

AGENDA

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

PLATTING BOARD

LaMarr Anderson
Pio Cottini
Dennis Vau Dell
Wilfred Fernandez
John Shadrach
Justin Hatley, Alt #1
Vacant, District Seat #4
Vacant, District Seat #7
Vacant, Alt #2



PLATTING DIVISION

Fred Wagner, Platting Officer
Peggy Horton, Platting Technician
Amy Otto-Buchanan, Platting Technician
Cheryl Scott, Platting Technician
Sloan Von Gunten, Platting Div. Specialist

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

**JANUARY 7, 2021
REGULAR MEETING
1:00 P.M.**

Ways to participate in Platting Board meetings:

IN PERSON: Should you wish to testify in person, please adhere to the 6-foot distance between yourself and others. It is required that you wear a mask if you attend in person in all Mat-Su Borough Buildings.

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY:

- Dial 1-855-225-1887; with Conference ID 8573#; You will hear "Joining conference" when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear "Your hand has been raised."
- When it is your turn to testify you will hear "Your line has been unmuted."
- State your name for the record, spell your last name, and provide your testimony.

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

VOTE FOR CHAIR & VICE CHAIR

2. APPROVAL OF MINUTES

- A. December 3, 2020

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- Platting Board Chair to read the Ex-Parte & Interest Memo.

A. D.E. SOUTHFORK, LLC: The request is to create 10 lots from Tracts X-2A, X-2C & X-2D, Phase Four, First Addition to Aero on Wolf Lake, Plat 98-151, to be known as **JAYS LANDING**, containing 10.99 acres +/- . The property is located north of E. Hart Lake Loop, along both sides of N. Whitman Place and north of E. Caravelle Circle (Tax ID #4799000T00X-2A, 4799000T00X-2C, 4799000T00X-2D); lying within the NE ¼ Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: North Lakes and in Assembly #6: Jesse Sumner

- Platting Board Chair to read the Ex-Parte & Interest Memo.

B. CHINOOK HOLDINGS LLC: The request is to create a utility lot and a remainder tract from Tract C-1, **BRITTANY ESTATES ADDITION 1, PHASE 3**, Plat No. 2005-80, to be known as **TRACT C-1-A AND TRACT C-1-B**, containing 16.88 acres +/- . The plat is located south of E. Palmer-Wasilla Highway, east of E. Irwin Loop and west of S. Felton Street, (Tax ID # 55714000T00C-1); within the E ½ NW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. Parcel is within the City limits of Palmer. Community Council: NA. Assembly District #2 Stephanie Nowers

- Platting Board Chair to read the Ex-Parte & Interest Memo.

C. GARIC HAYES GENERAL CONTRACTOR LLC: The request is to vacate a 4' X 63' portion of the alleyway north of Lot 16, Block 1, Riverside, Plat 7-160, and add to Lot 16, to be known as **LOT 16A, RIVERSIDE**, containing .18 acres +/- . The plat is located north of E. Eagle Avenue and east of N. Bonanza Street, (Tax ID # 53031B01L016); within the SW ¼ SW ¼ Section 28, Township 18 North, Range 02 East, Seward Meridian, Alaska. Parcel is within the City of Palmer. Community Council: NA. Assembly District #2: Stephanie Nowers

7. ITEMS OF BUSINESS & MISCELLANEOUS

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

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

B. Upcoming Platting Board Agenda Items (*Staff: Fred Wagner & Clerk: Sloan Von Gunten*)

- Introduction for the January 21, 2020 Platting Board Hearing (*Informational Only – Subject to change*)
 - Paradise Ridge MSP, Case 2020-168
 - Kellard Family, Case 2020-181
 - Bug Lake & SLEV, Case 2020-186/187
 - Riverside Alley & Vac, Case 2020-176/177
 - Latitude 62 N w/ ROW Vacations, Case 2020-153, 155-158

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **January 7, 2021** in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting. **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.**

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
DECEMBER 3, 2020**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on December 3, 2020, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair Jordan Rausa.

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

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, Assembly District #1
Mr. LaMarr Anderson, Assembly District #2
Mr. Jordan Rausa, Assembly District #4, Chair
Mr. Dennis Vau Dell, Assembly District #5
Mr. George Thompson, Assembly District #7

Platting Board members absent and excused were:

Mr. Justin Hatley, Alternate
Mr. Wilfred Fernandez, Assembly District #6, Vice Chair
Mr. John Shadrach, District #3

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Leda Borys, Acting Platting Clerk
Ms. Cheryl Scott, Platting Technician
Ms. Amy Otto-Buchanan, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member Vau Dell.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

Chair Rausa inquired if there were any changes to the minutes for November 5, 2020. No changes were made and the minutes were approved without objection.

3. AUDIENCE PARTICIPATION & PRESENTATIONS *(Three minutes per person, for items not scheduled for public hearing)*

A. Persons to Be Heard *(There is no persons to be heard)*

4. UNFINISHED BUSINESS: Quasi-Judicial Matters
*(There is no Unfinished Business)***5. RECONSIDERATIONS/APPEALS**
(There is no Reconsideration/Appeals)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
DECEMBER 3, 2020****6. PUBLIC HEARINGS: Quasi-Judicial Matters**

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

- A. **BELLA HAVEN RSB TRC A:** The request is to create six lots from Tract A, Bella Haven, Plat No. 2010-76, to be known as **Bella Haven RSB Tract A**, containing 6.08 acres +/- . The plat is located directly south of N. Pittman Road, (Tax ID # 56995000T00A); within the NW ¼ NW ¼ Section 24, Township 18 North, Range 02 West, Seward Meridian, Alaska. Community Council: Meadow Lakes and in Assembly District #7 Tam Boeve (Owner/Petitioner: Justin C. Russell; Surveyor: Acutek, Staff: Amy Otto-Buchanan)

Chair Rausa:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Borys provided the mailing report:

- Stating that 32 public hearing notices were mailed out on November 12, 2020.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2020-159.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Rausa invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner, nor their representative were present.

Chair Rausa:

- Opened the public hearing for public testimony.

Chair Rausa:

- There being no one to be heard, the chair closed the public hearing.

Chair Rausa closed petitioner's comments and discussion moved to the Platting Board.

MOTION: Platting Member Thompson moved to approve the preliminary plat for Bella Haven RSB Tract A, with 8 recommendations. The motion was seconded by Platting Member Vau Dell.

VOTE: The motion passed with all in favor by general consent. There are 7 findings of fact.

- B. **LAMOUREUX ESTATES:** The request is to create two lots from US Survey 6594 to be known as **LAMOUREUX ESTATES**, containing 4.99 acres +/- . This property is remote and legal access is float plane accessible, Cache Lake. Located approximately 16 miles

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
DECEMBER 3, 2020**

northeast of Talkeetna (Tax ID #U06594000000); lying within the NW ¼ Section 29, Township 28 North, Range 02 West, Seward Meridian, Alaska. In Chase Community Council and in Assembly District #7 Tam Boeve (*Owner/Petitioner: Paul & Rene Lamoureux; Surveyor: Acutek; Staff: Cheryl Scott*)

Chair Rausa:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Leda Borys provided the mailing report:

- Stating that 13 public hearing notices were mailed out on November 12, 2020.

Ms. Cheryl Scott:

- Gave an overview of the case, #2020-161.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Rausa invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Paul Lamoureux, the petitioner, gave a brief overview.

Chair Rausa:

- Opened the public hearing for public testimony.

Chair Rausa:

- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Lamoureux answered questions from the Board. Chair Rausa made sure that Mr. Lamoureux was ok with the recommendations for condition of approval as they were written. Mr. Lamoureux agreed.

Chair Rausa closed petitioner's comments and discussion moved to the Platting Board.

MOTION: Platting Member Cottini moved to approve the preliminary plat for Lamoureux Estates, with 6 recommendations. The motion was seconded by Platting Member Thompson.

VOTE: The motion passed with all in favor by general consent. There are 6 findings of fact.

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. 2021 Platting Board Meeting Schedule.

It was decided to take this up at the following meeting.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
DECEMBER 3, 2020**

Chair Rausa announced that since he was recently elected to Wasilla City Counsel, he will need to resign his position on the Platting Board. This will be his last meeting.

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (*if needed*)
- B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on December 17, 2020.

- Anthonys Acres, Case 2020-163
- Latitude 62 North, Case 2020-153, 155-158

9. BOARD COMMENTS

- Platting Member Vau Dell stated that the Board should be looking at Title 43 parking lot, soon. He thanked Mr. Rausa for his service and congratulated him.
- Platting Member Anderson thanked Mr. Rausa for his leadership and wished him the best of luck.
- Platting Member Cottini thanked Mr. Rausa for his service.
- Platting Member Thompson said congratulations to Mr. Rausa. He stated that he would be letting his term expire due to work commitments in the Aleutians that would make participation in the Board impossible.
- Platting Member Rausa thanked the Board for being such a good training opportunity for his new position on City Council.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Jordan Rausa adjourned the meeting at 1:39 p.m.

JORDAN RAUSA,
Platting Board Chair

ATTEST:

LEDA BORYS,
Acting Platting Board Clerk

Minutes approved: _____

6A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 7, 2021**

PRELIMINARY PLAT: **JAYS LANDING**
LEGAL DESCRIPTION: **SEC 21, T18N, R1E, SEWARD MERIDIAN, AK**
PETITIONER: **D.E. SOUTHFORK, LLC**
SURVEYOR/ENGINEER: **ACUTEK GEOMATICS/HOLLER ENGINEERING**
ACRES: **10.99** PARCELS: **10**
REVIEWED BY: **PEGGY HORTON** CASE: 2020-170

REQUEST

The request is to create 10 lots from Tracts X-2A, X-2C, & X-2D, Phase Four, First Addition to Aero on Wolf Lake, Plat 98-151, to be known as JAYS LANDING, containing 10.99 acres +/- . The property is located north of E. Hart Lake Loop along both sides of N. Whitman Place and north of E. Caravelle Circle; lying within the NE¼ Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps	Exhibit A
Engineer's Report	Exhibit B

COMMENTS:

DPW	Exhibit C
MTA	Exhibit D
Enstar	Exhibit E

DISCUSSION:

Lot and Block Design and Frontage: The 10 lots range in size from .93 acres to 2.18 acres. None of the lots exceed the 3 to 1 width to depth ratio. Lot and Block design standards are met. Each lot has more than the required of 60' of road frontage.

As-built and Topographic Info: As-Built and Topographic information was provided within and outside the boundary as required by MSB 43.15.016. The lots appear to be undeveloped.

Access: The borough maintains E. Hart Lake Loop, N. Whitman Place, and E. Caravelle Circle. No road construction is required.

Useable Area: Holler Engineering provided a useable area report (**Exhibit B**). He stated the evaluation included logging five new testholes, review of surrounding soils information, review of the provide topography information, review of aerial imagery and other observations at the site. Groundwater was not observed in the testholes. The five new testholes were dug on or along lot lines between the proposed new lots to evaluate existing soils conditions. He stated the proposed lots have few limitations on areas defined by MSB code as Useable septic area or useable building area. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and observations at the site each of the new proposed lots as labeled on the attached useable area drawing: 1-4, 8-11, 16 & 17 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.

COMMENTS:

Borough: DPW had no comment (**Exhibit C**).

Utilities: MTA has no comments (**Exhibit D**). Enstar has no comments or recommendations (**Exhibit E**).

CONCLUSION

The preliminary plat for Jays Landing is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat. This plat will create 10 lots with access onto borough maintained roads.

A professional engineer stated the proposed lots contain the required useable septic and useable building area. There were no objections from Borough Departments, outside agencies or the public.

FINDINGS of FACT:

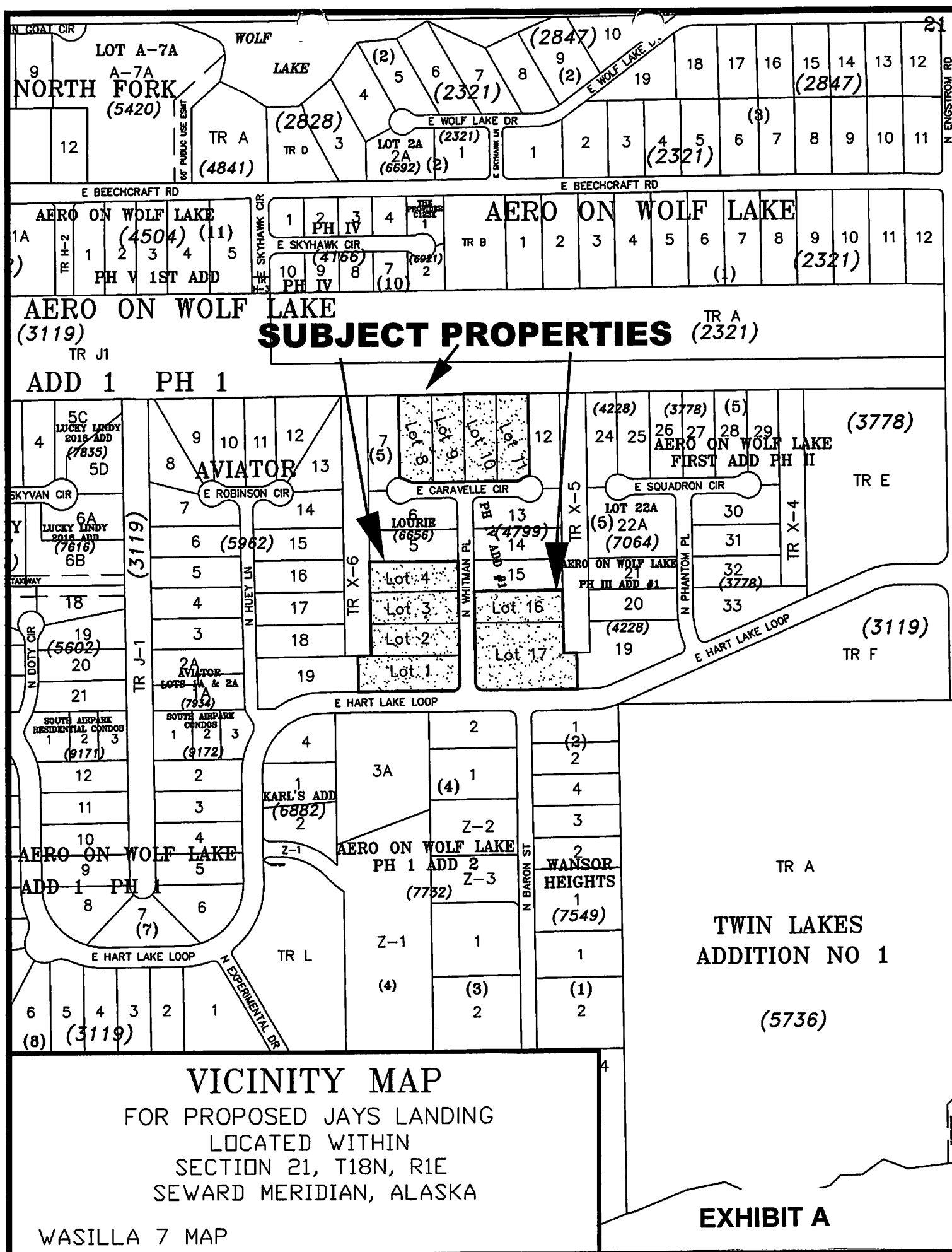
1. The plat of Jays Landing is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat.
2. A professional engineer stated useable area is available for wastewater disposal and building in compliance with MSB 43.20.281.
3. Lot sizes and block lengths are consistent MSB 43.20.300(A), *Lot and Block Design*.
4. Frontage to all lots are consistent with MSB 43.20.320, *Frontage*.
5. Staff notes the 15' utility easements shown on the plat were granted with the plat of Phase Four, First Addition to Aero Subdivision on Wolf Lake, Plat 98-151.

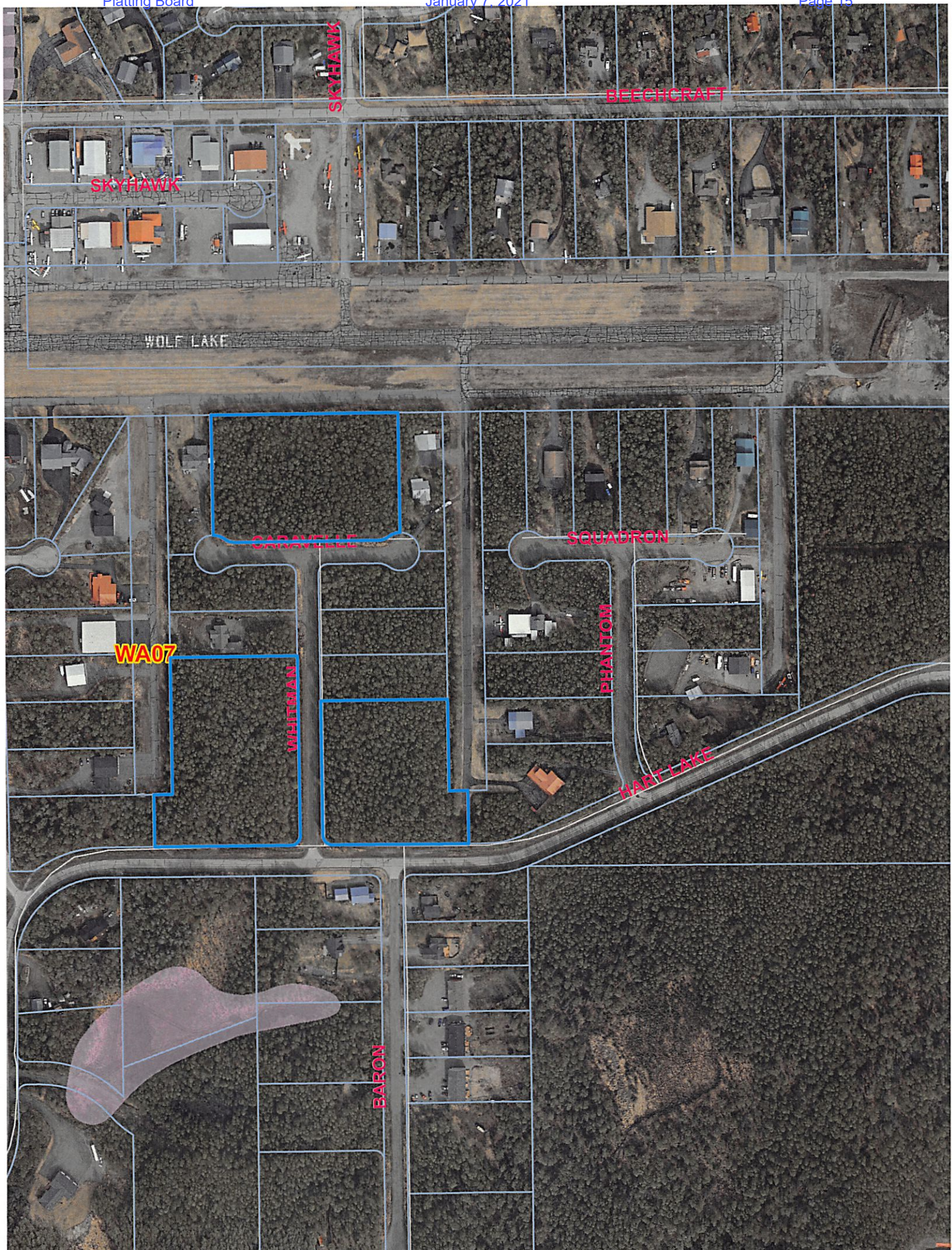
6. The borough maintains the access roads to the lots, N. Whitman Place and E. Caravelle Circle.
7. There were no borough department, outside agency or public objections to this plat.

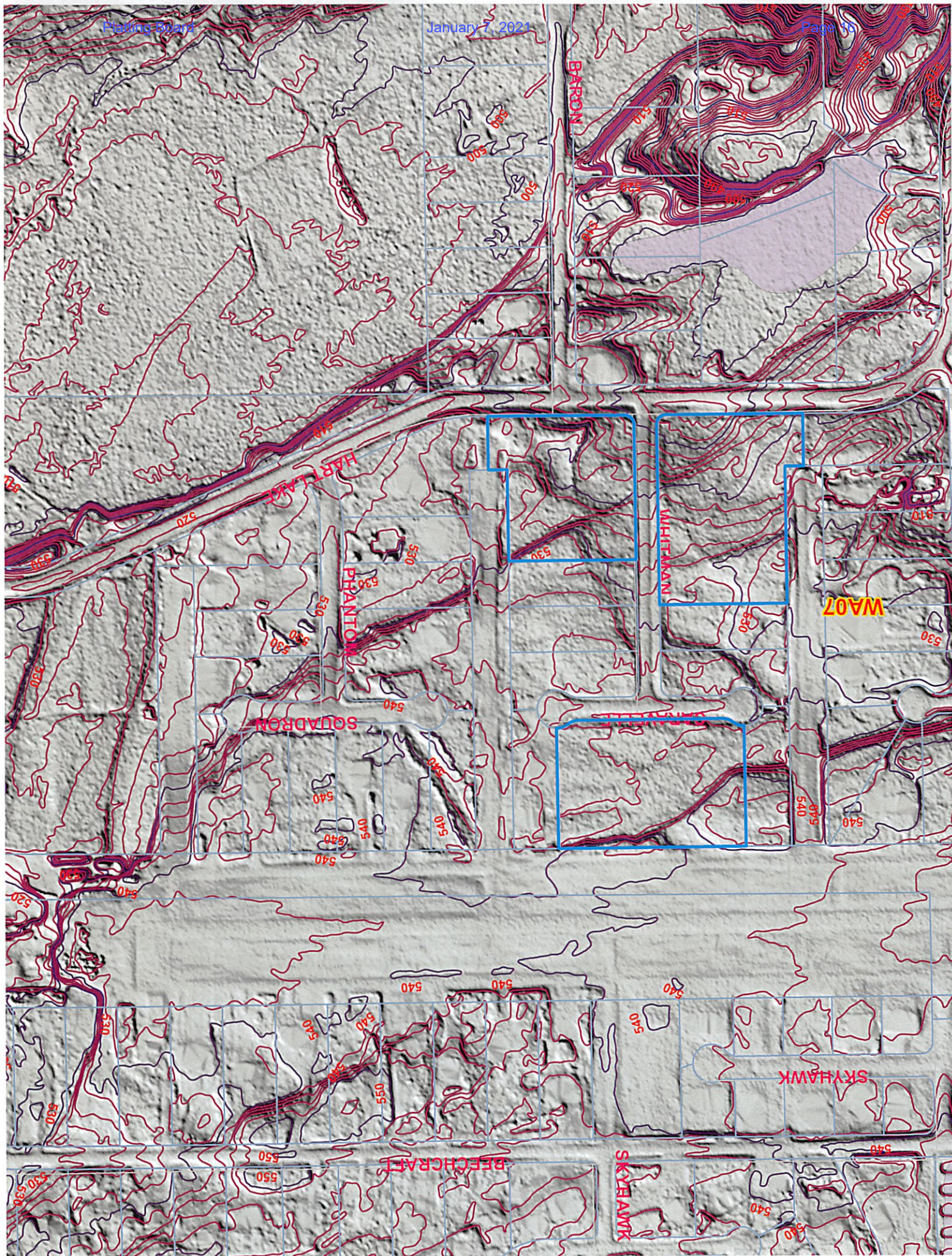
RECOMMENDATIONS for CONDITIONS OF APPROVAL:

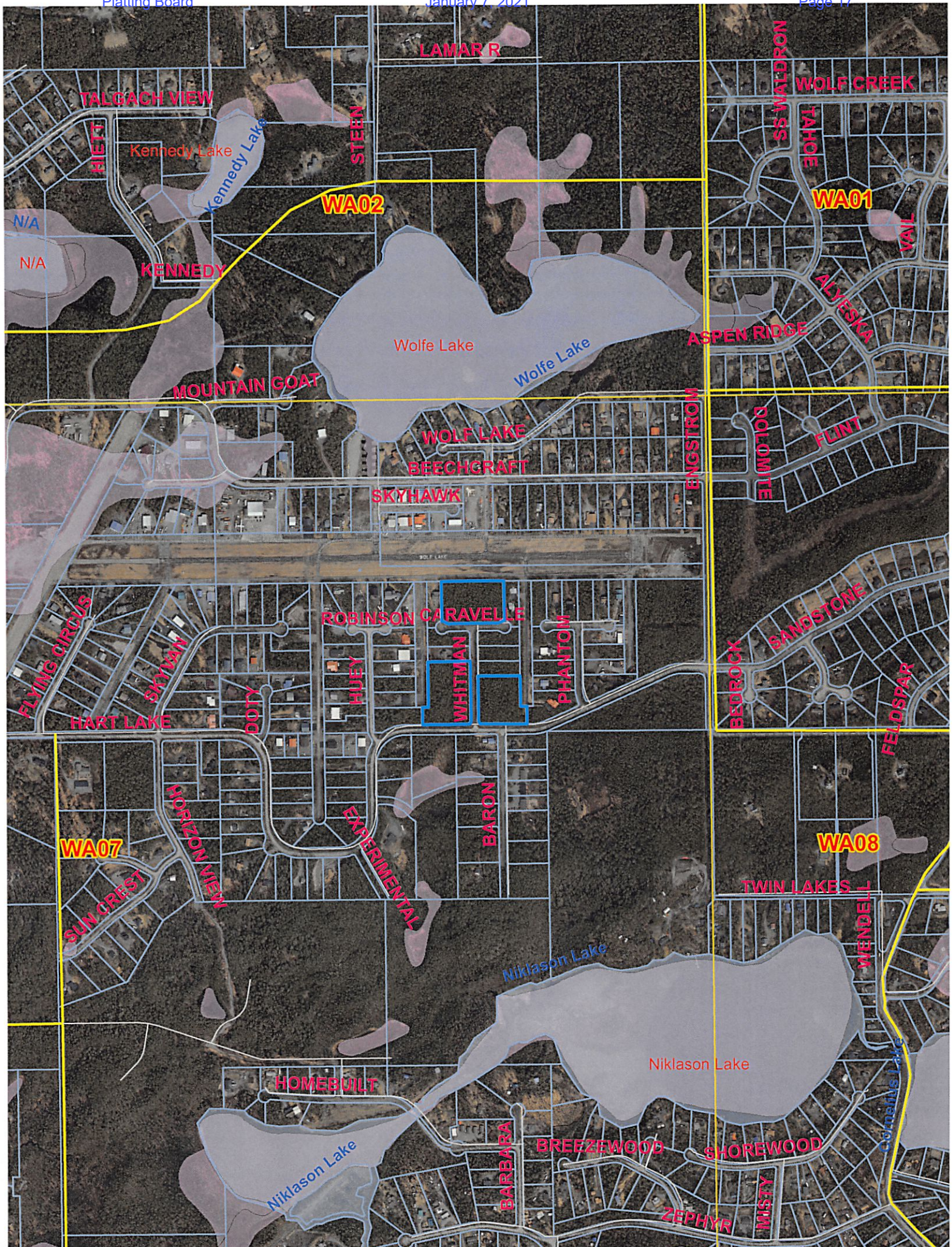
Recommended motion: “I move to approve the preliminary plat of Jays Landing, located within Section 21, Township 18 North, Range 1 East, Seward Meridian, Alaska contingent on the following staff recommendations:”

1. Submit the mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
3. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
4. Submit recording fee, payable to the State of Alaska, DNR.
5. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
6. Submit final plat in full compliance with Title 43.











November 6, 2020

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

Re: Jay's Landing Subdivision; Useable Areas
HE #20089

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 10 new lots from three existing tracts totaling 11 acres. Our soils evaluation included logging 5 new testholes on the project, review of surrounding soils information, review of the provided topography information, review of aerial imagery and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms three distinct irregular/incomplete rectangles at the north end, south west origin, and south east origin of N Whitman Place. The parent lot areas slope gradually and consistently towards the south directing drainage towards natural low/storage areas. The total elevation differential indicated from the provided topographical map is approximately 34'. No substantial steep areas exist within the project with the exception of 2 small ridges, one on the northern most edge of the parent parcel, and one on proposed Lot 16.

Soils & Vegetation. Vegetation on the parent parcel remains in its native or near native state. The vegetation consists primarily of waist height shrubbery and tall grasses interspersed between clusters of young and mature birch and cottonwood trees with some sparse yet dense willow trees growth throughout. Five new testholes were dug on or along lot lines between the proposed new lots to evaluate existing soils conditions. Near surface soils logged in the testholes included a thin organic mat over a thin layer of silty loess topsoils extending down to as much as 3', which is typical for the area. Receiving soils under the silts were consistently clean sands with gravels extending down to 12'. No evidence of groundwater was found in any of the new testholes. A copy of the testhole logs and the location/topography map is attached.

Groundwater. Groundwater was not encountered in any low areas or in the referenced testholes, which were dug to depths of up to 12'. Groundwater is not expected to be a limiting factor for any of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, setbacks to existing water wells, and setbacks to existing structures. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***each of the new proposed lots as labeled on the attached useable area drawing: 1-4, 8-11, 16, & 17 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Drainage Plan and Roads. Drainage will not be significantly affected by any of the proposed lot line changes. General existing drainage patterns have been indicated on the attached drawing.

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

Sincerely,

Curtis Holler, PE

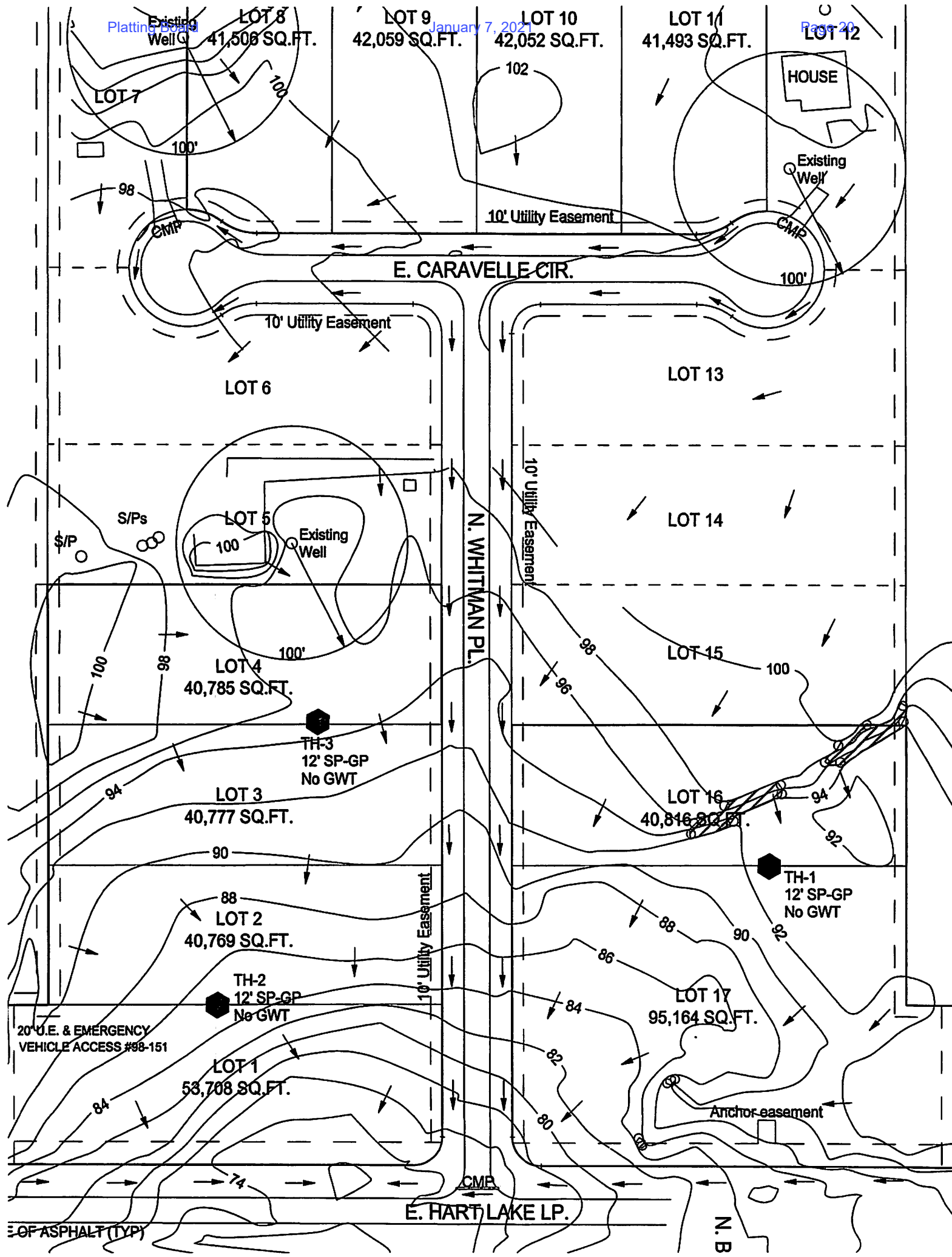
c: SCI, w/attachments

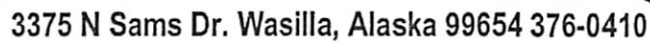


Platting Existing
Well G

January 7, 2021

Page 20





Legal Description: Kurtz Subdivision / JAY'S LANDING

Soil Type

Slope

$$\begin{array}{c} \uparrow \\ N \\ | \end{array}$$

See attached testhole & topo map.

No

N/A

N/A

Slope

SP-GP with heavy
trace silt, varies
to with silt, dense

No Impermeables.

PERCOLATION TEST

[illegible]

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

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

- PERFORMED BY: J. Wilkins

DATE: 9/14/20


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 5

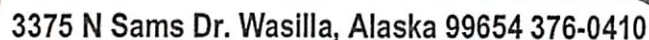
Performed For: Steppers Construction, Inc.

Legal Description: Kurtz Subdivision / DAY'S LANDING

Seal

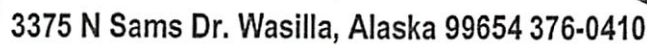


Depth, feet	Soil Type	Slope	Site Plan																																																																		
1	OL, grasses		<p>See attached testhole & topo map.</p> <p>↑ N ↓</p>																																																																		
2	ML, light brown, varies to SM-ML.																																																																				
3	SP-GP, olive gray, sloughs, medium coarse sands, rock to 7", few 14"+, varies to SP with GP.																																																																				
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12	No Impermeables			<p>WAS GROUNDWATER ENCOUNTERED?</p> <p>- <u>No</u></p> <p>IF YES, AT WHAT DEPTH?</p> <p>- <u>N/A</u></p> <p>DEPTH AFTER MONITORING?</p> <p>- <u>N/A</u></p>																																																																	
13		<p>PERCOLATION TEST</p> <table border="1"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																																											
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15		<p>TEST RUN BETWEEN <u> </u> FT AND <u> </u> FT DEPTH</p>																																																																			
16		<p>COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u></p>																																																																			
17		<p>PERFORMED BY: J. Wilkins</p>																																																																			
18		<p>DATE: <u>9/14/20</u></p>																																																																			
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Legal Description: Kurtz Subdivision / JAY'S LANDING

THLOGsubdnew-h2o-no.xlsx 9/18/2020



Seal

STATE OF ALASKA

49TH

CURTIS E. HOLLER

CE 9607

11-6-20

REGISTERED PROFESSIONAL ENGINEER

Legal Description: Kurtz Subdivision / JAY'S LANDING

Soil Type

↑
N
I

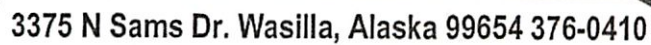
See attached testhole & topo map.

Slope

No Impermeables.

[illegible]

DATE: 9/14/20



Legal Description: Kurtz Subdivision / JAYS LANDING

THILOGsubdnew-h2o-no.xlsx 9/18/2020

Fred Wagner

From: Jamie Taylor
Sent: Thursday, November 19, 2020 7:14 PM
To: Peggy Horton
Subject: RE: Request for Comments for Jays Landing Case #2020-170 Tech: PH

No comment.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Tuesday, November 17, 2020 10:14 AM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: Request for Comments for Jays Landing Case #2020-170 Tech: PH

Good Morning,

The link below will take you to a request for comments for a 10-lot subdivision in the Wolf Lake area. RSA 25. Please review and provide any comments by December 1, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/E5V4j1BKx4xBjrSsbeTfVMBBm9vSALQJJpTSB-C8miA?e=bA9Vjo

NOTE: Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Thank you,
Peggy Horton

EXHIBIT C

Fred Wagner

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, November 17, 2020 1:25 PM
To: Peggy Horton
Subject: RE: Request for Comments for Jays Landing Case #2020-170 Tech: PH

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

Hello,

MTA has reviewed the plat for Jay's Landing. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Tuesday, November 17, 2020 10:14 AM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: Request for Comments for Jays Landing Case #2020-170 Tech: PH

Good Morning,

The link below will take you to a request for comments for a 10-lot subdivision in the Wolf Lake area. RSA 25. Please review and provide any comments by December 1, 2020.



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
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

December 1, 2020

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

To whom it may concern:

ENSTAR Natural gas company has reviewed the following preliminary plats and has no comments or recommendations.

- **Jays Landing**
(MSB Case # 2020-170)
- **Brittany Estates Addition #1 Phase 3 RSB Tract C-1**
(MSB Case # 2020-169)
- **Breezy Point**
(MSB Case #2020-172)

If you have any questions, please feel free to contact Skylar Shaw at 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script, appearing to read "Andrew Fraiser".

Andrew Fraiser
Supervisor of ROW and Permitting
ENSTAR Natural Gas Company

PRELIMINARY PLAT

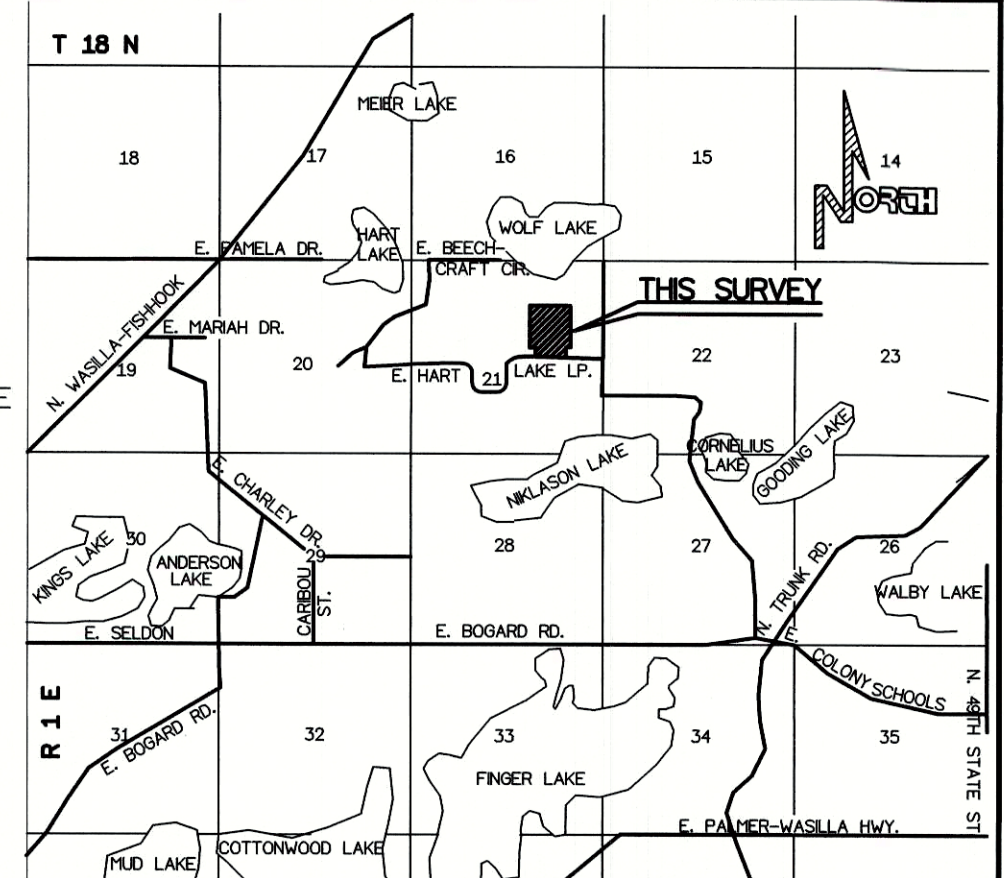
GENERAL NOTES

1. 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 THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. 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. RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON: NOVEMBER 5, 1985, IN BOOK 442 AT PAGE 657, AMENDED ON JULY 20, 1999 IN BOOK 1024 AT PAGE 470, AMENDED ON AUGUST 26, 1999 IN BOOK 1031 AT PAGE 928, AND RECORDED ON: FEBRUARY 27, 1991 IN BOOK 643 AT PAGE 610, AND RECORDED ON: DECEMBER 18, 1998 IN BOOK 990 AT PAGE 333.
5. BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED JUNE 28, 1955 IN BOOK 37 AT PAGE 248.

PHASE ONE FIRST ADDITION
AERO SUBDIVISION ON WOLF LAKE
PLAT # 85-203

LEGEND

- (N 90°00'00" E) RECORD DATA PER #98-151
N 90°00'00" E MEASURED DATA
- SURVEY LINES OF RECORD
 - EASEMENT LINES
 - PROPOSED NEW PROPERTY LINE
 - ADJACENT PROPERTY LINES
 - CENTER LINE
 - FOUND 5/8" REBAR
 - FOUND MONUMENT



CERTIFICATION OF PAYMENT OF TAXES

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

Date _____ Tax Collection Official (MAT-SU BOROUGH)

OWNERSHIP CERTIFICATE

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

SEE AFFIDAVIT

D.E. SOUTHFORK, LLC.
6382 E. BEECHCRAFT RD.
WASILLA, AK 99654

Date _____

SEE AFFIDAVIT

LLOYD & KATHRYN KURTZ
PO BOX 20743
JUNEAU, AK 99802

Date _____

CERTIFICATE OF APPROVAL BY THE THE PLANNING DIRECTOR

I CERTIFY THAT THE SUBDIVISION PLAT 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 THE PLAT RESOLUTION No. _____ 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.

Date _____

Planning and Land Use Director

ATTEST: _____
Platting Clerk

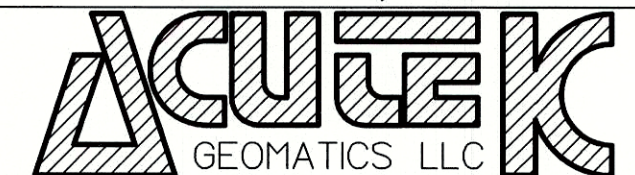
PRELIMINARY PLAT OF

JAY'S LANDING

Agenda Copy

CONTAINING 10.99 ACRES
A SUBDIVISION OF
TRACTS X-2C, X-2A AND X-2D, PLAT OF PHASE FOUR, FIRST ADDITION TO AERO SUBDIVISION ON WOLF LAKE
PLAT NO. 98-151
TOWNSHIP 18 NORTH, RANGE 1 EAST, SECTION 21
PALMER RECORDING DISTRICT, STATE OF ALASKA

PREPARED BY



5099 E. BLUE LUPINE DR. SUITE 104, WASILLA AK 99654
(907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM

SCALE: 1"= 100'	DESIGNED BY: TENDRA	FIELD BOOK: 19-03 73
DATE: 7/27/2020	DRAWN BY: TENDRA	MAP NO.: WA 07
FILE No. 19-05.14	CHECKED: TLN	SHEET: 1 OF 1



10/30/2020

SURVEYOR'S CERTIFICATE

I, TERRY L. NICODEMUS, L.S. 9106, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	37°05'20"	32.37'	50.00'	N71°43'18"W	31.80'
C2	36°52'12"	32.18'	50.00'	S71°36'44"E	31.62'
C3	36°52'32"	32.18'	50.00'	S71°31'04"W	31.62'
C4	37°11'41"	32.46'	50.00'	S71°40'49"W	31.89'
C5	89°22'35"	39.00'	25.00'	N45°28'06"E	35.16'
C6	90°25'38"	39.46'	25.00'	S44°50'27"E	35.49'

6B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 7, 2021**

PRELIMINARY PLAT: BRITTANY ESTATES ADDITION #1 PHASE 3 RSB TRACT C-1

LEGAL DESCRIPTION: SEC 05, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: CHINOOK HOLDINGS, LLC

SURVEYOR: BESSE ENGINEERING

ACRES: 16.88 ± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-169

REQUEST: The request is to create a utility lot and a remainder tract from Tract C-1, Brittany Estates Addition 1, Phase 3, Plat No. 2005-80, to be known as **TRACT C-1-A AND TRACT C-1-B**, containing 16.88 acres +/- . The plat is located south of E. Palmer-Wasilla Highway, east of E. Irwin Loop and west of S. Felton Street; within the E ½ NW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. Parcel is within the city limits of Palmer. Petitioner is applying for a variance from MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access, as the utility lot will not have either.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 5 pgs

Variance Application

EXHIBIT B – 3 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance

EXHIBIT C – 1 pg

Development Services

EXHIBIT D – 1 pg

ADOT&PF

EXHIBIT E – 2 pgs

Utilities

EXHIBIT F – 2 pgs

Public Comment

EXHIBIT G – 2 pgs

DISCUSSION: The proposed subdivision is within the City of Palmer and encircled by E. Palmer-Wasilla Highway on the north, E. Irwin Loop to the west and S. Felton Street to the east. The utility lot is 1.14 acres and will be used as a drainage retention pond for the City of Palmer. The remainder tract is 15.74 acres. Petitioner is applying for a variance from MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access, as the utility lot will have neither. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i) for the remainder lot as it is greater than 400,000 sf (9.183 acres) and topographic information has been provided by the surveyor. A soils report is not required for the utility lot, pursuant to MSB 43.20.281(D). The utility lot will require a plat note designating the lot has been dedicated for a public or utility purpose (see *Recommendation #5*).

Variance from MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access:

Petitioner proposes to create a utility lot for a drainage retention pond for the City of Palmer, which is 1.14 acres in size. Access to the utility lot will be a 30' wide portion of the lot which starts in the northwest corner

of the City of Palmer's Wilson Park, goes west and then north approximately north of Lots 9 & 10, Block 11, Brittany Estates Addition #1 Phase 3 and continue north to the body of the utility lot. Petitioner has provided answers to the criteria A-C of MSB 43.15.075 Variance; Standards for Approval (**Exhibit B**).

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property. *The granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to adjacent property as it provides a safe and clean method of disposing of storm water from a large area.*
- B. The variance request is based upon conditions of the property that are atypical to other properties. *The variance is based upon the need for a one-way only access to this storm water detention facility. The 30' width of the access is more than adequate for any vehicle(s) that will require access to the pond.*
- C. Because of the unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20.120 and MSB 43.20.140 shall result in undue substantial hardship to the owner of the property. *The strict application of MSB 43.20.120 and MSB 43.20.140 would result in the dedication of property that would be unnecessary to the function of the storm water detention facility.*

The City of Palmer has provided their support of the creation of the utility lot for a drainage retention pond at **Exhibit B-3**.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments. Development Services Division (**Exhibit D**) notes the parcel is located within the City of Palmer; however, E. Irwin Loop is MSB maintained. A driveway permit for the access onto E. Irwin Loop is required (see **Recommendation #6**). ADOT&PF (**Exhibit E**) has no comments.

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

Public Comment: (**Exhibit G**) Jamar Perry, owner of Lot 9, Block 11, Brittany Estates Addition #1 Phase 3, south adjacent to subject property, objects: "I want more information on the specific use of the proposed utility lot and remainder tract."

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services; GCI or MEA.

CONCLUSION: The preliminary plat of Brittany Estates Addition #1 Phase 3 RSB Tract C-1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. Variance criteria A-C, MSB 43.15.075 Variance; Standards for Approval has been answered for a variance from MSB 43.20.120 and MSB 43.20.140. There were no objections from any federal or state agencies, Borough departments, or utilities. There was one objection to the plat from the public in response to the Notice of Public Hearing. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i) and MSB 43.20.281(D).

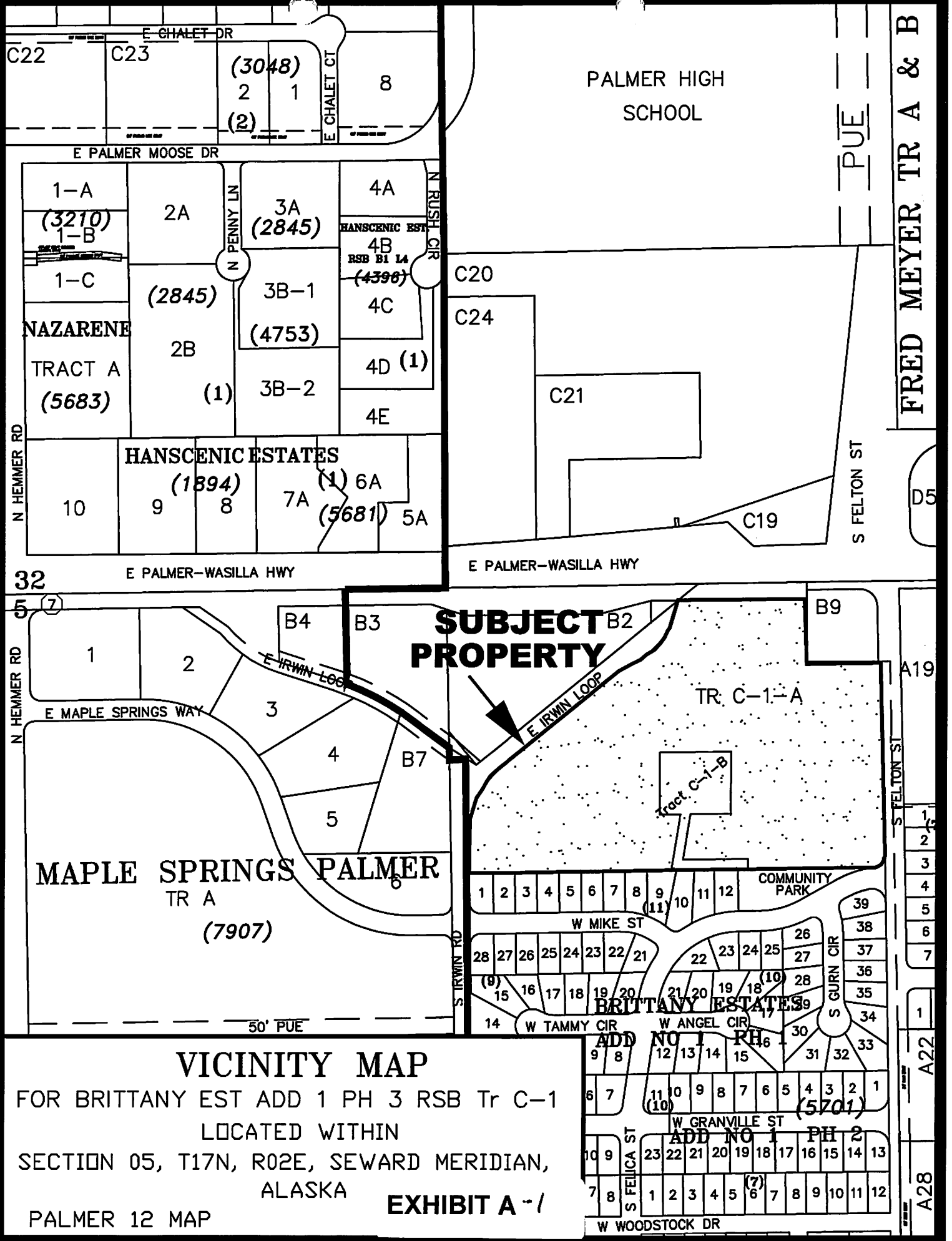
FINDINGS OF FACT

1. The plat of Brittany Estates Addition #1 Phase 3 RSB Tract C-1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The variance from MSB 43.20.120 and MSB 43.20.140 is consistent with the requirements of MSB 43.15.075 Variance; Standards for Approval.
3. Petitioner has provided answers to the criteria A-C of MSB 43.15.075 Variance; Standards for Approval:
 - A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property. *The granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to adjacent property as it provides a safe and clean method of disposing of storm water from a large area.*
 - B. The variance request is based upon conditions of the property that are atypical to other properties. *The variance is based upon the need for a one-way only access to this storm water detention facility. The 30' width of the access is more than adequate for any vehicle(s) that will require access to the pond.*
 - C. Because of the unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20.120 and MSB 43.20.140 shall result in undue substantial hardship to the owner of the property. *The strict application of MSB 43.20.120 and MSB 43.20.140 would result in the dedication of property that would be unnecessary to the function of the storm water detention facility.*
4. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i) and MSB 43.20.281(D).
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services; GCI or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There was one objection from the public in response to the Notice of Public Hearing, regarding the specific use of the proposed utility lot and remainder tract.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Brittany Estates Addition #1 Phase 3 RSB Tract C-1, and the variance from MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access, Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Provide plat note pursuant to MSB 43.20.281(D) designating the use of the utility lot.
6. Apply for driveway permit from MSB for driveway onto E. Irwin Loop and provide copy to Platting staff.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.





PA05

PALMER WASILLA

TOWN

PA12

FELTON

MIKE

TAMMY

ANGEL

GURN

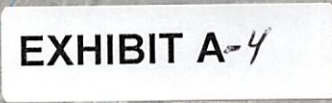
FER

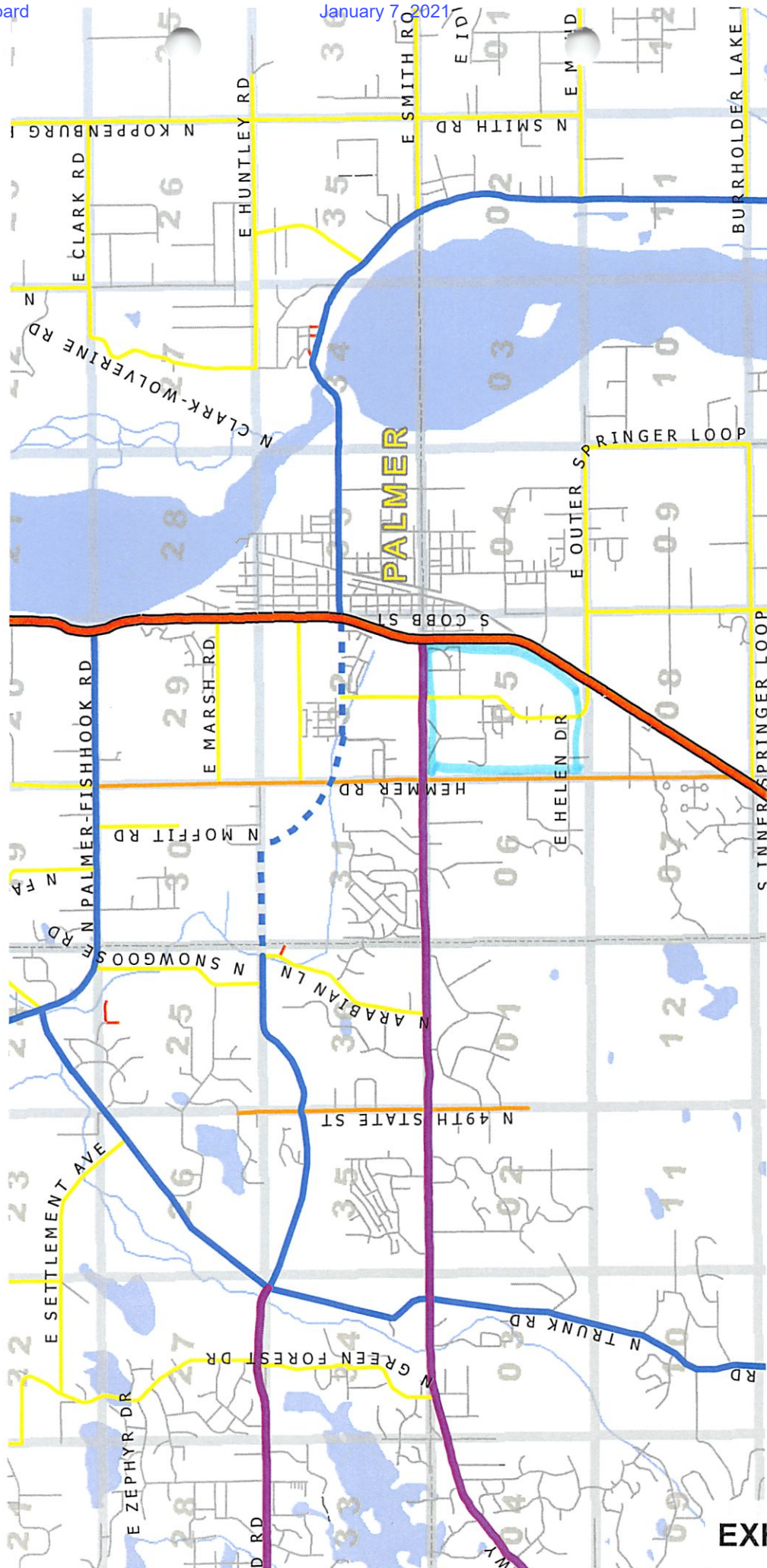
FELICIA

EXHIBIT A-2



EXHIBIT A-3





Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

VARIANCE APPLICATION

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

Legal description of property: Brittany Estates Subdivision, Add No. 1, Phase 3,
Tract C-1

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

1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
 - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
 - B. *The variance request is based upon conditions of the property that are atypical to other properties; and*
 - C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

I, Bill Prosser the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. 120(2) of the Borough Code in order to allow:
legal access to a drainage retention pond, which is 30' in width

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

**APPLICANT
OR
OWNER**

Name: Chinook Holdings LLC Email: bessie@mtaonline.net
Mailing Address: 1890 W. Jaime Martz Circle Wasilla AK Zip: 99654
Signature: _____ Phone: 940-8015

SURVEYOR

Name (FIRM): Besse Engineering Email: bessie@mtaonline.net
Mailing Address: 1890 W. Jaime Martz Circle Wasilla AK Zip: 99654
Contact Person: Rick Besse Phone: 357-4257

**SPECIAL CIRCUMSTANCES
FOR
VARIANCE APPLICATION**

- A. The granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to adjacent property. It provides a safe and clean method of disposing of storm water from a large area
- B. The variance request is based upon the need for a one way only access to this storm water detention facility. The 30 foot width of the success is more than adequate for any vehicle or vehicles that will require access to the pond.
- C. The strict application of MSB 43.20 would result in the dedication of property that would be unnecessary to the function of the storm water detention facility.

DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
DirectorDavid Meneses
Building InspectorBeth Skow
Library Director

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Brad Hanson, Director Community Development
DATE: October 20, 2020
SUBJECT: Brittany Est. Add. #1 Ph. 3, Tract C-1

Mr. Wagner,

Please consider this an update to the previously submitted comments from the City of Palmer Brittany Est. Add. #1 Ph. 3, Tract C-1. The City Manager and City of Palmer Public Works have agreed that access as proposed by Besse Engineering to create a utility lot for the City of Palmer's drainage area is adequate maintenance of the retention pond. An agreement between Besse Engineering and City of Palmer will be executed for acceptance of the lot for a drainage retention pond once the plat is approved.

I hope this clarifies both the previous comments and future intention of the City of Palmer to accept the maintenance access and the lot.

Thank you,

Brad Hanson

Concurrence:

John Moosey, City Manager

Chris Nall, Director Public Works

P

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, November 19, 2020 7:23 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Brittany Est Add 1 Ph 3 RSB Tr C-1 #2020-169

No comment.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, November 12, 2020 9:02 AM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; allen.kemplen@alaska.gov; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; bahanson@palmerak.org; dmenses@palmerak.org; jpatterson@palmerak.org; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; brian.young@usps.gov; pamela.j.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Brittany Est Add 1 Ph 3 RSB Tr C-1 #2020-169

The following link contains a Request for Comments (RFC) for the creation of a utility lot on Tract C-1, Brittany Est Add 1 Ph 3, MSB Case #2020-169. Comments are due by December 15, 2020. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EnYyUOSEjrROiRMWCQQAHkkBBLM1GFipYWmqBJlqMDdxAQ?e=ZAHrhL

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan
Platting Technician

amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: Permit Center
Sent: Friday, November 13, 2020 12:33 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Brittany Est Add 1 Ph 3 RSB Tr C-1 #2020-169

Good Afternoon,

This parcel is located in the City of Palmer, but Irwin Loop is Borough Maintained. Please have them get a permit for the one access that goes onto Irwin Loop.

Thank you,

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, November 12, 2020 9:02 AM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; allen.kemplen@alaska.gov; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; bahanson@palmerak.org; dmenses@palmerak.org; jpatterson@palmerak.org; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; brian.young@usps.gov; pamelaj.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Brittany Est Add 1 Ph 3 RSB Tr C-1 #2020-169

The following link contains a Request for Comments (RFC) for the creation of a utility lot on Tract C-1, Brittany Est Add 1 Ph 3, MSB Case #2020-169. Comments are due by December 15, 2020. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EnYyUOSEjrROiRMWCQQaHkkBBLM1GF1pYWmqBJlqMDdxAQ?e=ZAHrhL

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872



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

Department of Transportation and Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

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

November 19, 2020

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

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following plats and has no comments:

- Tax Map PA 04, SEC 18, T18N, R02E (Sworts, Franklin, Washburn)
- Tax Map PA 11, SEC 14, T17N, R02E (Denali North for Waldec Inc, Goodrich & Stansell)
- **Brittany Est Add #1 Ph 3 RSB Tract C-1 (Chinook Holdings LLC)**

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following plats and has the following comments:

- **Tax Map WA 09, Sec 03, T17N, R01E (CIRI Land Dev Co, Nugent)**
 - No direct access will be granted to the Palmer-Wasilla Highway or Trunk Road. Both lots must access Old Trunk Road. Any existing accesses onto Palmer-Wasilla Highway and Trunk Road must be removed.
 - A Traffic Impact Analysis (TIA) needs to be completed for this parcel as there is major development planned for it. One was began by CIRI in 2012-2013 but never completed.
 - The lack of connectivity to adjacent parcels should be addressed. For the safety of the users, cul-de-sacs and dead ends need to be removed and connections should be established to provide future access to adjacent lots.
 - Old Trunk Road should be extended to provide future connection to the south, and as the petitioner owns the lot to the south of this plat, we recommend they dedicate right of way to finish the connection between the two cul-de-sacs. Having that Old Trunk Road connection will be very helpful to the development in the future. As traffic on the Palmer-Wasilla Highway and Trunk Road

"Keep Alaska Moving through service and infrastructure."

EXHIBIT E-1

increases, it will be increasingly difficult to get in and out of the development, and it will be beneficial to have other accesses. It will also provide multiple access points into the development for emergency vehicles.

- We recommend the petitioner establish a connection to Rae Lane as it could provide another access point into this large development. Though Rae Lane is a cul-de-sac at present, it doesn't end far from the property's edges, making an extension feasible in the future.
- We request that the petitioner doesn't approach this development in pieces. By having a site plan for the entire development, it will be of benefit to the petitioner and the future users. Without careful planning, this development will be difficult to access, making it undesirable to users, which would be detrimental to the future businesses on that site; this would decrease the financial viability of this project. We support development of this property, but it must be done with careful planning in order to retain the long-term value of this development.

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

We recommend the petitioner verify all ADOT&PF road rights-of-way adjacent to their property and dedicate them. If there is an existing right-of-way, 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 melanie.nichols@alaska.gov.

Sincerely,



Melanie Nichols
Mat-Su Area Planner

cc:

Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
James Amundsen, Chief, Highway Design
Danika Simpson, Property Management Supervisor, Right of Way
Jude Bilafer, MSB Capital Projects Director
Allen Kemplen, Mat-Su Core Area Planner

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, November 12, 2020 1:17 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Brittany Est Add 1 Ph 3 RSB Tr C-1 #2020-169

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

Hello,

MTA has reviewed the plat for Brittany Estates. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, November 12, 2020 9:02 AM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; allen.kemplen@alaska.gov; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; bahanson@palmerak.org; dmenses@palmerak.org; jpatterson@palmerak.org; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; brian.young@usps.gov; pamelaj.melchert@usps.gov; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Brittany Est Add 1 Ph 3 RSB Tr C-1 #2020-169

The following link contains a Request for Comments (RFC) for the creation of a utility lot on Tract C-1, Brittany Est Add 1 Ph 3, MSB Case #2020-169. Comments are due by December 15, 2020. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EnYyU0SEjrROiRMWCQQaHkkBBLM1GFipYWmqBJlqMDdxAQ?e=ZAHrhL

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872



ENSTAR Natural Gas Company
 A DIVISION OF SEMCO ENERGY
 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

December 1, 2020

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

To whom it may concern:

ENSTAR Natural gas company has reviewed the following preliminary plats and has no comments or recommendations.

- **Jays Landing**
 (MSB Case # 2020-170)
- **Brittany Estates Addition #1 Phase 3 RSB Tract C-1**
 (MSB Case # 2020-169)
- **Breezy Point**
 (MSB Case #2020-172)

If you have any questions, please feel free to contact Skylar Shaw at 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

Andrew Fraiser
 Supervisor of ROW and Permitting
 ENSTAR Natural Gas Company

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



U.S. POSTAGE >>> PITNEY BOWES
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55714B11L009
 PERRY JAMAR R
 1165 W MIKE ST
 PALMER AK 99645

203

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CHINOOK HOLDINGS LLC

REQUEST: The request is to create a utility lot and a remainder tract from Tract C-1, **BRITTANY ESTATES ADDITION 1, PHASE 3**, Plat No. 2005-80, to be known as **TRACT C-1-A AND TRACT C-1-B**, containing 16.88 acres +/- The plat is located south of E. Palmer-Wasilla Highway, east of E. Irwin Loop and west of S. Felton Street, (Tax ID # 55714000T00C-1); within the E ½ NW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. Parcel is within the City limits of Palmer. Community Council: NA. Assembly District #2 Stephanie Nowers

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **January 7, 2021**, starting at 1 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872.

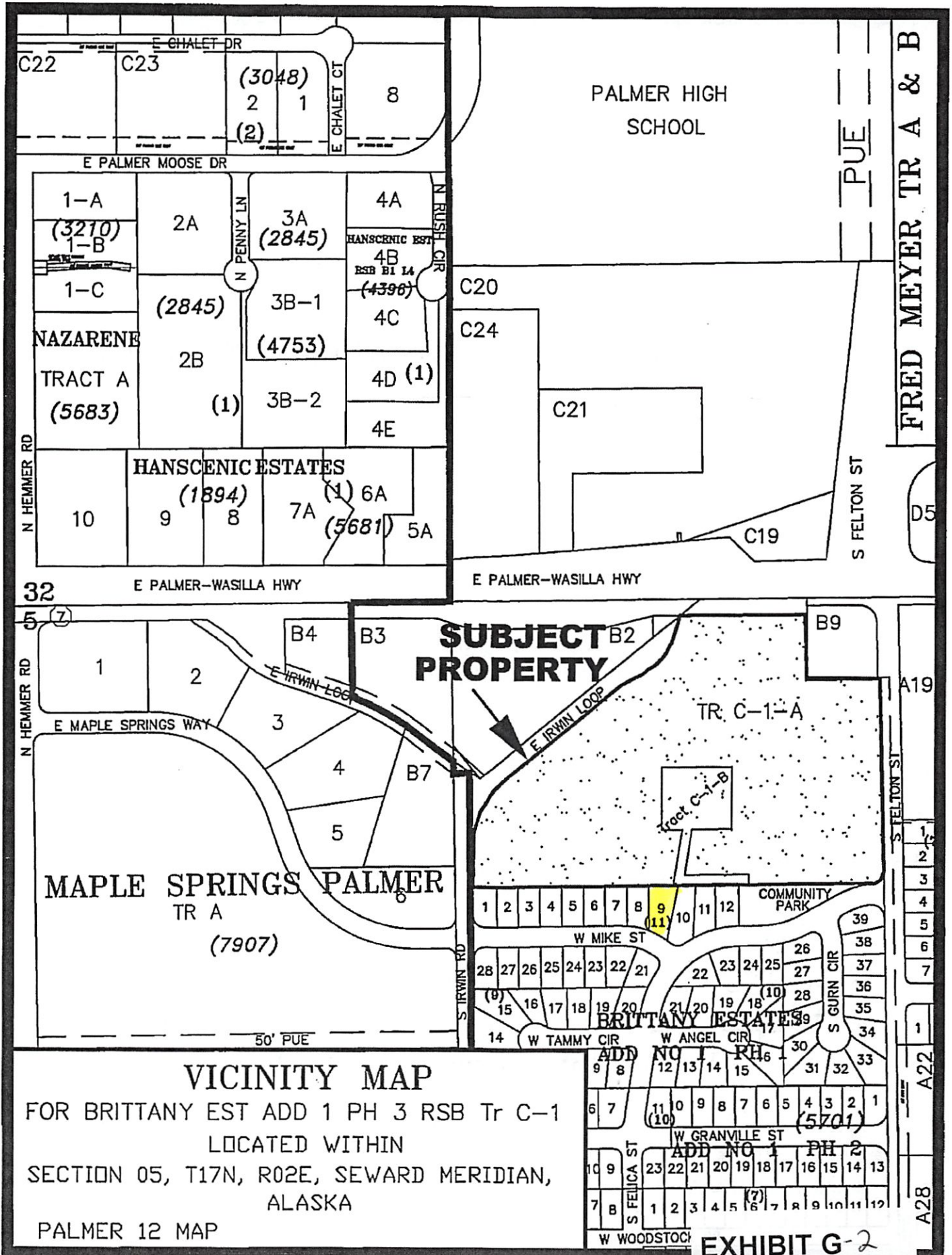
To participate via Telephonic and view the agenda or meeting packet please go to the following link:

www.matsugov.us/boards/platting. Please follow all public protocols in relation to the mandates regarding **Covid-19 for public participation.**

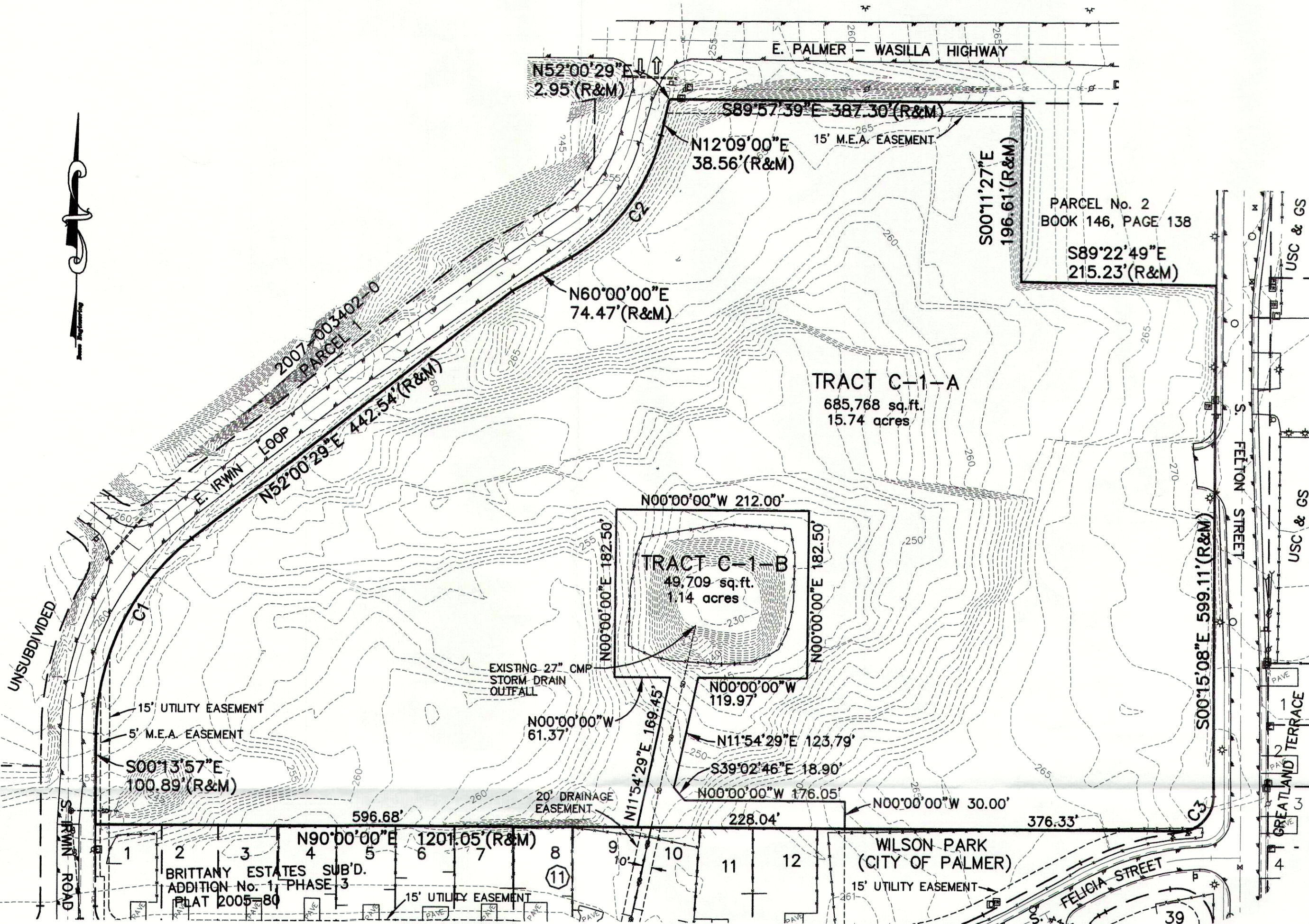
[] No Objection [X] Objection [] Concern

Name: Jamar Perry Address: 1165 W. Mike St. Palmer, AK 99645

Comments: I object. I want more information on the specific use of the proposed utility lot and remainder tract.



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1(R&M)	246.18	270.00	132.39	237.74	S25°53'17"W	52°14'28"
C2(R&M)	171.20	205.00	90.95	166.27	N36°04'32"E	47°50'56"
C3(R&M)	52.46	40.00	30.78	48.78	N37°19'21"E	75°08'57"



- LEGEND**
- FOUND MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR
 - (R) RECORD INFORMATION FROM BRITTANY ESTATES SUBDIVISION, ADDITION No. 1, PHASE 3 (Plat No. 2005-80)
 - (M) MEASURED INFORMATION
 - TYPICAL MARKING ON 1" PLASTIC CAP ON 5/8" x 30" REBAR SET ON ALL PROPERTY CORNERS
 - COMMUNICATION PEDESTAL
 - ELECTRIC TRANSFORMER
 - FIBER OPTIC VAULT
 - OVERHEAD ELECTRIC
 - GUY ANCHOR
 - UTILITY POLE
 - FENCE

- NOTES**
- ALL LINES ARE NON-RADIAL EXCEPT WHERE NOTED OTHERWISE.
 - 5/8" X 30" REBAR WITH PLASTIC SURVEY CAP TO BE SET AT ALL LOT CORNERS, PC'S, PT'S & ANGLE POINTS
 - THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 - ALL RECORD INFORMATION OBTAINED FROM BRITTANY ESTATES SUBDIVISION, ADDITION No. 1, PHASE 3, PLAT No. 2005-80; RECORDS OF THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
 - ALL LOTS IN THIS SUBDIVISION ARE SERVED BY THE CITY OF PALMER WATER SYSTEM AND SEWER SYSTEM. NO ON LOT WATER SYSTEM AND WASTE WATER SYSTEMS PERMITTED.
 - THE CITY OF PALMER IS RESPONSIBLE FOR THE OPERATION AND CONTINUED MAINTENANCE OF THE SEWER, WATER AND STREET SYSTEM.
 - THE FOLLOWING BLANKET EASEMENTS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY:
RECORDED: OCTOBER 6, 1961 IN BOOK 39 AT PAGE 211.
RECORDED: MAY 26, 1978 IN BOOK 165 AT PAGE 599.
RECORDED: MAY 16, 1983 IN BOOK 303 AT PAGE 134.
RECORDED: OCTOBER 20, 1995 IN BOOK 825 AT PAGE 53.

CERTIFICATES OF OWNERSHIP AND DEDICATION

We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent, dedicate all rights-of-way to the Matanuska Susitna Borough to the use shown.

OWNERS

Chinook Holdings, L.L.C.
1890 Jaime Marie Circle
Wasilla, Alaska 99654

By: _____ Title: _____ Date: _____

NOTARY'S ACKNOWLEDGMENT

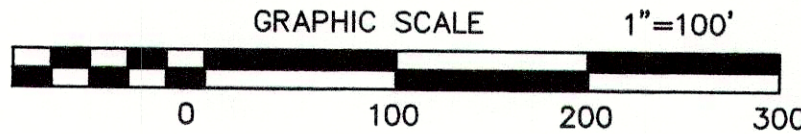
THIS IS TO CERTIFY THAT ON THIS _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared _____

to me known to be the persons described in and who executed the foregoing instrument; and acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

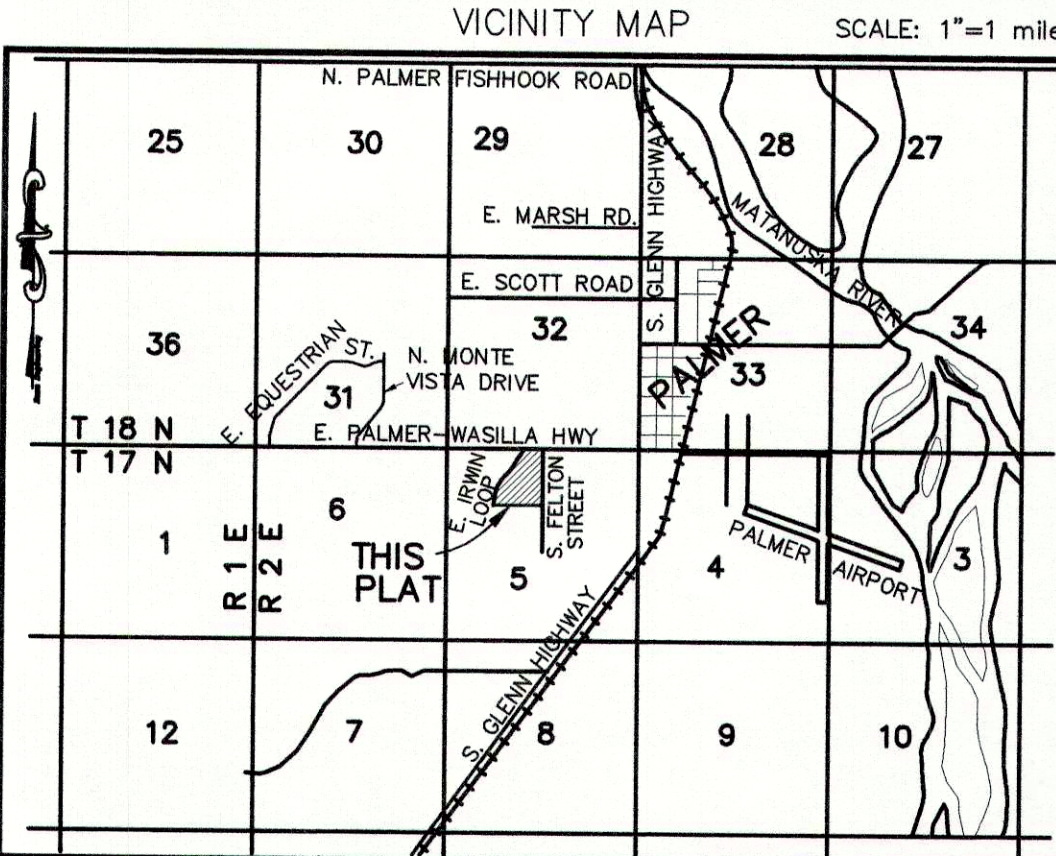
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Notary Public in and for Alaska.

My commission expires: _____



Agenda Copy



TOPOGRAPHIC MAP AND PLAT OF
BRITTANY ESTATES SUBDIVISION, ADDITION No. 1, PHASE 3
TRACT C-1-A AND TRACT C-1-B
A REPLAT OF TRACT C-1, BRITTANY ESTATES SUBDIVISION, ADDITION No. 1, PHASE 3 (PLAT No. 2005-80).
LOCATED WITHIN THE E1/2 NW1/4 SEC. 5, T17N, R2E, S.M., PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.
Containing 16.88 acres more or less

Besse Engineering
1890 JAIME MARIE CIRCLE
WASILLA, ALASKA 99654
907-357-4257

Field Book: B12-15	Scale: 1" = 100'	Date: 03NOV20	Dwg. 2020BrittanyC-1
Drawn: MLK		W. O. No. B12-15	Sheet 1 of 1

CERTIFICATION OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments through _____, 20____, against the property included in the subdivision or resubdivision shown hereon have been paid.

Tax Collection Official _____ Date: _____
City of Palmer

CERTIFICATION OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments through _____, 20____, against the property included in the subdivision or resubdivision shown hereon have been paid.

Tax Collection Official _____ Date: _____
Matanuska-Susitna Borough

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I hereby certify that this subdivision plat shown hereon has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the Platting Authority by Plat Resolution No. _____, dated _____, 20____, and that this plat shown hereon has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska.

Date: _____, 20____.

Attest: _____
Planning and Land Use Director _____ Platting Clerk _____

SURVEYOR'S CERTIFICATE

I, Richard L. Besse, No. 4094-S, hereby certify that I am a registered professional land surveyor in the state of Alaska and that this plat represents a survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.



6C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 7, 2021**

PRELIMINARY PLAT: RIVERSIDE ALLEY (VAC)

LEGAL DESCRIPTION: SEC 28, T18N, R02E, SEWARD MERIDIAN AK

PETITIONERS: GARIC HAYES GENERAL CONTRACTORS LLC

SURVEYOR: ALL POINTS NORTH

ACRES: .18 ± **PARCELS:** 1

REVIEWED BY: AMY OTTO-BUCHANAN

CASE #: 2020-176/177

REQUEST: The request is to vacate a 4' X 63' portion of the alleyway north of Lot 16, Block 1, Riverside, Plat 7-160, and add to Lot 16, to be known as **LOT 16A, RIVERSIDE**, containing .18 acres +/- . The plat is located directly north of E. Eagle Avenue and directly east of N. Bonanza Street; within the SW ¼ SW ¼ Section 28, Township 18 North, Range 02 East, Seward Meridian, Alaska. Parcel is within the city limits of Palmer.

Pursuant to MSB 43.10.065(G), notice of right-of-way vacation shall be posted and maintained by the petitioner for 30 days prior to the public hearing. The notices shall state the date, time, and place of the public hearing and be located in a manner clearly visible to the public. Staff notes the posting of the vacation of the right-of-way was not done 30 days prior to the hearing date. Therefore, staff and petitioner have agreed to request a continuance to January 21, 2021.

EXHIBITS

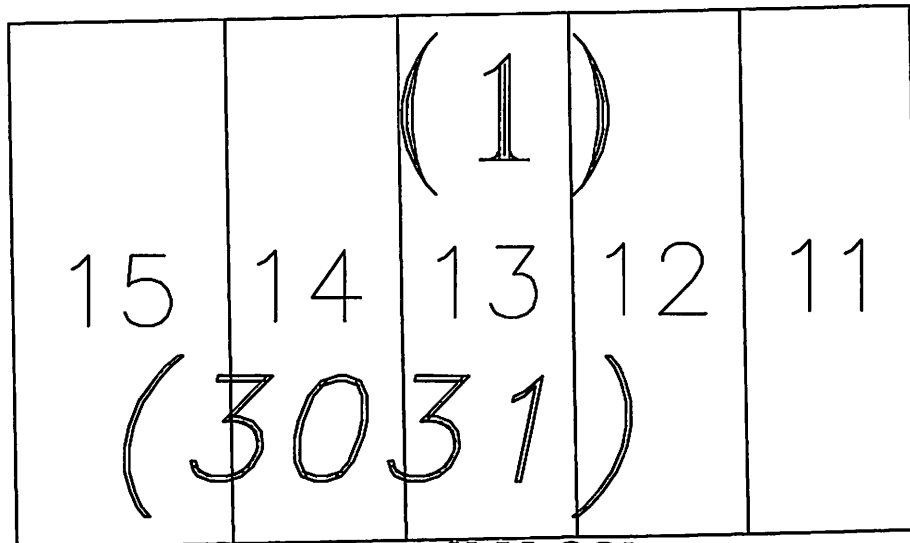
Vicinity Map and Aerial Photos
Request for Continuance

EXHIBIT A – 4 pgs
EXHIBIT B – 1 pg

Suggested motion: I move to approve the continuance of the preliminary plat of Riverside Alley and the vacation of the 4' X 63' portion of the alleyway, Section 28, Township 18 North, Range 02 East, Seward Meridian, Alaska, to January 21, 2021.

E ZERO AVE

N BONANZA ST



4' X 63'

Vacation

SUBJECT
PROPERTY

N CHUGACH ST

10

(1)
21

E EAGLE AVE

13 12 11 10 9 8

(2)

6

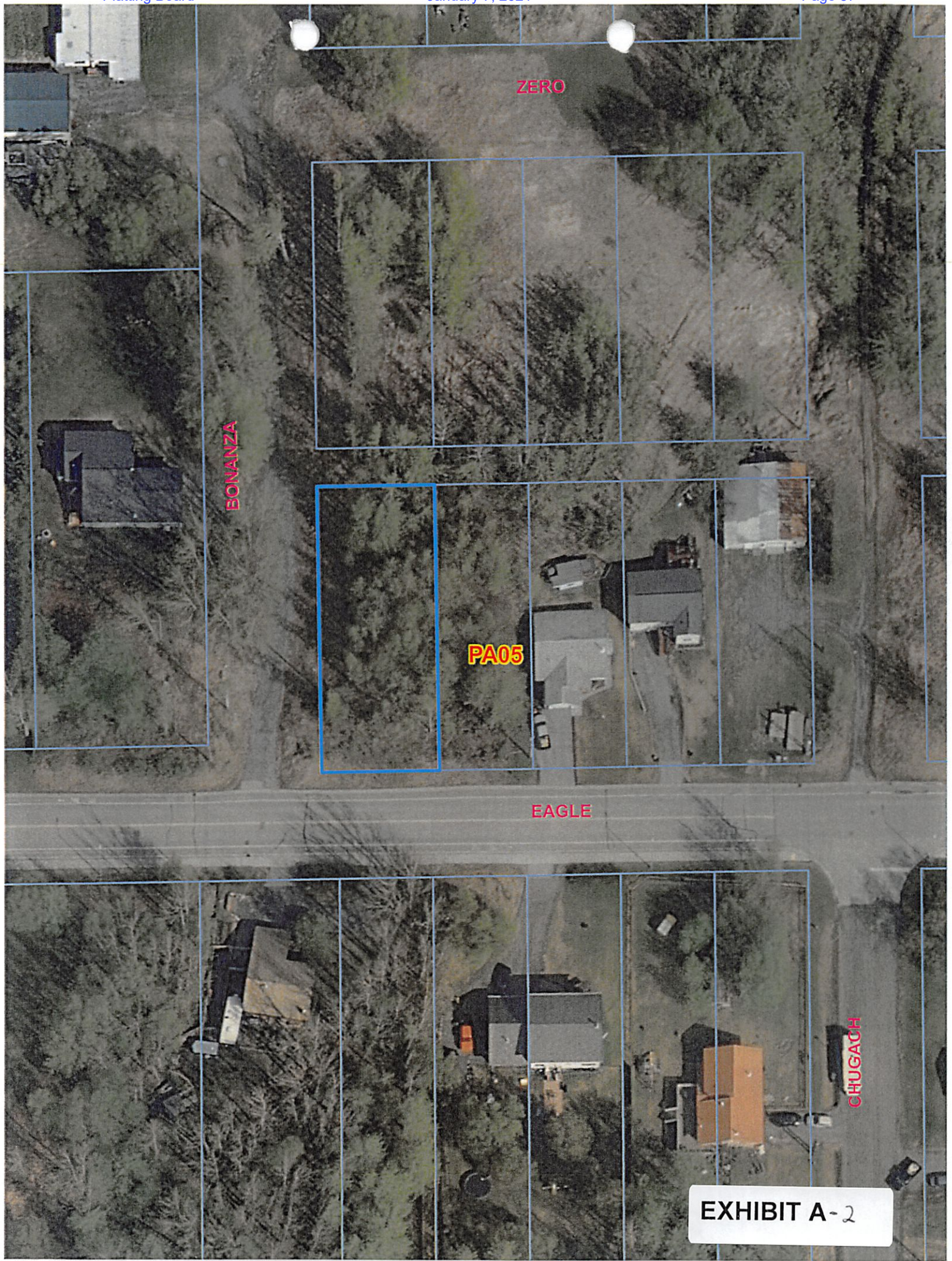
VICINITY MAP

FOR PROPOSED RIVERSIDE ALLEY
LOCATED WITHIN

SECTION 28, T18N, R02E, SEWARD MERIDIAN,
ALASKA

PALMER 05 MAP

EXHIBIT A - 1



ZERO

BONANZA

PA05

EAGLE

CHUGACH

EXHIBIT A-2

BONANZA

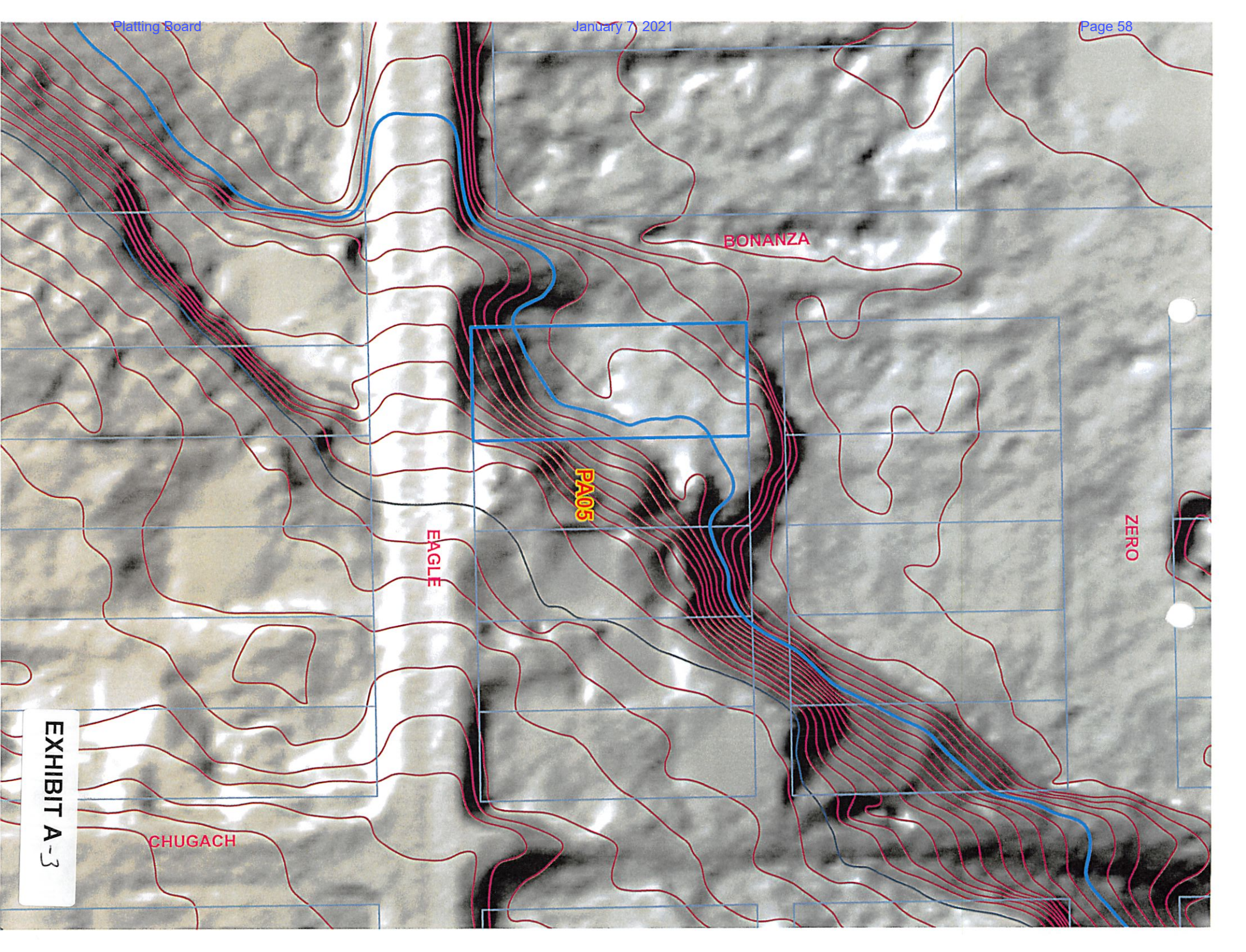
PA05

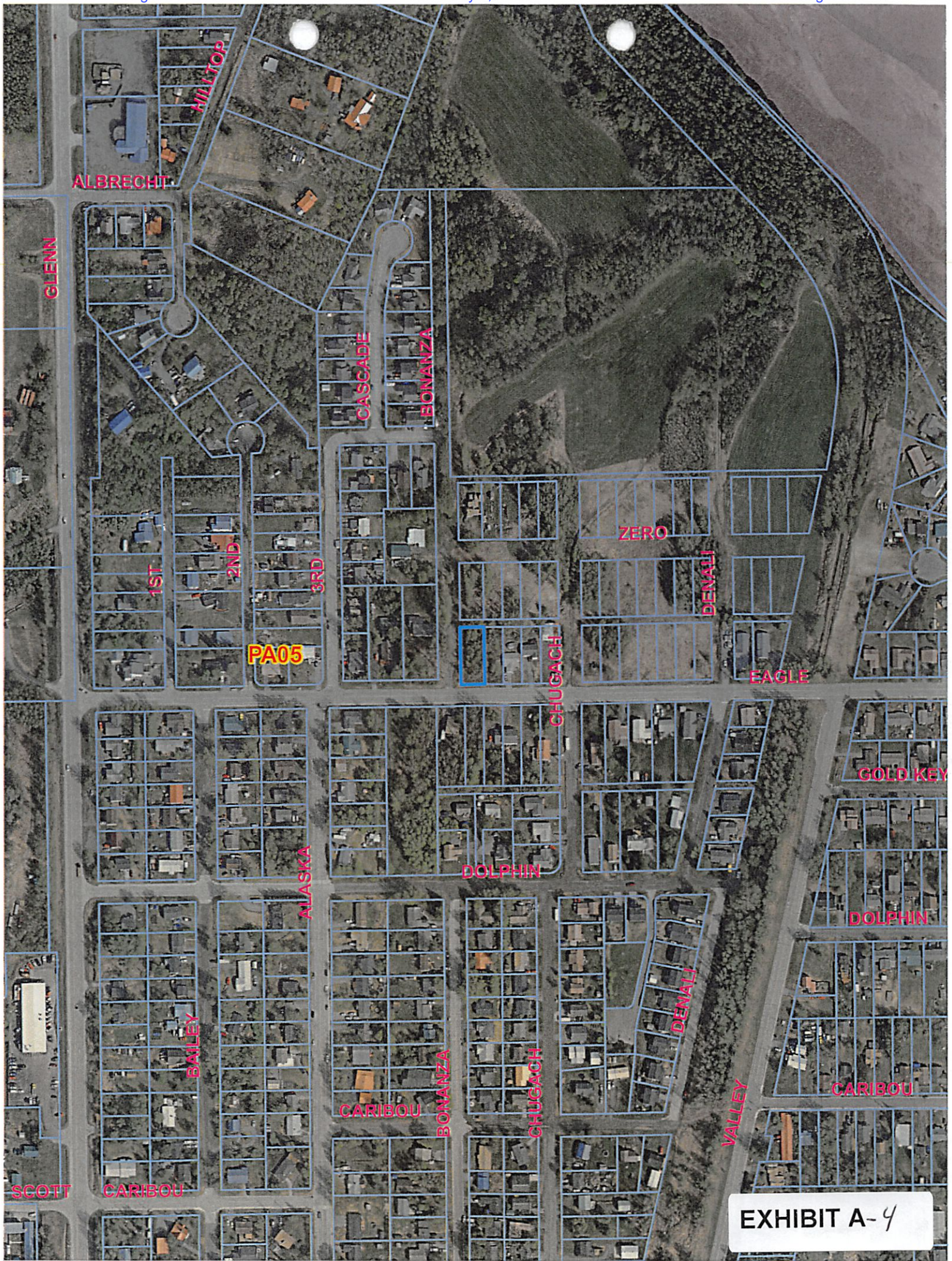
EAGLE

ZERO

CHUGACH

EXHIBIT A-3





Amy Otto-Buchanan

From: Erin Faes <eringhgc@gmail.com>
Sent: Tuesday, December 15, 2020 9:16 AM
To: Amy Otto-Buchanan
Subject: Platting

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

Good morning. This is Erin Faes with the office of Garic Hayes Homes regarding the platting of 221 Eagle St in Palmer AK. I am asking for a continuance of the platting hearing that was scheduled on January 7th, 2021, to the hearing scheduled for January 21, 2021.

Thank you and have a great day.

Erin Faes

Garic Hayes Homes
907-795-9319
eringhgc@gmail.com

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I certify that this subdivision plat 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: _____

Dated: _____

Attest: Platting Clerk

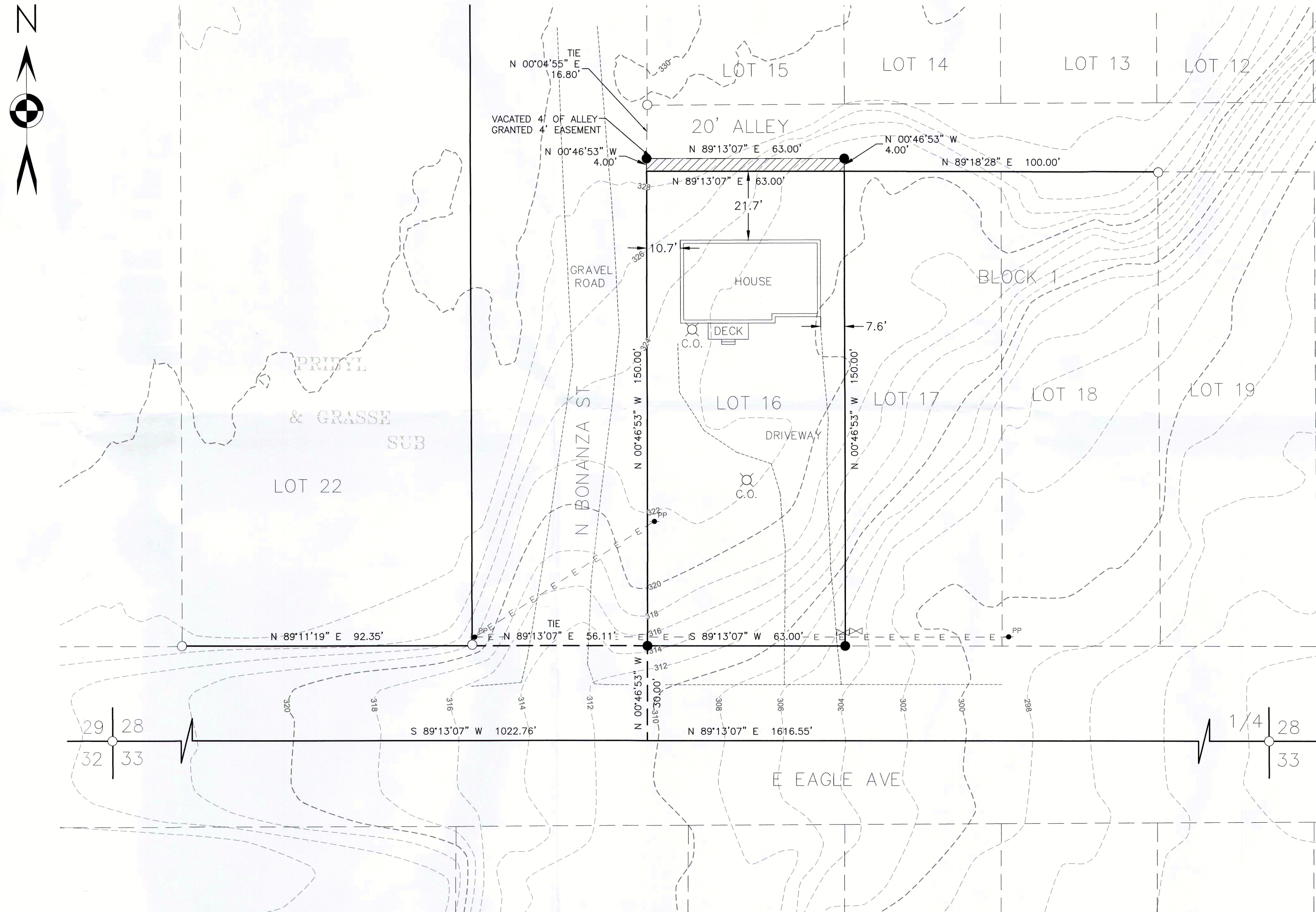
[illegible]

VICINITY MAP Source: M.S.B. Mapping, 1"=300'

5) Subject lot is served by City of Palmer water and Septic.

- ☐ Found Monument
- ☒ Set 5/8" Rebar with plastic cap marked "SCHILLINGER LS 12039"
- ☒ (A) Corner Note Designation, See Corner Notes.

----- Existing Adjoiner Lot Lines (Not Surveyed)



STATE OF ALASKA
49TH
★ ★ ★
Max A. Schillinger
LS-12039
REGISTERED PROFESSIONAL LAND SURVEYOR

Date: _____

A PLAT OF

CONTAINING 0.18 Acres
WITHIN THE SW 1/4 OF SECT. 28, T 18 N, R 2 E, SEWARD MERIDIAN
PALMER RECORDING DISTRICT, ALASKA

Sheet: 1 of 1

PRELIMINARY PLAT