

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

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

September 7, 2022

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattings@mat.gov.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:

(None)

3. PUBLIC HEARINGS:

- A. **CHIPPEWA ESTATES PHASE II:** The request is to create one lot from Block 01, Lots 11 & 12, **Chippewa Estates Phase II**, Plat # 85-122, to be known as **Lot 11A**, containing 1.84 acres +/- . The property is located south and east of N Wasilla Fishhook Road and north of E. Seldon Road (Tax ID # 3096B01L011 / L012); within the SW ¼ Section 25, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. (*Petitioner/Owner: Donald & Frances Suttie, Staff: Matthew Goddard, Case # 2022-119*)
- B. **LITTLE OTTER CREEK:** The request is to create two lots from Parcel #3, MSB Waiver 86-3-PWm, recorded as 86-32w, to be known as **Little Otter Creek** , containing 39.97 acres +/- . The parcel is located north of Little Susitna River, south of E. Edgerton Parks Road and west of N. Lazer Street (Tax ID# 19N01E34C006); within Section 34, Township 19 North, Range 01 East, Seward Meridian, Alaska. In Fishhook Community Council and Assembly District #6. (*Petitioner/Owner: George E. Mahler, Staff: Amy Otto-Buchanan, Case # 2022-120*)
- C. **FALCON'S RIDGE:** The request is to create one lot from Lots 23 & 24, Block 2, Falcon's Ridge , Plat No. 2006-9 to be known as **LOT 23A**, containing 4.06 acres +/- . The property is located west of S. Parks Highway east of the Susitna River and directly east of S. Merlin Drive (Tax ID # 5843B02L023 / L024); within the SW ¼ Section 6, Township 22 North, Range 04 West and the SE ¼ Section 1, Township 22 North, Range 05 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. (*Greg & Crystal Kennedy, Staff: Matthew Goddard, Case # 2022-121*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **September 7, 2022**, in the **Assembly Chambers** 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

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**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 7, 2022**

ABBREVIATED PLAT: CHIPPEWA ESTATES PHASE II RSB B1 L11-12
LEGAL DESCRIPTION: SEC 25, T18N, R01W S.M., AK
PETITIONER: DONALD & FRANCES SUTTIE
SURVEYOR: BUSH CONSTRUCTION SURVEYS, INC.
ACRES: 1.84 +/- **PARCELS:** 1
REVIEWED BY: MATTHEW GODDARD **CASE:** 2022-119

REQUEST:

The request is to create one lot from Block 1, Lots 11 & 12, Chippewa Estates Phase II, Plat # 85-122, to be known as **Lot 11A**, containing 1.84 acres +/- . The property is located south and east of N Wasilla Fishhook Road and north of E. Seldon Road; within the SW ¼ Section 25, Township 18 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps **Exhibit A**

COMMENTS:

ADF&G **Exhibit B**
PUBLIC **Exhibit C**

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

COMMENTS:

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

CONCLUSION

The plat of Chippewa Estates Phase II 11A, Block 1 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.

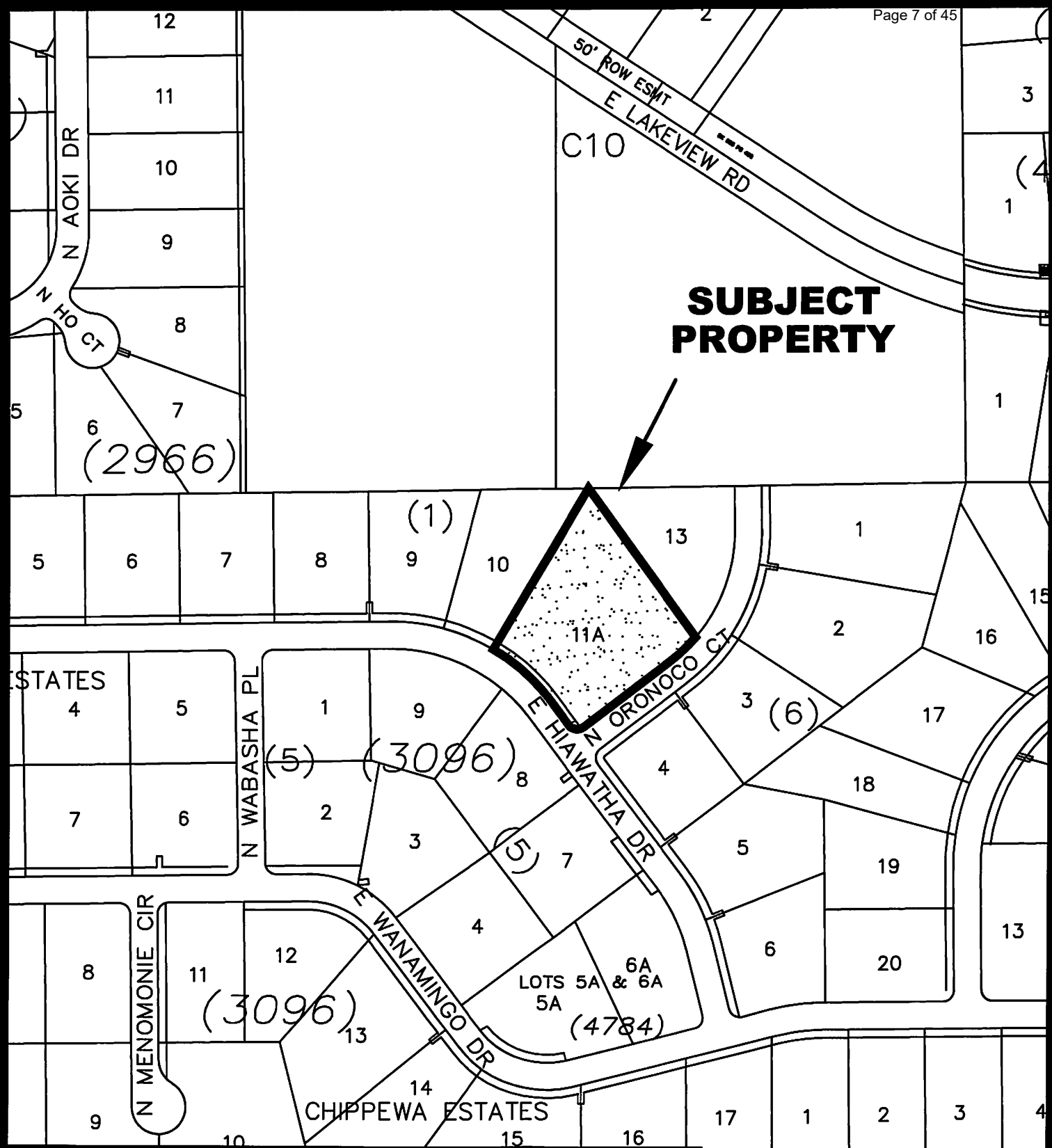
FINDINGS of FACT:

1. The abbreviated plat of Chippewa Estates Phase II Lot 11A, Block 1 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 Treasure Island 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 Treasure Island Subdivision (Plat #71-33), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Chippewa Estates Phase II Lot 11A, Block 1 contingent on the following recommendations:

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



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED CHIPPEWA ESTATES PHASE II
 RSB B1 L11-12 SUBDIVISION
 LOCATED WITHIN
 SECTION 25, T18N, R01W, SEWARD MERIDIAN
 WA 06 MAP ALASKA

EXHIBIT A



E Wanamingo Dr

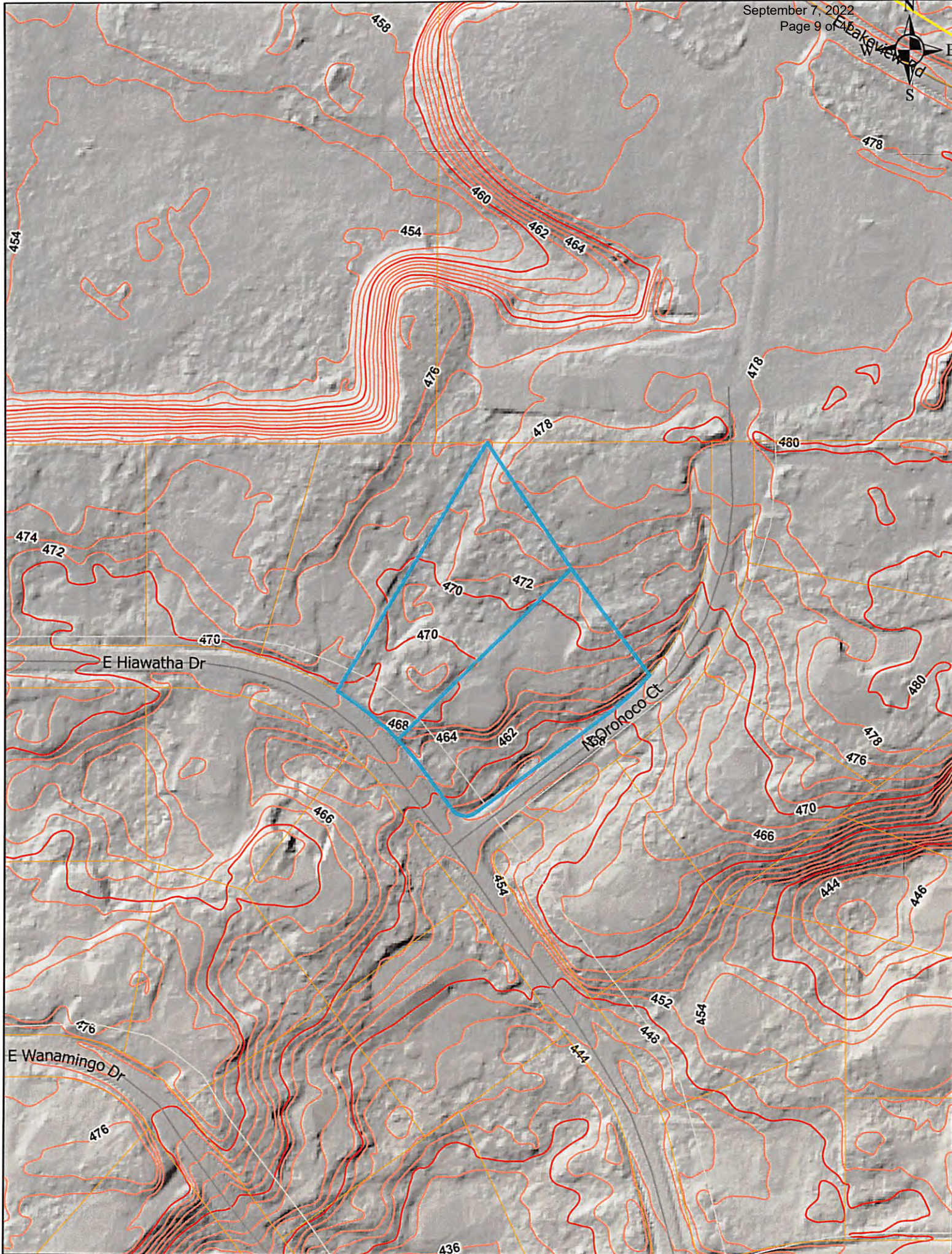
E Hiawatha Dr

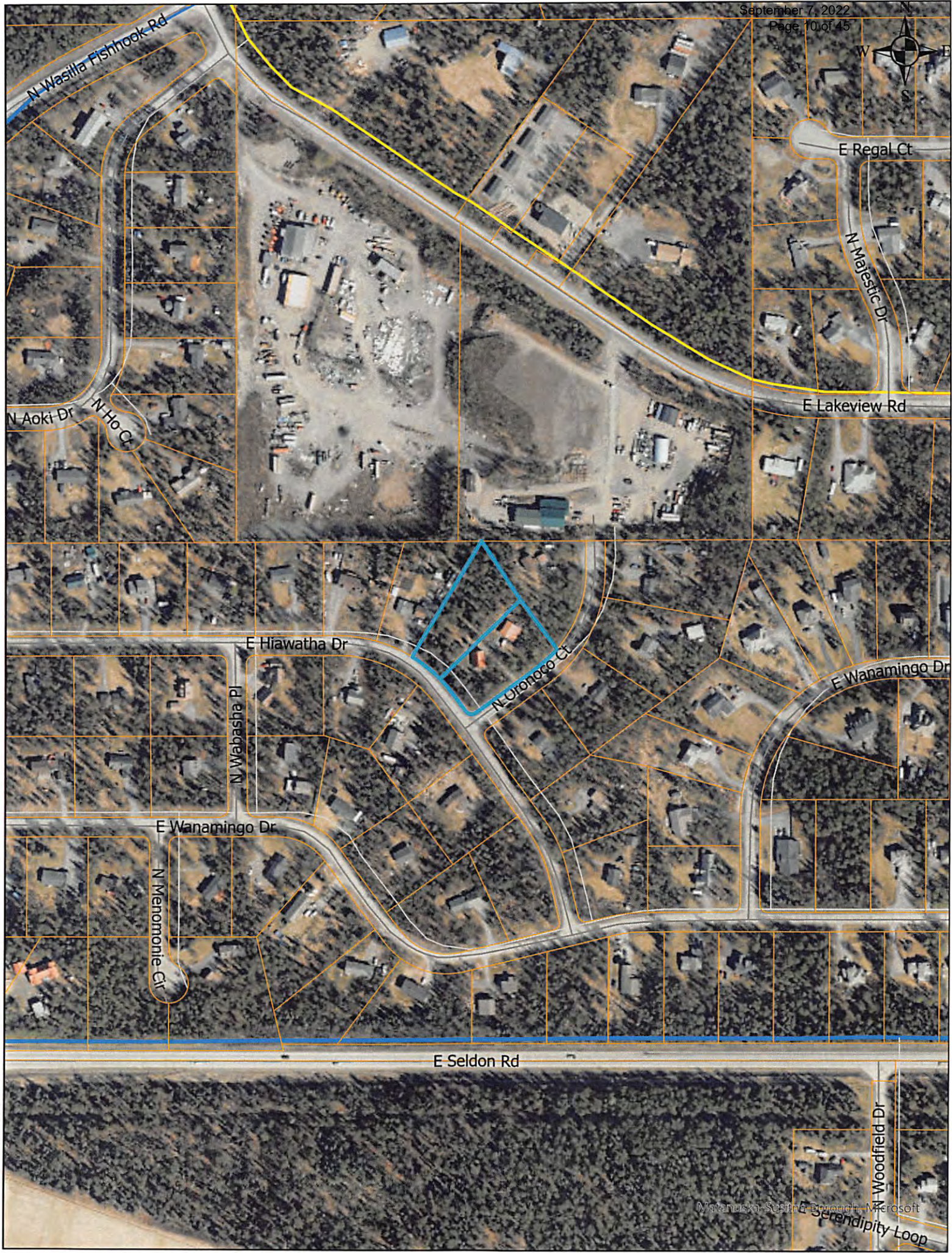
N Orongo Ct

Manassas - Susana Boruff - Microsoft



E Lakewood Rd







Matthew Goddard

From: Code Compliance
Sent: Friday, August 19, 2022 11:13 AM
To: Matthew Goddard
Subject: RE: RFC Chippewa Est Ph II RSB B1 L11-12 (MG)

No comment

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, August 9, 2022 1:51 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Code Compliance <Code.Compliance@matsugov.us>
Subject: RFC Chippewa Est Ph II RSB B1 L11-12 (MG)

Hello,

The following link is for a Request for Comments on an Elimination of Common Lot Line. Comments are due by **August 30, 2022**. Please let me know if you have any questions.

https://matsugovus-my.sharepoint.com/:f/g/person/matthew_goddard_matsugov_us/EiO39Y7kX9RlombeF0dRRW0BP3NBE1PnbNj98HD2xXZHuA?e=M2M4ay

Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us
(907) 861-7881

Kimberly McClure

From: scass <scass@gci.net>
Sent: Friday, August 19, 2022 3:24 PM
To: MSB Platting
Subject: Plat # 85-122, to be known as Lot 11A

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

Petitioner/Owner: Donald & Frances

We have no objection to them combining the two lots.

Chris & Stephanie Cass

2821 E Wanamingo Drive

Wasilla, AK 99654-2854

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL SEWAGE DISPOSAL OR WASTEWATER SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. BLANKET EASEMENT FOR MEA RECORDED 7/13/2006 AS 2006-019453-0
4. BLANKET EASEMENT FOR MTA RECORDED 8/15/2011 AS 2011-015633-0
5. COVENANTS, CONDITIONS, RESTRICTIONS & EASEMENTS RECORDED 9/19/2006 AS 2006-027054-0 REFILED 9/28/2006 AS 2006-027997-0.

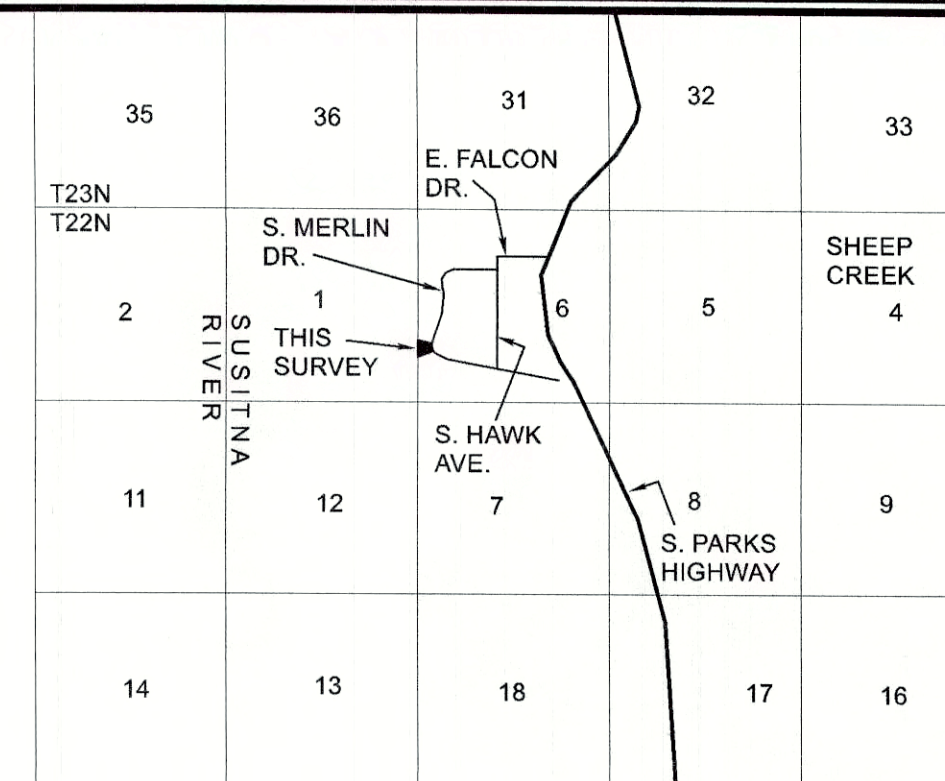
PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

_____, 20_____
DATE

PLANNING AND LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK



VICINITY MAP 1" = 1 MILE

CERTIFICATE OF OWNERSHIP & DEDICATION

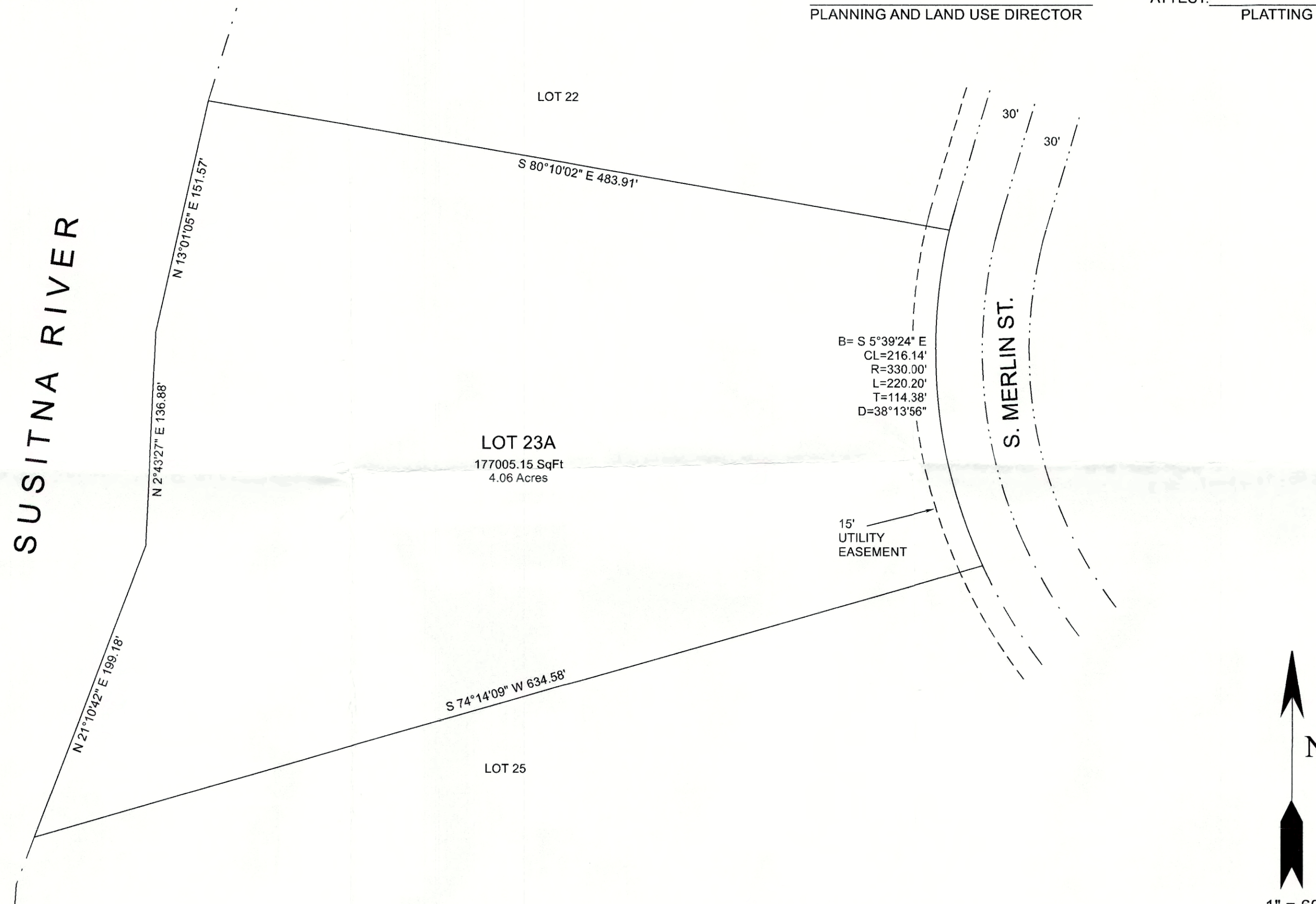
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

SEE AFFIDAVIT

NAME: GREG R. KENNEDY DATE: _____
20040 NEW ENGLAND DR.
EAGLE RIVER, AK 99577

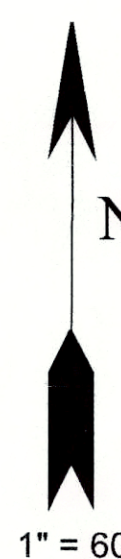
SEE AFFIDAVIT

NAME: CRYSTAL L. KENNEDY DATE: _____
20040 NEW ENGLAND DR.
EAGLE RIVER, AK 99577



B= S 5°39'24\"/>

15'
UTILITY
EASEMENT



SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE

WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6925-S

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20_____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION HEREON, HAVE BEEN PAID.

_____, 20_____
DATE TAX COLLECTION OFFICIAL (BOROUGH)

RECEIVED
Agenda Copy JUL 25 2022
PLATTING

PRELIMINARY PLAT
A PLAT OF
FALCON'S RIDGE RESUB
LOT 23A
A REPLAT OF
LOTS 23 & 24 BLOCK 2
FALCON'S RIDGE PLAT NO. 2006-19
LOCATED WITHIN:
SECTION 6 TOWNSHIP 22 NORTH, RANGE 4 WEST
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 4.06 ACRES MORE OR LESS

DENALI NORTH
230 E. PAULSON AVE. STE 67 WASILLA, AK 99654
PHONE (907) 376-9535, (907) 745-1110

JOB NO. 22-131	DATE: JULY 15, 2022	DWN HW	CHK WW
SCALE 1" = 60'	FB. PGS.	SHEET 1 OF 1	

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 7, 2022

PRELIMINARY PLAT: LITTLE OTTER CREEK
LEGAL DESCRIPTION: SEC 34, T19N, R01E, SEWARD MERIDIAN AK
PETITIONER: GEORGE E. MAHLER
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 39.97 ± PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2022-120

REQUEST: The request is to create two lots from Parcel #3, MSB Waiver 86-3-PWm, recorded as 86-32w, to be known as **LITTLE OTTER CREEK**, containing 39.97 acres +/- . The parcel is located north of Little Susitna River, south of E. Edgerton Parks Road and west of N. Lazer Street; within Section 34, Township 19 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A** – 4 pgs
Topo Map, As-Built and Topographic Narrative **EXHIBIT B** – 4 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance **EXHIBIT C** – 1 pg
Department of Emergency Services **EXHIBIT D** – 1 pg
MSB Planning **EXHIBIT E** – 1 pg
MSB Development Services **EXHIBIT F** – 1 pg
Utilities **EXHIBIT G** – 3 pgs

DISCUSSION: The proposed subdivision is north of Little Susitna River, south of E. Edgerton Parks Road and west of N. Lazer Street. Proposed Lot 1 is 18.55 acres; Lot 2 is 21.41 acres. Both lots have legal and physical access, pursuant to MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140, as N. Lazer Street is a 60' wide right-of-way. N. Lazer Street is maintained by MSB approximately half of the length. Lot 2 will have the necessary frontage, as maintenance goes beyond the required 60' frontage. Both lots have the required frontage, pursuant to MSB 43.20.320. Flood Hazard Area location and information is shown on the plat.

Soils Report: A geotechnical report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as both lots are larger than 400,000 sf (9.183 acres) and the surveyor submitted a detailed topographic narrative (**Exhibit B**). Topographic information is also shown on the plat, which is also at Exhibit B, along with an as-built. Simon Gilliland, PE, Hanson Land Solutions, notes the two parcels are generally separated by a private driveway that bisects the parcel in an east-west direction. The northwest corner slopes to a wet weather drainage way just north of the easement. South of the easement is a section of higher, dry, forested ground sitting above the flood zone to the north and south. The southeast corner is similar in vegetation to the

segment north of the roadway and is anticipated to be wet in season with potential for surface water accumulation during breakup, but immediate dissipation once ground thaw occurs. Within the ridge of roughly 25 acres is an existing home site that shows evidence of typical good valley bottom gravel layer just below the organics. This material is good for useable septic area and well above the river elevation. This ridge spans across portions of both lots and is the useable septic and building area proposed. No shallow groundwater is anticipated.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no comment. Department of Emergency Services (**Exhibit D**) questions if access to the Williams Subdivision will be maintained through Lots 1 and 2. *Staff notes that the private easement of E. Byron's Way is shown on the Plat.* MSB Planning (**Exhibit E**) Notes that this parcel is within a known Flood Hazard Area. *Staff notes that the Flood Hazard area is delineated on the Plat.* MSB Development services (**Exhibit F**) has no comment.

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

At the time of staff report write-up, there were no responses to the Request for Comments from AK Department of Fish & Game; US Army Corps of Engineers; Fishhook Community Council; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Assessments or Pre-Design Division; MEA or MTA.

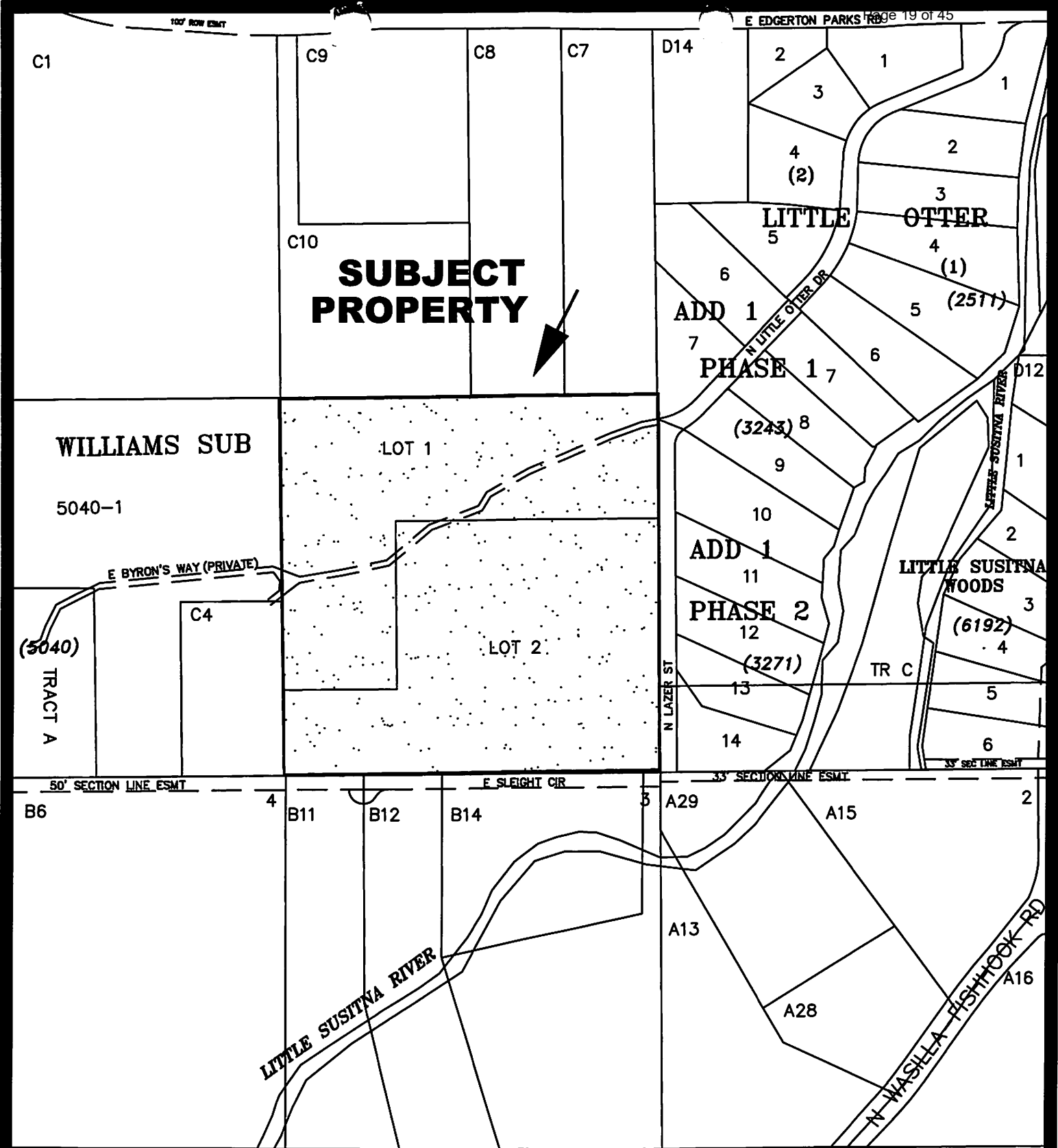
CONCLUSION: The preliminary plat of Little Otter Creek is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. All lots have the required legal and physical access, pursuant to MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140. All lots have the required frontage, pursuant to MSB 43.20.320. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as a detailed topographic narrative was supplied.

FINDINGS OF FACT

1. The plat of Little Otter Creek 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 43.20.281(A)(1)(i)(i), as a detailed topographic narrative was supplied.
3. All lots have the required legal and physical access, pursuant to MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140.
4. All lots have the required frontage, pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from AK Department of Fish & Game; US Army Corps of Engineers; Fishhook Community Council; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Assessments or Pre-Design Division; MEA or MTA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing.
8. Flood Hazard Area and information is shown on preliminary plat.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Little Otter Creek, Township 19 North, Range 01 East, Section 34, 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.
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.



VICINITY MAP

FOR PROPOSED LITTLE OTTER CREEK
 LOCATED WITHIN
 SECTION 34, T19N, R01E, SEWARD MERIDIAN,
 ALASKA

INDEPENDENCE 14 MAP

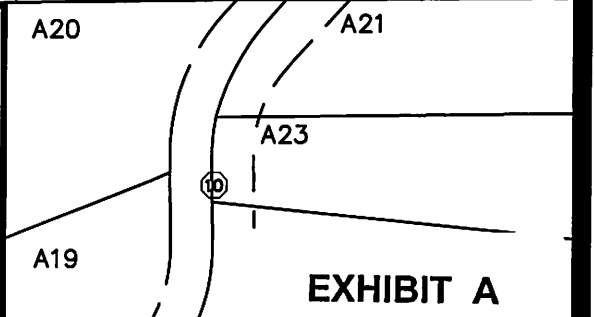
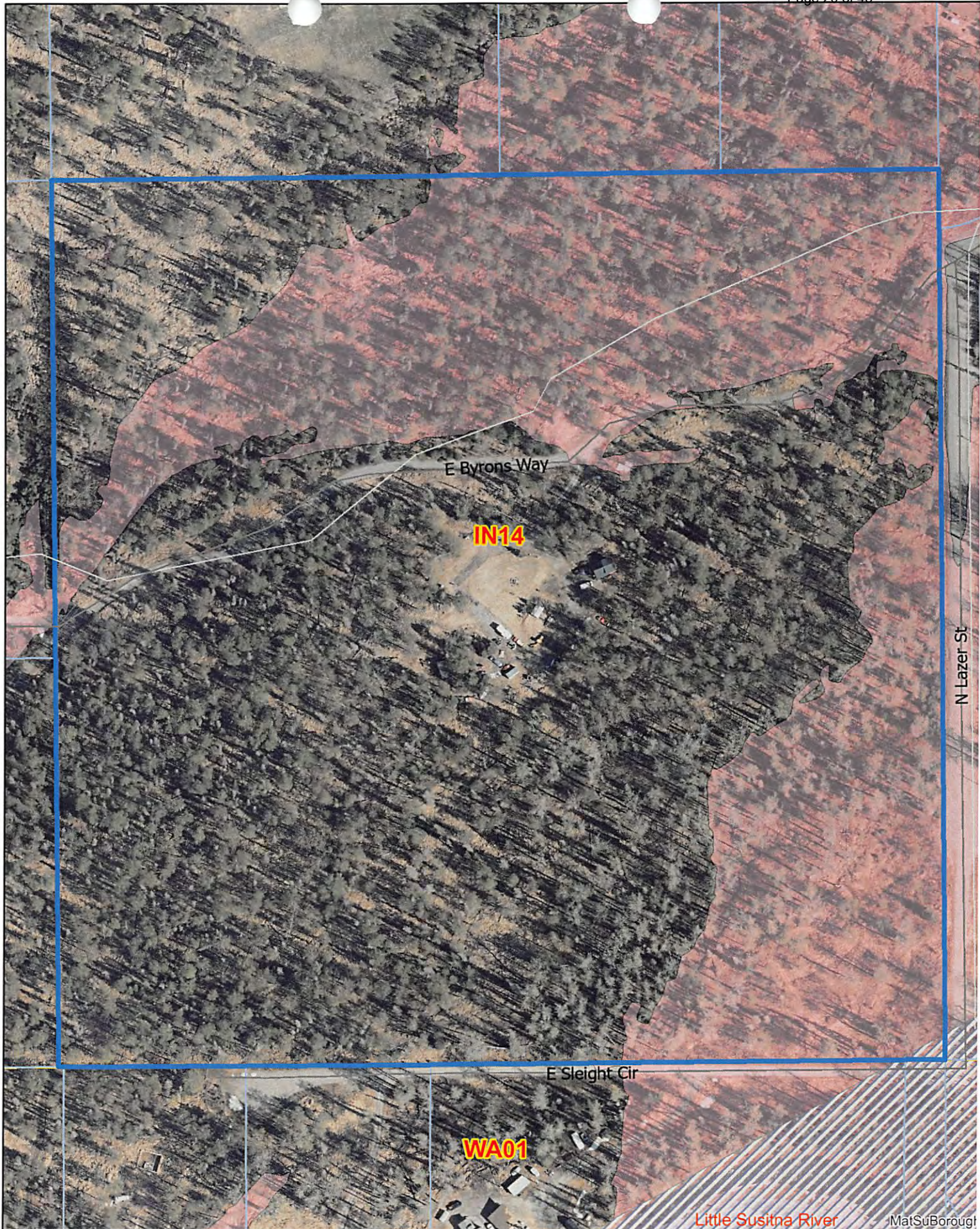
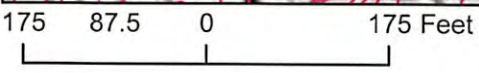
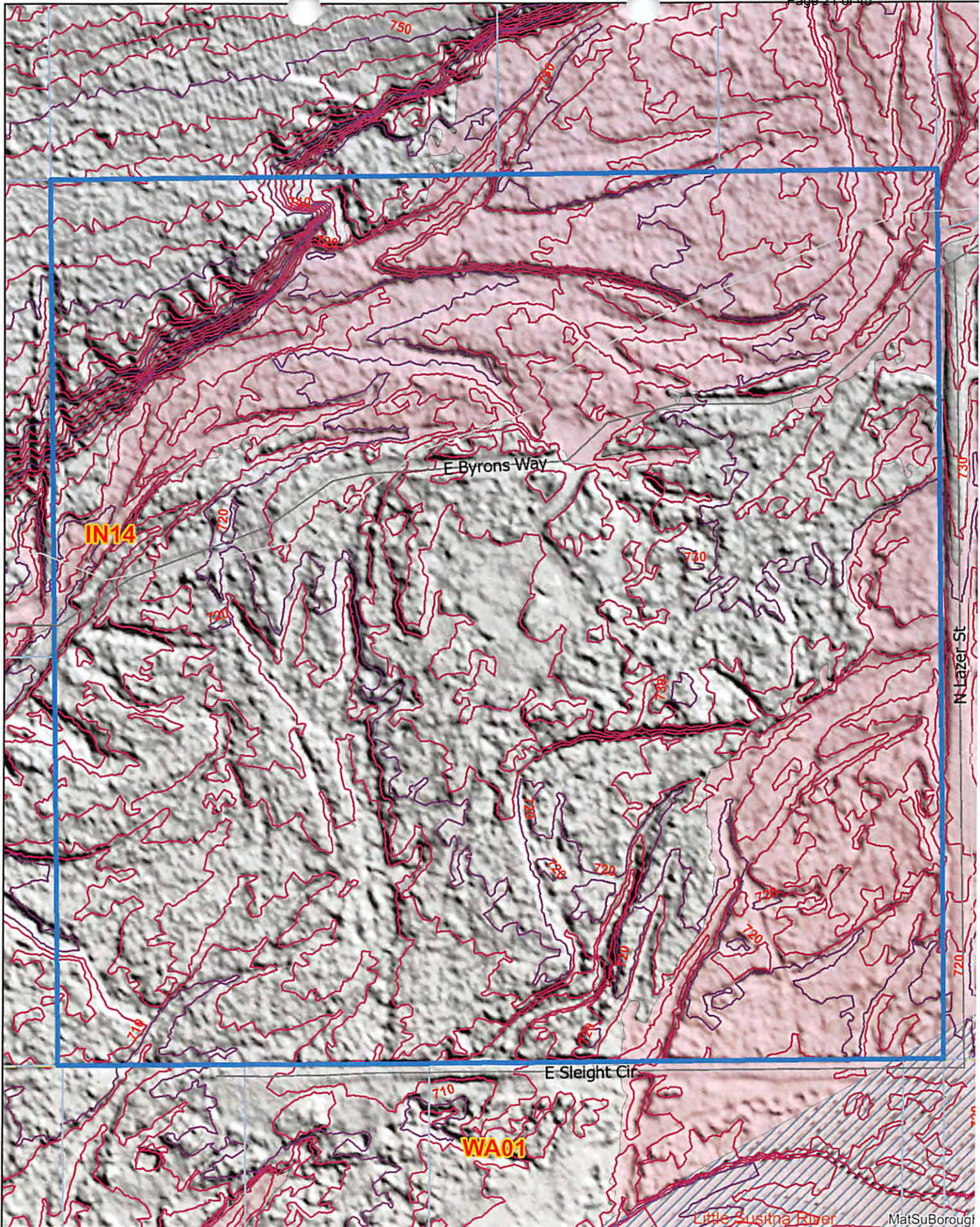


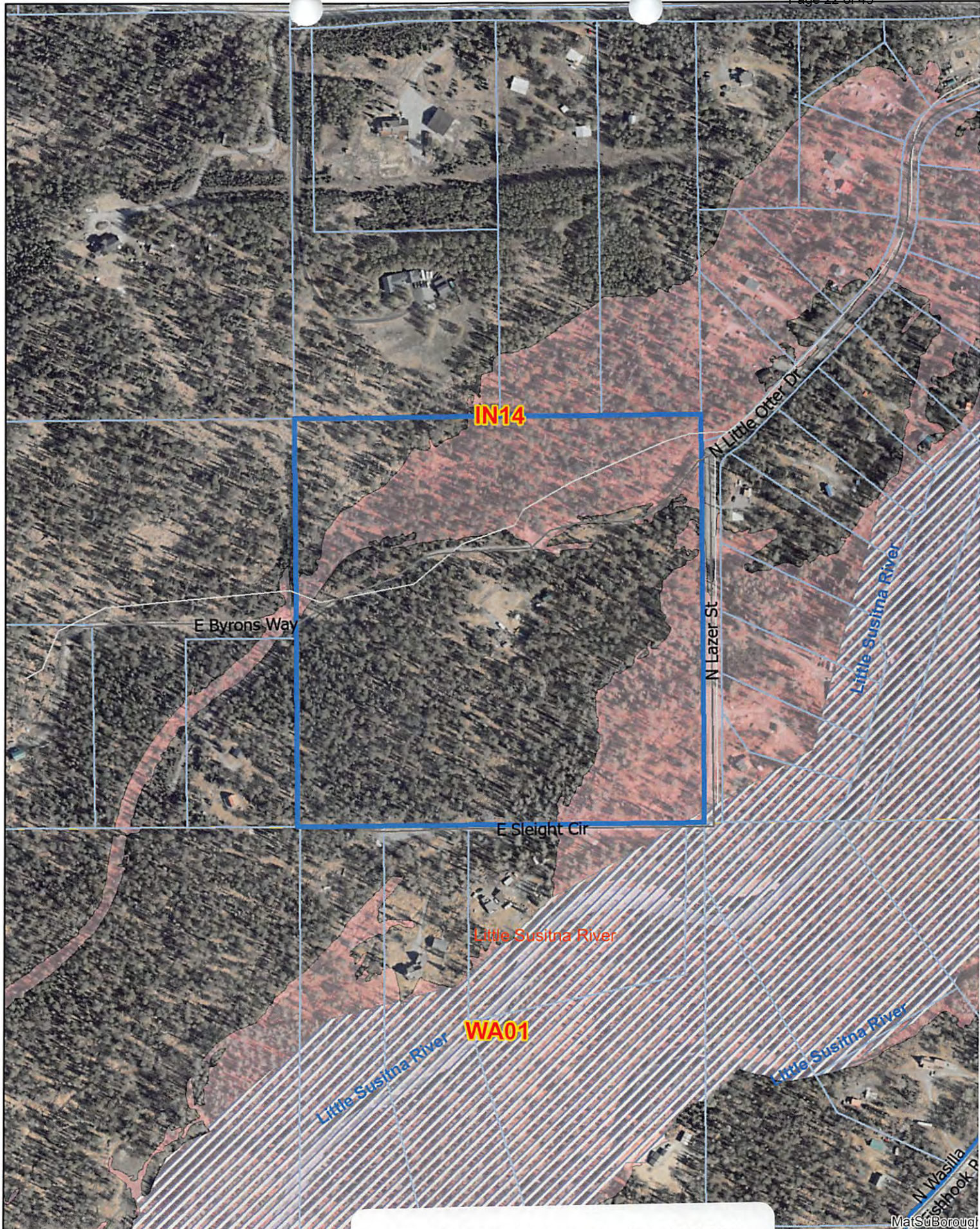
EXHIBIT A



175 87.5 0 175 Feet







FLOOD HAZARD AREA

390 195 0 390 Feet

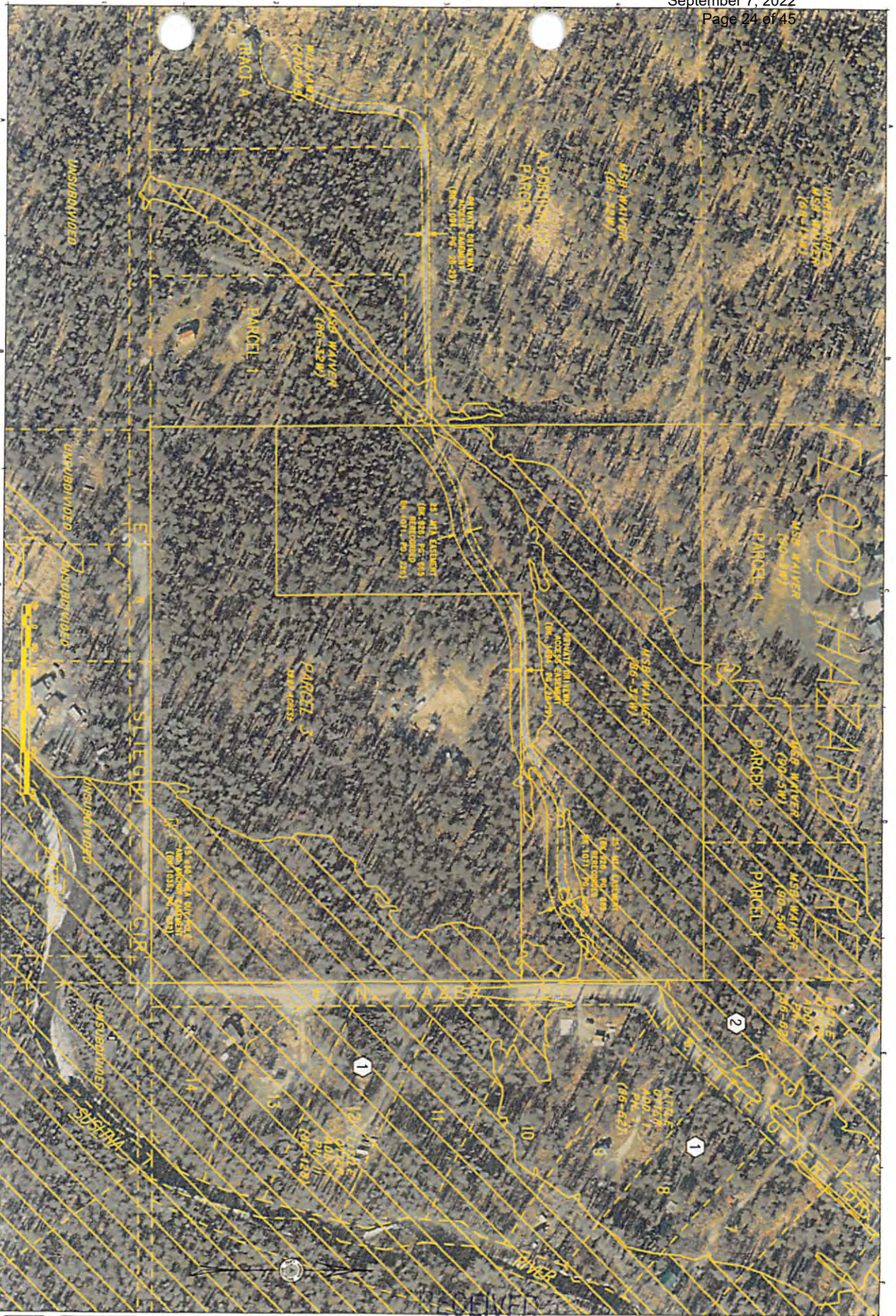


**Topographical Narrative
for
Little Otter Creek Subdivision**

**A subdivision of
Parcel 3, MSB Waiver 86-4-PWm, (86-32W)**

The (2) proposed parcels sit generally separated by the private driveway easement bisecting the parcel in an east-west direction. The NW corner of the parent parcel slopes down to a wet weather drainage way just north of the easement. South of this easement is a section of higher, dry, forested ground sitting above the flood zone to the north and south. The SE corner of the parcel is similar in vegetation to the segment north of the roadway and is anticipated to be wet in season with potential for surface water accumulation during breakup but immediate dissipation once ground thaw occurs. Within the aforementioned ridge of roughly 25 acres is an existing home site that shows evidence of typical good valley bottom gravel layer just below the organics. This material is good for usable septic area and is well above the river elevation. This ridge spans across portions of both lots and is the usable septic and building area proposed. No shallow groundwater is anticipated.



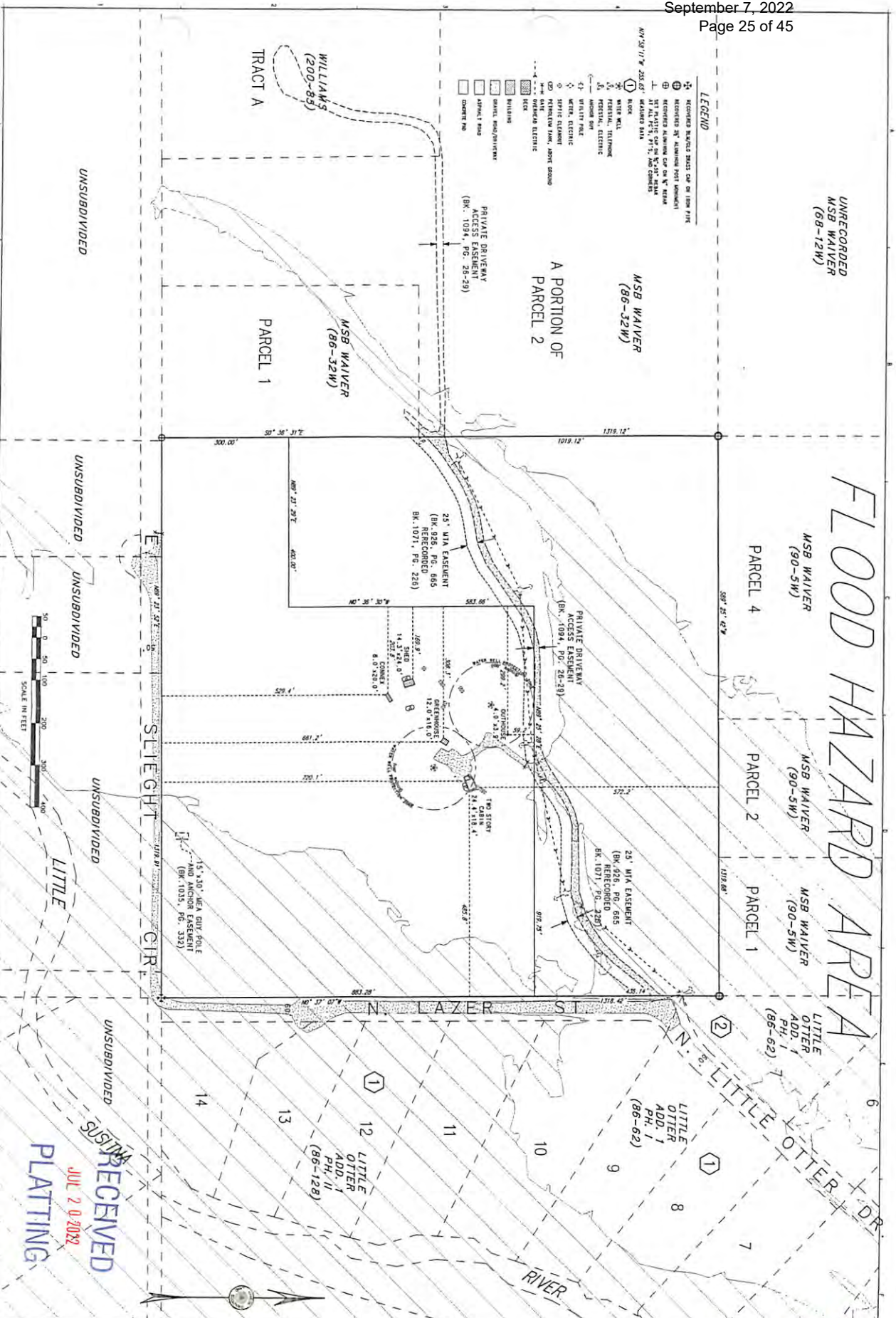


DATE: 23-12-2022
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE: 1"=200'
222343.1'-100'
REVISION DATE:
09/29/22

WASILLA, ALASKA
LITTLE OTTER CREEK
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLICLY AVAILABLE DATA OF THE MATANASKI SUSTAINABLE RESOURCE AGENCY.
PROJECT OF 2019/2020/2021/2022
2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2011.0)

PLATTING



RECEIVED
JUL 20 2022
PLATTING

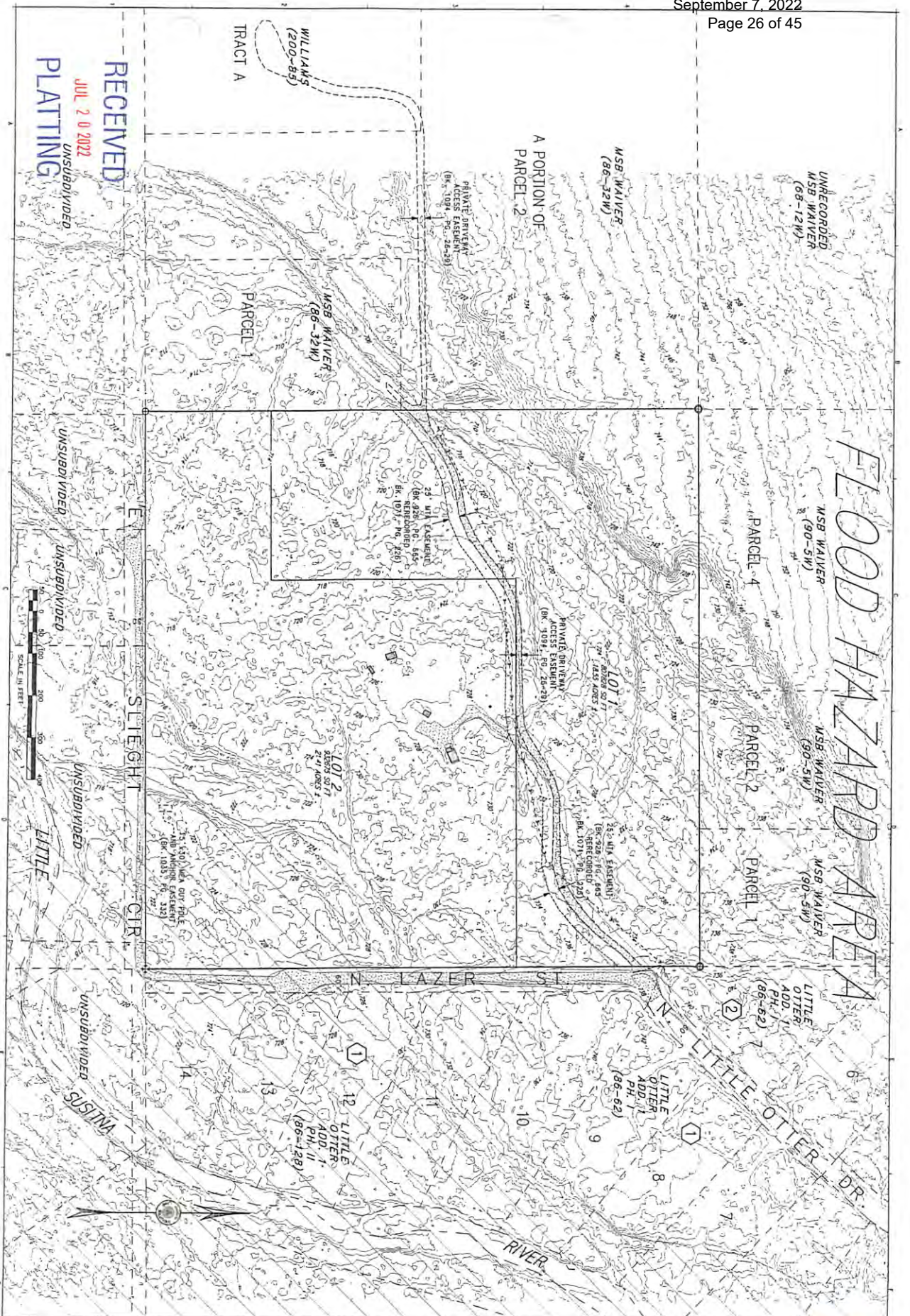
WASILLA, ALASKA
LITTLE OTTER CREEK
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON MAY 4, 2022. ALL MONUMENTS HAVE BEEN FOUND OR SET AS REQUIRED.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.



DATE: 2-23-18
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
TITLE: 1"-200'
22X34" 1"-100'
REVISION DATE:
06/29/22

REFERENCE NUMBER: 1-21
SHEET 2 OF 3



RECEIVED
JUL 20 2022
UNSUBDIVIDED
PLATTING

FLOOD HAZARD AREA

<p>DWG. # 22-192C DESIGNER: CEH DRAWN BY: EEF SCALE: CEH 11x17: 1"=200' 24x36: 1"=100' REVISION DATE: 06-23-22</p>	<p>REFERENCE NUMBER: V-22 SHEET 3 OF 3</p>	<p>WASILLA, ALASKA LITTLE OTTER CREEK SITE PLAN - EXISTING CONDITIONS TOPOGRAPHY</p>	<p>NOTES 1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MULTIMEDIA SYSTEMS CORP. LONG-RANGE SURVEY PROJECT OF 2012. 2. THE HORIZONTAL DATUM IS NAD83 (2011 EPOCH 2003.0) 3. THE VERTICAL DATUM IS NAVD83 (2011.000)</p>	
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Amy Otto-Buchanan

From: Jamie Taylor
Sent: Wednesday, August 24, 2022 8:53 PM
To: Amy Otto-Buchanan
Cc: Elaine Flagg
Subject: RE: RFC Little Otter Creek #22-120

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: Wednesday, August 10, 2022 11:17 AM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; earl.almdale@gmail.com; cobbfam@mtaonline.net; mothers@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Lisa Gray <Lisa.Gray@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; Andre <Andre@fixedheight.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Little Otter Creek #22-120

The following link contains a Request for Comments for Little Otter Creek, #22-120, to subdivide 11901E34C006. Comments are due by **August 30, 2022**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/EtifXdgVz1Ip7BdFGzvFNIB43J4ccaJe2iGnG9wa3FDtw?e=ZPDJgV

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

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

Amy Otto-Buchanan

From: Fire Code
Sent: Friday, August 19, 2022 11:47 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Little Otter Creek #22-120

Amy,
Will the access to Williams Subdivision be maintained through lots 1 and 2?



Donald Cuthbert

Fire Marshal/ Assistant Fire Chief
CM~~S~~FD – Fire & Life Safety Division (Fire Code)
Matanuska Susitna Borough – Department of Emergency Services
Phone: (907)861-8030 Email: Fire.Code@MatSuGov.us

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, August 10, 2022 11:17 AM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; earl.almdale@gmail.com; cobbfam@mtaonline.net; mothers@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Lisa Gray <Lisa.Gray@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; Andre <Andre@fixedheight.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
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Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

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

Amy Otto-Buchanan

From: Kelsey Anderson
Sent: Monday, August 29, 2022 10:24 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Little Otter Creek #22-120

PA20220120

Natural Resources
Parcel is within a known Flood Hazard Area.

Transportation and Access
Access to proposed parcels is adequate via E Byron's Way.

Community Planning
Development should align with the goals and objectives of the Fishhook Community Comprehensive Plan.

Kelsey Anderson
Planner II

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, August 10, 2022 11:17 AM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; earl.almdale@gmail.com; cobbfam@mtaonline.net; mothers@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Lisa Gray <Lisa.Gray@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; Andre <Andre@fixedheight.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
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Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

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

Amy Otto-Buchanan

From: Permit Center
Sent: Thursday, August 11, 2022 4:53 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Little Otter Creek #22-120

No comment

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, August 10, 2022 11:17 AM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; earl.almdale@gmail.com; cobbfam@mtaonline.net; mothers@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Lisa Gray <Lisa.Gray@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; Andre <Andre@fixedheight.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
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Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

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



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

August 11, 2022

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

To whom it may concern:

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

- **LITTLE OTTER CREEK Subdivision**
(MSB Case # 2022-120)

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

Sincerely,

James Christopher

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

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, August 30, 2022 5:22 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Little Otter Creek #22-120
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: Wednesday, August 10, 2022 11:17 AM
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Subject: RFC Little Otter Creek #22-120

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

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

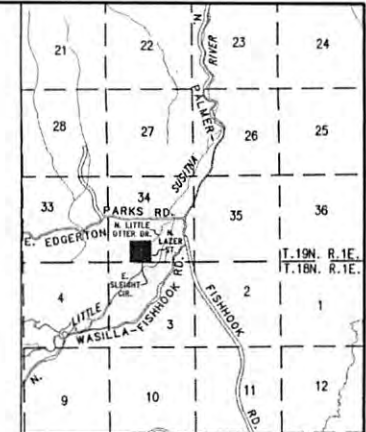
PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)



SOURCE: MSB TAX MAP IN13, IN14, WAD1, & WAD2 1"=5280'

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

GEORGE E. MAHLER _____ DATE _____
STE 2 PMB 409
3060 N. LAZY EIGHT CT.
WASILLA AK 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____

DAY OF _____, 20____,

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

RECEIVED
Agenda Copy
JUL 20 2022
PLATTING

A PLAT OF
LITTLE OTTER CREEK
A SUBDIVISION OF
PARCEL 3
MSB WAIVER 86-3-P1111
(86-32W)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW¼ SEC. 34, T.19N. R.1E. SM, AK
CONTAINING 39.97 ACRES MORE OR LESS

HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738

FLOOD HAZARD AREA

SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

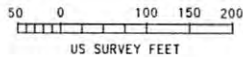
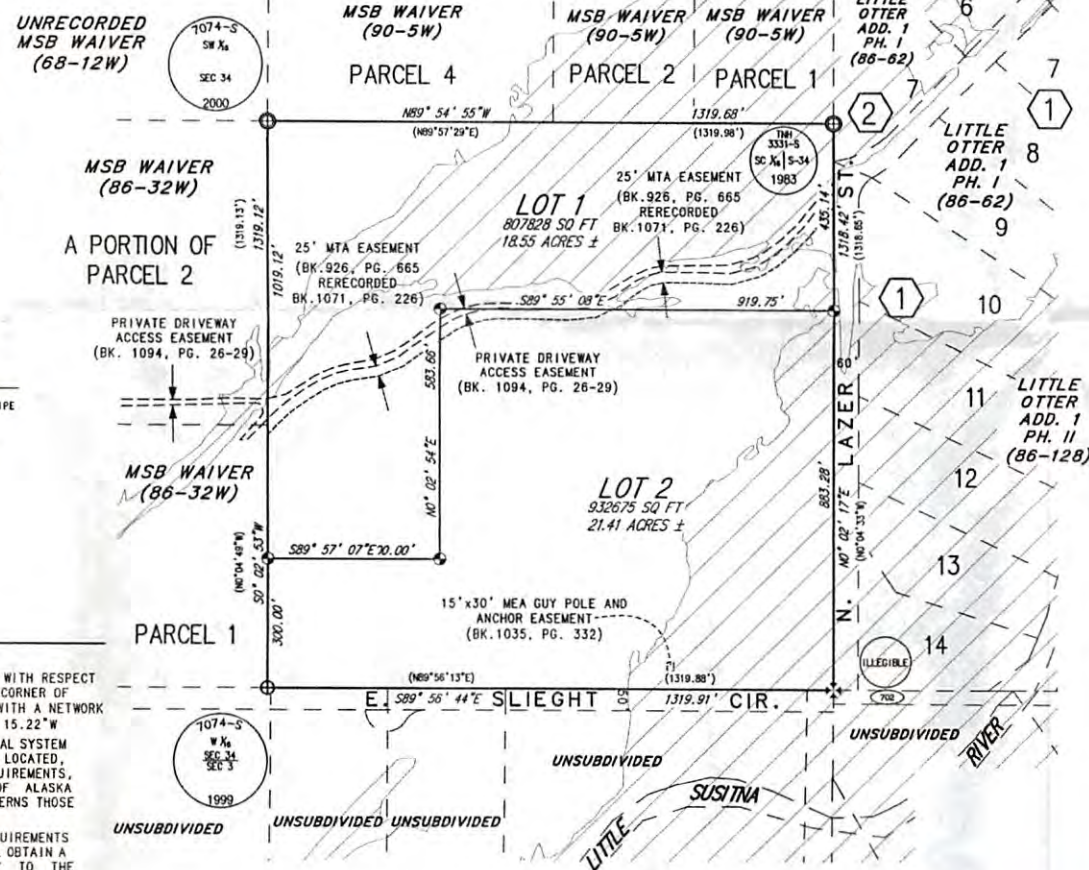
REGISTERED LAND SURVEYOR

LEGEND

- ⊕ RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- ⊕ RECOVERED 20" ALUMINUM POST MONUMENT
- ⊕ RECOVERED ALUMINUM CAP ON 1/2" REBAR
- ⊕ SET PLASTIC CAP ON 1/2"x30" REBAR
- 702 MEASURED DATA (N74°58'11"W 255.65' (N04°45'W) (254.70') RECORD PER PLAT (2011-8)
- 702 SURVEY POINT NUMBER
- ① BLOCK
- ▨ FLOOD HAZARD AREA

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 2, A RECOVERED BRASS CAP (SURVEYED POINT 702) WITH A NETWORK GNSS GEODETIC POSITION OF 61° 41' 09.86"N 149° 15' 15.22"W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
5. THIS SUBDIVISION IS ENCUMBERED BY A MEA BLANKET EASEMENT RECORDED ON SEPTEMBER 17, 1999 IN BK. 1035, PG. 320.



APPROVED AS SHOWN
CORRECTED
SIGN: Mironya Armento DATE: 07/20/22
GCI ENGINEERING & DESIGN



**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 7, 2022**

ABBREVIATED PLAT: **FALCON'S RIDGE RSB B/2 L/23-24**

LEGAL DESCRIPTION: **SEC 06, T22N, R04W S.M., AK**

PETITIONER: **GREG & CRYSTAL KENNEDY**

SURVEYOR: **DENALI NORTH**

ACRES: **4.06 +/-** PARCELS: **1**

REVIEWED BY: **MATTHEW GODDARD**

CASE: **2022-121**

REQUEST:

The request is to create one lot of Lots 23 & 24, Block 2, Falcon's Ridge, Plat No. 2006-9 to be known as **LOT 23A**, containing 4.06 acres +/- . The property is located west of S. Parks Highway east of the Susitna River and directly east of S. Merlin Drive; within the SW ¼ Section 6, Township 22 North, Range 04 West and the SE ¼ Section 1, Township 22 North, Range 05 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps **Exhibit A**

COMMENTS:

DNR DML&W **Exhibit B**

ADF&G **Exhibit C**

PUBLIC **Exhibit D**

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

COMMENTS:

DNR DML&W (**EXHIBIT B**) has no objections.

ADF&G (**EXHIBIT C**) notes that this property is adjacent to the Susitna River. The Susitna River is cataloged for anadromous fish as AWC #247-41-10200. Any development on this property impacting the water body or shoreline may require a Fish Habitat Permit.

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

There was one non-objection received from the public in response to the notice of public hearing.

CONCLUSION

The plat of Falcon's Ridge Lot 23A, Block 2 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 Falcon's Ridge Lot 23A, Block 2 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 Treasure Island 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 Treasure Island Subdivision (Plat #71-33), and does not require additional monumentation.

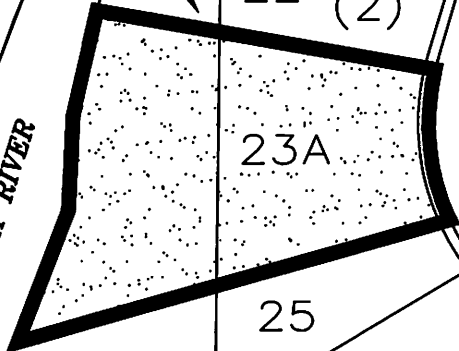
RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Falcon's Ridge 23A, Block 2 contingent on the following recommendations:

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

**SUBJECT
PROPERTY**

SUSITNA RIVER



FALCON'S RIDGE CONDOS (9075)

3
4
5
6
7
8

1
2
3
4
5
6
7
8
9
10
11
12
13

(2642)
28A(2)
LOTS 28A & 28B
28B

10
9
8
7

VICINITY MAP

FOR PROPOSED FALCON'S RDG RSB B2 L23-24
SUBDIVISION

LOCATED WITHIN

SECTION 06, T22N, R04W, SEWARD MERIDIAN

CA 02 MAP

ALASKA

B1

EXHIBIT A

17

18

19

20

21

22 (2)

23A

25

26

27

3

3

2

1

4

4

2

22 (9075)

5

5

21

20

19

6

6

9

10

18

7

7

11

12

17

8

8

13

16

29

28

27

26

24

28A(2)

28B

LOTS 28A & 28B

21

20

19

18

17

16

13

14

15

(3)

FALCONS RIDGE

22

2

3

(1)

1

7

6

5

S MERLIN DR (PRVT)

S MERLIN DR

S PRAIRIE DR (PRVT)

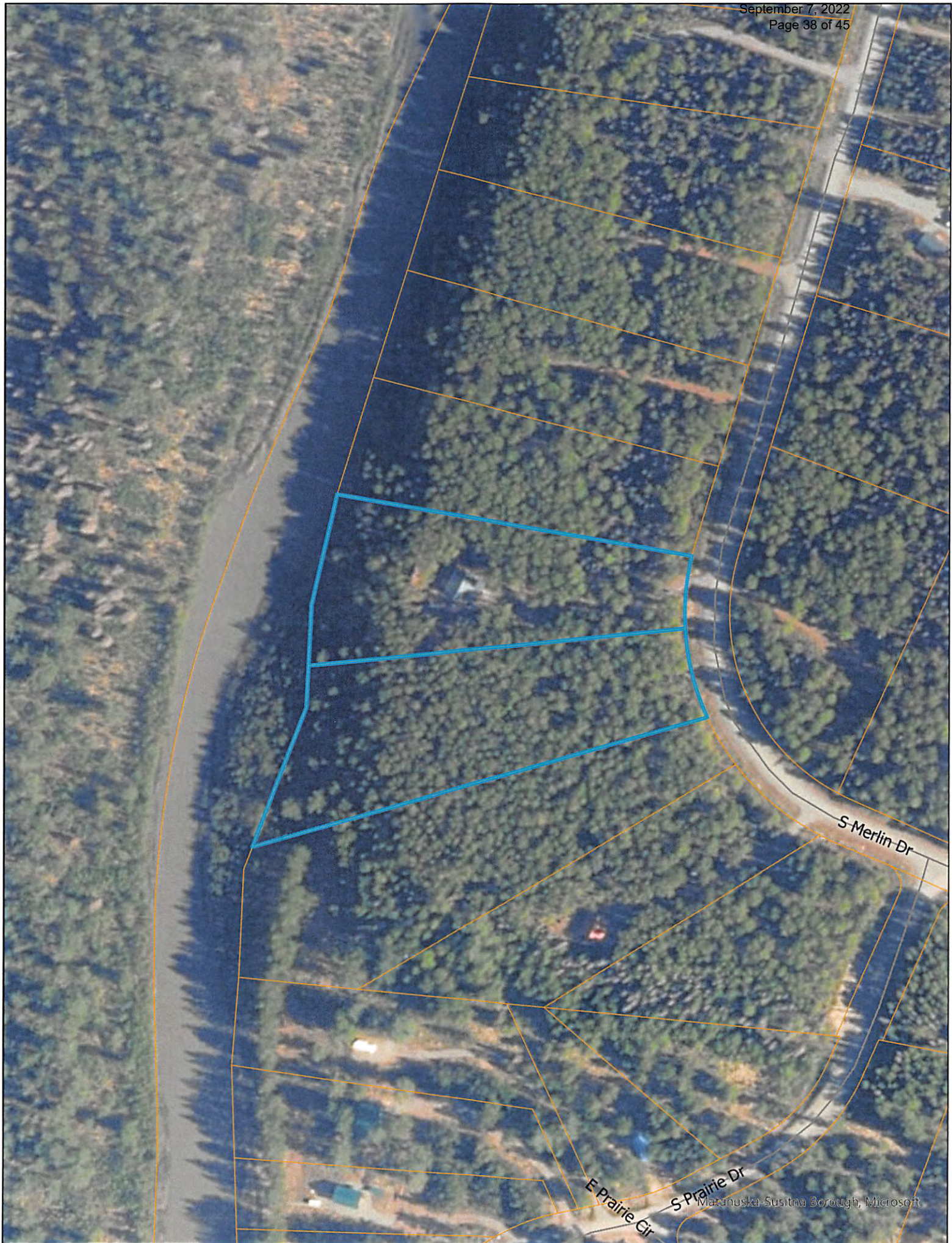
E PRAIRIE CIR (PRVT)

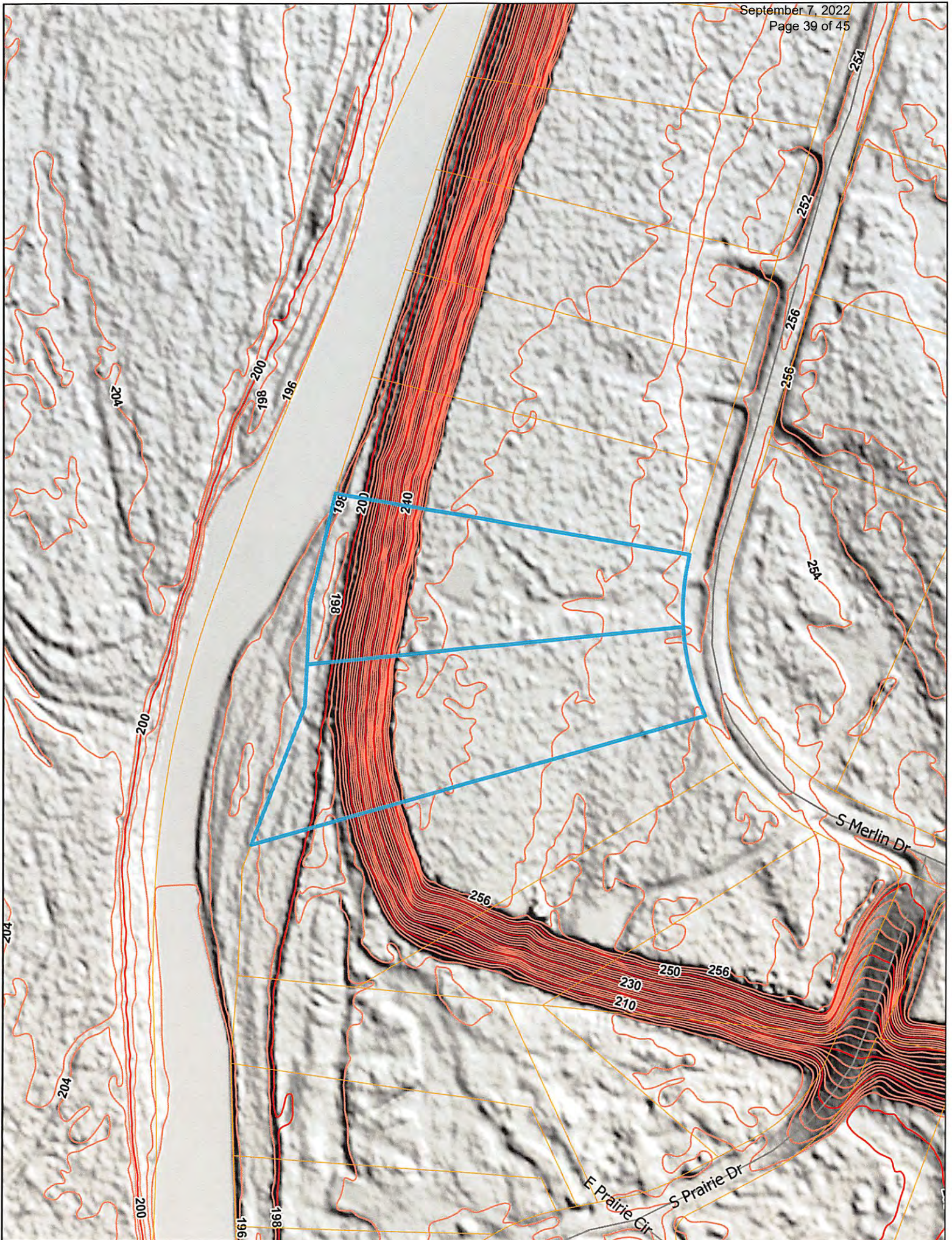
S PRAIRE DR (PRVT)

FALCON'S RIDGE

CONDOS

SHEEP







Matthew Goddard

From: Horton, George C (DNR) <george.horton@alaska.gov>
Sent: Thursday, August 11, 2022 12:28 PM
To: Matthew Goddard
Subject: RE: RFC Falcon's Rdg RSB B2 L23-24 (MG)

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

If the replat is associated with Lots 23 & 24, you might have this action depicted incorrectly over lots 24 & 25 in the RFC packet vicinity map.

Other than that, the DNR, DML&W Survey Section has no comment on this replat action.

Thank you for the opportunity to comment.

George Horton, PLS, CFeds

Land Surveyor I

DNR, DML&W, Survey Section

550 W. 7th AVE; Suite 650

Anchorage, Alaska 99501

(907) 269-8610

<http://dnr.alaska.gov/mlw/survey/>

"It's a dangerous business going out of your door. You step into the Road, and if you don't keep your feet, there is no knowing where you might be swept off to." Bilbo Baggins

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, August 11, 2022 12:10 PM
To: Horton, George C (DNR) <george.horton@alaska.gov>
Subject: RFC Falcon's Rdg RSB B2 L23-24 (MG)

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.

Hello,

The following link is a Request for Comments on the proposed Falcon's Ridge Re-subdivision.

Please let me know if you have any questions.

https://matsugovus-my.sharepoint.com/:f:/g/personal/matthew_goddard_matsugov_us/EqlmoxZUbmVPvJ6vxi3KDPYBEQivUARBNY7s8X7CVwr9Tg?e=ZlNGuD

Thank you,

Matthew Goddard

Platting Technician

Matthew.Goddard@matsugov.us

(907) 861-7881

Matthew Goddard

From: Hoden, George D (DFG) <george.hoden@alaska.gov>
Sent: Thursday, August 11, 2022 12:05 PM
To: Matthew Goddard
Subject: RE: RFC Falcon's Rdg RSB B2 L23-24 (MG)

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

Greetings,

I am providing these comments on behalf of the ADF&G Habitat Section, for the proposed Falcon's Ridge Re-subdivision application. The subject parcels are adjacent to the Susitna River. The Susitna River is cataloged for anadromous fish as AWC #247-41-10200. Development activities on this property impacting the water body or shoreline may require a Fish Habitat Permit pursuant to the Anadromous Fish Act at AS 16.05.871(b). The proposed action to combine parcels does not appear to require a Fish Habitat Permit. For additional information please contact the [ADF&G Habitat Section](#) at (907) 861-3200 or dfg.hab.paq@alaska.gov.

Respectfully,
George

George Hoden

Habitat Biologist

Alaska Department of Fish and Game
Habitat Section

1801 S. Margaret Dr. Suite 6, Palmer AK 99645
Office: (907) 861-3200 | Direct: (907) 861-3203
Email: george.hoden@alaska.gov

[ADF&G Habitat Section](#)



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, August 10, 2022 4:44 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; Code Compliance <Code.Compliance@matsugov.us>; pamela.i.melchert@usps.gov
Subject: RFC Falcon's Rdg RSB B2 L23-24 (MG)

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.

Hello,

The following link is a Request for Comments on the proposed Falcon's Ridge Re-subdivision. Please let me know if you have any questions.

Matthew Goddard

From: Greg Kennedy <gregkennedy@gci.net>
Sent: Friday, August 26, 2022 2:34 PM
To: MSB Platting
Subject: Information for Kennedy Platting Request MG

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

I have attached the form sent to me with additional information about my request to merge the two lots I own. Let me know if you have any questions. Thank you.

Greg Kennedy

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

55843B02L022 14
KENNEDY GREG R & CRYSTAL L
HC 89 BOX 803
WILLOW AK 99688

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: GREG & CRYSTAL KENNEDY

REQUEST: The request is to create one lot from Lots 23 & 24, Block 2, Falcon's Ridge, Plat No. 2006-9 to be known as **LOT 23A**, containing 4.06 acres +/- . The property is located west of S. Parks Highway east of the Susitna River and directly east of S. Merlin Drive (Tax ID # 5843B02L023 / L024); within the SW ¼ Section 6, Township 22 North, Range 04 West and the SE ¼ Section 1, Township 22 North, Range 05 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7.

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 **September 7, 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, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting. **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.**

No Objection Objection Concern

Name: Greg Kennedy Address: 47264 S Merlin Dr, Willow AK 99688

Comments: Just some more info about this request: The HOA Board at Falcon's Ridge has required me to merge these two lots to comply with the covenant set backs between lot lines. The garage I'm building encroaches on this setback requirement even though I own both lots.

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL SEWAGE DISPOSAL OR WASTEWATER SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. BLANKET EASEMENT FOR MEA RECORDED 7/13/2006 AS 2006-019453-0
4. BLANKET EASEMENT FOR MTA RECORDED 8/15/2011 AS 2011-015633-0
5. COVENANTS, CONDITIONS, RESTRICTIONS & EASEMENTS RECORDED 9/19/2006 AS 2006-027054-0 REFILED 9/28/2006 AS 2006-027997-0.

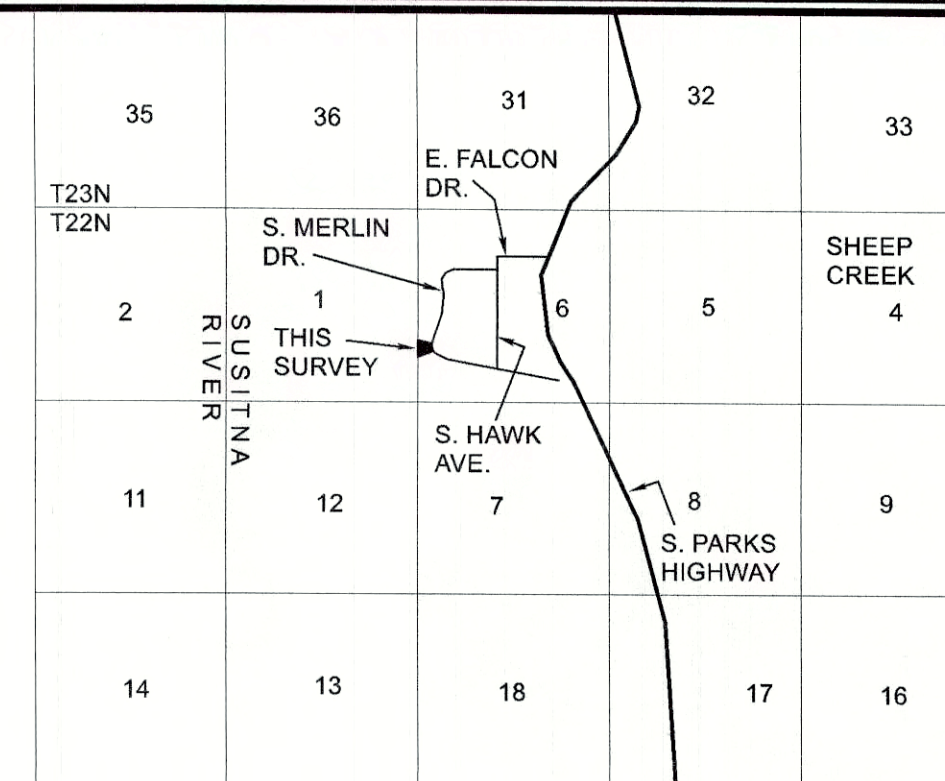
PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

_____, 20_____
DATE

PLANNING AND LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK



VICINITY MAP 1" = 1 MILE

CERTIFICATE OF OWNERSHIP & DEDICATION

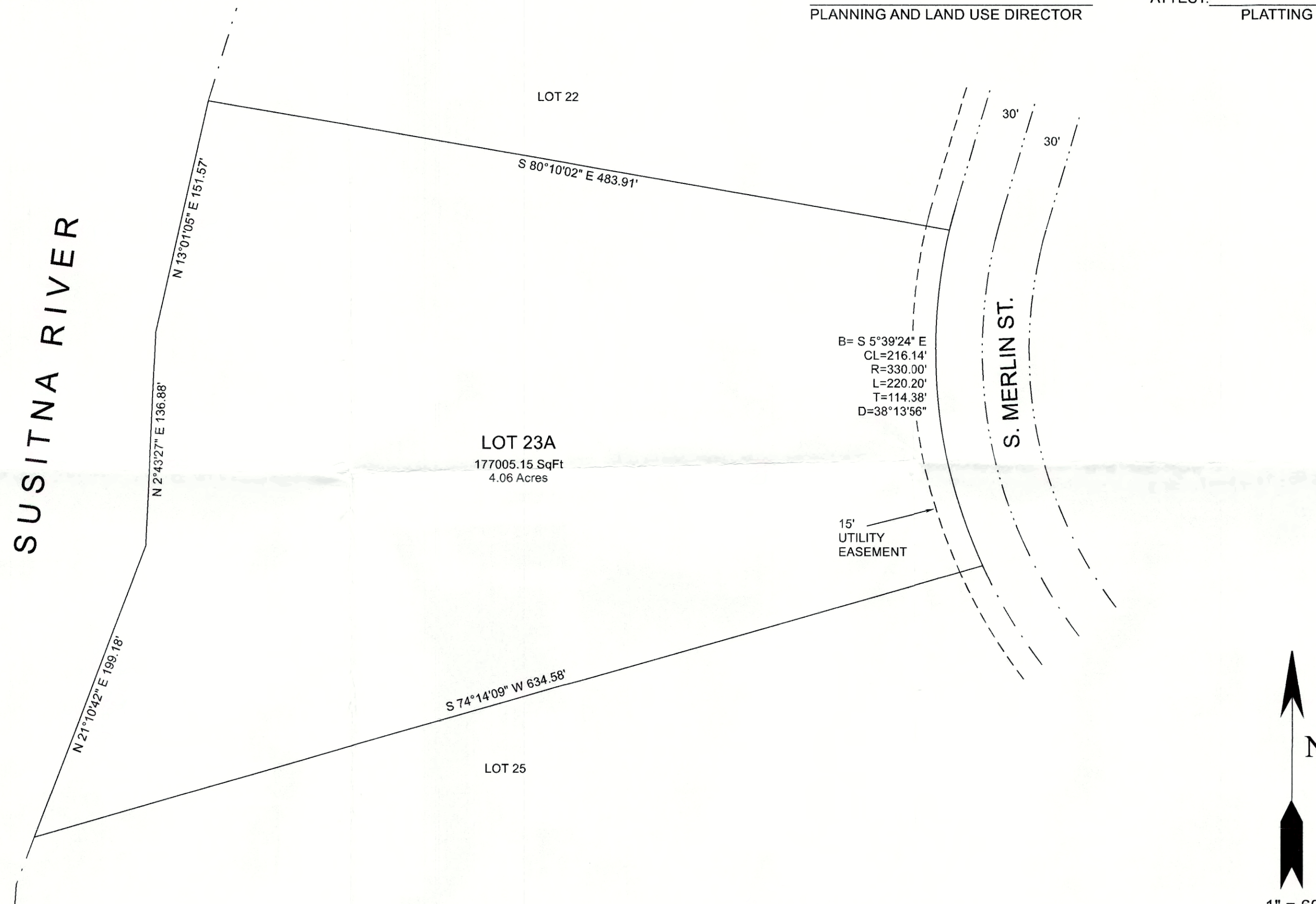
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

SEE AFFIDAVIT

NAME: GREG R. KENNEDY DATE: _____
20040 NEW ENGLAND DR.
EAGLE RIVER, AK 99577

SEE AFFIDAVIT

NAME: CRYSTAL L. KENNEDY DATE: _____
20040 NEW ENGLAND DR.
EAGLE RIVER, AK 99577



SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____

WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6925-S

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20_____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION HEREON, HAVE BEEN PAID.

_____, 20_____
DATE TAX COLLECTION OFFICIAL (BOROUGH)

RECEIVED
JUL 25 2022
Agenda Copy
PLATTING

PRELIMINARY PLAT
A PLAT OF
FALCON'S RIDGE RESUB
LOT 23A

A REPLAT OF
LOTS 23 & 24 BLOCK 2
FALCON'S RIDGE PLAT NO. 2006-19
LOCATED WITHIN:
SECTION 6 TOWNSHIP 22 NORTH, RANGE 4 WEST
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 4.06 ACRES MORE OR LESS

DENALI NORTH

230 E. PAULSON AVE. STE 67 WASILLA, AK 99654
PHONE (907) 376-9535, (907) 745-1110

JOB NO. 22-131	DATE: JULY 15, 2022	DWN HW	CHK WW
SCALE 1" = 60'	FB. PGS.	SHEET 1 OF 1	