

A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 8, 2022

ABBREVIATED PLAT: MATANUSKA BREWING

LEGAL DESCRIPTION: SEC 33, T18N, R02E, SEWARD MERIDIAN AK

PETITIONERS: KEVIN BURTON, MATANUSKA BREWING COMPANY, LLC

SURVEYOR: ALL POINTS NORTH

ACRES: 3.02 ± PARCELS: 2

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

REQUEST: The request is to create two lots from Tract A-1, Alaska State Land Survey 96-4, Plat No. 99-62, to be known as **MATANUSKA BREWING**, containing 3.02 acres +/- . The parcel is located in the City of Palmer, south of E. Dogwood Avenue, east of S. Valley Way, west of S. Denali Street and north of E. Dahlia Avenue; within Section 33, Township 18 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 – 3 pgs

ADF&G

EXHIBIT E – 1 pg

City of Palmer

EXHIBIT F – 1 pg

DISCUSSION: The proposed subdivision is creating two lots from Tract A-1, Alaska State Land Survey 96-4, Plat No. 99-62. Proposed Lot 1 is 2.38 acres; Lot 2 is .64 acres. Lots are served by City of Palmer city water and city sewer, therefore a geotechnical report is not required.

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

Utilities: (**Exhibit D**) Enstar has no comments or recommendations; however, it is recommended the petitioner contact Enstar in regards to a service line that crosses proposed Lot 2 to serve Tract B-1. GCI has no comments. MTA and MEA did not respond.

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

City of Palmer: (Exhibit F) City of Palmer had no comments or concerns. The Planning and Zoning Commission will review at the June 16, 2022 meeting. Any additional comments will be forwarded at that time.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; MSB Community Development, Assessments, Pre-Design Division, Planning or Development Services; MTA or MEA.

CONCLUSION: The preliminary plat of Matanuska Brewing is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was not required.

FINDINGS OF FACT

1. The plat of Matanuska Brewing is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required, as lots are served by City of Palmer water and sewer.
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; MSB Community Development, Assessments, Pre-Design Division, Planning 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.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of MATANUSKA BREWING, Section 33, Township 18 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.

S COLONY WAY

C21

3

PALMER PUBLIC SAFETY

1

2

**SUBJECT
PROPERTY**

(3085)

E DOGWOOD AVE

S VALLEY WAY

LOT 1

LOT 2

CO-OP
GARAGE
TRACT
TR A1

ASLS 96-4

TR B-1

(4871)

C41

TRACT B-2

TR B1
(5031)

POWER
HOUSE
TR 1
(1779)

E DAHLIA AVE

S DENALI ST

VICINITY MAP

FOR PROPOSED MATANUSKA BREWING
LOCATED WITHIN

SECTION 33, T18N, R02E, SEWARD MERIDIAN,
ALASKA

PALMER 05 MAP

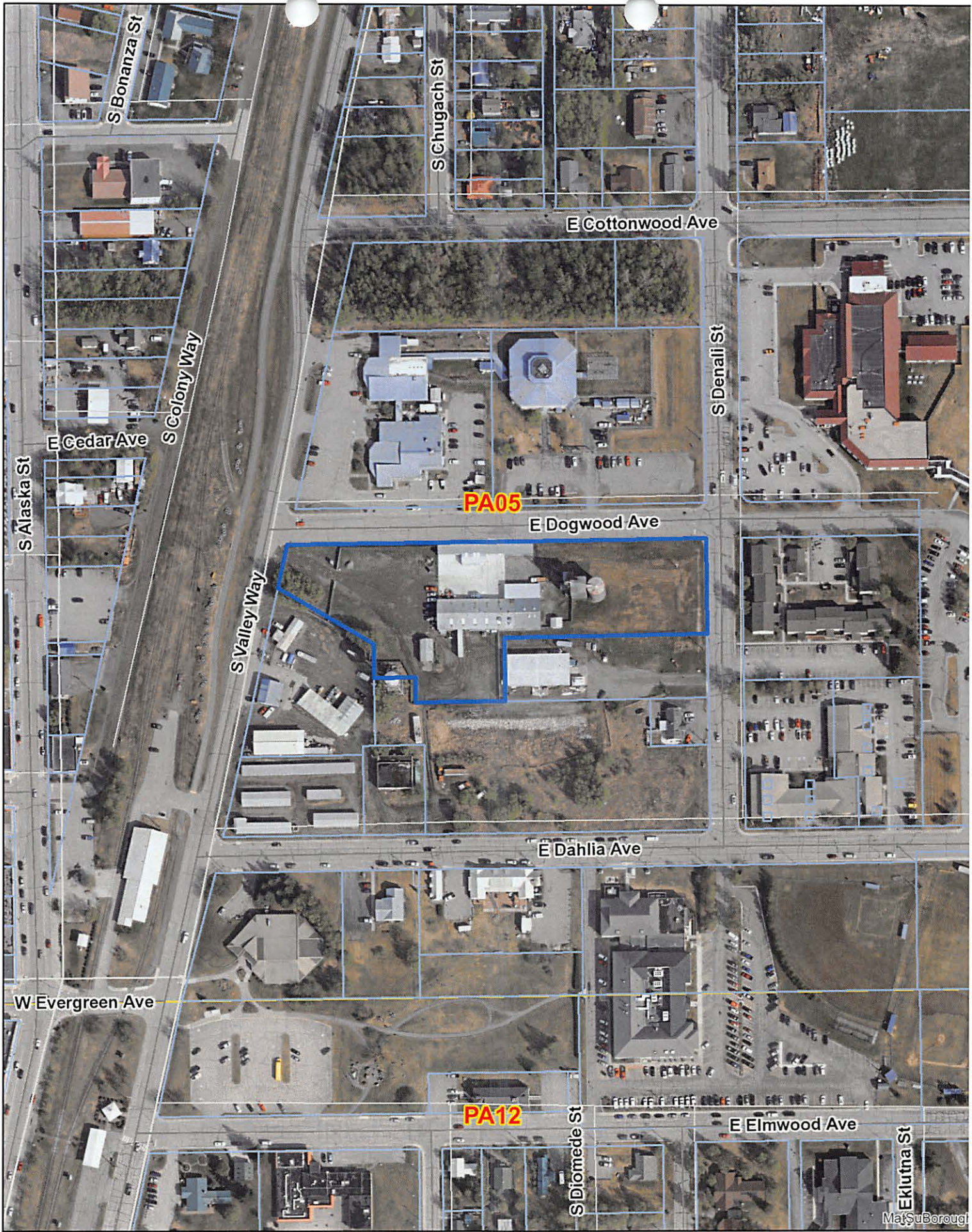
TR A

(5015)

C34

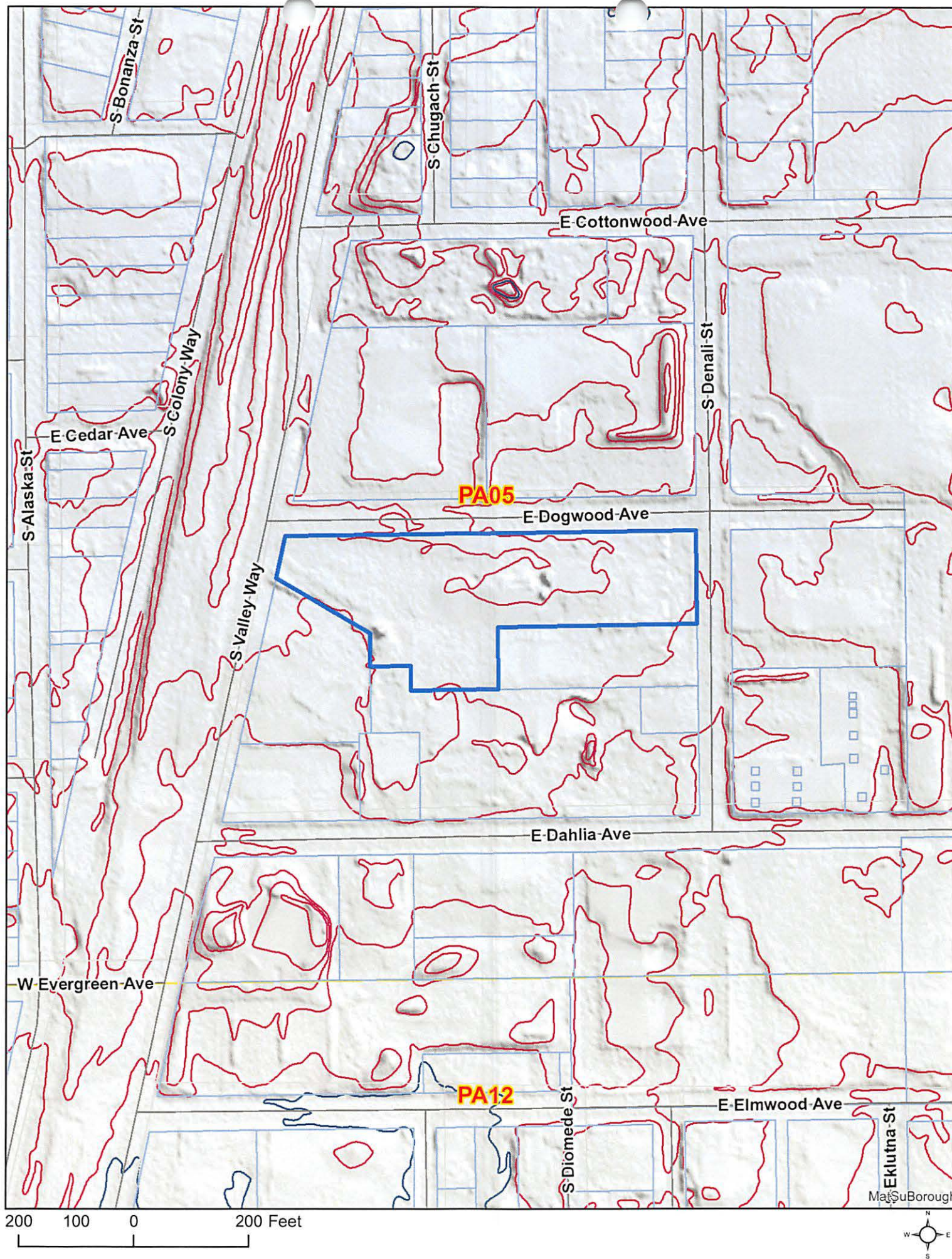
C33

EXHIBIT A



200 100 0 200 Feet







Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, May 23, 2022 10:02 AM
To: Amy Otto-Buchanan
Cc: Elaine Flagg
Subject: RE: RFC Matanuska Brewing #22-067

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: Tuesday, May 10, 2022 4:05 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; pamelaj.melchert@usps.gov; j.patterson@palmerak.org; bhanson@palmerak.org; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; msb.hpc@gmail.com; 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; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Matanuska Brewing #22-067

The following link contains a Request for Comments for Matanuska Brewing, MSB Case #2022-067 to subdivide 54871000T00A-1. Comments are due by **June 1, 2022**. Please let me know if you have any questions. Thanks, A.

[Matanuska Brewing](#)

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 10:43 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Matanuska Brewing #22-067

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: Tuesday, May 10, 2022 4:05 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; pamelaj.melchert@usps.gov; j.patterson@palmerak.org; bhanson@palmerak.org; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; msb.hpc@gmail.com; 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; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>
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[Matanuska Brewing](#)

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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 3:41 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Matanuska Brewing #22-067
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: Tuesday, May 10, 2022 4:05 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; pamelaj.melchert@usps.gov; j.patterson@palmerak.org; bhanson@palmerak.org; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; msb.hpc@gmail.com; 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; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Matanuska Brewing #22-067

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[Matanuska Brewing](#)

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

EXHIBIT D

Amy Otto-Buchanan

From: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Tuesday, May 17, 2022 12:59 PM
To: Amy Otto-Buchanan
Cc: Andrew Fraiser; Sterling Lopez
Subject: RE: RFC Matanuska Brewing #22-067
Attachments: MSB No Comment 2022-067.pdf

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

Hello,

Please see ENSTARS attached letter with no comments. However, it's recommended that Matanuska Brewing contact ENSTAR, regarding a service line that crosses proposed Lot 2 to serve Tract B-1. Let me know if you have any questions.

Thank you,
Jimmy

James Christopher
Right of Way and Compliance Technician
ENSTAR Natural Gas Company
401 E. International Airport Rd.
P.O. Box 190288, Anchorage Ak 99519-0288
907-334-7944

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, May 10, 2022 4:05 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; pamelaj.melchert@usps.gov; j.patterson@palmerak.org; bhanson@palmerak.org; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; msb.hpc@gmail.com; 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 <row@enstarnaturalgas.com>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Matanuska Brewing #22-067

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[Matanuska Brewing](#)



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 17, 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 abbreviated plat and has no objections. However, it is recommended that Matanuska Brewing contact ENSTAR regarding a natural gas service line easement that crosses proposed Lot 2 to serve Tr. B-1

- **MATANUSKA BREWING SUBDIVISION**
(MSB Case # 2022-067)

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

Sincerely,

A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

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

Amy Otto-Buchanan

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Wednesday, June 1, 2022 8:35 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Matanuska Brewing #22-067

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

Hi Amy,

Alaska Department of Fish and Game has reviewed the proposed platting actions and has no objections. The proposed actions will not affect fish, wildlife, habitat, or 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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>

Sent: Tuesday, May 10, 2022 4:05 PM

To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; pamelaj.melchert@usps.gov; j.patterson@palmerak.org; bhanson@palmerak.org; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; msb.hpc@gmail.com; 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; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>

Subject: RFC Matanuska Brewing #22-067

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The following link contains a Request for Comments for Matanuska Brewing, MSB Case #2022-067 to subdivide 54871000T00A-1. Comments are due by **June 1, 2022**. Please let me know if you have any questions. Thanks, A.

[Matanuska Brewing](#)

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Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

EXHIBIT E



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

Beth Skow
Library Director

Cotton Gore
Parks & Facilities Manager

Dusten Voehl
Building Inspector

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
www.palmerak.org

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Brad Hanson, Community Development *BH*
DATE: May 26, 2022
SUBJECT: Abbreviated Plat Request for Tract A-1, ASLS 96-004

☒ Inside City Limits

☐ Outside City Limits

We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager: No comments
2. Building Inspector: No comments
3. Community Development: No comments
4. Fire Chief: No comments
5. Public Works: No issues
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the June 16 Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

City of Palmer

EXHIBIT F

B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 8, 2021**

PRELIMINARY PLAT: **SHERROD RSB BLOCK 1, LOTS 3 & 4**

LEGAL DESCRIPTION: **SEC 33, T18N, R02E S.M., AK**

PETITIONER: **SETH V. ELLIOT**

SURVEYOR: **FARMER SURVEYING**

ACRES: **.46 +/-** **PARCELS: 1**

REVIEWED BY: **AMY OTTO-BUCHANAN**

CASE: 2022-068

REQUEST:

The request is to create one lot from Lots 3 & 4, Block 1, Sherrod, Plat No. 12-204, to be known as **LOT 3A**, containing .46 acres +/- . The parcel is located in the City of Palmer, south of E. Dolphin Avenue, west of N. Gulkana Street, north of E. Caribou Avenue and east of S. Valley Way; within Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps	Exhibit A
Public Comment	Exhibit B
City of Palmer	Exhibit C
ADF&G	Exhibit D

DISCUSSION: The subject parcels are located within the City of Palmer. 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.

Public Comment: (Exhibit B) Joe Lawton, owner of Tax Parcel B2: "This appears to be another attempt to combine two narrow Sherrod Subdivision lots into one lot more appropriate for modern houses. So long as this is for R1 purposes, I have no objection and even applaud the request."

City of Palmer: (Exhibit C) City of Palmer had no comments or concerns. The Planning and Zoning Commission will review at the June 16, 2022 meeting. Any additional comments will be forwarded at that time.

ADF&G: (Exhibit D) has no objection.

CONCLUSION

The plat of Sherrod RSB Block 1, Lots 3 & 4 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 Sherrod RSB Block 1, Lots 3 & 4 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 two lots within Sherrod 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 Sherrod Subdivision (Plat #12-204), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Sherrod RSB Block 1, Lots 3 & 4 contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within seven (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.

(1A)

12 11 10 9 8 7 6 5 4 3 2 1

SHERROD

**SUBJECT
PROPERTY**

E DOLPHIN AVE

10 9 3 2 1 3A 2 1

WAHRER #1

(5027)

(1) B3

10 9 8 7 6 5 4 2-1 1-1

(5018) (2)

SHERROD

B2

E CARIBOU AVE

10 9 8 7 6 5 4 3 (3)

VICINITY MAP

FOR SHERROD RSB BLOCK 1 LOTS 3 & 4

LOCATED WITHIN

SECTION 33, T18N, R02E, SEWARD MERIDIAN,

ALASKA

2 1

LAZY VIEW

2 (1)

1 (2422)

PALMER 05 MAP

EXHIBIT A

N GULKANA ST

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



US POSTAGE PAID PITNEY BOWES
ZIP 99645 \$ 000.53⁰
02 4W
0000368428 MAY 18 2022

118N02E33B002 39
LAWTON LLOYD J & V L
549 E CARIBOU AVE
PALMER, AK 99645-6108

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: SETH V. ELLIOTT

REQUEST: The request is to create one lot from Lots 3 & 4, Block 1, Sherrod, Plat No. 12-204, to be known as **LOT 3A**, containing .46 acres +/- . The parcel is located in the City of Palmer, south of E. Dolphin Avenue, west of N. Gulkana Street, north of E. Caribou Avenue and east of S. Valley Way (Tax ID#s 5018B01L003/L004); within Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2.

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 8, 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 the 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: Joe Lawton Address: 549 E Caribou Av

Comments: This appears to be another attempt to combine
Two narrow Sherrod Subdivision lots into one lot more
appropriate for modern houses. So long as this is
for R-1 purposes I have no objection, and even
applaud the request.

12	11	10	9	8	7	6	5	4	3	2	1	
SHERROD						(1A)	SUBJECT PROPERTY					

E DOLPHIN AVE

10	9	3	2	1	3A	2	1	(1)	B3
WAHRER #1									
(5027)									

10	9	8	7	6	5	4	2-1	1-1	B2
(5018)					(2)				
SHERROD									

E CARIBOU AVE

10	9	8	7	6	5	4	3	(3)	LAZY VIEW
VICINITY MAP FOR SHERROD RSB BLOCK 1 LOTS 3 & 4 LOCATED WITHIN SECTION 33, T18N, R02E, SEWARD MERIDIAN, ALASKA PALMER 05 MAP								2	1
								2	1
								(1)	
								1	(2422)

N GULKANA ST



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

Beth Skow
Library Director

Cotton Gore
Parks & Facilities Manager

Dusten Voehl
Building Inspector

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
www.palmerak.org

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Brad Hanson, Community Development *BH*
DATE: May 26, 2022
SUBJECT: Abbreviated/Preliminary Plat Request for Sherrod RSB, Block 1,
Lots 3 & 4

☒ Inside City Limits

☐ Outside City Limits

We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager: No concerns
2. Building Inspector: No comments
3. Community Development: No comments
4. Fire Chief: No comments
5. Public Works: No issues
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the June 16 Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

City of Palmer

EXHIBIT C

Amy Otto-Buchanan

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Wednesday, June 1, 2022 9:34 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Sherrod RSB B1 L3-4 #22-068

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

Hi Amy,

Alaska Department of Fish and Game has reviewed the proposed platting actions and has no objections. The proposed actions will not affect fish, wildlife, habitat, or 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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, May 12, 2022 10:02 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; bhanson@palmerak.org; jpatterson@palmerak.org
Subject: RFC Sherrod RSB B1 L3-4 #22-068

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.

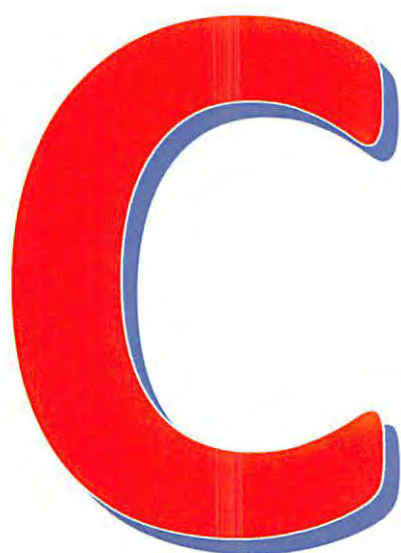
The following link contains a Request for Comments to eliminate the common lot line between Lots 3 & 4, Block 1, Sherrod. Comments are due by **June 2, 2022**. Please let me know if you have any questions. Thanks, A.

[Sherrod RSB B1 L3-4](#)

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

EXHIBIT D



STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 8, 2021

PRELIMINARY PLAT: **COTTONWOOD SHORES RSB BLOCK 3, LOTS 28 & 29**

LEGAL DESCRIPTION: **SEC 32, T18N, R01E S.M., AK**

PETITIONER: **TIARA C. KILGORE and JEREMY T. HAVINS**

SURVEYOR: **BULL MOOSE SURVEYING**

ACRES: **1.45 +/-** PARCELS: **1**

REVIEWED BY: **AMY OTTO-BUCHANAN**

CASE: **2022-069**

REQUEST:

The request is to create one lot from Lots 28 & 29, Block 3, Cottonwood Shores, Plat No. 73-48, to be known as **LOT 29A**, containing 1.45 acres +/- . The parcel is located south of E. Bogard Road and E. Alder Circle, directly north of E. Fireweed Drive, and west of N. Earl Drive; within Section 32, Township 18 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map	Exhibit A
Public Comment	Exhibit B
ADF&G	Exhibit C

DISCUSSION: 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 or outside agencies at the time of this staff report.

Public Comment: Bridget Halcomb, a neighborhood owner, has no objection. Diane Mohammadi, owner of Lot 18, Block 5, Cottonwood Shores, objects. No reason for the objection was given. Lee Peterson, Lot 4, Block 15, Cottonwood Shores, has no objections. Patricia Chase, owner of Lot 21, Block 9, Cottonwood Shores, has no objection: "It's a good thing – one less lot of less than 40,000 sf with onsite well and septic". Lee S. Peterson, owner of Lot 4, Block 15, Cottonwood Shores, has no objection.

ADF&G: has no objection.

CONCLUSION

The plat of Cottonwood Shores RSB Block 3, Lots 28 & 29 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, or outside agencies at the time of this staff report. There was one objection received in response to the Notice of Public Hearing, with no reason given for the objection.

FINDINGS of FACT:

1. The abbreviated plat of Cottonwood Shores RSB Block 3, Lots 28 & 29 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 two lots within Cottonwood Shores Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, or outside agencies.
4. There was one objection received in response to the Notice of Public Hearing, with no reason given for the objection. Three non-objections were received.
5. 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.
6. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Sherrod Subdivision (Plat #12-204), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Cottonwood Shrs RSB Block 3, Lots 28 & 29 contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within seven (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.

E BOGARD RD

32

3

4

5

6

7

8

9

COTTONWOOD

E ALDER CIR

10

(3)

16

15

14

13

12

11

**SUBJECT
PROPERTY**

SHORES

33' SECTION LINE ESMT

22

23

24

25

26

27

28A

(3)

(6445)

VICINITY MAP

COTTONWOOD SHORES RSB B/3, L/28 & 29
LOCATED WITHIN
SECTION 32, T18N, R01E, SEWARD MERIDIAN,
ALASKA

WASILLA 07 MAP

EXHIBIT A

E FIREWEED DR

14

15

16

(4)

Amy Otto-Buchanan

From: Bridget Halcomb <bridgethalcomb@gmail.com>
Sent: Sunday, May 22, 2022 9:26 AM
To: MSB Platting
Subject: Platting comments case 2022-069 AOB

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

Hello,

I have no objection to the platting request submitted by Tiara K. Kilgore and Jeremy T. Havins to combine Lots 28 and 29.

Thank you,

Bridget Halcomb, neighborhood homeowner
5575 E Rosebud Ct
Wasilla, AK 99654

Sent from [Mail](#) for Windows

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



US POSTAGE PAID BY FITNEY BOWES

ZIP 99645 \$ 000.53⁰
02 4W
0000368428 MAY 18 2022

56445B09L021 352
PINK FLAMINGO TR
CHECK PATRICIA M TRE
5275 E PINE ST
WASILLA AK 99654

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: TIARA C. KILGORE and JEREMY T. HAVINS

REQUEST: The request is to create one lot from Lots 28 & 29, Block 3, Cottonwood Shores, Plat No. 73-48, to be known as **LOT 29A**, containing 1.45 acres +/- . The parcel is located south of E. Bogard Road and E. Alder Circle, directly north of E. Fireweed Drive, and west of N. Earl Drive (Tax ID#s 6445B03L028/L029); within Section 32, Township 18 North, Range 01 East, Seward Meridian, Alaska. In Community Council North Lakes and Assembly District #3.

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 8, 2022**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

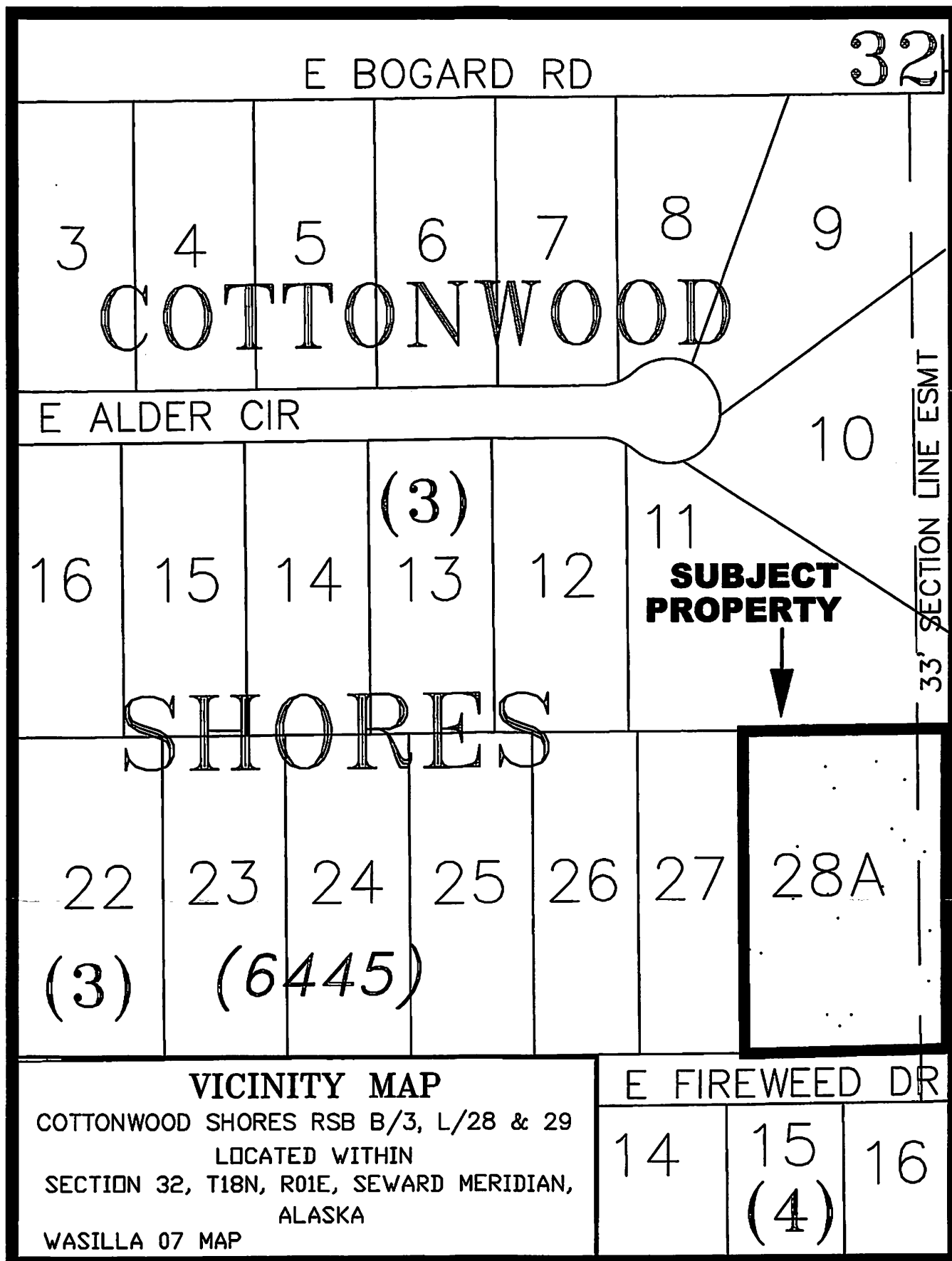
For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the 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 follo www.matsugov.us/boards/platting.

☒ No Objection [] Objection [] Concern

Name: Patricia Check Address: 5275 E Pine St Wasilla 99654

Comments: It's a good thing - one less lot of less than 40,000 sq ft
with on site well & septic

Pat ✓



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



RECEIVED

MAY 26 2022

PLATTING

56445B15L004 343
PETERSON LEE S & REBECCA M
4867 E ALDER DR
WASILLA, AK 99654

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: TIARA C. KILGORE and JEREMY T. HAVINS

REQUEST: The request is to create one lot from Lots 28 & 29, Block 3, Cottonwood Shores, Plat No. 73-48, to be known as **LOT 29A**, containing 1.45 acres +/- . The parcel is located south of E. Bogard Road and E. Alder Circle, directly north of E. Fireweed Drive, and west of N. Earl Drive (Tax ID#s 6445B03L028/L029); within Section 32, Township 18 North, Range 01 East, Seward Meridian, Alaska. In Community Council North Lakes and Assembly District #3.

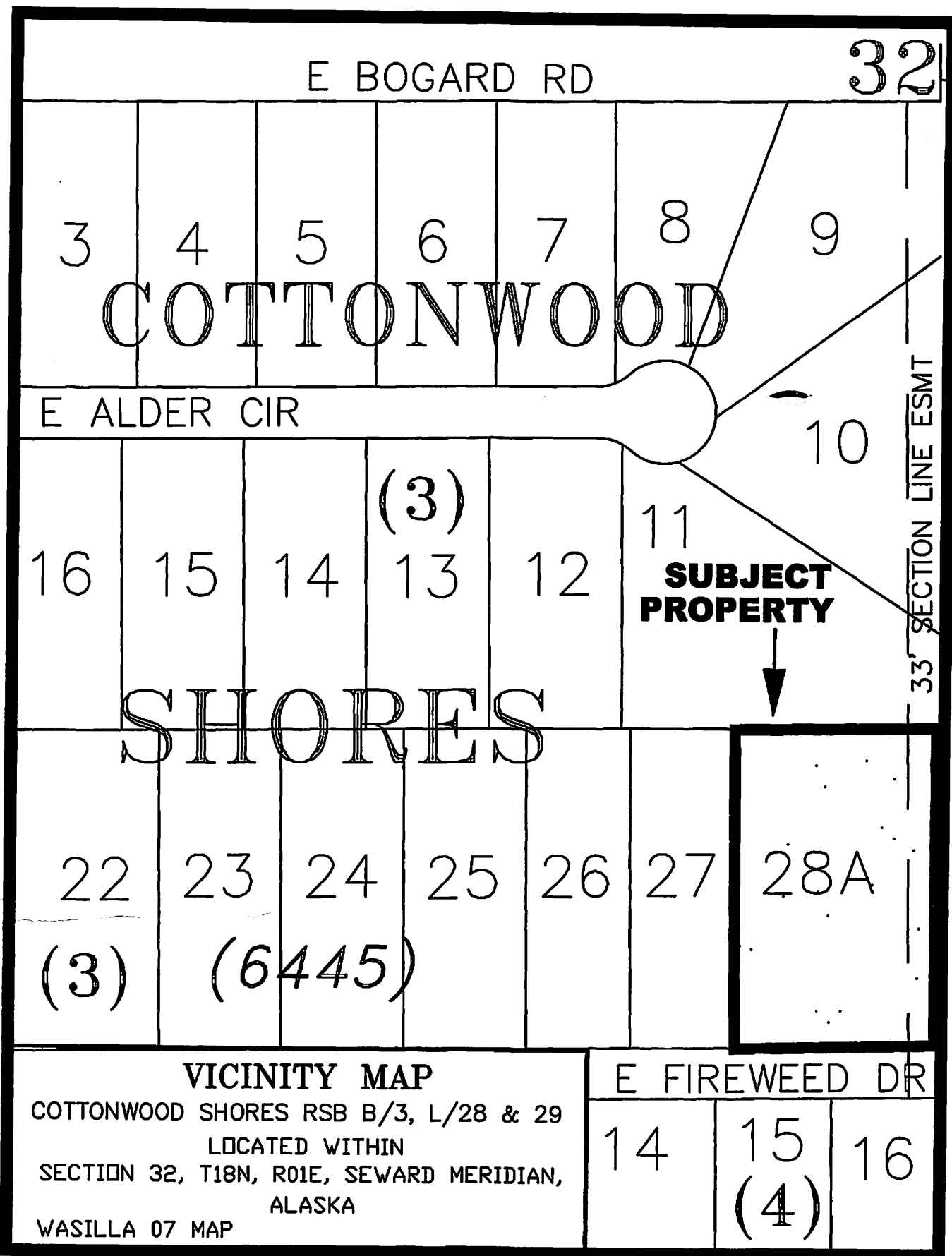
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☒ No Objection [] Objection [] Concern

Name: LEE S. Peterson Address: 4867 EAST ALDER DRIVE

Comments: _____



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



US POSTAGE PAID PITNEY BOWES
ZIP 99645 \$ 000.53⁰
02 4W
0000368428 MAY 18 2022

RECEIVED

MAY 25 2022

PLATTING

56445B05L016 307
MOHAMMADI RICHARD K & DIANE J
5505 E JUNIPER DR
WASILLA AK 99654

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: TIARA C. KILGORE and JEREMY T. HAVINS

REQUEST: The request is to create one lot from Lots 28 & 29, Block 3, Cottonwood Shores, Plat No. 73-48, to be known as **LOT 29A**, containing 1.45 acres +/- . The parcel is located south of E. Bogard Road and E. Alder Circle, directly north of E. Fireweed Drive, and west of N. Earl Drive (Tax ID#s 6445B03L028/L029); within Section 32, Township 18 North, Range 01 East, Seward Meridian, Alaska. In Community Council North Lakes and Assembly District #3.

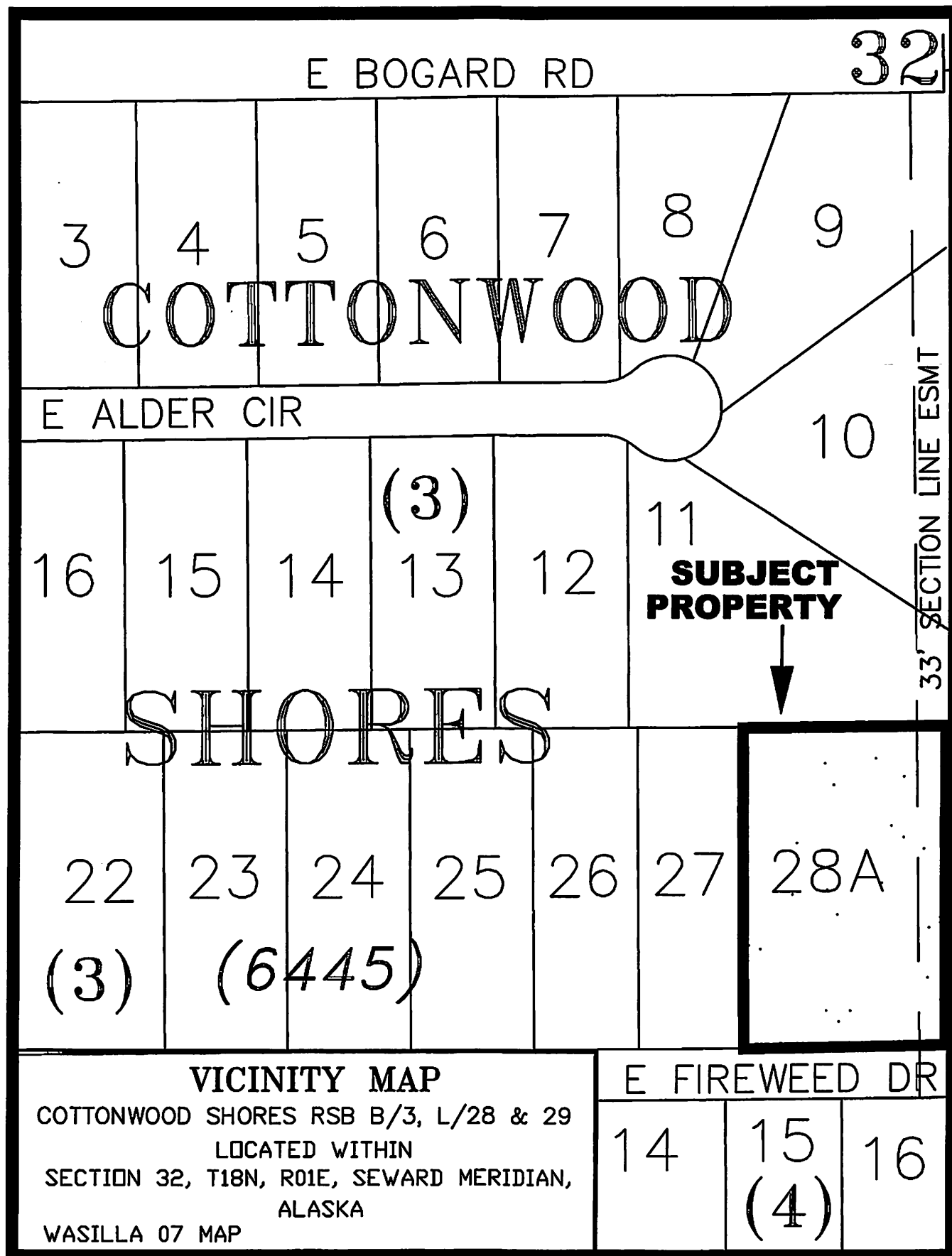
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[] No Objection [☒] Objection [] Concern

Name: Diane Mohammadi Address: 5505 E Juniper Dr Wasilla AK 99654

Comments: _____



Amy Otto-Buchanan

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Wednesday, June 1, 2022 9:35 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Cottonwood Shrs RSB #2022-069

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

Hi again, Amy,

Alaska Department of Fish and Game has reviewed the proposed platting actions and has no objections. The proposed actions will not affect fish, wildlife, habitat, or 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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, May 12, 2022 9:58 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Theresa Taranto <Theresa.Taranto@matsugov.us>
Subject: RFC Cottonwood Shrs RSB #2022-069

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.

The following link contains a Request for Comment for the elimination of common lot line between Lots 28 & 29, Block 3, Cottonwood Shores. Comments are due by **June 2, 2022**. Please let me know if you have any questions. Thanks, A.

[Cottonwood Shrs RSB B3 L28&29](#)

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

EXHIBIT C

D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 8, 2022

ABBREVIATED PLAT: WINTER HAVEN

LEGAL DESCRIPTION: SEC 7 & 18, T22N, R11W, SEWARD MERIDIAN AK

PETITIONER/OWNER: JUDY C. WALLONA & THE ESTATE OF PHILLIP T. WALLONA

SURVEYOR: EDGE SURVEY AND DESIGN, LLC

ACRES: 23.501 ± PARCELS: 2

REVIEWED BY: KIMBERLY MCCLURE CASE #: 2022-070

REQUEST: The request is to create two lots from Lot 33B, Hewitt-Whiskey Lakes Alaska, Plat No. 87-45, to be known as **WINTER HAVEN**, containing 23.501 acres +/- . The plat is located southeast of S. Bodark Circle, adjacent to the east side of Hewitt Lake, and west of Yentna River; lying within the S ½ Section 7, and N ½ Section 18, Township 22 North, Range 11 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Fire & Life Safety Division
Planning Department
Assessments
ADF&G
Utilities

EXHIBIT B – 1 pg
EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 2 pgs
EXHIBIT F – 1 pg
EXHIBIT G – 4 pgs

DISCUSSION: The proposed subdivision is being heard under MSB 43.20.100(I) Replatting Remote Recreational Parcels. MSB 43.20.100(I) shall apply to the subdivision of parcels created under DNR land disposal programs including Remote parcel, Open to Entry (AS 38.05.077), Homesteads (AS 38.09) and Remote Recreational land programs. MSB 43.20.100(I)(1) states: “Said parcels may be subdivided into not more than three lots with each having a minimum lot size of two and one-half acres.” This subdivision is creating two lots and the lot sizes are approximately 12.026 acres for Lot 1 and 11.474 acres for Lot 2. MSB 43.20.100(I)(2) states: “Lots created herein are exempt from other legal and physical access provisions contained within this code.” Lot 33B was created with a section line easement running east to west along the northern portion of the original lot, which will now be located on proposed Lot 1. Proposed Lot 2 is adjacent to Hewitt Lake and has at least 125’ in width at the waterline pursuant to MSB 43.20.340(A). Staff notes there is a dry cabin located approximately 67.3’ from the shoreline of Hewitt Lake on proposed Lot 2 encroaching into the 75’ water setback. Petitioner will need to apply for a shoreline setback exception. (see *Recommendation #5*) Both proposed lots have Flood Hazard Area designated on

them and will need to be identified on the plat pursuant to MSB 43.15.052(B) and MSB 17.29.160. (see **Recommendation #6**).

Soils Report: A geotechnical report was not required pursuant to MSB 43.20.100(I)(3) which states: “In lieu of a usable area report, a note shall be placed on the plat that wastewater disposal systems shall comply with ADEC regulations.” (see **Recommendation #7**).

Comments: Department of Public Works Operations & Maintenance (**Exhibit B**), had no comments. Fire & Life Safety Division (**Exhibit C**) commented, “I can see how Lot 2 can be accessed from the lake, I can’t see how access will be gained the Lot 1.” Planning Department (**Exhibit D**) commented, “Regarding the subdivision of Lot 33B, Hewitt Whiskey: As proposed, Lot 1 is cut off from the primary lake access and Lot 2 would be cut off from the informal overland trail. These alternative routes function in different seasons. There is a section line noted on the plat, but the practicality of construction and conflict with adjacent landowners makes this problematic. Further, Note 6 on the plat states: At the time of filing this plat, access to this subdivision If by fly-in/water only. (the “if” should be “is”) If this property is eligible for physical access exemption under 43.20.100(I), I still suggest that they dedicate direct lake access to both lots to maintain the function of the property. This recommended functionality is supported by the MSB Borough Wide Comprehensive Plan- pg. 19 Subdivision Standards. Ensure a well-designed and functional subdivision or land development;”. Assessments (**Exhibit E**) commented, “It appears we have Phillip Wallona is still in title.”

Alaska Department of Fish & Game (**Exhibit F**), had no objections to the proposed platting action.

Utilities: (**Exhibit G**) Enstar and GCI had no objections or comments.

MEA and MTA did not respond to the Request for Comments.

At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Div Mining/Land/Water, USACE; US Postmaster; Skwentna Community Council; Community Development, Development Services; MEA or MTA.

CONCLUSION: The preliminary plat of Winter Haven 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. This plat is heard under MSB 43.20.100(I), Replatting Remote Recreational Parcels, which exempts lots from legal and physical access provisions. MSB 43.20.320 and 43.20.340 Frontage requirements are met as frontage on a public right-of-way exists with the 100’ Section Line Easement running east to west across the northern portion of Lot 1 and minimum water frontage of 125’ on Lot 2.

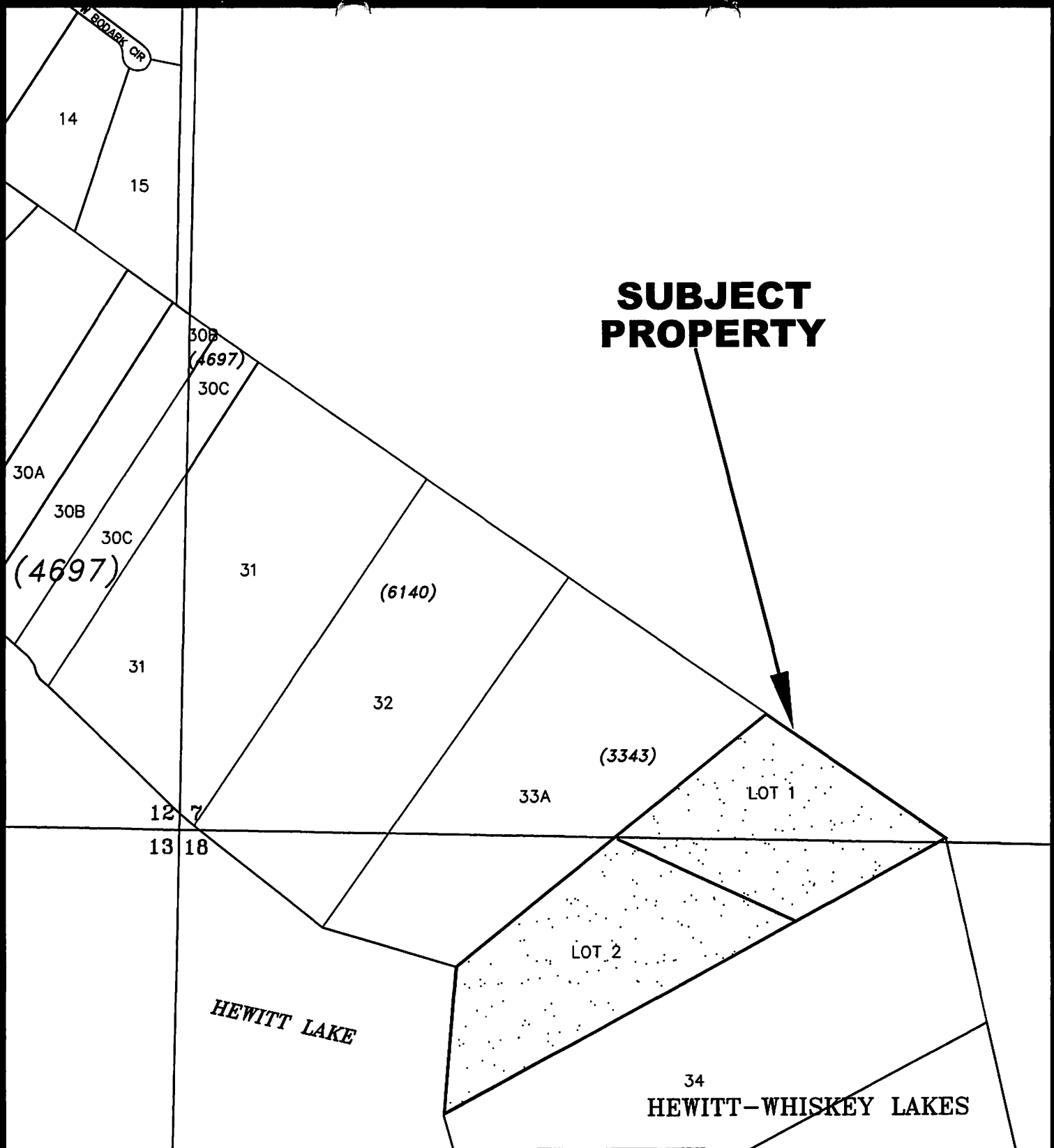
FINDINGS OF FACT

1. The plat of Winter Haven is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required pursuant to MSB 43.20.100(I)(2), in lieu of a useable area report, a note is placed on the plat that wastewater disposal systems shall comply with ADEC regulations.

3. This plat is heard under MSB 43.20.100(I), Replatting Remote Recreational Parcels, which exempts lots from legal and physical access provisions.
4. Each lot has the required frontage pursuant to MSB 43.20.340.
5. At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Div Mining/Land/Water, USACE; US Postmaster; Skwentna Community Council; Community Development, Development Services; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Winter Haven, Sections 7 & 18, Township 22 North, Range 11 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. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Petitioner to apply to Development Services for a Shoreline Setback Exception. An approved Shoreline Setback Exception Determination is required prior to recording final plat.
6. Identify the Flood Hazard Area as required pursuant to MSB 43.15.052(B) and MSB 17.29.160.
7. Add plat note, "Wastewater disposal systems shall comply with ADEC regulations."
8. Prior to final plat recordation, all permits and approvals from federal, state, or municipal regulatory agencies shall be submitted to platting staff.
9. Submit recording fees, payable to Department of Natural Resources (DNR).
10. Submit final plat in full compliance with Title 43.



**SUBJECT
PROPERTY**

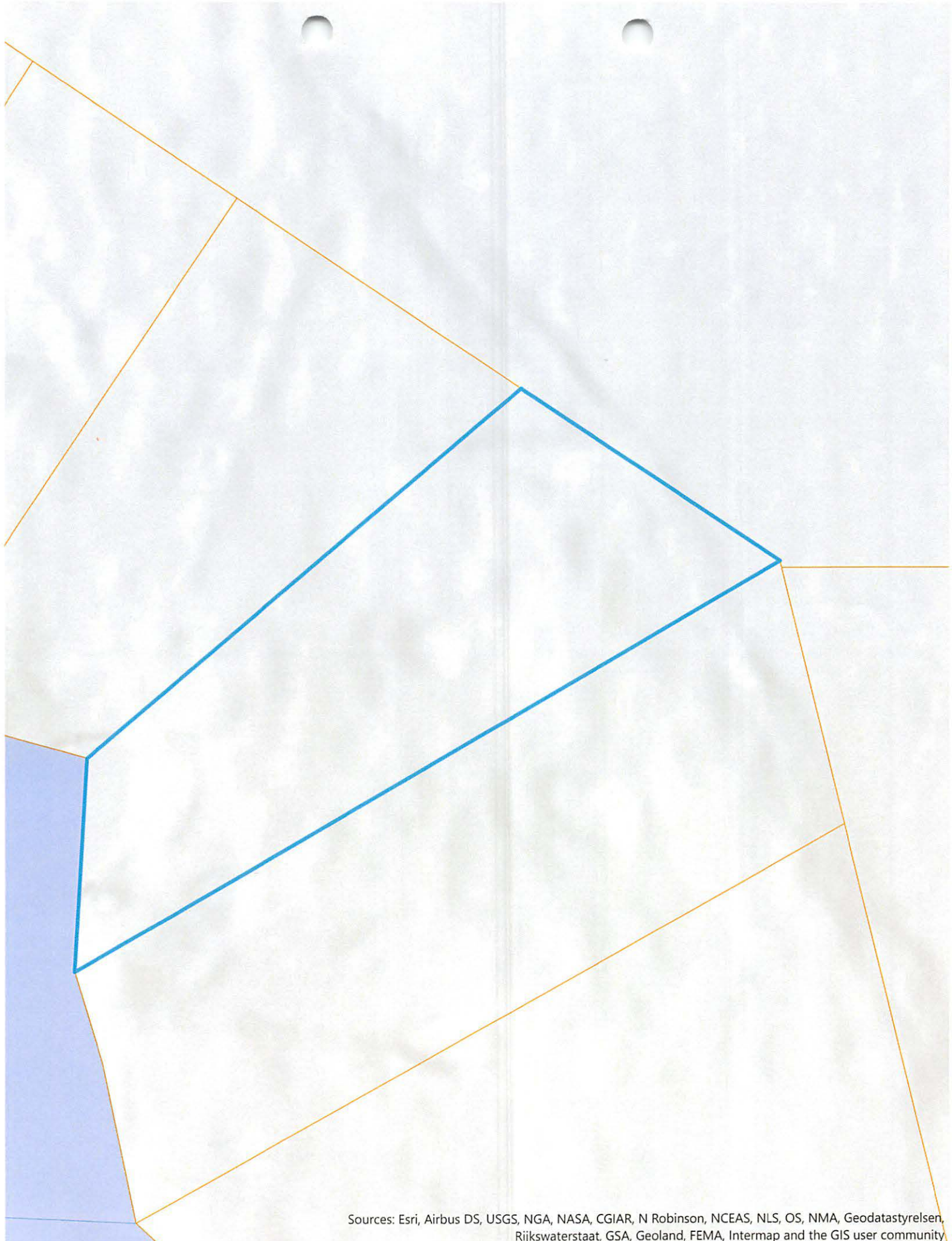
VICINITY MAP

FOR PROPOSED WINTER HAVEN SUBDIVISION
LOCATED WITHIN
SECTIONS 7 & 18, T22N, R11W
SEWARD MERIDIAN
ALASKA

SK04 MAP

EXHIBIT A







1000

WESVILL AVE

WESVILL AVE

Kimberly McClure

From: Jamie Taylor
Sent: Tuesday, May 17, 2022 9:46 AM
To: Kimberly McClure
Cc: Elaine Flagg
Subject: RE: Winter Hvn (KMc)

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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Monday, May 16, 2022 12:33 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA <mearow@matanuska.com>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Terry Dolan <Terry.Dolan@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Horton, George C (DNR) <george.horton@alaska.gov>; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: Winter Hvn (KMc)

Below is a link to a request for comments for Winter Haven, Case #2022-070, Tech KMc.

Comments due by May 27, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/E5-IViZF-etGla21Qu21kq1Bn5ZVBIViGxcDM1_G7BYsQ?e=SfK5qh

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

Kimberly McClure

From: Fire Code
Sent: Monday, May 23, 2022 10:50 AM
To: Kimberly McClure
Subject: RE: Winter Hvn (KMc)

Kimberly,
I can see how Lot 2 can be accessed from the lake, I can't see how access will be gained the Lot 1.
Don



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

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Monday, May 16, 2022 12:33 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <Jacque.Malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA <mearow@matanuska.com>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Terry Dolan <Terry.Dolan@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Horton, George C (DNR) <george.horton@alaska.gov>; Ron Bernier <ron.bernier@matsugov.us>
Subject: Winter Hvn (KMc)

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Comments due by May 27, 2022.

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Thank you,
Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

Kimberly McClure

From: Rick Antonio
Sent: Tuesday, May 24, 2022 10:15 AM
To: Kimberly McClure; Matthew Goddard
Cc: Kelsey Anderson; Adam Bradway; Leda Borys
Subject: Winter Haven, Case #2022-070 RFC

Kimberly,

Regarding the subdivision of Lot 33B, Hewitt Whiskey:

As proposed, Lot 1 is cut off from the primary lake access and Lot 2 would be cut off from the informal overland trail. These alternative routes function in different seasons.

There is a section line noted on the plat, but the practicality of construction and conflict with adjacent landowners makes this problematic.

Further, Note 6 on the plat states: At the time of filing this plat, access to this subdivision is by fly-in/water only. (the "is" should be "is")

If this property is eligible for physical access exemption under 43.20.100(l), I still suggest that they dedicate direct lake access to both lots to maintain the function of the property.

This recommended functionality is supported by the MSB Borough Wide Comprehensive Plan- pg. 19

Subdivision Standards.

- Ensure a well-designed and functional subdivision or land development;

Thanks,

Rick Antonio
Planner II
Planning & Land Use Division
Matanuska-Susitna Borough
rick.antonio@matsugov.us
Office- 907.861.7815
Remote- 907.707.4591

Kimberly McClure

From: Jacque Malette
Sent: Wednesday, May 18, 2022 4:30 PM
To: Kimberly McClure
Subject: RE: Winter Hvn (KMc)

Good afternoon Kimberly,

I appears we have Phillip Wallona is still in title

DARROLD WALLONA
4110 DEBARR ROAD, SPACE F29
ANCHORAGE, ALASKA 99508

DARROLD WALLONA

DATE

Owner Name
WALLONA JUDY C
WALLONA PHILLIP EST
Project

District: 301 - Anchorage
Document Year: 1964 **Numbe**
Time Recorded: 10/29/1964 03:05 PM
Pages: 1
Index: PL - PLAT
Description: PLAT
Other Id: TB 37 PG 21
Associated Plat: 64-121 **Search**
pe and Number: 57 7

(R2) PLAT NO. 64-11

Should this be 64-121?

Thank you

Jacque Malette
350 E Dahlia Avenue
Palmer, AK 99645-6411
907-861-8644

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Monday, May 16, 2022 12:33 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA <mearow@matanuska.com>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Terry Dolan

<Terry.Dolan@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Horton, George C (DNR)
<george.horton@alaska.gov>; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: Winter Hvn (KMc)

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Comments due by May 27, 2022.

https://matsugovus-my.sharepoint.com/:f:/g/personal/kimberly_mcclure_matsugov_us/Es-IVjZF-etGla21Qu21kqIBn5ZVBIVliGXcdM1_G7BYsQ?e=SFk5qh

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

Kimberly McClure

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Friday, May 27, 2022 9:49 AM
To: Kimberly McClure
Subject: RE: Winter Hvn (KMc)

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

Hi Kimberly,

Alaska Department of Fish and Game has reviewed the proposed platting actions and has no objections. The proposed actions will not affect public access to public lands and waters. Thank you for the opportunity to review and comment on these proposed 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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Monday, May 16, 2022 12:33 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <jamie.taylor@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA <mearow@matanuska.com>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Terry Dolan <Terry.Dolan@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Horton, George C (DNR) <george.horton@alaska.gov>; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: Winter Hvn (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.

Below is a link to a request for comments for Winter Haven, Case #2022-070, Tech KMc.

Comments due by May 27, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/E5-IVjZF-etGla21Qu21kqIBn5ZVBIVliGXcdM1_G7BYsQ?e=SFk5qh

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



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 17, 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.

- **WINTER HAVEN SUBDIVISION**
(MSB Case # 2022-070)

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

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

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

EXHIBIT G

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREA TO THE WILKINSON-SOUTH BOROUGHS, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JUDY C. WALLON
P.O. BOX 52
TALKEENA, ALASKA 99676

JUDY C. WALLON DATE

DARROLD WALLON
4110 DENARY ROAD, T7407 F79
ANCHORAGE, ALASKA 99503

DARROLD WALLON DATE

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SHOWN TO BEFORE ME THIS DAY OF 2022

PERSONALLY APPEARED

NOTARY PUBLIC BY COMMISSION EXPIRES

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SHOWN TO BEFORE ME THIS DAY OF 2022

PERSONALLY APPEARED

NOTARY PUBLIC BY COMMISSION EXPIRES

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE WILKINSON-SOUTH BOROUGHS, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAN RESOLUTION NO. 7777-777-SUB DATED 777-77-7777, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT IN WHICH THE PLAN IS LOCATED.

PLANNING & LAND USE DIRECTOR DATE

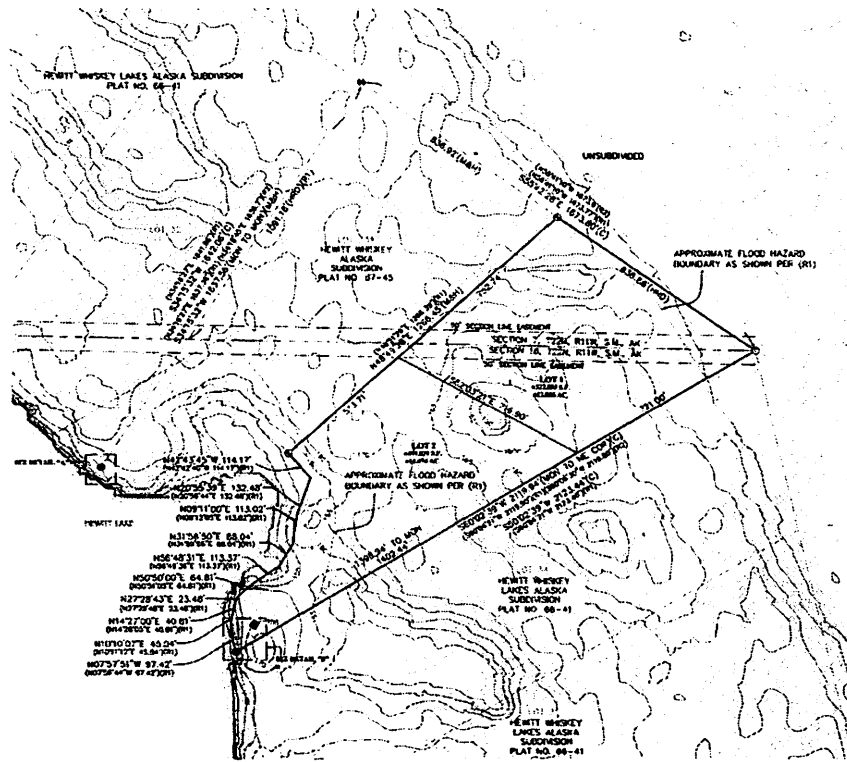
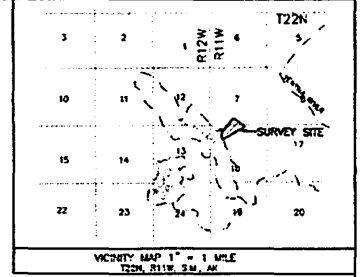
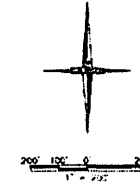
ATTEST

PLATTING CLERK DATE

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2022 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

ROUGH TAX COLLECTION OFFICE DATE



REFERENCES

- (H1) PLAT NO. 87-45 HEWITT-WHEATLEY LAKES ALASKA SUBDIVISION
- (P2) PLAT NO. 84-11 REPLAT OF HEWITT-WHEATLEY LAKES ALASKA SUBDIVISION

NOTES

1. THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCELS SHOWN SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAN.
2. THIS PROPERTY IS SUBJECT TO THE RESERVATION AND EXCEPTIONS AS CONTAINED IN THE UNITED STATES PATENT RECORDED ON FEBRUARY 18, 1968 IN BOOK 360 AT PAGE 246.
3. THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS PROPERTY IS IN ZONE A, AN AREA OF 100-YEAR FLOOD BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED AND ZONE C, AN AREA OF ANNUAL FLOODING. FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 22401C, BEARING AN EFFECTIVE DATE OF MAY 1, 1983 WAS USED TO DETERMINE THE FLOOD ZONE. EXACT DETERMINATION CAN BE DETERMINED BY AN ELEVATION CERTIFICATE.
4. ALL LOTS IN THIS SUBDIVISION HAVE MORE THAN 40,000 SQUARE FEET OF USABLE AREA.
5. 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 THESE SYSTEMS.
6. AT THE TIME OF FILING THIS PLAN, ACCESS TO THIS SUBDIVISION IF BY FLY-IN/WATER ONLY.
7. THE MEASURED LINE WAS DRAWN PER PLAT NO. 87-45 THEN A GRANT'S BOUNDARY ADJUSTMENT WAS DONE BETWEEN THEN TWO FOUND MONUMENTS AND IS FOR COMPUTATIONAL PURPOSES ONLY.
8. THE NATURAL MEASURES OF THE MEAN HIGH WATER FORMS THE TRUE BOUNDARY.
9. SUBJECT PROPERTY HAS ONE SMALL DRY CREEK LOCATED AT THE SOUTHWEST CORNER AS SHOWN HEREON. REMAINING PARCEL IS HEAVILY WOODED AND UNDEVELOPED.

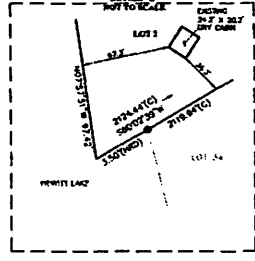
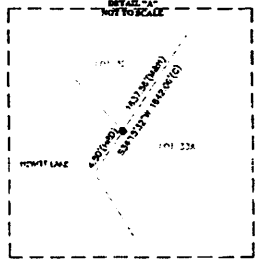
LEGEND

- FOUND 2" ALUMINUM CAP STAMPED LS-8823 PER (R1)
- FOUND 1" IRON PIPE PER (R2)
- FOUND 1-1/2" ALUMINUM CAP STAMPED LS-1535 PER (R2)
- SET 5/8" BY 30" REBAR WITH 2" ALUMINUM CAP FLUSH WITH GRADE (TYPICAL)
- (M&H) MEASURED & HELD
- (C) COMPUTED
- (H&D) HELD RECORD DISTANCE
- (R&D) RECORD DATA, SEE REFERENCES
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- EASEMENT AS NOTED
- RIGHT-OF-WAY CENTERLINE
- ADJACENT PROPERTY LINE
- CONTOUR LINE (5 FOOT)

TYPICAL MONUMENT SET THIS SURVEY



SET 2" ALUMINUM CAP ON 30" REBAR SET FLUSH WITH GRADE.



SURVEYOR'S CERTIFICATE

I, VERONICA L. BORDO, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAN OF WINTER HAVEN SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS AND LOT CORNERS HAVE BEEN SET AND STAKED, OR IF THE FINAL COMPLETION IS ASSURED BY SUBDIVISION AGREEMENT, THEY WILL BE SET AS SPECIFIED IN THE PLAN. I HAVE REVIEWED THE PLAN AND IT IS TO BE SET BY M/A MONUMENTS TO THE PLAN.

VERONICA L. BORDO, PLS 112340



PRELIMINARY

Agenda Copy

Agenda Copy

WINTER HAVEN SUBDIVISION
A RESUBDIVISION OF
LOT 338, HEWITT-WHEATLEY LAKES ALASKA, PLAT NO. 87-45,
PACIFIC PALMER RECORDING DISTRICT
LOCATED BETWEEN THE 1/2 SECTION 7 & 18,
T22N, R11W, S16E, ALASKA
CONTAINING 23.501 ACRES, MORE OR LESS

DRAWN BY: M&B DATE: 04/28/2022 PLAT CASE #: 22-133
CHECKED BY: MA SCALE: 1"=100' PROJECT #: 22-133

Kimberly McClure

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, May 16, 2022 4:13 PM
To: Kimberly McClure
Cc: OSP Design Group
Subject: RE: Winter Hvn (KMc)
Attachments: Winter Haven.pdf; Agenda Plat.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

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Monday, May 16, 2022 12:33 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; OSP Design Group <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA <mearow@matanuska.com>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Terry Dolan <Terry.Dolan@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Horton, George C (DNR) <george.horton@alaska.gov>; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: Winter Hvn (KMc)

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Comments due by May 27, 2022.

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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

Platting Technician

861-7873

Kimberly.McClure@matsugov.us

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREA TO THE MATANEWSKA-SUSTINA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JOY C. WALLONIA _____ DATE _____

CARROLL WALLON
4110 DENARR ROAD, SPACE F79
ANCHORAGE ALASKA 99508

BAROLD MALOMA DATE

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY
 2022

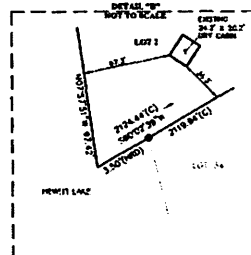
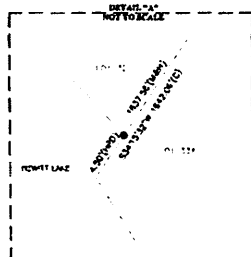
PERSONALLY APPEARED

NOTARY PUBLIC MY COMMISSION EXPIRES

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY
OF _____ 2022

PERSONALLY APPEARED

NOTARY PUBLIC MY COMMISSION EXPIRES



I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MANASSAS-SOUTHFAIR COUNCIL, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. ???-???-SUB, DATED ??-??-???, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT IN WHICH THE PLAT IS LOCATED.

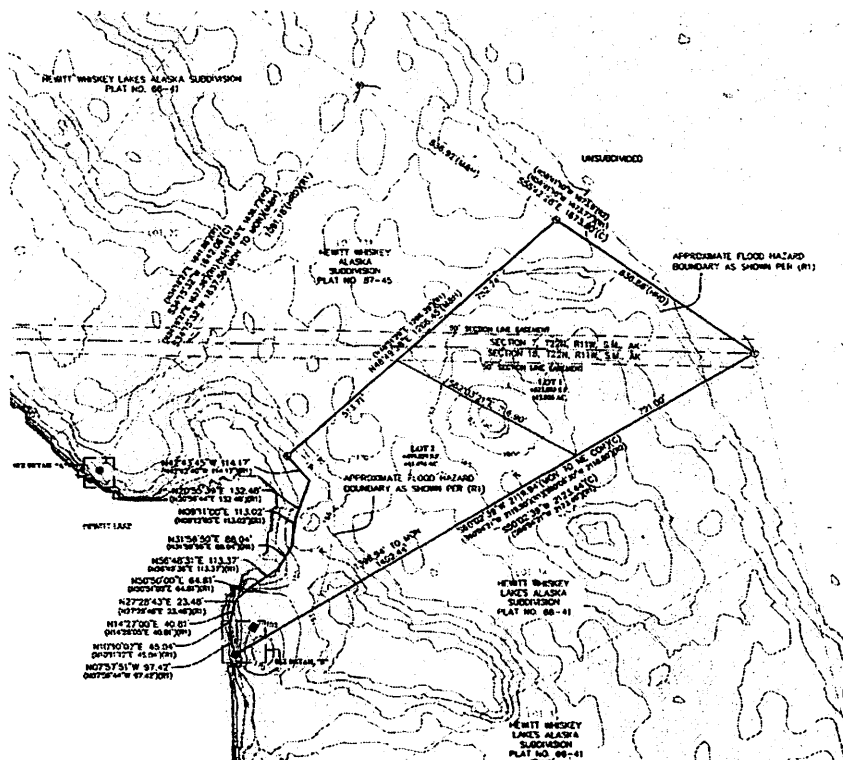
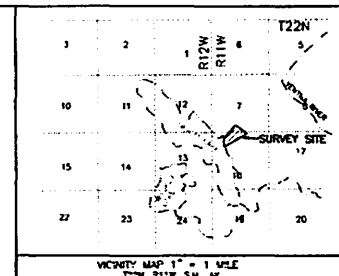
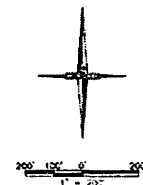
PLANNING & LAND USE DIRECTOR	DATE
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ATTEST:

PLATING CLERK DATE

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 2022 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID

RECORDED: TAX COLLECTION SECTION DATE



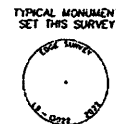
(R1) PLAT NO. 07-45 HEWITT-WHISKEY LAKES ALASKA SUBMISSION
(R2) PLAT NO. 64-11 REPLAT OF HEWITT-WHISKEY LAKES ALASKA SUBMISSION

1. THERE MAY BE FEDERAL, STATE, OR LOCAL REGULATIONS GOVERNING LAND USE. THE INDIVIDUAL PARCELS OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAN.
2. THIS PROPERTY IS SUBJECT TO THE RESERVATION AND EASEMENTS AS CONTAINED IN THE UNITED STATES PATENT RECORDED ON FEBRUARY 18, 1968 IN BOOK 360 AT PAGE 248.
3. THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE SPECIAL FLOOD HAZARD AREA IS ZONE C (100-YEAR FLOOD-BASED FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS) NOT DETERMINED AND ZONE C-1 (AREA OF MINIMAL FLOODING, FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 1) (UNDEVELOPED). HOWEVER, AN ELEVATION HAS BEEN USED TO DETERMINE THE FLOOD ZONE. EXACT DESIGNATION CAN BE DETERMINED BY AN ELEVATION CERTIFICATE.
4. ALL LOTS IN THIS SUBDIVISION HAVE MORE THAN 40,000 SQUARE FEET OF USABLE AREA.
5. 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 THESE SYSTEMS.
6. AT THE TIME OF FILING THIS PLAN, ACCESS TO THIS SUBDIVISION IS BY DIRT/HAZEL RIVER.
7. THE MEASURER LINE WAS DRAWN PER PLAT NO. 87-45 IN A GRANTS' BOUNDARY ADJUTMENT WHICH SHOWS BETWEEN THEN TWO FOUND MONUMENTS AND IS FOR COMPUTATIONAL PURPOSES ONLY.
8. THE NATURAL MEANDERS OF THE MEAN HIGH WATER FORMS THE TRUE BOUNDARY.
9. SUBJECT PROPERTY HAS ONE SMALL DRY CREEK LOCATED AT THE SOUTHWEST CORNER AS SHOWN HEREON. REMAINING PARCEL IS HEAVILY WOODED AND UNDEVELOPED.

FOUND 2" ALUMINUM CAP STAMPED LS-6823 PER (R1)
 FOUND 1" IRON PIPE PER (R2)
 FOUND 1-1/2" ALUMINUM CAP STAMPED LS-4538 PER (R2)
 SET 5/8" ØY 30" DEBUR WITH 2" ALUMINUM CAP FLUSH WITH GRADE (TYPICAL)
 MEASURED & HELD
 COMPUTED
 HELD RECORD DISTANCE
 RECORD DATA, SEE REFERENCES
 SUBMISSION BOUNDARY
 INTERIOR LOT LINE
 EASEMENT AS NOTED
 RIGHT-OF-WAY CENTERLINE
 ADJACENT PROPERTY LINE
 CENTERLINE (A FOOT)
 100'

THIS MONUMENT
 SET BY SURVEY

A circular survey monument stamp. The text "RIDE SURVEY" is curved along the top inner edge. The text "LS-4538 1972" is curved along the bottom inner edge.



SET 2" ALUMINUM CAP
ON 30" REBAR SET
FLUSH WITH GRADE

APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN Mary Ann DATE 4/11/02
GCI ENGINEERING & DESIGN

I, VERONICA L. BOWEN, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAN OF WINTER HAVEN SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS AND LOT CORNERS HAVE BEEN SET AND STAKED, OR IF THE FINAL COMPLETION IS ASSURED BY SUBDIVISION AGREEMENT, THEY WILL BE SET AS SPECIFIED IN THE SUBDIVISION AGREEMENT. I WILL BE SET BY N/A MONUMENTS TO BE SET BY THE SUBDIVISION AGREEMENT.

FRONCA L. POÇO. PLS 112300



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Agenda Cop

101. J381, NEWITT-WHISKEY LAKES ALASKA, PLAT NO. 87-43,
SITKIVILVA-PRELUDE RECORDING DISTRICT
LOCATED WITHIN THE W 1/2, SECTIONS 7 & 10,
122ND, R11W, S5M ALASKA
CONTAINING 23.901 ACRES, MORE OR LESS

DRAWN BY: MJB	DATE: 04/28/2022	PLAT CASE #:
CHECKED BY: MA	SCALE: 1"=100'	PROJECT # 22-139