

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 1, 2022

ABBREVIATED PLAT: GALLAGHER ESTATES 2022

LEGAL DESCRIPTION: SEC 23, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: STEVE GALLAGHER FOR JEREMY GALLAGHER

SURVEYOR: KEYSTONE SURVEYING

ACRES: 2.66 ± PARCELS: 1

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2022-066

REQUEST: The request is to create one lot from Lot 2, Gallagher Estates, Plat No. 2004-205 and Tax Parcel D35, to be known as **GALLAGHER ESTATES 2022**, containing 2.66 acres +/- . The parcel is directly west of S. Old Glenn Highway; within Section 23, Township 17 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

AGENCY COMMENTS

Department of Public Works

EXHIBIT B – 1 pg

Department of Emergency Services

EXHIBIT C – 1 pg

Utilities

EXHIBIT D – 2 pgs

ADF&G

EXHIBIT E – 1 pg

ADOT&PF

EXHIBIT F – 2 pgs

Public Comment

EXHIBIT G – 1 pg

DISCUSSION: The proposed subdivision is creating one lot from Tax Parcel D35 and Lot 2 of Gallagher Estates, Plat No. 2004-205. This is essentially an elimination of lot lines; therefore, no geotechnical report is required. ADOT&PF stated, at the preapplication level, no new access shall be granted to the lot. Staff notes there is an easement document recorded on February 22, 2000, at Book/Page 1056/753, granting driveway access along the southern portion of the lot, giving access to Tax Parcel D21 to the west.

Comments: Department of Public Works (**Exhibit B**) has no comments. Department of Emergency Services (**Exhibit C**) has no comments.

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

ADF&G: (**Exhibit E**) has no objections.

ADOT&PF (Exhibit F) has no comments.

Public Comment: (Exhibit G) Joan Tower, owner of Lot 1, Block 5, Fraggie Rock Estates, to the northwest, has no objections.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Butte Community Council; Fire Service Area #2 Butte; Road Service Area #26 Butte; MSB Community Development, Assessments, Pre-Design Division, or Development Services; MTA or MEA.

CONCLUSION: The preliminary plat of Gallagher Estates 2022 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; one non-objection was received. 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 required.

FINDINGS OF FACT

1. The plat of Gallagher Estates 2022 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required.
3. The lots have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. The lots have 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; Butte Community Council; Fire Service Area #2 Butte; Road Service Area #26 Butte; MSB Community Development, Assessments, Pre-Design Division, or Development Services; MTA or MEA.
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; one non-objection was received.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of GALLAGHER ESTATES 2022, Section 23, Township 17 North, Range 02 East, Seward Meridian, Alaska:

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. Provide signatory authority for the Trust.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.

A31

4

A21

S WICKHAM CIR (PRVT)

A11

A16

A15

50' ROW ESMT

FRAGGLE ROCK EST
(2883)

(2)
1

2

(1)
7

6

8

1

2

4

5

3

(12)

(5601)

LOT 2A

D21

S OLD GLENN HWY

50' ROW ESMT

50' ROW ESMT

S MARTH RD

1

A.R.
2

3

(1258)

S MARTH RD

D29

**SUBJECT
PROPERTY**



D30

D32

D18

D19

D6

D34

D7

50' ROW ESMT

50' ROW ESMT

D36

D9

10

9

BARNHARDT'S
SMALL TRS

7

(2040)

8

D11

D22

D14

(1)

6

COLCORD'S CT

2

3

4

1

(1)

5

E CULK CIR

(3293)

1

2

(2)

23

VICINITY MAP

FOR PROPOSED GALLAGHER ESTATES 2022

LOCATED WITHIN

SECTION 23, T17N, R02E, SEWARD MERIDIAN,
ALASKA

PALMER 14 MAP

E PLUMLEY RD

1

2

3

1

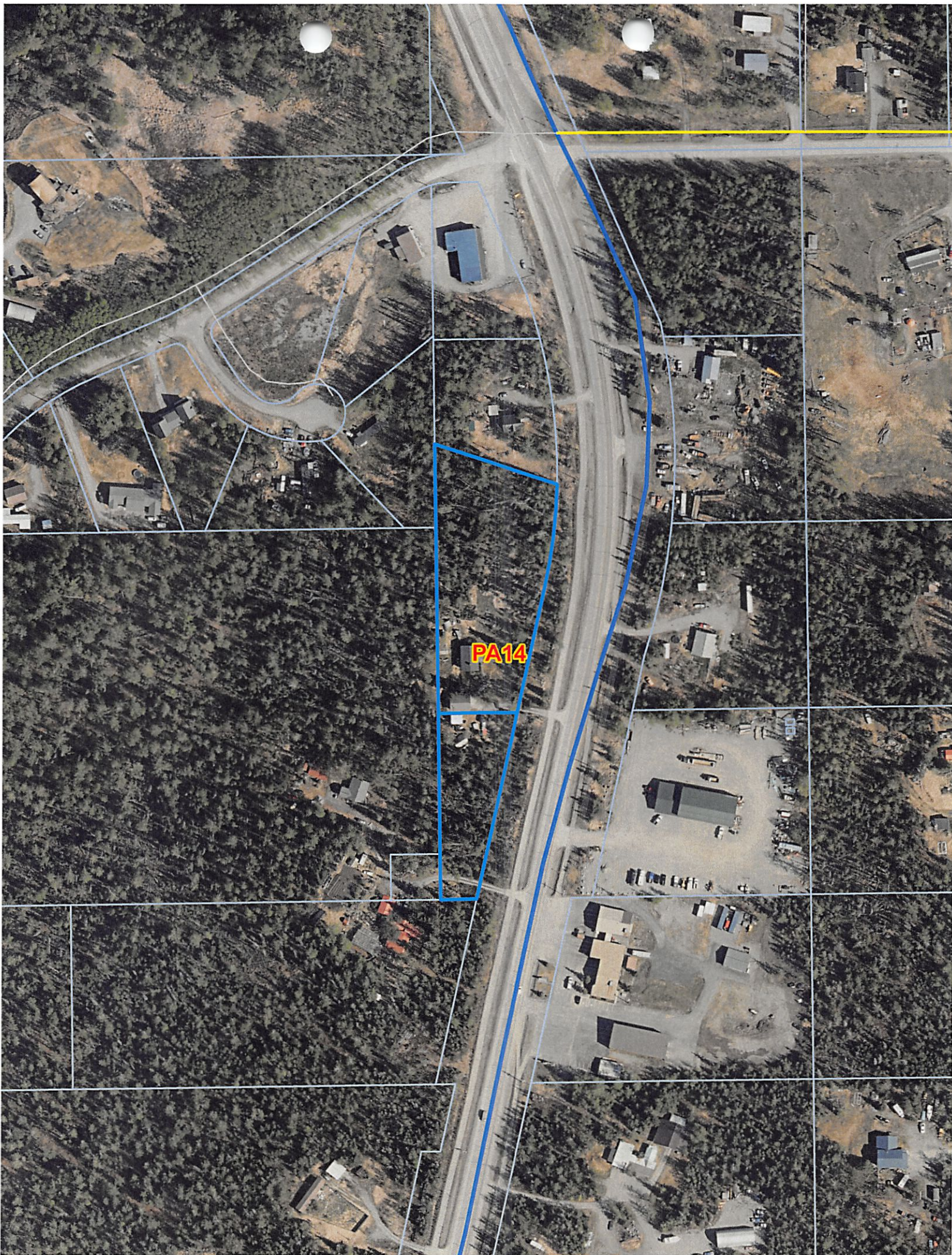
2

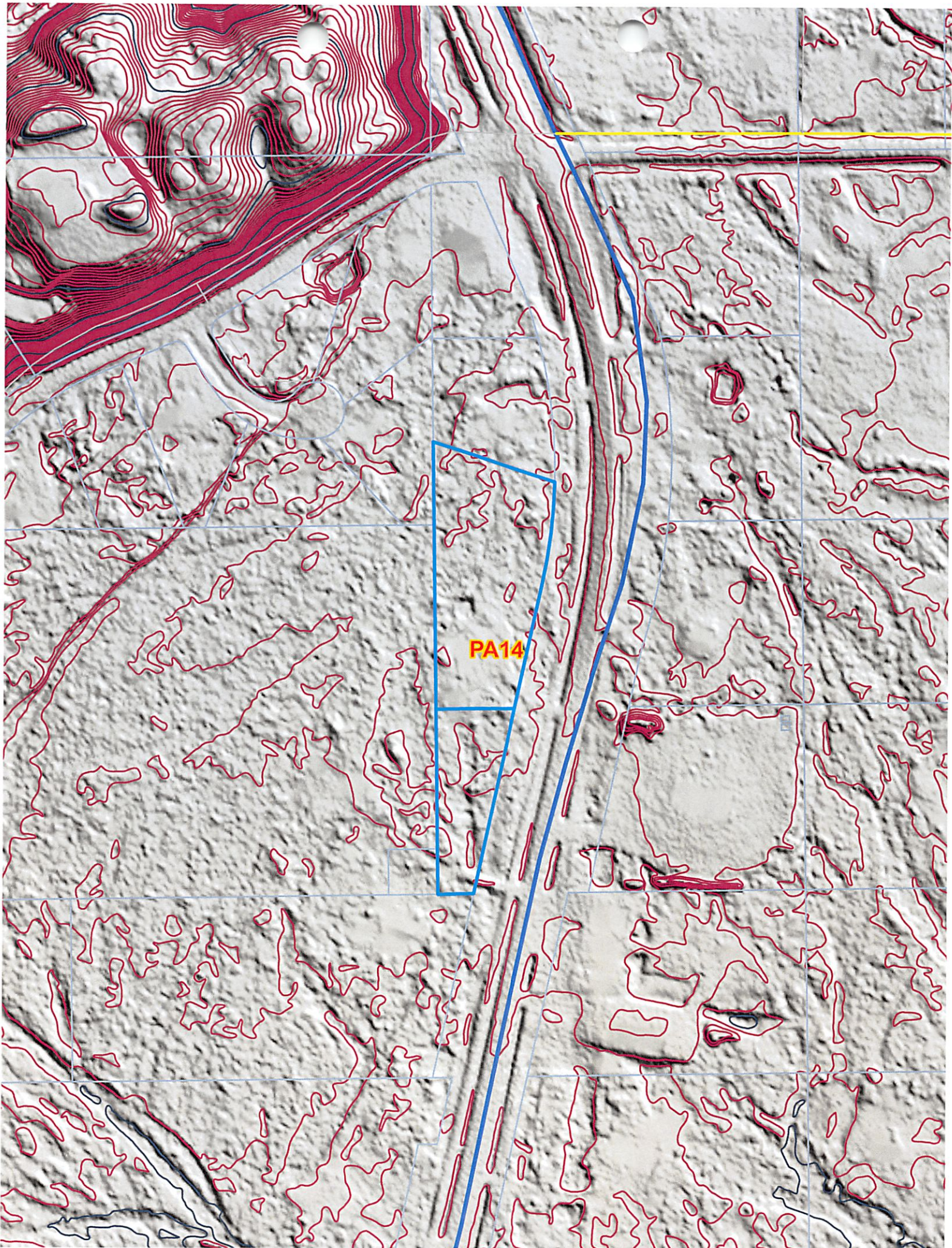
EXHIBIT A

1

26

TR 2-26
33' SE







Amy Otto-Buchanan

From: Jamie Taylor
Sent: Wednesday, May 18, 2022 10:01 AM
To: Amy Otto-Buchanan
Cc: Elaine Flagg
Subject: RE: RFC Gallagher Est 2022 #22-066

No comment.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, May 6, 2022 1:49 PM
To: allen.kemplen@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; butteakcc@gmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; snowshark1@hotmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@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; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; row@mtasolutions.com
Subject: RFC Gallagher Est 2022 #22-066

The following link contains a Request for Comments for Gallagher Est 2022 #2022-066 to combine 117N02E23D035 and 55601000L002. Comments are due by **May 25, 2022**. Please let me know if you have questions. Thanks, A.

[Gallagher Est 2022](#)

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

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

Amy Otto-Buchanan

From: Fire Code
Sent: Monday, May 23, 2022 10:42 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Gallagher Est 2022 #22-066

Amy,
Fire and Life Safety has no issue with this.
Don



Donald Cuthbert

Fire Marshal
Fire & Life Safety Division
Central Mat-Su Fire Department
(907) 861-8030
FireCode@matsugov.us

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, May 6, 2022 1:49 PM
To: allen.kemplen@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; butteakcc@gmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; snowshark1@hotmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@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; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; row@mtasolutions.com
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[Gallagher Est 2022](#)

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

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, May 16, 2022 3:15 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Gallagher Est 2022 #22-066
Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Amy,

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, May 6, 2022 1:49 PM
To: allen.kempen@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; butteakcc@gmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; snowshark1@hotmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@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; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; row@mtasolutions.com
Subject: RFC Gallagher Est 2022 #22-066

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[Gallagher Est 2022](#)

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

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



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

May 11, 2022

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following preliminary plat and has no comments or recommendations.

- **GALLAGHER ESTATES 2022**
(MSB Case # 2022-066)

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

Sincerely,

James Christopher

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

Amy Otto-Buchanan

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Tuesday, May 10, 2022 9:46 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Gallagher Est 2022 #22-066

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

Last One!

Alaska Department of Fish and Game has reviewed the proposed platting actions and has no objections. The proposed actions will not adversely affect fish, wildlife, habitat, or public access to public lands and waters. Thank you for the opportunity to review and comment on these platting actions.

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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, May 6, 2022 1:49 PM
To: Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; butteakcc@gmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; snowshark1@hotmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <brad.sworts@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Terry Dolan <Terry.Dolan@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; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; row@mtasolutions.com
Subject: RFC Gallagher Est 2022 #22-066

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[Gallagher Est 2022](#)

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Amy Otto-Buchanan
Platting Technician

EXHIBIT E



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

May 19, 2022

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:

- **Gallagher Estates 2022**

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

- **CA 15 Schlosser**
 - Request No Direct Access to Parks Highway
 - Consider verifying SLE shown on plat. Another 17' may be warranted.
- **PA 14 Retherford**
 - Request no new access on McKechnie
- **WA 11 Peck**
 - Request NDA to Bogard Road.
 - Both lots to be accessed off Peck.
- **Powder Ridge PV 37**
 - Concur with consolidation of access through internal road and access to Petersville Road via road on SLE.

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.

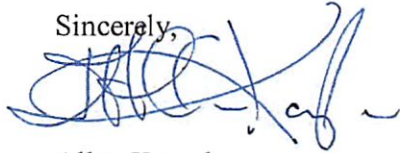
We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any

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) 269-0513 or allen.kemplen@alaska.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'AK', with a large, stylized flourish extending from the end.

Allen Kemplen
Mat-Su Core Area Planner

cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
Sean Baski, Chief, Highway Design
Danika Simpson, Property Management Supervisor, Right of Way
Tom Schmid, Highway Design Project Manager

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



52883B01L005
TOWER JOAN
UNIT 101
1102 S CHUGACH ST
PALMER AK 99645-6690

20

996456690 0001 FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: STEVE GALLAGHER FOR JEREMY GALLAGHER

REQUEST: The request is to create one lot from Lot 2, Gallagher Estates, Plat No. 2004-205 and Tax Parcel D35, to be known as **GALLAGHER ESTATES 2022**, containing 2.66 acres +/- . The parcel is directly west of S. Old Glenn Highway (Tax IDs # 17N02E23D035 and 5601000L002); within Section 23, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **June 1, 2022**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

☒ No Objection ☐ Objection ☐ Concern

Name:

Joan Tower

Address:

3150 S. Frongle Rock Ct Palmer AK 99645
property address

Comments:

mailing address

1102 S Chugach St apt 101 Palmer AK 99645

