

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
Connor Herren

REVISED - ABBREVIATED PLAT AGENDA

CONFERENCE ROOM 110

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

August 28, 2024

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattting@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. **MEEKIN'S AIR:** The request is to create four lots from Tax Parcels A8 & D11, (Tax ID's 20N11E16D011 & 20N11E21A008), to be known as **Meekin's Air**, containing 92.43 acres +/- . The property is located directly south of W. Glenn Highway at approximately Mile 115, directly east and west of Glacial Fan Creek; within the SE ¼ Section 16, NE ¼ Section 21, Township 20 North, Range 11 East, Seward Meridian, Alaska. In the Glacier View Community Council and Assembly District # 1. *(Petitioner/Owner: Michael & Diane Meekin, Staff: Chris Curlin, Case #2024-089)*

B. **TEXAS RSB B5 L15 & 16:** The request is to create one lot from Lots 15 and 16, Block 5, Texas, Plat 63-15, to be known as **LOT 15A**, containing .61 acres +/- . The plat is located directly south of Stepan Lake and directly north of W. Fort Worth Drive, (Tax ID's 6314B05L015 & 6314B05L016) located within the S ½ Section 9, Township 17 North, Range 03 west, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5. *(Petitioner/Owner: Ronald Peterson & Sharon Hart, Staff: Chris Curlin, Case #2024-091)*

- C. **STRINGFIELD NO 2:** The request is to adjust the common lot line between Lots 1 & 2, Stringfield Subdivision, Plat #2020-96 to be known as **STRINGFIELD NO. 2**, containing 65.61 acres +/- . The property is located north of E. Palmer Wasilla Highway, south of E. Bogard Road, and directly west of N. Trunk Road (Tax ID # 58050000L001 / L002); within the SE ¼ Section 34, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #3. (*Petitioner/Owner: MSB Land & Resource Management Division, Staff: Matthew Goddard, Case #2024-092*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **August 28, 2024**, in the **CONFERENCE ROOM 110** 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
AUGUST 28, 2024

ABBREVIATED PLAT: MEEKIN'S AIR
LEGAL DESCRIPTION: SEC 16&21, T20N, R11E S.M., AK
PETITIONERS: MICHAEL & DIANE MEEKIN
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 92.43 +/- PARCELS: 4
REVIEWED BY: CHRIS CURLIN CASE #: 2024-89

REQUEST:

The request is to create four lots from NE ¼ SE ¼ SW ¼ & S ½ SE ¼ SW ¼ SE ¼ & S ½ NW ¼ SE ¼ SE ¼ & S ½ SE ¼ SE ¼ of Sec. 16, T. 20N, R. 11E, SM., AK and NE ¼ NE ¼ & E ½ NW ¼ NE ¼ Sec. 21 T. 20N R. 11E S.M., AK. (Tax ID's 20N11E16DO11 & 20N11E21A008) to be known as **Meekin's Air**, containing 92.43 acres +/- . The property is located directly south of W. Glenn Highway at approximately Mile 115, directly east and west of Glacial Fan Creek; within the SE ¼ Section 16, NE ¼ Section 21, Township 20 North, Range 11 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos
Topographic Narrative

Exhibit A – 4 pgs
Exhibit B – 3 pgs

COMMENTS:

ADOT&PF
MSB Pre-Design & Engineering
MSB Permit Center
Utilities

Exhibit C – 2 pgs
Exhibit D – 1 pg
Exhibit E – 1 pg
Exhibit F – 3 pgs

DISCUSSION: The proposed subdivision is creating four lots. Lot 1 will contain 25.35 acres, Lot 2 - 9.57 acres, Lot 3 - 33.24, and Lot 4 – 24.27 acres. Proposed lots will take access from W. Glenn Highway, an ADOT&PF owned and maintained road.

Soils Report: A Topographic Narrative was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A)(1)(i)(i). The topography and features are thoroughly described in the narrative.

COMMENTS:

ADOT&PF (**Exhibit C**) No objection to the proposed lot division.

DOT&PF requests dedication of Glenn Highway right of way.

DOT&PF requires Lots 1 & 2 to share access.

Please add as plat note: "One shared access to Glenn Highway for Lots 1 & 2."

Eliminate private easement inside public right of way on Lots 1 and 2.

DOT&PF recommends Lot 3 share access with Lots 1 & 2 or Lot 4.

No new utility connections through Glenn Highway right of way. Utilities should connect through lot access points.

Subsequent development and subdivision of all lots requires continued access and utilities to the Glenn Highway through existing access points. Please plan accordingly.

Platting actions invalidate existing driveway permits. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

MSB Pre-Design & Engineering (**Exhibit**) Coordinate with DOT for access onto the Glenn Hwy.

MSB Permit Center (**Exhibit D**) has no comments or objections.

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

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

CONCLUSION

The plat of Meekin's Air is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A Topographic Narrative was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

FINDINGS of FACT:

1. The abbreviated plat of Meekin's Air 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). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council #21 Glacier View; MSB Emergency Services, Community Development, or Assessments; GCI, MTA, or MEA.

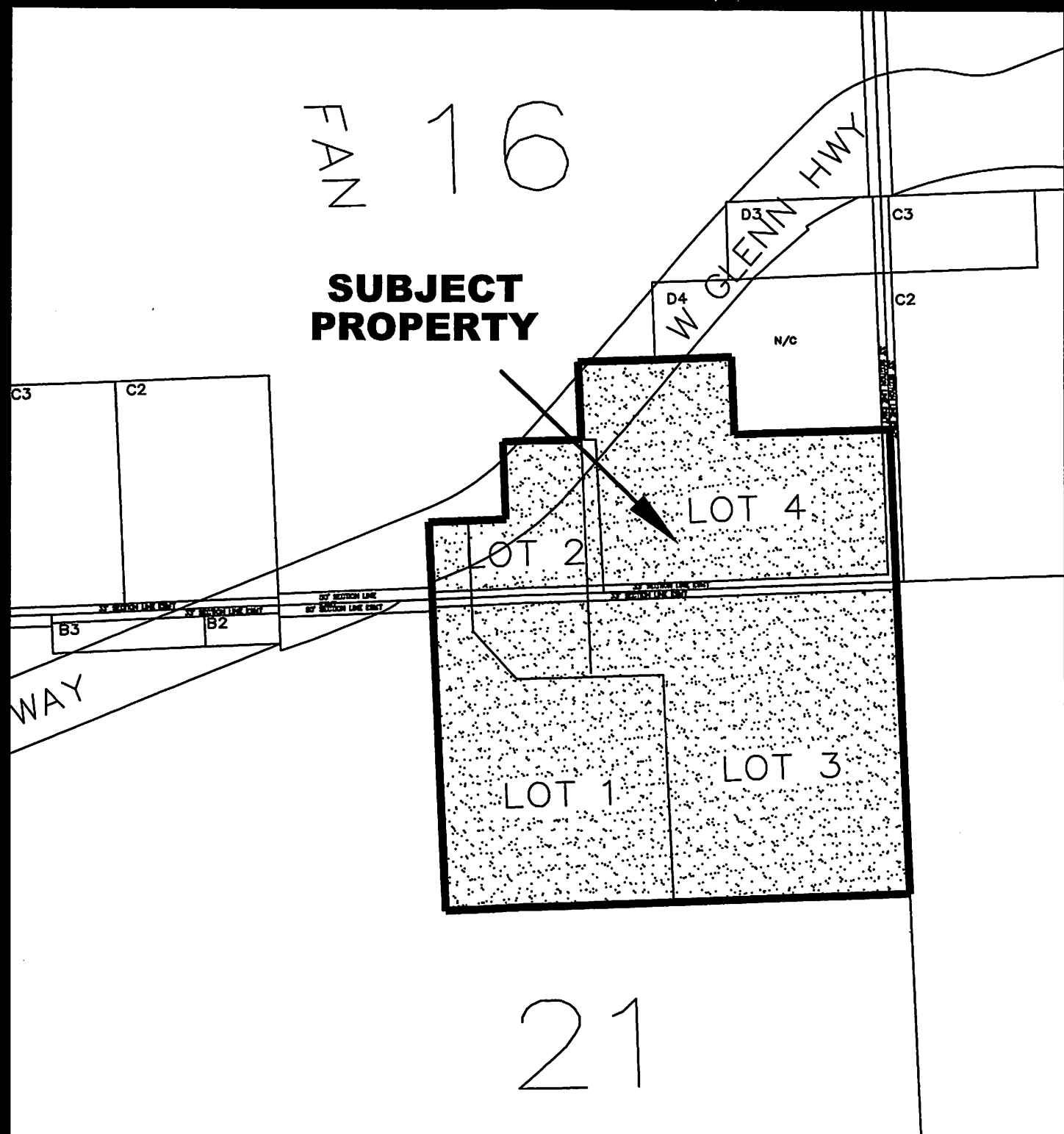
RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Meekin's Air, contingent on the following 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. Remove the portion of Lot 1 & 2 common access easement that is inside R.O.W.
4. Add plat note: "One shared access to Glenn Highway for Lots 1 & 2."
5. Pay postage and advertising fees.
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.

FAN 16

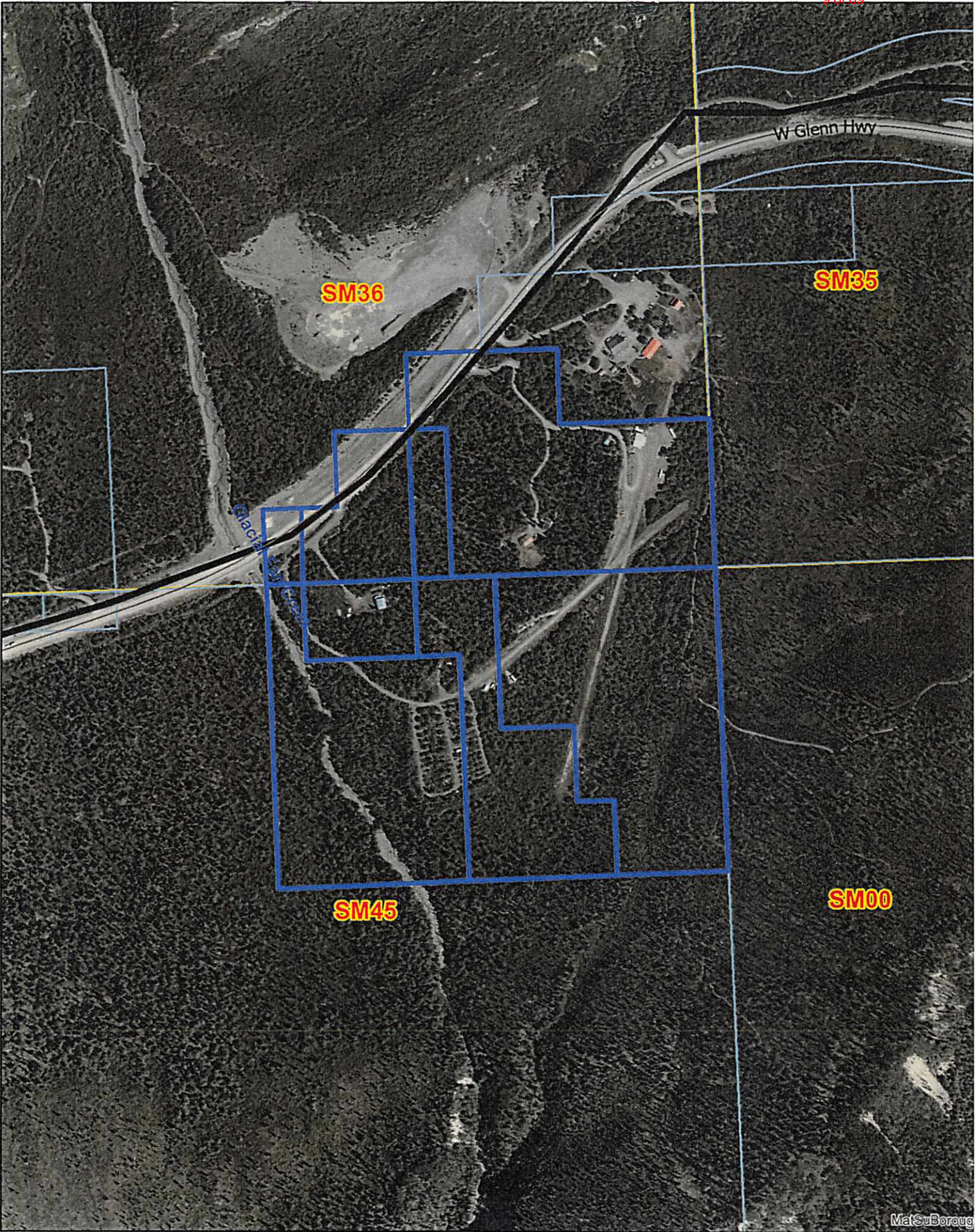
**SUBJECT
PROPERTY**



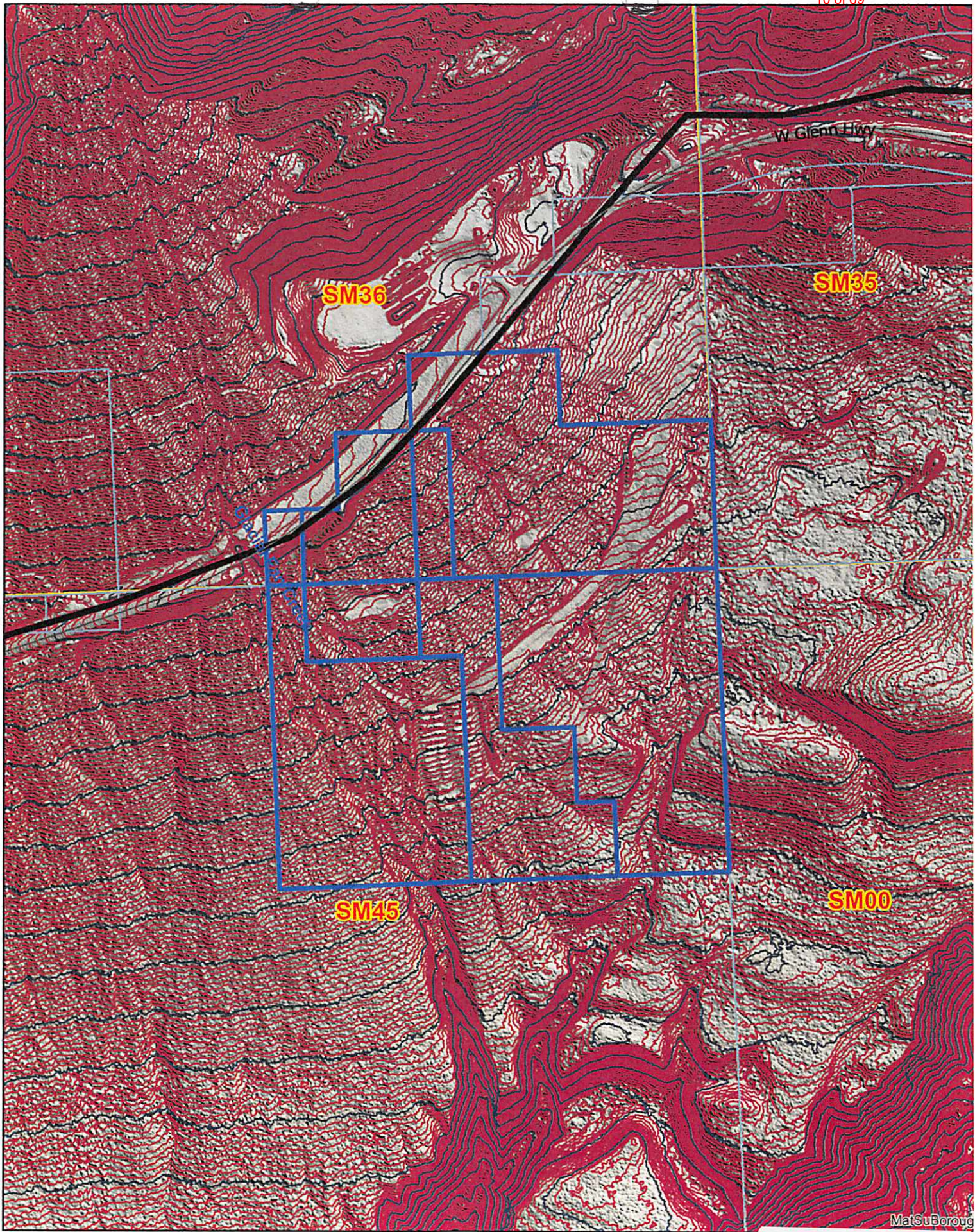
VICINITY MAP

FOR PROPOSED MEEKIN'S AIR SUBDIVISION
LOCATED WITHIN
SECTION 16&21, T20N, R11E, SEWARD MERIDIAN
ALASKA

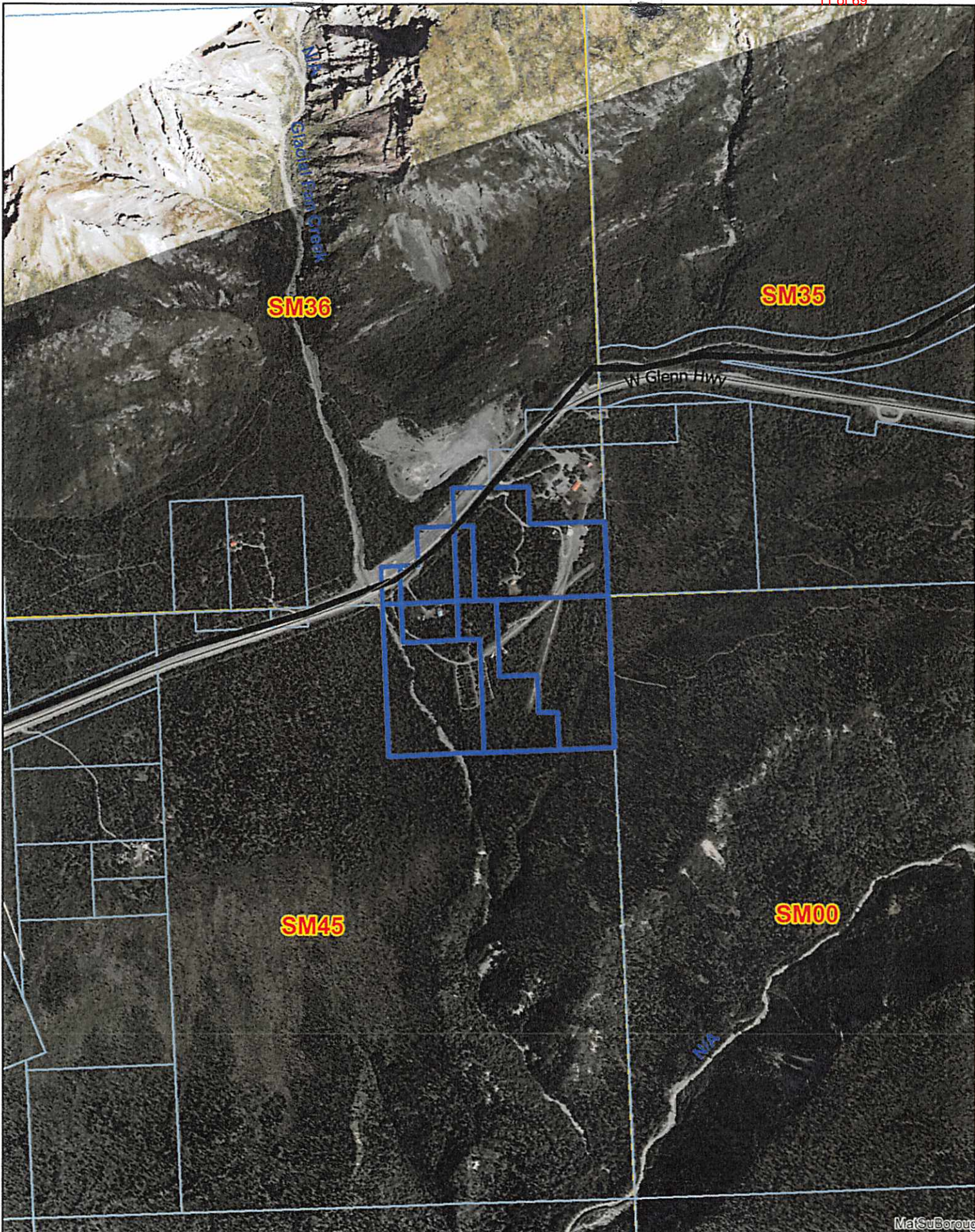
SM36&45 MAP



530 265 0 530 Feet



530 265 0 530 Feet



1,000 500 0 1,000 Feet

MaSuBoroug

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



RECEIVED

JUL 15 2024

PLATTING

USEABLE AREA: TOPOGRAPHIC NARRATIVE

MEEKIN'S AIR

A SUBDIVISION OF

*NE1/4 SE1/4 SW1/4 SE1/4 & S1/2 SE1/4 SW1/4 SE1/4 & S1/2 NW1/4 SE1/4 SE1/4 & S1/2 SE1/4 SE1/4
OF SEC. 16, T. 20N. R. 11E. S.M., AK AND
NE1/4 NE1/4 & E1/2 NW1/4 NE1/4 OF SEC. 21 T. 20N. R. 11E. S.M., AK*

INTRODUCTION

The following narrative presents visible observations and relevant known local parameters sufficient to demonstrate expected suitability of certain Lots or Tracts containing 400,000 square feet or more of area for supporting building construction and on-site waste-water treatment. Consideration is limited to the specified Lots or Tracts and specifically addresses requirements set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

NARRATIVE

Lot 1 of the proposed Meekin's Air subdivision contains 25.35 acres of land. The vast majority of this land primarily tree covered with a mixture of Spruce, Birch, Alder and Cottonwood. A gravel driveway runs across the north of the the lot and there is what appears to be a former gravel RV parking area in the east half of the lot.

Lot 1 is sloping southward and southeastward with slopes ranging between 9% and 11%.

Glacial Fan Creek runs from the western boundary in the north of the lot diagonally to approximately the center of the lot at the southern boundary.

There are no known debris burial sites on lot 1. There is a water well and septic system associated with a house on the lot and a septic system in place associated with the RV parking area.

Utility easements are confined to an area near or adjacent to the R.O.W. of W. Glenn Highway in the north on all the lots.

Lot 2 of the proposed Meekin's Air subdivision contains 9.57 acres of land. The vast majority of this land primarily tree covered with a mixture of Spruce, Birch, Alder and Cottonwood. A gravel driveway runs from the northwesterly corner to roughly the center of the lot. Lot 2 slopes southward at an average slope of approximately 12% with the exception of a flatter area where a house is located. There are no known wetlands or bodies of water on lot 2. Likewise there are no known debris burial sites. There is a septic system on Lot 2 associated with the house.

Lot 3 of the proposed Meekin's Air subdivision contains 33.24 acres of land. The vast majority of this land primarily tree covered with a mixture of Spruce, Birch, Alder and Cottonwood. A gravel driveway runs from the westerly boundary diagonally to the northerly boundary of the lot. A large portion of a gravel runway is centrally located within the lot. Lot 3 slopes southward at slopes of between 9% and 10% with the exception of the area around the runway. A small stream runs from approximately the center of the easterly boundary southwesterly through lot 3. There are no known debris burial sites. There is a septic system on Lot 3 associated with the house.

Lot 4 of the proposed Meekin's Air subdivision contains 24.27 acres of land. The vast majority of this land primarily tree covered with a mixture of Spruce, Birch, Alder and Cottonwood. A gravel driveway runs from the north end southerly through the center of the lot and southeasterly to a gravel runway, a large portion of which is located within the eastern half of the lot. Lot 4 slopes southeastward at slopes of between 11% and 12% with the exception of the area around the runway and the areas around structures located on the lot. There are no known wetlands or bodies of water on lot 4. There are no known debris burial sites. There is a septic system on Lot 4 associated with the house.

Utility easements are confined to an area near or adjacent to the R.O.W. of W. Glenn Highway in the north on all the lots.

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

In conclusion, the proposed Tract is sufficient for the construction of buildings and an on-site septic system per parameters set forth by the Mat-Su Borough Title 43. Existing topography and vegetative cover suggest consistently well drained suitable soils in a relatively flat area free from precluding elements such as existing wells, septic, and conflicting rights.

Craig E. Hanson PLS *Date*

Professional Land Surveyor

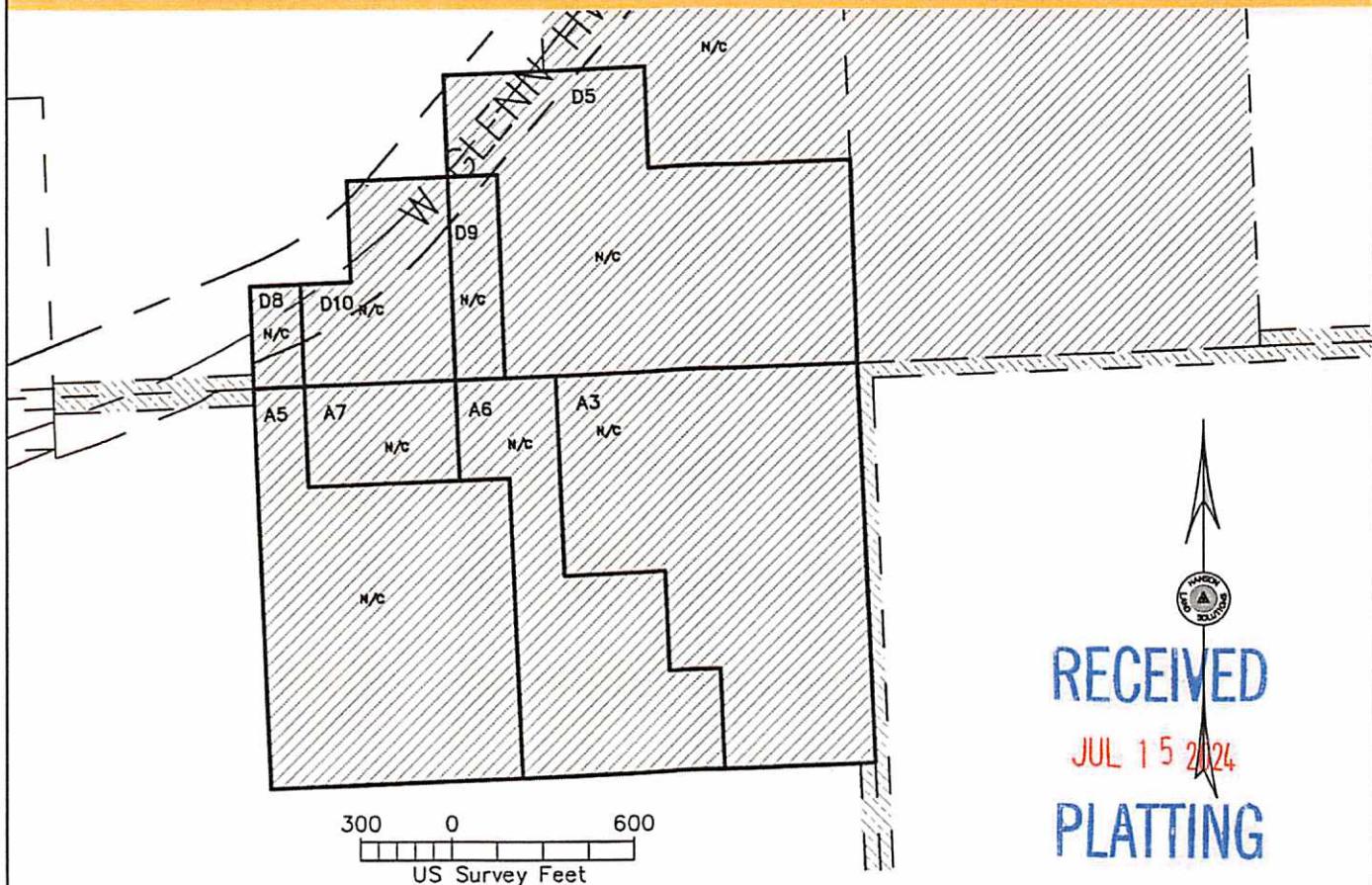


HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

SECTION LINE EASEMENT & ROW DETERMINATION RESEARCH



REGION	ORIGINAL SURVEY	DATE OF ENTRY	PATENT ISSUE	STATE OWNERSHIP	RELEVANT STATUTE	RELEVANT EO/PLO	SLE STATUS
1	08/19/1974	05/10/1968	MEEKIN 09/08/1978	NONE FOUND	NONE	PLO 5418	NONE
2	08/19/1974	01/21/1972	ALASKA 01/15/1986	YES	NONE	PLO 5418	50'



INFORMATION PRESENTED HEREON PRESENTS THE RESULTS OF RESEARCH CONDUCTED UNDER MY SUPERVISION TO DETERMINE THE EXISTENCE OF SECTION LINE EASEMENTS OVER THE DEPICTED REGIONS. I HEREBY CERTIFY THAT THE IDENTIFIED EASEMENTS EXIST AS SHOWN BASED ON THE PRESENTED RESEARCH RESULTS AND COMMONLY ACCEPTED PRINCIPLES OF SECTION LINE EASEMENT EXISTENCE DETERMINATION IN THE STATE OF ALASKA.

CRAIG HANSON, PLS

DATE

DETERMINATION MADE FOR REGIONS ADJACENT TO SECTION LINES COMMON TO SECTIONS 15, 16, 21 & 22 OF T.20N. R.11E. SM, AK .

File: 22-358 | Scale: 1"=600' | Drawn: SDN | 11/15/23 | P.1 OF 1



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

Department of Transportation and
Public Facilities

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

August 8, 2024

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **WA 05 HLS Estrada; Plat #77-119 (Pittman Road)**
 - No objection to lot division.
 - All lots to take access from N Autumn Lane.
 - Please add the following plat note: "No direct access from Lot 1 to Pittman Road."
 - Subsequent development and subdivision of Lot 1 will require continued access through N Autumn Lane.
 - No new utility connections through Pittman Road or Pittman Road right of way.
 - Please be advised that this pre-application is within the boundary of DOT&PF project [HSIP: Pittman Road Shoulder Widening and Slope Flattening](#), which may affect Lot 1. Further questions can be directed to the project manager, Kristina Busch, at kristina.busch@alaska.gov or (907) 269-0567.
- **Meekin's Air (Glenn Highway MP 115)**
 - No objection to the proposed lot division.
 - DOT&PF requests dedication of Glenn Highway right of way.
 - DOT&PF requires Lots 1 & 2 to share access.
 - Please add as plat note: "One shared access to Glenn Highway for Lots 1 & 2."
 - Eliminate private easement inside public right of way on Lots 1 and 2.
 - DOT&PF recommends Lot 3 share access with Lots 1 & 2 or Lot 4.
 - No new utility connections through Glenn Highway right of way. Utilities should connect through lot access points.
 - Subsequent development and subdivision of all lots requires continued access and utilities to the Glenn Highway through existing access points. Please plan accordingly.
 - Platting actions invalidate existing driveway permits. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website:

"Keep Alaska Moving through service and infrastructure."

<https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

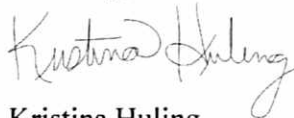
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

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

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

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, 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
Anna Bosin, Traffic & Safety Engineer, DOT&PF

Chris Curlin

From: Daniel Dahms
Sent: Thursday, August 8, 2024 3:45 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Meekin's Air (CC)

Chris,

Coordinate with DOT for access onto the Glenn Hwy.

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

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, July 26, 2024 5:06 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>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster <pamela.j.melchert@usps.gov>; josephdavisak@mac.com; timhaledistrict1@gmail.com; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; 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 Meekin's Air (CC)

Hello,

The following link is a request for comments on the proposed Meekin's Air Subdivision. Please ensure all comments have been submitted by August 8, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

[☐ Meekin's Air](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

Chris Curlin

From: Permit Center
Sent: Thursday, August 1, 2024 9:42 AM
To: Chris Curlin
Subject: RE: RFC Meekin's Air (CC)

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: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, July 26, 2024 5:06 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>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster <pamela.j.melchert@usps.gov>; josephdavisak@mac.com; timhaledistrict1@gmail.com; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; 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 Meekin's Air (CC)

Hello,

The following link is a request for comments on the proposed Meekin's Air Subdivision. Please ensure all comments have been submitted by August 8, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

[☐ Meekin's Air](#)

Sincerely,

Chris Curlin
Platting Technician

Chris Curlin

From: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Monday, July 29, 2024 8:17 AM
To: Chris Curlin
Cc: Sterling Lopez
Subject: RE: RFC Meekin's Air (CC)
Attachments: MSB No Comment 2024-089.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

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, July 26, 2024 5:06 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>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster <pamela.j.melchert@usps.gov>; josephdavisak@mac.com; timhaledistrict1@gmail.com; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; 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 <row@enstarnaturalgas.com>
Subject: RFC Meekin's Air (CC)

CAUTION: This email originated outside of ENSTAR/TSU. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are not sure, use the "Report Phish" button or contact enstar_helpdesk@enstarnaturalgas.com

Hello,



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

July 29, 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.

- **MEEKIN'S AIR**
(MSB Case # 2024-089)

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

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-SUSTINA BOROUGH, AND THAT THE 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)



LEGEND

- ⊕ RECOVERED BLW BRASS CAP ON IRON PIPE
- ⊙ RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- ⊕ RECOVERED 2" ALUMINUM CENTER LINE MONUMENT
- ⊕ RECOVERED 1/2" ALUMINUM CAP ON 1/2" REBAR
- ⊕ RECOVERED 1" IRON PIPE
- ⊕ SET PLASTIC CAP ON 1/4"x30" REBAR
- (C) COMPUTED DATA
- (M) MEASURED DATA
- (N74°45'W) [254.70'] RECORD PER RECORD OF SURVEY (88-25)
- (N74°45'W) [254.70'] RECORD PER RECTANGULAR PLAT (08/19/1974)
- (N74°45'W) [254.70'] RECORD PER R.O.W. MAP (2001-93)
- (S) SURVEY POINT NUMBER

CERTIFICATE OF PAYMENT OF TAXES

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

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

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 INSTRUMENTS SHOWN ON THE PLAN ACTUALLY EXIST AND DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR _____



CERTIFICATE OF OWNERSHIP

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

MICHAEL J. MEEKIN _____ DATE _____
P.O. BOX 491
PALMER, AK 99645

DIANE M. MEEKIN _____ DATE _____
P.O. BOX 491
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

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

FOR _____

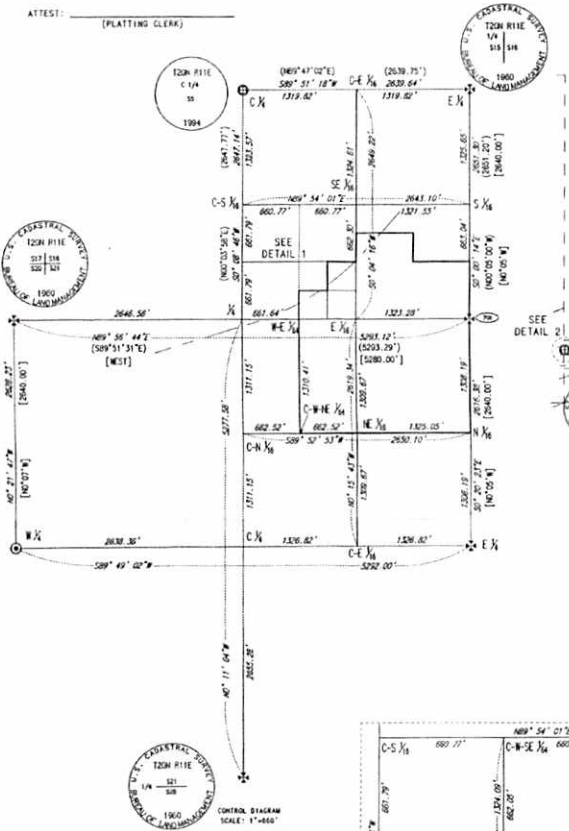
FOR _____

NOTARY FOR THE STATE OF ALASKA
BY COMMISSION EXPIRES: _____

RECEIVED
Agenda Copy JUL 27 2024
PLATTING

A PLAT OF
MEEKIN'S AIR
A SUBDIVISION OF
NE 1/4 SEC 5W 1/4 & S 1/4 SEC 5W 1/4 SEC 6
& S 1/4 NW 1/4 SEC 5E 1/4 & S 1/4 SEC 5E 1/4
OF SEC 16,
T. 20N. R. 11E. S. 34. AK
AND
NE 1/4 SEC 6E 1/4 & E 1/4 NW 1/4 SEC 21
OF SEC 21
T. 20N. R. 11E. S. 34. AK
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SEX SEC. 16 AND NE 1/4 SEC. 21,
T. 20N. R. 11E. S. 34. AK
CONTAINING 92.43 ACRES MORE OR LESS
HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWED AVENUE
PALMER, ALASKA, 99645
(907)746-7738

FILE: 1622-204; CD: 1; SCALE: 1"=200' (07/22/24) 11 OF 11



UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

NOTES

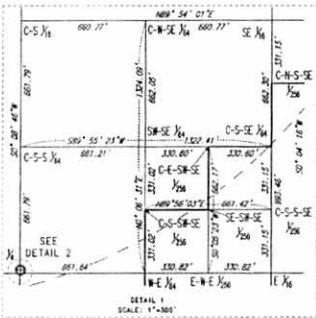
1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SECTION CORNER COMMON TO SECTIONS 15, 16, 21 & 22. A RECOVERED BRASS CAP MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 112°48'56.32"W 142°22'20.52"E.
3. 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.
4. 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.
5. THE RECOVERED ALUMINUM MONUMENT MARKED AS THE 1/4 CORNER WAS FOUND TO BE SIGNIFICANTLY DIFFERENT FROM THE COMPUTED 1/4 CORNER POSITION. THIS MONUMENT WAS NOT ORIGINAL, AND THERE IS NO RECORD OF SURVEY SHOWING HOW IT WAS SET, THEREFORE IT WAS NOT HELD AS THE 1/4 CORNER THIS SURVEY.
6. THIS SUBDIVISION IS ENCUMBERED BY A BLANKET EASEMENT FOR COMMUNICATIONS FACILITIES GRANTED TO ICA ALASKA COMMUNICATIONS, INC. ON JANUARY 19, 1973 IN MISCELLANEOUS BOOK 16, PAGE 199 AND ASSIGNED TO W.T.A. ON AUGUST 13, 1981 IN BOOK 241, PAGE 183.
7. THIS SUBDIVISION IS ENCUMBERED BY BLANKET EASEMENTS GRANTED TO COPPER VALLEY ELECTRIC ASSOCIATION, INC. ON SEPTEMBER 10, 1997 IN BOOK 912, PAGE 873 AND ON JULY 6, 2022 RECORDED AT DOCUMENT #2022-015642-0.
8. LOTS 1 AND 2 SHALL SHARE A SINGLE COMMON ACCESS EASEMENT TO W. GLENN HIGHWAY AS SHOWN.

LINE TABLE

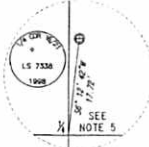
LINE #	BEARING	LENGTH
L1	N89° 55' 56"E	60.05
L2	S0° 04' 16"W	89.87

CURVE TABLE

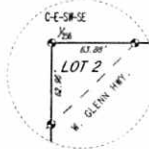
CURVE #	LENGTH	ARCUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	1505.05	284.79	32°06'03"	624.20	1564.14	N07° 12' 40"E
C11	1802.17	3294.79	32°06'13"	624.27		



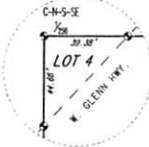
DETAIL 1
SCALE: 1"=300'



DETAIL 2
(N.T.S.)



DETAIL 3
(N.T.S.)



DETAIL 4
(N.T.S.)

EXHIBIT F-3

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 28, 2024

ABBREVIATED PLAT: TEXAS RSB B5 L15 & 16
LEGAL DESCRIPTION: SEC 9, T17N, R03W S.M., AK
PETITIONERS: RONALD C. PETERSON & SHARON L. HART
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: .61 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2024-91

REQUEST:

The request is to create one lot from Lots 15 and 16, Block 5, Texas, Plat 63-15, to be known as **LOT 15A**, containing .61 acres +/- . The plat is located directly south of Stepan Lake and directly north of W. Fort Worth Drive, located within the S ½ Section 9, Township 17 North, Range 03 west, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

DISCUSSION: The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

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

CONCLUSION

The plat of **LOT 15A** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

FINDINGS of FACT:

1. The abbreviated plat of **LOT 15A** is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. This plat combines two lots within Texas Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Texas (Plat #61-25) and does not require additional monumentation.

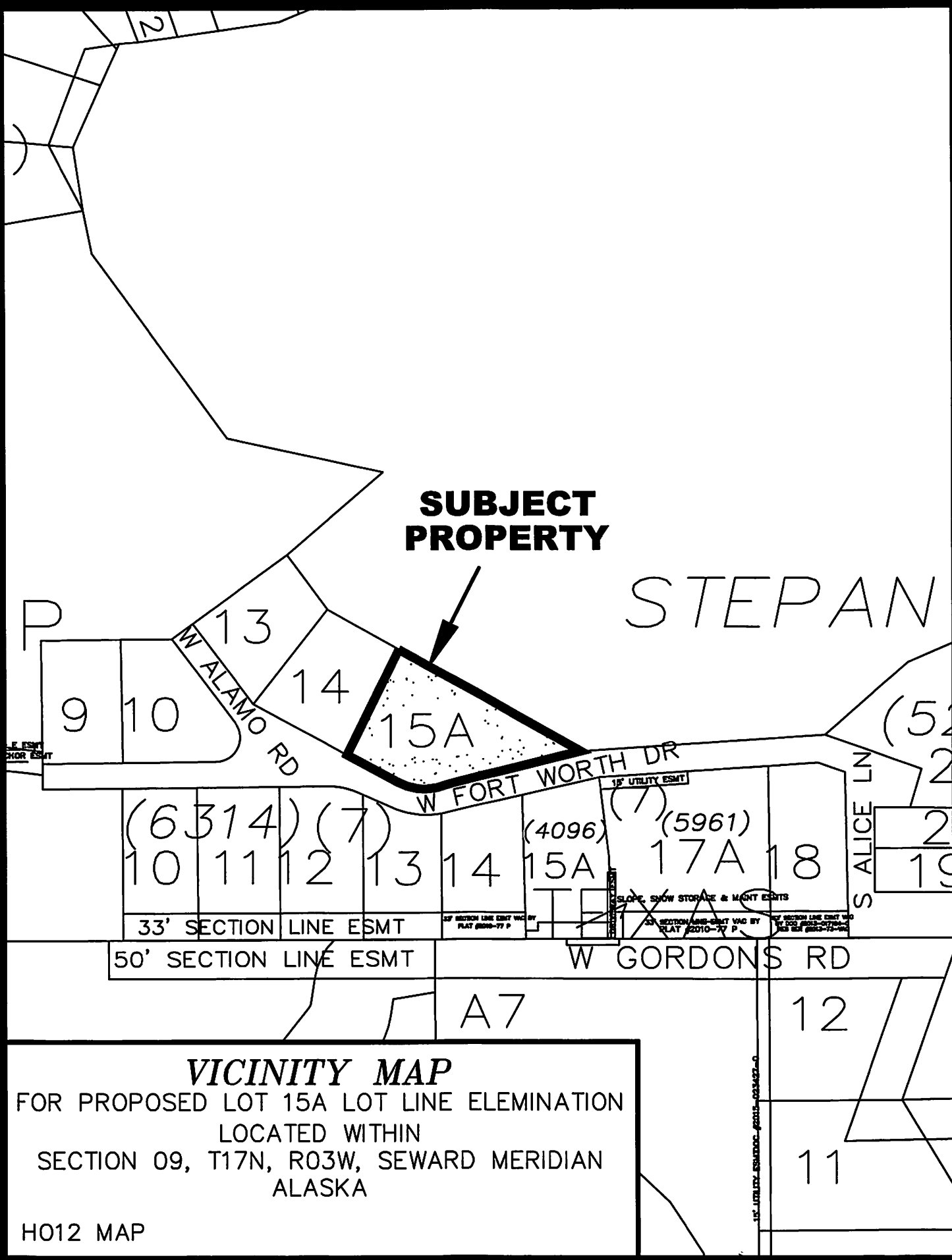
RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **LOT 15A**, contingent on the following 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.

**SUBJECT
PROPERTY**

STEPAN



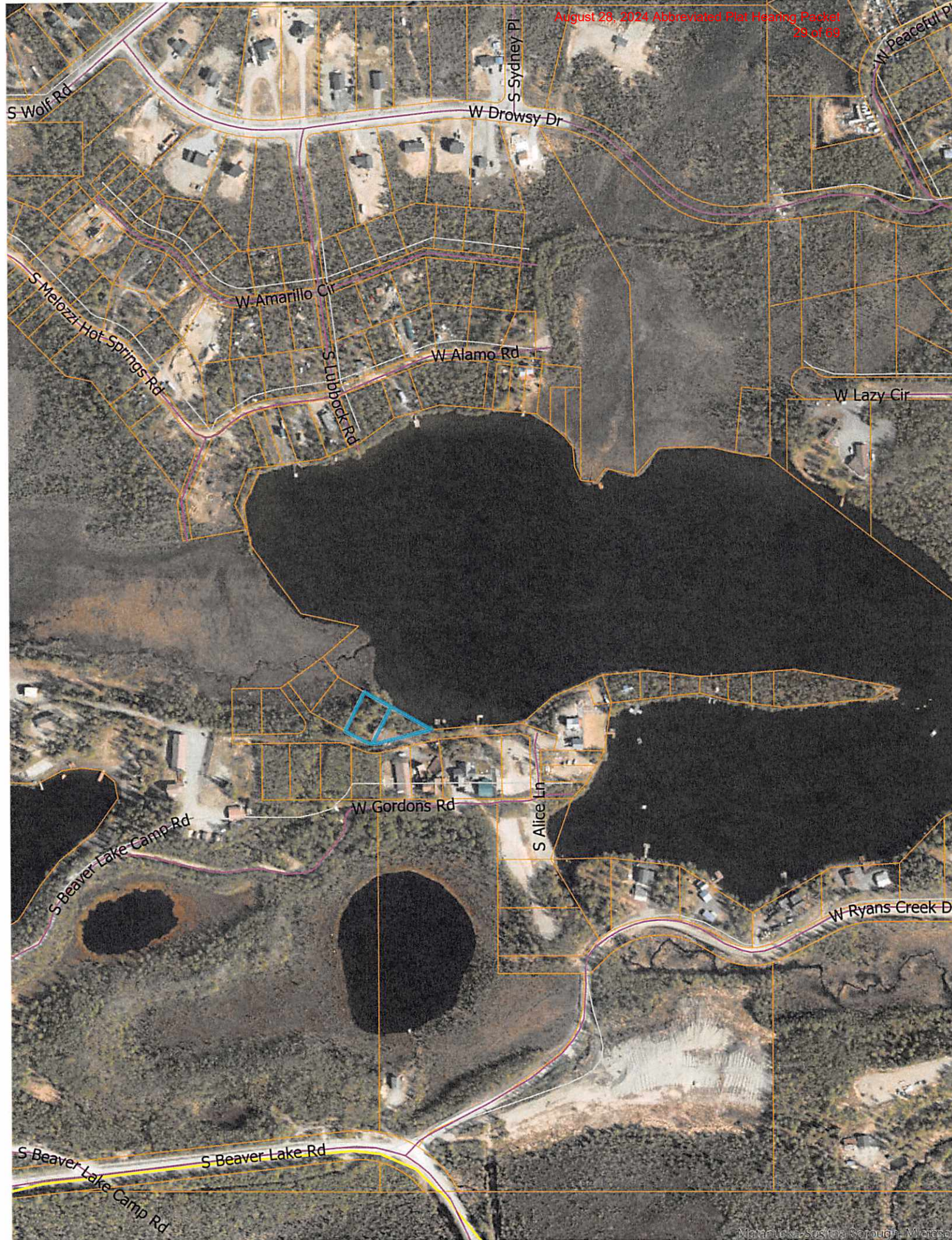
VICINITY MAP

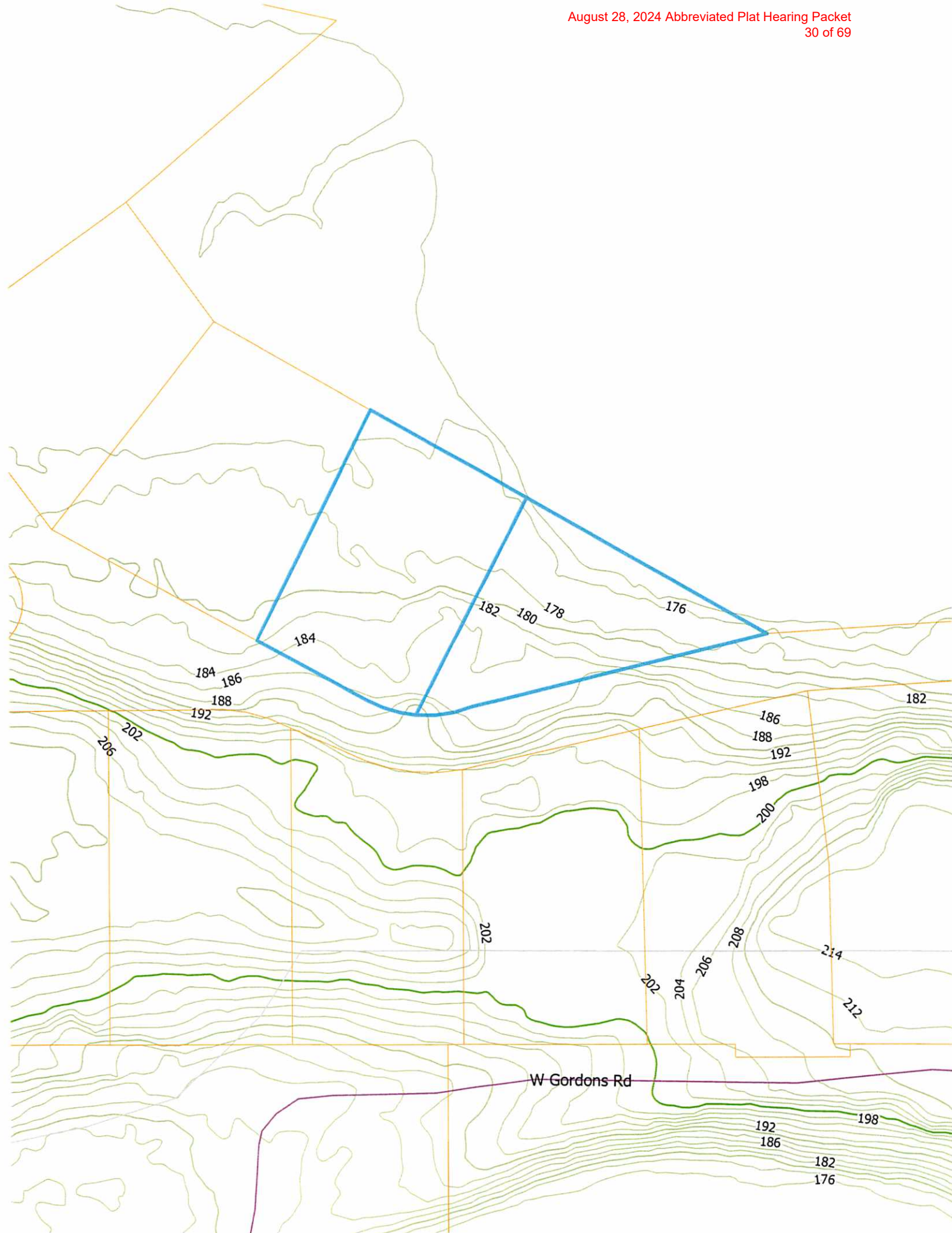
FOR PROPOSED LOT 15A LOT LINE ELEMINATION
LOCATED WITHIN
SECTION 09, T17N, R03W, SEWARD MERIDIAN
ALASKA

H012 MAP



W Gordons Rd





PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

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

RONALD C. PETERSON _____ DATE _____

SHARON L. HART _____ DATE _____

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, 20____

FOR _____

NOTARY FOR THE STATE OF ALASKA

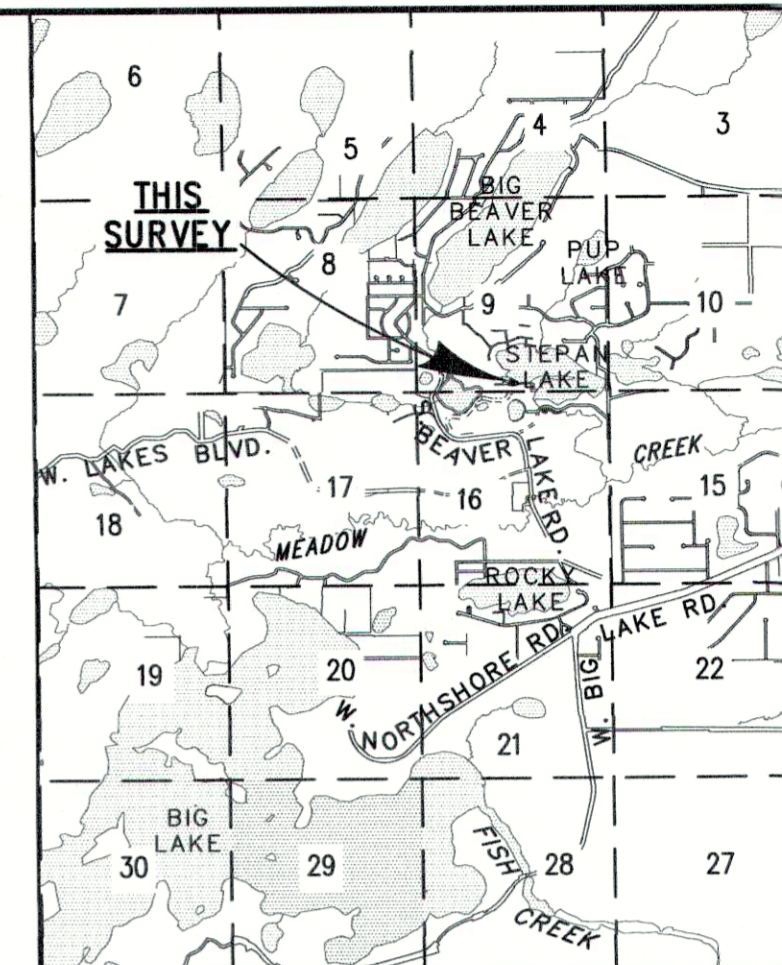
MY COMMISSION EXPIRES: _____



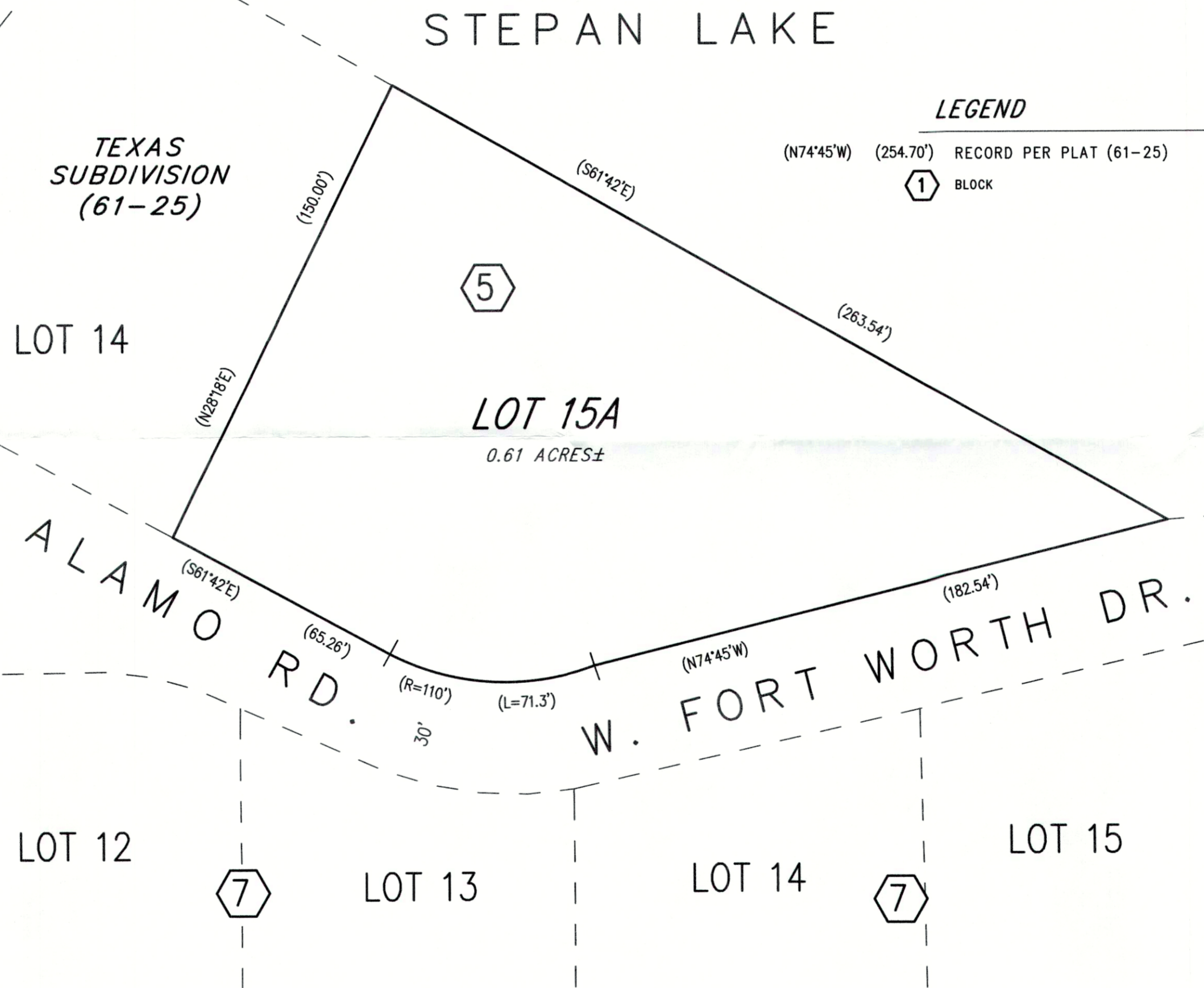
CERTIFICATE OF PAYMENT OF TAXES

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

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

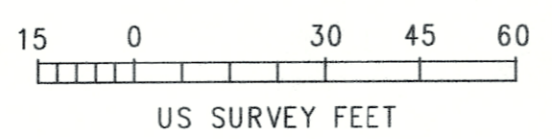


SOURCE: MSB TAX MAP H012 1"=5280'



LEGEND
(N74°45'W) (254.70') RECORD PER PLAT (61-25)
① BLOCK

LOT 12 ⑦ LOT 13 LOT 14 ⑦ LOT 15



NOTES

1. 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 ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
2. 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.

SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM THE PLAT OF TEXAS SUBDIVISION(61-25).

REGISTERED LAND SURVEYOR

RECEIVED
JUL 24 2024
Agenda Copy PLATTING

A PLAT OF
TEXAS SUBDIVISION
LOT 15A
A REPLAT OF
TEXAS SUBDIVISION
(61-25)

PALMER RECORDING DISTRICT
STATE OF ALASKA
THIRD JUDICIAL DISTRICT
LOCATED WITHIN
SW¼ SEC. 9, T.17N. R.3W. SM, AK
CONTAINING 0.61 ACRES MORE OR LESS

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

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 28, 2024

ABBREVIATED PLAT: STRINGFIELD NO 2

LEGAL DESCRIPTION: SEC 34, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: MSB LAND & RESOURCE MANAGEMENT DIVISION

SURVEYOR/ENGINEER: ALL POINTS NORTH, LLC

ACRES: 65.61± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD CASE #: 2024-092

REQUEST: The request is to adjust the common lot line between Lots 1 & 2, Stringfield Subdivision, Plat #2020-96 to be known as **STRINGFIELD NO. 2**, containing 65.61 acres +/- . The property is located north of E. Palmer Wasilla Highway, south of E. Bogard Road, and directly west of N. Trunk Road; within the SE ¼ Section 34, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #3.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Topographic Narrative	EXHIBIT B – 16 pgs

AGENCY COMMENTS

ADOT&PF	EXHIBIT C – 2 pgs
USACE	EXHIBIT D – 1 pg
DPW PD&E	EXHIBIT E – 1 pg
Development Services	EXHIBIT F – 1 pg
Utilities	EXHIBIT G – 5 pgs

DISCUSSION: The proposed subdivision is creating two lots by adjusting the common lot line between Lots 1 & 2, Stringfield Subdivision, Plat #2020-096. The proposed northern lot will be approximately 37.56 acres, the southern lot will be approximately 28.05 acres. Proposed Lot 1A access from N. Stringfield Road, a Borough maintained road and E. Katherine Drive, a newly constructed road. Proposed Lot 2A currently takes access from N. Stringfield Road. Legal and physical access requirements are met for both proposed lots.

Topographic Narrative: A topographic Narrative was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A)(1)(i)(i). Max Schillinger, Registered Professional Land Surveyor, notes that the proposed Stringfield No. 2 Subdivision is a resubdivision of an existing two lots, totaling approximately 65 ½ acres. The resulting parcels will be 28 acres on the south and 37.5 acres on the north. The site is largely level with isolated remaining hills remaining southerly of the new school site. Much of the new school was constructed

by excavating the new school site hill. Wasilla Creek still affects the northwest corner of the site, with a 100-year floodplain. Both parcels for the proposed Stringfield Subdivision No.2 would have adequate usable area per M.S.B. Code. Topographic mapping and as-built can be seen on the Agenda Plat.

Comments:

ADOT&PF (**Exhibit C**) The Alaska Department of Transportation and Public Facilities has no objections to the proposed lot division with the following comments:

- Add a plat note stating that no direct access shall be granted to Trunk Road for either lot (**Recommendation #4**).
- DOT&PF requests traffic plan for review of internal circulation for both schools for school drop off and pick up for buses, emergency vehicle access, and private cars. Is there a proposed or adopted school route for pedestrians? DOT&PF is concerned about vehicles lining up and blocking through traffic to the Palmer0Wasilla Highway, as well as vulnerable users accessing schools by foot or bike.

Platting Staff notes that the Borough project manager for this project is working with ADOT&PF to address their concerns.

- Please dedicate Trunk Road right of way.

Platting staff notes that this is an abbreviated plat, as such no dedication can occur.

USACE (**Exhibit D**) has no specific comments regarding Stringfield No. 2.

DPW Pre-Design and Engineering Division (**Exhibit E**) has no comments.

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

Utilities: (**Exhibit G**) ENSTAR has no objections or comments. GCI has no comments or 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; Community Council #3 South Lakes; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.

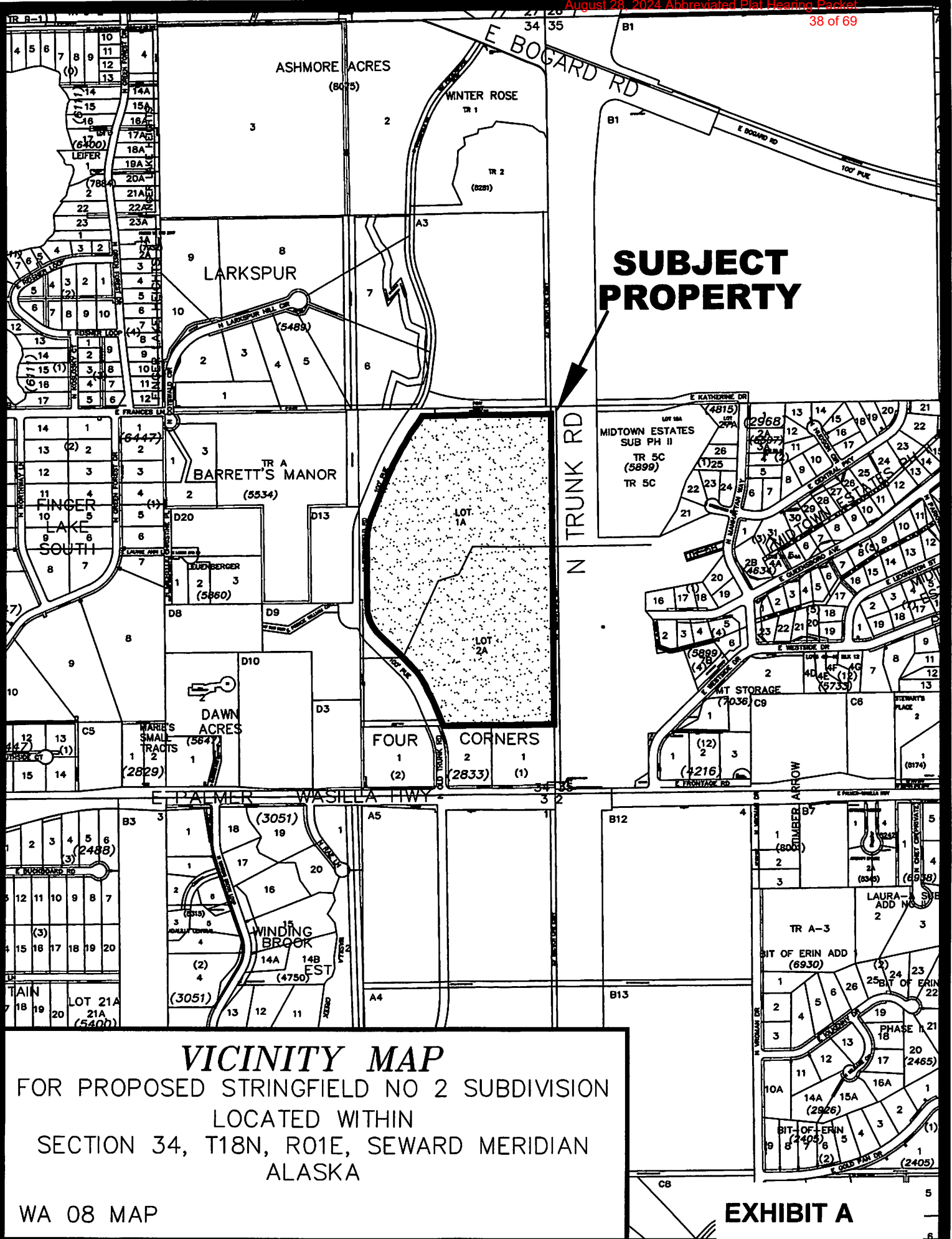
CONCLUSION: The abbreviated plat of Stringfield No. 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response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

FINDINGS OF FACT

1. The plat of Stringfield No. 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i).
3. A topographic narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i)
4. Both 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; Community Council #3 South Lakes; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, or Planning Division; 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 Stringfield No. 2, Section 34, 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. Add a plat note stating "No direct access shall be granted to N. Trunk Road from any lot unless otherwise authorized by the permitting authority."
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



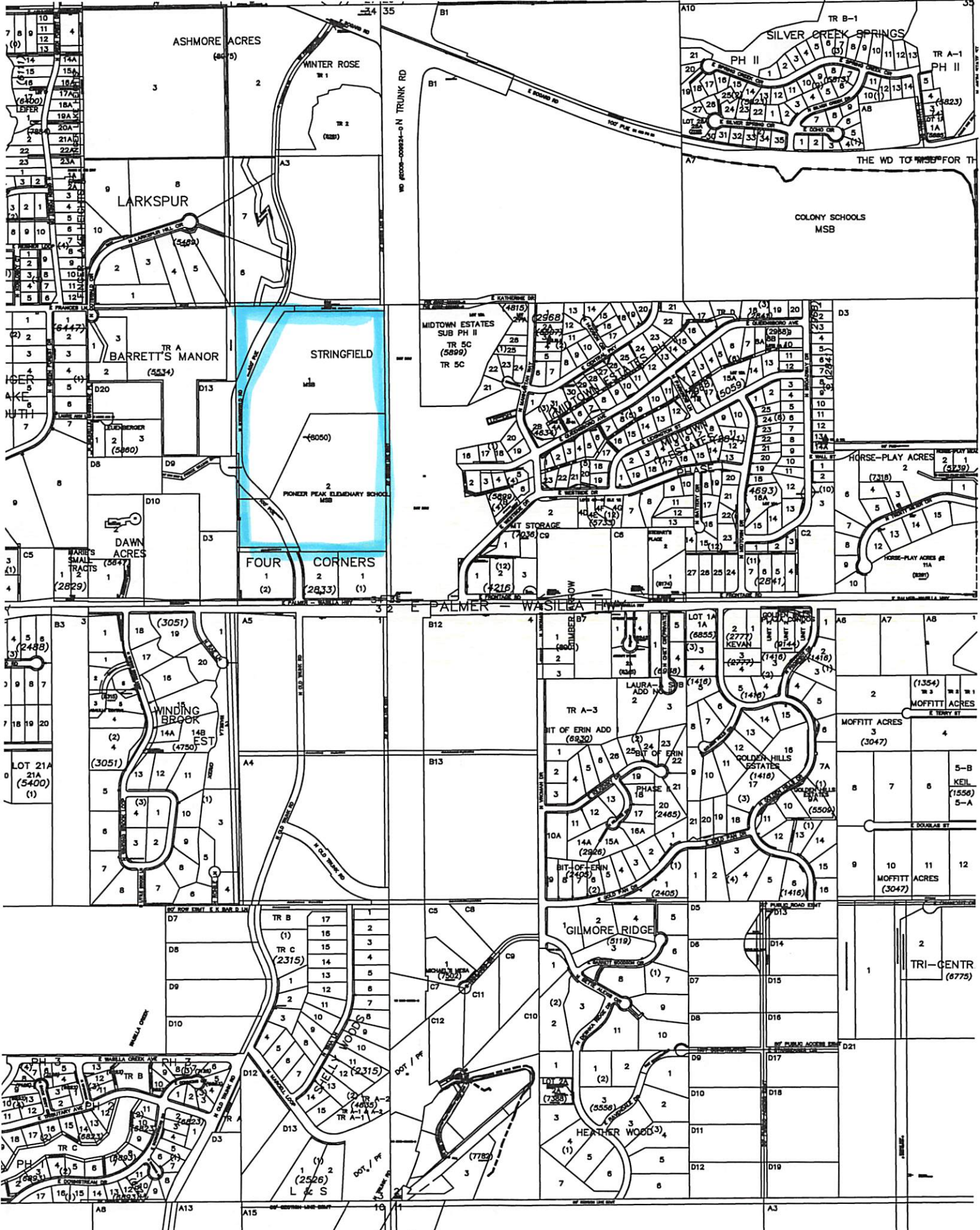
SUBJECT PROPERTY

VICINITY MAP

FOR PROPOSED STRINGFIELD NO 2 SUBDIVISION
LOCATED WITHIN
SECTION 34, T18N, R01E, SEWARD MERIDIAN
ALASKA

WA 08 MAP

EXHIBIT A





WA08

E Katherine Dr

N Trunk Rd

Wasilla Creek

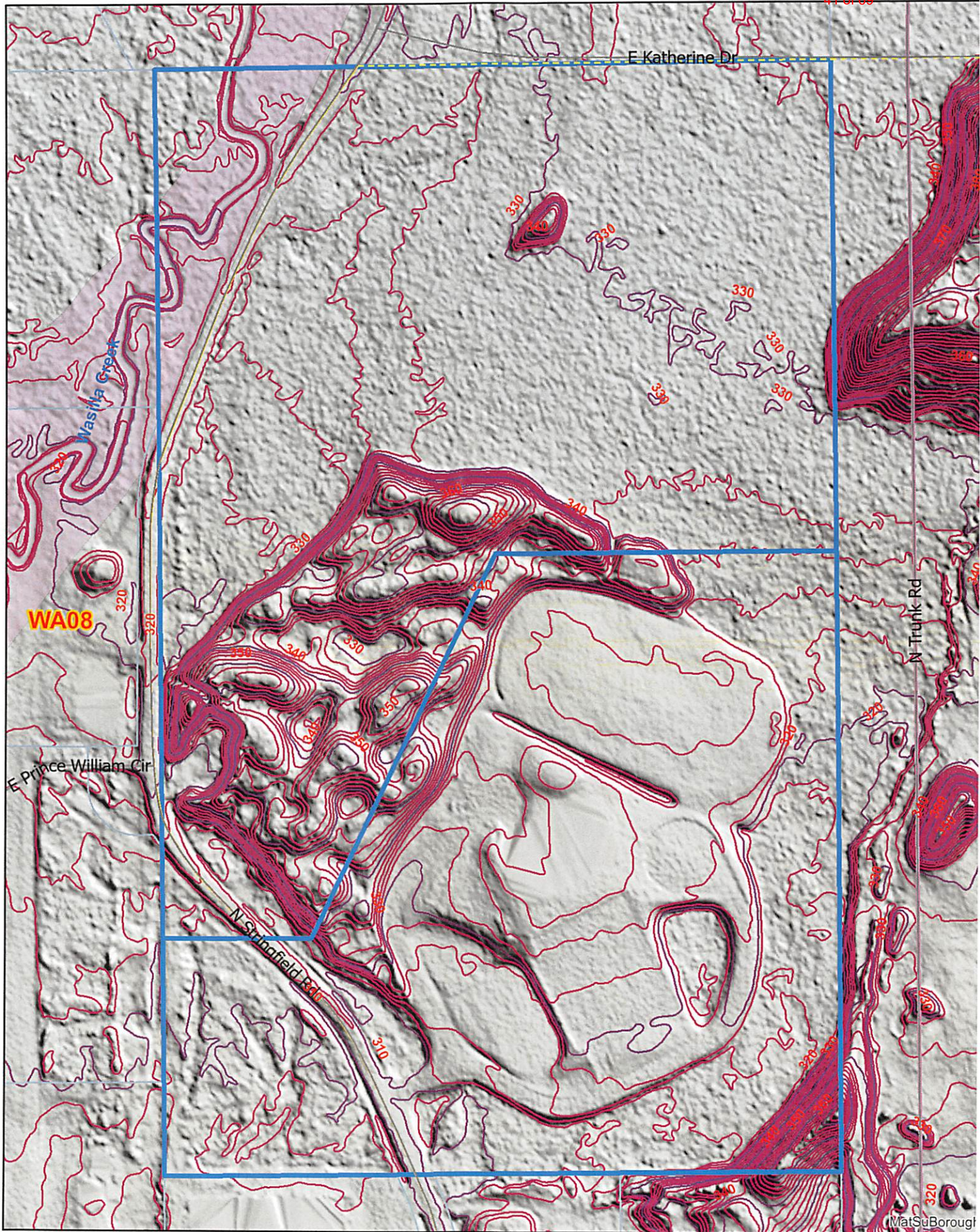
E Prince William Cir

N Springfield Rd

MatSuBorough

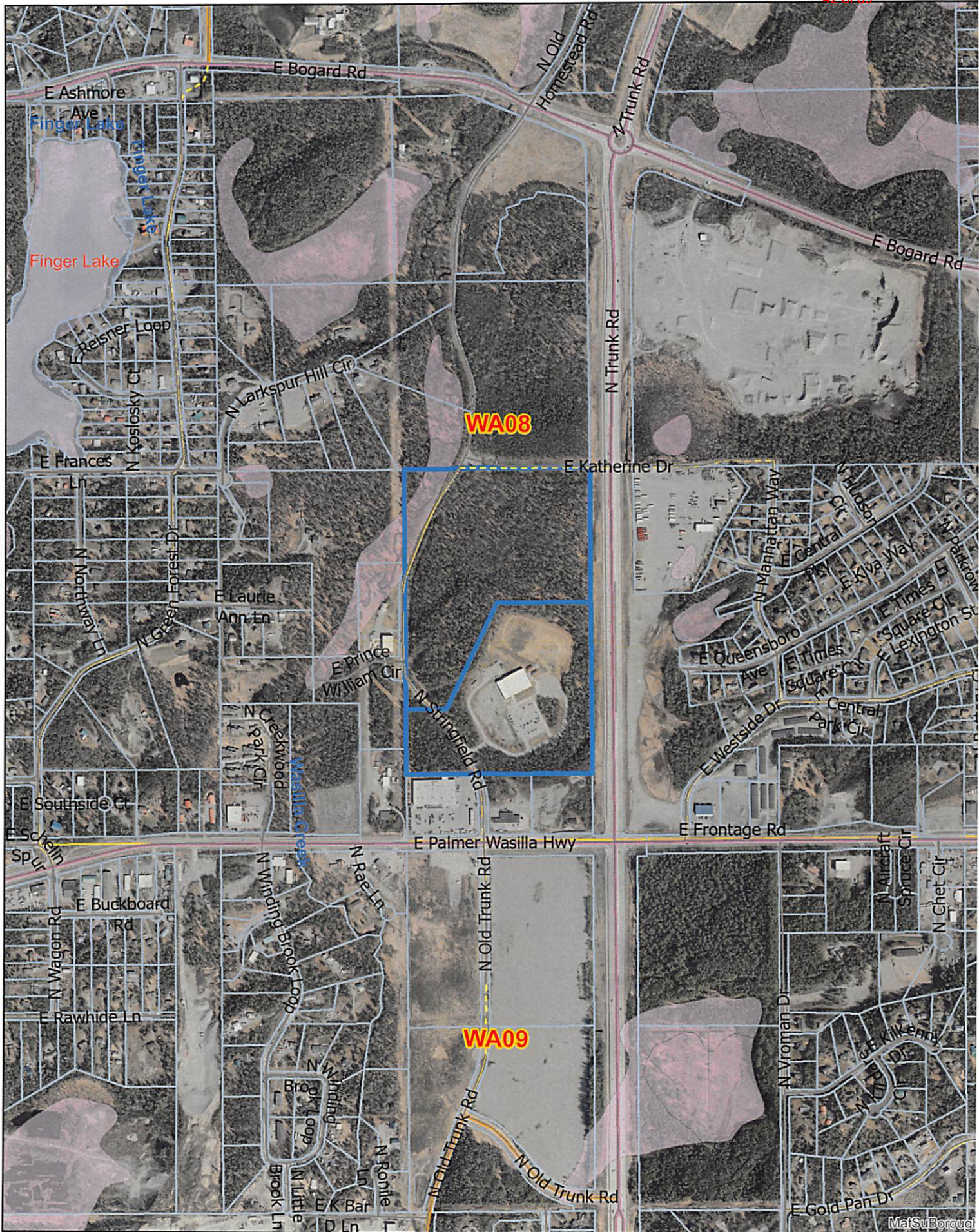
230 115 0 230 Feet





MatSu Borough





850 425 0 850 Feet



RECEIVED
JUL 02 2024
PLATTING



P: 907-746-4185 | F: 907-746-4186

To: **Matanuska Susitna Borough**
Platting Division
350 E. Dahlia Avenue
Palmer, Alaska, 99645

Date: **7-2-2024**

Job: **23-30 Stringfield No2**

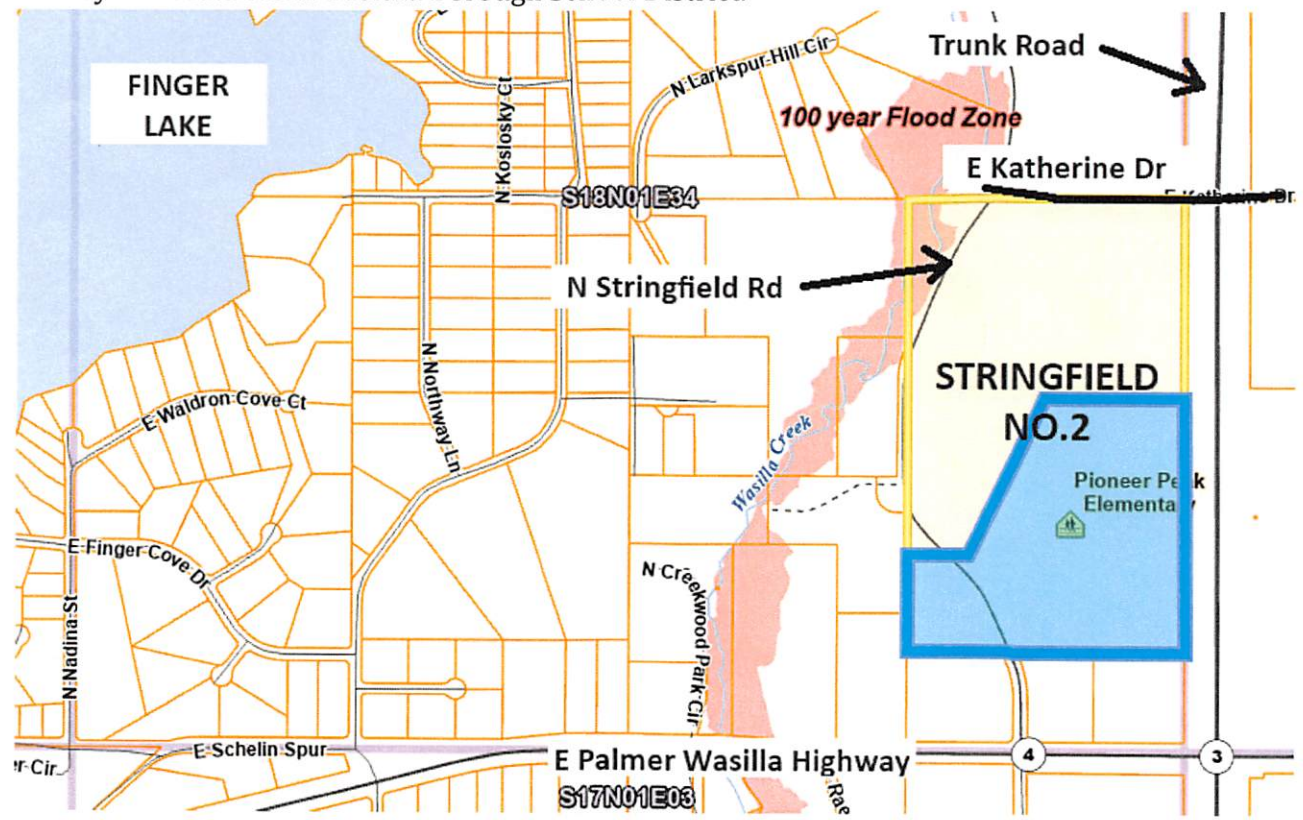
Subject: **Stringfield Subdivision No.2, Topographic Narrative**

Introduction

Pursuant to MSB 43.20.281(A)(1)(i)(i), parcels over 400,000 s.f. are exempt from soil test holes and engineering data for usable area. At the request of MSB, we have prepared a topographic narrative for TAX I.D.'s 5805000L001 AND L002 in reference to the proposed Stringfield Subdivision No.2.

Project Location

The proposed Stringfield No.2 Subdivision is a resubdivision of an existing two lots, totaling approximately 65 1/2 acres. The resulting parcels will be 28 acres on the south and 37.5 acres on the north. The subdivision located central between Palmer and Wasilla, at the general location shown below. The current property addresses are 1959 N Stringfield Rd and 8316 E Katherine Dv, and both parcels are Borough lands to be operated by the Matanuska-Susitna Borough School District.



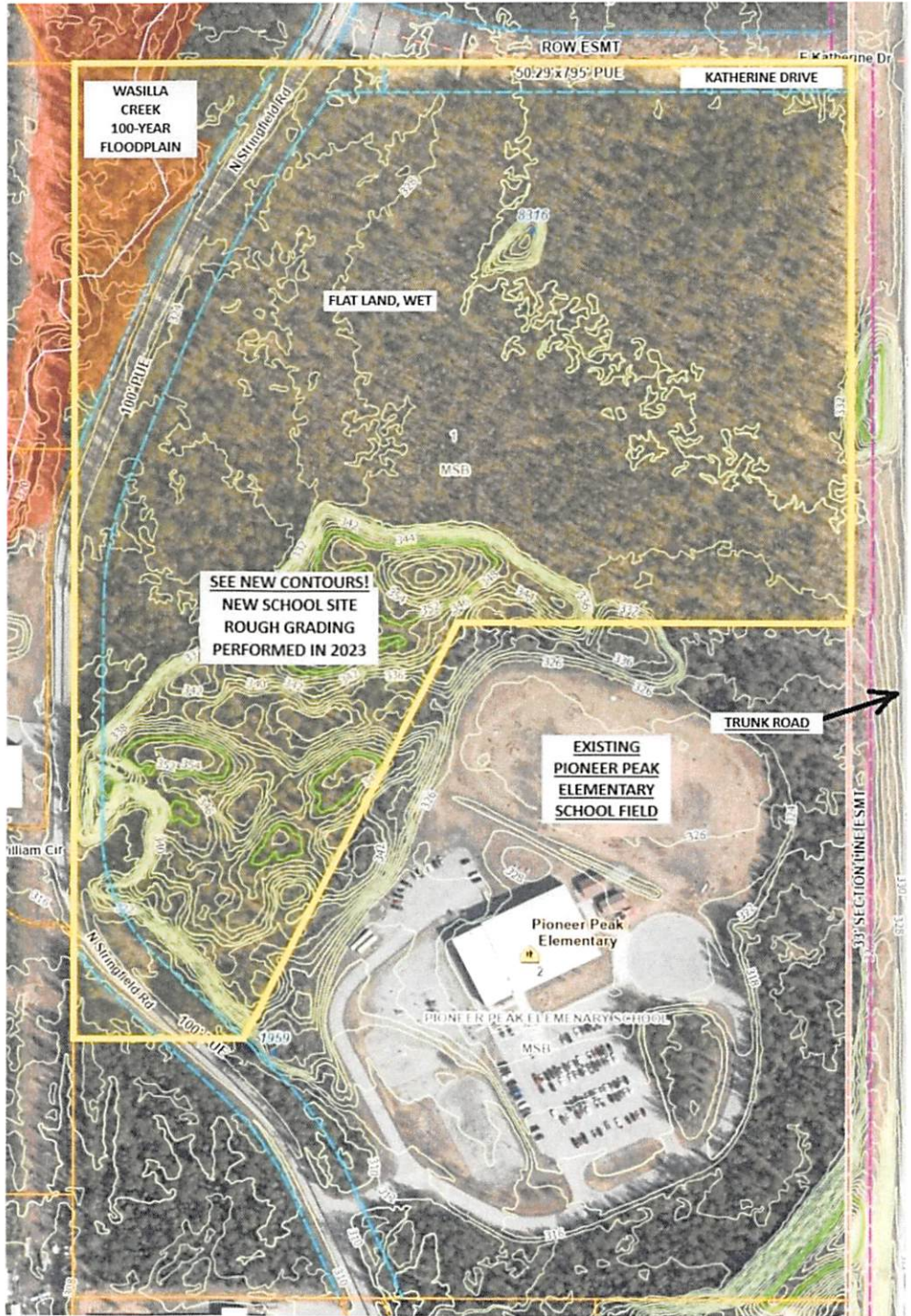
Topographic Description

The land is currently used for Pioneer Peak Elementary School which has an existing septic system. The northern lot is currently under construction for Matsu-Central School

The site soil is primarily Gravel, GW and GP by Unified Classification. See attached soil report by Hanson Engineering.

The site is largely level with isolated remaining hills remaining southerly of the new school site. (see new contours on attached 2024 map). The water table is high for much of the flat land lying northerly of Pioneer Peak Elementary, and should be considered "unusable" without fill. As such, much of the new school was constructed by excavating the new school site hill. Wasilla Creek still affects the Northwest corner of the site, with a 100-Year Floodplain.

Topographic Mapping (2022)



Conclusions

Both parcels for the proposed Stringfield Subdivision No.2 would have the adequate usable area per M.S.B. code. Pioneer Peak already has a functioning engineered septic system, and the new Matsu Central School, has been designed to include both primary and reserve fields.

Please contact me should you have any questions about this narrative.

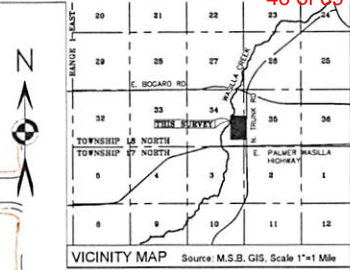
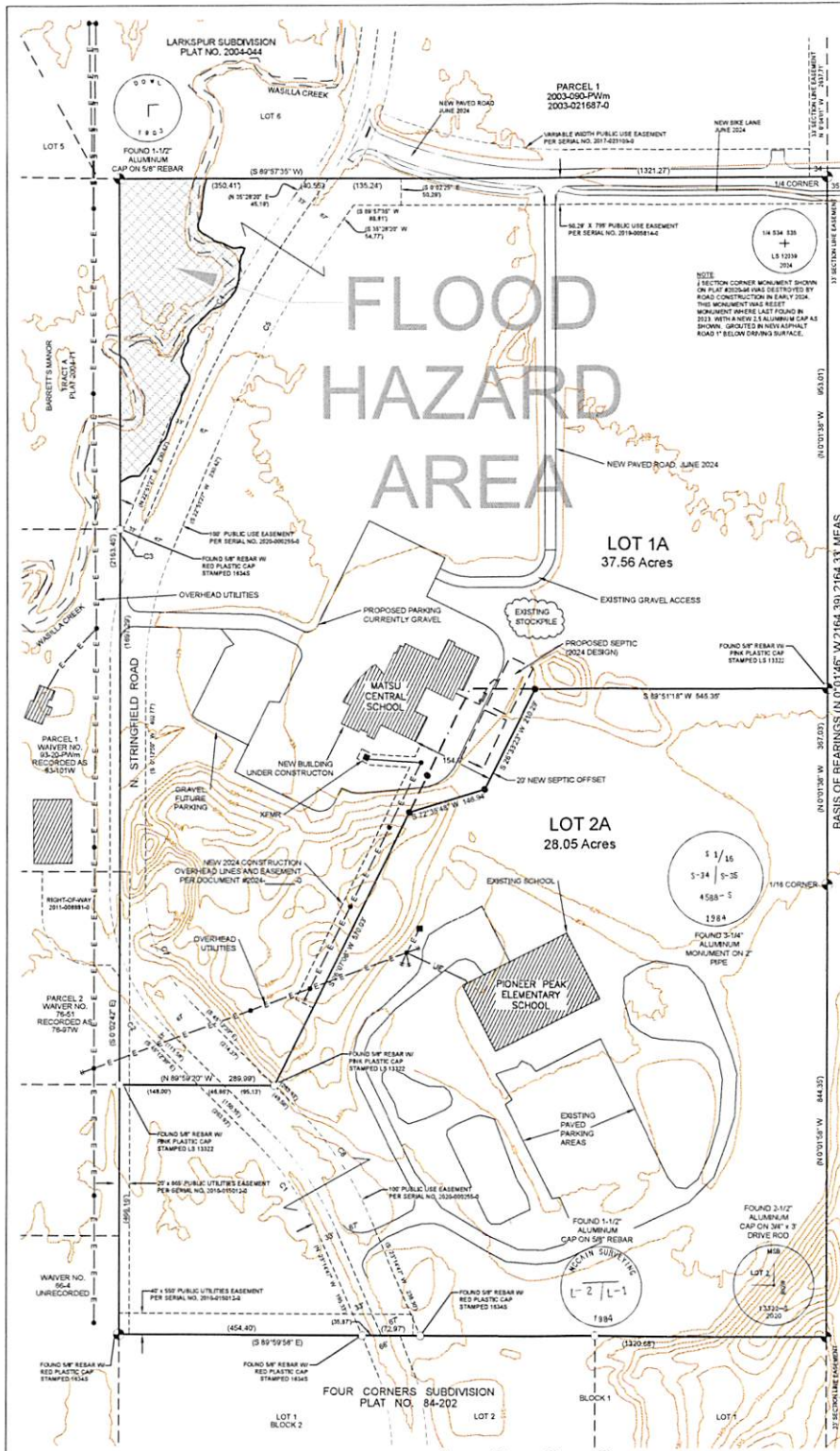
Max Schillinger

Max Schillinger, P.E., P.S.
7-2-2024



Attachments:

- 2024 Topographic Map
- Hansen Engineering soil report (before hill was removed).



OWNERSHIP CERTIFICATE

I, the undersigned, hereby certify that I am the owner of the real property shown and described hereon, that I hereby adopt this plan of subdivision by my free consent.

Owner: _____ Date: _____
 _____ Borough Manager
 Matanuska-Susitna Borough
 350 E. Dahlia Ave.
 Palmer, AK 99645

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 2024.

For: _____
 My commission expires: _____
 Notary Public: _____

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through _____, 2024 against the property included in the subdivision or re-subdivision hereon, have been paid.

_____ Borough Tax Collection Official
 Date: _____

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 planning authority by:

Plat Resolution Number: _____ Date: _____ 2024
 And that this plat has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska, in which the plat is located.
 _____ Date: _____ 2024
 Planning and Land Use Director
 Attest: Platting Clerk

SURVEY NOTES

- There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
- A portion of this parcel is in Flood Zone A, as depicted on the FEMA Flood Map panel number 02170C 8130F, effective September 27, 2019.
- A blanket easement in favor of Matanuska Electric Association, Inc. exists in Book 11, Page 250.
- A blanket easement in favor of Matanuska Electric Association, Inc. exists in Book 32, Page 98.
- A blanket easement in favor of Matanuska Electric Association, Inc. exists in Book 37, Page 97.
- A blanket easement in favor of Matanuska Telephone Association, Inc. exists at Book 147, Page 992.
- A blanket easement in favor of Matanuska Telephone Association, Inc. exists at Book 148, Page 1.
- A portion of Lot 1 is in Flood Zone AE, with base flood elevation of 322.320 feet, as depicted on the FEMA Flood Map panel number 020021 8130F, effective September 27, 2019.
- 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.
- Subject to an easement for roadway and other purposes as outlined in document number 2019-005614-0 recorded March 29, 2019, and document number 2020-000255-0, recorded January 6, 2020.

SCALE: 1" = 100 Feet

LEGEND

- Found primary monument as described hereon.
 - Found secondary monument as described hereon.
 - Set 5/8" Rebar, 30" long, with Plastic Cap marked "SCHILLINGER LS 12039"
- (N 0°02'28" W)
 Record data per Plat #2020-96 Palmer Recording District is shown in parenthesis.
- Flood Hazard Area

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	CHORD LENGTH	TANGENT
C1	219.95	573.79	217°57'53"	N 34°13'43" W	218.50	111.34
C2	111.80	404.52	155°50'09"	N 37°17'34" W	111.45	53.26
C3	11.27	889.29	07°58'13"	N 22°23'21" E	11.27	5.84
C4	472.63	2148.89	12°36'53"	N 29°09'54" W	471.68	217.28
C5	450.61	2046.68	12°36'53"	S 29°09'54" W	449.70	226.22
C6	232.88	589.28	22°38'37"	S 11°32'09" W	231.37	117.98
C7	241.42	304.51	45°26'59"	S 22°29'24" E	235.15	127.46
C8	258.29	673.78	21°57'53"	S 34°13'43" E	258.71	130.75



SURVEYORS STATEMENT

I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

SURVEYOR

Max A. Schilling
 All Points North LLC
 P.O. Box 4307
 17800 E. Rambling Rd.
 Palmer, AK, 99645
 907-355-4185
 AELS Auth. #197248

A PLAT OF
STRINGFIELD SUBDIVISION NO. 2
 A RE-SUBDIVISION OF LOTS 1 & 2
 PLAT NUMBER 2020-96 INTO LOTS 1A & 1B
 CONTAINING 65.61 ACRES, WITHIN SECTION 34
 TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN
 PALMER RECORDING DISTRICT, ALASKA
 STATE OF ALASKA



Stringfield Subdivision Palmer, Alaska

Geotechnical Investigation

January 2020

Location

The subject property is fronting Stringfield Road North of the Palmer Wasilla Highway about 4 miles west of Palmer, Alaska. It is Lot D15 of Section 34, Township 18 N, Range 1 E, Seward Meridian, Alaska.

Scope of Investigation

This investigation is to verify useable areas and identify soils useful for development. This is presently the site of Pioneer Peak Elementary School. The proposed subdivision divides one approximately 44-acre parcel into 2 parcels.

Findings

1. The soils observed in Test Pit #1 (in the flat area on the northern part of the site) consisted of peat and silt with gravel at depth. Ground water was 6' deep during excavation, but only 1.7 feet on 1/24/2020. We expect water depth to vary seasonally.
2. The soils in Test Pits #2 and #3 consisted of 4 to 5 feet of silt over gravel. After excavation and removal of the surficial silt, the gravel from the locations we tested would be suitable for high quality borrow such as DOT Selected Material Type A. No ground water was encountered in this area.
3. The gravel areas identified in Test Pits #2 and #3 would be suitable for building construction or on-site wastewater disposal, but may need some leveling to qualify as useable septic area due to the steepness of the terrain.
4. No bedrock or impermeable soil layer was encountered.

General Topography

Portions of the subdivision is relatively flat terrain. Others areas have low but steep undulating terrain. Vegetation consisting of birch, alders and spruce is relatively heavy.

Field Exploration

The investigation included three test pits. Exploration was conducted on Jan. 20, 2020 using a Komatsu 150 excavator, operated by Rob Cox of Earth Matters Excavating. Exploration was supervised and the test holes logged by Tyler Hansen.

The approximate test pit locations are shown on the attached location map. Test pits were located in the field using handheld GPS, The GPS coordinates are shown on the logs. Note that the locations by handheld GPS are not as precise as survey GPS.

Test pit Logs

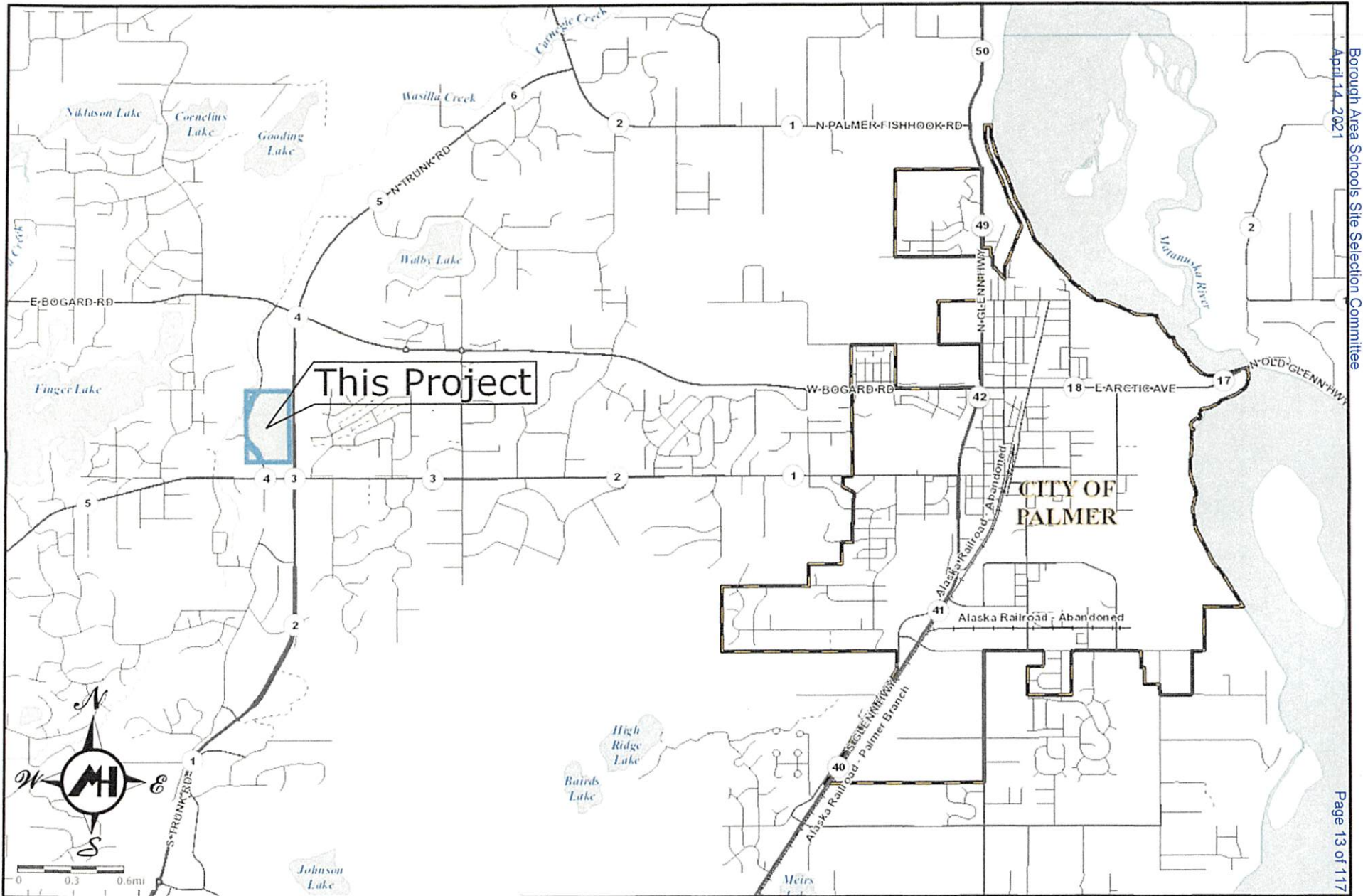
Descriptions of the soils encountered are recorded on the right side of the field logs. The moisture content, type and location of samples, and the general soil type are shown graphically on the left side.

Laboratory

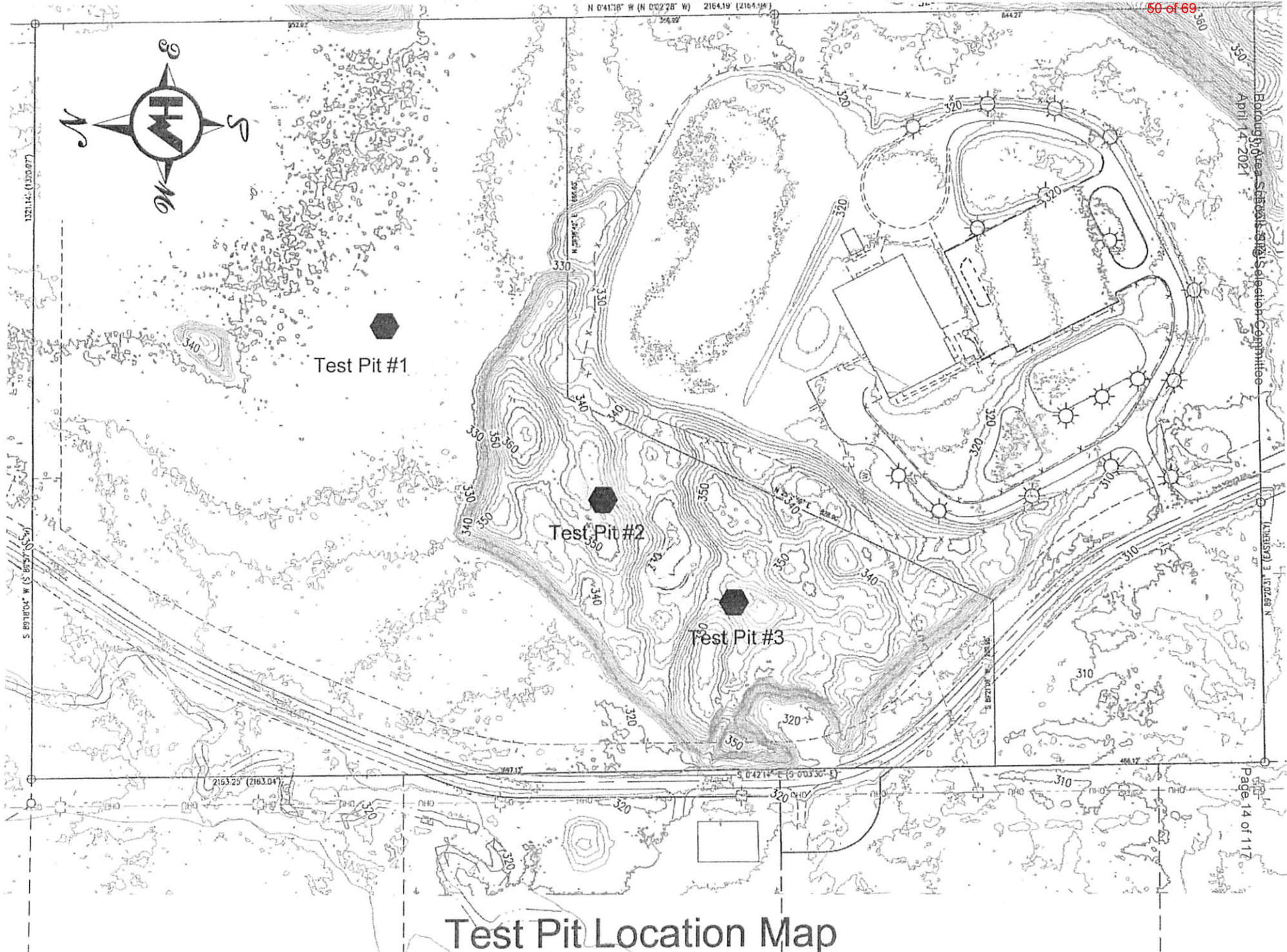
In the laboratory, the samples were visually classified according to frost and unified classification and the moisture content determined. A sieve analysis was performed on selected samples. The results of these analyses are shown on the testing summary attached.



1-24-2020



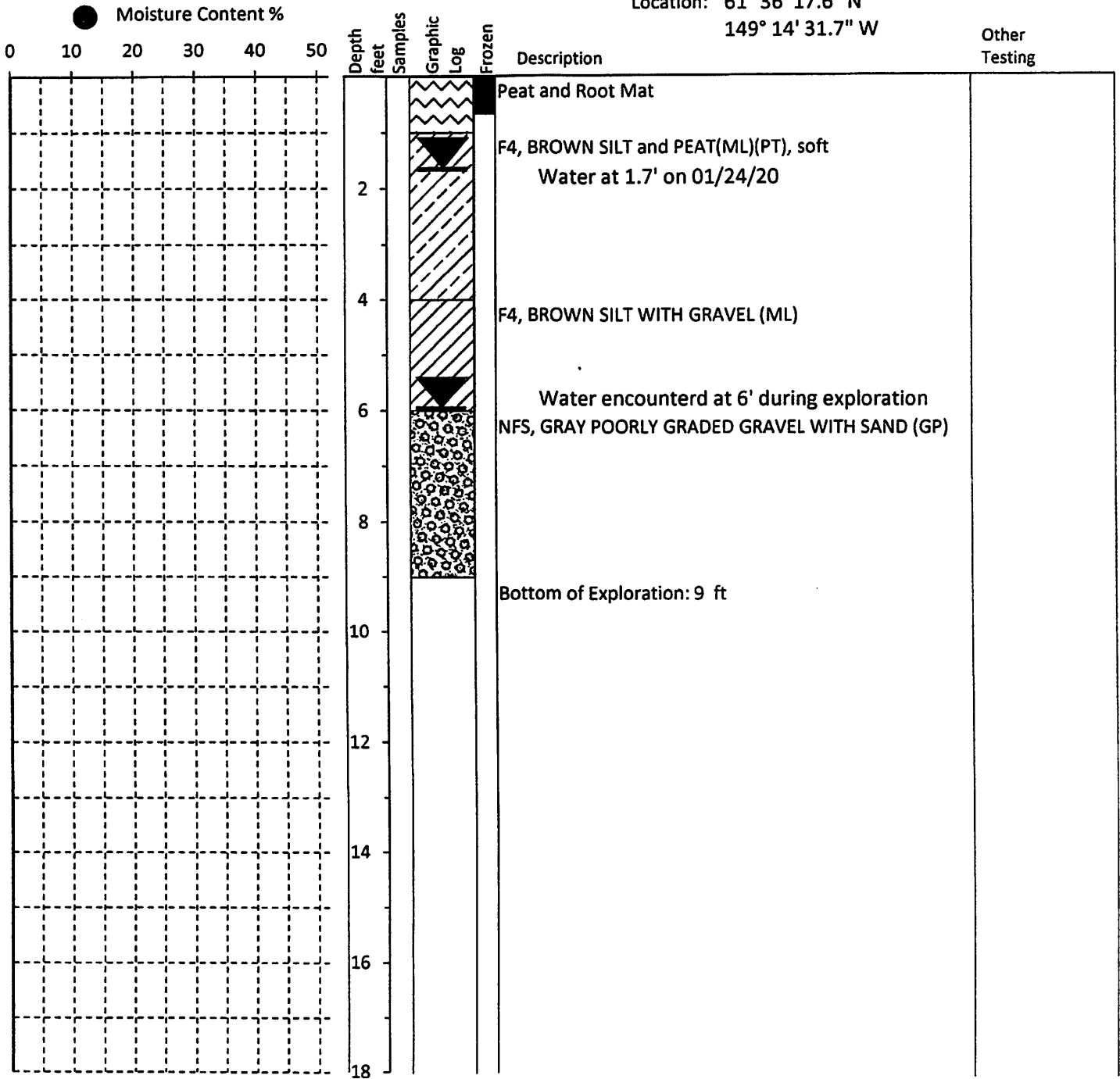
Vicinity Map



Baldwin Area School Board Selection Committee
April 14, 2021

Test Pit Location Map

Exploration: January 20, 2020
 Equipment: Komatsu 150 Excavator
 Location: 61° 36' 17.6" N
 149° 14' 31.7" W



● Moisture Content %
 ▨ Bulk Sample
 ▩ Grab Sample



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

Job No.: 20001

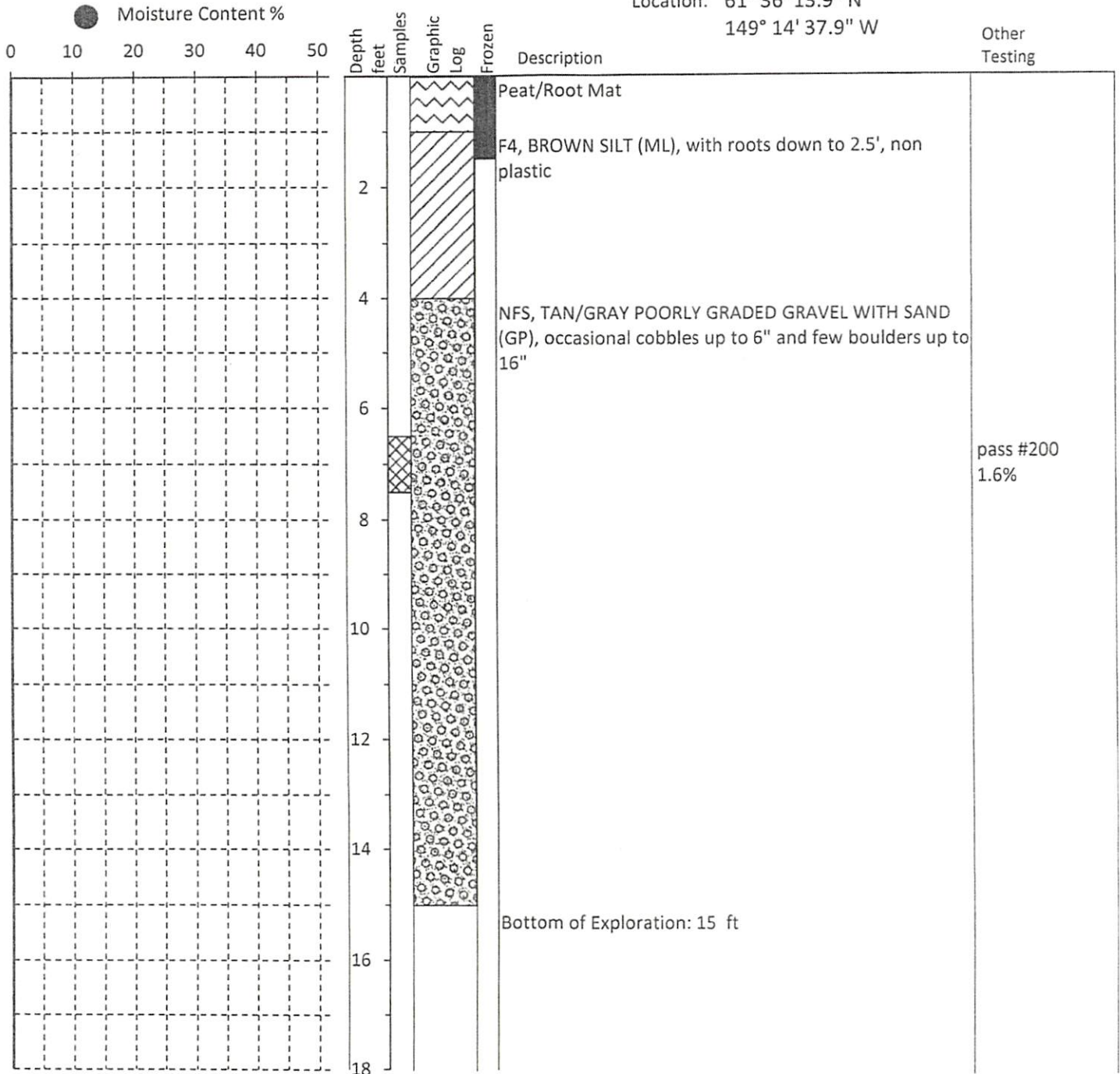
Date: January 2020

Log of Test Pit 1

Stringfield Subdivision
 Matanuska-Susitna Borough
 350 E Dahlia Ave
 Palmer, AK 99645

Plate
1

Exploration: January 20, 2020
 Equipment: Komatsu 150 Excavator
 Location: 61° 36' 13.9" N
 149° 14' 37.9" W



● Moisture Content %
 ▨ Bulk Sample
 ▩ Grab Sample



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

Job No.: 20001

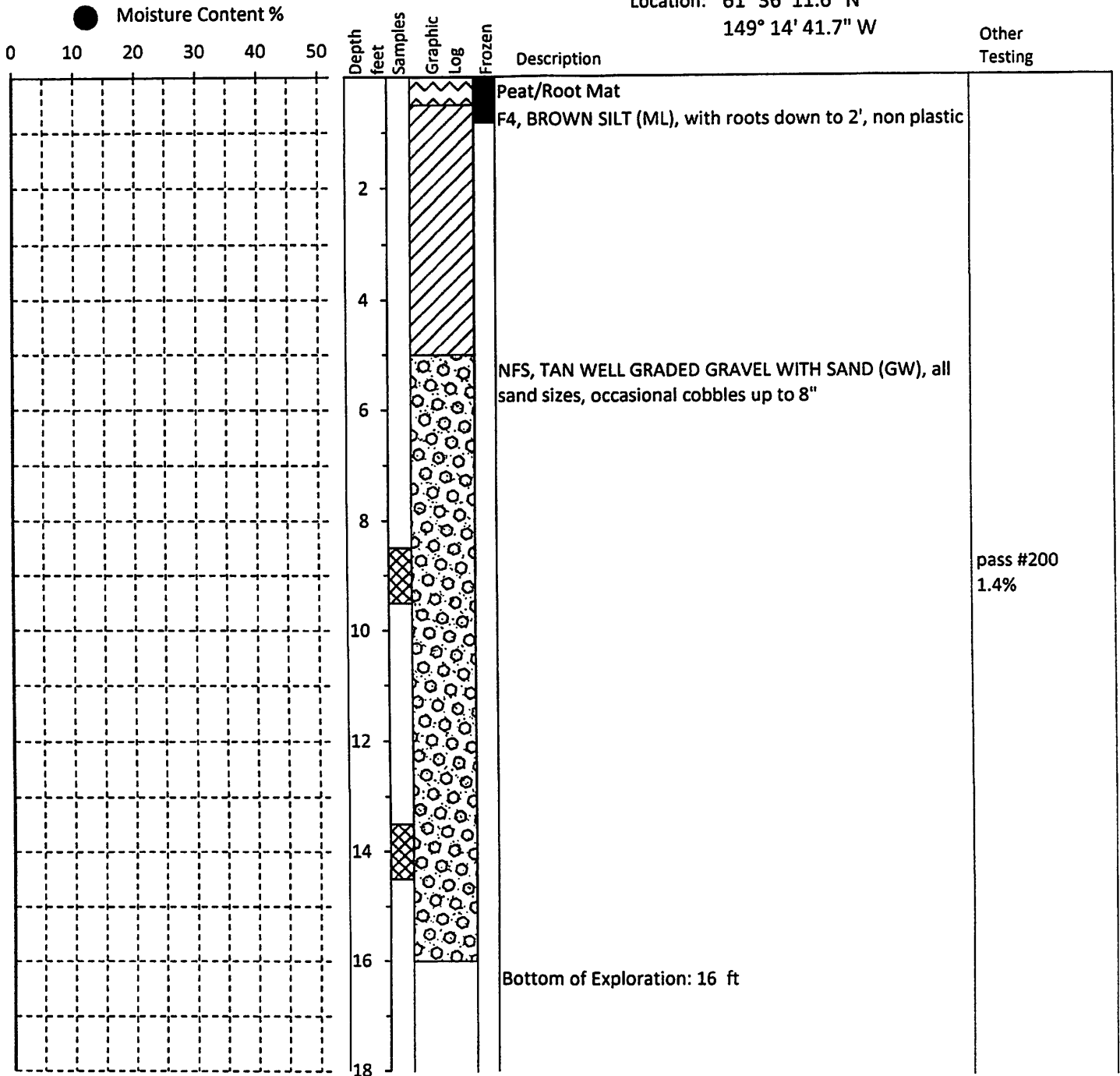
Date: January 2020

Log of Test Pit 2

Stringfield Subdivision
 Matanuska-Susitna Borough
 350 E Dahlia Ave
 Palmer, AK 99645

Plate
2

Exploration: January 20, 2020
 Equipment: Komatsu 150 Excavator
 Location: 61° 36' 11.6" N
 149° 14' 41.7" W



● Moisture Content %



Bulk Sample

Grab Sample



MARK HANSEN P.E.

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

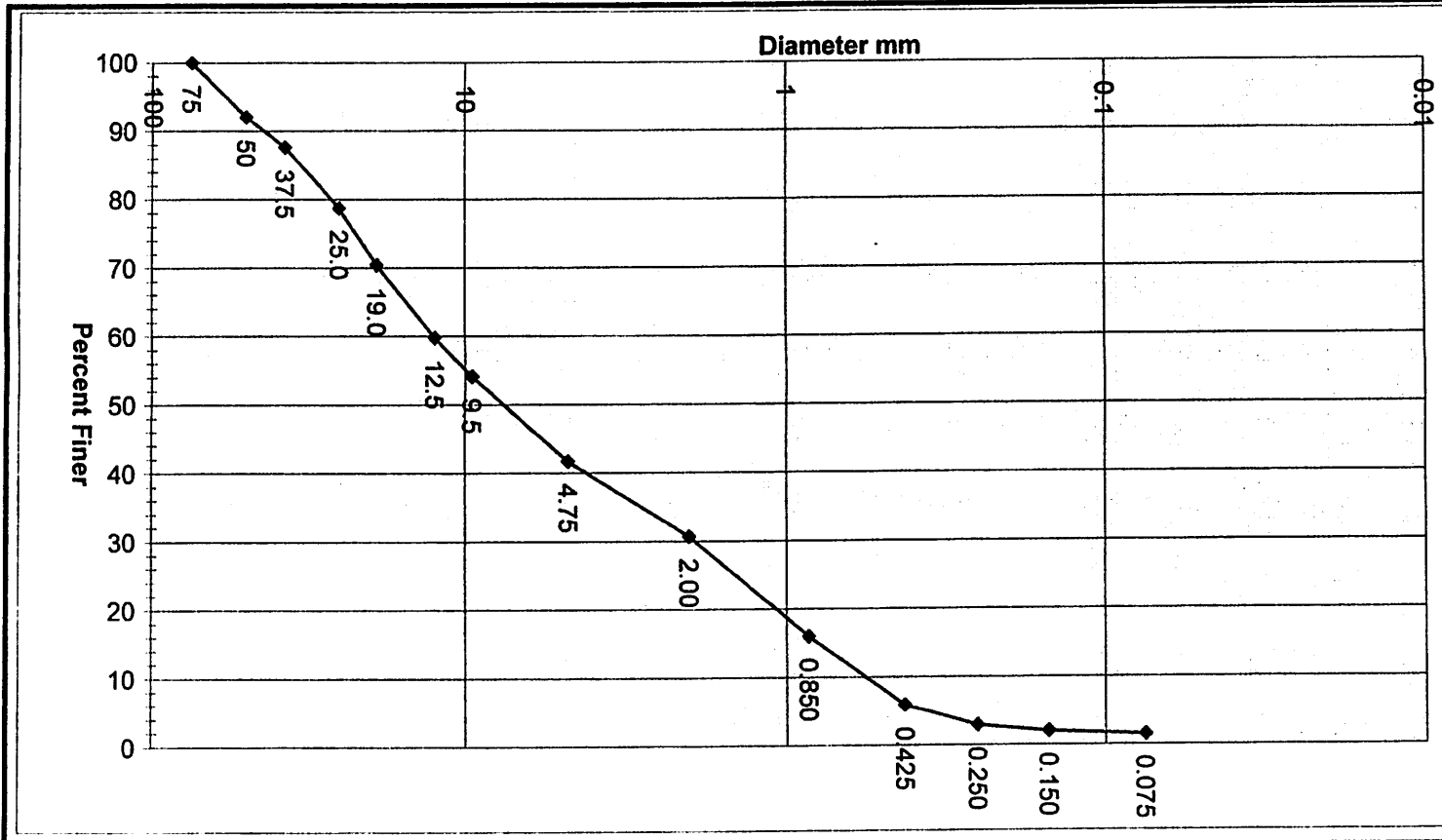
Job No.: 20001

Date: January 2020

Log of Test Pit 3

Stringfield Subdivision
 Matanuska-Susitna Borough
 350 E Dahlia Ave
 Palmer, AK 99645

Plate
3



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	92
1.5"	37.5	88
1"	25.0	79
3/4"	19.0	70
1/2"	12.5	60
3/8"	9.5	54
#4	4.75	42
#10	2.00	31
#20	0.850	16
#40	0.425	6
#60	0.250	3
#100	0.150	2
#200	0.075	1.6

Client: **Matanuska Sustina Borough** Soil Description: Poorly Graded Gravel with Sand

Project: **Stringfield Subdivision** Unified Classification: GP

Sample Location: TP #2 @ 7'

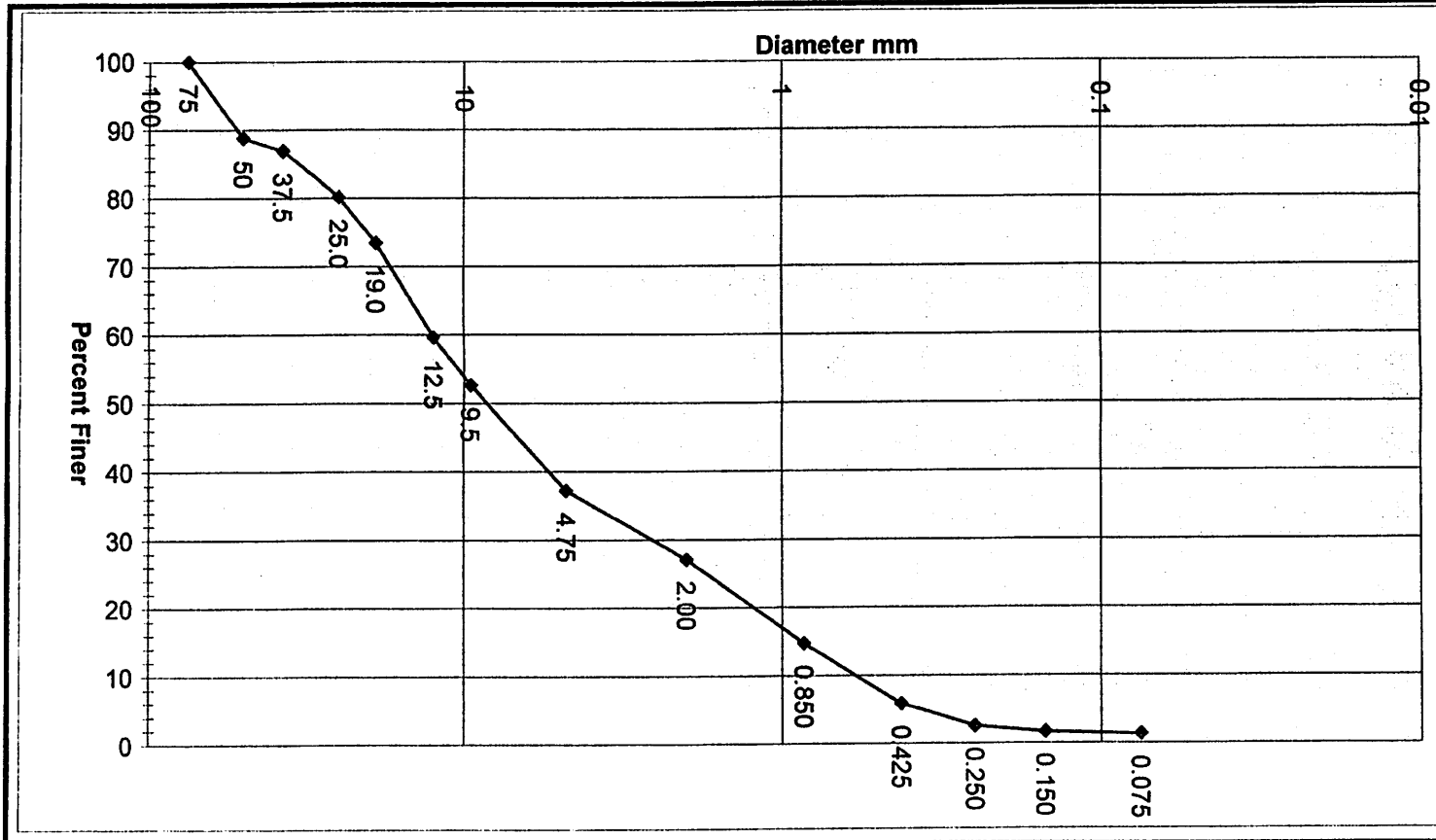
$C_u = 21$

$C_c = 0.5$

Date: 1/23/2020

Sample Date: 1/20/2020

Proj. no: 20001



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	89
1.5"	37.5	87
1"	25.0	80
3/4"	19.0	74
1/2"	12.5	60
3/8"	9.5	53
#4	4.75	37
#10	2.00	27
#20	0.850	15
#40	0.425	6
#60	0.250	3
#100	0.150	2
#200	0.075	1.4

Client: **Matanuska Sustina Borough** Soil Description: Well Graded Gravel with Sand

Project: **Stringfield Subdivision** Unified Classification: GW



















Sample Location: TP #3 @ 9'

Date: 1/23/2020
Sample Date: 1/20/2020

$C_u = 21$
 $C_c = 1.0$ Proj. no: 20001



GRAPHICS LOG KEY

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

ASTM Soil Classification Chart

Criteria for assigning Group Symbols and Group Names Using Laboratory Tests ^A				Soil Classification		
				Group Symbol	Group name ^B	
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels More than 50% of coarse fraction retained on No. 4 sieve.	Clean Gravels	$Cu \geq 4$ and $1 \leq Cc \leq 3^E$	GW	Well graded gravel ^F	
		Less than 5% fines ^C	$Cu < 4$ and /or $1 > Cc \geq 3^E$	GP	Poorly graded gravel ^F	
		Gravel with Fines More than 12% fines ^C	Fines classify as ML or MH	GM	Silty gravel ^{F,G,H}	
	Sands 50% or more of coarse fraction passed No. 4 sieve	Clean Sands	$Cu > 6$ and $1 \leq Cc \leq 3^E$	SW	Well graded sand	
		Less than 5% fines ^D	$Cu < 6$ and /or $1 > Cc \geq 3^E$	SP	Poorly graded sand ^I	
		Sands with fines more than 12% fines ^D	Fines classify as ML or MH	SM	Silty sand ^{G,H,I}	
Fine-Grained Soils 50% or more passes the No. 200 Sieve	Silts and Clays Liquid limits less than 50	Inorganic	$PI > 7$ and plots on or above "A" ^{'''} line ^J	CL	Lean Clay ^{K,L,M}	
		Organic	$PI < 4$ or plots below "A" line ^J	ML	Silt ^{K,L,M}	
	Silts and Clays Liquid limits 50 or more	Inorganic	Liquid limit - oven dried < 0.75			Organic Clay ^{K,L,M,N}
			Liquid limit - not dried	OL	Organic silt ^{K,L,M,O}	
		Organic	PI plots on or above "A" line	CH	Fat Clay	
			PI plots below "A" line	MH	Elastic silt ^{K,L,M}	
Organic	Liquid limit - oven dried < 0.75			Organic Clay ^{K,L,M,P}		
	Liquid limit - not dried	OH	Organic silt ^{K,L,M,O}			
Highly organic soils	Primarily organic matter, dark in color, and organic odor			PT	Peat	

^A Based on the material passing the 3-in. (75-mm) sieve.
^B If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name
^C Gravels with 5 to 12% fines require dual symbols
 GW-GM well-graded gravel with silt
 GW-GC well-graded gravel with clay
 GP-GM poorly graded gravel with silt
 GP-GC poorly graded gravel with clay
^D Sands with 5 to 12X fines require dual symbols
 SW-SM well-graded sand with silt
 SW-SC well-graded sand with clay
 SP-SM poorly graded sand with silt
 SP-SC poorly graded sand with clay
^E $Cu = D_{60}/D_{10}$ $Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$

^F If soil contains $\geq 15\%$ sand, add "with sand" to group name
^G If fines classify as CL-ML, use dual symbol GC-GM or SC-SM
^H If fines are organic, add "with organic lines" to group name.
^I If soil contains $\geq 15\%$ gravel, add "with gravel" to group name.
^J If Atterberg limits plot in hatched area, soil is a CL-ML, silty soil.
^K If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.
^L If soil contains $\geq 30\%$ plus No. 200, predominantly sand, add "sandy" to group name.
^M If soil contains $\geq 30\%$ plus No. 200, predominantly gravel, add "gravelly" to group name.
^N $PI \geq 4$ and plots on or above "A" line.
^O $PI < 4$ or plots below "A" line.
^P PI plots on or above "A" line.
^Q PI plots below "A" line.



**U.S. Corps of Engineers
Frost Design Soil Classification**

Frost group	Soil Type	Percentage finer than 0.02mm, by weight	Typical soil types under Unified Soil Classification System
NFS	Sands and Gravelly soils	< 3	SP, SW, GP, GW
FI	Gravelly soils	3 to 10	GW, GP, GW-GM, GP-GM
F2	(a) Gravelly soils (b) Sands	10 to 20 3 to 15	GM, GW-GM, GP-GM SW, SP, SM, SW-SM, SP-SM
F3	(a) Gravelly soils (b) Sands, except very fine silty sands (c) Clays, PI >12	>20 >15 ---	GM, GC SM, SC CL, CH
F4	(a) All silts (b) Very fine silty sands (c) Clays, P1<12 (d) Varved clays and fine-grained, banded sediments	---- >15 ---- ----	ML, MH SM CL, CL-ML CL and ML CL, ML, and SM; CL, CH, and ML; CL, CH, ML, and SM



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

Department of Transportation and
Public Facilities

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

August 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:

- **Stringfield No. 2 (Trunk Road)**

- No objection to the proposed lot division.
- Please add as plat note: "No direct access to Trunk Road for either lot."
- DOT&PF requests traffic plan for review of internal circulation for both schools for school drop off and pick up for buses, emergency vehicle access, and private cars. Is there a proposed or adopted school route for pedestrians? DOT&PF is concerned about vehicles lining up and blocking through traffic to the Palmer-Wasilla Highway, as well as vulnerable users accessing schools by foot or bike.
- Please dedicate Trunk Road right of way.

- **PA 14 Nelson (Marth Road)**

- No objection to the proposed lot division.
- DOT&PF recommends shared access for all three lots and for access to be formalized with a shared or common access easement.
- No new utility crossings through Marth Road.
- Platting actions invalidate existing permits. Reapply for driveway permit. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

- **WI 09 Snyder (Willow-Fishhook Road)**

- No objection to the proposed lot consolidation or Independence Drive vacation.
- Please add as plat note: "No direct access to Willow-Fishhook Road."

"Keep Alaska Moving through service and infrastructure."

EXHIBIT C

- Lot must take access through other platted roads: N Deception Drive, N Craigie Ct, W Independence Dr.
- No utility access through Willow-Fishhook Road.

- **WC 11 Smith Brown (Willow-Fishhook Road)**
 - Please add as plat note: “No direct access to Willow-Fishhook Road.”
 - Dedicate access through local roads at Sunny Drive.
 - No utility access through Willow-Fishhook Road.

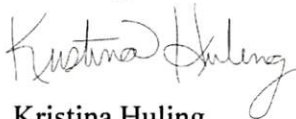
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

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

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

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, 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
Anna Bosin, Traffic & Safety Engineer, DOT&PF

Matthew Goddard

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Friday, August 2, 2024 7:33 AM
To: Matthew Goddard
Subject: RFC Stringfield No. 2 (MG)

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

Good morning Mr. Goddard,

Thank you for bringing this project to our attention and for allowing us to comment. The Corps of Engineers does not have specific comments regarding Stringfield No. 2.

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.

The applicant 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) and they will be assigned a project manager to assist them. Please feel free to contact our main line if you or the applicant have any questions or concerns at 907-753-2712.

Thank you,
Olivia Ortiz
Regulatory Specialist
Alaska District|POA
U.S. Army Corps of Engineers
P: (907) 753-2586

Matthew Goddard

From: Daniel Dahms
Sent: Thursday, August 8, 2024 3:57 PM
To: Matthew Goddard
Cc: Brad Sworts; Tammy Simmons; Jamie Taylor
Subject: RE: RFC Stringfield No. 2 (MG)

Matthew,

No comments.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, August 1, 2024 11:35 AM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; regpagemaster@usace.army.mil; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; stark@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; 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 Stringfield No. 2 (MG)

Hello,

The following link is a request for comments on the proposed Stringfield No. 2 Subdivision. Please ensure all comments have been submitted by August 12, 2024, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Stringfield No. 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: Friday, August 2, 2024 8:32 AM
To: Matthew Goddard
Subject: RE: RFC Stringfield No. 2 (MG)

Good morning sirrah. 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: Thursday, August 1, 2024 11:35 AM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; regpagemaster@usace.army.mil; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; stark@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; 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 Stringfield No. 2 (MG)

Hello,

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 [Stringfield No. 2](#)

Feel free to contact me if you have any questions.

Matthew Goddard
Platting Technician
907-861-7881

Matthew Goddard

From: Lisa Gray
Sent: Tuesday, August 6, 2024 11:32 AM
To: Matthew Goddard; Fred Wagner
Subject: FW: ENSTAR Redact MSB Comment 2024-092
Attachments: MSB Comment 2024-092.pdf

See below e-mail from Enstar. If you need anything else let me know.

Lisa Gray
Land Management Agent
Matanuska-Susitna Borough
Land and Resource Management Division
907-861-7848

From: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Tuesday, August 6, 2024 11:26 AM
To: Lisa Gray <Lisa.Gray@matsugov.us>
Cc: Sterling Lopez <Sterling.Lopez@enstarnaturalgas.com>; Skylar Furlong <Skylar.Furlong@enstarnaturalgas.com>
Subject: ENSTAR Redact MSB Comment 2024-092

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

Lisa,

As discussed on the phone this morning, ENSTAR would like to redact our comment for MSB Case 2024-092. ENSTAR now has no comments or objections to MSB Case 2024-092.

Let me know if you have any questions.

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

August 5, 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 abbreviated plat **STRINGFILED SUBDIVISION No. 2 (MSB Case # 2024-092)** and advises that there is an existing natural gas service line which appears to cross proposed Lot 1A to serve proposed Lot 2A. Attached is an as-built for you reference. ENSTAR objects to this plat unless one of the following scenarios is met:

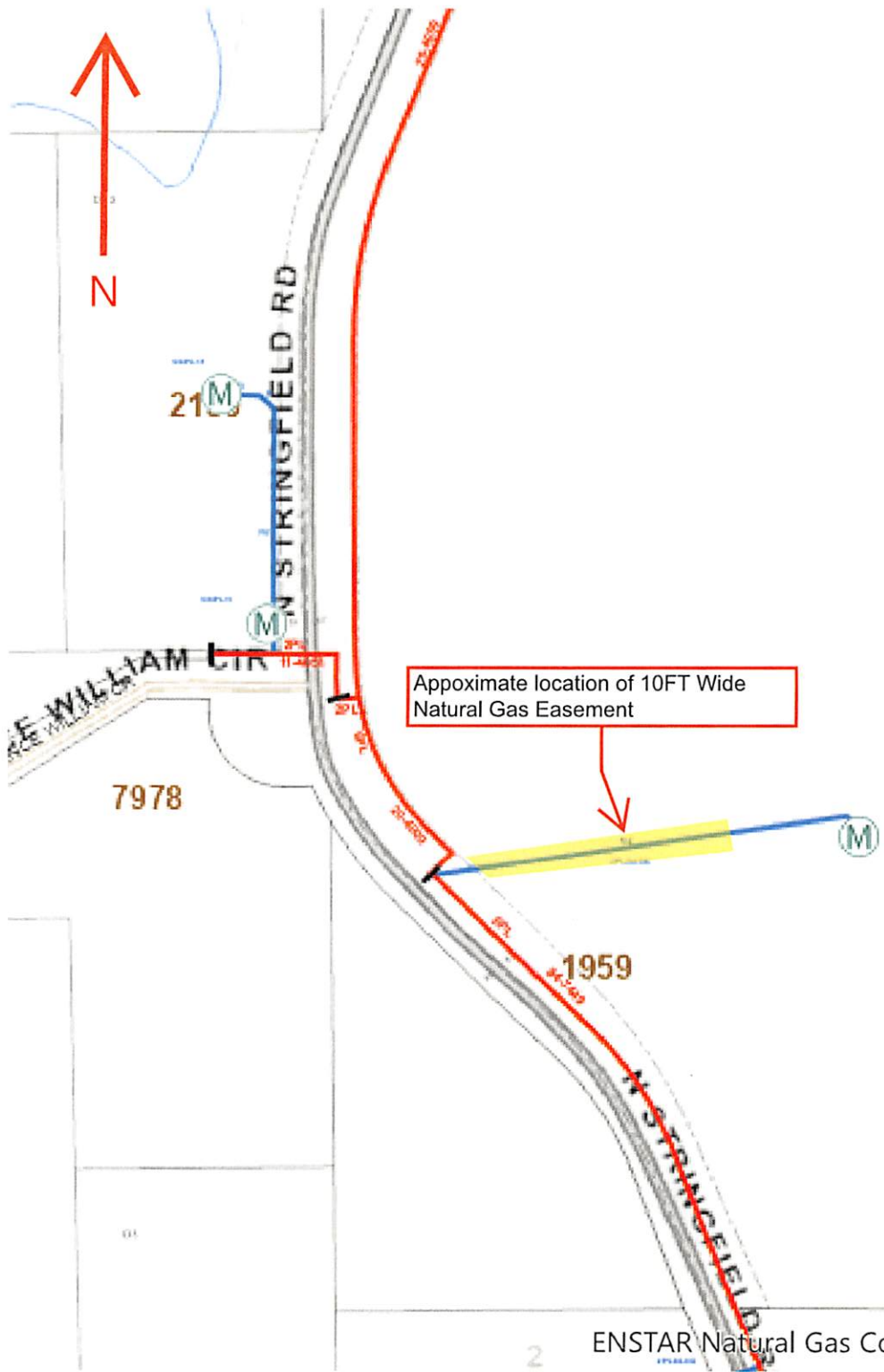
1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the location of the service line on the map and add, "Location of natural gas main and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR 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 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



Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Saturday, August 10, 2024 1:31 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Stringfield No. 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: Thursday, August 1, 2024 11:35 AM

To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; regpagemaster@usace.army.mil; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; stark@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; 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 Stringfield No. 2 (MG)

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

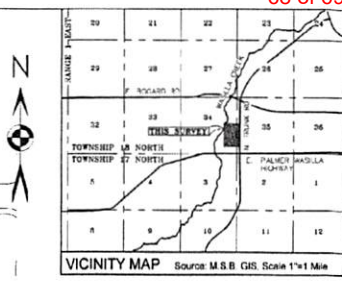
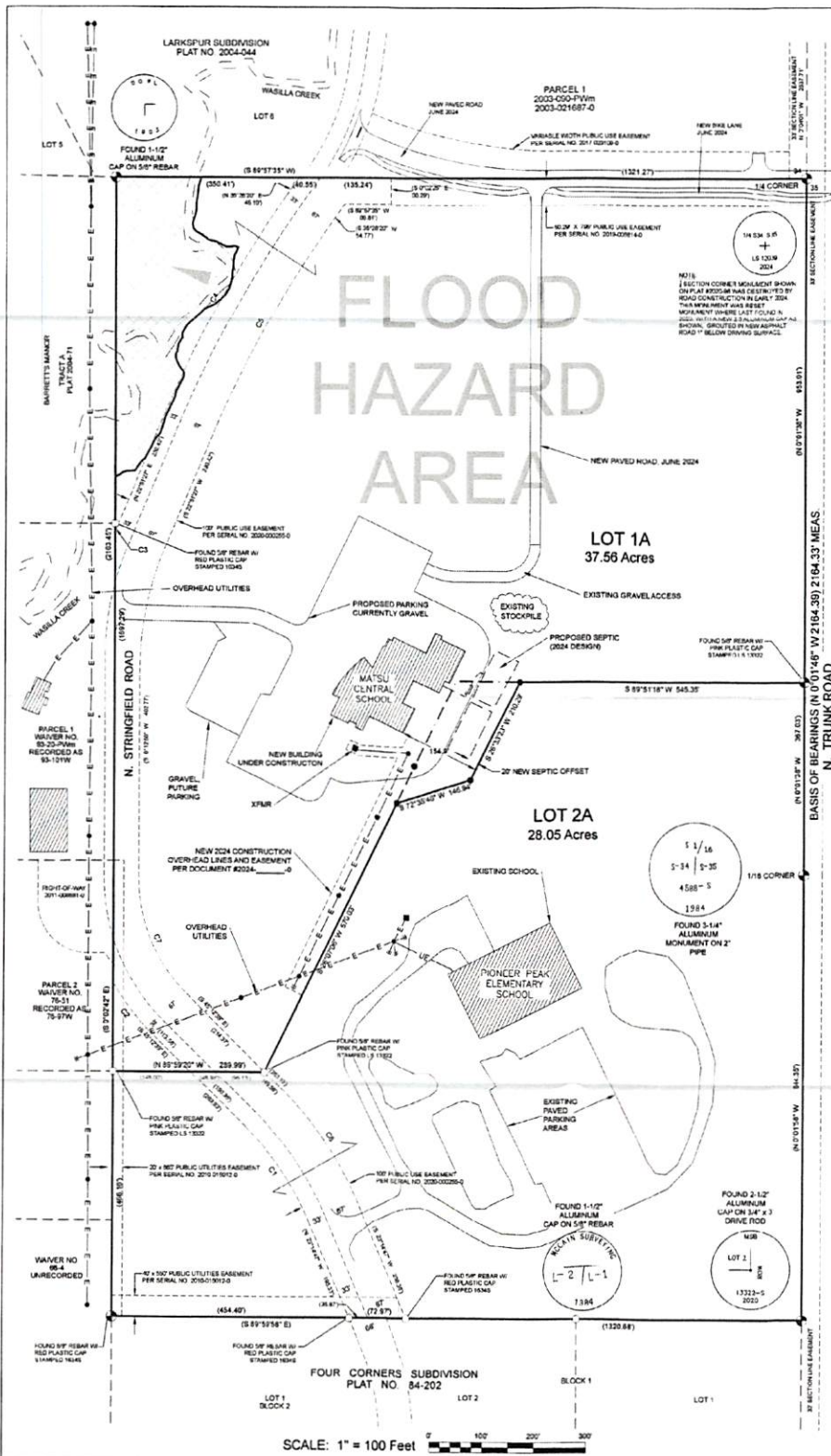
Hello,

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Please ensure all comments have been submitted by August 12, 2024, so they can be incorporated into the staff report that will be presented to the Platting Officer.

[Stringfield No. 2](#)

Feel free to contact me if you have any questions.



OWNERSHIP CERTIFICATE
I, the undersigned, hereby certify that I am the owner of the real property shown and described hereon, that I hereby adopt this plan of subdivision by my free consent.

Owner: _____ Date: _____
Borough Manager
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn to before me this _____ day of _____, 2024.

For: _____
My commission expires: _____
Notary Public: _____

CERTIFICATE OF PAYMENT OF TAXES
I hereby certify that all current taxes and special assessments, through _____, 2024 against the property included in the subdivision or re-subdivision hereon, have been paid.

Borough Tax Collection Official: _____
Date: _____

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 planning authority by:

Plat Resolution Number: _____ Dated: _____, 2024

And that this plat has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska, in which the plat is located.

Planning and Land Use Director: _____ Date: _____, 2024
Attest: Platting Clerk _____

- SURVEY NOTES**
- There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
 - A portion of this parcel is in Flood Zone A, as depicted on the FEMA Flood Map panel number 02170C 8130F, effective September 27, 2019.
 - A blanket easement in favor of Matanuska Electric Association, Inc. exists in Book 11, Page 250.
 - A blanket easement in favor of Matanuska Electric Association, Inc. exists in Book 32, Page 98.
 - A blanket easement in favor of Matanuska Electric Association, Inc. exists in Book 37, Page 97.
 - A blanket easement in favor of Matanuska Telephone Association, Inc. exists in Book 147, Page 952.
 - A blanket easement in favor of Matanuska Telephone Association, Inc. exists in Book 148, Page 1.
 - A portion of Lot 1 is in Flood Zone AE with base flood elevation of 322.329 feet, as depicted on the FEMA Flood Map panel number 020021 8130F, effective September 27, 2019.
 - 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.
 - Subject to an easement for roadway and other purposes as outlined in document number 2019-0005814-0 recorded March 29, 2019, and document number 2020-000255-0, recorded January 8, 2020.

LEGEND

- Found primary monument as described hereon.
- Found secondary monument as described hereon.
- Set 5/8" Rebar, 30" long, with Plastic Cap marked "SCHILLINGER LS 12039"
- Record data per Plat #2020-96 Palmer Recording District is shown in parenthesis.
- Flood Hazard Area

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C-1	219.95	573.79	21°57'53"	N 34°13'43" W	218.60	111.34
C-2	111.30	424.57	15°20'09"	N 37°19'34" W	111.45	53.76
C-3	111.27	689.29	17°26'13"	N 42°23'21" E	111.27	55.87
C-4	472.63	2146.69	12°36'53"	N 29°39'24" E	471.68	237.28
C-5	450.81	2046.68	12°35'53"	S 29°09'54" W	449.70	226.23
C-6	232.63	599.29	22°38'39"	S 11°12'09" W	231.33	117.66
C-7	241.42	534.51	49°39'39"	S 23°29'24" E	239.15	127.46
C-8	258.29	673.76	21°57'53"	S 34°13'43" E	256.71	130.75



SURVEYORS STATEMENT
I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that the plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____

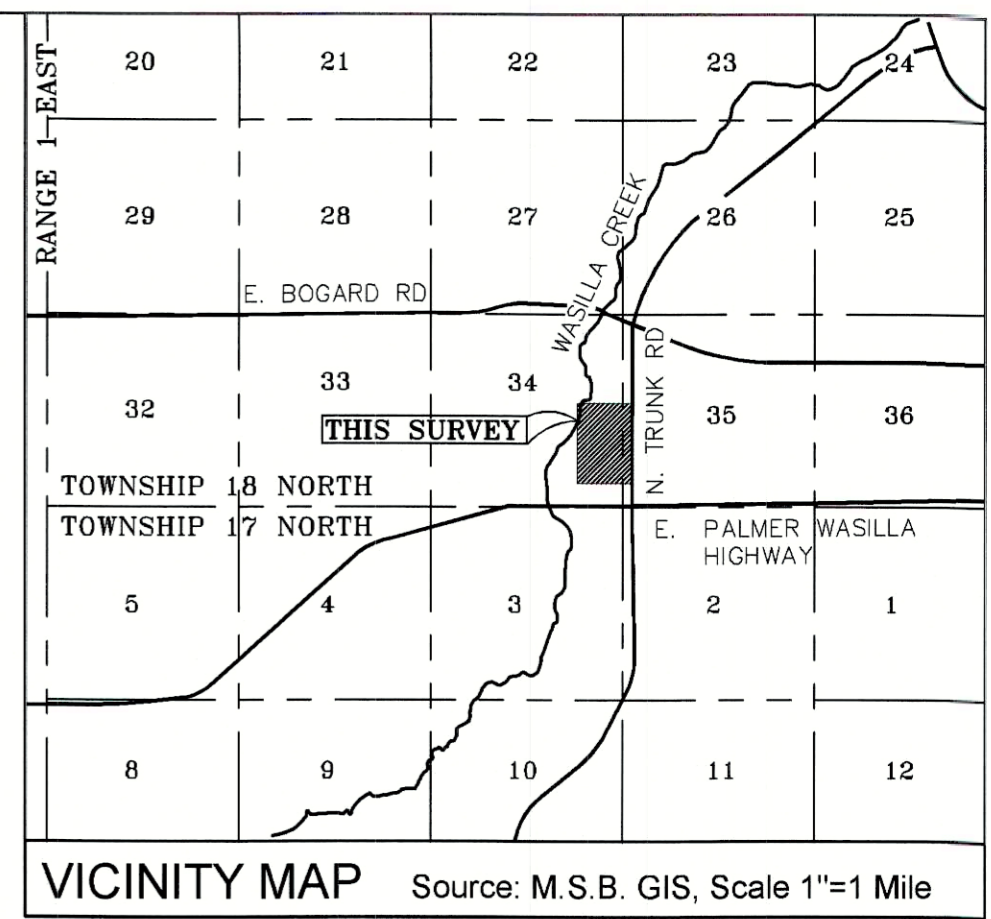
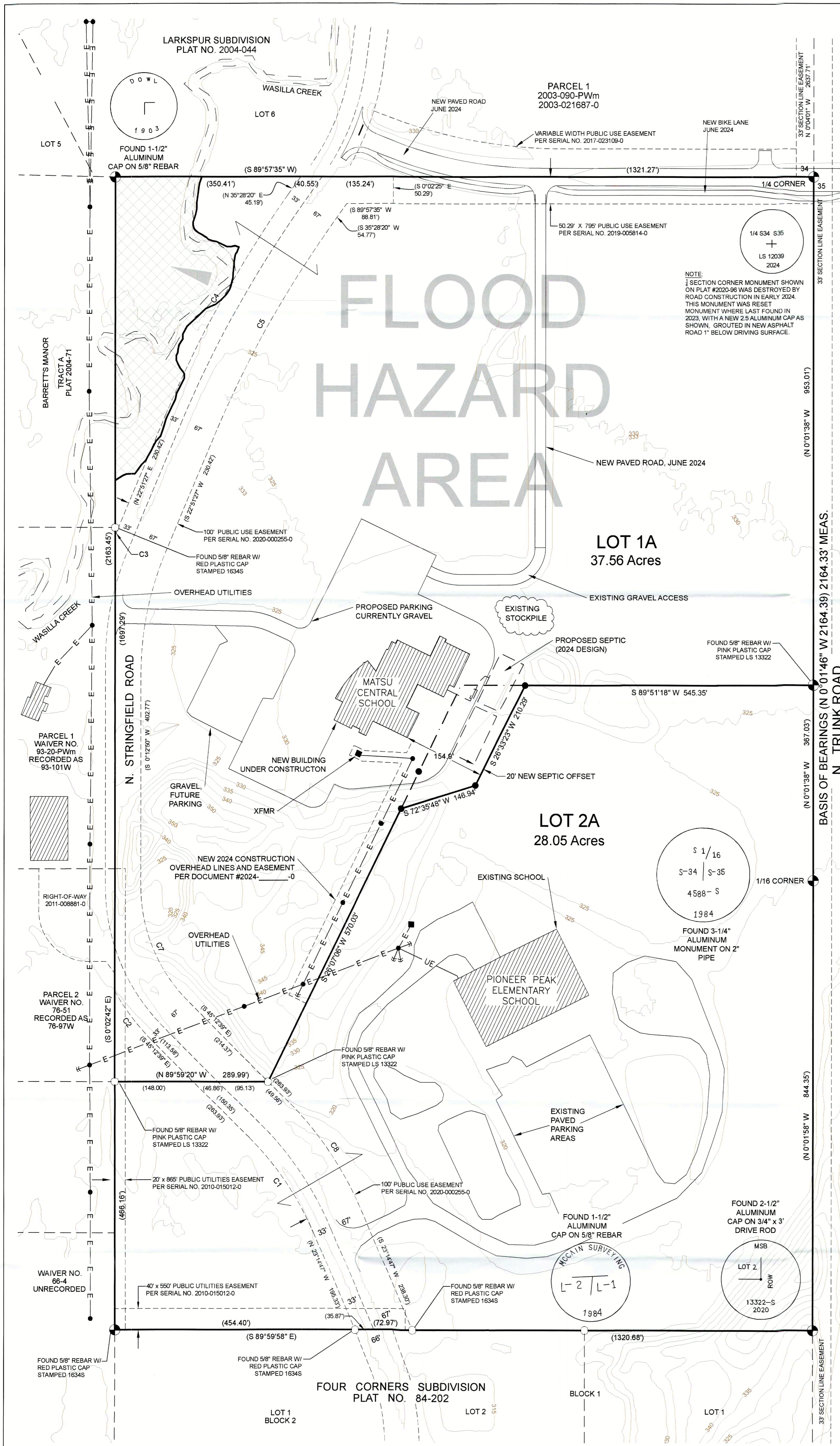
SURVEYOR
Max A. Schillinger
All Points North, LLC
P.O. Box 4207
17600 E. Rambling Rd
Palmer, AK 99645
607-265-4196
AELS Auth. #197248

RECEIVED
Agenda Copy JUL 7 2024
PLATTING

A PLAT OF
STRINGFIELD SUBDIVISION NO. 2
A RE-SUBDIVISION OF LOTS 1 & 2,
PLAT NUMBER 2020-96 INTO LOTS 1A & 1B
CONTAINING 65.61 ACRES, WITHIN SECTION 34
TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN
PALMER RECORDING DISTRICT, ALASKA
STATE OF ALASKA

Date: 6-16-2024 Scale: 1"=100' Sheet 1 of 1

APPROVED AS: SHOWN
CORRECTED
SIGN: Mireya Amado, DATE: 8/16/2024
GCI ENGINEERING & DESIGN



OWNERSHIP CERTIFICATE

I, the undersigned, hereby certify that I am the owner of the real property shown and described hereon, that I hereby adopt this plan of subdivision by my free consent.

Owner: _____ Date: _____
 _____ Borough Manager
 Matanuska-Susitna Borough
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Subscribed and sworn to before me this _____ day of _____, 2024,
 For: _____

My commission expires: _____
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C4	472.63'	2146.69'	12°36'53"	N 29°09'54" E	471.68'	237.28'
C5	450.61'	2046.68'	12°36'53"	S 29°09'54" W	449.70'	226.22'
C6	232.88'	589.28'	22°38'37"	S 11°32'09" W	231.37'	117.98'
C7	241.42'	304.51'	45°25'29"	S 22°29'54" E	235.15'	127.46'
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6-28-2024
for MSB topo purposes

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SURVEYOR

Max A. Schillinger
 All Points North LLC
 P.O. Box 4207,
 17600 E. Rambling Rd.
 Palmer, AK. 99645
 907-355-4185
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PLATTING

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