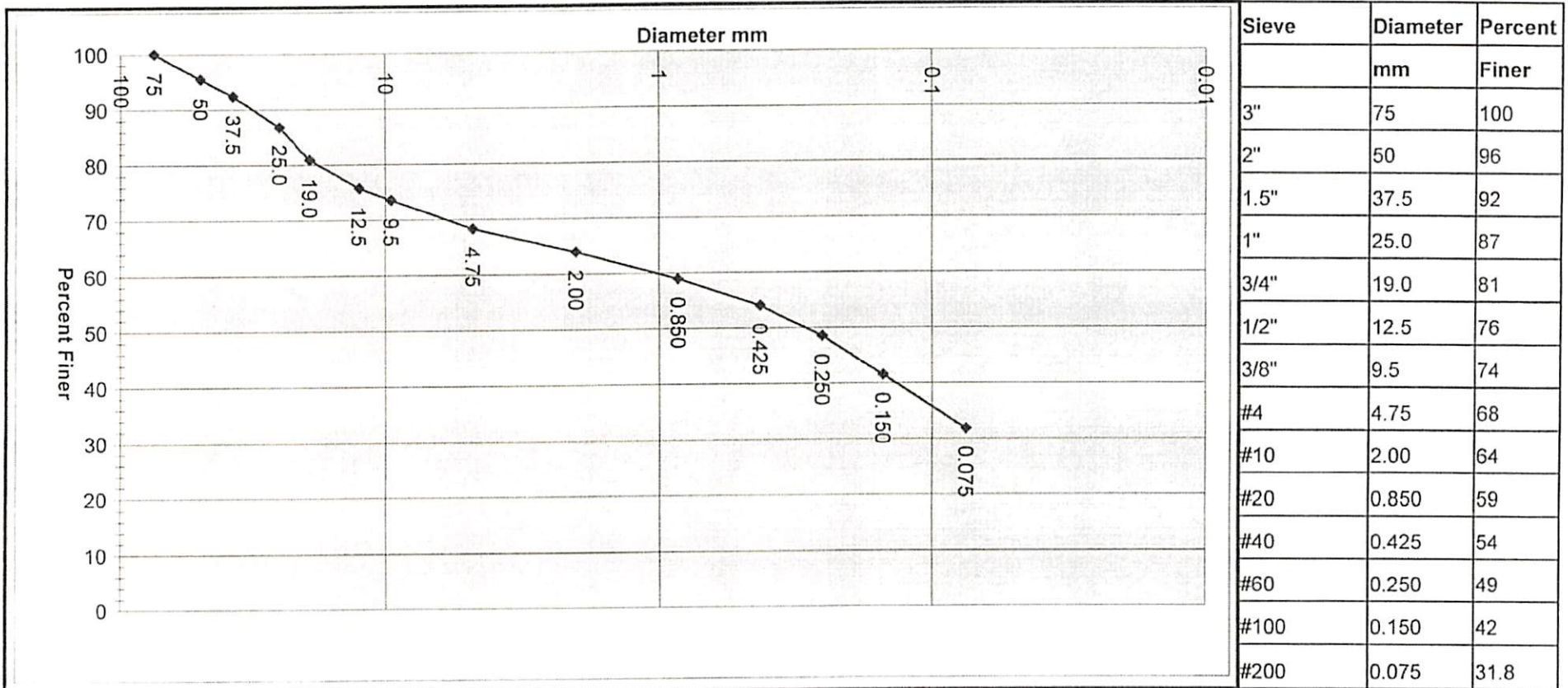
Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.



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

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Client: Pioneer Engineering
Project: Knik Heights L2 B3
Sample Location: TH #1

Soil Description: Silty Sand with Gravel
Unified Classification: SM
Sample appears to be non-plastic

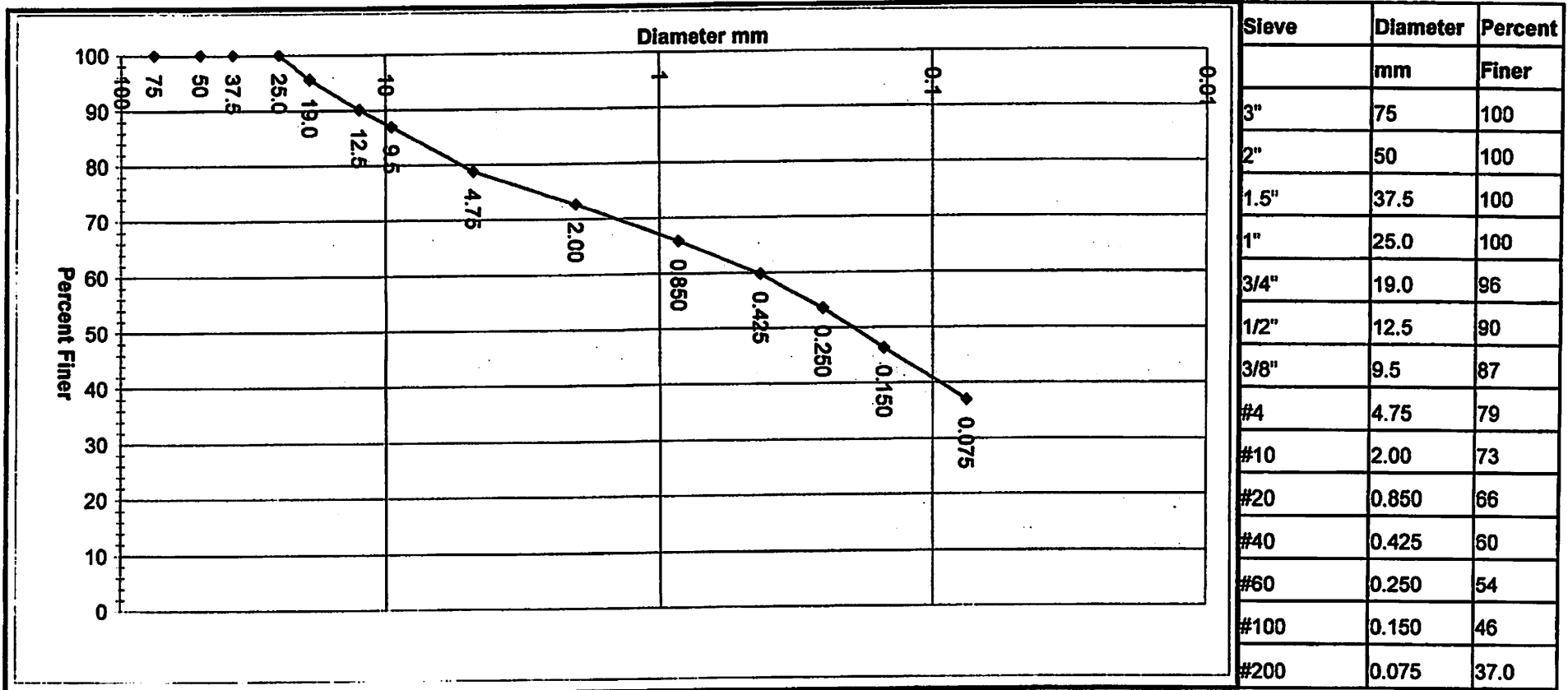
Date: 4/15/2024
Sample Date: 3/25/2024
Proj. no: 24021

EXHIBIT B-5



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: **Pioneer Engineering**

Soil Description: **Silty Sand with Gravel**

Project: **Knik Heights L2 B3**

Unified Classification: **SM**

Sample Location: **TH #2**

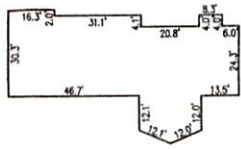
Sample appears to be non-plastic to very low PI

Date: **4/15/2024**

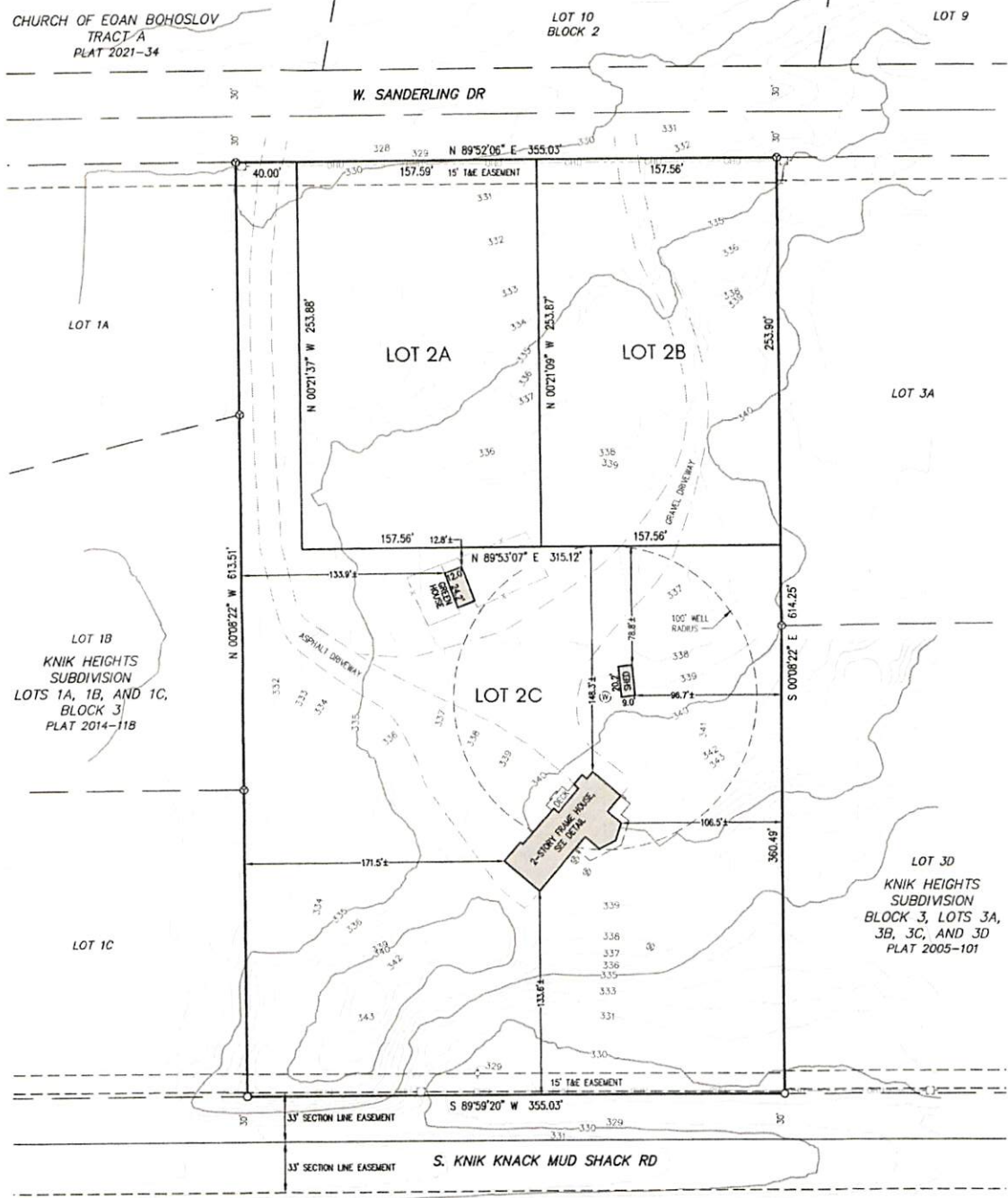
Sample Date: **3/25/2024**

Proj. no: **24021**

EXHIBIT B - 6



2-STORY FRAME HOUSE DETAIL



- LEGEND**
- ⊕ FOUND REBAR WITH PLASTIC CAP
 - FOUND REBAR
 - ⊗ SEPTIC RISER
 - ⊙ WELL
 - ⊕ POWER POLE
 - ⊖ GUY WIRE
 - ⊙ ELECTRIC METER
 - ⊖ OVERHEAD UTILITY
 - ⊖ 6" DIAM LINK FENCE
 - ⊖ 5' MAJOR CONTOUR
 - ⊖ 1' MINOR CONTOUR

- NOTES**
1. DIMENSIONS ARE RECORD PER PLAT 2003-117.
 2. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
 3. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. UNDER NO CIRCUMSTANCES SHOULD ANY DATA SHOWN BE USED TO ESTABLISH ANY FENCE, STRUCTURE OR ANY OTHER IMPROVEMENTS.
 4. ALL VISIBLE ABOVE GROUND FEATURES OF THE EXISTING SEPTIC SYSTEM WERE LOCATED AT THE TIME OF SURVEY AND SHOWN HERE ON.

RECEIVED
APR 12 2024
PLATTING



ASBUILT - NO CORNERS SET THIS DATE
I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF
LOT 2, BLOCK 3, KNIK HEIGHTS SUBDIVISION, PLAT No. 2003-117, PALMER RECORDING DISTRICT, ALASKA,
AND THAT THE IMPROVEMENTS AS DEPICTED HEREON EXIST AS SHOWN IN RELATION TO THE PROPERTY LINES. EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON RECORDED PLAT No. 2003-117 ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED.
DATE: 3/29/2024 FB: 2024-1
GRID: OGD4 DRAWN: DJ/SPK
ORIGINAL SIZE: 18x24 SCALE: 1" = 50' FILE: 24-032AB

EXHIBIT C

LAVENDER
SURVEY & MAPPING
720 N. 1ST STREET, PALMER, AK 99646
DATA@LAVENDERSURVEY.COM (907)301-9177

N1/2 NW1/4 & SW1/4 NW1/4
SEC. 8, T16N, R2W, SM, AK

Natasha Heindel

From: Vullo, Emily N CTR USARMY CEPOA (USA) <Emily.N.Vullo@usace.army.mil>
Sent: Tuesday, April 30, 2024 6:11 AM
To: Natasha Heindel
Subject: USACE Comments: RFC - Knik Hts 2024

Good morning Ms. Heindel,

The Corps of Engineers (Corps) does not have any specific comments regarding Knik Heights 2024, 55411B03L002, MSB Case 2024-059.

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

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

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

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

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

Sincerely,
Emily

Emily Vullo
Project Manager
U.S. Army Corps of Engineers
Regulatory Division, CEPOA-RD

P.O. Box 6898
JBER, AK 99506-0898
Phone: 907-753-2704
<https://regulatory.ops.usace.army.mil/customer-service-survey/>

Natasha Heindel

From: Daniel Dahms
Sent: Wednesday, May 1, 2024 10:28 AM
To: Natasha Heindel
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC - Knik Hts 2024

Natasha,

No comments from PD&E.

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

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Thursday, April 25, 2024 3:54 PM
To: colton.percy@alaska.gov; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Land Management <Land.Management@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Bill Gamble <Bill.Gamble@matsugov.us>
Subject: RFC - Knik Hts 2024

Good afternoon,

The following link contains a Request for Comments for Knik Heights 2024, 55411B03L002, MSB Case 2024-059.

Comments are due by May 8, 2024.
Please let me know if you have any questions.

 [Knik Hts 2024](#)

Have a good day,

Natasha Heindel

Natasha Heindel

From: Permit Center
Sent: Friday, April 26, 2024 1:33 PM
To: Natasha Heindel
Subject: RE: RFC - Knik Hts 2024

Good afternoon, Natasha. The property owners will need to apply for a driveway permit for the driveway on the eastern half of the parcel:



Thanks.

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: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Thursday, April 25, 2024 3:54 PM
To: colton.percy@alaska.gov; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Land Management <Land.Management@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Bill Gamble <Bill.Gamble@matsugov.us>
Subject: RFC - Knik Hts 2024

Good afternoon,

Natasha Heindel

From: Code Compliance
Sent: Monday, April 29, 2024 3:01 PM
To: Natasha Heindel
Subject: RE: RFC - Knik Hts 2024

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon,

This property has a second driveway that does not have a permit on file, please have your applicant apply for their permit.

Thank you,

Jennifer Monnin, CFM
Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matsugov.us
907-861-7822



From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Thursday, April 25, 2024 3:54 PM
To: colton.percy@alaska.gov; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Land Management <Land.Management@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Bill Gamble

Natasha Heindel

From: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Friday, April 26, 2024 11:51 AM
To: Natasha Heindel
Cc: Sterling Lopez; Skylar Furlong
Subject: RFC - Knik Hts 2024
Attachments: MSB No Comments 2024-059.pdf

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

Hello,

Please see ENSTARS attached letter with no comments.

Thank you,

Jimmy Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC
O: (907) 334-7944
C: (614) 623-3466



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

April 26, 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 plat and has no comments or recommendations.

- **KNIK HEIGHTS 2024**
(MSB Case # 2024-059)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC

Natasha Heindel

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, May 8, 2024 8:54 AM
To: Natasha Heindel
Cc: OSP Design Group
Subject: RE: RFC - Knik Hts 2024
Attachments: Agenda Plat - Knik Hts 2024.pdf

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

Natasha,

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

Thanks,

GCI | OSP Design

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

From: Natasha Heindel <Natasha.Heindel@matsugov.us>

Sent: Thursday, April 25, 2024 3:54 PM

To: colton.percy@alaska.gov; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Land Management <Land.Management@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Bill Gamble <Bill.Gamble@matsugov.us>

Subject: RFC - Knik Hts 2024

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

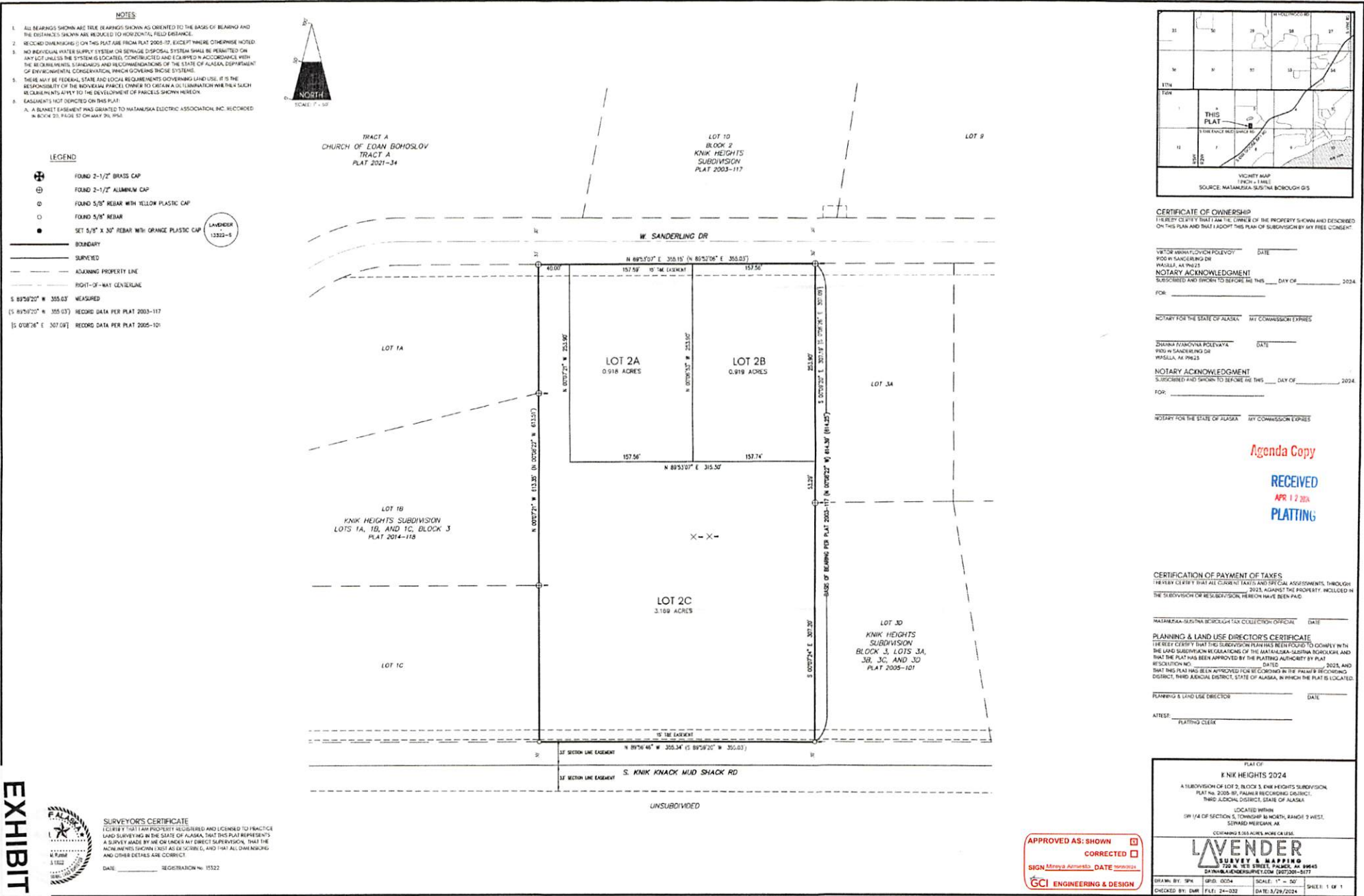
Good afternoon,

The following link contains a Request for Comments for Knik Heights 2024, 55411B03L002, MSB Case 2024-059.

Comments are due by May 8, 2024.

Please let me know if you have any questions.

 [Knik Hts 2024](#)



CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION IN MY FREE CONSCIENCE.

VICTORIA POLEVAYA POLEVOY
POD W SANDERLING DR
PASADENA, CA 91103
NOTARY ACKNOWLEDGMENT
SIGNED AND SPOKE TO BEFORE ME THIS ____ DAY OF _____ 2024.
FOR: _____

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES _____
ZDANINA PAVLOVNA POLEVAYA
POD W SANDERLING DR
PASADENA, CA 91103

NOTARY ACKNOWLEDGMENT
SIGNED AND SPOKE TO BEFORE ME THIS ____ DAY OF _____ 2024.
FOR: _____

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES _____

Agenda Copy

RECEIVED
APR 12 2024
PLATTING

CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH THE SUBDIVISION OR RESUBDIVISION, 2023, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

MATANUKA SUBDIVISION BOROUGH TAX COLLECTION OFFICER DATE _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LATEST SUBDIVISION REGULATIONS OF THE MATANUKA SUBDIVISION BOROUGH AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ 2024, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALM BEACH RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR DATE _____
ATTEST: _____
PLATTING CLERK

PLAT OF
KNIK HEIGHTS 2024
A SUBDIVISION OF LOT 2, BLOCK 3, KNIK HEIGHTS SUBDIVISION,
PLAT NO. 2005-101, PALM BEACH RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
LOCATED WITHIN
S/4 OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 2 WEST,
SERPENT MEREKALAN, AK
CONTAINING 3.027 ACRES, MORE OR LESS.
LANDER
700 N. 7TH STREET, PALM BEACH, AK 99645
BY MINYEA ARMSTRONG, LICENSED SURVEYOR 007209-0277

DRAWN BY: SPK
CHECKED BY: DMK
FILED: 24-032
DATE: 3/29/2024

SCALE: 1" = 50'
SHEET: 1 OF 1

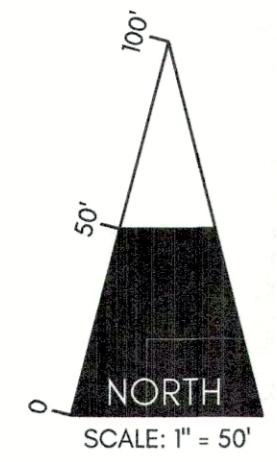
APPROVED AS SHOWN
CORRECTED
SIGN: Minyea Armstron, DATE: 05/02/2024
GCI ENGINEERING & DESIGN

EXHIBIT G-4

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MEASUREMENTS SHOWN ON THIS PLAT AS BEING CORRECT, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.
DATE _____ REGISTRATION NO. 15322

NOTES:

- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
- RECORD DIMENSIONS () ON THIS PLAT ARE FROM PLAT 2003-117, EXCEPT WHERE OTHERWISE NOTED.
- 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. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- EASEMENTS NOT DEPICTED ON THIS PLAT:
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED IN BOOK 20, PAGE 57 ON MAY 20, 1958.



LEGEND

- FOUND 2-1/2" BRASS CAP
- FOUND 2-1/2" ALUMINUM CAP
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
- FOUND 5/8" REBAR
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP

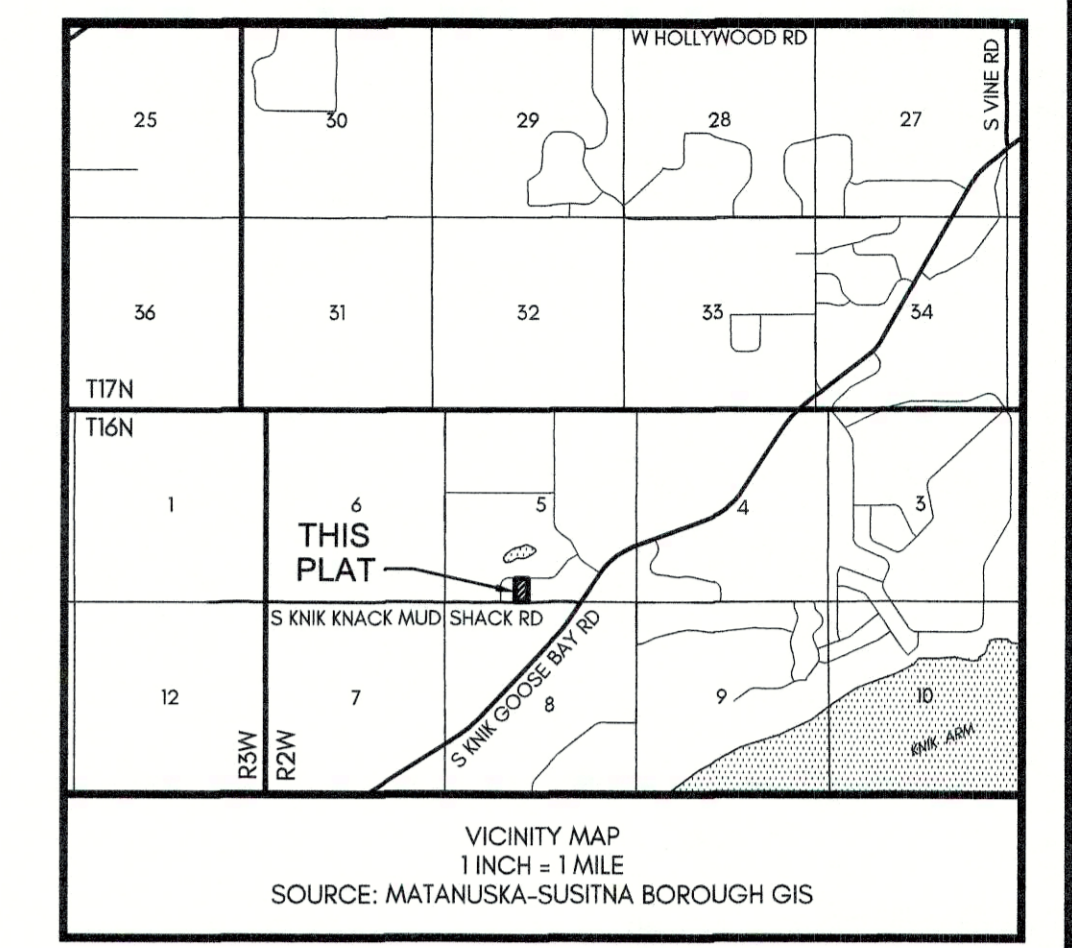
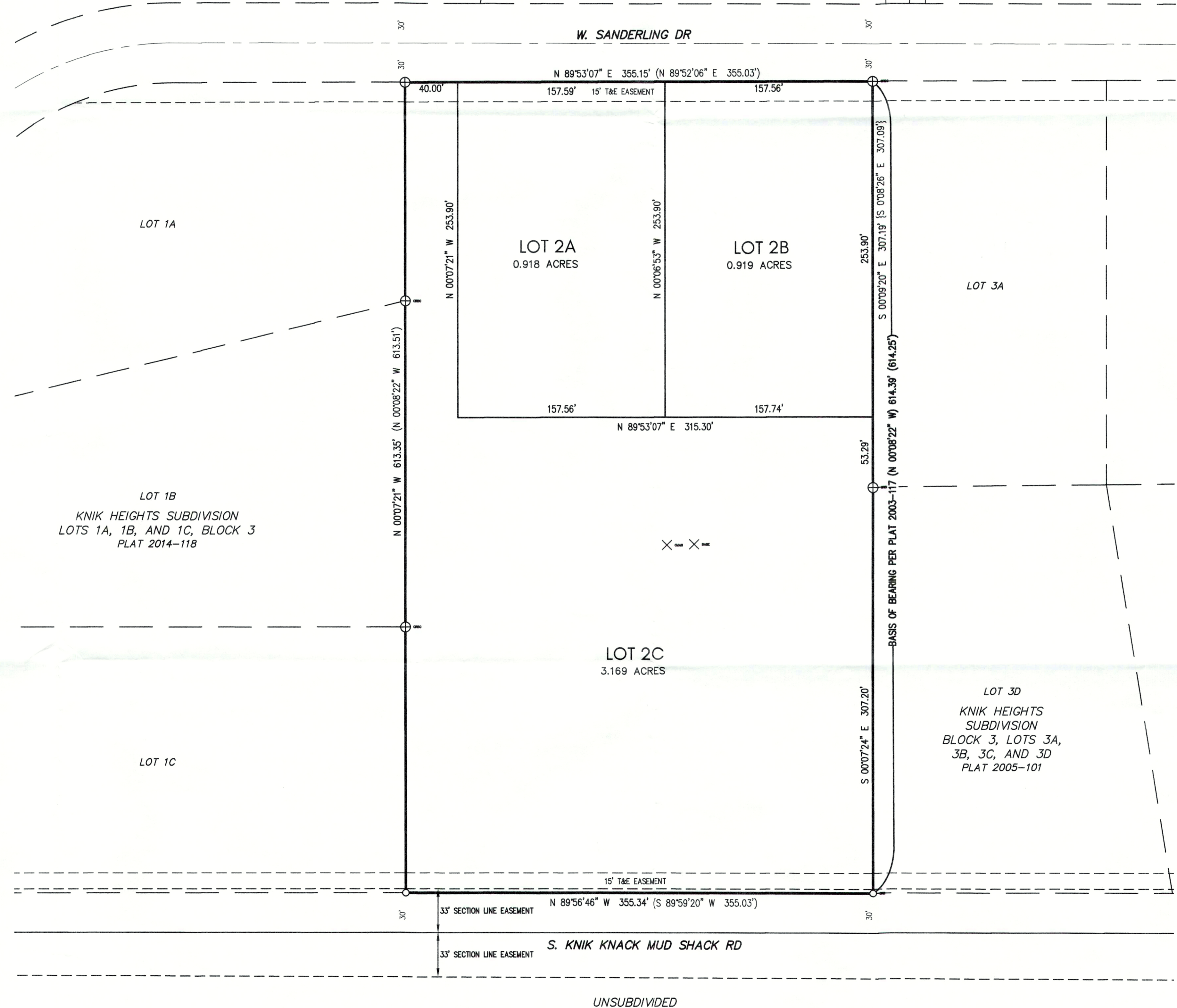
LAVENDER
13322-S

S 89°59'20" W 355.03' MEASURED
(S 89°59'20" W 355.03') RECORD DATA PER PLAT 2003-117
{S 0°08'26" E 307.09'} RECORD DATA PER PLAT 2005-101

TRACT A
CHURCH OF EOAN BOHOSLOV
TRACT A
PLAT 2021-34

LOT 10
BLOCK 2
KNIK HEIGHTS
SUBDIVISION
PLAT 2003-117

LOT 9



CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

VIKTOR MIKHAYLOVICH POLEVOY DATE _____
9100 W SANDERLING DR
WASILLA, AK 99623
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024.
FOR: _____

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES _____

ZHANNA IVANOVNA POLEVAYA DATE _____
9100 W SANDERLING DR
WASILLA, AK 99623

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024.
FOR: _____

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES _____

Agenda Copy

RECEIVED
APR 12 2024
PLATTING

CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2023, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY 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 _____, 2023, 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.

PLANNING & LAND USE DIRECTOR DATE _____

ATTEST: _____
PLATTING CLERK

PLAT OF
KNIK HEIGHTS 2024
A SUBDIVISION OF LOT 2, BLOCK 3, KNIK HEIGHTS SUBDIVISION,
PLAT No. 2003-117, PALMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN
SW 1/4 OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 2 WEST,
SEWARD MERIDIAN, AK
CONTAINING 5.005 ACRES, MORE OR LESS.

LAVENDER
SURVEY & MAPPING
720 N. YETI STREET, PALMER, AK 99645
DAYNA@LAVENDERSURVEY.COM (907)301-5177

DRAWN BY: SPK GRID: OC04 SCALE: 1" = 50'
CHECKED BY: DMR FILE: 24-032 DATE: 3/29/2024 SHEET: 1 OF 1



SURVEYOR'S CERTIFICATE
I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.
DATE: _____ REGISTRATION No. 13322

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 22, 2024

ABBREVIATED PLAT: ASHER'S GATE RSB LOT 1 & 2
LEGAL DESCRIPTION: SEC 13, T22N, R04W, SEWARD MERIDIAN AK
PETITIONERS: ROBERT ZAVAS
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING LLC
ACRES: 30.0 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-060

REQUEST: The request is to create two lots from Lots 1 & 2, Asher's Gate, Plat No. 2022-126 to be known as **LOTS 1A & 2A**, containing 30.00 acres +/- . The property is located north of E. Greenery Court, west of S. Sojourners Circle, and directly south of E. Caswell Lakes Road; within the NE ¼ Section 13, Township 22 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Soils Report	EXHIBIT B – 3 pgs
Topographic Narrative	EXHIBIT C – 1 pg
AGENCY COMMENTS	
Department of Public Works	EXHIBIT D – 1 pg
Development Services	EXHIBIT E – 2 pgs
Utilities	EXHIBIT F – 3 pgs

DISCUSSION: The proposed subdivision is creating two lots by adjusting the common lot line of Lots 1 & 2, Asher's Gate Subdivision. Proposed lot 1A will be 7.06 Acres, Lot 2A will be 22.94 Acres. Access for both proposed lots is from E. Caswell Lakes Road, a Mat-Su Borough owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, notes that one test hole was excavated on February 28, 2024 in the middle of proposed Lot 1A. No test hole was warranted for Lot 2A since it is going to be 22.94 acres in size. The topsoil layer was approximately 1' thick. It was underlain by 13 feet of well-graded sand (SW) that continued to the bottom of the test hole at 14'. No percolation tests were warranted. The proposed lots have very few limitations on areas defined by MSB code as usable septic area or usable building area. Usable septic area may be slightly limited by lot lines, topography, and groundwater. Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and observations at the site, each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA. A topographic narrative was supplied and is seen at **Exhibit C**.

Comments:

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

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

Utilities: (**Exhibit F**) ENSTAR has no comments or recommendations. GCI has no comments or objections to the plat. 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; USACE; Community Council #12 Susitna; Fire Service Area #135 Caswell; Road Service Area #15 Caswell Lakes; MSB Community Development, Emergency Services, or Assessments; MEA or MTA.

CONCLUSION: The abbreviated plat of Asher's Gate Lots 1A & 2A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). A topographic narrative was submitted to MSB 43.20.281(A)(1)(i)(i).

FINDINGS OF FACT

1. The plat of Asher's Gate Lots 1A & 2A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. A topographic narrative was submitted to MSB 43.20.281(A)(1)(i)(i).
4. All lots 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. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #12 Susitna; Fire Service Area #135 Caswell; Road Service Area #15 Caswell Lakes; MSB Community Development, Emergency Services, or Assessments; MEA or MTA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Asher's Gate Lots 1A & 2A, Section 13, Township 22 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.

428

50' SECTION LINE ESMT

50' SECTION LINE ESMT

E WHOPPER AVE

GOSHEN HILLS SUBDIVISION 9

2

3

4

5

6

7

8

(5488)

E FAITH CIR 60' PUE

12

E CASWELL LAKES RD

S GOSHEN HILLS RD

30' PUBLIC USE EASEMENT

60' PUE

**SUBJECT
PROPERTY**



LOT 1A

LOT 2A

13

S SOJOURNERS CIR

20

19

VICINITY MAP

FOR PROPOSED ASHER'S GATE RSB L/1&2
SUBDIVISION

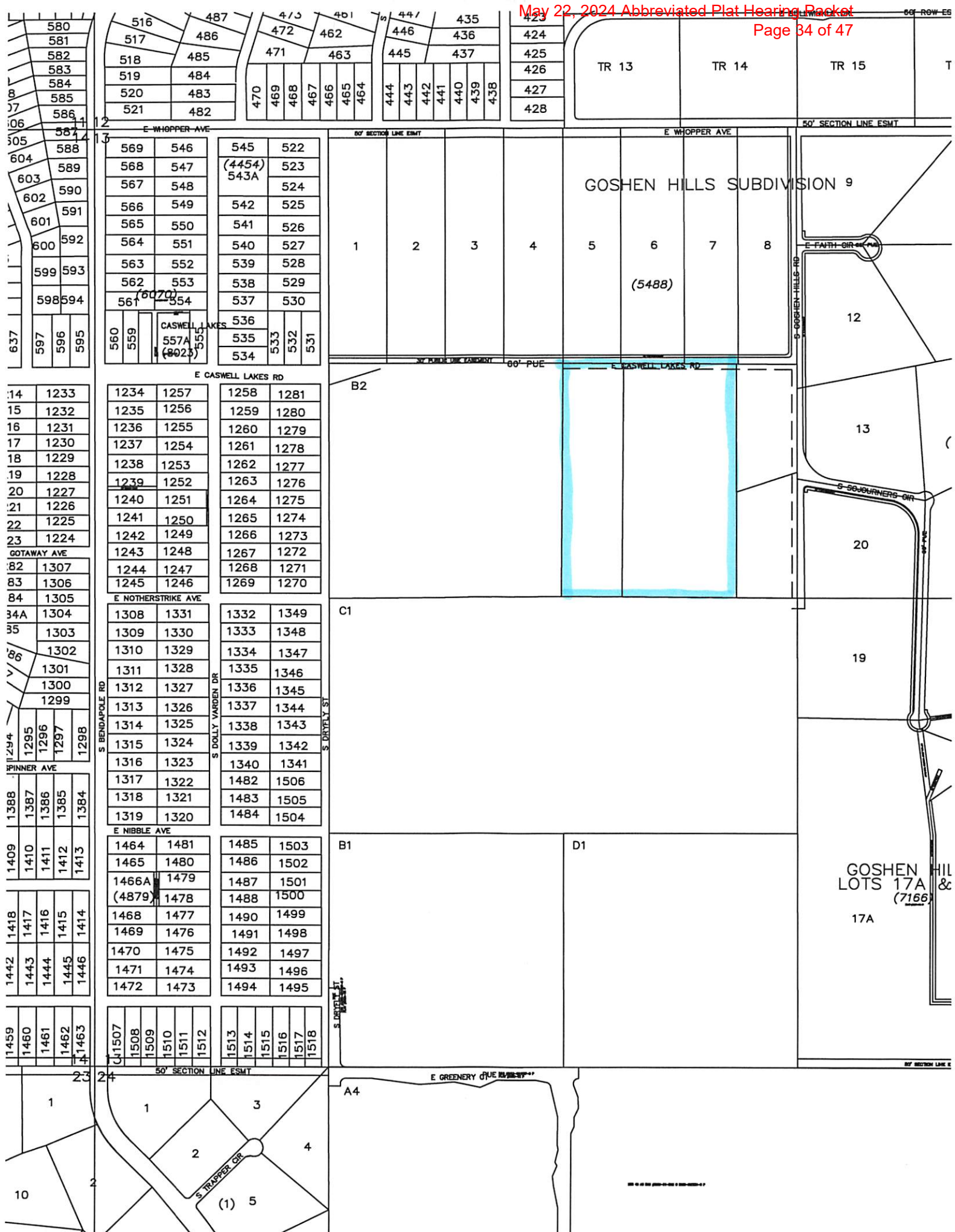
LOCATED WITHIN

SECTION 13, T22N, R04W, SEWARD MERIDIAN

CA 01 MAP

ALASKA

EXHIBIT A



E Caswell Lakes Rd

CA01

140 70 0 140 Feet

MtSutbury



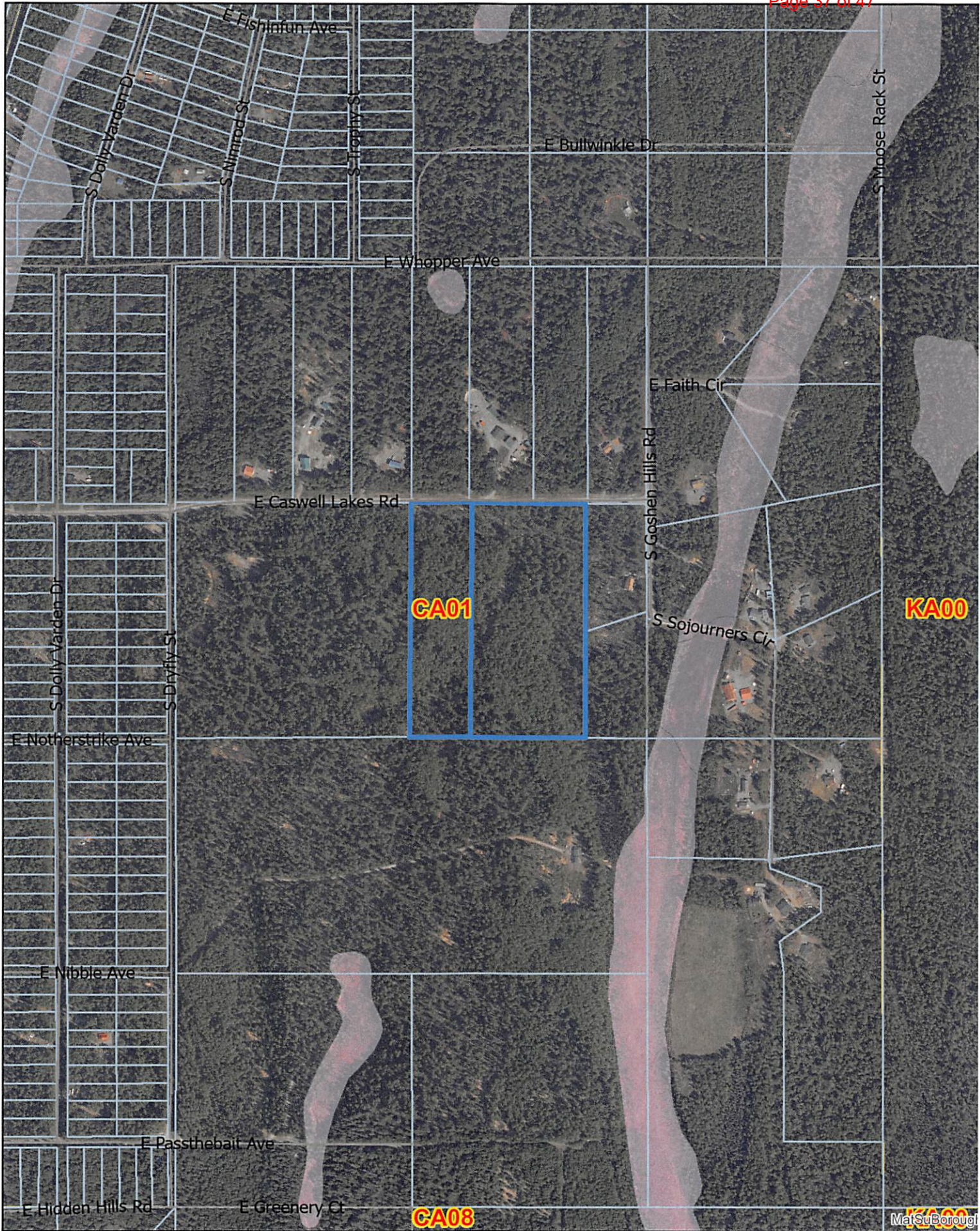
E Caswell Lakes Rd

CA01

140 70 0 140 Feet

MatSu Borough





675 337.5 0 675 Feet



Maple Borough



Pioneer Engineering LLC
Professional, Reliable, Local

RECEIVED
APR 24 2024
PLATTING

April 17, 2024

**RE: Usable Area Report
Resubdivision of Asher's Gate, Lots 1 & 2**

Fred Wagner, PLS
Platting Officer, Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Dear Mr. Wagner,

Description: Working on behalf of the owners and in coordination with Bull Moose Surveying, we performed a soils investigation for the above-referenced proposed resubdivision. The project plans to resubdivide Lots 1&2 into lots 1A (7.06) and 2A (22.94 acres).

Test Hole:

One test hole was excavated on 2-28-24 in the middle of proposed Lot 1A. No test hole was warranted for Lot 2A since it is going to be 22.94 acres in size. The topsoil layer was approximately 1 foot thick. It was underlain by 13 feet of well-graded sand (SW) that continued to the bottom of the test hole at 14 feet. No percolation tests were warranted. A copy of the soils log and a location map are attached. No groundwater or seeps were noted in the test hole.

Useable Area: The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, ***each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.***

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.
Owner/Principal Engineer,
Pioneer Engineering LLC
16547 E Smith Road
Palmer, AK 99645
907-863-2455



EXHIBIT B

SOIL LOG

Job Number: 2024-SW-031

Project Location: Asher's Gate, Lot 1 (21766 E Caswell Lakes Road)

Logged By: Jacquelyn Kack

Date: 2-28-24

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Well-graded sand (SW)
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
See test hole map

COMMENTS:
Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

Bull Moose Surveying LLC

Owen Dicks, P.L.S.
200 E. Hygrade Lane
Wasilla, Alaska 99654
Phone 907.357.6957
Email: office@bullmoosesurveying.com



RECEIVED
APR 17 2024
PLATTING

Date: 3/27/2024

Topographic Narrative for proposed Lots 1A & 2A, Asher's Gate Addition 1

The property is primarily undeveloped with elevations beginning at 480' at the Northern property line along E. Caswell Lakes Road and becomes hilly, changing elevations between 450' & 500'. Drainage slopes generally Easterly until it reaches Lots 3 & 4 of Asher's Gate Subdivision at approximately 460' elevation. The property being generally dense with timber and undergrowth. Both lots have over 10,000 Sq. Feet of contiguous useable septic area and buildable area.

Thank you,

Owen Dicks



EXHIBIT C

Matthew Goddard

From: Daniel Dahms
Sent: Wednesday, May 1, 2024 10:26 AM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Asher's Gate RSB L/1&2 (MG)

Matthew,

No comments from PD&E.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, April 26, 2024 5:04 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; twalter@fmgconsultants.com; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Shawn McBride <mcbrides@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@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; Matthews, Jordan T - Anchorage, AK <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 Asher's Gate RSB L/1&2 (MG)

Hello,

The following link is a Request for Comments on the proposed Asher's Gate RSB L/1&2.
Please ensure all comments have been submitted by May 8, 2024, so they can be included in the staff report packet that will be presented to the Platting Officer.

[Asher's Gate RSB L 1-2](#)

Feel free to contact me if you have any questions.

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

Matthew Goddard

From: Permit Center
Sent: Monday, April 29, 2024 12:35 PM
To: Matthew Goddard
Subject: RE: RFC Asher's Gate RSB L/1&2 (MG)

Thanks Matthew. No comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, April 26, 2024 5:04 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; twalter@fmgconsultants.com; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Shawn McBride <mcbrides@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@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; Matthews, Jordan T - Anchorage, AK <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 Asher's Gate RSB L/1&2 (MG)

Hello,

The following link is a Request for Comments on the proposed Asher's Gate RSB L/1&2. Please ensure all comments have been submitted by May 8, 2024, so they can be included in the staff report packet that will be presented to the Platting Officer.

[Asher's Gate RSB L 1-2](#)

Feel free to contact me if you have any questions.

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

Matthew Goddard

From: Code Compliance
Sent: Monday, April 29, 2024 3:59 PM
To: Matthew Goddard
Subject: RE: RFC Asher's Gate RSB L/1&2 (MG)

No comments from Permitting or Code Compliance.

Thank you,

Jennifer Monnin, CFM
Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matsugov.us
907-861-7822



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, April 26, 2024 5:04 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; twalter@fmgconsultants.com; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Shawn McBride <mcbrides@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@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; Matthews, Jordan T - Anchorage, AK <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 Asher's Gate RSB L/1&2 (MG)

Hello,

The following link is a Request for Comments on the proposed Asher's Gate RSB L/1&2.



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

May 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 plat and has no comments or recommendations.

- **ASHER'S GATE ADDITION 1 LOTS 1A & 2A
(MSB Case # 2024-060)**

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

James Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, May 8, 2024 9:58 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Asher's Gate RSB L/1&2 (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, April 26, 2024 5:04 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; twalter@fmgconsultants.com; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Shawn McBride <mcbrides@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@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; Matthews, Jordan T - Anchorage, AK <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 Asher's Gate RSB L/1&2 (MG)

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

Hello,

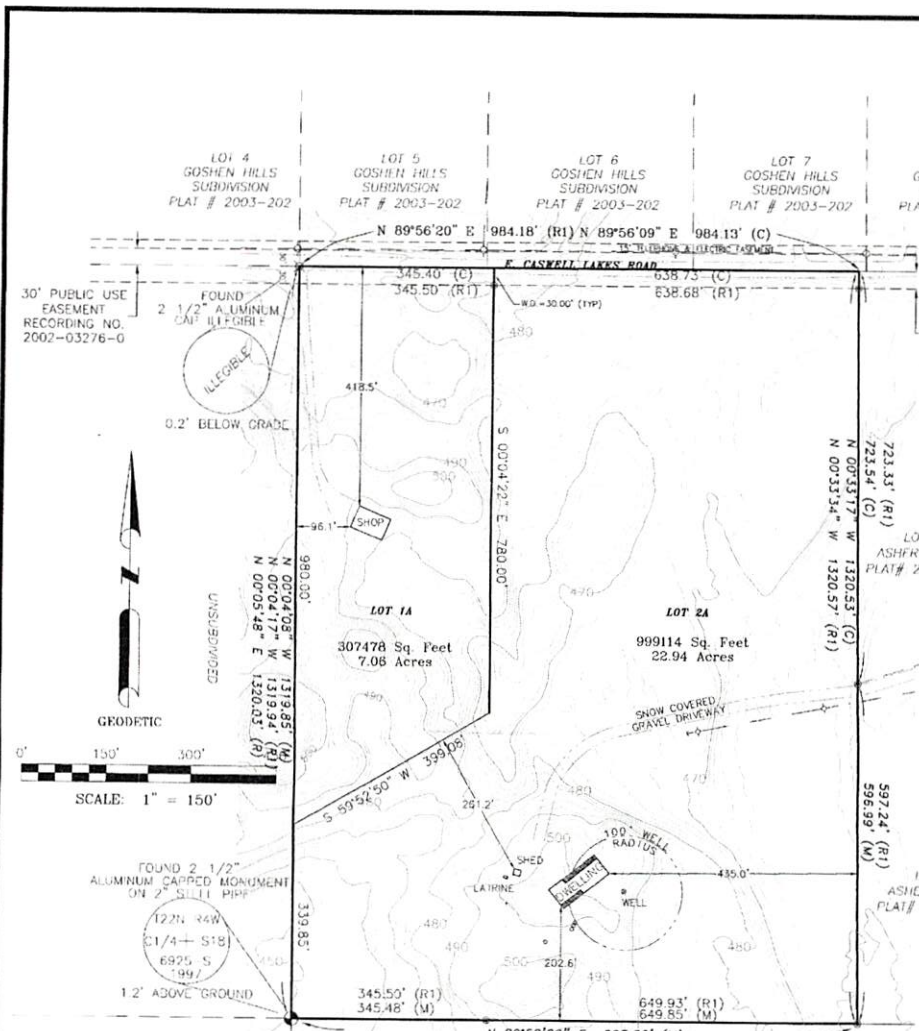
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 [Asher's Gate RSB L 1-2](#)

Feel free to contact me if you have any questions.

Matthew Goddard
Platting Technician
907-861-7881



- NOTES**
- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MARCH 5, 2024 AT THE SOUTHWEST 2-1/2" ALUMINUM MONUMENT. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
 - THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
 - 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 GOVERN THOSE SYSTEMS.
 - 10 FT. ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED MAY 22, 2001 IN BOOK 1136, PAGE 9
 - BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED MARCH 11, 2003 RECEPTION No.: 2003-006111-0
 - ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED OCTOBER 4, 2022 RECEPTION No.: 2022-022971-0
 - COVENANTS CODES & RESTRICTIONS RECORDED APRIL 11, 2023, RECEPTION No.: 2023-005992-0

APPROVED AS: SHOWN
CORRECTED
SIGN *Myra Armetis*, DATE *4/15/2024*
ECI ENGINEERING & DESIGN

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 _____

AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK _____

- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
 - (R) RECORD VALUE PER DENALI NORTH SURVEY (PLAT #2003-202)
 - (R1) RECORD VALUE PER ASHER'S GATE (PLAT #2022-126)
 - (M) MEASURED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
 - SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 184515)
 - SEPTIC VENT
 - POWER POLE
 - GUY ANCHOR

CERTIFICATE OF PAYMENT OF TAXES

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

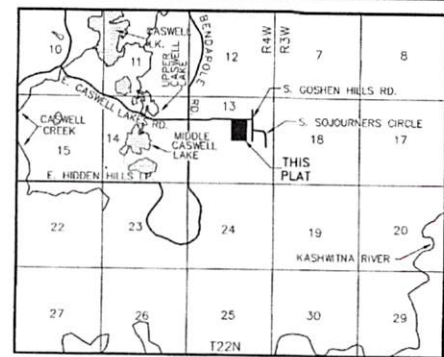
DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

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.



OWEN THOMAS DICKS, P.L.S. _____ 4/15/2024
LS-184515 PROFESSIONAL LAND SURVEYOR _____ DATE



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

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

ROBERT L. ZAVAS _____ DATE _____
21766 E. CASWELL LAKES ROAD
WILLOW, AK 99688

LAURA JO ZAVAS _____ DATE _____
21766 E. CASWELL LAKES ROAD
WILLOW, AK 99688

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

RECEIVED
APR 17 2024
PLATTING

A PLAT OF
ASHER'S GATE ADDITION 1
LOTS 1A & 2A
A REPLAT OF:
LOTS 1 & 2
ASHER'S GATE SUBDIVISION
PLAT #2022-126

LOCATED WITHIN:
SECTION 13, T22N R4W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 30.0 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
LICENSE #200746
200 HYGRADE LANE WASILLA, ALASKA 99654 OFFICE: (907) 357-6957
DRAWN BY: EAM office@bullmoosesurveying.com
DRAWING SCALE: _____
DATE: 4/15/2024 1"=150'
CHECKED BY: TGC/OTD SHEET 1 OF 1