

AGENDA

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

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

November 27, 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. **THUNDER ROAD ADDITION No. 2:** The request is to create two lots from Lots 1 & 5, Thunder Road, Plat #2003-143 and Lot 2, Thunder Road Addition No. 1, Plat #2005-118 to be known as **THUNDER ROAD ADDITION No. 2**, containing 26.21 acres +/- . The property is located east of N. Wasilla-Fishhook Road, south of E. Tex Al Drive, and west of N. Engstrom Road (Tax ID # 5434000L001, L005, & 5738000L002); within the W½ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: Chris Soloy, Staff: Matthew Goddard, Case #2024-130)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **November 27, 2024**, in the **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
NOVEMBER 27, 2024

ABBREVIATED PLAT: THUNDER ROAD ADDITION No. 2
LEGAL DESCRIPTION: SEC 16, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: CHRIS SOLOY
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING
ACRES: 26.21 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-130

REQUEST: The request is to create two lots from Lots 1 & 5, Thunder Road, Plat #2003-143 and Lot 2, Thunder Road Addition No. 1, Plat #2005-118 to be known as **THUNDER ROAD ADDITION No. 2**, containing 26.21 acres +/- . The property is located east of N. Wasilla-Fishhook Road, south of E. Tex Al Drive, and west of N. Engstrom Road; within the W½ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Maps **Pages 1-6**
Topographic Narrative **Page 7**

COMMENTS:

ADF&G **Page 8**
USACE **Page 9**
MSB DPW **Page 10**
MSB Permit Center **Page 11**
Public **Pages 12-15**

DISCUSSION: The proposed subdivision is creating two lots from Lots 1 & 5, Thunder Road, Plat #2003-143 and Lot 2, Thunder Road Addition No. 1, Plat #2005-118. Access for proposed Lot 1 is from E. Thunder Road, a private road created by Thunder Road Subdivision, and S. Steen Road, a Borough maintained Road. Access for proposed Lot 2 is from N. Talgach View Drive, a Borough maintained road.

Topographic Narrative: A Topographic Narrative was submitted (**Page 7**), pursuant to MSB 43.20.281(A)(1)(i)(i). Robert Hoffman, Professional Land Surveyor notes that the highest elevations begin at 580' along the northern property line of proposed Lot 1. The property is generally flat and absent of trees along the northern boundary and is gently rolling when traveling south through heavy timber and dense underbrush. The typical elevations range from 580' along the northern property line to 560' along the

southern property line for both proposed lots. The southern portion of proposed Lot 2 contains two large open meadows, separated by a natural sloping ridge, that are absent of heavy timber with the western meadow abutting Kennedy Lake to the south. Both lots have over 400,000 square feet of area and over 10,000 square feet of buildable area. Topographic Mapping and As-Built information can be found on the Agenda Plat.

Comments:

ADF&G (**Page 8**) has no objections with the following comment:

The Habitat Section has received your request for review of plans to combine three lots, Lots 1&5 Thunder Road, Plat #2003-143 and Lot 2, Thunder Road Addition No. 1, Plat #2005-118, into 2 lots. Lot 2, Thunder Road Addition No. 1, Plat #2005-118 does border on a resident fish lake, Kennedy Lake. Kennedy Lake is connected to Wolf Lake by a small outlet. Wolf Lake is stocked with coho and rainbow trout, which was last stocked in 5/2004 and 6/2024 respectively. Kennedy Lake appears to have a small inlet on the northern shoreline that runs parallel to N. Tenney St. within the property boundaries.

It has been determined that combining the three lots into two lots does not require a habitat permit at this time but may be required if the property owner intends to modify the inlet on the northern shoreline, such as the installation of a culvert.

USACE (**Page 9**) states that if the project will result in a discharge of dredged or fill material into waters of the U.S., a permit will be required from the U.S. Army Corps of Engineers.

MSB DPW (**Page 10**) has no comments.

MSB Permit Center (**Page 11**) Has no comments.

Utilities: (**Pages 12-15**) ENSTAR notes that there is an existing natural gas service line which appears to cross proposed Lot 1 to serve Proposed Lot 2. ENSTAR objects to the 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 gas easement, centered on the service line at this location.

Platting staff notes that public utility easements cannot be granted as a part of the abbreviated hearing process. The petitioner will need to work with ENSTAR to grant an easement by document and show the recorded easement information on the final plat. (Recommendation #4)

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 Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer; Road Service Area #28 Gold Trail; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.

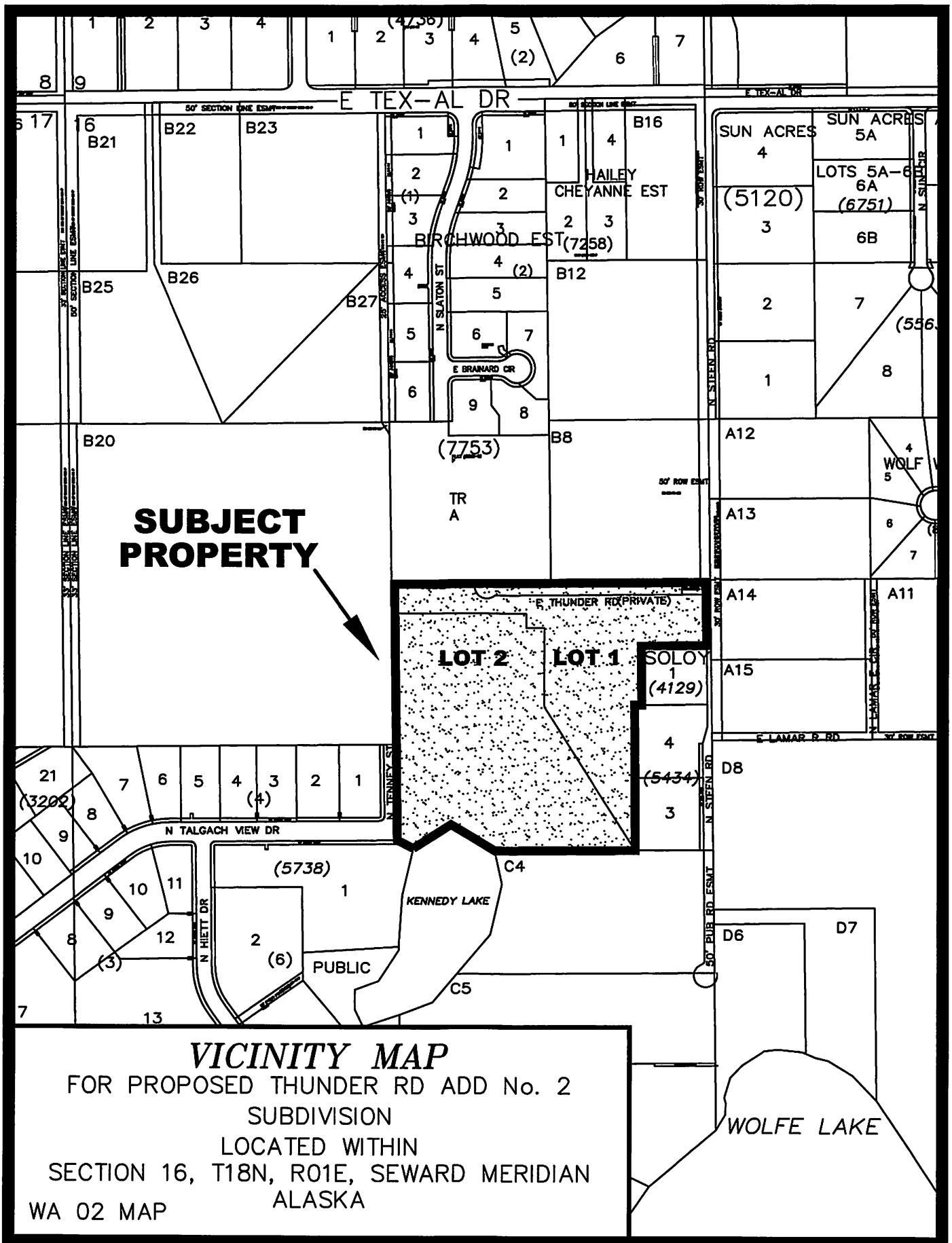
CONCLUSION: The abbreviated plat of Thunder Road Addition No. 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public 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).

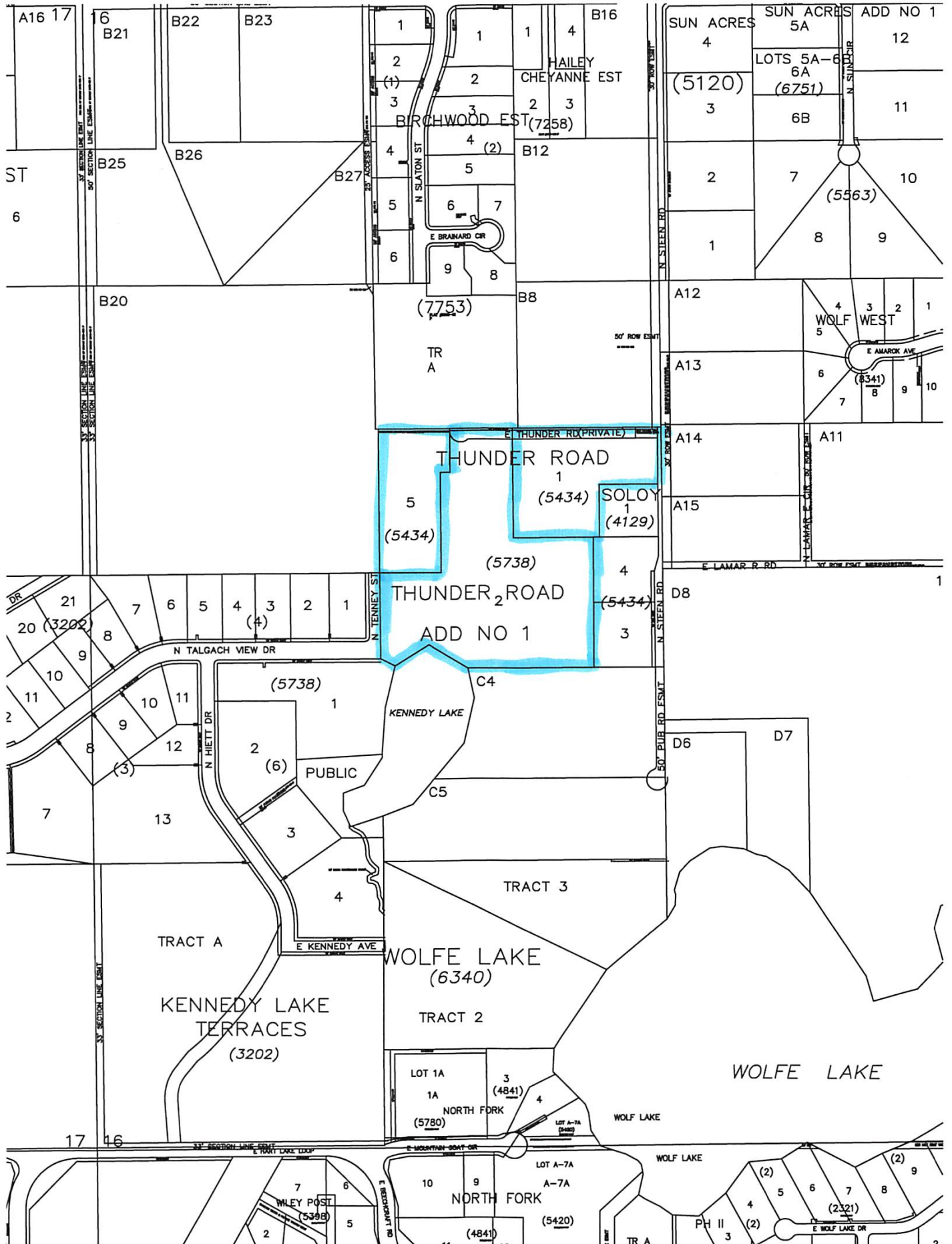
FINDINGS OF FACT

1. The plat of Thunder Road Addition No. 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer; Road Service Area #28 Gold Trail; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Thunder Road Addition No. 2, Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

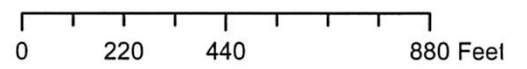
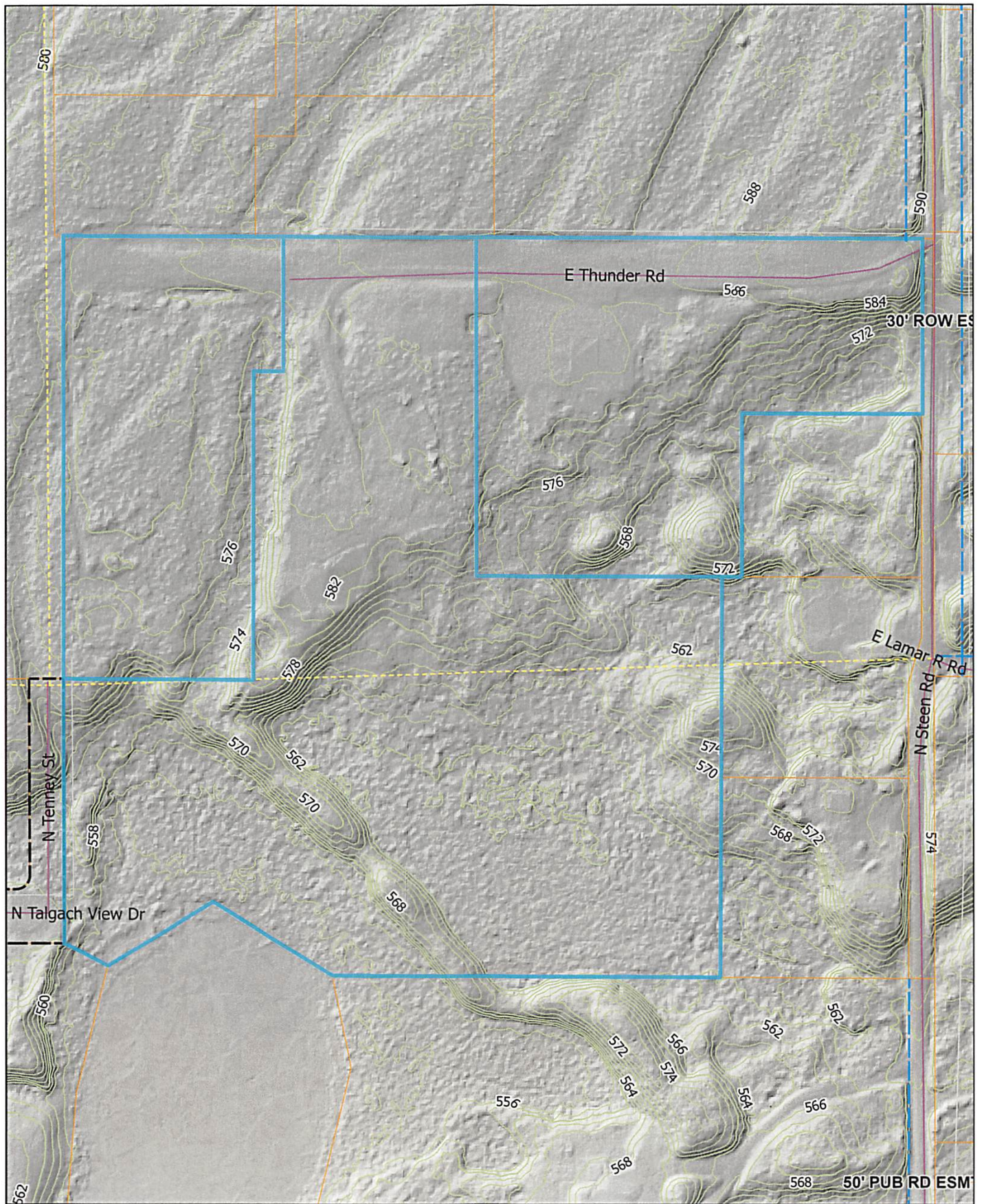
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Grant a ten-foot wide ENSTAR Natural Gas Easement centered on the existing service line by document and show the recorded information on the final plat.
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.

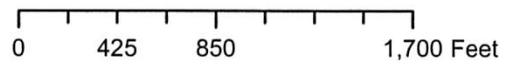
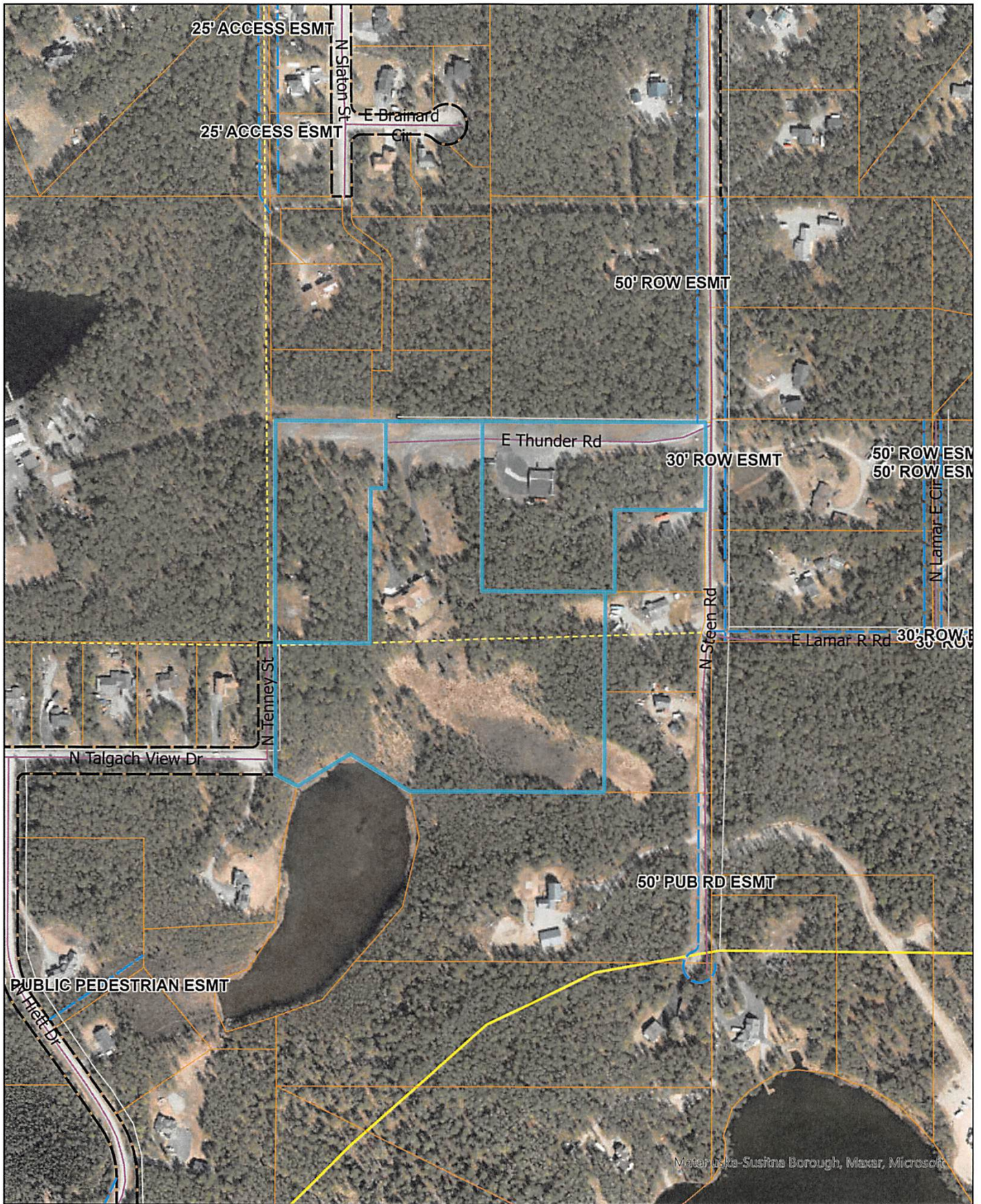






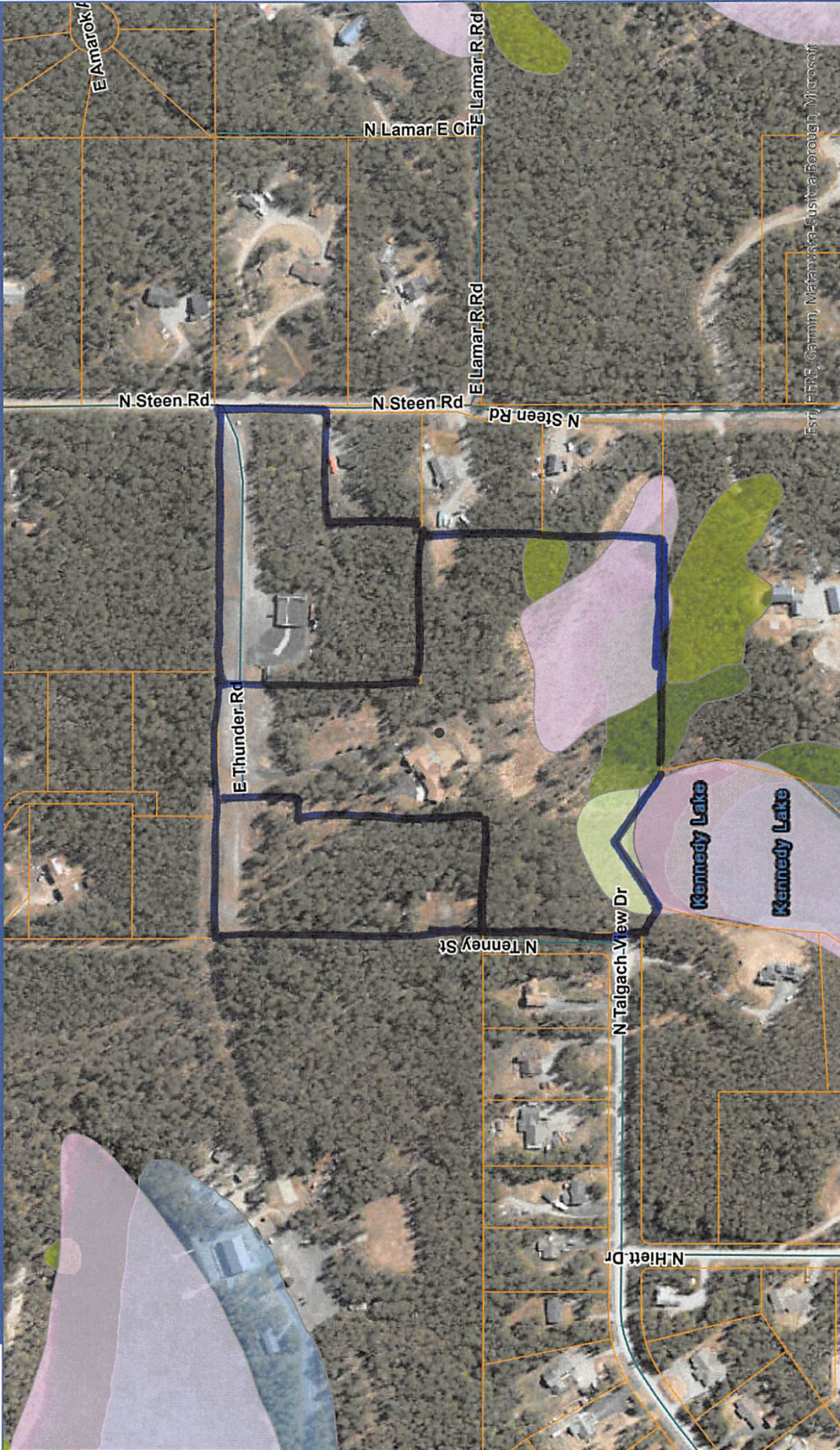
0 220 440 880 Feet







Mat-Su Borough Wetlands Viewer



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

- Mat-Su Borough Parcels
- Cookinlet Wetlands
- Discharge Slope
- Spring Fen
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond



Bull Moose Surveying LLC

Robert S. Hoffman, P.L.S.

200 E. Hygrade Lane
Wasilla, Alaska 99654
Phone 907.357.6957
Email: office@bullmoosesurveying.com



RECEIVED

OCT 18 2024

PLATTING

Date: 10/16/2024

Topographic Narrative for proposed Lots 1 & 2, Thunder Road Subdivision - Addition No. 2

The Proposed Lot 1 property contains an airplane hangar and two storage structures, with the hangar being serviced by a septic system and well. The Proposed Lot 2 contains a dwelling and small storage structures, with the dwelling being serviced by a septic system and well. The highest elevations begin at 580' along the Northern property line of Proposed Lot 1. The property is generally flat and absent of trees along the northern boundary and is gently rolling when traveling south through heavy timber and dense underbrush. The typical elevations range from 580' along the Northern property line to 560' along the southern property line for both Proposed Lots. The southern portion of Proposed Lot 2 contains two large open meadows, separated by a natural sloping ridge, that are absent of heavy timber with the western meadow abutting Kennedy Lake to the south. Both lots have over 400,000 square feet of area and over 10,000 square feet of buildable area.

Thank you,

Robert Hoffman



10/16/2024

Matthew Goddard

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Thursday, November 7, 2024 1:19 PM
To: Matthew Goddard
Cc: Salminen, Mandy M (DFG); Myers, Sarah E E (DFG)
Subject: FW: RFC Thunder Road Subdivision Add No 2 (MG)

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

Hi Matthew,

Alaska Department of Fish and Game has reviewed this platting action and has no objections with the following comment from the Habitat Section:

The Habitat Section has received your request for a review of plans to combine three lots, Lots 1& 5, Thunder Road, Plat #2003-143 and Lot 2, Thunder Road Addition No. 1, Plat #2005-118, into 2 lots. Lot 2, Thunder Road Addition No. 1, Plat #2005-118 does border a resident fish lake, Kennedy Lake. Kennedy Lake is connected to Wolf Lake by a small outlet. Wolf Lake is stocked with coho and rainbow trout, which was last stocked in 5/2024 and 6/2024 respectively. Kennedy Lake appears to have a small inlet on the Northern shoreline that runs parallel to N Tenney St within the property boundaries.

It has been determined that combining the three lots into two lots does not require habitat permit at this time but may be required a permit if the property owner intends to modify the inlet on the northern shoreline, such as the installation of a culvert. Please contact me if you have any questions at (907)861-3203 or mandy.salminen@alaska.gov.

As always, thank you for the opportunity to review and comment.

Colton Percy

Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
Division of Wildlife Conservation
907-267-2118

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, October 28, 2024 4:18 PM
To: DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Fishhook Community Council <fhcc.ak@gmail.com>; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; mschoming@crweng.com; timhaledistrict1@gmail.com; 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>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@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>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@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 Thunder Road Subdivision Add No 2 (MG)

Matthew Goddard

From: Hegna, Jonathan R CIV USARMY CENWO (USA) <Jonathan.R.Hegna@usace.army.mil>
Sent: Thursday, November 7, 2024 2:07 PM
To: Matthew Goddard
Subject: RE: USACE Comments / RFC Thunder Road Subdivision Add No 2 (MG)

Mathew Goddard,

I am emailing in response to your solicitation for comments on the proposed Thunder Road Addition No. 2 Subdivision Project. The U. S. Army Corps of Engineers (USACE) Regulatory Offices administer two laws that may apply to proposed construction work. Section 10 of the Rivers and Harbors Act of 1899 (33 United States Code 403) requires that a Department of the Army (DA) permit be obtained for certain structures or work in or affecting navigable waters of the U.S., prior to conducting the work. Navigable waters include those waters subject to the ebb and flow of the tide and waters that are presently used, or have been used in the past, or may be susceptible for use to transport in interstate or foreign commerce. Section 404 of the Clean Water Act (33 United States Code 1344) requires that a Department of the Army (DA) permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands, prior to conducting the work. Waters of the U.S. may include certain rivers, streams, lakes, ponds, and adjacent wetlands.

Based on the information available, the USACE has determined that your proposed project may need a Clean Water Act Section 404 permit. If the project will result in a discharge of dredged or fill material into waters of the U.S., please have the applicant file a permit application with our office. The permit application and instructions for completing the application are available at: <http://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/Obtain-a-Permit>. Applications can be emailed directly to regpagemaster@usace.army.mil. Please let me know if you have any questions.

Thanks,

Jonathan Hegna

Project Manager
U.S. Army Corps of Engineers | Alaska District
2204 3rd Street, Elmendorf AFB, Alaska 99506
Phone: 907-753-2708
Email: Jonathan.R.Hegna@usace.army.mil

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, October 28, 2024 4:18 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Fishhook Community Council <fhcc.ak@gmail.com>; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; mschoming@crweng.com; timhaledistrict1@gmail.com; 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>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline

Matthew Goddard

From: Daniel Dahms
Sent: Tuesday, November 5, 2024 3:13 PM
To: Matthew Goddard
Cc: Brad Sworts; Tammy Simmons; Jamie Taylor
Subject: Re: RFC Thunder Road Subdivision Add No 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: Monday, October 28, 2024 4:18 PM
To: dnr.scro@alaska.gov <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; Fishhook Community Council <fhcc.ak@gmail.com>; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; mschoming@crweng.com <mschoming@crweng.com>; timhaledistrict1@gmail.com <timhaledistrict1@gmail.com>; 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>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@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>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov <eric.r.schuler@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 <mearow@mea.coop>
Subject: RFC Thunder Road Subdivision Add No 2 (MG)

Hello,

The following link is a request for comments for the proposed Thunder Road Addition No. 2 Subdivision. Please ensure all comments have been submitted by November 7, 2024, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Thunder Road Addition No 2](#)

Matthew Goddard

From: Brandon Tucker
Sent: Wednesday, November 13, 2024 12:55 PM
To: Matthew Goddard
Subject: RE: RFC Thunder Road Subdivision Add No 2 (MG)

CORRECTION: Thanks for letting me review this once more, Matthew. The applicant will not need a DW permit. No other 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: Permit Center
Sent: Tuesday, October 29, 2024 8:36 AM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Subject: RE: RFC Thunder Road Subdivision Add No 2 (MG)

Thank you sir. He'll need to apply for a DW permit as shown.

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: Monday, October 28, 2024 4:18 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Fishhook Community Council <fhcc.ak@gmail.com>; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; mschoming@crweng.com; timhaldistrict1@gmail.com; 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>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@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>; Taunie Boothby <Taunie.Boothby@matsugov.us>; msbaddressing@matsugov.us; eric.r.schuler@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 Thunder Road Subdivision Add No 2 (MG)



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

October 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 abbreviated plat **THUNDER ROAD SUBDIVISION ADITION NO. 2 (MSB Case # 2024-130)** and advises that there is an existing natural gas service line which appears to cross proposed Lot 1 to serve proposed Lot 2. Attached is an as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

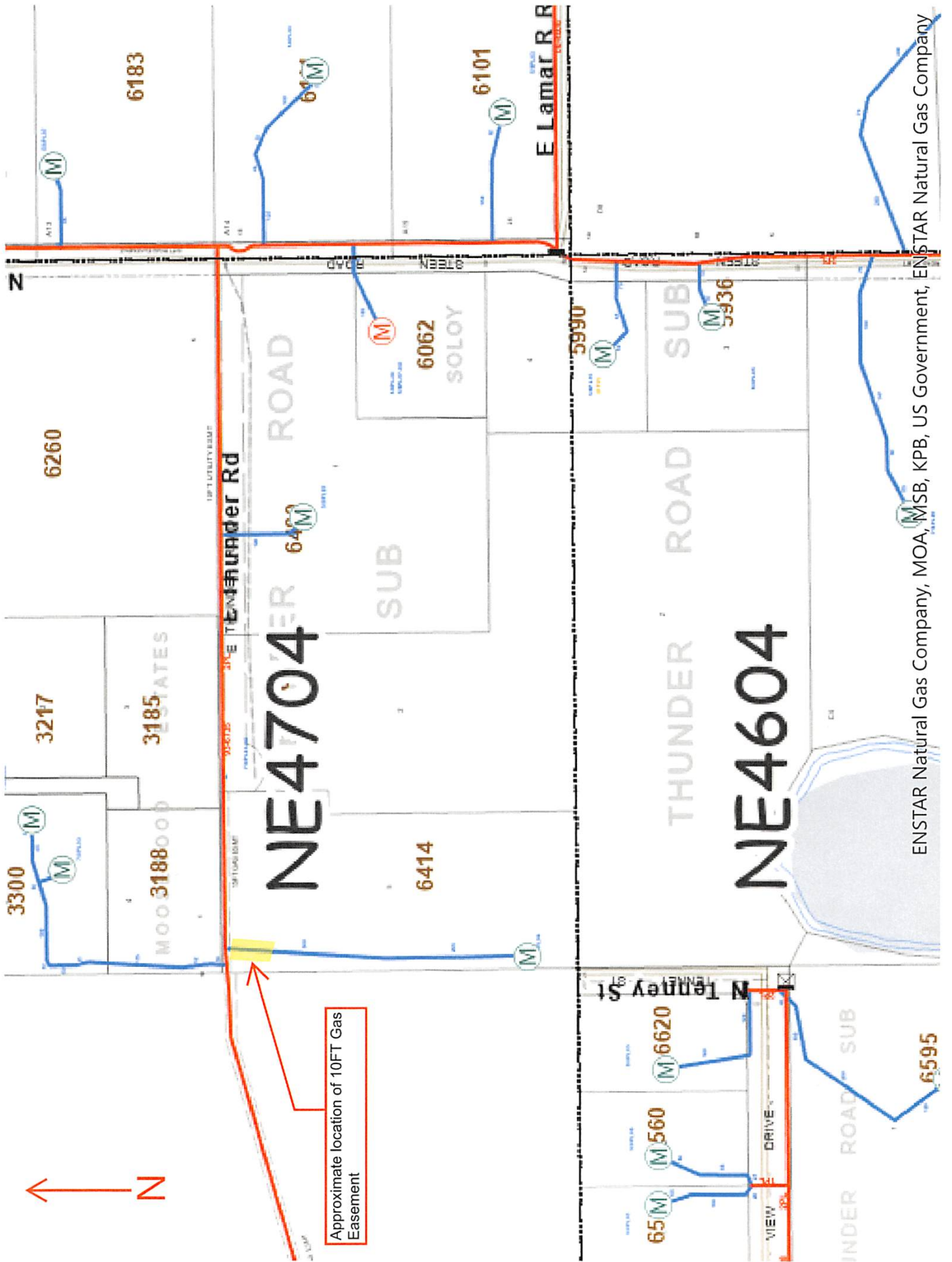
1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the location of the service line on the map and add, "Location of natural gas main and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR 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 black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

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



ENSTAR Natural Gas Company, MOA, MSB, KPB, US Government, ENSTAR Natural Gas Company

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, November 7, 2024 10:58 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Thunder Road Subdivision Add 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: Monday, October 28, 2024 4:18 PM
To: dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Fishhook Community Council <fhcc.ak@gmail.com>; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; mschoming@crweng.com; timhaledistrict1@gmail.com; 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>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@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>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@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 Thunder Road Subdivision Add No 2 (MG)

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

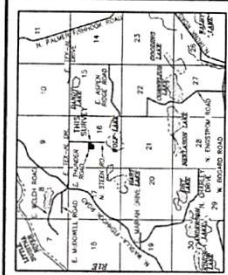
Hello,

The following link is a request for comments for the proposed Thunder Road Addition No. 2 Subdivision. Please ensure all comments have been submitted by November 7, 2024, so they can be incorporated in the staff report that will be presented to the Platting Officer.

[☐ Thunder Road Addition No 2](#)

Feel free to contact me if you have any questions.

Thank you,



CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN,
AND I HEREBY CERTIFY THAT I HAVE RECEIVED AND ADOPTED THIS PLAN
OF SUBDIVISION BY MY FREEL CONSENT.

CHRIS SOLOV
3500 W PARKWAY AVE
BETHLEHEM, ALASKA

NOTARY ACKNOWLEDGEMENT
I, _____, NOTARY PUBLIC,
DO HEREBY CERTIFY THAT _____,
THE _____ OF _____,
WAS PERSONALLY PRESENT BEFORE ME ON _____,
2024, AND THAT HE/ SHE/ IT KNOWS THE CONTENTS OF THIS INSTRUMENT,
AND THAT HE/ SHE/ IT HAS SIGNED THE INSTRUMENT FREELY AND VOLUNTARILY,
AND THAT HE/ SHE/ IT IS NOT UNDER ANY LEGAL DURESS, COERCION,
DURESS, OR UNLAWFUL INFLUENCE, AND THAT HE/ SHE/ IT IS NOT
A MINOR OR A PERSON LEGALLY INCAPACITATED.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO
CONFORM WITH THE ZONING ORDINANCES AND THE PLAT HAS
BEEN APPROVED BY THE PLANNING AUTHORITY BY
PLAT RESOLUTION NO. _____
DATE _____

RECEIVED
PLANNING CLERK
RECEIVED
PLANNING CLERK
RECEIVED
PLANNING CLERK

Agenda Copy A PART OF
THUNDER ROAD SUBDIVISION
ADDITION NO. 2

A REPLAT OF:
LOTS 1, 5
THUNDER ROAD SUBDIVISION
PLAT # 2004-143 &
THUNDER ROAD SUBDIVISION
ADDITION NO. 1, PLAT # 2005-119

LOCATED WITHIN:
SEWARD MERIDIAN
THIRD RECORDING DISTRICT
PALMER RECORDING DISTRICT
CHITINA, ALASKA

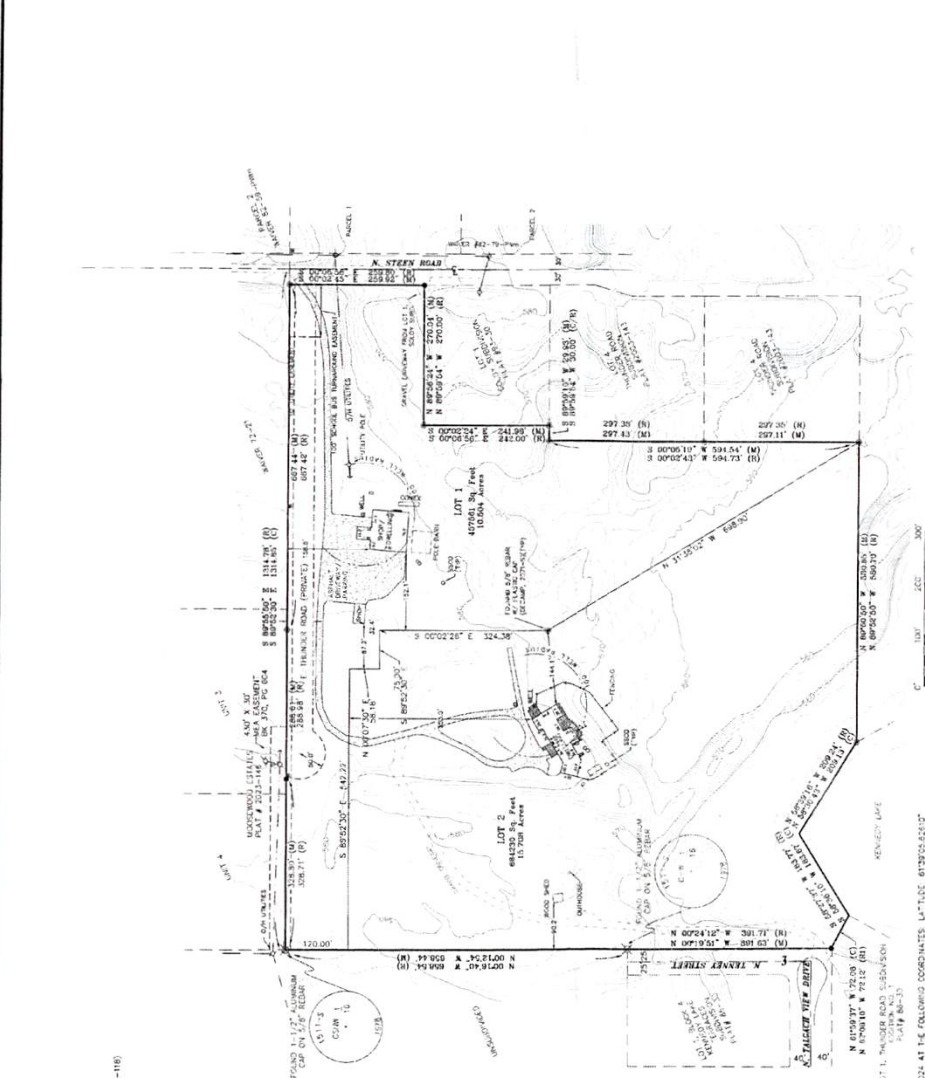
CONTAINING 28.23 ACRES MORE OR LESS

BULL, MOOSE SURVIVING LLC
200 W PARKWAY AVE, SUITE 100
BETHLEHEM, ALASKA 99524
DATE: 10/14/2024
DRAWING SCALE: 1" = 100'
C-CHECKED BY: KSM/CMH
SHEET: 1 OF 1

APPROVED AS SHOWN
CORRECTED
DATE _____

DEPLANNED SUBDIVISION'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A
REGISTERED PROFESSIONAL LAND SURVEYOR
IN THE STATE OF ALASKA
AND I HAVE REVIEWED THE
SUBDIVISION PLAN AND THE
INFORMATION SUBMITTED ON THIS
APPLICATION AND I AM NOT
NOTICING ANY ERRORS OR
OMISSIONS THAT WOULD
AFFECT THE ACCURACY OF THE
PLAT OR THE INTERESTS OF
THE PUBLIC.

ROBERT S. HOFFMAN, P.L.S.
15-10559 PROFESSIONAL LAND SURVEYOR
DATE: 10/14/2024



LEGEND

- 1" = 100' ALUMINUM CAP OR 5/8" REBAR AS NOTED
- 1" = 100' 5/8" REBAR WITH PLASTIC CAP (CCAMP, 2014-5)
- 1" = 100' 5/8" REBAR
- 1" = 100' RECORD VALUE FOR THUNDER ROAD SUBDIVISION (PLAT 2003-143)
- 1" = 100' RECORD VALUE FOR THUNDER ROAD SUBDIVISION ADDITION NO. 1 (PLAT #2005-119)
- 1" = 100' RECORD VALUE FOR THIS SURVEY
- 1" = 100' COMPUTED VALUE FOR THIS SURVEY
- 1" = 100' SET 5/8" 30" REBAR WITH PLASTIC CAP (ECL, MOOSE, JS 10/6/09)
- 1" = 100' 5/8" ANCHOR
- 1" = 100' 5/8" ANCHOR
- 1" = 100' 5/8" ANCHOR

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS
INCLD IN THE PROVISION OF REGISTRATION, RECORDATION, AND
RECORDATION OF THIS INSTRUMENT HAVE BEEN PAID.

DATE _____

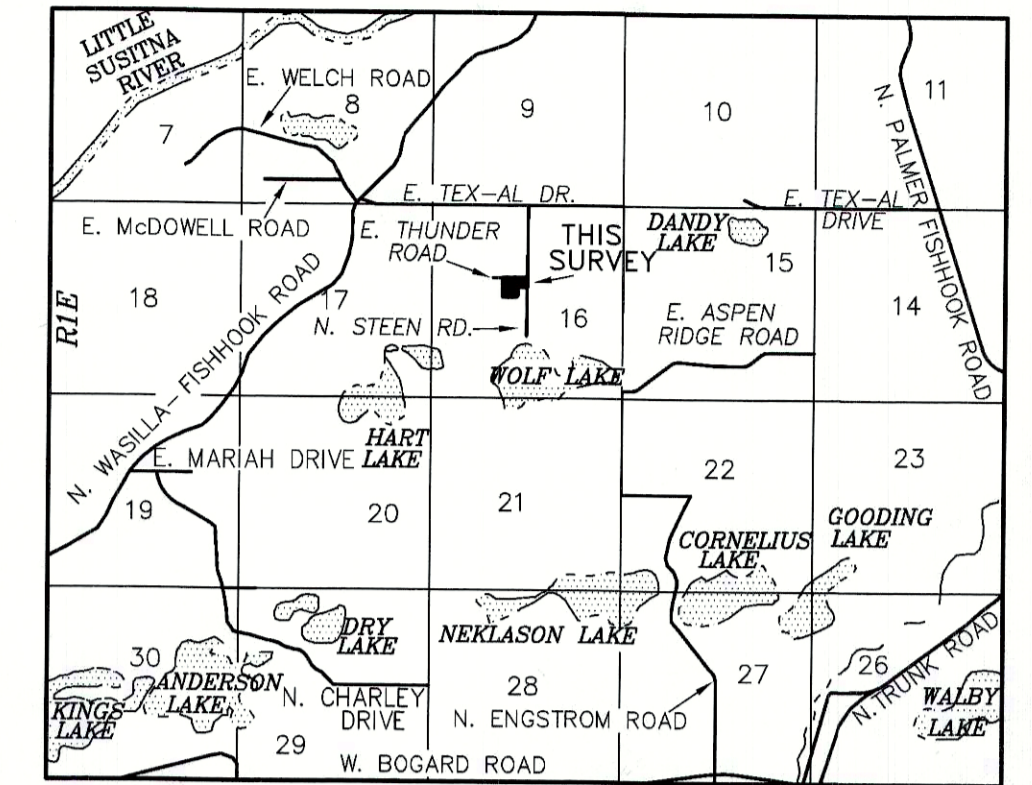
ROUGH TAX COLLECTION OFFICIAL

NOTES

1. THE TOWNSHIP OF BEARYAK IS LOCATED NORTH AS DESCRIBED ON SEPTEMBER 24, 2024 AT THE FOLLOWING COORDINATES: N 14° 00' 00" E 0.157 ACRES 01792024237
2. THE TOWNSHIP OF BEARYAK IS LOCATED SOUTH AS DESCRIBED ON SEPTEMBER 24, 2024 AT THE FOLLOWING COORDINATES: N 14° 00' 00" E 0.157 ACRES 01792024237
3. THE TOWNSHIP OF BEARYAK IS LOCATED WEST AS DESCRIBED ON SEPTEMBER 24, 2024 AT THE FOLLOWING COORDINATES: N 14° 00' 00" E 0.157 ACRES 01792024237
4. THE TOWNSHIP OF BEARYAK IS LOCATED EAST AS DESCRIBED ON SEPTEMBER 24, 2024 AT THE FOLLOWING COORDINATES: N 14° 00' 00" E 0.157 ACRES 01792024237
5. ELECTRONIC & TELEPHONE EASEMENT GRANTED TO MATANASKA ELECTRIC ASSOCIATION, INC.
6. ELECTRONIC & TELEPHONE EASEMENT GRANTED TO MATANASKA ELECTRIC ASSOCIATION, INC.
7. ELECTRONIC & TELEPHONE EASEMENT GRANTED TO MATANASKA ELECTRIC ASSOCIATION, INC.
8. ELECTRONIC & TELEPHONE EASEMENT GRANTED TO MATANASKA ELECTRIC ASSOCIATION, INC.
9. ELECTRONIC & TELEPHONE EASEMENT GRANTED TO MATANASKA ELECTRIC ASSOCIATION, INC.

LEGEND

- ⊗ FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR AS NOTED
- FOUND 5/8" REBAR W/ PLASTIC CAP (DECAMP, 2071-S)
- FOUND 5/8" REBAR
- (R) RECORD VALUE PER THUNDER ROAD SUBDIVISION (PLAT #2003-143)
- (R1) RECORD VALUE PER THUNDER ROAD SUBDIVISION ADDITION NO.1 (PLAT #2005-118)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- ⊕ POWER POLE
- ✓ GUY ANCHOR
- ⊗ PEDESTAL



CERTIFICATE OF OWNERSHIP

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

CHRIS SOLOY _____ DATE _____
 3800 W. AVIATION AVE.
 WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
 THIS _____ DAY OF _____
 FOR CHRIS SOLOY
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

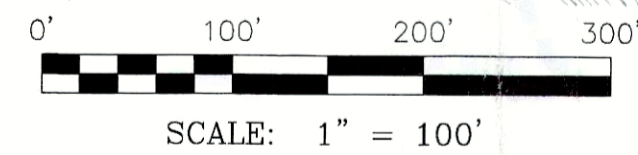
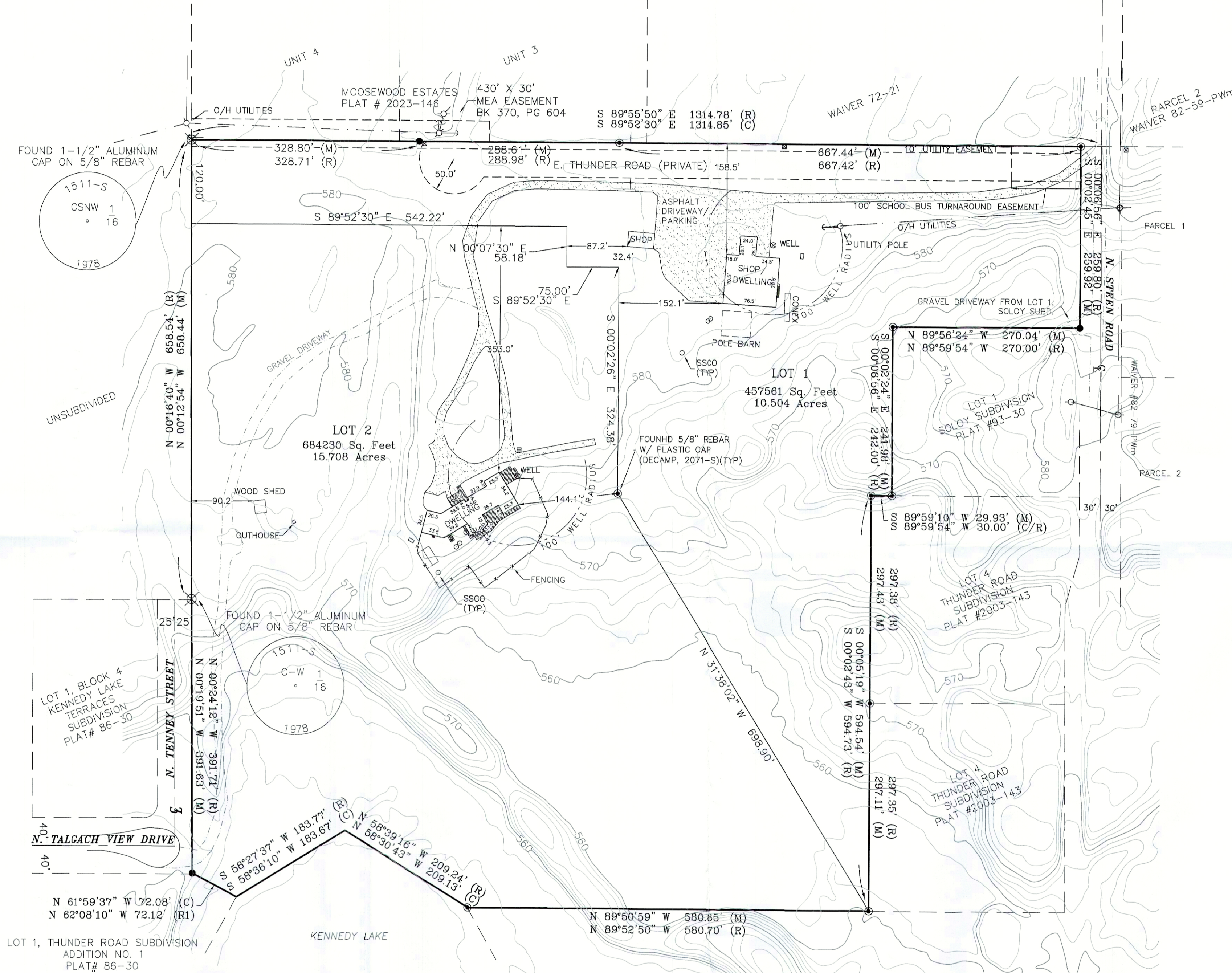
ATTEST: _____ PLATTING CLERK

RECEIVED
 OCT 18 2024
 PLATTING

Agenda Copy A PLAT OF
THUNDER ROAD SUBDIVISION ADDITION NO. 2

A REPLAT OF:
 LOTS 1, 5
 THUNDER ROAD SUBDIVISION
 PLAT# 2003-143 &
 LOT 2
 THUNDER ROAD SUBDIVISION
 ADDITION NO. 1, PLAT #2005-118
 LOCATED WITHIN:
 SECTION 16, T18N R1E
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 26.21 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
 200 HYGRADE LANE OFFICE: (907) 357-6957
 WASILLA, ALASKA 99654 office@bulmoosesurveying.com
 DRAWN BY: TGC DRAWING SCALE:
 DATE: 10/14/2024 1"=100'
 CHECKED BY: RSH/DMW SHEET
 1 OF 1



NOTES

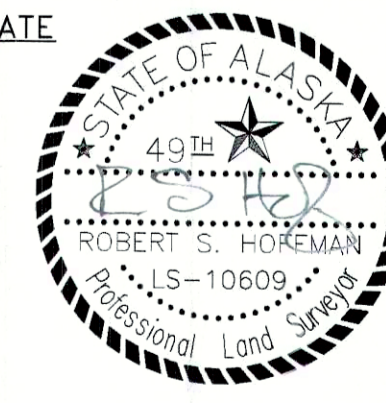
1. THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON SEPTEMBER 24, 2024 AT THE FOLLOWING COORDINATES: LATITUDE: 61°39'05.62610" LONGITUDE: 149°17'18.35220". THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
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.
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 GOVERN THOSE SYSTEMS.
4. CONTOURS TAKEN FROM M.S.B. 2011 LIDAR PROJECT.
5. ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED SEPTEMBER 1, 1978 IN BOOK 173, PAGE 625
6. ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED NOVEMBER 18, 1982 IN BOOK 283, PAGE 156
7. ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED JULY 26, 1984 IN BOOK 370, PAGE 603
8. ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED JULY 10, 1995 IN BOOK 811, PAGE 198
9. GAS LINE EASEMENT IN FAVOR OF: ENSTAR NATURAL GAS COMPANY RECORDED DECEMBER 28, 1993 IN BOOK 747, PAGE 99

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 _____

PRELIMINARY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



ROBERT S. HOFFMAN, P.L.S. 10/14/2024
 LS-10609 PROFESSIONAL LAND SURVEYOR DATE