

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JANUARY 19, 2022

ABBREVIATED PLAT: AROQUESTRIAN ACRES

LEGAL DESCRIPTION: SEC 06, T17N, R02E, SEWARD MERIDIAN AK

PETITIONER/OWNER: ARO PROPERTIES LLC

SURVEYOR: HANSON LAND SOLUTIONS

ACRES: 7.91 ± PARCELS: 2

REVIEWED BY: KIMBERLY MCCLURE

CASE #: 2021-155

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**REQUEST:** The request is to create two lots from Parcel A-1 of MSB Waiver Resolution No. 94-35-PWm (Tax Parcel B15), to be known as **AROQUESTRIAN ACRES**, containing 7.91 acres +/- . The plat is located directly south of E. Palmer-Wasilla Highway, east of N. Loma Prieta Drive and west of N. Hemmer Road; within the NW ¼ Section 06, Township 17 North, Range 02 East, Seward Meridian, Alaska. This has been continued from the October 20, 2021 public hearing.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Soil's Report

**EXHIBIT A** – 4 pgs  
**EXHIBIT B** – 8 pgs

**AGENCY COMMENTS**

Department of Public Works Operations & Maintenance  
Planning  
ADOT&PF  
Utilities

**EXHIBIT C** – 1 pg  
**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 4 pgs  
**EXHIBIT F** – 5 pgs

**DISCUSSION:** The proposed subdivision is creating two lots. Lot 1 is 4.09 acres and Lot 2 is 3.83 acres. The original plat showed both lots accessing E. Palmer-Wasilla Highway, owned and maintained by ADOT&PF. However, based on ADOT&PF's comments regarding their objection to the original plat and the requirement to address the access issues, the plat was updated to show a 20' access easement to be recorded prior to the plat and will be a condition of approval. (see **Recommendation #4.**) Both lots will utilize one access from E. Palmer-Wasilla Highway. Staff has noted a structure on the north side of proposed Lot 1 is set back approximately 21.1' from the right-of-way; and an outbuilding on the east side of proposed Lot 1 is set back approximately 7.3' from the side lot line. All structures are required to be in conformance with MSB 17.55 Setbacks. Applicant will need to either obtain a determination that the structures are eligible for Legal Nonconforming Status or remove the structures from the setbacks. (see **Recommendation #5**)

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Simon Gilliland, PE, Hanson Land Solutions, notes that the soils evaluation included two new testholes excavated on August 23, 2021 to a depth of at least 12' deep. Soils are classified as GP, GW and SW; no groundwater was encountered in any of the test holes. Testhole location map and testhole logs are attached. Based on Title 43.20.281 of the Matanuska-Susitna Borough Code, each lot contains at least 10,000 square feet of useable building area and each lot has at least 10,000 square feet of contiguous useable septic area.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments. Planning Division (**Exhibit D**) commented, "Transportation: The Palmer-Wasilla Highway is a ADOT&PF maintained road and determinations related to access ultimately are the responsibility of the State. The Matanuska-Susitna Borough Planning Division recommends that access onto this roadway be carefully considered and limited. The applicant should consider shared access for the two proposed lots. The applicant should also inquire with DOT related to access by way of the signalized intersection." ADOT&PF original comments on October 6, 2021 (**Exhibit E**), "As per our letter from 07/28/2021, we object to this plat until access issues are addressed. We won't grant any change to the existing access and no new driveways will be approved. Lot 2 must be granted an easement or legally binding access agreement to use Lot 1's existing driveway. Or a similar easement or access agreement can be established with the existing driveway to the west. This plat should not be approved until Lot 2 has established access to one of the existing driveways." When asked if the updated design would address the issues outlined in ADOT&PF's original comments, ADOT&PF commented on December 28, 2021 "Yep. It looks like they're addressing it, assuming the easement is actually filed with the Recorder's Office as right now, there's no info about it included other than the dashed line showing it will be there. The easement must be filed before the plat is approved."

**Utilities:** (**Exhibit F**) MTA requests a recorded 20' easement to be added to the plat. *Staff notes that all applicable easements of record are shown on the final plat.* (see **Recommendation #6**). GCI has no comments or objections.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; U.S. Postmaster; Greater Palmer Community Council; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, Code Compliance, Pre-Design Division, Permit Center, MEA or Enstar.

**CONCLUSION:** The preliminary plat of Aroquestrian Acres 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 will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage.

### **FINDINGS OF FACT**

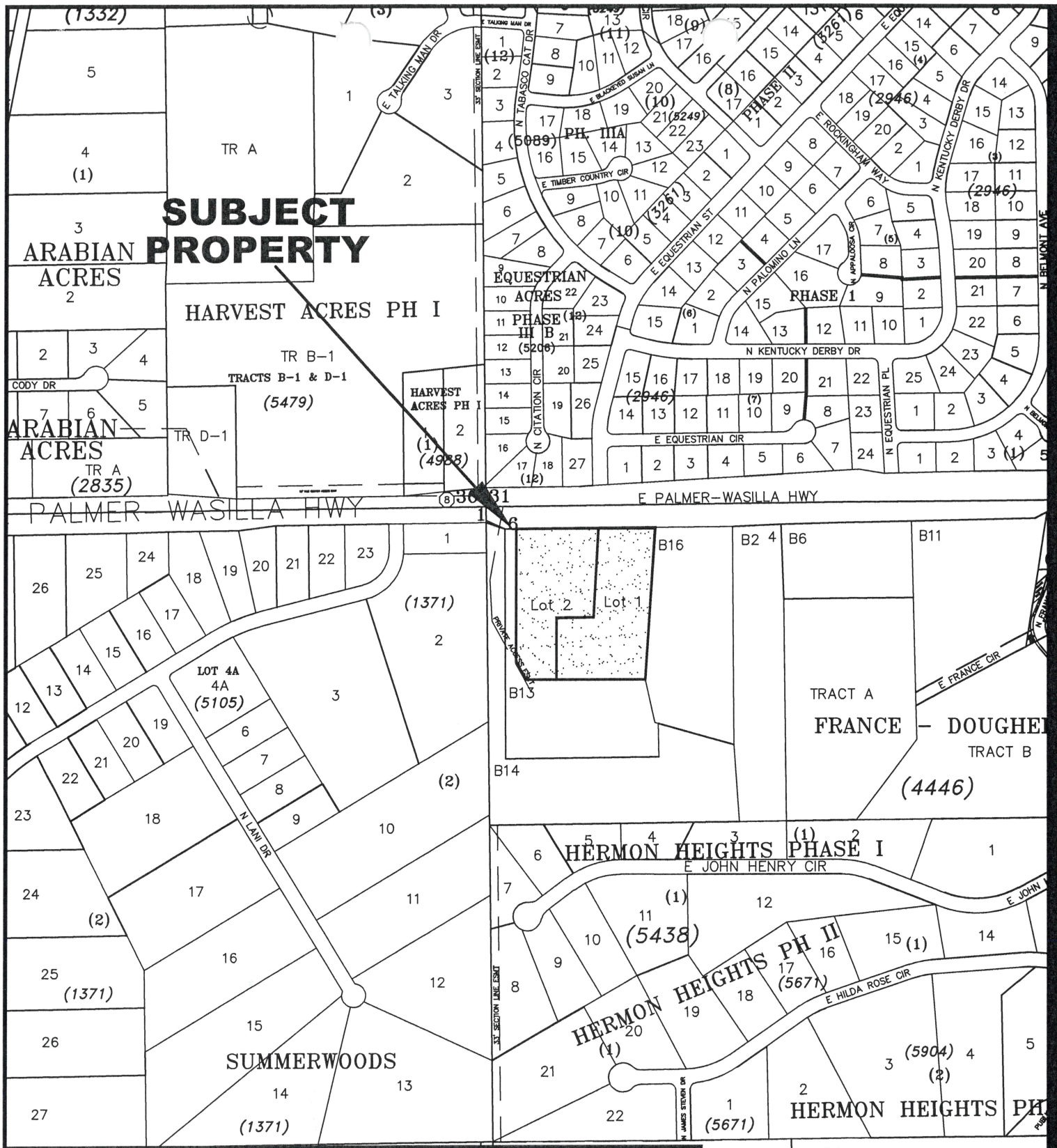
1. The plat of Aroquestrian Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted pursuant to MSB 43.20.281(A). Both lots have required septic and building area.



3. Both 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 Frontage.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; U.S. Postmaster; Greater Palmer Community Council; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, Code Compliance, Pre-Design Division, Permit Center, MEA or Enstar.
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 Aroquestrian Acres, Section 6, Township 17 North, Range 02E 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 recorded information of 20' access easement on the final plat.
5. Obtain a determination that the structure on the north side of proposed Lot 1 set back approximately 21.1' from the right-of-way and an outbuilding on the east side of proposed Lot 1 set back approximately 7.3' from the side lot line is eligible for Legal Nonconforming Status or remove the structures from the setbacks.
6. Show all easements of record on final plat.
7. Apply for a driveway permit from ADOT&PF for existing driveway and provide copy to Platting staff.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



## VICINITY MAP

FOR PROPOSED AROQUESTRIAN ACRES  
LOCATED WITHIN  
SECTION 06, T17N, R02E, SEWARD MERIDIAN  
ALASKA

PA12 MAP



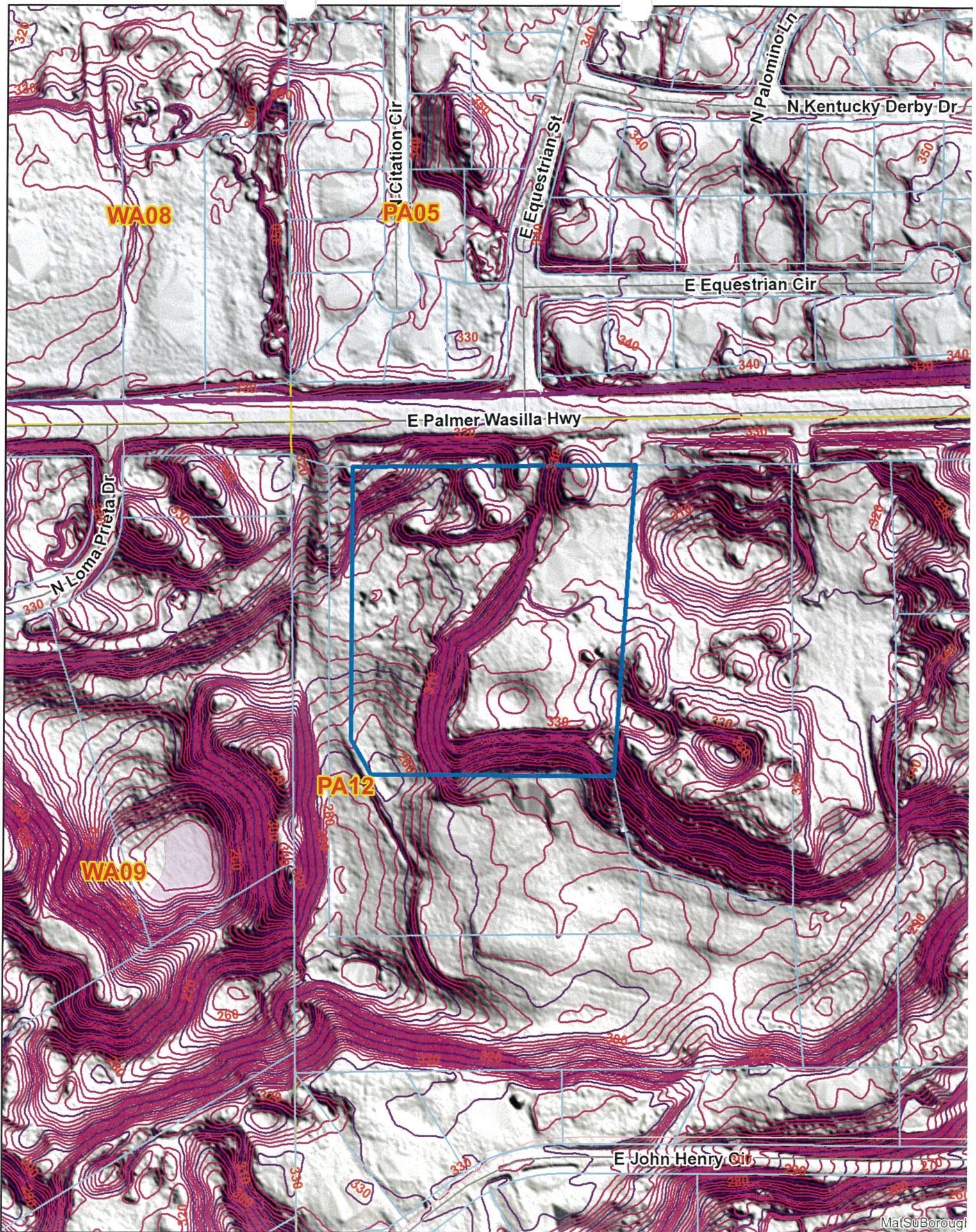


240 120 0 240 Feet

MatSu Borough







240 120 0 240 Feet







570 285 0 570 Feet







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JAN 11 2022

PLATTING

## USEABLE AREA CERTIFICATION

### AROQUESTRIAN ACRES

A SUBDIVISION OF

Parcel A-1, Waiver Res. 94-35-PWm, NW1/4 SEC. 6, T17N R2E, SM, AK

### INTRODUCTION TO INVESTIGATION

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

#### INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

- ☒ Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- ☐ Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

#### USABLE BUILDING AREAS

##### CONFLICTING USE CONSIDERATIONS:

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

##### TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

#### USABLE SEPTIC AREAS

##### CONFLICTING USE CONSIDERATIONS:

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

##### TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

#### SOILS INVESTIGATION

##### EXCAVATIONS

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



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

SOIL CLASSIFICATIONS

- ☒ Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:
- |                    |                    |
|--------------------|--------------------|
| (GW) TEST HOLES: 2 | (GP) TEST HOLES: 1 |
| (SW) TEST HOLES: 2 | (SP) TEST HOLES:   |
- ☐ Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:
- |                  |                  |
|------------------|------------------|
| (GM) TEST HOLES: | (SM) TEST HOLES: |
|------------------|------------------|
- ☐ Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:
- ☐ Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

**GROUND WATER INVESTIGATION**

- ☒ No groundwater was encountered in any of the Test Holes
- ☐ Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:
- |   |             |
|---|-------------|
| <input type="checkbox"/> Monitoring Test Holes May through October: | TEST HOLES: |
| <input type="checkbox"/> Soil Mottling or Staining Analysis:        | TEST HOLES: |
- ☐ Depth to seasonal high water is a min. of 8' TEST HOLES:
- ☐ Depth to seasonal high water is less than 8'
- ☐ Fill will be required ☐ A suitable standard design will be provided

**SUMMARY OF REQUIRED FURTHER ACTION**

- ☐ Additional Fill required to ensure 8' of coverage above water table Lots:
- ☐ The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:
- ☐ Re-Grading will be required to eliminate slopes in excess of 25% Lots:
- ☒ No further action required to establish sufficient usable area.

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

*Simon Gilliland*  
Simon Gilliland P.E.  
Professional Engineer

*1/11/22*  
Date




# HANSON LAND SOLUTIONS

*SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES*

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## GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	Parcel A-1, Waiver Res. 94-35-PWm, NW1/4 SEC. 6, T17N R2E, SM, AK	TEST HOLE NO.	Date:	08/23/21
Insp. By:	SIMON GILLILAND	1	Job #	21-237

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	See attached					
2ft								
3ft								
4ft								
5ft								
6ft								
7ft								
8ft								
9ft								
10ft								
11ft								
12ft								
13ft			Perc. Hole Diam. (in.):					
14ft			Test Run Between:					
15ft			ft	and	ft Deep			
16ft								
17ft			COMMENTS:					
18ft								
19ft								
20ft								
			WATER LEVEL MONITORING					
Depth			Date	WATER LEVEL				
12ft	Total Depth of Test Hole							
None	Depths where Seeps encountered							
None	Depths where Ground Water encountered							
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered							
No	Monitor Tube Installed?							

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GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG					
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Insp. By:	SIMON GILLILAND	2	Job #	21-237	

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																									
1ft	GW	IMPORTED FILL: WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	See attached																																																																																									
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**HANSON LAND SOLUTIONS**

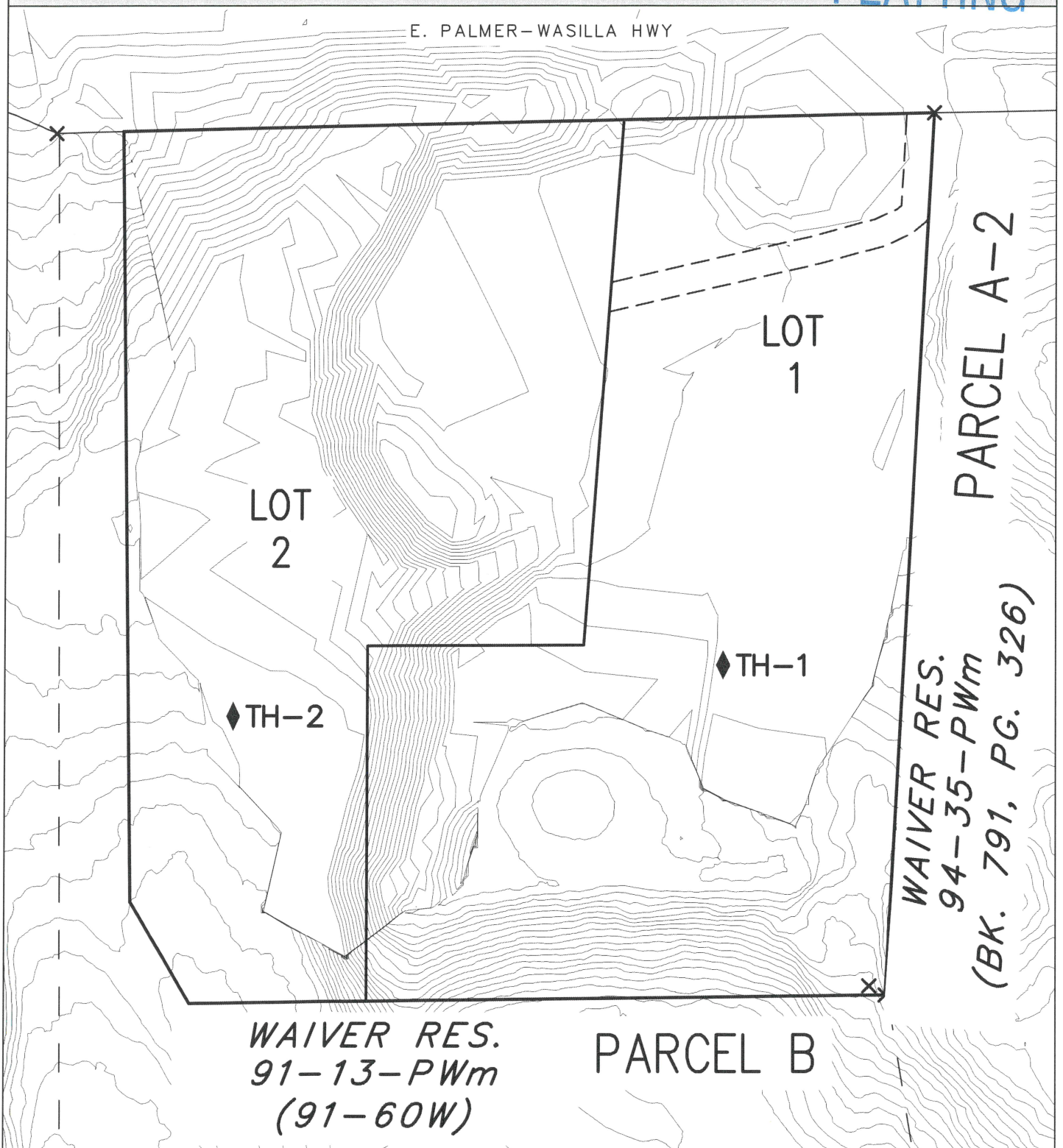
*SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES*

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

**RECEIVED**

DEC 07 2021

**TEST HOLE LOCATION EXHIBIT MAP**



LEGEND

◆ TEST HOLE

**AROQUESTRIAN SUBDIVISION**

FILE: 21-237

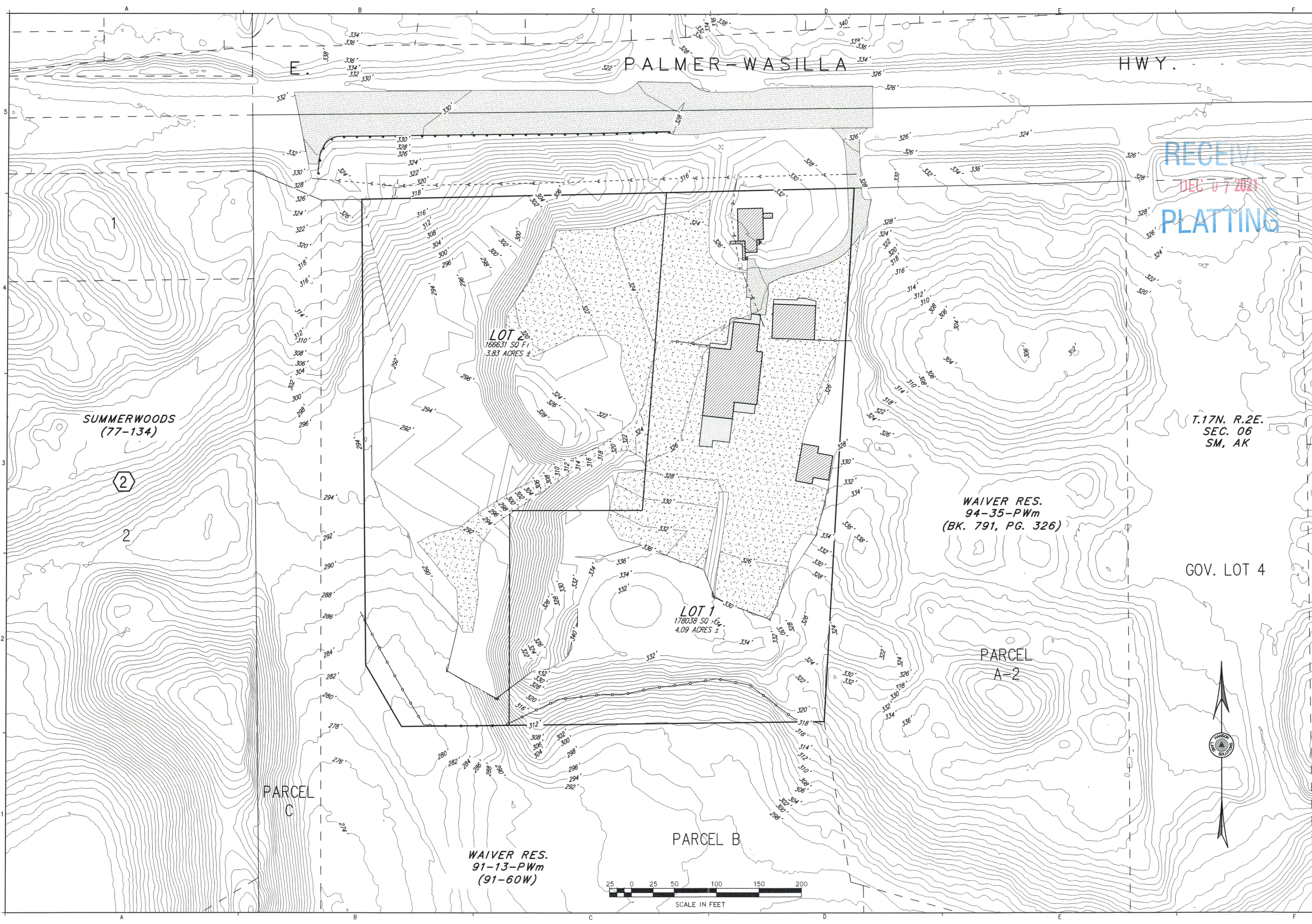
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12/02/21

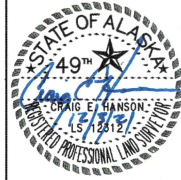
**EXHIBIT A**

Page 1 of 1





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



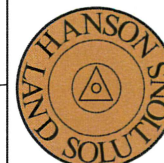
NOTES  
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM A COMBINATION OF PUBLISHED DATA OF THE MATANUSKA SUBSISTING BROADLEAF LIZARD/HAZARD PROJECT OF 2003 AND SURVEY DATA COLLECTED ON OCTOBER 26, 2021.  
2. THE HORIZONTAL DATUM IS NAD83 (CONUS86 EPOCH 2003.0)  
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)

PALMER, ALASKA  
AROQUESTRIAN  
SITE PLAN - EXISTING CONDITIONS  
TOPOGRAPHY

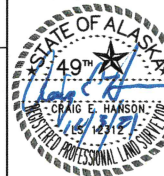
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CHECKED: CEH  
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22x34: 1"=50'  
REVISION DATE:  
12-02-21

REFERENCE  
NUMBER:  
V-2.2  
SHEET 3 OF 3





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

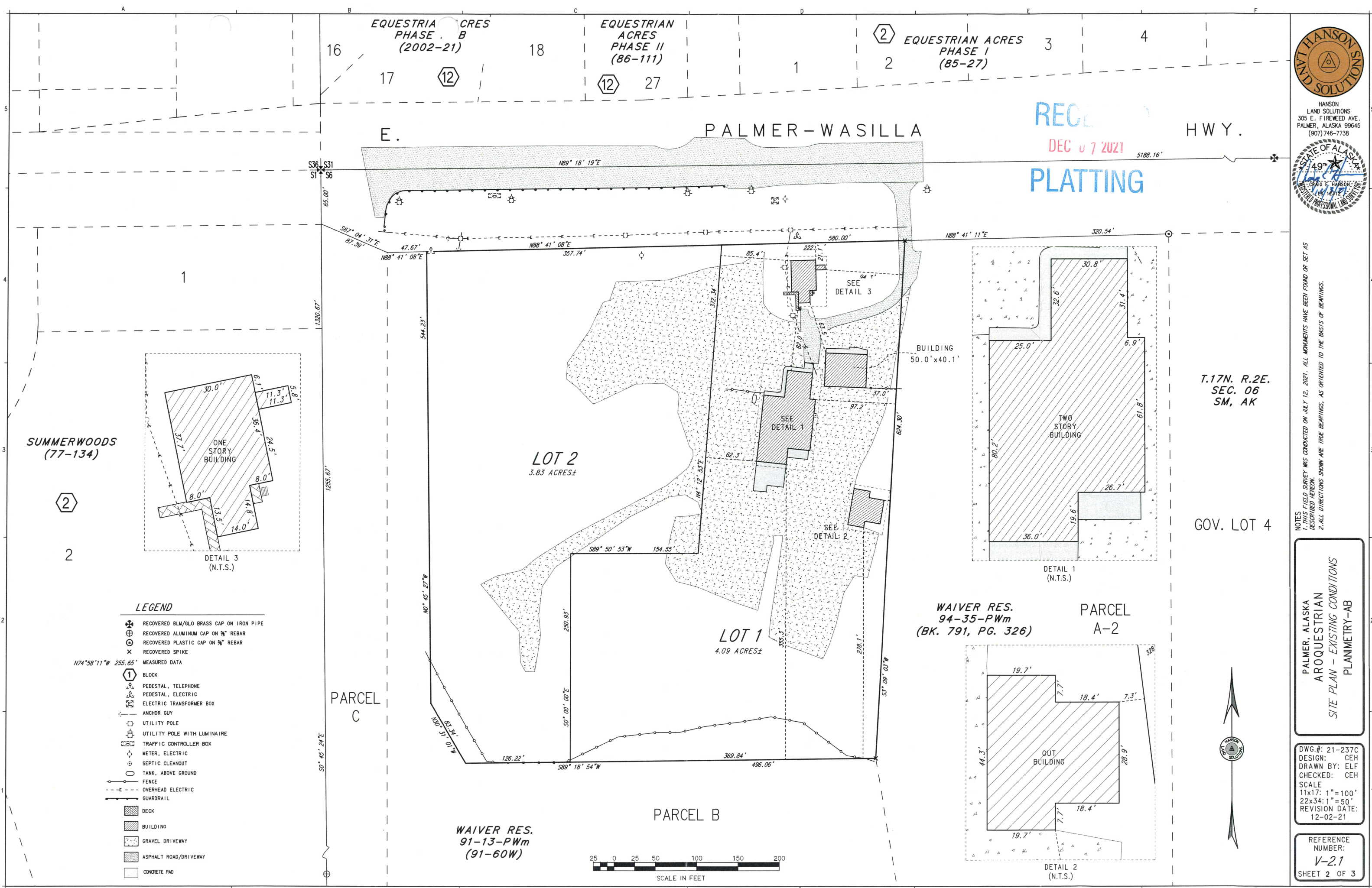


NOTES:  
1. THIS FIELD SURVEY WAS CONDUCTED ON JULY 12, 2021. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.  
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

PALMER, ALASKA  
ARQUESTRIAN  
SITE PLAN - EXISTING CONDITIONS  
PLANIMETRY-AB

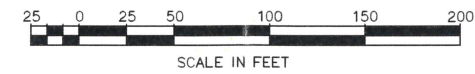
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12-02-21

REFERENCE  
NUMBER:  
V-21  
SHEET 2 OF 3

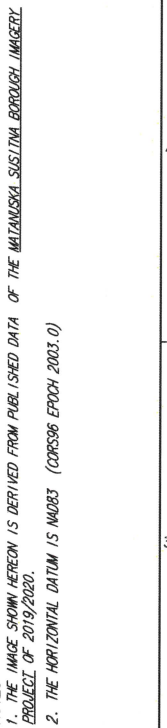


LEGEND

- RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- RECOVERED ALUMINUM CAP ON 3/8" REBAR
- RECOVERED PLASTIC CAP ON 3/8" REBAR
- RECOVERED SPIKE
- MEASURED DATA
- BLOCK
- PEDESTAL, TELEPHONE
- PEDESTAL, ELECTRIC
- ELECTRIC TRANSFORMER BOX
- ANCHOR GUY
- UTILITY POLE
- UTILITY POLE WITH LUMINAIRE
- TRAFFIC CONTROLLER BOX
- METER, ELECTRIC
- SEPTIC CLEANOUT
- TANK, ABOVE GROUND
- FENCE
- OVERHEAD ELECTRIC
- GUARDRAIL
- DECK
- BUILDING
- GRAVEL DRIVEWAY
- ASPHALT ROAD/DRIVEWAY
- CONCRETE PAD







PALMER, ALASKA  
ARQUESTRIAN  
SITE PLAN – EXISTING CONDITIONS  
PROJECT OVERVIEW

DWG.#: 21-237C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
11x17: 1"=100'  
22x34: 1"=50'  
REVISION DATE:  
12-02-21

REFERENCE  
NUMBER:  
*V-2.0*  
SHEET 1 OF 3





## Kimberly McClure

---

**From:** Jamie Taylor  
**Sent:** Monday, October 11, 2021 6:19 PM  
**To:** Kimberly McClure  
**Subject:** RE: Aroquestrian Ac (KMc)

I don't have any comments on this, but I'm curious how DOT's comments about the access will be addressed?

**Jamie Taylor, PE**  
**Civil Engineer**  
**Matanuska-Susitna Borough**  
**Department of Public Works**  
t: 907-861-7765 c: 907-355-9810  
[jamie.taylor@matsugov.us](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

---

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Monday, September 27, 2021 1:06 PM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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>; 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@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; allen.kemplen@alaska.gov; melanie.nichols@alaska.gov; stephanienowersdistrict2@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net  
**Subject:** Aroquestrian Ac (KMc)

All~

Below is a link to a request for comments for Aroquestrian Acres, Case #2021-155, Tech KMc.

**Comments due by October 11, 2021.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly\\_mcclure\\_matsugov\\_us/EsAXYxWWj5JAohyDF5fBORsB77qA1stlzXviQlO\\_efHlOA?e=8u3CGt](https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EsAXYxWWj5JAohyDF5fBORsB77qA1stlzXviQlO_efHlOA?e=8u3CGt)

***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,  
Kimberly McClure  
Platting Technician  
861-7873  
[Kimberly.McClure@matsugov.us](mailto:Kimberly.McClure@matsugov.us)

## Kimberly McClure

---

**From:** Adam Bradway  
**Sent:** Thursday, October 7, 2021 11:03 AM  
**To:** Kimberly McClure  
**Subject:** RE: Aroquestrian Ac (KMc)

Case 2021155

### Comments

Transportation:

The Palmer-Wasilla Highway is a ADOT&PF maintained road and determinations related to access ultimately are the responsibility of the State. The Matanuska-Susitna Borough Planning Division recommends that access onto this roadway be carefully considered and limited. The applicant should consider shared access for the two proposed lots. The applicant should also inquire with DOT related to access by way of the signalized intersection.

**Adam Bradway**

Matanuska-Susitna Borough: Planner II  
E Dahlia Ave, Palmer, Alaska  
(907) 861-8608

---

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Monday, September 27, 2021 1:06 PM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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>; 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@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; allen.kemplen@alaska.gov; melanie.nichols@alaska.gov; stephanienowersdistrict2@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net  
**Subject:** Aroquestrian Ac (KMc)

All~

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**Comments due by October 11, 2021.**

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***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,



## Kimberly McClure

---

**From:** Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>  
**Sent:** Tuesday, December 28, 2021 10:17 AM  
**To:** Kimberly McClure; Kemplen, Allen (DOT)  
**Subject:** RE: UPDATED Aroquestrian Ac (KMc)

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

Yep. It looks like they're addressing it, assuming the easement is actually filed with the Recorder's Office as right now, there's no info about it included other than the dashed line showing it will be there. The easement must be filed before the plat is approved.

Melanie

---

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Wednesday, December 22, 2021 11:19 AM  
**To:** Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>  
**Subject:** UPDATED Aroquestrian Ac (KMc)

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

The original proposed platting action referenced below was emailed on September 27 – we received your reply (attached) to the original design on October 6. The petitioner has updated the design of the lots and access in response, which should address the issues mentioned in your original comments – see attached updated proposed plat (attached).

Please email any additional comments.

Thank you,

Kimberly McClure  
Platting Technician  
861-7873  
[Kimberly.McClure@matsugov.us](mailto:Kimberly.McClure@matsugov.us)

---

**From:** Kimberly McClure  
**Sent:** Monday, September 27, 2021 1:06 PM  
**To:** 'Dubour, Adam J (DFG)' <[adam.dubour@alaska.gov](mailto:adam.dubour@alaska.gov)>; 'colton.percy@alaska.gov' <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; 'regpagemaster@usace.army.mil' <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; 'pamela.j.melchert@usps.gov' <[pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov)>; John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Fire Code <[Fire.Code@matsugov.us](mailto:Fire.Code@matsugov.us)>; Jill Irsik <[Jill.Irsik@matsugov.us](mailto:Jill.Irsik@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Cindy Corey <[Cindy.Corey@matsugov.us](mailto:Cindy.Corey@matsugov.us)>; Terry Dolan <[Terry.Dolan@matsugov.us](mailto:Terry.Dolan@matsugov.us)>; 'jim.jenson@matsugov.us' <[James.Jenson@matsugov.us](mailto:James.Jenson@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Charlyn

Spannagel <Charlyn.Spannagel@matsugov.us>; 'planning@matsugov.us' <MSB.Planning@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' <mearow@matanuska.com>; 'row@enstarnaturalgas.com' <row@enstarnaturalgas.com>; 'row@mta-telco.com' <row@mta-telco.com>; 'ospdesign@gci.com' <ospdesign@gci.com>; 'allen.kemplen@alaska.gov' <allen.kemplen@alaska.gov>; 'melanie.nichols@alaska.gov' <melanie.nichols@alaska.gov>; 'stephanienowersdistrict2@gmail.com' <stephanienowersdistrict2@gmail.com>; 'mothers@mtaonline.net' <mothers@mtaonline.net>; 'cobbfam@mtaonline.net' <cobbfam@mtaonline.net>  
**Subject:** Aroquestrian Ac (KMc)

All~

Below is a link to a request for comments for Aroquestrian Acres, Case #2021-155, Tech KMc.

### Comments due by October 11, 2021.

[https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly\\_mcclure\\_matsugov\\_us/EsAXYxWWj5JAohyDF5fBORsB77qA1stlzXviQI0\\_efHI0A?e=8u3CGt](https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EsAXYxWWj5JAohyDF5fBORsB77qA1stlzXviQI0_efHI0A?e=8u3CGt)

***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,  
Kimberly McClure  
Platting Technician  
861-7873  
[Kimberly.McClure@matsugov.us](mailto:Kimberly.McClure@matsugov.us)





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

October 6, 2021

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 (DOT&PF) has reviewed the following plats and has no comments:

- **Tax Map PA 03, Sec 03, T18N, R02E (Robles)**
- **Vickie's View (Garness)**

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

- **Tax Map MG 07, Sec 29, T20N, R10E (Alascom & Metzger)**
  - Both lots must share access onto the Glenn Highway. No new access will be granted.
- **Aroquestrian Acres (ARO Properties)**
  - As per our letter from 07/28/2021, we object to this plat until access issues are addressed. We won't grant any change to the existing access and no new driveways will be approved. Lot 2 must be granted an easement or legally binding access agreement to use Lot 1's existing driveway. Or a similar easement or access agreement can be established with the existing driveway to the west. This plat should not be approved until Lot 2 has established access to one of the existing driveways.
- **Tax Map WI 15, Sec 20, T19N, R04W (Arterburn, Jones, Kahn)**
  - Only one access will be granted to either side of the Parks Highway, and in accordance with DOT&PF's Parks Highway Access Management Plan and design standards, the access must be within the section line easement to the north.
- **Tax Map PA 14, Sec 23, T17N, R02E (Langford)**
  - No direct access will be granted to the Old Glenn Highway. Both lots must access via Marth Road.



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

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

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov).

Sincerely,

A handwritten signature in cursive script, appearing to read 'Melanie Nichols', written in dark ink.

Melanie Nichols  
Mat-Su Area Planner

cc: 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



## Kimberly McClure

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Wednesday, September 29, 2021 3:33 PM  
**To:** Kimberly McClure  
**Subject:** RE: Aroquestrian Ac (KMc)  
**Attachments:** 311-1988-012020-0.tif

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

Hi Kimberly,

MTA has the attached 20' easement on lot B15. MTA would like to request this be added to the plat.

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](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Monday, September 27, 2021 1:06 PM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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>; 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@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; allen.kemplen@alaska.gov; melanie.nichols@alaska.gov; stephanienowersdistrict2@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net  
**Subject:** Aroquestrian Ac (KMc)

All~

Below is a link to a request for comments for Aroquestrian Acres, Case #2021-155, Tech KMc.

Comments due by October 11, 2021.



# Matanuska Telephone Association, Inc. BOOK 0556 PAGE 787

## TELEPHONE LINE RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, (whether one or more) \_\_\_\_\_

Robert Mielke (an unmarried person) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA TELEPHONE ASSOCIATION, INC., a cooperative corporation (hereinafter called the Association), whose post office address is Palmer, Alaska, and to its successors or

assigns the right to enter upon the lands of the undersigned situated in the Palmer Recording Precinct, Third Judicial Division, State of Alaska and more particularly described as follows:

A tract of land approximately 30 acres in area located 2 miles in Westerly direction from the Town of Palmer further described as being in Section 6 Township 17 N Range 2 East Seward Meridian, Alaska, and further described as:

N/W 1/8 of Section 6

This easement restricted to a strip of land 20' in width, parallel and adjacent to the Palmer Wasilla Highway Right-of-way

and to construct, reconstruct, operate and maintain on or under the above-described lands and/or in, or under all streets, roads or highways abutting said lands, a telephone line or system, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system and to license, permit or otherwise agree to the joint use or occupancy of said line or system by any other person, firm or corporation for telephone or electrification purposes.

The undersigned agree that all poles, wires and other facilities, including all telephone equipment, installed on the above-described premises at the Association's expense shall remain the property of the Association, removable at the option of the Association.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 10 day of July, 19 66

Signed, sealed and delivered in the presence of:

Robert C Mielke (L.S.)

Evelyn J Mielke (L.S.)

UNITED STATES OF AMERICA )  
STATE OF ALASKA ) ss.

THIS IS TO CERTIFY, that on this 10 day of July, 19 66, before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared \_\_\_\_\_

Robert & Evelyn Mielke each to me personally known and to me known to be the individual(s) described in and who executed the foregoing TELEPHONE RIGHT-OF-WAY EASEMENT and each acknowledged to me that he or she, as the case may be, signed and sealed the same freely and volutarily for the uses and purposes therein mentioned.

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



James O. Eckardt  
NOTARY PUBLIC for Alaska

My commission expires: 5 Sept 67



BOOK 0556 PAGE 788

*RETURN TO:*

Matanuska Telephone Association, Inc.  
Bernadette Zimmerman  
Real Estate and Properties Supervisor  
Post Office Box 3550  
Palmer, Alaska 99645-3550

88-012020  
13

RECORDED-FILED  
PALMER REC.  
DISTRICT

AUG 3 12 18 PM '88

REQUESTED BY \_\_\_\_\_

ADDRESS \_\_\_\_\_

Matanuska Telephone Assn  
Pouch 5050  
Palmer, Alaska 99645-5050



## Kimberly McClure

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, September 30, 2021 9:40 AM  
**To:** Kimberly McClure  
**Cc:** OSP Design Group  
**Subject:** RE: Aroquestrian Ac (KMc)  
**Attachments:** Agenda Plat.pdf; Aroquestrian Acres.pdf; Topo Map and Site Plan.pdf; Soils Report.pdf

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

Kimberly,

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

Thanks,

**MIREYA ARMESTO**

GCI | Technician II, GIS Mapping

m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

---

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Monday, September 27, 2021 1:06 PM  
**To:** Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; 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>; 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@enstarnaturalgas.com; row@mta-telco.com; OSP Design Group <ospdesign@gci.com>; allen.kempen@alaska.gov; melanie.nichols@alaska.gov; stephanienowersdistrict2@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net  
**Subject:** Aroquestrian Ac (KMc)

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***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,  
Kimberly McClure



# PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ (PLATTING CLERK)

## SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT I HAVE EXAMINED THE PLAT AND THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS SHOWN, AND THAT THE PLAT IS CORRECT AND COMPLETE IN ALL DETAILS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR \_\_\_\_\_

SUMMERWOODS (77-134)

### LEGEND

- RECOVERED BLU/OLIO BRASS CAP ON IRON PIPE
- SET PLASTIC CAP ON 1/2" x 30" REBAR
- COMPUTED DATA
- MEASURED DATA
- RECORD PER WAIVER RES. (BK. 791, PG. 326)
- RECORD PER RECTANGULAR (1916)
- SURVEY POINT NUMBER
- BLOCK

### NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH A RECOVERED BRASS CAP (SURVEYED POINT 701) WITH A NETWORK GNSS GEODETIC POSITION OF 61° 35' 57.97" N 149° 10' 41.97" W.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL BE RESPONSIBLE FOR DETERMINING WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- THIS SUBDIVISION IS ENCUMBERED BY MATANUSKA TELEPHONE PLAT RES. 787 AND BK. 556, PG. 791.

# CERTIFICATE OF PAYMENT OF TAXES

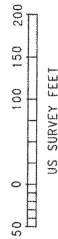
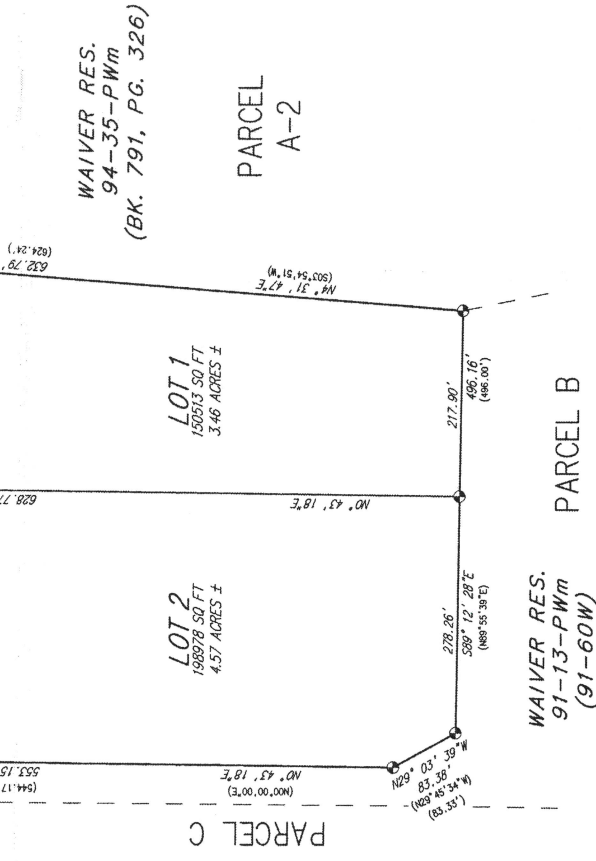
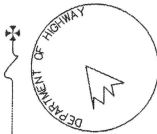
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, 20\_\_\_\_, ON THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

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

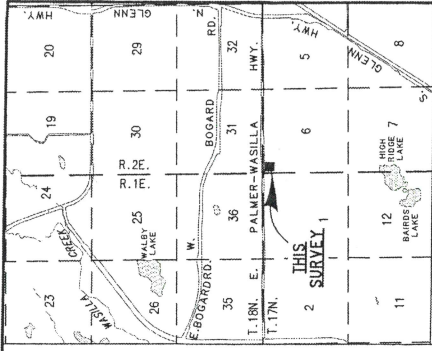
TYPICAL SET 1 1/4" PLASTIC CAP

EQUESTRIAN ACRES PHASE I (85-27)  
EQUESTRIAN ACRES PHASE II (88-111)  
EQUESTRIAN ACRES PHASE III B (2002-21)

PALMER-WASILLA HWY.



APPROVED AS SHOWN  
CORRECTED  
SIGN: Survey, Address, DATE, MAP NO.  
CCI ENGINEERING & DESIGN



SOURCE: USB TAX MAP PA00 & WA00 1"=5280'

## CERTIFICATE OF OWNERSHIP

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

OWNER (REPRESENTATIVE) \_\_\_\_\_ DATE \_\_\_\_\_  
AND PROPERTIES, LLC  
10835 E. PALMER-WASILLA HWY.  
PALMER, AK 99645

## NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

RECEIVED  
PLATTING

A PLAT OF

AROQUESTRIAN ACRES  
A SUBDIVISION OF  
PARCEL A-1  
WAIVER RES. 94-35-PWm  
(BK. 791, PG. 326)

PALMER RECORDING DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
NW 1/4, SEC. 6, T. 17N., R. 2E., SM., AK  
CONTAINING 8.03 ACRES MORE OR LESS

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

FILE: FR01-237 OK: 08H SCALE: 1"=100' 09/02/21 1 OF 1



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JANUARY 19, 2022**

PRELIMINARY PLAT:      **SANTA'S LAKE TERRACE**  
LEGAL DESCRIPTION:    **SEC 14, T22N, R04W S.M., AK**  
PETITIONER:            **THOMAS & MARARET BEAUVAIS**  
SURVEYOR:              **DENALI NORTH**  
ACRES: **1.31 +/-**          PARCELS:    **1**

REVIEWED BY: FRED WAGNER

CASE: 2021-196

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**REQUEST:**

The request is to combine Lots 1369-1371, Caswell Lakes (Plat #68-10), into one lot to be known as **Santa's Lake Terrace**, containing 1.31 acres +/- . The property is located south of Middle Caswell Lake, north of Lower Caswell, and directly north of E. Passtheba Avenue, lying within Section 14, Township 22 North, Range 4 West, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Maps

**Exhibit A**

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

**COMMENTS:**

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

**CONCLUSION**

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

**FINDINGS of FACT:**

1. The abbreviated plat of Santa's Lake Terrace is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines three lots within Caswell Lake Subdivision, lessening the lot density in the area.



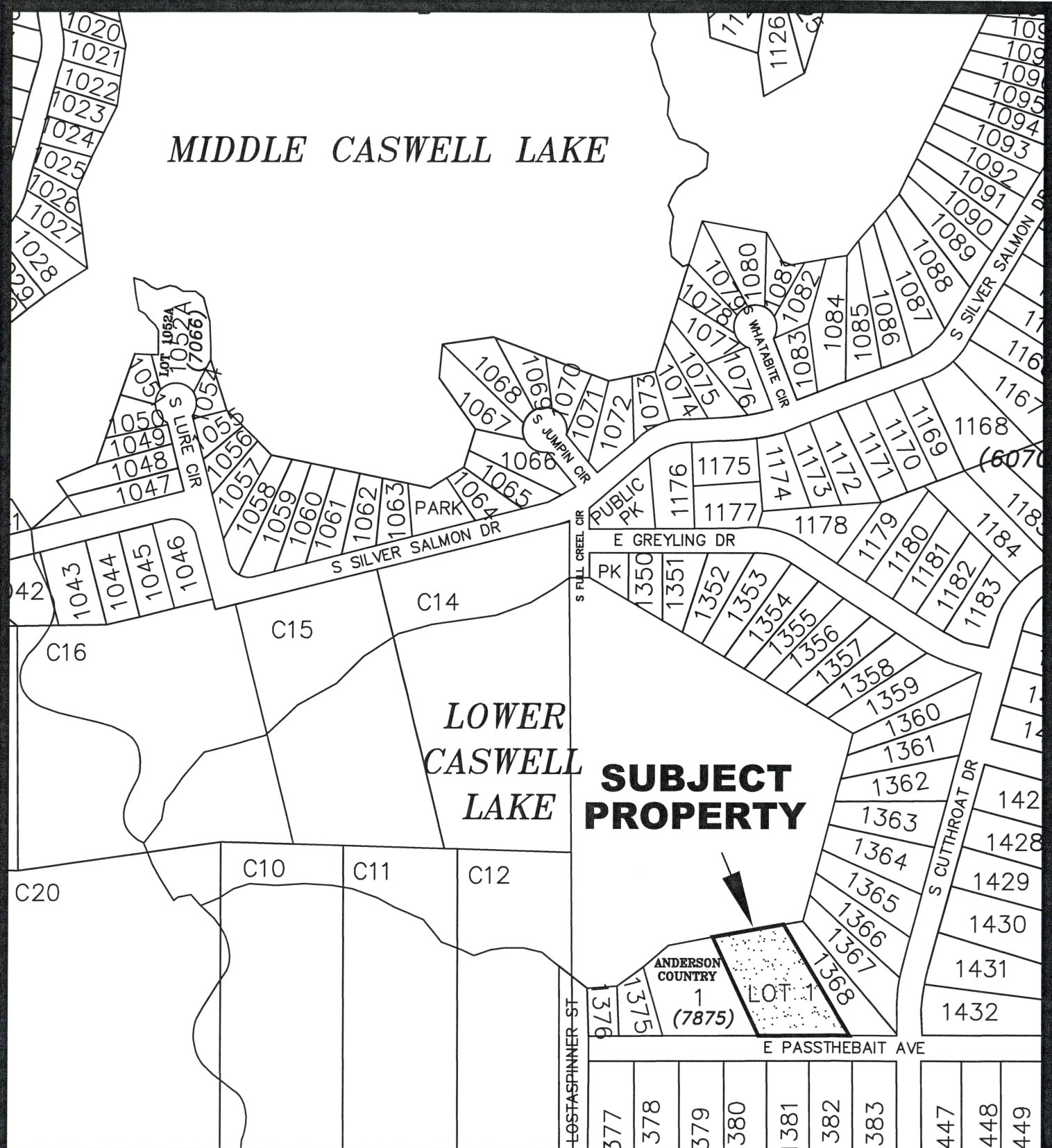
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Caswell Lakes (Plat #68-10), and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of Santa's Lake Terrace contingent on the following recommendations:

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





## VICINITY MAP

CASWELL LAKES RSB LOTS 1369-1371

LOCATED WITHIN

SECTION 14, T22N, R04W, SEWARD MERIDIAN  
ALASKA

TAX MAP CA01

EXHIBIT A







FULL  
CREEK

GREYLING

LIMITCATCH

CUTTHROAT

CA01

22N04W

PASSTHESAIT

LOSTASPINNER

HIDDEN HILLS

CA08

CASHWELL

SWELL CREEK

