

# AGENDA

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING CLERK  
Sloan Von Gunten

PLATTING TECHNICIANS  
Amy Otto-Buchanan  
Kimberly McClure  
Matthew Goddard



PLATTING BOARD  
Pio Cottini, District 1  
LaMarr Anderson, District 2  
John Shadrach, District 3  
Dan Bush, District 4  
Dennis Vau Dell, District 5  
Wilfred Fernandez, District 6  
Alan Leonard, District 7  
Amanda Salmon, Alternate A  
Barbara Doty Alternate B

## PLATTING BOARD AGENDA

ASSEMBLY CHAMBERS  
350 EAST DAHLIA AVENUE, PALMER

PLATTING BOARD MEETING

1:00 P.M.

January 20, 2022

Ways you can participate in Platting Board meetings:

**IN PERSON:** Should you wish to attend in person, please adhere to the 6-foot distance between yourself and others. **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation. We encourage the public to wear a mask for their own safety at all public hearings.**

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

**TELEPHONIC TESTIMONY:** (Audio only)

**Attention:** For those using the telephonic system, please be advised that we have had technical difficulties. The preference for public participation is in-person or submission of written comments. Once public comments are closed, all public participation is also closed. To ensure your concerns are heard, it is best to present them in-person.

- Dial 1-855-225-1887; with Conference ID 8573#; You will hear “Joining conference” when you are admitted to the meeting. (If the system is down, you will need to attend the meeting in person to participate)
- 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 your mailing address, and provide your testimony.
- If you cannot access the telephonic system please call the Mat-Su Borough Platting’s main phone line for directions. 907-861-7874

**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES**

- A. December 16, 2021

**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. **GRIFFIN SMITH:** The request is to create five lots from Lots 6-12, Block 29, Enchanted Forest, Plat # 71-50, and Tax Parcel D1 to be known as **GRIFFIN SUBDIVISION**, containing 5.83 acres +/- . This case will be heard under MSB 43.15.065 *Waiver of standards for resubdivision of substandard lots*. The parcel is located north and west of W. King Arthur Drive, and directly east of Prator Lake (Tax ID # 18N03W25D001, 6100B29L006-L012); lying within the SE ¼ Section 25, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7.

**7. ITEMS OF BUSINESS & MISCELLANEOUS**

*(There is no 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 February 3, 2022 Platting Board Hearing *(Informational Only – Subject to change)*
  - McKinley Vw RSB, Case 2021-056
  - McCullough Est, Case 2021-164
  - Birch Lane Est, Case 2021-198
  - AK Mental Health PUE, Case 2021-185

**9. BOARD COMMENTS****10. ADJOURNMENT**

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **January 20, 2022** 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](http://www.matsugov.us/boards/platting). **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation. We encourage the public to wear a mask for their own safety at all public hearings.**



# MINUTES

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
DECEMBER 16, 2021**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on December 16, 2021, 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 LaMarr Anderson.

**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, District Seat #1  
Mr. LaMarr Anderson, District Seat #2, Chair  
Mr. Dan Bush, District Seat #4  
Mr. Dennis Vau Dell, District Seat #5  
Mr. Wilfred Fernandez, District Seat #6, Vice Chair  
Mr. Alan Leonard, District Seat #7

Platting Board members absent and excused were:

Mr. John Shadrach, District Seat #3  
Ms. Amanda Salmon, Alternate  
Ms. Barbara Doty, Alternate

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Sloan Von Gunten, Platting Administrative Specialist  
Ms. Amy Otto-Buchanan, Platting Technician  
Mr. Mathew Goddard, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Mr. Dan Bush.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved without objections.

**2. APPROVAL OF MINUTES**

Chair Anderson inquired if there were any changes to the minutes for November 18, 2021.

GENERAL CONSENT: The minutes for November 18, 2021 were approved without objections.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS** *(Three minutes per person, for items not scheduled for public hearing)***4. UNFINISHED BUSINESS: Quasi-Judicial Matters**  
*(There is no Unfinished Business)***5. RECONSIDERATIONS/APPEALS**  
*(There are no Reconsiderations/Appeals)*

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
DECEMBER 16, 2021****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. DRAKE ESTATES:** The request is to create 8 lots from Lot 2 Block 1 Rainbow East, Plat # 72-1 and Tax Parcel B3, to be known as Drake Estates, containing 42.84 acres +/- . The plat is located east of N. Pittman Road, west of N. Suzanna Street, and directly south of W. Kathi Drive (Tax ID # 17N02W02B003 and 6255B01L002); located within the NW ¼ Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (Owner/Petitioner: Bradley Drake; Surveyor: Denali North; Staff: Matthew Goddard)

Chair Anderson:

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

Ms. Von Gunten provided the mailing report:

- Stating that 75 public hearing notices were mailed out on November 24, 2021.

Mr. Matthew Goddard:

- Gave an overview of the case, #2021-169.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

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

Mr. Wayne Whaley, the petitioner's representative, gave a brief overview on the case.

Chair Anderson:

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

Mr. Wayne Whaley, the petitioner's representative, agrees with all the recommendations and answered questions from the Platting Board.

Chair Anderson moved to the Platting Board for a motion.

**MOTION:** Platting Member Cottini moved to approve the preliminary plat for Drake Estates with 9 recommendations. The motion was seconded by Platting Member Vau Dell.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
DECEMBER 16, 2021**

Discussion ensued by the board on the rules for minor alterations and the final map design.

**VOTE:** The motion passed with all in favor by general consent. There are 10 findings of fact.

**B. BEAVER LAKE HEIGHTS 1:** The request is to create three lots from Lot 3 Beaver Lake Heights, Plat # 2004-105, to be known as Beaver Lake Heights #1, containing 57.88 acres +/- . The parcel is located east of West Beaver Tail Lake, west of W. Concord Street, and north of Big Beaver Lake (Tax ID # 5562000L003); located within the W 1/2 Section 04, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. . (*Owner/Petitioner: Steve Gearing; Surveyor: R & K; Staff: Matthew Goddard*)

Chair Anderson:

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

Ms. Von Gunten provided the mailing report:

- Stating that 93 public hearing notices were mailed out on November 24, 2021.

Mr. Matthew Goddard:

- Gave an overview of the case, #2021-170.
- Staff recommends approval of the case with findings of fact and conditions.
- Add Recommendation #10 for removing the shed in the setback.
- Answered questions from the platting board.

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

Mr. Steve Gearing, the petitioner, gave a brief overview on the case.

Chair Anderson:

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

Mr. Steve Gearing, the petitioner, turned in an update on the engineering paperwork for the case. Agrees with all the recommendations and answered questions from the Platting Board.

Chair Anderson moved to the Platting Board for a motion.

Main

**MOTION:** Platting Member Leonard moved to approve the preliminary plat for Beaver Lake Heights 1 with 9 recommendations. Add recommendation #10. The motion was seconded by Platting Member Cottini.



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
DECEMBER 16, 2021**

Discussion by the board on the driveway & roadway with modify recommendation #2.

**TIME: 1:41 P.M.**

**CD: 0:41:23**

**BREAK**

**TIME: 1:47 P.M.**

**CD: 0:46:52**

Amended

**MOTION:** Platting Member Vau Dell moved to amend the motion to modify recommendation #2. The amended motion was seconded by Platting Member Fernandez.

**RECOMMENDATIONS:**

- Modify #2: Construct W. Concord Street and cul-de-sac to residential standard. Provide engineer's final inspection report along with verification from a RLS that the constructed roadways are located with the proposed right-of-way per msb 43.20.140. Provide road sign off from public works.
- Add #10: Remove the shed on proposed lot 3 out of the setback and surveyor to provide proof the shed has been moved.

Amended

**VOTE:** The amended motion for modifying recommendation #2 passed with all in favor by general consent.

Main

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

**C. LABRADOR ESTATES:** The request is to create one lot from Lots 3A-3D, Block 4, ASLS 72-26, Plat No. 86-163, to be known as Labrador Estates, containing 3.68 acres +/-.  
Petitioner is proposing to vacate all but 60' of Hal's Circle. The plat is located north of W. Schrock Road, west of N. Sushana Drive and south of Little Susitna River (Tax IDs #3269B04L003A-L003D); located within the NW ¼ SE ¼ Section 16, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. (*Owner/Petitioner: Cale Cucullu; Surveyor: Shadrach; Staff: Amy Otto-Buchanan*)

Chair Anderson:

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

Ms. Von Gunten provided the mailing report:

- Stating that 32 public hearing notices were mailed out on November 24, 2021.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
DECEMBER 16, 2021**

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-175/177.
- Staff recommends approval of the case with findings of fact and conditions.
- The board has the option of vacating all of Hal's Circle as this will help both the borough and the petitioner.
- Answered questions from the platting board.

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

Mr. Chuck Cucullu, the petitioner's son, passed on giving an overview.

Chair Anderson:

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

Mr. Chuck Cucullu, the petitioner's son, let the board know that they are working with Enstar on the easements. Agrees with all the recommendations.

Chair Anderson moved to the Platting Board for a motion.

**MOTION:** Platting Member Cottini moved to approve the preliminary plat for Labrador Estates and the vacation of all of N. Hal's Circle with 9 recommendations. The motion was seconded by Platting Member Leonard.

Discussion ensued by the board on the vacation of Hal's Circle.

**VOTE:** The motion passed with all in favor. There are 9 findings of fact.

**D. RESOLUTION 2021-137:** Platting Policy and Procedure Manual Revision.

Ms. Sloan Von Gunten:

- Gave an overview of Resolution 2021-137.

Chair Anderson moved to the Platting Board for a motion.

**MOTION:** Platting Member Vau Dell moved to approve resolution 2021-137. The motion was seconded by Platting Member Leonard.

**VOTE:** The motion passed with all in favor by general consent.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
DECEMBER 16, 2021****7. ITEMS OF BUSINESS & MISCELLANEOUS****A. Special Meeting Session on Title 43 White Board List and Title 43 Resolutions.**

- Fred Wagner, The Platting Officer, presented the White Board List packet and changes that the board has made.

Discussion by the Platting Board on the changes.

**New Item:** Mr. Wagner went over MSB 43.15.032 (E).

Discussion ensued by the platting board on MSB 43.15.032(E). Law is the one who thought is should be in the Packet.

**MOTION:** Platting Member Vau Dell moved to remove MSB 43.15.032(E) from the Title 43 White Board Packet. The motion was seconded by Platting Member Fernandez.

**VOTE:** The motion passed with all in favor by general consent.

**New Item:** Mr. Wagner went over MSB 43.120.281(E )(1)(d).

**MOTION:** Platting Member Cottini moved to add MSB 43.120.281(E )(1)(d) to the Title 43 White Board Packet. The motion was seconded by Platting Member Vau Dell.

**VOTE:** The motion passed with all in favor by general consent.

**8. PLATTING STAFF & OFFICER COMMENTS**

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

Mr. Wagner provided a brief update on the Platting Board schedule. The next meeting will be January 6, 2022. Will have the Resolution for the title 43 white board list packet at the next meeting.

Ms. Von Gunten thanked Platting Member Anderson and Vau Dell in serving, and has certificates for their service for the other members to sign before they leave.

**9. BOARD COMMENTS**

- Platting Member Bush had no comments.
- Platting Member Vau Dell had no comments.
- Platting Member Leonard thanked board members for serving.
- Platting Member Cottini thanked Mr. Anderson and Mr. Vau Dell for their work.
- Platting Member Fernandez thanked Mr. Anderson and Mr. Vau Dell.
- Platting Member Anderson thanked everyone for their time and work.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
DECEMBER 16, 2021****10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 2:50 p.m. (CD: 01:52:10)

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LAMARR ANDERSON,  
Platting Board Chair

ATTEST:

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SLOAN VON GUNTEN,  
Platting Board Clerk

*Minutes approved:* \_\_\_\_\_

DRAFT



6A

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
January 20, 2022**

**PRELIMINARY PLAT:** GRIFFIN

**LEGAL DESCRIPTION:** SEC 25, T18N, R03W, SEWARD MERIDIAN AK

**PETITIONERS:** GRIFFIN SMITH

**SURVEYOR/ENGINEER:** ALL POINTS NORTH, LLC

**ACRES:** 5.83 ± **PARCELS:** 5

**REVIEWED BY:** MATTHEW GODDARD **CASE #:** 2021-186

**REQUEST:** The request is to create five lots from Lots 6-12, Block 29, Enchanted Forest, Plat # 71-50, and Tax Parcel D1 to be known as **GRIFFIN**, containing 5.83 acres +/- . This case will be heard under MSB 43.15.065 *Waiver of standards for resubdivision of substandard lots*. The parcel is located north and west of W. King Arthur Drive, and directly east of Prator Lake; located within the SE 1/4 Section 25, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7.

**EXHIBITS**

Vicinity Map and Aerial Photos

**EXHIBIT A – 5 pgs**

**AGENCY COMMENTS**

ADF&G  
City of Houston Department of Public Works  
MSB Department of Public Works  
MSB Assessments  
Utilities

**EXHIBIT B – 1 pg**  
**EXHIBIT C – 1 pg**  
**EXHIBIT D – 1 pg**  
**EXHIBIT E – 1 pg**  
**EXHIBIT F – 9 pgs**

**DISCUSSION:** The proposed subdivision will reduce the number of lots from seven lots and one parcel to five lots. Parcel D1 will be divided across the lots giving all lots frontage on Prator Lake. All proposed lots will be increasing in size thereby reducing conditions that cause the substandard status of the affected lots (MSB 43.15.065(A)(3)). Lots 1 through 4 will take access from N. Squire Drive, a City of Houston owned and maintained road. Lot 5 has access from N. Squire Drive, W. Prince Charming Drive, and N. Duke Drive, all three are owned and maintained by City of Houston.

**Soils Report:** A soils report was not needed pursuant to MSB 43.15.065(A) “*The standards applicable to the subdivision of land may be waived by the platting officer for the resubdivision of substandard lots....*”; MSB 43.15.065(A)(3) “*one or more of the conditions that make the lot substandard under the present code would be reduced or eliminated under the proposed replat*”.

### **Comments:**

**AK Department of Fish and Game (Exhibit B)** has no objections.

**City of Houston DPW (Exhibit C)** has no comment.

**MSB DPW (Exhibit D)** has no comment.

**MSB Assessments (Exhibit E)** commented on a change of ownership for Lot 7. *Staff notes that the change has been made to the Agenda Plat to reflect the new owner.*

**Utilities: (Exhibit F)** Enstar has no comments or recommendations. GCI has no comments or objections. MTA did not respond. MEA requests easements be shown on final plat. *Staff notes the easements MEA provided are already included in the Certificate to Plat and will be shown on final plat (See Recommendation #5).*

At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining/Land/Water; USACE; MSB Emergency Services, Planning Division, Pre-Design Division, or Development Services; or MTA.

**CONCLUSION:** The preliminary plat of Griffin is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was not needed pursuant to MSB 43.15.065(A).

### **FINDINGS OF FACT**

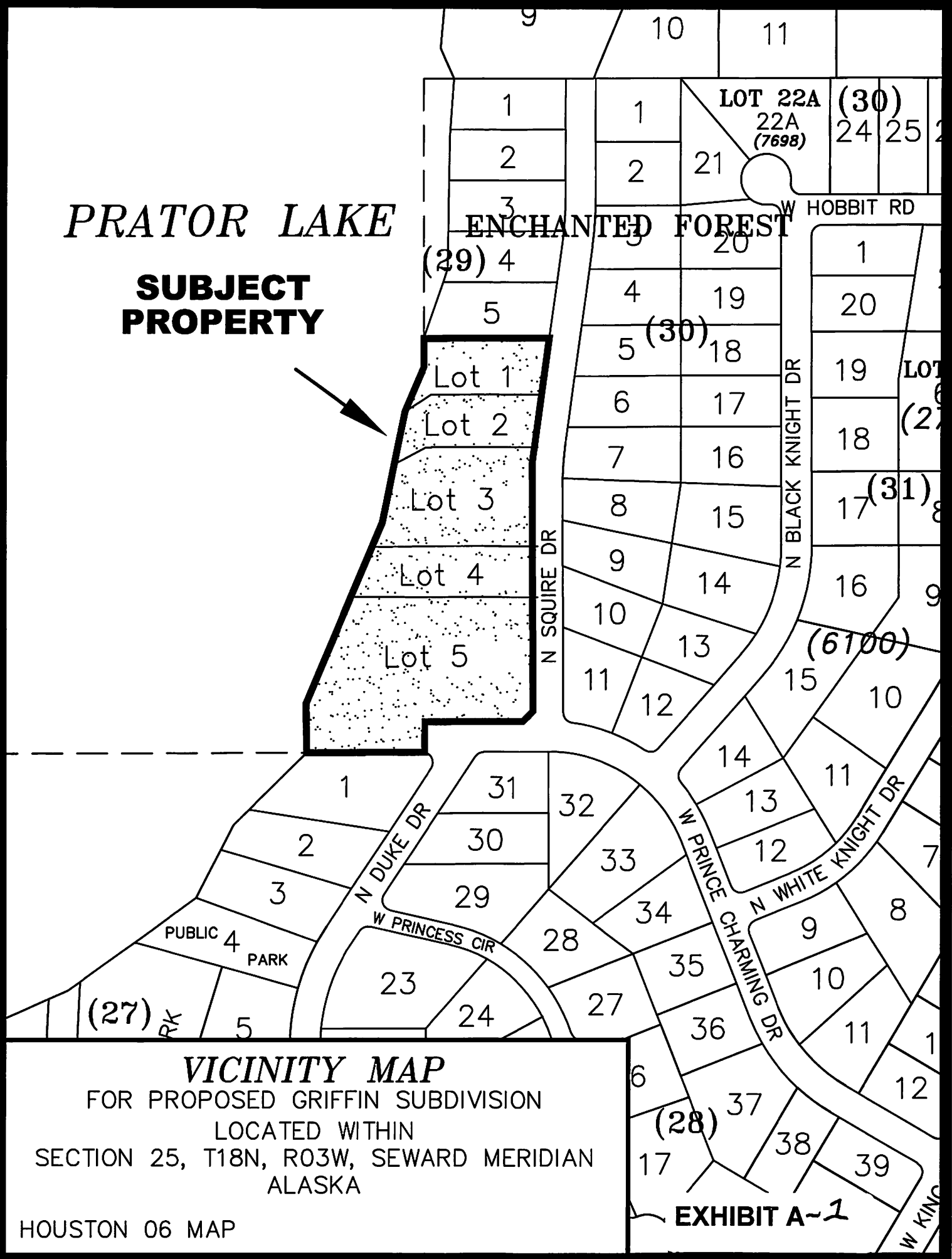
1. The plat of Griffin Subdivision is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was not needed pursuant to MSB 43.15.065(A).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. This plat combines multiple lots reducing the lot density in the area.
6. At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining/Land/Water; USACE; MSB Emergency Services, Planning Division, Pre-Design Division, or Development Services; or MTA.
7. There were no objections from any federal or state agencies, or Borough departments or utilities.
8. There were no objections from the public in response to the Notice of Public Hearing.

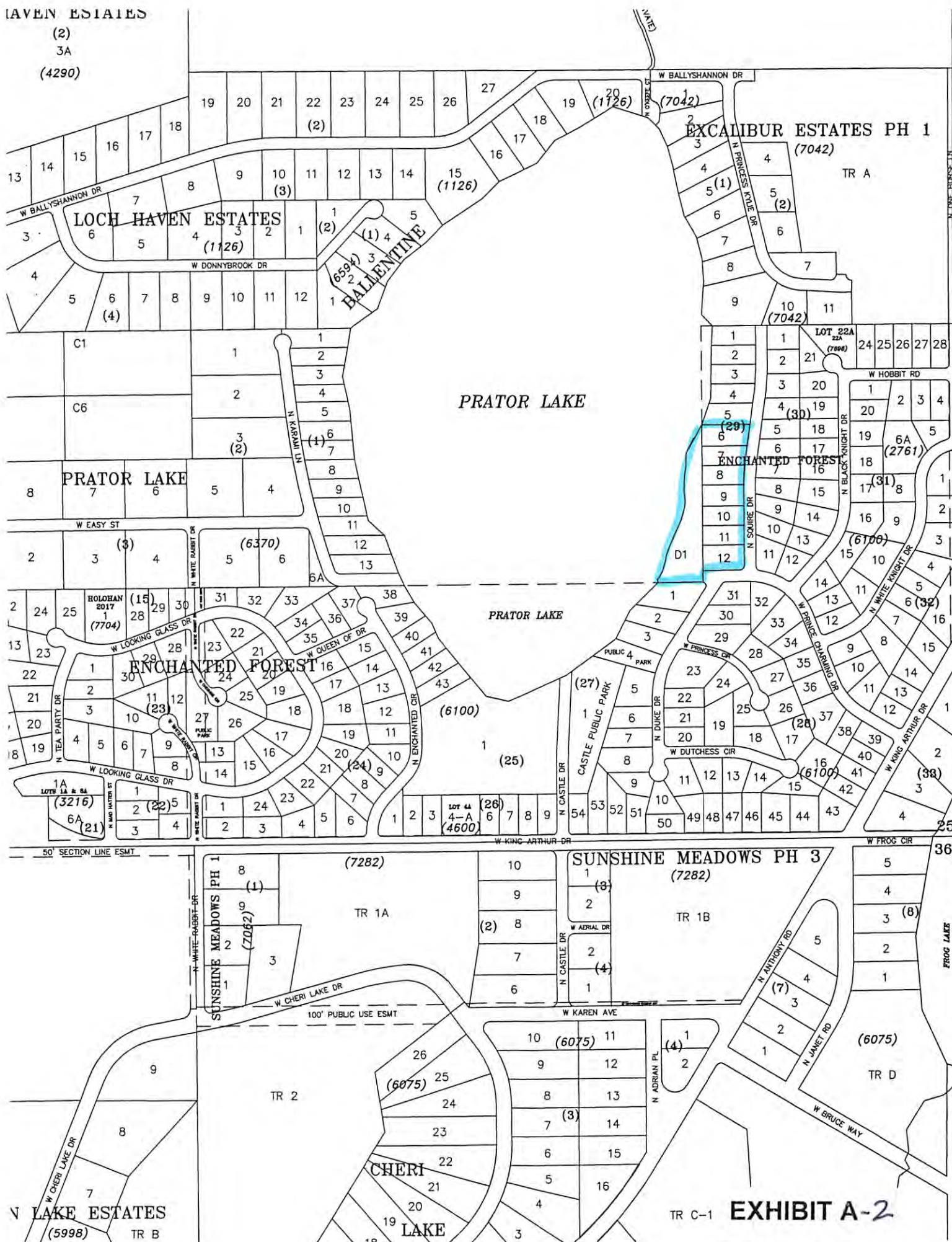
**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Griffin, Section 25, Township 18 North, Range 03 West, Seward Meridian, Alaska, contingent on staff recommendations:**

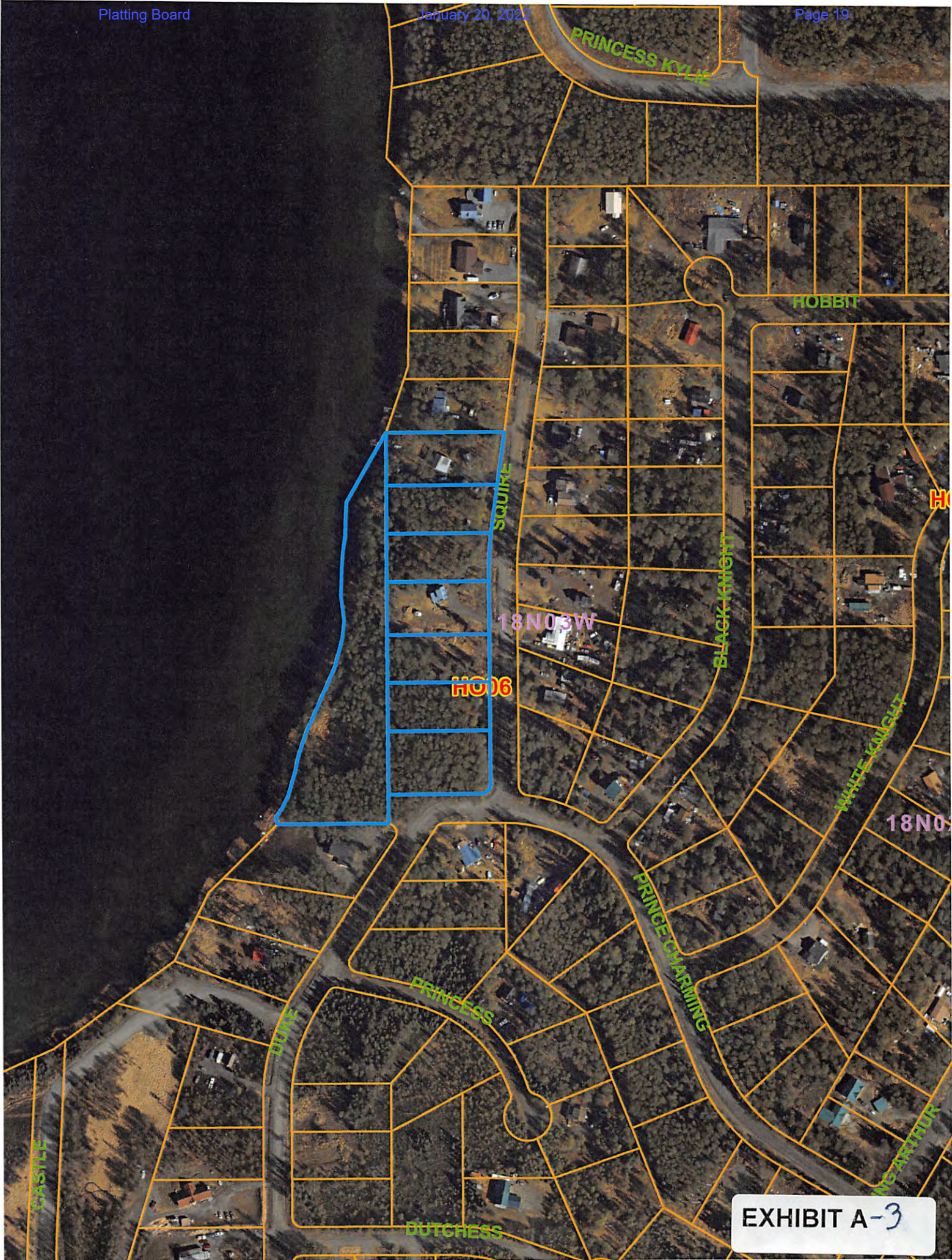
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary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













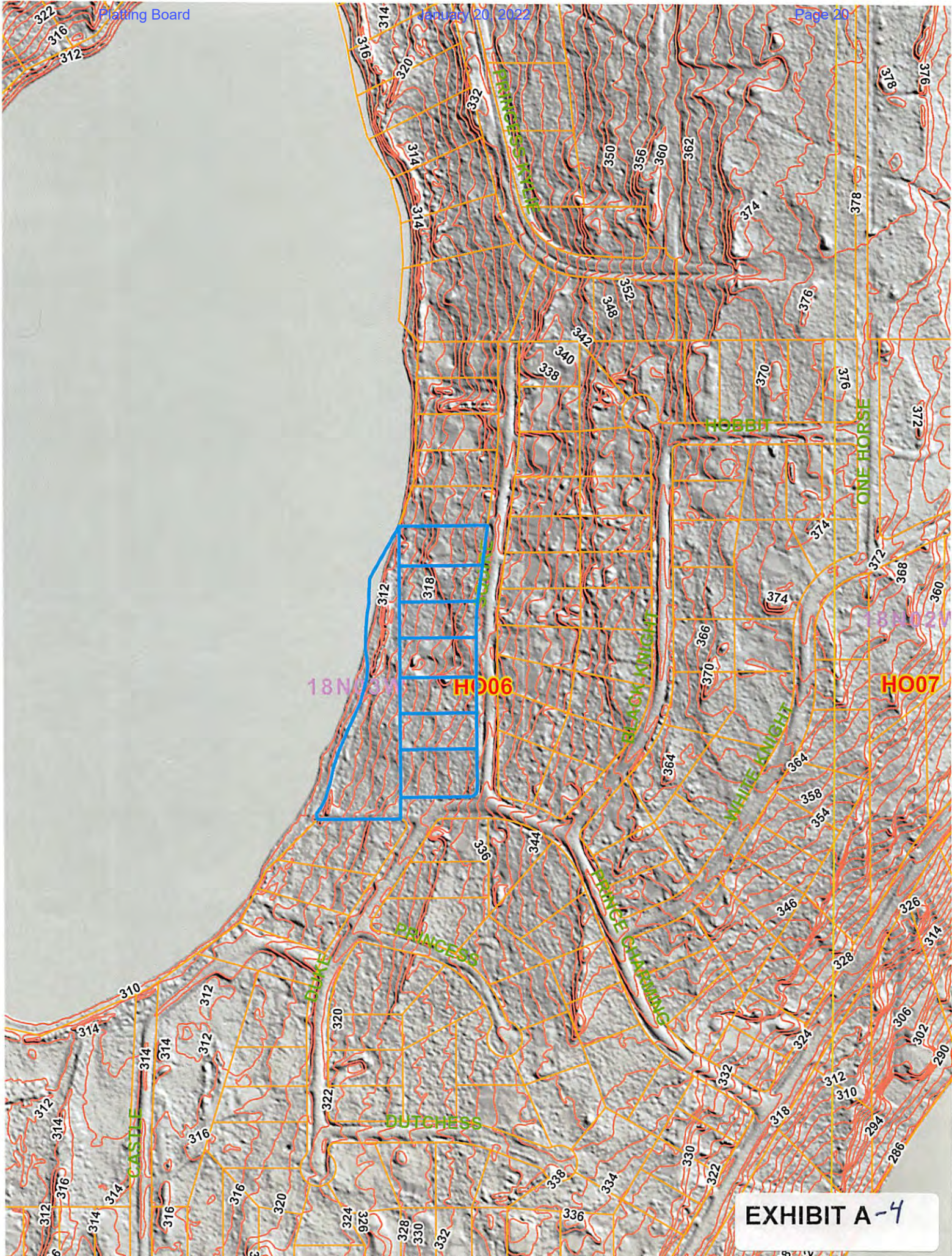
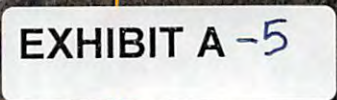


EXHIBIT A-4







## Matthew Goddard

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Monday, December 6, 2021 9:40 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Griffin Subdivision

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

Good morning,

Alaska Department of Fish and Game has no objections to the proposed platting actions. The proposed actions will not affect public access to public lands and waters. Thank you for the opportunity to review and comment.

## Colton T. Percy

Habitat Biologist  
Access Defense Program  
Alaska Department of Fish and Game  
Division of Wildlife Conservation  
333 Raspberry Rd  
Anchorage, AK 99518  
907-267-2118

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, November 24, 2021 3:49 PM  
**To:** Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; spevan@houston-ak.gov; rrussell@houston-ak.gov; mbell@houston-ak.gov; clerk@houston-ak.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>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.frasier@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>  
**Subject:** RFC Griffin Subdivision

Hello,

The link below is to a Request for Comments on the Proposed Griffin Subdivision, MSB case #2021-186, Tech MG.

## Comments are due by December 17, 2021.

[https://matsugovus-my.sharepoint.com/:f/g/personal/matthew\\_goddard\\_matsugov\\_us/En4rk8YI7xJFktS1gZvW5T8BROR7-SIQEnFLNL31UQq54g?e=smlz2i](https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/En4rk8YI7xJFktS1gZvW5T8BROR7-SIQEnFLNL31UQq54g?e=smlz2i)

## Matthew Goddard

**From:** Raymond Russell <rrussell@houston-ak.gov>  
**Sent:** Wednesday, December 1, 2021 3:14 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Griffin Subdivision

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

Matthew,

The City of Houston has no comment on the proposed subdivision at this time.

Thank you

Raymond Russell,  
Public Works Director  
City of Houston, Alaska  
PO Box 940027, Houston, AK 99694  
OFFICE: (907) 892-6869  
FAX: (907) 892-7677  
<http://www.houston-ak.gov/>



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**From:** Matthew Goddard [mailto:Matthew.Goddard@matsugov.us]  
**Sent:** Wednesday, November 24, 2021 3:49 PM  
**To:** george.horton@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Sonya Pevan <spevan@houston-ak.gov>; Raymond Russell <rrussell@houston-ak.gov>; Marilyn Bell <mbell@houston-ak.gov>; CoH Clerks <clerk@houston-ak.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>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.frasier@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>  
**Subject:** RFC Griffin Subdivision

Hello,

The link below is to a Request for Comments on the Proposed Griffin Subdivision, MSB case #2021-186, Tech MG.

**Matthew Goddard**

---

**From:** Jamie Taylor  
**Sent:** Thursday, December 16, 2021 7:59 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Griffin Subdivision

No comment.

**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:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, November 24, 2021 3:49 PM  
**To:** george.horton@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; spevan@houston-ak.gov; rrussell@houston-ak.gov; mbell@houston-ak.gov; clerk@houston-ak.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>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.frasier@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>  
**Subject:** RFC Griffin Subdivision

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**Comments are due by December 17, 2021.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/matthew\\_goddard\\_matsugov\\_us/En4rk8YI7xJFktS1gZvW5T8BROR7-SIQEnFLNL31UQq54g?e=smlz2i](https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/En4rk8YI7xJFktS1gZvW5T8BROR7-SIQEnFLNL31UQq54g?e=smlz2i)

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

Matthew Goddard



## Matthew Goddard

**From:** Jacque Malette  
**Sent:** Tuesday, November 30, 2021 10:30 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Griffin Subdivision  
**Attachments:** 311-2020-022065-0 (3).tiff

Hi Matthew,  
It appears the ownership has changed , please see the attached deed.

Thanks

*Jacque Malette- Assessments Assistant*  
350 E Dahlia Ave.  
Palmer, AK 99645  
907-861-8644

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, November 24, 2021 3:49 PM  
**To:** george.horton@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; spevan@houston-ak.gov; rrussell@houston-ak.gov; mbell@houston-ak.gov; clerk@houston-ak.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>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.frasier@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>  
**Subject:** RFC Griffin Subdivision

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**Comments are due by December 17, 2021.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/matthew\\_goddard\\_matsugov\\_us/En4rk8YI7xJFktS1gZvW5T8BROR7-SIQEnFLNL31UQq54g?e=smlz2i](https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/En4rk8YI7xJFktS1gZvW5T8BROR7-SIQEnFLNL31UQq54g?e=smlz2i)

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



**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

November 30, 2021

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 plats and has no comments or recommendations.

- **Griffin Subdivision**  
**(MSB Case # 2021-186)**
- **Drake Estates**  
**(MSB Case # 2021-169)**

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

Sincerely,

*James Christopher*

James Christopher  
 Right of Way & Compliance Technician  
 ENSTAR Natural Gas Company

**Matthew Goddard**

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, December 2, 2021 2:13 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Griffin Subdivision  
**Attachments:** RFC Packet.pdf; Agenda Plat.pdf

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

Matthew,

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

Thanks,

**MIREYA ARMESTO**

**GCI** | Technician II, GIS Mapping  
m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, November 24, 2021 3:49 PM  
**To:** george.horton@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; spevan@houston-ak.gov; russell@houston-ak.gov; mbell@houston-ak.gov; clerk@houston-ak.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>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.frasier@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Tam Boeve <Tamboevedistrict7@gmail.com>  
**Subject:** RFC Griffin Subdivision

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

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**Comments are due by December 17, 2021.**

[https://matsugovus-my.sharepoint.com/:f:/g/personal/matthew\\_goddard\\_matsugov\\_us/En4rk8YI7xJFktS1gZvW5T8BROR7-SIQEnFLNL31UQq54g?e=smlz2i](https://matsugovus-my.sharepoint.com/:f:/g/personal/matthew_goddard_matsugov_us/En4rk8YI7xJFktS1gZvW5T8BROR7-SIQEnFLNL31UQq54g?e=smlz2i)

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



# OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: MOORE, DENNIS Dated: \_\_\_\_\_  
PO BOX 940053  
HOUSTON, AK 99694

# OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: LEVERENZ SUTTER, PATRICIA L Dated: \_\_\_\_\_  
PO BOX 517  
RILLITO, AZ 85654

# OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: ORTH-MANN, ANDREW Dated: \_\_\_\_\_  
PO BOX 879316  
WASILLA, AK 99687-9316

# OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: SMITH, GRIFFIN & HEATHER Dated: \_\_\_\_\_  
11500 SNOWLINE DR,  
ANCHORAGE, AK 99507

# 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: \_\_\_\_\_

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 \_\_\_\_\_ Dated: \_\_\_\_\_

Attest: Platting Clerk \_\_\_\_\_

# CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through \_\_\_\_\_ against the property included in the subdivision hereon, have been paid.

Borough Tax Collection Official: \_\_\_\_\_

Dated: \_\_\_\_\_

# SURVEYORS STATEMENT

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

Dated: \_\_\_\_\_

# NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020,

For: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

# NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020,

For: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

# NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020,

For: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

# NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020,

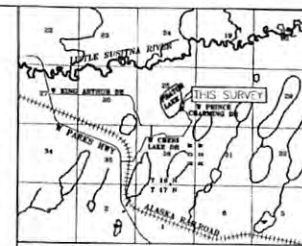
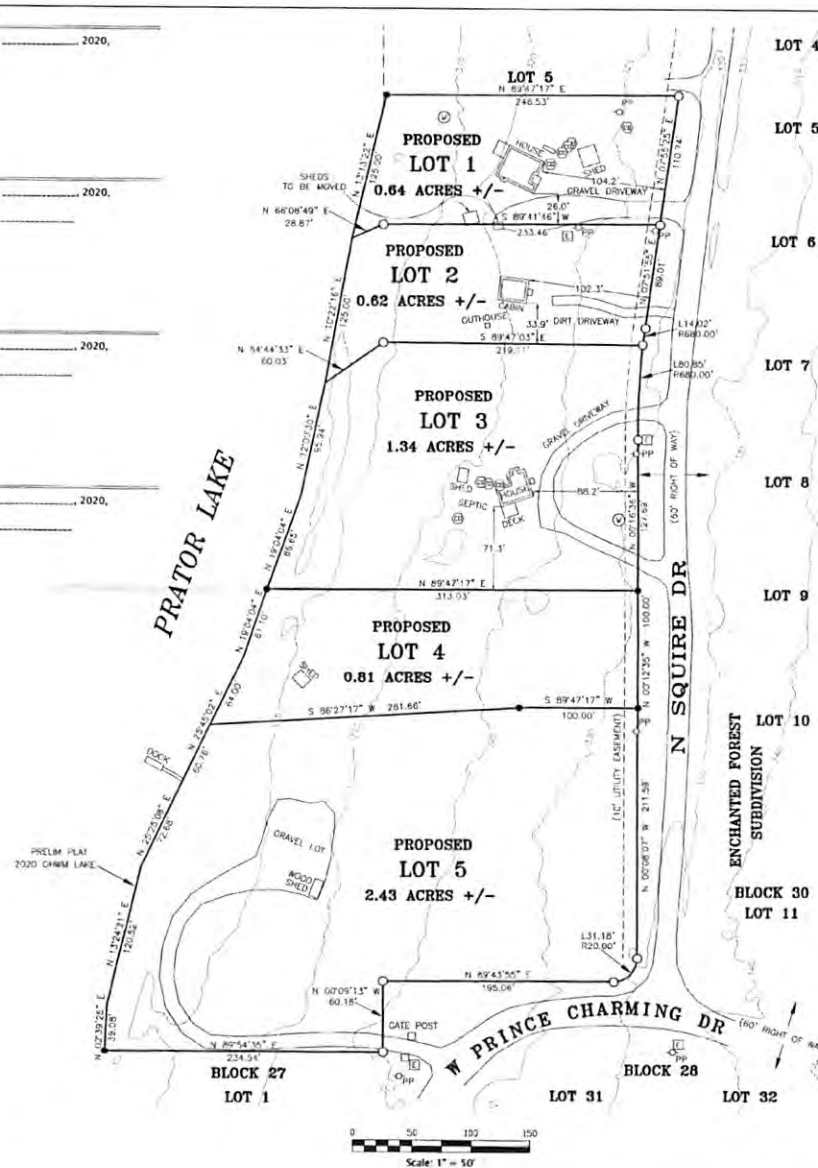
For: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

# SURVEYOR

Max A. Schillinger  
 All Points North LLC  
 P.O. Box 4207,  
 17600 E. Rambling Rd.  
 Palmer, AK, 99645  
 907-746-4185



VICINITY MAP  
 Source: M.S.B. GIS, Scale 1"=1 Mile

# LEGEND

- Found ELM/CLO monument as described hereon
- Found primary monument as described hereon
- Found steel stake Enchanted Forest Subdivision
- To be set: 5/8" rebar, 30" long, with plastic cap marked "SCHILLINGER LS 12039"

# NOTES

- There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
- 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.
- Preliminary plat measured bearings and distances shown hereon are Alaska State Plane Zone 4, NAD83(2011) expressed in U.S. Survey Feet.



Agenda Copy

RECEIVED  
 NOV 13 2021  
 PLATTING

PRELIMINARY PLAT OF

# GRIFFIN SUBDIVISION

A RE-SUBDIVISION OF LAND DESCRIBED AS LOT #6 THRU #12, BLOCK 29, ENCHANTED FOREST SUBDIVISION, PLAT #71-50 PALMER RECORDING DISTRICT & THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4SE1/4) OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT

CONTAINING 5.83 ACRES +/-, WITHIN THE SE 1/4 OF SECTION 25 TOWNSHIP 18 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, ALASKA

Date: 11-3-2021 Scale: 1" = 50' Sheet: 1 of 1

## Matthew Goddard

**From:** Meagan R. Hegge <Meagan.Hegge@mea.coop>  
**Sent:** Friday, December 17, 2021 3:43 PM  
**To:** Matthew Goddard  
**Cc:** Cindy A. Coughlin  
**Subject:** RE: RFC Griffin Subdivision  
**Attachments:** MSB Request for Comment - Griffin Sub.pdf

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

Hi Matthew,

Please see the attached for the below request.

Thank you,

Meagan Hegge  
Right of Way Technician  
Matanuska Electric Association, Inc.  
907-761-9276



**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, November 24, 2021 3:49 PM  
**To:** george.horton@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; spevan@houston-ak.gov; russell@houston-ak.gov; mbell@houston-ak.gov; clerk@houston-ak.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>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; MEA\_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.frasier@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>  
**Subject:** RFC Griffin Subdivision

**CAUTION: This email originated from outside of the MEA.coop organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

The link below is to a Request for Comments on the Proposed Griffin Subdivision, MSB case #2021-186, Tech MG.

**Comments are due by December 17, 2021.**



\* See attached <sup>MEA</sup> comments on Preliminary Plat 12/17/21

# MATANUSKA-SUSITNA BOROUGH

Platting Division

350 East Dahlia Avenue – Palmer AK 99645

Phone (907) 861-7874 – Fax (907) 861-8407

Comments Due: **December 17, 2021**

Date: November 24, 2021

## Preliminary Plat Request for Comments

AK Dept of Transportation – Anchorage	MSB – Emergency Services
AK Dept of Transportation – Palmer	MSB – Community Development
AK Dept of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DNR, Division of Agriculture	MSB – Assessments
ADF&G, Habitat Management & Permitting	MSB – Code Compliance
ADF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad, Engineering Department	MSB – Pre-Design Division
US Army Corps of Engineers	MSB – Permit Center
U.S. Postmaster	MEA
City of: Houston	MTA
Community Council:	Enstar
Fire Service Area: #	GCI
Road Service Area: #	Assembly District #7
MSB – Borough Attorney	bc: Platting Board

Title:	<b>GRIFFIN SUBDIVISION</b>
Location:	SEC 25, T18N, R03W, S.M., AK
Petitioners:	GRIFFIN SMITH 11500 SNOWLINE DR ANCHORAGE AK 99507
Surveyor:	ALL POINTS NORTH P.O.BOX 4207 PALMER AK 99645

The request is to create five lots from Lots 6-12, Block 29, Enchanted Forest, Plat # 71-50, and Tax Parcel D1 to be known as **GRIFFIN SUBDIVISION**, containing 5.83 acres +/- . This case will be heard under MSB 43.15.065 *Waiver of standards for resubdivision of substandard lots*. The parcel is located north and west of W. King Arthur Drive, and directly east of Prator Lake; located within the SE 1/4 Section 25, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7.

Please submit your comments in writing, specifying any easements or other requirements your Department or agency may need or any data, which you feel should be incorporated on the preliminary plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **December 17, 2021** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **January 20, 2022**.

Sincerely,

Matthew Goddard  
Platting Technician  
Direct line: 861-7881  
[matthew.goddard@matsugov.us](mailto:matthew.goddard@matsugov.us)

Attached easement to be added to Plat

**OWNERSHIP CERTIFICATE**  
We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: MOORE, DENNIS Dated: \_\_\_\_\_  
PO BOX 940053  
HOUSTON, AK 99604

**OWNERSHIP CERTIFICATE**  
We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: LEVRENZ SUTTER, PATRICIA L Dated: \_\_\_\_\_  
PO BOX 517  
RILLITO, AZ 85654

**OWNERSHIP CERTIFICATE**  
We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: ORTHMANN, ANDREW Dated: \_\_\_\_\_  
PO BOX 879316  
WASILLA, AK 99687-9316

**OWNERSHIP CERTIFICATE**  
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11500 SNOWLINE DR.  
ANCHORAGE, AK 99507

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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: \_\_\_\_\_ Dated: \_\_\_\_\_

Attest: Platting Clerk \_\_\_\_\_

**CERTIFICATE OF PAYMENT OF TAXES**  
I hereby certify that all current taxes and special assessments, through \_\_\_\_\_ against the property included in the subdivision hereon, have been paid.

Borough Tax Collection Official: \_\_\_\_\_

Date: \_\_\_\_\_

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

Date: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**  
Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020,

For: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**  
Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020,

For: \_\_\_\_\_

My commission expires: \_\_\_\_\_

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For: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

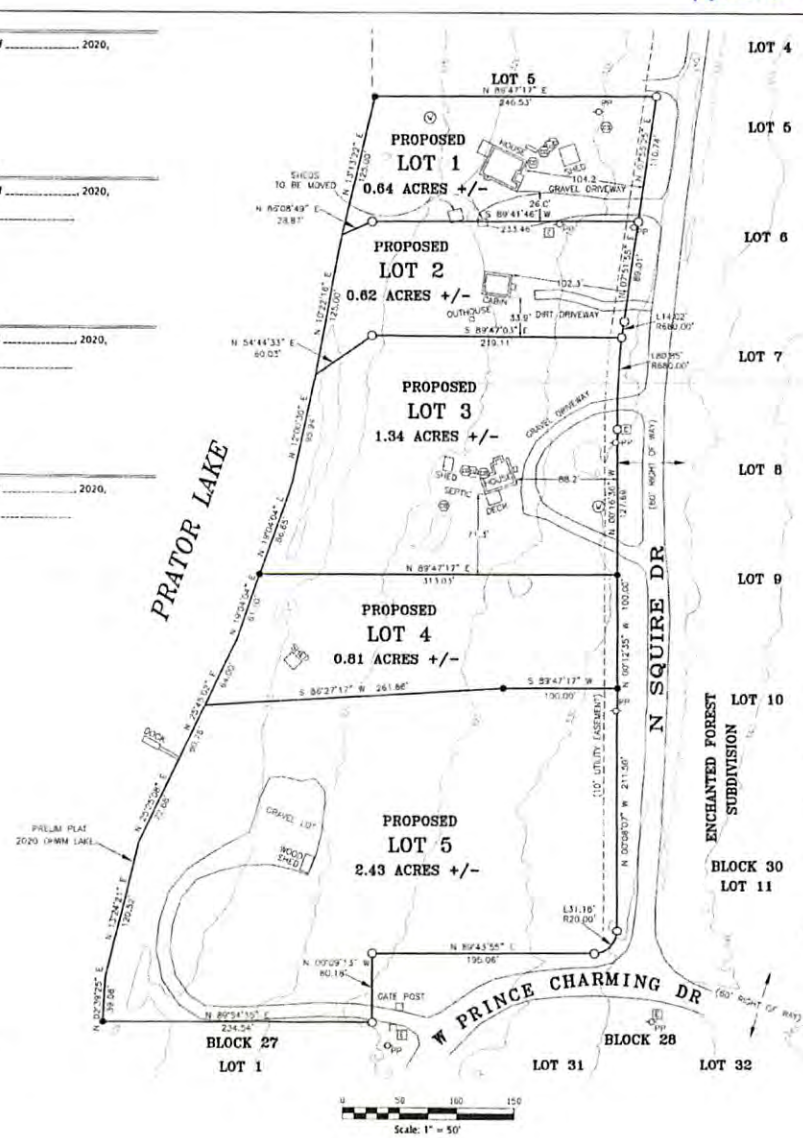
**NOTARY'S ACKNOWLEDGEMENT**  
Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020,

For: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

**SURVEYOR**  
Max A. Schillinger  
All Points North LLC  
P.O. Box 4207,  
17600 E. Rambling Rd.  
Palmer, AK 99645  
907-746-4185



**VICINITY MAP**  
Source: M.S.D. GIS, Scale 1"=1 Mile

**LEGEND**

- Found BLM/GLO monument as described hereon
- Found primary monument as described hereon
- Found steel stake Enchanted Forest Subdivision
- To be set 5/8" rebar, 30" long, with plastic cap marked "SCHILLINGER 15 12039"

**NOTES**

- There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
- 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.
- Preliminary plat measured bearings and distances shown hereon are Alaska State Plane Zone 4, NAD83(2011) expressed in U.S. Survey Feet.

**RECEIVED**  
NOV 4 2021  
**PLATTING**

**PRELIMINARY PLAT OF**  
**GRIFFIN SUBDIVISION**  
A RE-SUBDIVISION OF LAND DESCRIBED AS LOT #6 THRU #12, BLOCK 29, ENCHANTED FOREST SUBDIVISION, PLAT #71-50, PALMER RECORDING DISTRICT  
&  
THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT  
CONTAINING 5.83 ACRES +/-, WITHIN THE SE 1/4 OF SECTION 25 TOWNSHIP 18 NORTH, RANGE 3 WEST, SEWARD MERIDIAN PALMER RECORDING DISTRICT, ALASKA

Date: 11-3-2021 Scale: 1" = 50' Sheet: 1 of 1



5





**Matanuska Electric Association, Inc.**

BOOK 0791 PAGE 510

**RIGHT OF WAY EASEMENT**

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

Jack L. Welsh

(unmarried) (husband and wife), whose address is: 849 Elaine Drive, Anchorage, Alaska 99504 for a good valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Grantee") whose post office address is Box 2929 Palmer, Alaska, and to its successors or assign, the right to enter upon the lands of the undersigned, situated in the Palmer Recording District, State of Alaska, and more particularly described as follows:

A 10'x15' down guy and anchor easement located in the Southeast corner of Lot 6, Block 29, ENCHANTED FOREST SUBDIVISION, according to plat #71-050, Palmer Recording District, Third Judicial District, State of Alaska.

being in Section 25, Township 18N, Range 3W, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 10 feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the easement, lines, or system by any other person, association or corporation for electric or telecommunication purposes.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, removable at the option of the Grantee.

The Grantee, its successors and assigns, is hereby expressly given and granted the right to assign said right-of-way and easement herein granted and conveyed, or any part thereof, or interest therein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors and assigns, together with the right of ingress to and egress from the premises for the purpose herein granted.

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 as may appear of record and those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 23<sup>rd</sup> day of Sept., 1994

Jack L. Welsh Grantor  
Jack L. Welsh Grantor

STATE OF ALASKA) SS-

THIS IS TO CERTIFY that on this 23<sup>rd</sup> day of Sept., 1994 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Jack L. Welsh

EROW 272 (94)

FOR DISTRICT RECORDERS USE

known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed 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

Patricia A. McRoberts  
Notary Public in and of Alaska  
My commission expires: 9-9-97



W.O. 70521	MISC
P/S P	MAP 18-H-9
SUBD 6100	QUAD D
PLAT	EASE 9501231

94-020091

15-

PALMER REC. DISTRICT  
REQUESTED BY MEA

'94 DEC 19 AM 11 44

Return to: MEA, PO Box 2929, Palmer, AK 99645

SEAL

HW37-21A-1-9

EXHIBIT F-8







OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: \_\_\_\_\_ Dated: \_\_\_\_\_  
MOORE, DENNIS  
PO BOX 940053  
HOUSTON, AK 99694

OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: \_\_\_\_\_ Dated: \_\_\_\_\_  
KARLA VANDER BIE, AUTHORIZED SIGNOR  
FOR EQUITY TRUST COMPANY, CUSTODIAN FBO KARLA VANDER BIE IRA  
11474 W DONNYBROOK DR  
HOUSTON, AK 99623

OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: \_\_\_\_\_ Dated: \_\_\_\_\_  
ORTHMANN, ANDREW  
PO BOX 879316  
WASILLA, AK 99687-9316

OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: \_\_\_\_\_ Dated: \_\_\_\_\_  
SMITH, GRIFFIN & HEATHER  
11500 SNOWMUNE DR,  
ANCHORAGE, AK 99507

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: \_\_\_\_\_

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.

\_\_\_\_\_ Dated: \_\_\_\_\_  
Planning and Land Use Director

Attest: Platting Clerk

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through \_\_\_\_\_ against the property included in the subdivision hereon, have been paid.

Borough Tax Collection Official: \_\_\_\_\_

Dated: \_\_\_\_\_

SURVEYORS STATEMENT

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

Date: \_\_\_\_\_

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this \_\_\_\_ day of \_\_\_\_\_, 2022,

For: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

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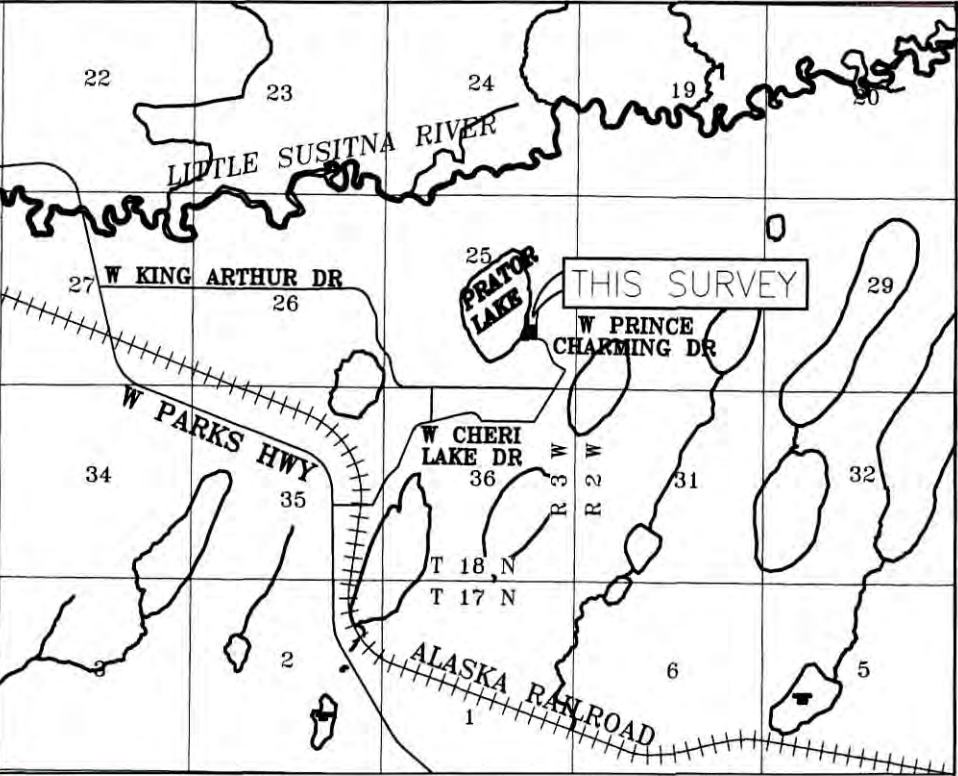
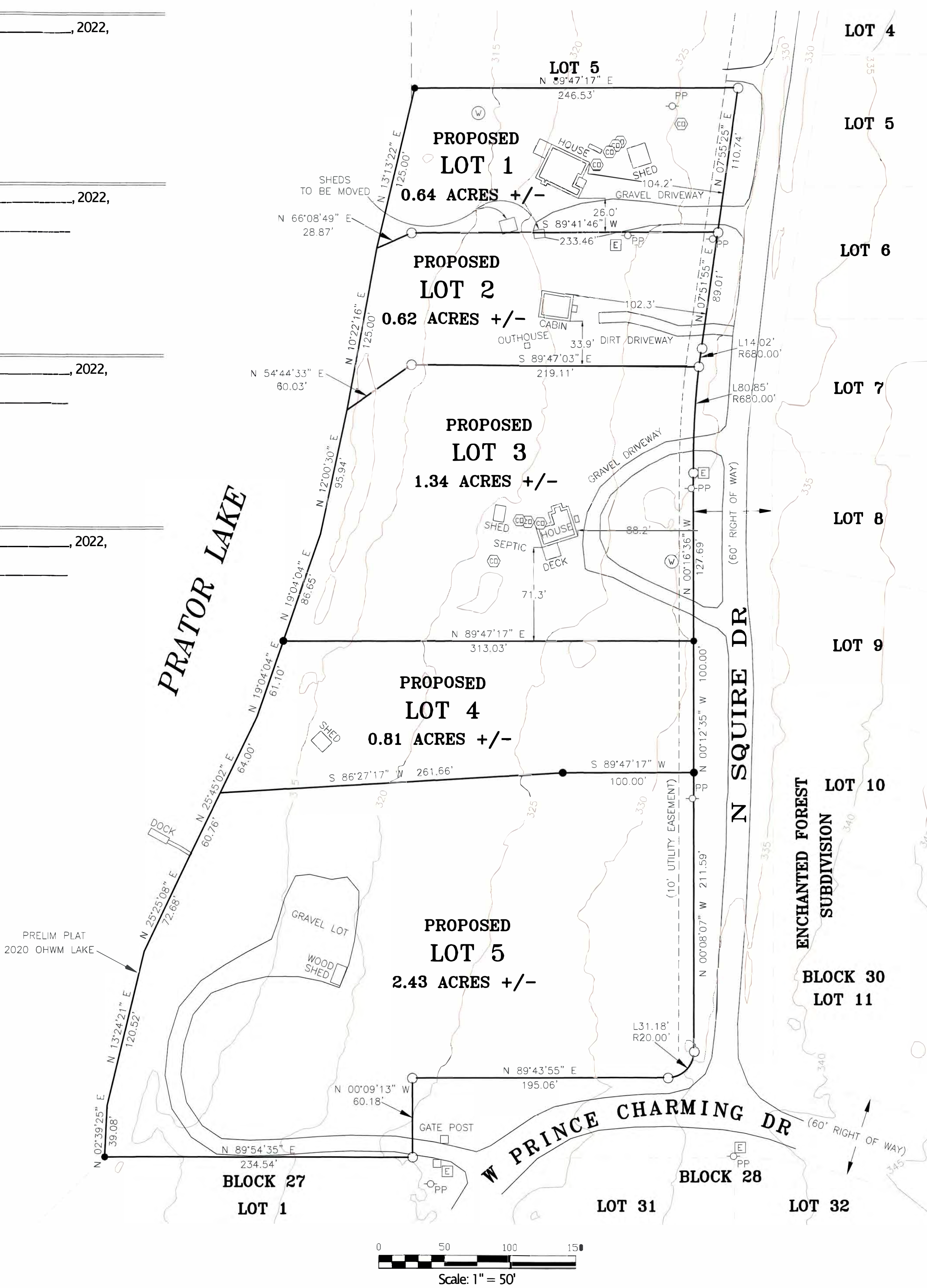
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SURVEYOR

Max A. Schillinger  
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RECEIVED

JAN 15 2022

PLATTING

Agenda Copy

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