

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Theresa Taranto



PLATTING TECHNICIANS
Amy Otto-Buchanan
Kimberly McClure
Matthew Goddard

PLATTING ASSISTANT
Kayla Kinneen

ABBREVIATED PLAT AGENDA

CONFERENCE ROOM 110
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

JULY 13, 2022

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

3. PUBLIC HEARINGS:

A. PETITIONER/OWNER: MATTHEW & MARC MCKENNA

The request is to adjust the common lot line between Lots 18 & 19, Gothberg Subdivision, Plat No. W-21 to be known as **LOTS 18A & 19A**, containing 0.59 acres +/- . The property is located directly northwest of S. Lake View Loop, adjacent to the east side of Big Lake and west of S. Wolverine Drive (Tax ID # 6131000L018 & L019); within the NW ¼ Section 28, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **July 13, 2022**, in the **Conference Room 110** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
 - **3-minute time limit per person for members of the public.**
 - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
 - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
 - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
 - No further unsolicited input from petitioner is appropriate.
 - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
 - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 13, 2022

ABBREVIATED PLAT: GOTHBERG RSB L/18 & 19
LEGAL DESCRIPTION: SEC 28, T17N, R03W, SEWARD MERIDIAN AK
PETITIONERS: MATTHEW & MARC MCKENNA
SURVEYOR/ENGINEER: FRONTIER SURVEYS LLC
ACRES: 0.59 ± PARCELS: 2
REVIEWED BY: KIMBERLY MCCLURE CASE #: 2022-087

REQUEST: The request is to adjust the common lot line between Lots 18 & 19, Gothberg, Plat # W-21, to be known as **LOTS 18A & 19A**, containing 0.59 acres +/- . This case will be heard under MSB 43.15.065 *Waiver of standards for resubdivision of substandard lots*. The parcel is located directly northwest of S. Lake View Loop, adjacent to the east side of Big Lake and west of S. Wolverine Drive; located within the NW 1/4 Section 28, Township 17 North, Range 03 West, Seward Meridian, Alaska. In Assembly District #5.

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A – 4 pgs**

AGENCY COMMENTS

Department of Public Works	EXHIBIT B – 2 pgs
Planning	EXHIBIT C – 1 pg
Right-of-Way	EXHIBIT D – 1 pg
Development Services	EXHIBIT E – 1 pg
ADF&G	EXHIBIT F – 1 pg
ADF&G Habitat Section	EXHIBIT G – 1 pg
Utilities	EXHIBIT H – 4 pgs

DISCUSSION: Proposed Lots 18A & 19A are substandard for several reasons: lot size of both lots are substandard; structure on Lot 19 is over lot line 18; there is not enough water frontage (minimum 125') for each lot; structure on Lot 18 is too close to water (required 75' setback) and deck encroaches into the lake; access road S. Lake View Loop has portions that are 30' and 40' wide; and small shed structure on Lot 18 is too close to right-of-way (25' setback from right-of-way & 10' from side lot line) - structure will need to be moved out of the required setbacks (see **Recommendation #6**). The proposed replat will adjust the common lot line between Lots 18 & 19 to alleviate a setback encroachment for the structure located on Lot 19; and will remedy the shed setback encroachment, thereby reducing two of the conditions that make the lots substandard under the present code pursuant to MSB 43.15.065(A)(3). All

other substandard conditions will remain and no new substandard conditions will be created by this platting action. Both lots have access from S. Lake View Loop, maintained by Borough.

Soils Report: A soils report was not needed pursuant to MSB 43.20.281(A)(1)(i)(ii) as the aggregate adjustment is less than 2,000 square feet and Lot 19 was approved by the Alaska State Department of Environmental Conservation; and 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: Department of Public Works (**Exhibit B**) has no comment. Planning (**Exhibit C**) commented, “This parcel lies within an active Alaska Department of Natural Resources Oil and Gas Lease Tract (DNR Casefile LST C10693). For more information, call the DNR Public Information Center at 269-8400. Lot realignment should meet all MSB setback standards.” Right-of-Way (**Exhibit D**) commented to have the applicant apply for existing accesses that will continue in the proposed subdivision as they currently have no driveway permit applications for the existing access in the proposed subdivision (see **Recommendation #3**). Development Services (**Exhibit E**) also commented to have the applicant apply for their driveway permit.

ADF&G: (**Exhibit F**) has no objections. ADF&G Habitat Section (**Exhibit G**) commented, “Adjusting the common lot line as proposed will not require a Fish Habitat Permit from the ADF&G Habitat Section. It does not appear that any impacts to anadromous or resident fish bearing water bodies are proposed in this application. However, any existing or proposed docks, shoreline modifications, boat launches, or water withdrawals at Big Lake may require a Fish Habitat Permit. Please contact the ADF&G Habitat Section at (907) 861-3200 or dfg.hab.paq@alaska.gov for permit application materials.”

Utilities: (**Exhibit H**) Enstar has no comments or recommendations. GCI has no objections but did comment regarding the legal description in the title block needs to show the Section to be 28, Township to be 17N and Range 3W.

MTA and MEA did not respond.

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; US Postmaster; Community Council: #4 Big Lake; Fire Service: #136 West Lakes; Road Service: 21 Big Lake; MSB Emergency Services, Community Development, Pre-Design Division, Assessments; MTA or MEA.

CONCLUSION: The preliminary plat of Gothberg RSB L/18 & 19 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats and MSB 43.15.065 Waiver of Standards for Resubdivision of Substandard Lots. 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. Frontage for the subdivision exists. A soils report was not needed pursuant to MSB 43.20.281(A)(1)(i)(ii) and MSB 43.15.065(A).

FINDINGS OF FACT

1. The plat of Gothberg RSB L/18 & 19 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats and MSB 43.15.065 Waiver of Standards for Resubdivision of Substandard Lots.
2. A soils report was not needed pursuant to MSB 43.20.281(A)(1)(i)(ii) and MSB 43.15.065(A).
3. This platting action will reduce two of the conditions that make the lots substandard under the present code pursuant to MSB 43.15.065(A)(3).
4. 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; US Postmaster; Community Council: #4 Big Lake; Fire Service: #136 West Lakes; Road Service: 21 Big Lake; MSB Emergency Services, Community Development, Pre-Design Division, Assessments; MTA or MEA.
5. There were no objections from any federal or state agencies, or Borough departments or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

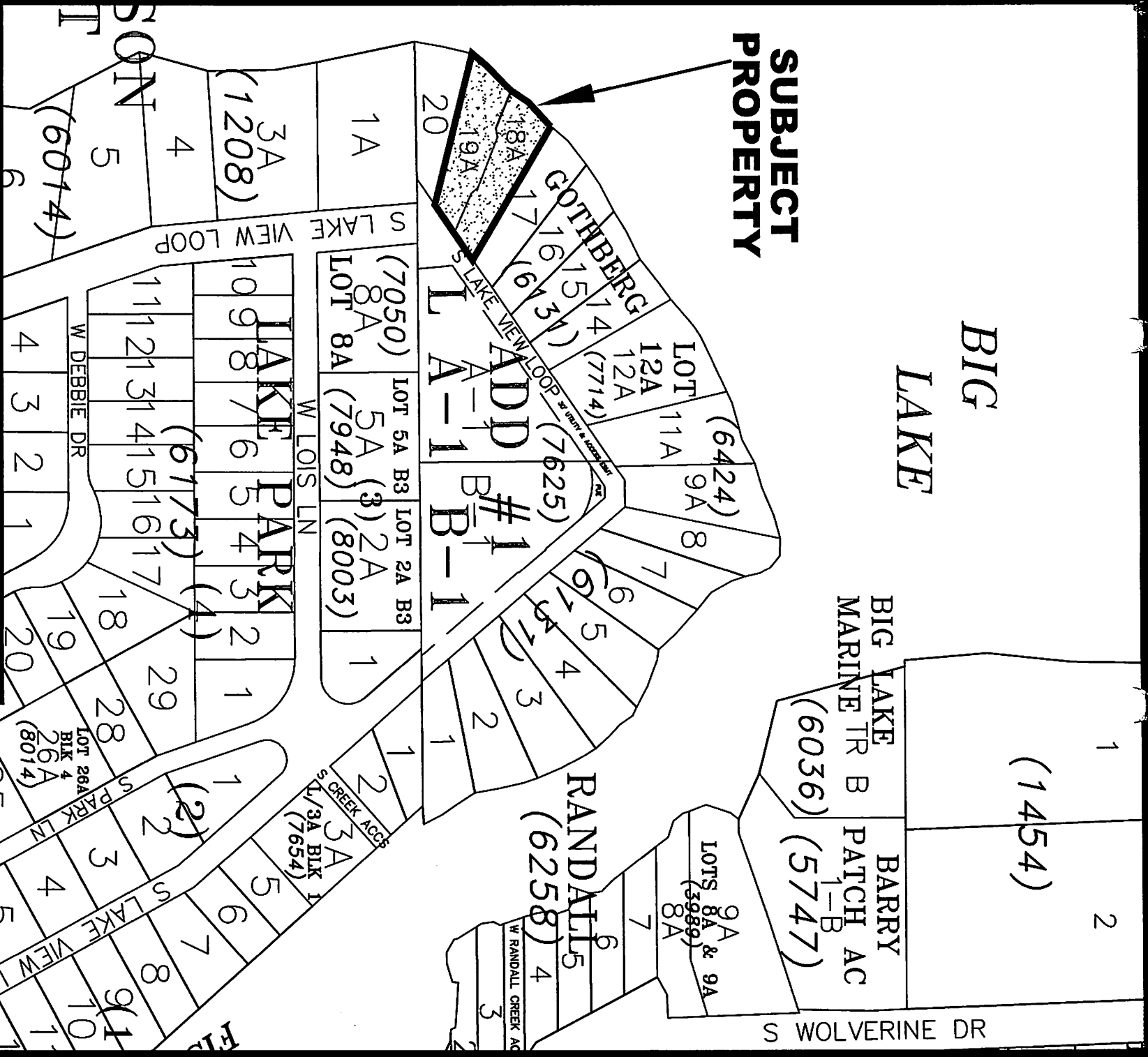
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Gothberg RSB L/18 & 19, Section 28, Township 17 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. The shed on Lot 18A is required to be removed from the right-of-way setback and side lot line setback, and provide proof of resolution to Platting staff prior to recording.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

BIG LAKE

SUBJECT PROPERTY



VICINITY MAP

FOR PROPOSED GOTHBERG RSB L/18 & 19
LOCATED WITHIN
SECTION 28, T17N, R03W, SEWARD MERIDIAN
ALASKA

H013 MAP

EXHIBIT A



Big Lake

HO13

Big Lake

W Lois Ln

W Debbie Dr

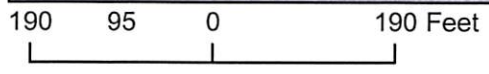
W Anderson Point Way

W Oscar Anderson Loop

S Lake View Loop

Big Lake

MatSu Borough



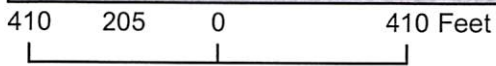


Big Lake

HO13

340 170 0 340 Feet





Kimberly McClure

From: Kimberly McClure
Sent: Tuesday, June 28, 2022 1:04 PM
To: Jamie Taylor
Subject: RE: Gothberg RSB L/18&19 (KMc)

The reference to the "present code" in 43.15.065(A)(3) includes the MSB Code in its entirety which would include setback violations. The lot was legally created at the time it recorded in 1954 but became substandard when Borough code was created. The house was built prior to the setback requirements in current Borough code as such this platting action will be alleviating one of the conditions that makes this lot substandard to current Borough code.

Thank you,

Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Tuesday, June 28, 2022 11:36 AM
To: Kimberly McClure <Kimberly.McClure@matsugov.us>
Cc: Elaine Flagg <Elaine.Flagg@matsugov.us>
Subject: RE: Gothberg RSB L/18&19 (KMc)

Which condition making the lot substandard is being reduced or eliminated? It appears they are only correcting a side lot line setback issue, which I do not believe is a condition that makes lots substandard. Is there something I'm missing?

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: Friday, June 17, 2022 3:27 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>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit

Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil;
row@mtasolutions.com; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>;
Horton, George C (DNR) <george.horton@alaska.gov>; akchief@mtaonline.net; hsfirewise@gmail.com;
clinchnot@yahoo.com; mokietew@gmail.com
Subject: Gothberg RSB L/18&19 (KMc)

Below is a link to a request for comments for Gothberg RSB L/18&19, Case #2022-087, Tech KMc.

Comments due by July 1, 2022.

https://matsugovus-my.sharepoint.com/:f:/g/personal/kimberly_mcclure_matsugov_us/EopchGwlnudGutnFEJ9Kib0Bsl-aiY9uZ8WbiRKwSCZb8A?e=gPAhQn

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: Kelsey Anderson
Sent: Tuesday, June 28, 2022 10:25 AM
To: Kimberly McClure
Subject: Re: Gothberg RSB L/18&19 (KMc)

PA20220087

Natural Resources

This parcel lies within an active Alaska Department of Natural Resources Oil and Gas Lease Tract (DNR Casefile LST CI0693). For more information, call the DNR Public Information Center at 269-8400.

Lot realignment should meet all MSB setback standards.

Best,

Kelsey Anderson
MSB Planner II

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Friday, June 17, 2022 3:26 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com <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 <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>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamelaj.melchert@usps.gov <pamelaj.melchert@usps.gov>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; row@mtasolutions.com <row@mtasolutions.com>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Horton, George C (DNR) <george.horton@alaska.gov>; akchief@mtaonline.net <akchief@mtaonline.net>; hsfirewise@gmail.com <hsfirewise@gmail.com>; clinchnot@yahoo.com <clinchnot@yahoo.com>; mokietew@gmail.com <mokietew@gmail.com>
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Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Thank you,

Kimberly McClure

From: Andy Dean
Sent: Monday, June 20, 2022 3:37 PM
To: Kimberly McClure
Subject: RE: Gothberg RSB L/18&19 (KMc)

Hello Kimberly,

Please have the applicant apply for existing accesses that will continue in the proposed subdivision. We currently have no driveway permit applications for the existing access and the proposed subdivision.

Sincerely,



Andy Dean
Matanuska-Susitna Borough
ROW Coordinator

(907) 861-7803
andy.dean@matsugov.us
350 E. Dahlia Avenue
Palmer, AK 99645

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Friday, June 17, 2022 3:27 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>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Horton, George C (DNR) <george.horton@alaska.gov>; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; mokietew@gmail.com
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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

Kimberly McClure

From: Permit Center
Sent: Tuesday, June 21, 2022 1:54 PM
To: Kimberly McClure
Subject: RE: Gothberg RSB L/18&19 (KMc)

Good Afternoon,

Please have your applicant apply for their driveway permit.

Thank you,

Jennifer Monnin
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matssugov.us
907-861-7822

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Friday, June 17, 2022 3:27 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>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Horton, George C (DNR) <george.horton@alaska.gov>; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; mokietew@gmail.com
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Thank you,
Kimberly McClure
Platting Technician
861-7873

Kimberly McClure

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Friday, July 1, 2022 8:09 AM
To: Kimberly McClure
Subject: RE: Gothberg RSB L/18&19 (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 fish, wildlife, habitat, or public access to public lands and waters. Thank you for the opportunity to review and comment on this platting action.

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: Friday, June 17, 2022 3:27 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>; Jacquie Malette <jacquie.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>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Horton, George C (DNR) <george.horton@alaska.gov>; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; mokietew@gmail.com
Subject: Gothberg RSB L/18&19 (KMc)

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Thank you,

Kimberly McClure

From: Hoden, George D (DFG) <george.hoden@alaska.gov>
Sent: Monday, June 20, 2022 2:57 PM
To: Kimberly McClure
Subject: RE: Gothberg RSB L/18&19 (KMc)

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

Greetings,

Adjusting the common lot line as proposed will not require a Fish Habitat Permit from the ADF&G Habitat Section. It does not appear that any impacts to anadromous or resident fish bearing water bodies are proposed in this application. However, any existing or proposed docks, shoreline modifications, boat launches, or water withdrawals at Big Lake may require a Fish Habitat Permit. Please contact the ADF&G Habitat Section at (907) 861-3200 or dfg.hab.paq@alaska.gov for permit application materials.

Respectfully,



George Hoden
Habitat Biologist

Alaska Department of Fish & Game
Habitat Section
1801 S. Margaret Dr. Suite 6, Palmer, AK 99645

Office: (907) 861-3200 | **Direct:** (907) 861-3203

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Friday, June 17, 2022 3:27 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>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Horton, George C (DNR) <george.horton@alaska.gov>; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; mokietew@gmail.com
Subject: Gothberg RSB L/18&19 (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 Gothberg RSB L/18&19, Case #2022-087, Tech KMc.

Comments due by July 1, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mclclure_matsugov_us/EopchGwlnudGutnFEJ9Kib0Bsl-aiY9uZ8WbiRKwSCZb8A?e=gPAhQn



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

June 20, 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 comments or recommendations.

- **Lot 18A & 19A Gothberg Subdivision
(MSB Case # 2022-087)**

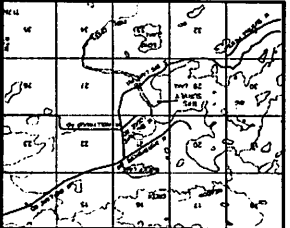
If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

James Christopher

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

EXHIBIT H



CERTIFICATE OF OWNERSHIP & DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY AGREE TO SUBMIT THIS PLAN OF SUBDIVISION BY A PUBLIC OFFICIAL.
 NAME: MARY HODGKIN
 ADDRESS: ANCHORAGE, ALASKA 99504
 PHONE: PO BOX 240007
 DATE: _____

NOTARY'S ACKNOWLEDGEMENT
 I, _____, a Notary Public for the State of Alaska, do hereby certify that the foregoing is a true and correct copy of the original as shown to me on this _____ day of _____, 20____.
 NAME: MARY HODGKIN
 ADDRESS: ANCHORAGE, ALASKA 99504
 PHONE: PO BOX 240007
 DATE: _____

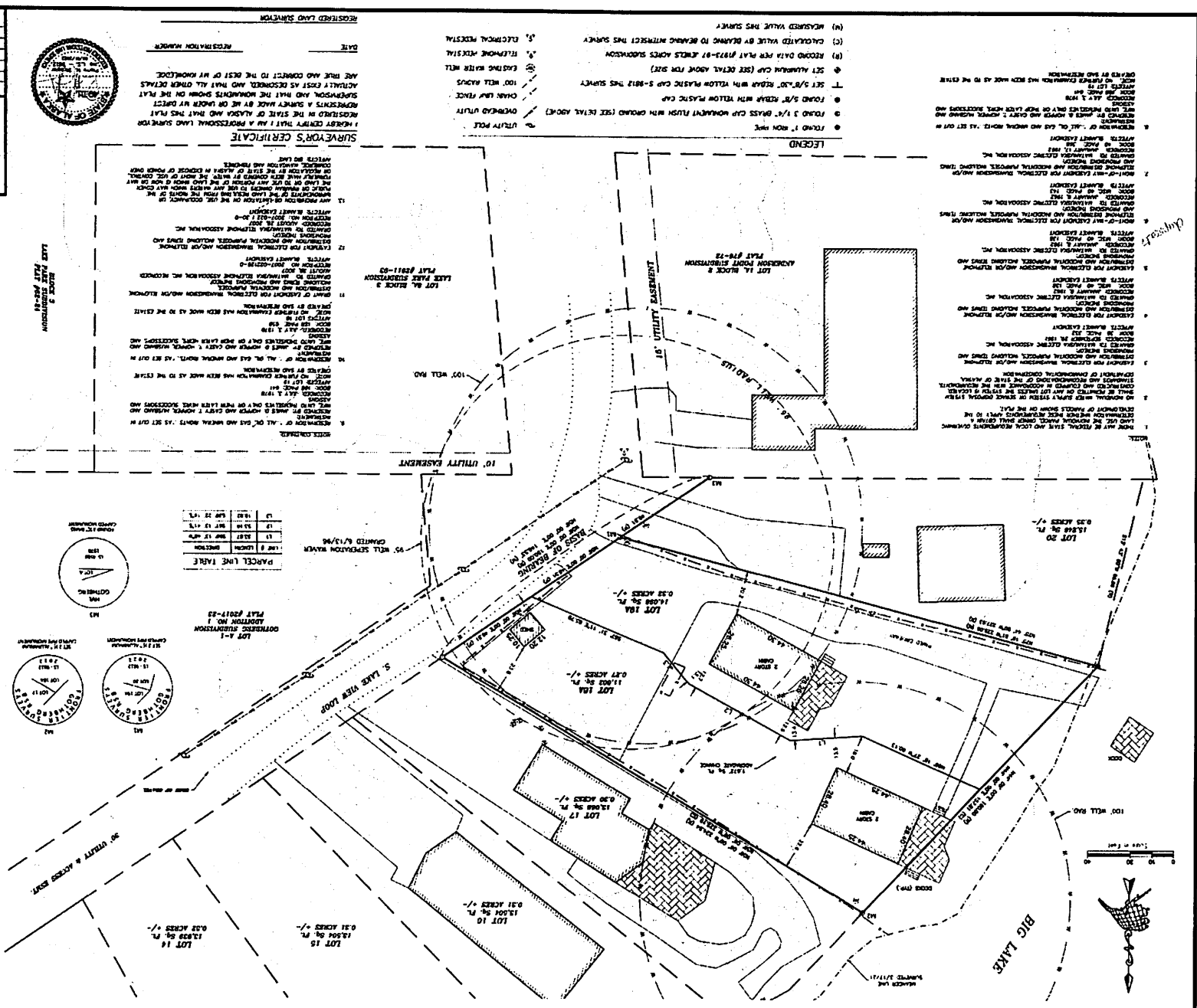
CERTIFICATE OF PAYMENT OF TAXES
 I, _____, a Notary Public for the State of Alaska, do hereby certify that the taxes and assessments against the property, including in the subdivision or subdivision, have been paid.
 NAME: MARY HODGKIN
 ADDRESS: ANCHORAGE, ALASKA 99504
 PHONE: PO BOX 240007
 DATE: _____

NOTARY'S ACKNOWLEDGEMENT
 I, _____, a Notary Public for the State of Alaska, do hereby certify that the foregoing is a true and correct copy of the original as shown to me on this _____ day of _____, 20____.
 NAME: MARY HODGKIN
 ADDRESS: ANCHORAGE, ALASKA 99504
 PHONE: PO BOX 240007
 DATE: _____

CERTIFICATE OF PAYMENT OF TAXES
 I, _____, a Notary Public for the State of Alaska, do hereby certify that the taxes and assessments against the property, including in the subdivision or subdivision, have been paid.
 NAME: MARY HODGKIN
 ADDRESS: ANCHORAGE, ALASKA 99504
 PHONE: PO BOX 240007
 DATE: _____

PLANNING & LAND USE DIRECTOR
 I, _____, Planning and Land Use Director for the State of Alaska, do hereby certify that the subdivision is in compliance with the provisions of the Alaska Land Use Act and that the subdivision is in compliance with the provisions of the Alaska Land Use Act.
 NAME: _____
 ADDRESS: _____
 PHONE: _____
 DATE: _____

FRONTIER SURVEYS
 SHEET 1 OF 1
 DATE: 06/01/2022
 SHEET NO. 1
 SCALE: 1" = 20'
 PROJECT: Lot 18 & Lot 19 Subdivision
 ADDRESS: 17700 E. 17th Ave., Anchorage, Alaska 99504



SURVEYOR'S CERTIFICATE
 I, _____, a Professional Land Surveyor, do hereby certify that the foregoing is a true and correct copy of the original as shown to me on this _____ day of _____, 20____.
 NAME: _____
 ADDRESS: _____
 PHONE: _____
 DATE: _____

REGISTERED LAND SUBDIVISION
 DATE: _____
 REGISTRATION NUMBER: _____
 AND THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY AGREE TO SUBMIT THIS PLAN OF SUBDIVISION BY A PUBLIC OFFICIAL.

Kimberly McClure

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, June 29, 2022 9:02 AM
To: Kimberly McClure
Cc: OSP Design Group
Subject: RE: Gothberg RSB L/18&19 (KMc)
Attachments: Gothberg RSB L18&19.pdf; Agenda Plat.pdf

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

Kimberly,

In review GCI has no objections only the following comment for the attached signed plats.

The legal description in the title block needs to show the Section to be 28, Township to be 17N and Range 3W.

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Friday, June 17, 2022 3:27 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>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Horton, George C (DNR) <george.horton@alaska.gov>; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; mokietew@gmail.com
Subject: Gothberg RSB L/18&19 (KMc)

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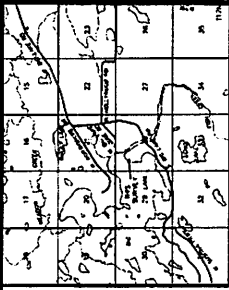
Below is a link to a request for comments for Gothberg RSB L/18&19, Case #2022-087, Tech KMc.

Comments due by July 1, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EopchGwlnudGutnFEJ9Kib0Bsl-aiY9uZ8WbiRKwSCZb8A?e=gPAhQn

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,



VICINITY MAP
SCALE: 1" = 1 MILE
TAD MAP #033

CERTIFICATE OF OWNERSHIP & DEDICATION:
WHEREAS CERTAIN PART OF THE LAND OF THE PROPERTY SHOWN ON THE ATTACHED MAP IS BEING SUBMITTED TO THE PUBLIC AS A PART OF THE SUBDIVISION BY THE PRESENT OWNERS;

DATE: _____
DATE: _____
DATE: _____

MARC MOENKHA
ANCHORAGE, ALASKA 99514

MATTHEW MOENKHA
ANCHORAGE, ALASKA 99514

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SIGNED TO FULFILL THE DUTY OF _____ DAY OF _____ 20____ FOR _____

NOTARY FOR THE STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SIGNED TO FULFILL THE DUTY OF _____ DAY OF _____ 20____ FOR _____

NOTARY FOR THE STATE OF ALASKA

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, INCLUDING ALL CURRENT TAXES ON THE PROPERTY, INCLUDED IN THE SUBDIVISION OR ACQUISITION, HAVE BEEN PAID.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PLANNING AND LAND USE REGULATIONS OF THE CITY OF ANCHORAGE, ALASKA, AND THAT THE SUBDIVISION HAS BEEN APPROVED BY THE PLANNING AND LAND USE COMMISSION.

PLANNING AND LAND USE DIRECTOR
RECEIVED _____
PLANNING

Plat of
Lot 18A & 19A
Goitberg Subdivision

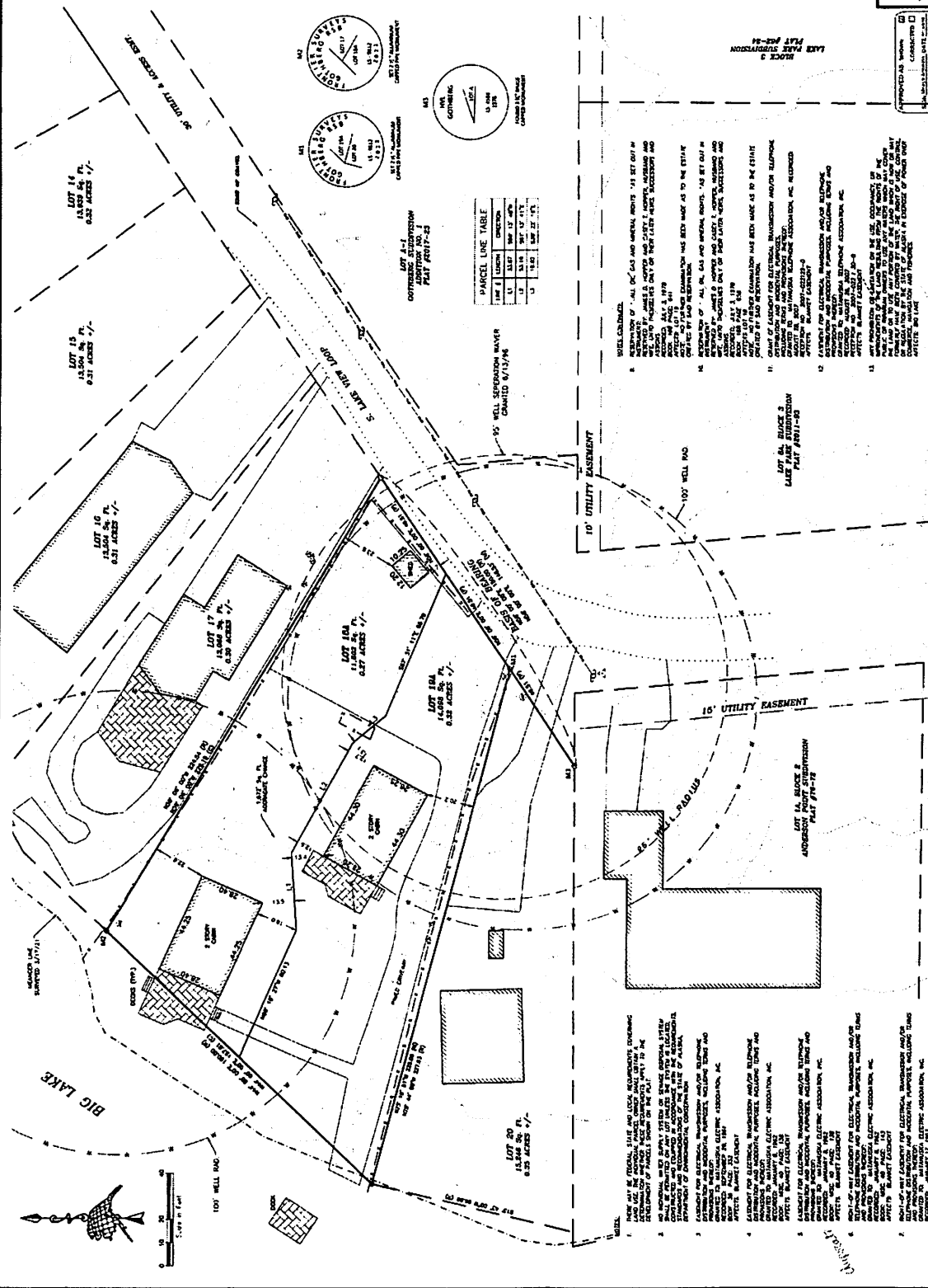
A Re-Subdivision of Section 17, Township 26N, Range 14W, Alaska

Subdivided by: _____
City of Anchorage, Alaska

DATE: 07/20/2022
ASD CASE NO. 14-0

FRONTIER
SURVEYS
INCORPORATED
1000 W. 11TH AVENUE, SUITE 100
ANCHORAGE, ALASKA 99501
PHONE: 274-1111
FAX: 274-1112

SHEET 1 of 1



NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SIGNED TO FULFILL THE DUTY OF _____ DAY OF _____ 20____ FOR _____

NOTARY FOR THE STATE OF ALASKA

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PLANNING AND LAND USE REGULATIONS OF THE CITY OF ANCHORAGE, ALASKA, AND THAT THE SUBDIVISION HAS BEEN APPROVED BY THE PLANNING AND LAND USE COMMISSION.

PLANNING AND LAND USE DIRECTOR
RECEIVED _____
PLANNING

Plat of
Lot 18A & 19A
Goitberg Subdivision

A Re-Subdivision of Section 17, Township 26N, Range 14W, Alaska

Subdivided by: _____
City of Anchorage, Alaska

DATE: 07/20/2022
ASD CASE NO. 14-0

FRONTIER
SURVEYS
INCORPORATED
1000 W. 11TH AVENUE, SUITE 100
ANCHORAGE, ALASKA 99501
PHONE: 274-1111
FAX: 274-1112

SHEET 1 of 1