

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.

October 12, 2022

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

(None)

3. PUBLIC HEARINGS:

- A. **COUNTRY PLEASURE:** The request is to create two lots from Lot 2, Block 5, Country Pleasure, Plat No. 85-17, to be known as **LOTS 2A and 2B**, containing 2.97 acres +/- . The parcel is located north of W. Parks Highway and W. Stacy Street, at the intersection of W. Roca Road and N. Tammy Lane, (Tax ID# 2944B05L002); within Section 01, Township 17 North, Range 02 West, Seward Meridian, Alaska. In Meadow Lakes Community Council and Assembly District #7. (*Petitioner/Owner: Sumner Company, Staff: Amy Otto-Buchanan, Case # 2022-117*)
- B. **HARTMAN:** The request is to combine Lots 20 and 21, Block 3, Windsong subdivision, Plat No. 76-110 into one lot to be known as **Hartman**, containing 0.98 acres +/- . The property is located directly northeast of S. River Drive, north of S. Old Glenn Highway and south of Knik River (Tax ID # 1169B03L020 & L021); within the SE ¼ Section 8, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1. (*Petitioner/Owner: Alan Hartman & Matanuska Susitna Borough, Staff: Kimberly McClure, Case # 2022-135*)
- C. **ASPEN ALASKA BROWN ADDITION:** The request is to create one lot from Lots 4 & Lot 5, Block 4, Aspen Alaska, Plat No. 2007-7, to be known as **Aspen Alaska Brown Addition**, containing 4.05 acres +/- . The parcel is located west of S. Talkeetna Spur, north of E. Shade Tree Drive and directly south of E. Lane Creek Street (Tax ID#s 56725B04L004/L005); within Section 20, Township 24 North, Range 04 West, Seward

Meridian, Alaska. In Susitna Community Council and Assembly District #7. (*Petitioner/Owner: Jason P. & Nikki Brown, Staff: Amy Otto-Buchanan, Case # 2022-136*)

- D. **GLENMONT NORTH 2022:** The request is to create one lot from Lot 15A, Block 1, Snider Subdivision, Plat No. 93-89 and Lot 1, Glenmont North, Plat No. 2019-67, to be known as **Glenmont North 2022**, containing 4.28 acres +/- . The parcel is located directly north of Lake Lucille, directly south of W. Selina Lane, and south of W. Parks Highway (Tax ID#s 4171B01L015A and 7890000L001); within Section 09, Township 17 North, Range 01 West, Seward Meridian, Alaska. Within City of Wasilla city limits and Assembly District #3. (*Petitioner/Owner: James R. Partridge Living Trust DTD, Staff: Amy Otto-Buchanan, Case # 2022-137*)
- E. **ASHER’S GATE:** The request is to create four lots from Tax Parcel A6, Parcel #3, 40 Acre Exemption # 2002-271-EXM to be known as **Asher’s Gate**, containing 40.47 acres +/- . The property is located south of E. Whopper Avenue and south east of E. Caswell Lakes Road (Tax ID # 22N04W13A006); within the NE ¼ Section 13, Township 22 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. (*Petitioner/Owner: Robert & Laura Jo Zavas, Staff: Matthew Goddard, Case # 2022-138*)
- F. **CONCORDE:** The request is to create one lot from Lots 8 & 9, Block 2, Concorde Subdivision, Plat No. 2005-53, to be known as **LOT 8A**, containing 1.84 acres +/- . The parcel is located south of E. Rutan Avenue and directly west of E. Hart Lake Loop (Tax ID#s 5591B02L008/L009); within Section 20, Township 18 North, Range 01 East, Seward Meridian, Alaska. In North Lakes Community Council and Assembly District #6. (*Petitioner/Owner: Roby & Meghan Tremble, Staff: Amy Otto-Buchanan, Case # 2022-139*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **October 12, 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

ЗА

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 5, 2022

PRELIMINARY PLAT: COUNTRY PLEASURE RSB BLOCK 5 LOT 2
LEGAL DESCRIPTION: SEC 01, T17N, R02W, SEWARD MERIDIAN AK
PETITIONER: SUMNER COMPANY
SURVEYOR/ENGINEER: FRONTIER SURVEYS
ACRES: 2.97 ± PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2022-117

REQUEST: The request is to create two lots from Lot 2, Block 5, Country Pleasure, Plat No. 85-17, to be known as **LOTS 2A and 2B**, containing 2.97 acres +/- . The parcel is located north of W. Parks Highway and W. Stacy Street, at the intersection of W. Roca Road and N. Tammy Lane; within Section 01, Township 17 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A** – 4 pgs
Geotechnical Report **EXHIBIT B** – 5 pgs

AGENCY COMMENTS

Department of Public Works Pre-Design & Engineering **EXHIBIT C** – 1 pg
Department of Emergency Services **EXHIBIT D** – 1 pg
Development Services **EXHIBIT E** – 1 pg
Utilities **EXHIBIT F** – 2 pgs

DISCUSSION: The proposed subdivision is north of W. Parks Highway and W. Stacy Street, at the intersection of W. Roca Road and N. Tammy Lane. Proposed Lot 2A is 1.7 acres; Lot 2B is 1.27 acres. Both lots have legal and physical access, pursuant to MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140. Both lots have the required frontage, pursuant to MSB 43.20.320. Lot 2A has an approved driveway permit for access onto W. Roca Road. Proposed Lot 2A meets the length to width ratio, pursuant to MSB 43.20.300(B)(1), as the southern portion of the lot is unuseable area.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A)(1). Pierre Stragier, PE, Frontier Surveys, notes the soils investigation included logging two new testholes on January 10, 2022. Testhole #1 is located at the northeast corner of Lot 2B. Surrounding terrain rises to the south, with dense undergrowth and sparse birch. The top foot is classified as brown silt/loan with organics. The next 14' is classified as poorly graded gravel (GP), moist, occasional cobble to 6'. Small pockets of poorly graded sand (SP) was observed located randomly throughout the sides of the excavation. No water or impervious layers present. Testhole #2 is located at the common lot line of Lots 2A and 2B, at the north most edge of the bog/muskeg. Vegetation is young sparse birch with little undergrowth. The entire depth, 12', is classified as brown/red peat interspersed with logs and other deleterious organic material. Water

was encountered at 12'. No impervious layers present. The underlying soils are sufficient to construct on-site wastewater systems. Topography is such to allow for 10,000 sf of continuous useable septic area and 10,000 sf of usable building area for each of the proposed lots. On-site grading will be required to achieve 10,000 sf contiguous useable area for septic system construction. Non-useable area accounts for 60% of Lot 2A's square footage. Testhole logs are attached and testhole location is shown on the preliminary plat.

Comments: Department of Public Works Pre-Design & Engineering (**Exhibit C**) notes that it greatly expedites review of soils reports when a topographic map with future lot line imposed, showing testhole locations and delineating existing well exclusion areas, slopes steeper than 25% and setbacks, waterbodies and setbacks, etc. Where is the useable septic area located for each proposed lot? The soils report indicates regrading will be required to create useable area for Lot 2A – if regrading will disturb 10,000 sf of land or more to creates useable area, a drainage report is required to ensure there are no adverse impacts to adjoining, nearby and downstream properties and receiving waters. The drainage report must be submitted to Department of Public Works for approval, prior to regrading or filling (see **Recommendation #3**). Provide updated soils report to Platting staff once regrading/fill has been done (see **Recommendation #4**). Was the depth to groundwater in Testhole #2 monitored to determine the seasonal high water table? *Staff notes pursuant to MSB 43.20.281(A)(1)(a) where water is encountered at ten feet or less below the surface, the seasonal high subsurface water is to be determined between May 1st and October 30th. In this case, water was encountered at 12'. However, staff notes pursuant to MSB 43.20.281(A)(1)(b)(ii)(aa), borings and testholes must have the following minimum depths below the ground surface: the least depth associated with the following conditions, where they apply: two feet below the depth where the water table is encountered (see **Recommendation #4**).*

Department of Emergency Services (**Exhibit D**) has no issues. Development Services (**Exhibit E**) has no comment.

Utilities: (**Exhibit F**) 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 US Army Corps of Engineers; ADF&G; Meadow Lakes Community Council; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Community Development, Assessments, Planning, or DPW Operations & Maintenance Division; MEA or MTA.

CONCLUSION: The preliminary plat of Country Pleasure RSB Block 5, Lot 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing; one non-objection was received. 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 submitted, pursuant to MSB 43.20.281(A)(1).

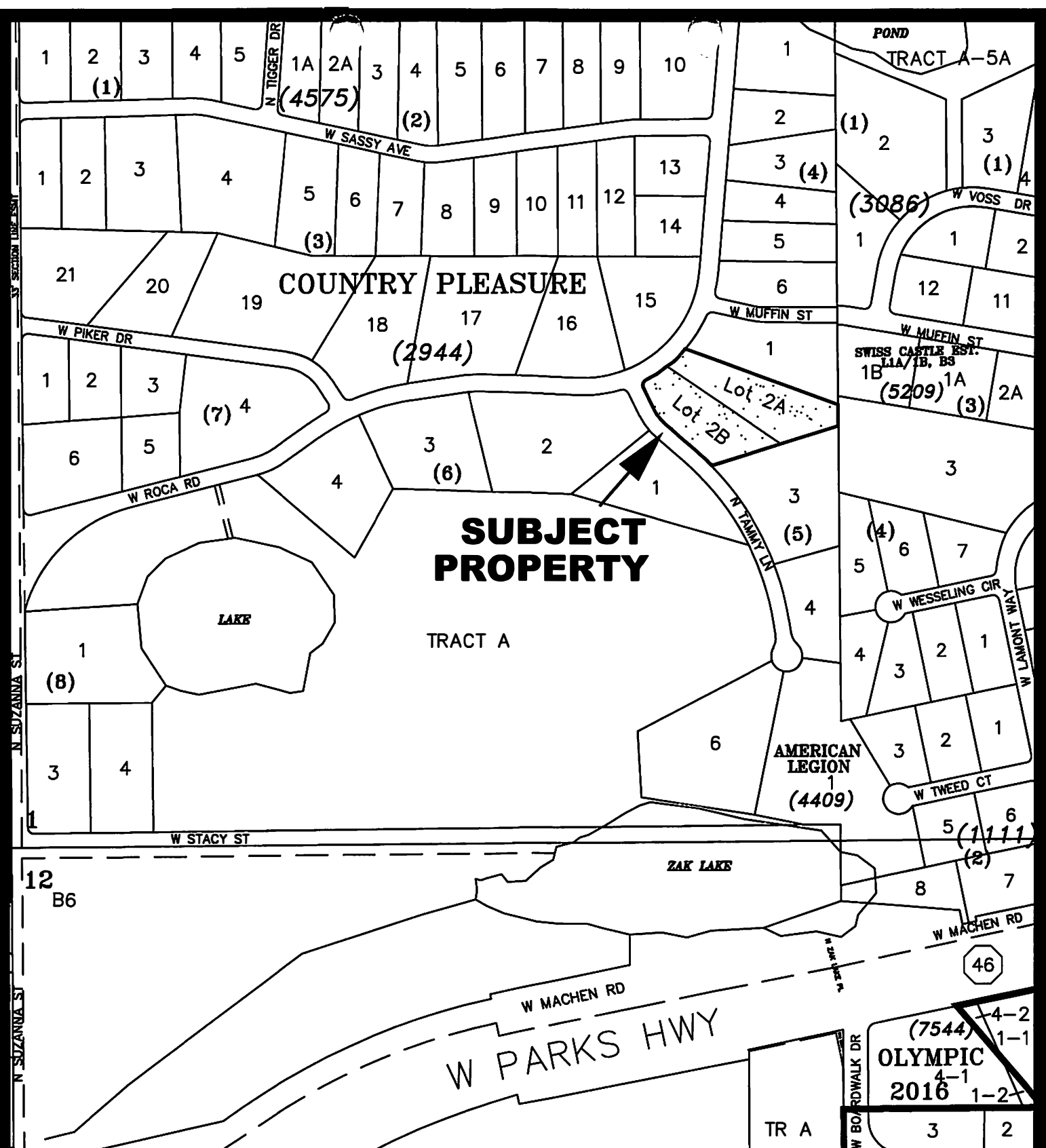
FINDINGS OF FACT

1. The plat of Country Pleasure RSB Block 5, Lot 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats

2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). All lot have the required septic and building area.
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 US Army Corps of Engineers; ADF&G; Meadow Lakes Community Council; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Community Development, Assessments, Planning, or DPW Operations & Maintenance 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; one non-objection was received.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Country Pleasure RSB Block 5, Lot 2, Township 17 North, Range 02 West, Section 01, 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. Submit a drainage report to Platting staff and Department of Public Works, prior to regrading/fill to create useable septic area.
4. Provide an updated soils report to Platting staff, once regrading/fill has been done and once Testhole #2 has been dug to the required depth.
5. Pay postage and advertising fees.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR COUNTRY PLEASURE RSB B/5 L/2
 LOCATED WITHIN
 SECTION 01, T17N, R02W, SEWARD MERIDIAN,
 ALASKA

HOUSTON 09 MAP

EXHIBIT A

TR A
 (7802)

(7544)
 OLYMPIC
 2016

3 2
 W BOARDWALK DR

(7637)
 3
 OLYMPIC
 ADD #1



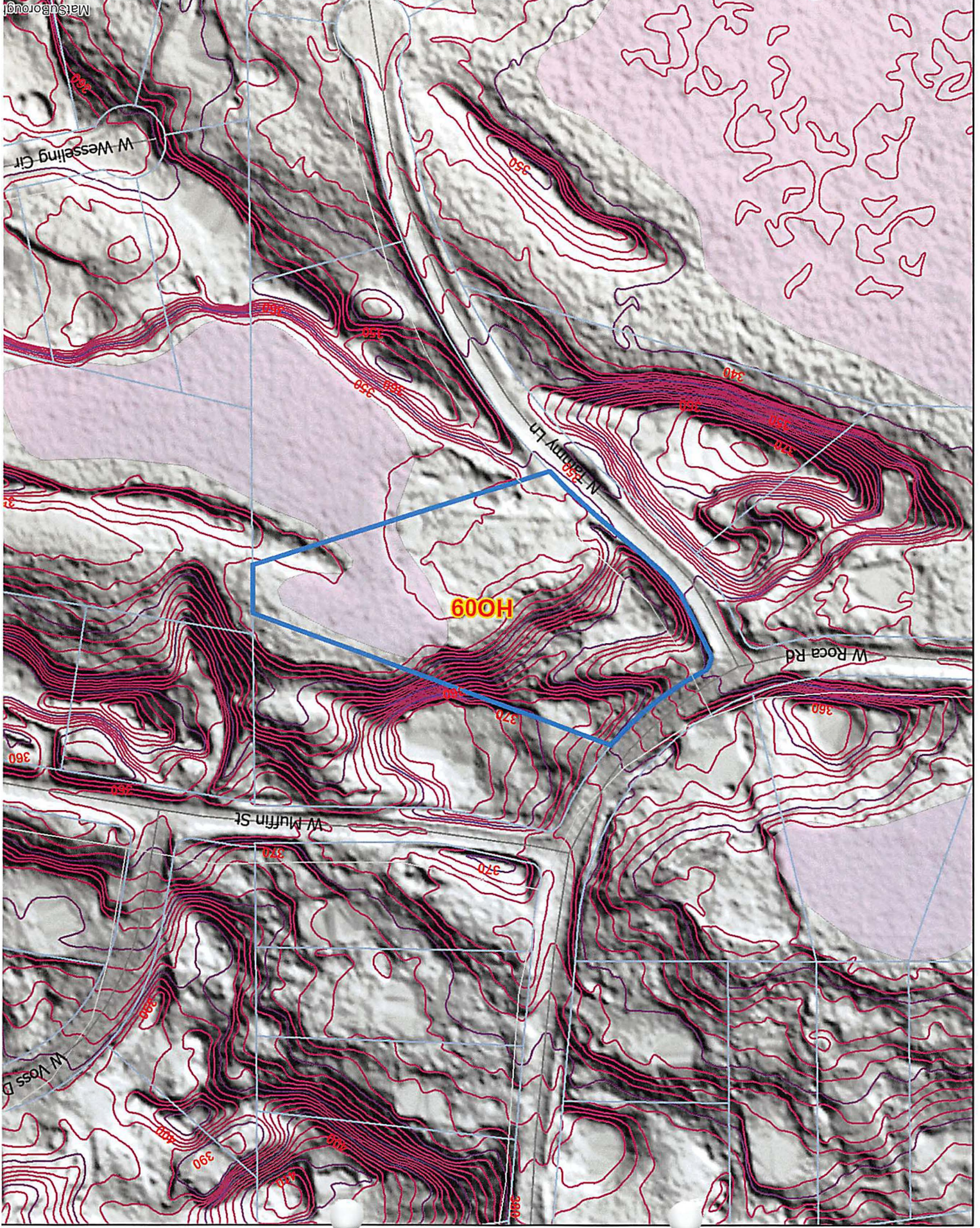
160 80 0 160 Feet

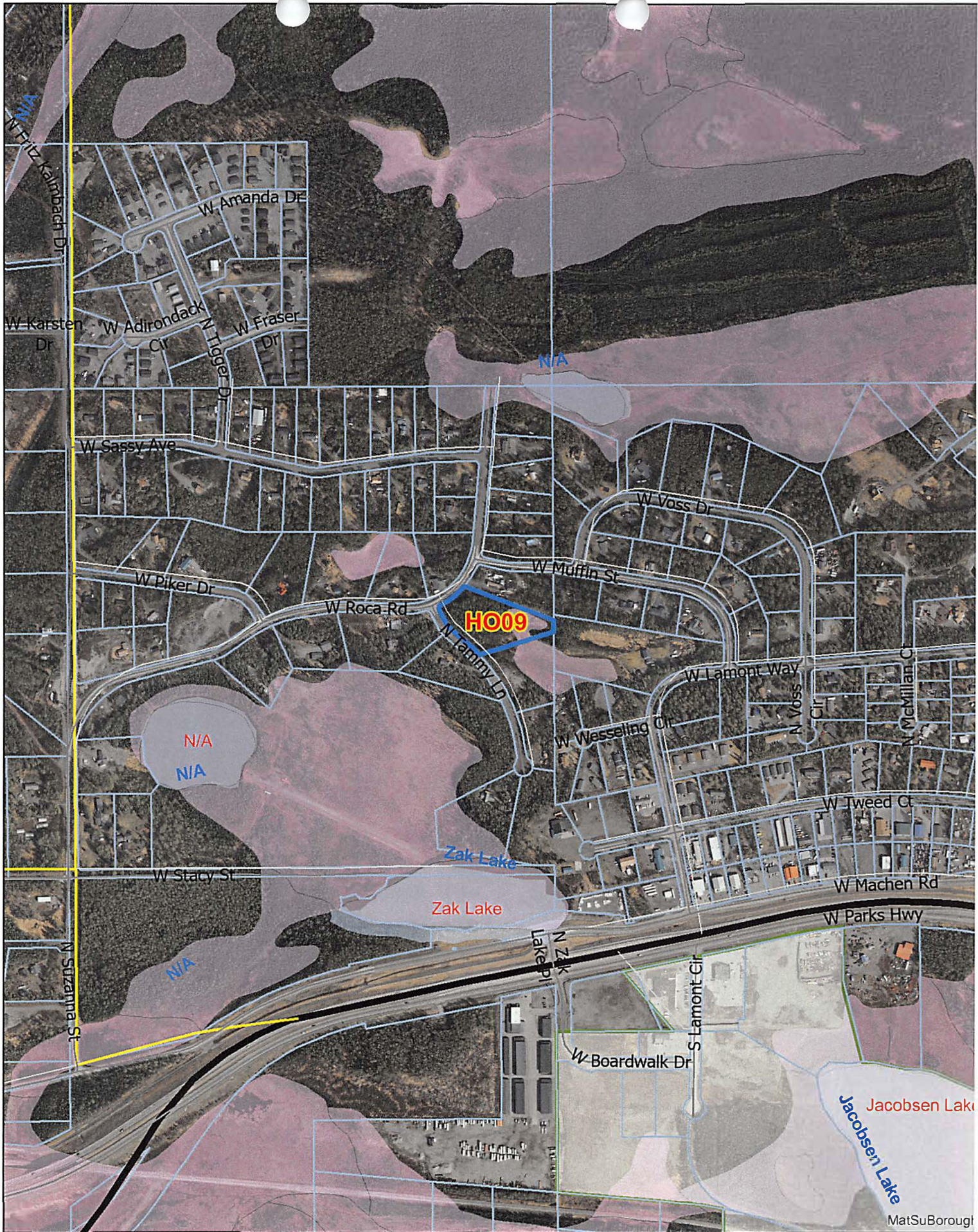
MatSu Borough





160 Feet 0 80 160





650 325 0 650 Feet



MatSu Borough



650 W. 58th Ave, Suite E
Anchorage, AK 99518

Soils Investigation – Usable Area Report Lots 2A & 2B, Block 5, Country Pleasure Subdivision

Introduction:

A Soils Investigation was requested for Lots 2A & 2B, Block 5, Country Pleasure Subdivision to meet the requirements of the Matanuska Susitna Borough (MSB) 43.20.281(A)(1)(f)(i) *“Soils in a usable wastewater disposal area must be: clearly shown to be visually classified as GW, GP, SW, or SP under the Unified Soils Classification System.....”*. The soils in the subject area are defined as *“Poorly consolidated surficial deposits of the Pleistocene epoch of the Quaternary Period”* (Qts) per the *“Geologic Map of Alaska, 2015”* (ISSN 2329-1311). The southeast 1/2 of the parcels is a bog/muskeg area, interspersed with young birch. There is no Flood Zone designation on the subject properties.

Investigation:

The soils investigation was performed on January 10, 2022. Two test pits were dug with a Cat 316 excavator. The first test pit was located at the NE corner of Lot 2B and the second test pit was sampled along the common lot line of 2A & 2B. All test pits were logged by Pierre Stragier, PE.

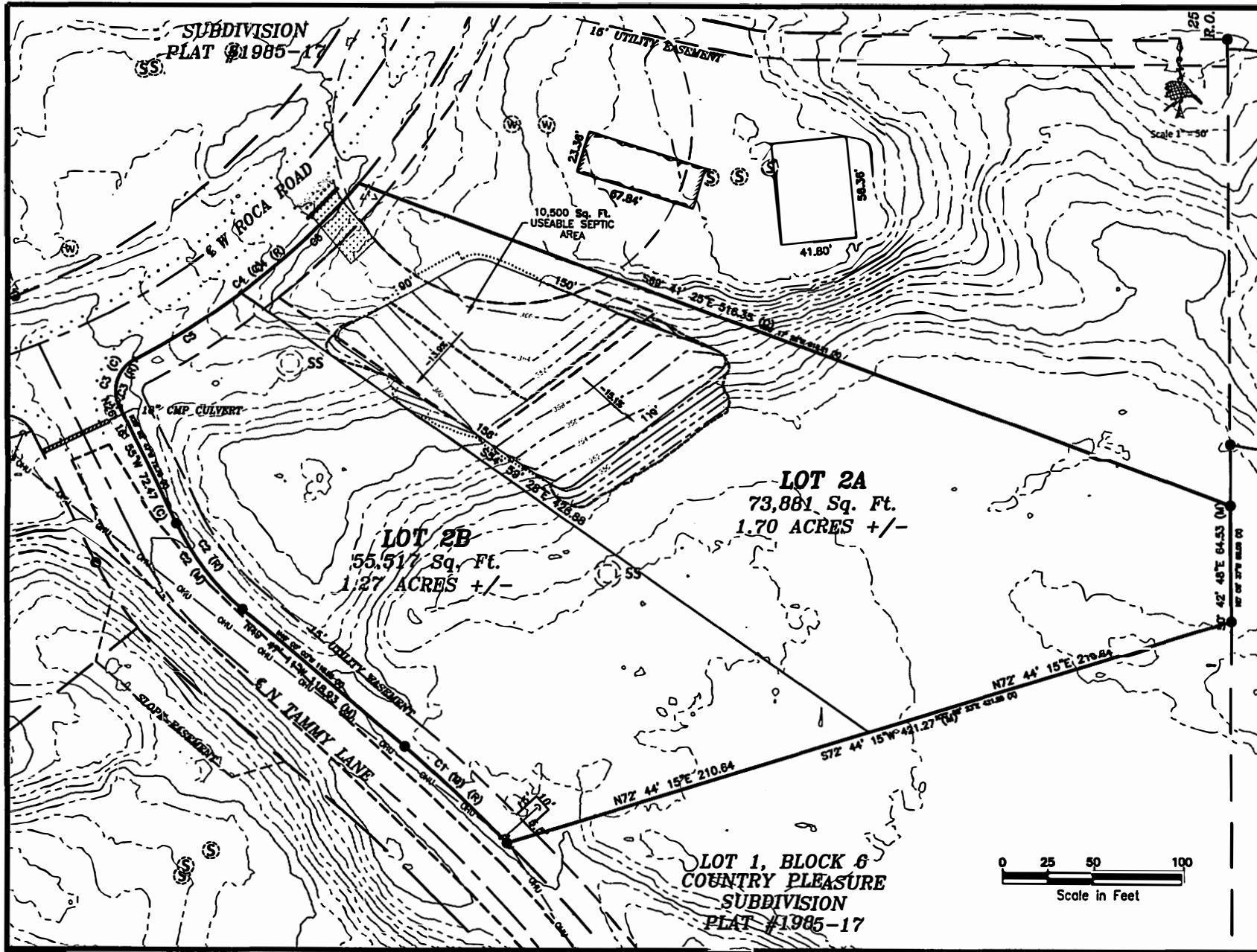
Test Pit 1: Test Pit 1 is located at Lat: 61.5890, Long: - 149.5593. The surrounding terrain rises to the south, with dense undergrowth and sparse birch. The top foot of the pit was classified as brown silt/loam with organics. The next 14’ was classified as poorly graded gravel (GP), moist, occasional cobble to 6”. Small pockets of poorly graded sand (SP) were observed located randomly throughout the sides of the excavation. No water or impervious layer were present.



Test Pit 2: Test Pit 2 is located at Lat:61.5884 Long: - 149.5582. The test pit is located at the north most edge of the bog/muskeg, along the common lot line of 2A & 2B. Vegetation is young sparse birch, little undergrowth. The entire depth (12’) of the test pit was classified as brown/red peat interspersed with logs and other deleterious organic material. Water was encountered at 12’ depth. No impervious layers were present.

Conclusion:

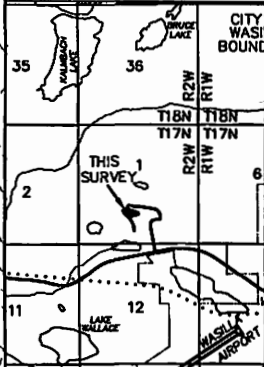
The results of this soils investigation show that the underlying soils are sufficient to construct on-site wastewater systems. The soils were determined to be classified as GP (poorly graded gravels), with small random pockets of SP (poorly graded sands), see the attached soil logs. No water table was encountered in test hole 1 and stopped excavation in test hole 2 at 12’. No impervious layers were encountered. Onsite grading will be required to achieve 10,000sf continuous area for septic system construction. Attached is a draft layout concept plan showing: optimum grading elevation for septic and building areas, well radius, septic system placement and non-useable area. Non-useable area accounts for 60% of Lot 2A square footage. As shown on the attached draft layout plan, Lot 2A can meet MSB 43.20.281. and MSB 43.05.005 requirements for 10,000sf of continuous usable septic area and 10,000sf usable building area. Lot 2B also meets the above referenced MSB criteria.



**COUNTRY PLEASURE RSB
SUBDIVISION**

SHEET 1 OF 1

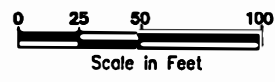
NO.	REVISION



**FRONTIER
Surveys**

650 W 58th Avenue Suite E
Anchorage, Alaska 99518
Tel: 1-907-460-1686
AECL #1615

**USEABLE AREA
SOILS EXHIBIT**



TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

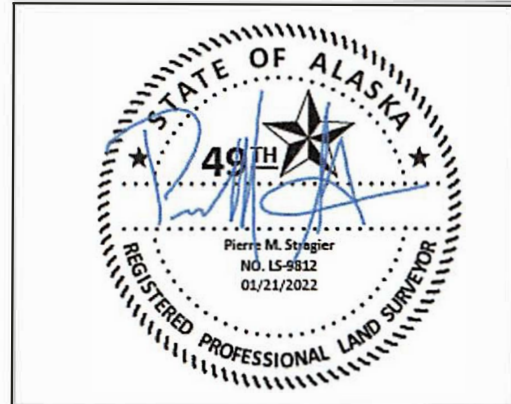
Legal Description:	Lots 2A & 2B, Block 5, Country Pleasure		
Soil Log Date:	01-10-2022	Evaluated By:	P. Stragier, PE

TEST HOLE NO. 1

FRONTIER WORK ORDER #: 21-546

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	0'-1': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	1'-15': GREY, GP, GRAVEL POORLY GRADED, POCKETS OF SAND, SP, OCCASIONAL COBBLE 6", DRY, 1' FROST
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	BOTTOM OF EXPLORATION - NO WATER NO IMPERVIOUS LAYER
16	
17	
18	
19	
20	
21	
22	

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 61.5890

Long: -149.5593

COMMENTS:

- Cat 316
- Sample location NE corner L2B, B6

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system. Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

FRONTIER SURVEYS, LLC

650 W 58th Ave, Suite E, Anchorage, AK 99518

907.460.1686

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

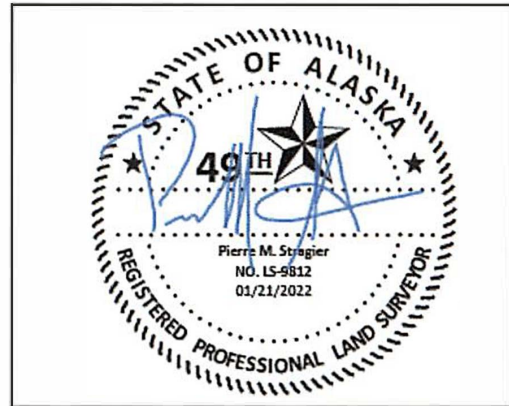
Legal Description:	Lots 2A & 2B, Block 5, Country Pleasure		
Soil Log Date:	01-10-2022	Evaluated By:	P. Stragier, PE

TEST HOLE NO. 2

FRONTIER WORK ORDER #: 21-546

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	0'-11': PEAT, INTERSPERSED W/LOGS AND OTHER ORGANICS
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	BOTTOM OF EXPLORATION - WATER NO IMPERVIOUS LAYER
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 61.5884

Long: -149.5582

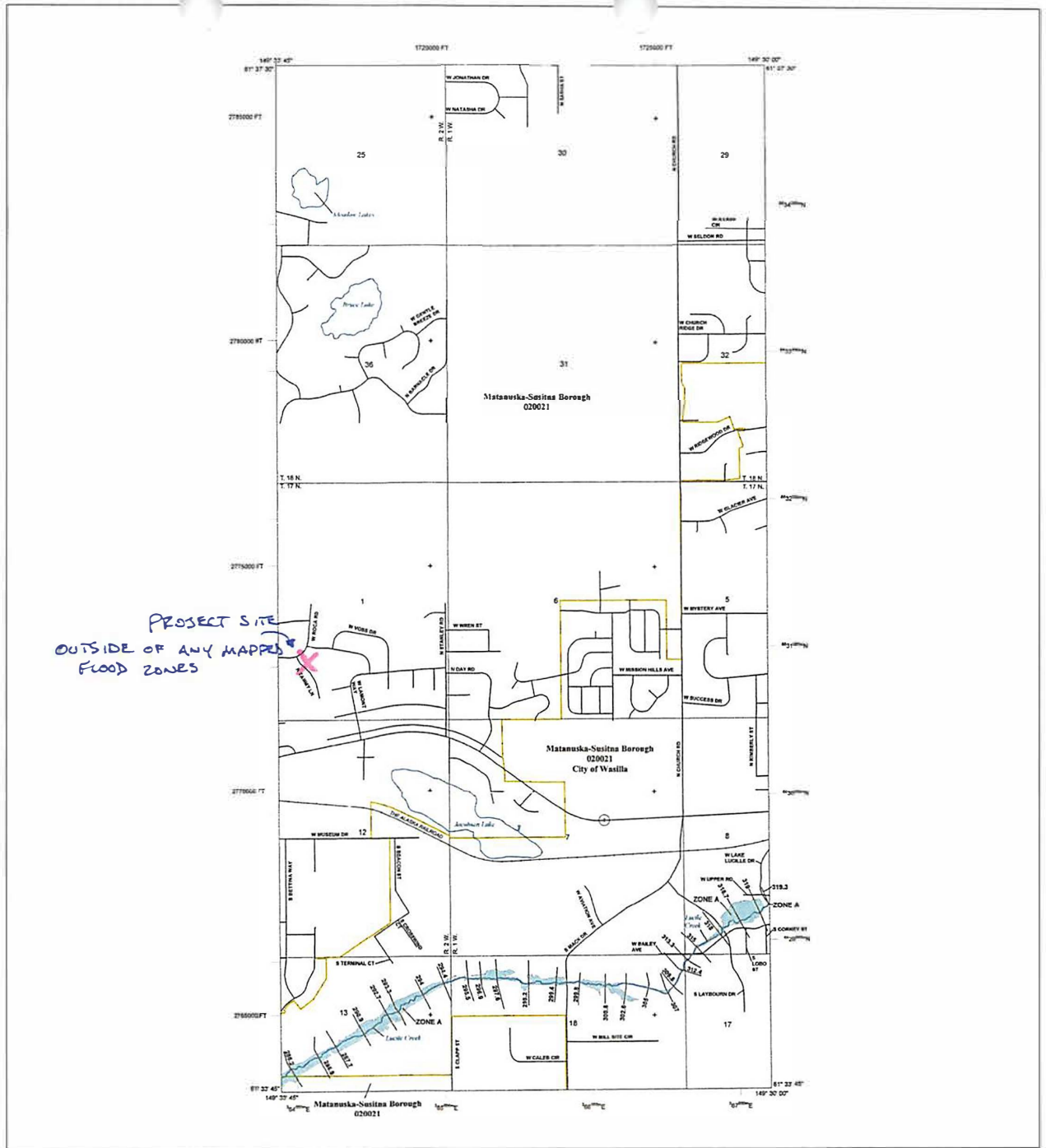
COMMENTS:

- Cat 316
- Sample location at edge bog/muskeg common lot line 2A & 2B

The Test Hole Solis strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system. Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

FRONTIER SURVEYS, LLC

650 W 58th Ave, Suite E, Anchorage, AK 99518
907.460.1686



FLOOD HAZARD INFORMATION

SEE PG REPORT FOR DETAILED LEGEND AND MAP FOR FIRM PANEL LAYOUT
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

	Without Base Flood Elevation (BFE) (Zone A, V, VE)
	With BFE or Depth (Zone AE, AH, AV, X)
	Regulatory / Floodway
	0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone 2)
	Future Conditions 1% Annual Chance Flood Hazard (Zone 1)
	Area with Reduced Flood Risk due to Levee (See Notes, Zone A)
	NO SCREEN Area of Minimal Flood Hazard (Zone 2)
	Area of Undetermined Flood Hazard (Zone D)
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Traverset
	Coastal Traverset Baseline
	Public Easement
	Hydrographic Feature
	Base Flood Elevation (BFE)
	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

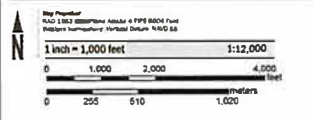
For information and questions about this map, available products associated with the FIRM including historic versions of the FIRM, how to order products of the National Flood Insurance Program in general, and the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-362-7262) or visit the FEMA Map eXchange Center website at www.fema.gov. Available products may include: products issued under Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of the map. Many of these products can be viewed or ordered directly from the website. Users may determine the correct map date for each FIRM panel by visiting the FEMA Map Service Center website or by visiting the FEMA Map Information eXchange.

Communities providing local or national FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM panel. These may be ordered directly from the Map Service Center at the number listed above.

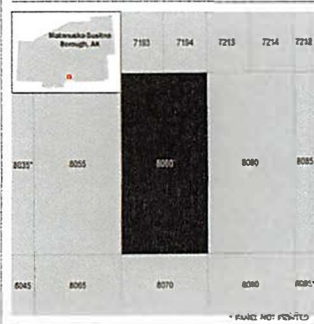
For comments and suggestions, map dates refer to the Flood Information Study report for the National Flood Insurance Program or 1-800-425-8842.

Base map information shown on this file was prepared in digital format by the United States Geological Survey (USGS), Matanuska-Susitna Borough GIS Department, Alaska State Geospatial Data Coordination, and Alaska Department of Natural Resources. Other information was derived from digital orthorectification at a 3-foot resolution from photography dated 2011.

SCALE



PANEL LOCATOR



FEMA
 National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 MATANUSKA-SUSITNA BOROUGH, ALASKA
 and Incorporated Areas
 Panel 8060 or 0855

Community: MATANUSKA-SUSITNA BOROUGH
 Number: 8060
 Panel: 0855

Version Number: 2.3.3.2
 Map Number: Q23700R060F
 Map Revised: SEPTEMBER 27, 2019

RECEIVED
 JUN 27 2022
 PLATING

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, September 20, 2022 2:26 PM
To: Amy Otto-Buchanan
Cc: Elaine Flagg
Subject: RE: RFC Country Pleasure RSB B5 L2

Soils:

It greatly expedites review of soils reports when they include a topographic map with future lot lines imposed, showing test hole locations and delineating existing well exclusion areas, slopes steeper than 25% and setbacks, waterbodies and setbacks, etc. Please indicate where the useable septic area is located for each proposed lot. The soils report indicates that regrading will be required to create useable area for lot 2A – if regrading will disturb 10,000 sf of land or more to create useable area, a drainage report is required to ensure there are no adverse impacts to adjoining, nearby, and downstream properties and receiving waters. The drainage report must be submitted to Public Works for approval prior to regrading or filling.

Was the depth to ground water in test pit 2 monitored to determine the seasonal high water table?

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, September 7, 2022 11:17 AM

To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; hsfirewise@gmail.com; Lana and Steve Edwards <lana@mtaonline.net>; tim.swezey@mlccak.org; psfisher@gci.net; camden.yehle@mlccal.org; information@mlccak.org; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Margie Cobb <Margie.Cobb@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>; 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>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; msb.hpc@gmail.com; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>

Subject: RFC Country Pleasure RSB B5 L2

Amy Otto-Buchanan

From: Fire Code
Sent: Monday, September 12, 2022 1:50 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Country Pleasure RSB B5 L2

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



Donald Cuthbert

Fire Marshal/ Assistant Fire Chief
CM\$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, September 7, 2022 11:17 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; hsfirewise@gmail.com; Lana and Steve Edwards <lane@mtaonline.net>; tim.swezey@mlccak.org; psfisher@gci.net; camden.yehle@mlccal.org; information@mlccak.org; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Margie Cobb <Margie.Cobb@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>; 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>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; msb.hpc@gmail.com; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Country Pleasure RSB B5 L2

The following link contains a Request for Comments for Country Pleasure RSB B/5 L/2, #2022-117 to subdivide Lot 2 into two lots, 52944B05L002. Comments are due by **September 26, 2022**. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/Encl9aE9r6dFugKaH7xwQ_QBYyjqon1170pLVhvY-mYevw?e=9W44nl

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: Monday, September 12, 2022 10:53 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Country Pleasure RSB B5 L2

No comment

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, September 7, 2022 11:17 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; hsfirewise@gmail.com; Lana and Steve Edwards <lane@mtaonline.net>; tim.swezey@mlccak.org; psfisher@gci.net; camden.yehle@mlccal.org; information@mlccak.org; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Margie Cobb <Margie.Cobb@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>; 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>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; msb.hpc@gmail.com; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Country Pleasure RSB B5 L2

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https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/Encl9aE9r6dFugKaH7xwQ_QBYyjqon1170pLVhvY-mYevw?e=9W44nl

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

EXHIBIT E



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

September 7, 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.

- **LOT2A & 2B, BLOCK 5 COUNTRY PLEASURE SUBDIVISION
(MSB Case # 2022-117)**

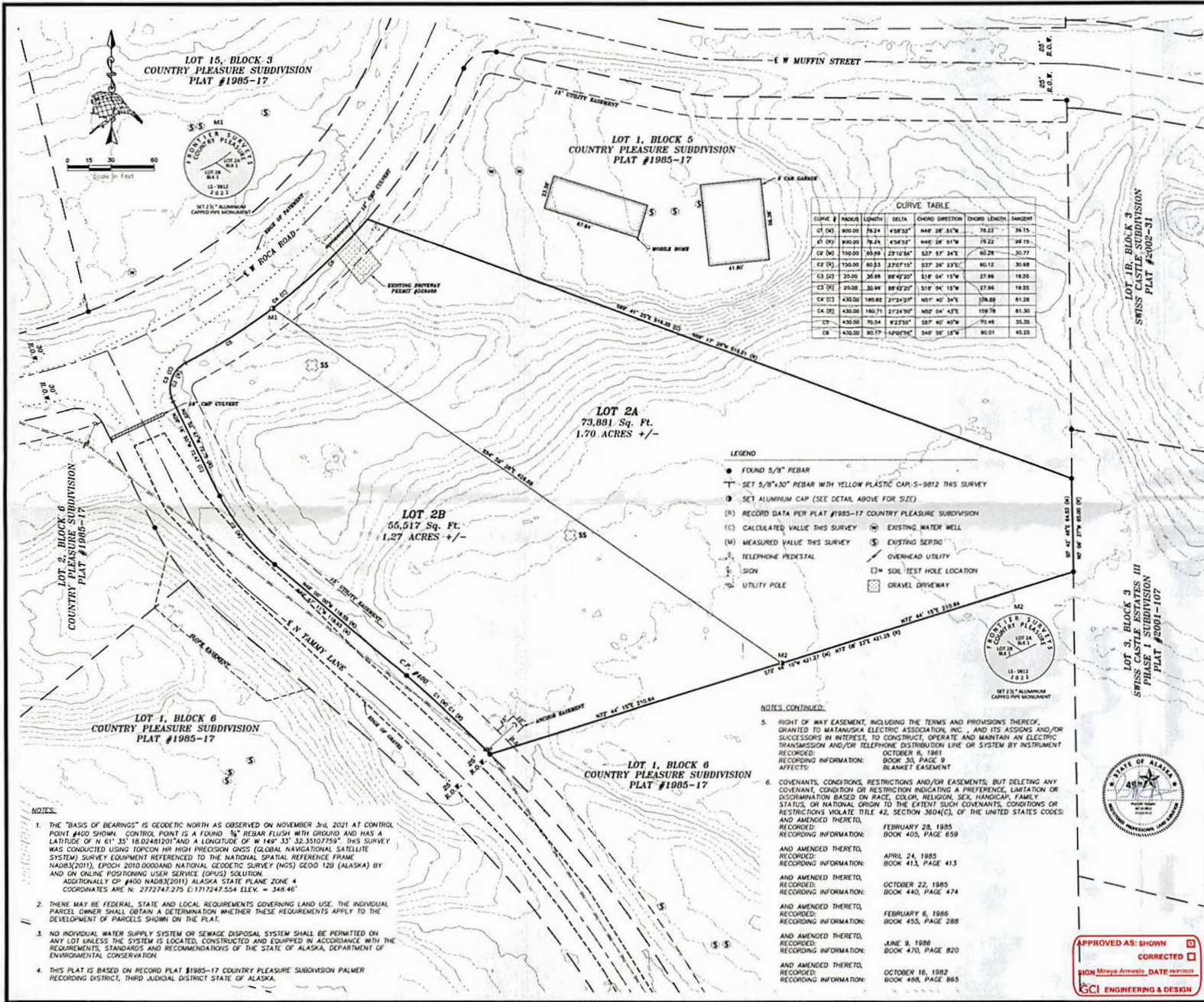
If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

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

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

EXHIBIT F



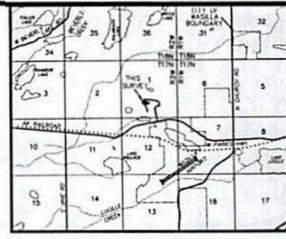
CURVE TABLE

CURVE #	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CHORD LENGTH	SANGENT
C1 (N)	900.00	78.24	45° 57' 30"	78.24	28.15
C1 (S)	900.00	78.24	45° 57' 30"	78.24	28.15
C2 (N)	100.00	65.69	23° 10' 54"	53.77	30.77
C2 (S)	100.00	65.69	23° 10' 54"	53.77	30.77
C3 (S)	20.00	35.98	88° 42' 20"	51.04	18.55
C3 (N)	20.00	35.98	88° 42' 20"	51.04	18.55
C4 (S)	430.00	185.82	21° 24' 30"	107.04	158.88
C4 (N)	430.00	185.82	21° 24' 30"	107.04	158.88
C5	430.00	75.54	82° 53' 30"	157.42	35.35
C6	430.00	30.17	14° 05' 30"	246.58	80.51

- LEGEND**
- FOUND 5/8" REBAR
 - ⊥ SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP. S-9812 THIS SURVEY
 - SET ALUMINUM CAP (SEE DETAIL ABOVE FOR SIZE)
 - (R) RECORD DATA PER PLAT #1985-17 COUNTRY PLEASURE SUBDIVISION
 - (C) CALCULATED VALUE THIS SURVEY
 - (M) MEASURED VALUE THIS SURVEY
 - ⊕ TELEPHONE PEDestal
 - ⊕ SIGN
 - ⊕ UTILITY POLE
 - ⊕ EXISTING WATER WELL
 - ⊕ EXISTING SEWER
 - ⊕ OVERHEAD UTILITY
 - ⊕ SOIL TEST HOLE LOCATION
 - ⊕ GRAVEL DRIVEWAY

- NOTES CONTINUED:**
- RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO WATANKSA ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED: OCTOBER 6, 1981 BOOK 30, PAGE 9 BLANKET EASEMENT AFFECTS: FEBRUARY 28, 1985 BOOK 405, PAGE 659 AND AMENDED THERETO, RECORDED: APRIL 24, 1985 BOOK 413, PAGE 413 AND AMENDED THERETO, RECORDED: OCTOBER 22, 1985 BOOK 440, PAGE 474 AND AMENDED THERETO, RECORDED: FEBRUARY 6, 1986 BOOK 455, PAGE 288 AND AMENDED THERETO, RECORDED: JUNE 9, 1986 BOOK 470, PAGE 820 AND AMENDED THERETO, RECORDED: OCTOBER 16, 1987 BOOK 488, PAGE 865

- NOTES:**
- THE "BASIS OF BEARINGS" IS GEODETIC NORTH AS OBSERVED ON NOVEMBER 3rd, 2021 AT CONTROL POINT #400 SHOWN. CONTROL POINT IS A FOUND 3/8" REBAR FLUSH WITH GROUND AND HAS A LATITUDE OF N 61° 35' 18.02491201" AND A LONGITUDE OF W 149° 33' 32.35107759". THIS SURVEY WAS CONDUCTED USING TOPCON HP HIGH PRECISION GASS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE FRAME NAD83(2011), EPOCH 2010.0000000 NATIONAL GEODETIC SURVEY (NGS) GEOID 120 (ALASKA) BY AND ON ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION. ADDITIONALLY CP #400 NAD83(2011) ALASKA STATE PLANE ZONE 4 COORDINATES ARE N: 2772747.275 E: 1717247.554 ELEV. = 348.46'
 - 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.
 - 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.
 - THIS PLAT IS BASED ON RECORD PLAT #1985-17 COUNTRY PLEASURE SUBDIVISION PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT STATE OF ALASKA.



VICINITY MAP
SCALE: 1" = 1 MILE
TAX MAP 1000

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 ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CHOICE, DEDICATE ALL RIGHTS-OF-WAY TO THE MAT-SUB BOROUGH AND GRANT ALL EASEMENTS AS SHOWN.

SURVEY COMPANY: SWANER COMPANY
P.O. BOX 872992
WASILLA, ALASKA 99687
DATE: _____
SURVEYOR: JESSE SWANER
MANAGING MEMBER

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____ FOR _____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20____, DUE AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.
DATE: _____ 20____
TAX COLLECTION OFFICIAL (BOROUGH): _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE WATANKSA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING BY THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.
DATE: _____ 20____

PLANNING AND LAND USE DIRECTOR: _____
ATTEST: **Agenda Copy** 1/17/2022
PLATTING

PLATTING CLERK: _____
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED 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 OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
DATE: _____ REGISTRATION NUMBER: _____
REGISTERED LAND SURVEYOR: _____



Plat of:
**Lot 2A & 2B, Block 5
Country Pleasure Subdivision**
A Re-Subdivision of
Lot 2, Block 5 Country Pleasure Subdivision
Section 1 T17N R02W S1M, Alaska
Palmer Recording District,
Third Judicial District, State of Alaska
Containing 2.97 Acres More or Less

For Map: 1000
Scale: 1"=30'
Drawn: SS / Checked: PS
AEC# 1815
Date: 07/14/2022
MSD Case No.: N/A
SHEET: 1 of 1

APPROVED AS SHOWN
CORRECTED
IGN Maysa Armenta, DATE 09/20/2022
GCI ENGINEERING & DESIGN



RECEIVED
PLATTING
JAN 17 2022

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ЗВ

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 12, 2021**

PRELIMINARY PLAT: **HARTMANN**
LEGAL DESCRIPTION: **SEC 8, T16N, R2E, S.M., AK**
PETITIONER: **MATANUSKA-SUSITNA BOROUGH**
SURVEYOR: **FARMER SURVEYING, LLC**
ACRES: **0.98** **PARCELS: 1**
REVIEWED BY: **KIMBERLY MCCLURE** **CASE: 2022-135**

REQUEST:

The request is to combine Lots 20 & 21, Block 3, Windsong Subdivision, Plat 76-110, into one lot to be known as **HARTMANN** subdivision, containing 0.98 acres, more or less. Located in the SE¼ Section 8, Township 16 North, Range 2 East, Seward Meridian, Alaska. The property is located north of S. Old Glenn Highway and directly northeast of S. River Drive.

EXHIBITS:

Vicinity Map **Exhibit A**

COMMENTS:

Development Services **Exhibit B**

DISCUSSION: Due to the small lots, high water table, and failure of the community sewer system, Windsong property owners have had extreme difficulty installing efficient and working sewer systems with required separation distances between septic and wells. Most owners require more than one lot to meet health and safety requirements for acceptable onsite water and septic system. The borough obtained several lots within Windsong through the tax foreclosure process and combining the lots will create viable lots for sale. The subject property is located within a flood hazard area and will be noted on the plat pursuant to MSB 17.29.160(A)(4)(b) and MSB 43.15.052(B) (*see Recommendation #3*).

LOCATION: The subject parcels are located within the Anchorage Recording District, in the South Knik Community Council area. This case is being heard under MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. MSB 43.15.054(G) allows the surveyor to use record information from the prior plats and does not require survey and monumentation.

COMMENTS: Development Services (**Exhibit B**) commented the access on lot 21 does not have a permit on file; applicant to apply for their driveway permit (*see Recommendation #4*). There were no comments received from outside agencies.

CONCLUSION:

The plat of Hartmann subdivision is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. 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 are no objections from any borough department, outside agency, or the public to the combination of lots.

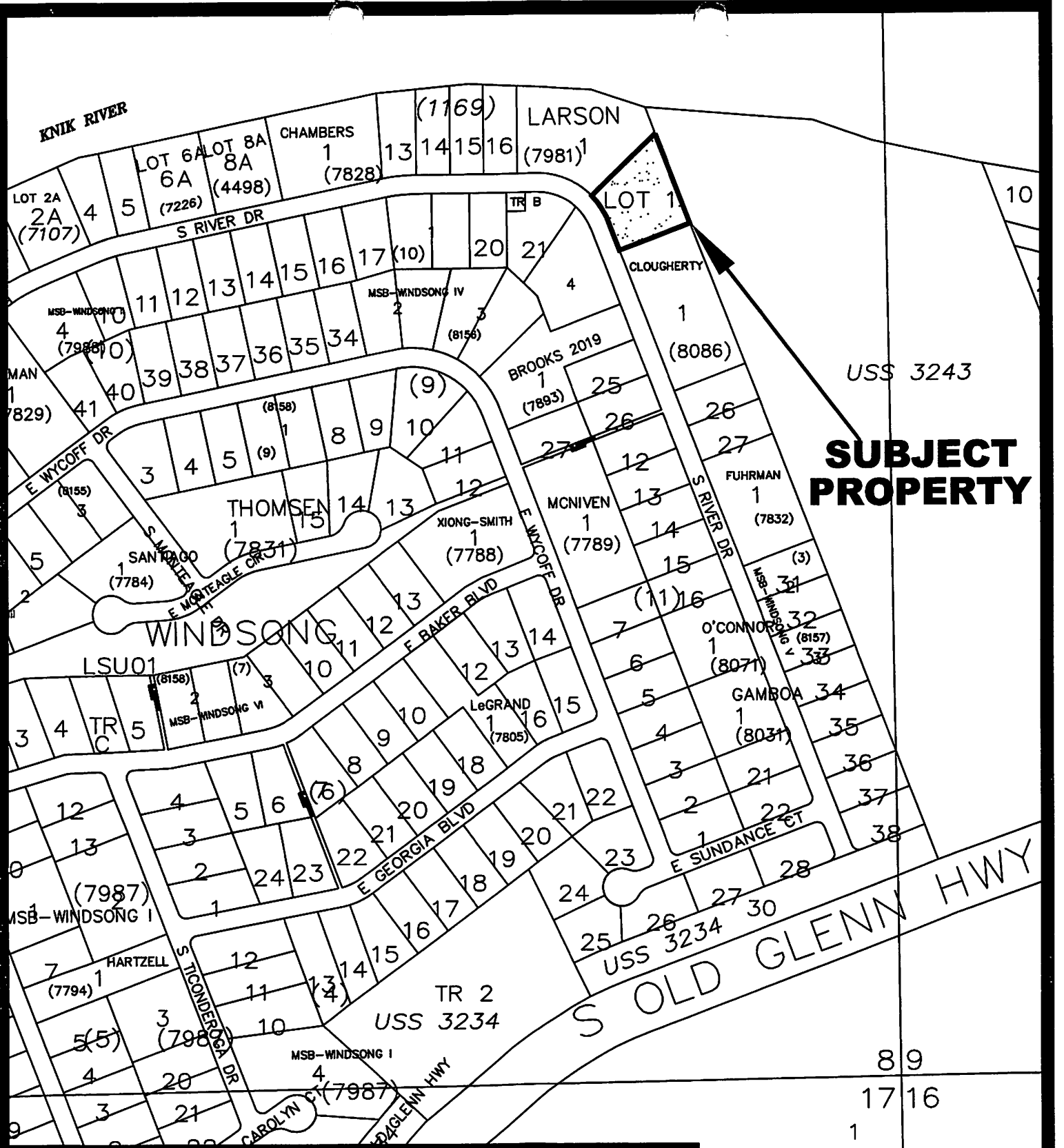
FINDINGS of FACT:

1. The abbreviated plat of Hartmann subdivision is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines.
2. This plat combines two lots to create one new lots within Windsong Subdivision, lessening the lot density in the area.
3. There were no objections from any borough department, outside agency, 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 Windsong, Plat #76-110, and does not require additional monumentation.
6. Lots platted within Windsong subdivision were originally designed to be served by a community sewer system, which never functioned. The lots are substandard in size and most owners require more than one lot to meet health and safety requirements for acceptable onsite water and septic system.

RECOMMENDATIONS for PRELIMINARY PLAT:

Staff recommends approval of the abbreviated plat of Hartmann subdivision 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. Flood Hazard information to be shown on the final plat as required by MSB 17.29.160(A)(4)(b)and MSB 43.15.052(B).
4. Apply for driveway permits from MSB for all driveways accessing S. River Drive and provide copy to Platting staff
5. Submit recording fee payable to DNR.
6. Submit final plat in full compliance with Title 43.



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED HARTMANN SUBDIVISION
 LOCATED WITHIN
 SECTION 8, T16N, R02E, SEWARD MERIDIAN
 ALASKA

Kimberly McClure

From: Permit Center
Sent: Friday, September 23, 2022 10:35 AM
To: Kimberly McClure
Subject: RE: Hartmann (KMc)

Good morning,

It appears that lot 21 has access onto S River Drive. This access does not have a permit on file. Please have your applicant apply for their driveway permit.

Thank you,

Jennifer Monnin, CFM
Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matsugov.us
907-861-7822

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, September 13, 2022 12:55 PM
To: Horton, George C (DNR) <george.horton@alaska.gov>; colton.percy@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>
Subject: Hartmann (KMc)

Below is a link to a request for comments for Hartmann, Case #2022-135, Tech KMc.

Comments due by September 30, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EjiHmpGkGLFCpGtZFG-IKBYBfNgIZAxJecB7b1EkBrMVwA?e=IP7VJN

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

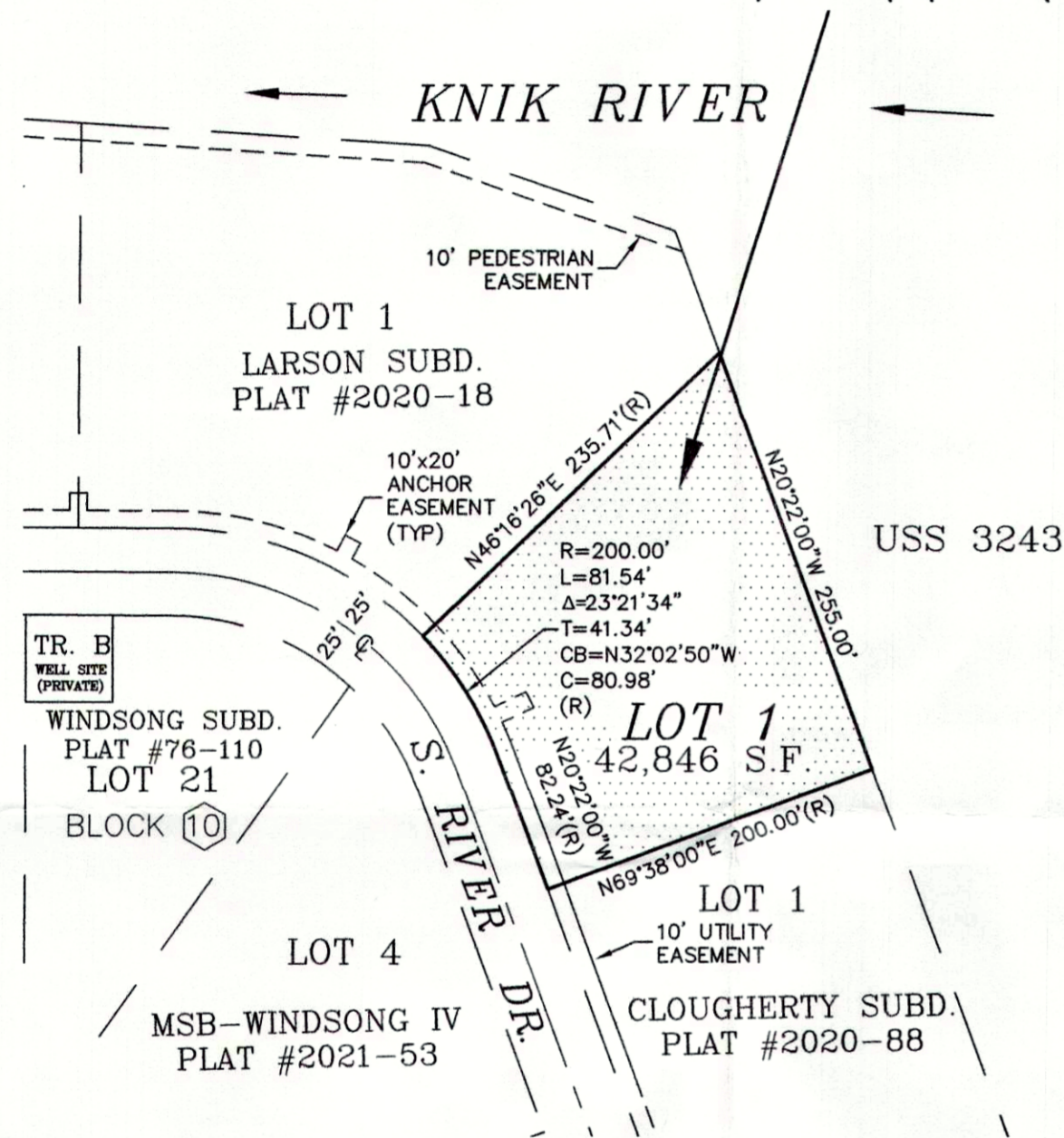
Thank you,
Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

LEGEND

(R) RECORD DATA DERIVED FROM PLAT No. 76-110

HATCHING INDICATES FLOOD HAZARD AREA

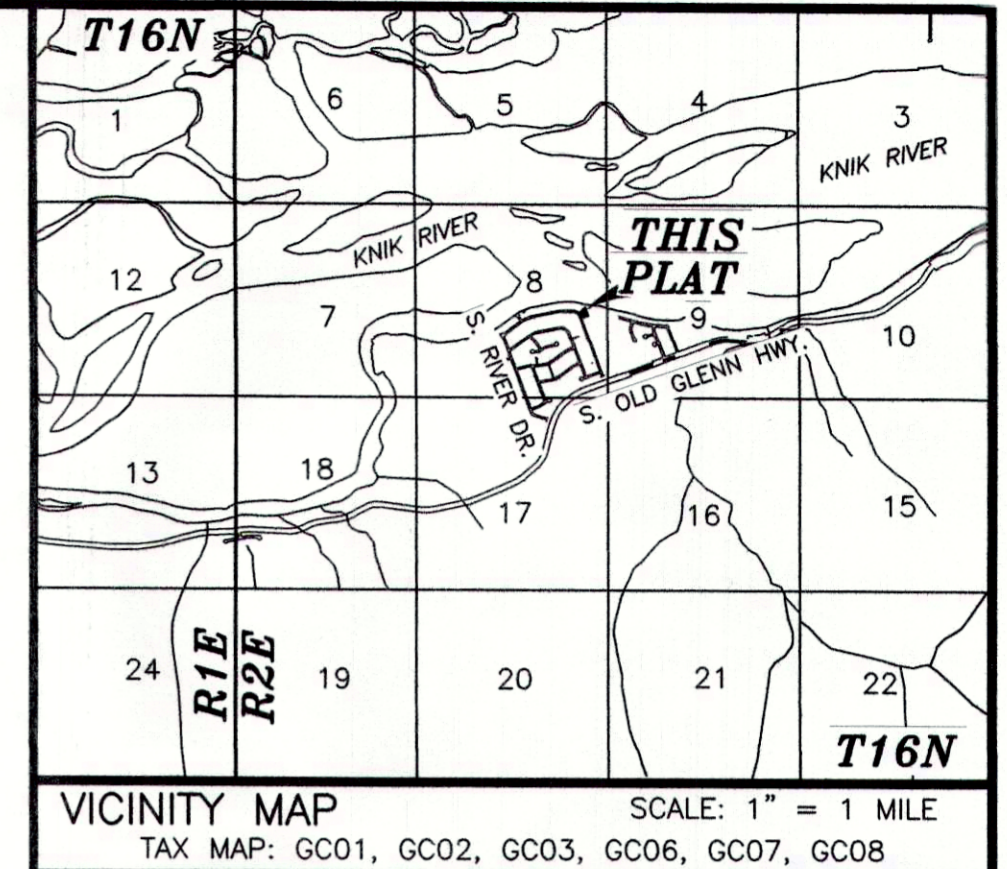
FLOOD HAZARD AREA



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 No. _____, DATED _____, 202_____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE ANCHORAGE 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 OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

ALAN HARTMANN _____ DATE _____
 8744 S. RIVER DR.
 PALMER, AK. 99645

MICHAEL L. BROWN, BOROUGH MANAGER _____ DATE _____
 MATANUSKA-SUSITNA BOROUGH
 350 E. DAHLIA AVE.
 PALMER, AK. 99645-6488

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

NOTES

1. 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 THIS PLAT.
2. 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. APPROVAL OF SAID SYSTEM AS INSTALLED SHALL BE OBTAINED FROM SAID AUTHORITY.
3. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS WERE RECORDED IN THE ANCHORAGE RECORDING DISTRICT ON MAY 17, 1976 IN BOOK 101 AT PAGE 837, AMENDED JUNE 11, 1976 IN BOOK 108 AT PAGE 26.
4. NOTES AS SHOWN ON THE PLAT OF WINDSONG SUBDIVISION, PLAT NO. 76-110, AMENDED BY RESOLUTION 2001-069 ON JUNE 4, 2001, RECORDED IN BOOK 3856 AT PAGE 651, ANCHORAGE RECORDING DISTRICT.
5. A 5 FOOT M.E.A. CLEARING EASEMENT LIES ADJACENT TO ALL 10 FOOT UTILITY EASEMENTS.
6. F.E.M.A. MAP SHOWS ALL OF THIS PARCEL AS BEING WITHIN F.H.A. ZONE AE, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ANY DEVELOPMENT WITHIN THIS AREA MUST CONFORM TO M.S.B. FLOOD DAMAGE PREVENTION ORDINANCES. THE DATA BASE FOR THIS DETERMINATION IS INTERPOLATED FROM F.I.R.M. MAP PANEL NO. 02170C8810F & NO. 02170C8830F, DATE NEW MAPS ADOPTED: SEPTEMBER 27, 2019.
7. A FLOOD HAZARD PERMIT IS TO BE OBTAINED PRIOR TO SEPTIC SYSTEM CONSTRUCTION PER MSB RESOLUTION 2001-069, RECORDED ON JUNE 4, 2001, IN BOOK 3856, AT PAGE 651.
8. LOTS ARE RESTRICTED TO SINGLE FAMILY DWELLINGS PER MSB RESOLUTION 2001-069, RECORDED ON JUNE 4, 2001, IN BOOK 3856, AT PAGE 651.
9. M.E.A. BLANKET EASEMENT RECORDED JANUARY 24, 1980 IN BOOK 468 AT PAGE 210.
10. M.T.A. RIGHT-OF-WAY EASEMENT RECORDED NOVEMBER 21, 1988 IN BOOK 1819 AT PAGE 486.
11. MSB EASEMENT FOR PURPOSES OF LAYING, CONSTRUCTING, OPERATING, INSPECTING, MAINTAINING, REPAIRING AND REPLACING A RESIDENTIAL WATER WELL OR A RESIDENTIAL WASTE WATER DISPOSAL SYSTEM RECORDED JULY 7, 2006, PER RECEPTION NO. 2006-045263-0, AND MODIFIED OCTOBER 11, 2006, PER RECEPTION NO. 2006-069166-0.
12. MSB ORDINANCE SERIAL NO. 17-143 AS DISCLOSED BY AFFIDAVIT, RECORDED APRIL 12, 2022, PER RECEPTION NO. 2022-01948-0.

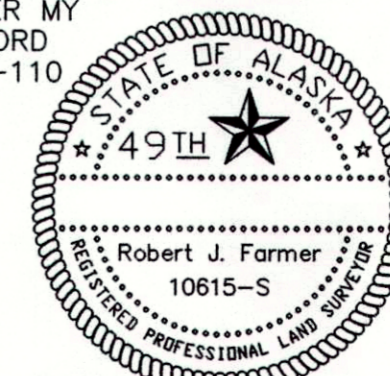
CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, 202_____, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT No. 76-110



ROBERT J. FARMER, PLS _____ DATE _____
 LS 10615-S

Agenda Copy

A PLAT OF
HARTMANN SUBDIVISION
 A REPLAT OF
LOTS 20 & 21, BLOCK 3, WINDSONG SUBDIVISION
 PLAT No. 76-110
 LOCATED WITHIN THE SE1/4, SECTION 8, T16N, R2E, S.M.,
 ALASKA, ANCHORAGE RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT, STATE OF ALASKA
 CONTAINING 0.984± ACRES

FARMER SURVEYING, LLC #126467
 MAILING: 9131 E. FRONTAGE ROAD, SUITE 21
 PALMER, AK 99645
 PH: (907)745-0222 : CELL: (907)355-0620
 EMAIL: bob@farmersurveying.com ONLINE: WWW.farmersurveying.com

W.O. 2200192	DATE: AUGUST 2020
DRAWN BY: JMC	SCALE: 1" = 100'
FILE: 22-00192PL	SHEET 1 OF 1

30

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 12, 2021**

PRELIMINARY PLAT: **ASPEN ALASKA BROWN ADDITION**

LEGAL DESCRIPTION: **SEC 20, T24N, R04W S.M., AK**

PETITIONER: **JASON P. & NIKKI BROWN**

SURVEYOR: **ACUTEK GEOMATICS**

ACRES: 4.05 +/- **PARCELS: 1**

REVIEWED BY: AMY OTTO-BUCHANAN

CASE: 2022-136

REQUEST:

The request is to create one lot from Lots 4 & Lot 5, Block 4, Aspen Alaska, Plat No. 2007-7, to be known as **ASPEN ALASKA BROWN ADDITION**, containing 4.05 acres +/- . The parcel is located west of S. Talkeetna Spur, north of E. Shade Tree Drive and directly south of E. Lane Creek Street; within Section 20, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Recording District.

EXHIBITS:

Vicinity Map	Exhibit A
Development Services Division	Exhibit B

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:

Development Services Division (**Exhibit B**) had no comment. There were no objections or concerns received from outside agencies at the time of this staff report. No comments were received from the public in response to the Notice of Public Hearing.

CONCLUSION

The plat of **Aspen Alaska Brown Addition** 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 outside agencies at the time of this staff report. There were no objections received in response to the Notice of Public Hearing.

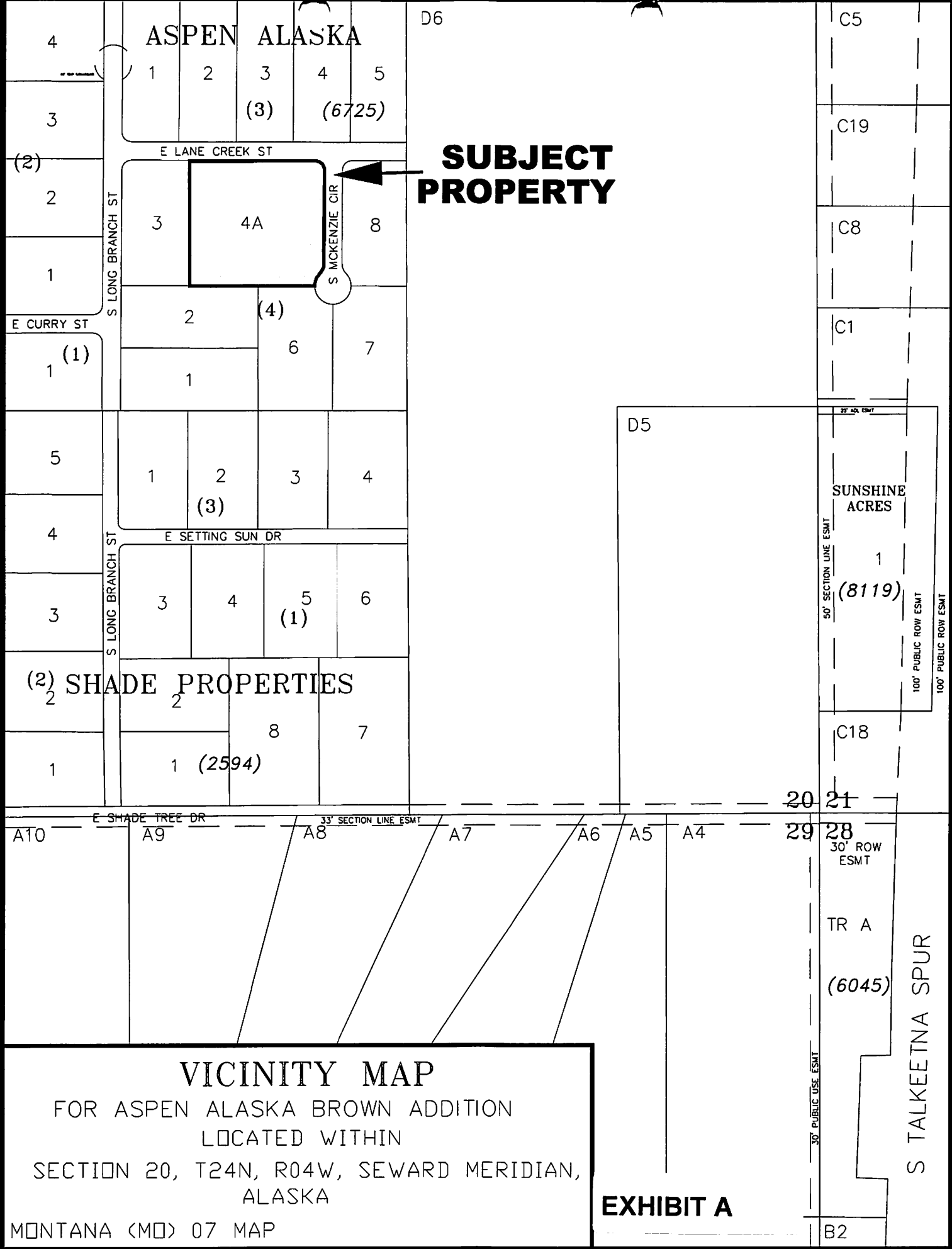
FINDINGS of FACT:

1. The abbreviated plat of Aspen Alaska Brown Addition 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 Aspen Alaska Subdivision, lessening the lot density in the area.
3. There were no objections from outside agencies.
4. There were no objections received in response to the Notice of Public Hearing.
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 Aspen Alaska Subdivision (Plat #2007-7 Talkeetna), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **Aspen Alaska Brown Addition**, 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.



**SUBJECT
PROPERTY**

(2) SHADE PROPERTIES

VICINITY MAP

FOR ASPEN ALASKA BROWN ADDITION
 LOCATED WITHIN
 SECTION 20, T24N, R04W, SEWARD MERIDIAN,
 ALASKA

MONTANA (MD) 07 MAP

EXHIBIT A

Amy Otto-Buchanan

From: Code Compliance
Sent: Wednesday, September 28, 2022 4:36 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Aspen AK Brown Add #22-136

No comment

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, September 13, 2022 4:31 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>
Subject: RFC Aspen AK Brown Add #22-136

The following link contains a Request for Comments for the elimination of common lot line between 5675B04L004/L005. Comments are due by **October 6, 2022**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EmP2BPtvUi1HkqTTVsMsYRsB6X1EV75F61KRSjSHQmO9GQ?e=7NfvRy

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: Friday, September 23, 2022 10:50 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Aspen AK Brown Add #22-136

No comment

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, September 13, 2022 4:31 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>
Subject: RFC Aspen AK Brown Add #22-136

The following link contains a Request for Comments for the elimination of common lot line between 5675B04L004/L005. Comments are due by **October 6, 2022**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EmP2BPtvUi1HkqTTVsMsYRsB6X1EV75F61KRSjSHQmO9GQ?e=7NfvRy

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

LEGEND

- N 90°00'00" E** RECORD DATA PER PLAT #2007-7
- SURVEY LINES OF RECORD
- ADJACENT PROPERTY LINES
- CENTER LINE

OWNERSHIP CERTIFICATE

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

JASON P BROWN
102 MAYS RD.
WINFIELD, KS 67156

Date

OWNERSHIP CERTIFICATE

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

NIKKI BROWN
102 MAYS RD.
WINFIELD, KS 67156

Date

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY

OF _____, 20__.

FOR _____

MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC FOR ALASKA

CERTIFICATION OF PAYMENT OF TAXES

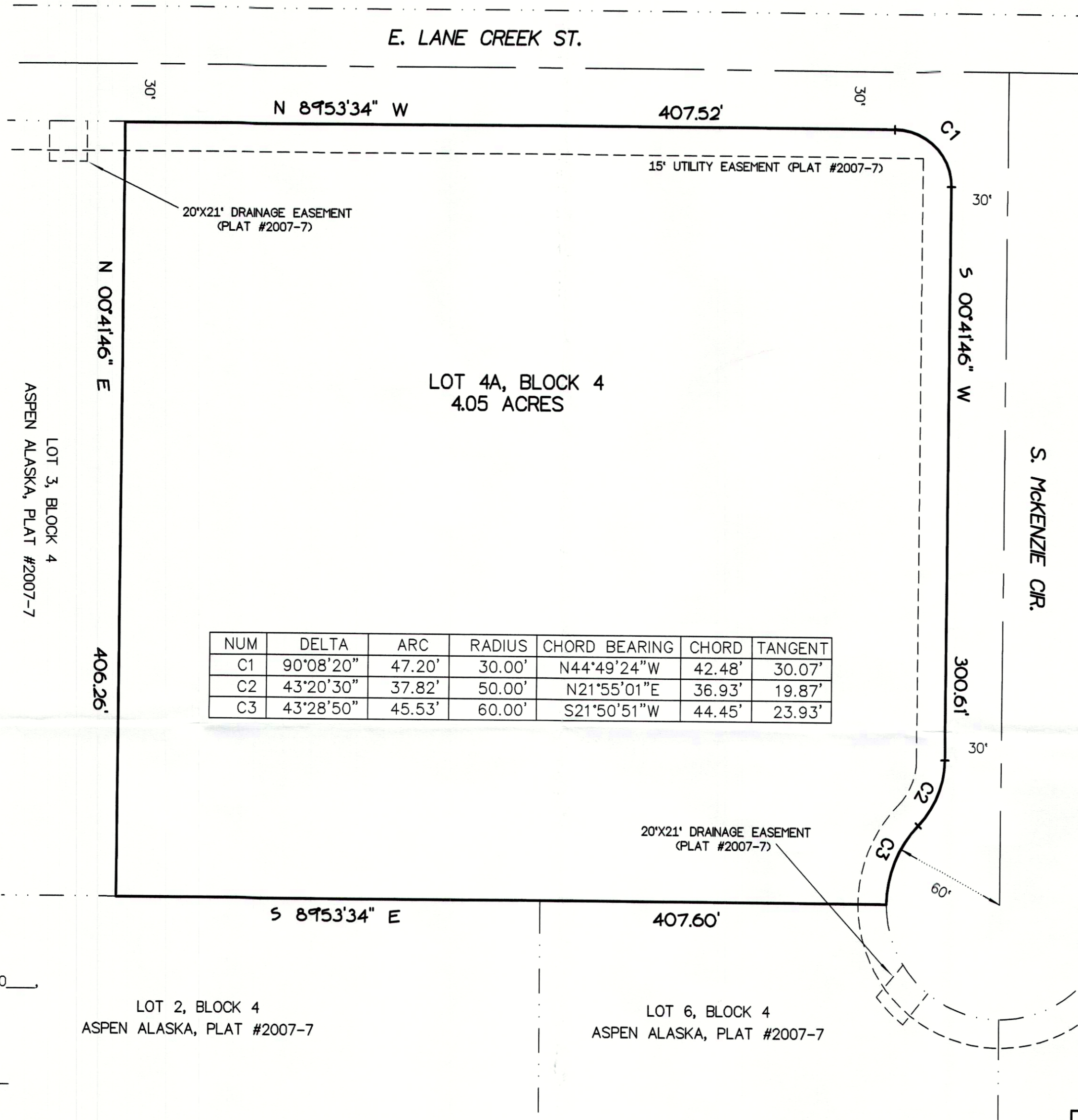
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20__, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION, OR RESUBDIVISION, HEREON, HAVE BEEN PAID.

Date

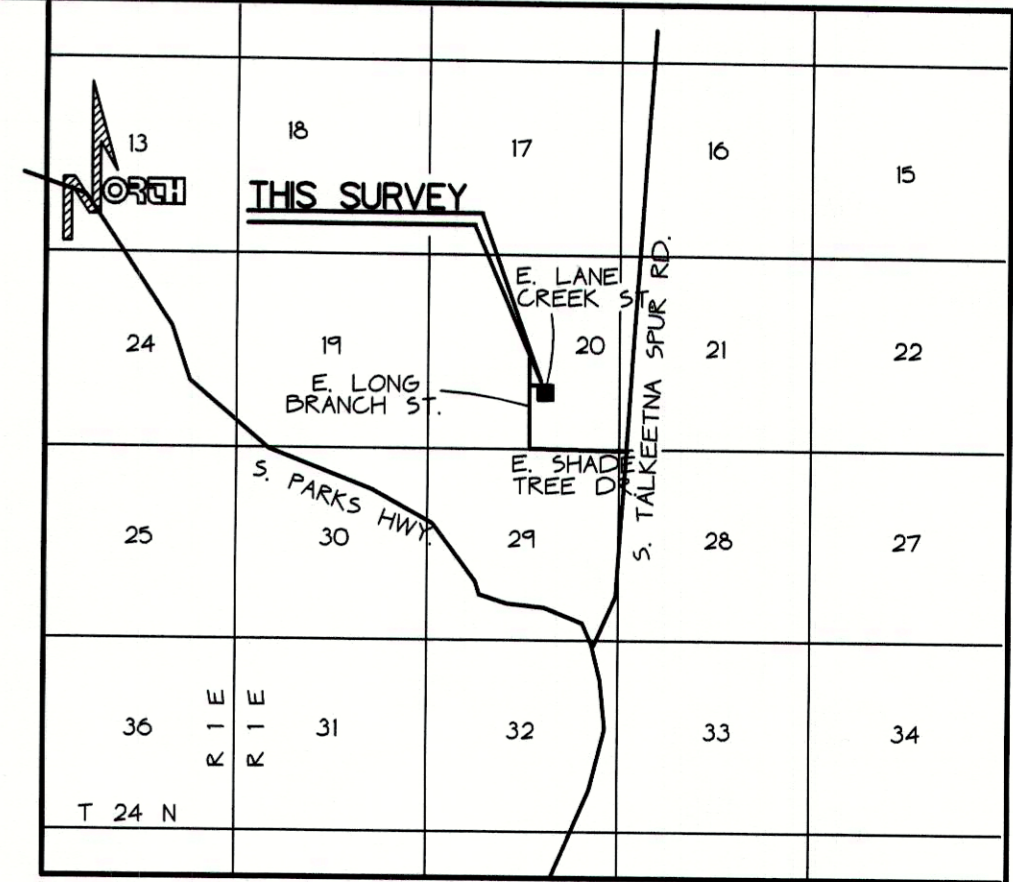
Tax Collection Official
(MAT-SU BOROUGH)

GENERAL NOTES:

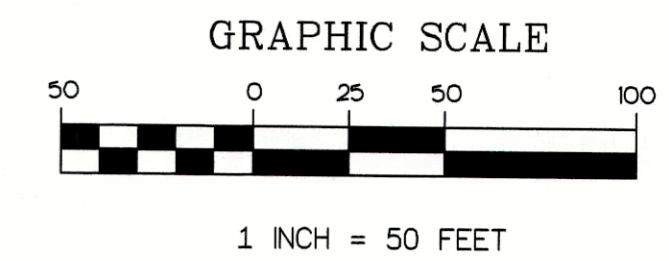
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL 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.
3. CCR's RECORDED NOVEMBER 5, 1985 IN BOOK 442 AT PAGE 657, AMENDED BY INSTRUMENTS RECORDED JULY 20, 1999 IN BOOK 1024 AT PAGE 470 AND AUGUST 26, 1999 IN BOOK 1031 AT PAGE 927. ADDITIONAL CCR'S RECORDED OCTOBER 12, 2004 AS RECEPTION NO. 2004-028859-0.



NUM	DELTA	ARC	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	90°08'20"	47.20'	30.00'	N44°49'24"W	42.48'	30.07'
C2	43°20'30"	37.82'	50.00'	N21°55'01"E	36.93'	19.87'
C3	43°28'50"	45.53'	60.00'	S21°50'51"W	44.45'	23.93'



VICINITY MAP
1" = 1 MILE



RECEIVED
SEP 12 2022
PLATTING

8/23/2022

SURVEYOR'S CERTIFICATE

I, TERRY L. NICODEMUS, L.S. 9106, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, USING RECORD DIMENSIONS FROM PLAT NO. 2007-7.

Agenda Copy

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE 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 THE PLAT RESOLUTION No. _____ 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.

_____, 20__
Date

Planning and Land Use Director

ATTEST: _____
Platting Clerk

PLAT OF

ASPEN ALASKA, BROWN ADDITION
A SUBDIVISION OF LOTS 4 AND 5, *Block 4*
ASPEN ALASKA, PLAT NO. 2007-7
CONTAINING 4.05 ACRES

LOCATED WITHIN
SECTION 20 T. 24 N. R. 4 W., 5M
TALKEETNA RECORDING DISTRICT

PREPARED BY
ACUTEK GEOMATICS
5099 E. BLUE LUPINE DR. #104, WASILLA, ALASKA 99654
(907) 376-8800 FAX (907) 376-9629 E-MAIL admin@acuteksurvey.com AECL #1614

DESIGNED BY: TENDRA	SCALE: 1" = 50'	FIELD BOOK: N/A
DRAWN BY: TENDRA	DATE: 6/22/2022	MAP NO.: MD 07
CHECKED: TLN	FILE No. 22-05.05	SHEET: 1 OF 1

3D

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 12, 2021**

PRELIMINARY PLAT: **GLENMONT NORTH 2022**
LEGAL DESCRIPTION: **SEC 09, T17N, R01W S.M., AK**
PETITIONER: **JAMES R. PARTRIDGE LIVING TRUST DTD**
SURVEYOR: **DENALI NORTH**
ACRES: **4.28 +/-** PARCELS: **1**
REVIEWED BY: **AMY OTTO-BUCHANAN** CASE: **2022-137**

REQUEST:

The request is to create one lot from Lot 15A, Block 1, Snider Subdivision, Plat No. 93-89 and Lot 1, Glenmont North, Plat No. 2019-67, to be known as **GLENMONT NORTH 2022**, containing 4.28 acres +/- . The parcel is located directly north of Lake Lucille, directly south of W. Selina Lane, and south of W. Parks Highway; within Section 09, Township 17 North, Range 01 West, Seward Meridian, Alaska. Within City of Wasilla city limits.

EXHIBITS:

Vicinity Map	Exhibit A
ADF&G	Exhibit B

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:

ADF&G (**Exhibit B**) notes the parcels directly border Lake Lucille, a known resident waterbody. The ADF&G Habitat Section may require a permit should water need to be withdrawn from the lake. At this time, no permits are required for the creation of Glenmont North 2022. There were no objections or other concerns received from outside agencies at the time of this staff report. No public comment was received in response to the Notice of Public Hearing. The City of Wasilla did not respond; however, a Land Use Permit for Subdivision may be required. Petitioner is encouraged to contact the City of Wasilla.

CONCLUSION

The plat of **Glenmont North 2022** 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 outside agencies at the time of this staff report. There were no objections received in response to the Notice of Public Hearing.

FINDINGS of FACT:

1. The abbreviated plat of Glenmont North 2022 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 Snider Subdivision and Glenmont North, lessening the lot density in the area.
3. There were no objections from outside agencies.
4. There were no objections received in response to the Notice of Public Hearing.
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 Snider Subdivision (Plat No. 93-89) and Glenmont North (Plat #2019-67), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **Glenmont North 2022**, 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.

44 45

W COMMERCIAL DR

W PARKS HWY

ALASKA RAILROAD

W HJELLEN DR

HJELLEN

1 2 3
6 5 4
(6959)

S BUFORD PL

TR A
(2876)

15B 16B 17B
SNIDER

19B
LOT 20A
& 20B
20B
(4651)
(7630)

21B
(4733)

22
(1054)

W SELINA LN

INHERITANCE

W SELINA LN

LOTS
12A & 12B
(7114)

12A

(1)

(4171)

18

(1)

13
(1054)

14

(1054)

12B

1A

19A

20A

21A

(1)

1

2

3

4

5

6

7

(2876)

(1)

(1)



**SUBJECT
PROPERTY**

LUCILLE LAKE

VICINITY MAP

FOR PROPOSED GLENMONT NORTH 2022

LOCATED WITHIN

SECTION 09, T17N, R01W, SEWARD MERIDIAN,
ALASKA

WASILLA 12 MAP

EXHIBIT A

Amy Otto-Buchanan

From: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Sent: Thursday, October 6, 2022 10:19 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Glenmont North 2022 #2022-134

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

Good Morning Amy,

The parcel in question directly borders Lake Lucille, a known resident water body. The ADF&G Habitat section may require a permit should water need to be withdrawn from the lake. At this time no permits are required for the creation of Glenmont North 2022. Thank you for the opportunity to comment.

Sincerely,

Crystal Moenaert

Habitat Biologist 2

ADF&G Habitat Section

1801 S Margaret Drive, Suite 6

Palmer AK 99645

Ph: 907-861-3204

[ADF&G Habitat Section Permits Link](#)



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. THIS PROPERTY IS SERVED BY CITY OF WASILLA SEWER SYSTEM, NO ON-LOT WASTE WATER SYSTEMS ARE ALLOWED.
3. AN MEA BLANKET EASEMENT RECORDED OCTOBER 6, 1961 IN BK 39 PAGE 121. AN MTA BLANKET EASEMENT RECORDED DECEMBER 9, 1976 IN BK 128 PAGE 856 & 882. AN MEA BLANKET EASEMENT RECORDED OCTOBER 10, 2019 AT RECEPTION NO. 2019-022317-0.
4. RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON SEPTEMBER 7, 1993 IN BOOK 731 PAGE 746.
5. LAKE LUCILLE IS SUBJECT TO FLOOD ZONE A

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 (CITY OF WASILLA)

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)

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 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

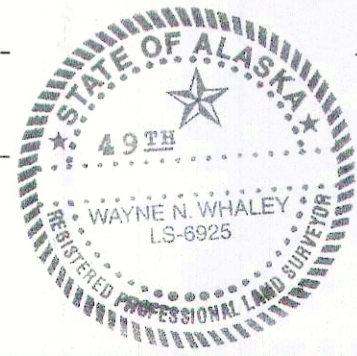
PLANNING AND LAND USE DIRECTOR ATTEST: PLATTING CLERK

SURVEYOR'S CERTIFICATE

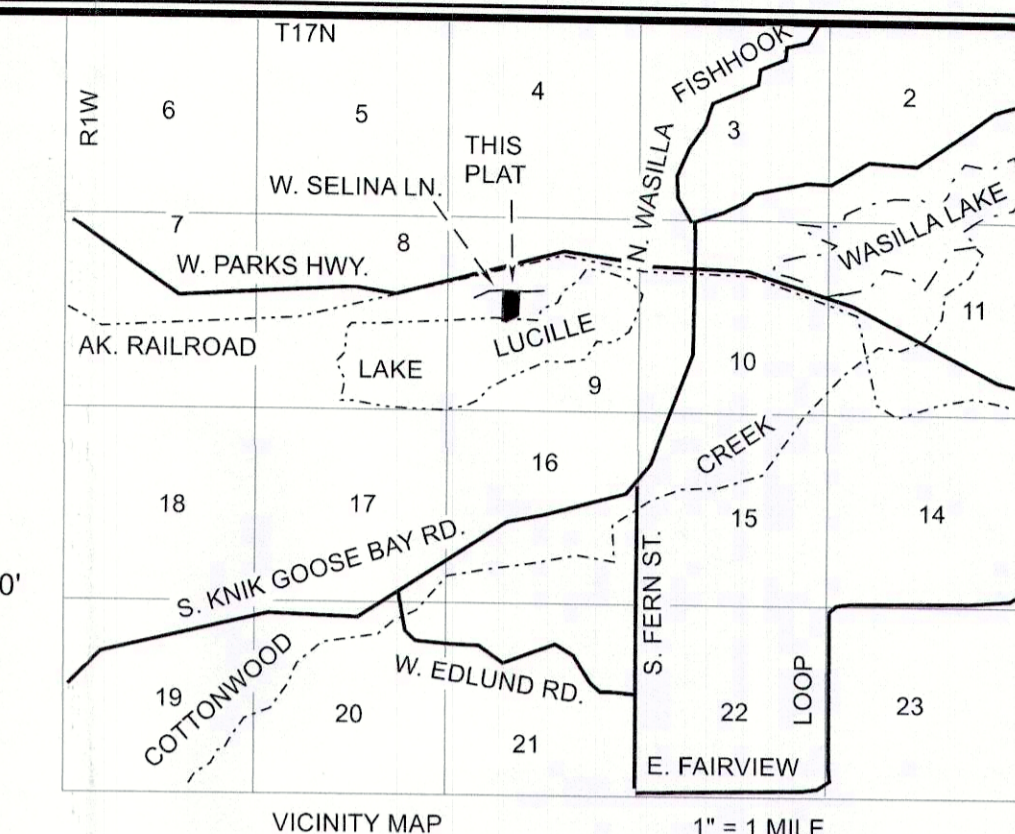
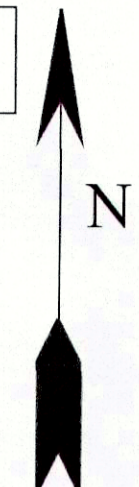
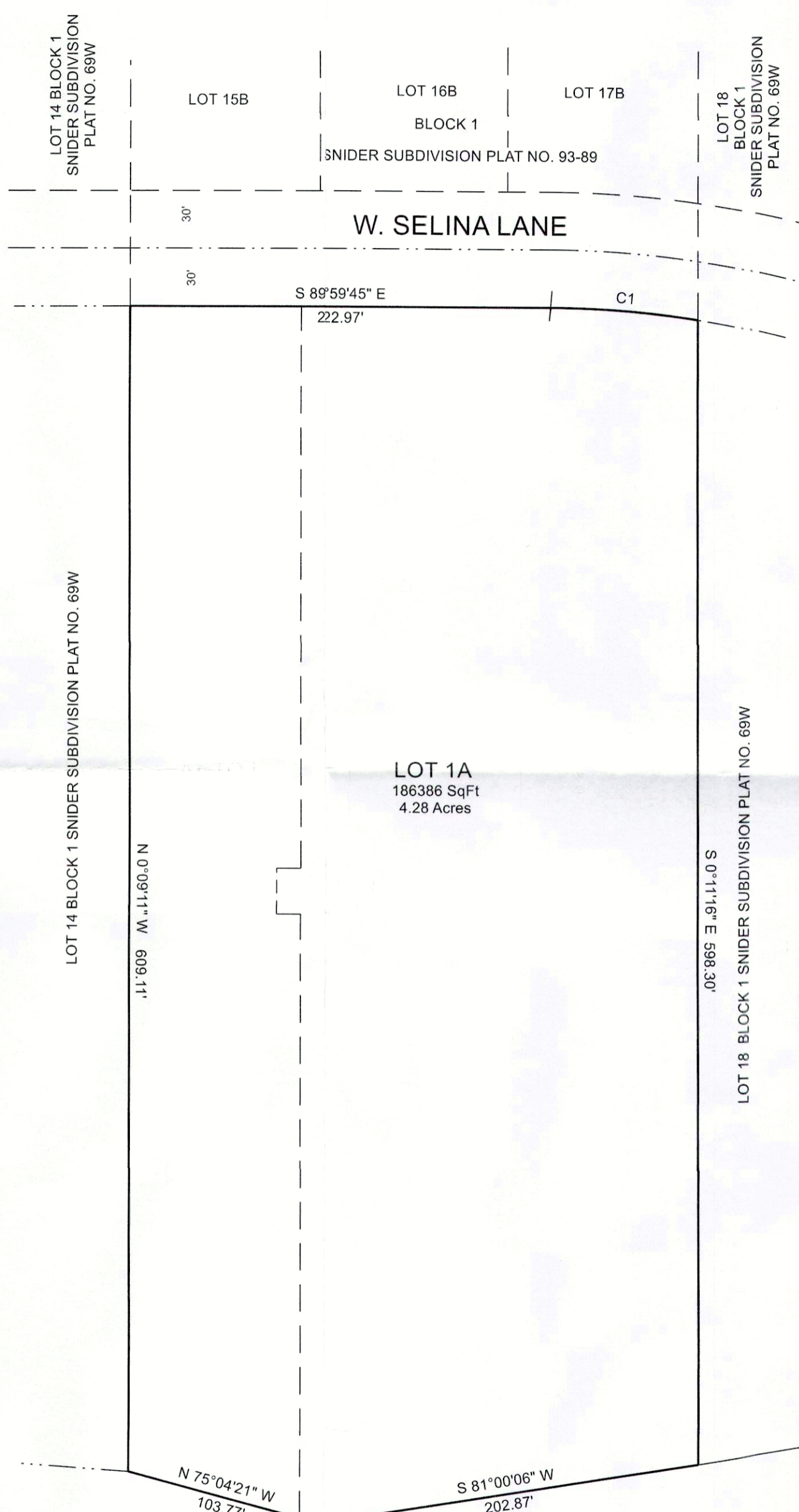
I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT NO. 93-89.

_____, DATE

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



CURVE	CHORD BEARING	CHORD DIST	RADIUS	ARC	DELTA	TANGENT
C1	S85°42'53"E	77.56'	519.18'	77.64'	08°34'07"	38.89'



1" = 60'

1" = 1 MILE

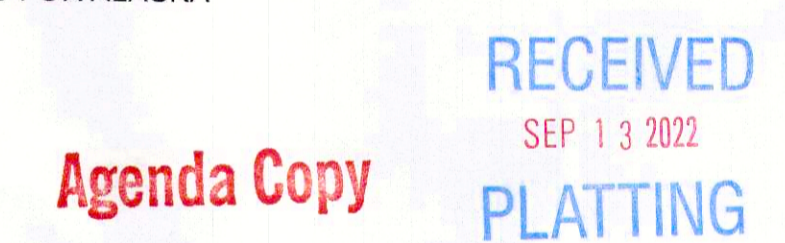
CERTIFICATE OF OWNERSHIP

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.

NAME: JAMES R. PARTRIDGE LIVING TRUST DTD 824 W. SELENA LN. WASILLA, AK 99654 DATE: _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ FOR _____ MY COMMISSION EXPIRES: _____ NOTARY PUBLIC FOR ALASKA



PRELIMINARY PLAT
A PLAT OF
GLENMONT NORTH
A REPLAT OF
SNIDER SUBDIVISION LOT
15A BLOCK 1 PLAT NO. 93-89
& LOT 1 GLENMONT NORTH PLAT NO. 2019-67
LOCATED WITHIN
SECTION 9 TOWNSHIP 17 NORTH
RANGE 1 WEST S.M. AK
PALMER RECORDING DISTRICT
CONTAINING 4.28 ACRES MORE OR LESS

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

JOB NO. 18-444	DATE: SEPTEMBER 9, 2022	DWN HW CHK WW
SCALE 1" = 60'	FB. PGS.	SHEET 1 OF 1

3E

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 12, 2022

ABBREVIATED PLAT: ASHER'S GATE
LEGAL DESCRIPTION: SEC 13, T22N, R04W, SEWARD MERIDIAN AK
PETITIONERS: ROBERT & LAURA JO ZAVAS
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING LLC / PIONEER ENGINEERING
ACRES: 40.47 ± PARCELS: 4
REVIEWED BY: MATTHEW GODDARD CASE #: 2022-138

REQUEST: The request is to create four lots from Tax Parcel A6, Parcel #3, 40 Acre Exemption # 2002-271-EXM to be known as **ASHER'S GATE**, containing 40.47 acres +/- . The property is located south of E. Whopper Avenue and south east of E. Caswell Lakes Road; within the NE ¼ Section 13, Township 22 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 6 pgs
Soils Report	EXHIBIT B – 4 pgs
Topographic Narrative	EXHIBIT C – 1 pg
<u>AGENCY COMMENTS</u>	
Department of Public Works	EXHIBIT D – 1 pg
Development Services	EXHIBIT E – 3 pgs
Utilities	EXHIBIT F – 4 pgs
Public Comments	EXHIBIT G – 2 pgs

DISCUSSION: The proposed subdivision is creating four lots. Access for the proposed lots will be from E. Caswell Lakes Road and S. Goshen Hills Road. Both Roads are Borough owned and maintained.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, notes that the project will split the Parcel into four lots as follows: Lot 1 (10.47 acres), Lot 2 (19.53 acres), Lot 3 (5.28 acres) and Lot 4 (5.19 acres). Since Lots 1 & 2 are larger than 10 acres (400,000 square feet), no soils investigation was necessary. Two new test holes were dug as shown on the attached test hole map for Lots 3 & 4. Both showed approximately two feet of topsoil overlaying a conglomeration of sand and gravel that extend to the bottom of each test hole. One test hole showed groundwater at the 12 foot mark. The proposed lots have very few limitations on areas as defined by MSB code as useable septic area or useable building area.

Based on available soils & water table information, topography, MSB Title 43 Code definitions, and observations at the site, each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 Area.

Comments:

Department of Public Works (**Exhibit D**) has no comment.

Development Services (**Exhibit E**) notes that there is not a driveway permit on file for the existing access onto Goshen Hills Road. The petitioner will need to apply for a driveway permit for all existing driveways.

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

Public: (**Exhibit F**) There were two comments received in response to the notice of public hearing. Both comments were non-objections from lot owners in the area.

At the time of staff report write-up, there were no responses to the Request for Comments from ADFG; USACE; Community Council #12 Susitna; Fire Service Area #135 Caswell; Road Service Area #15 Caswell Lakes; MSB Community Development, Emergency Services, Assessments or Planning Division; MEA or MTA.

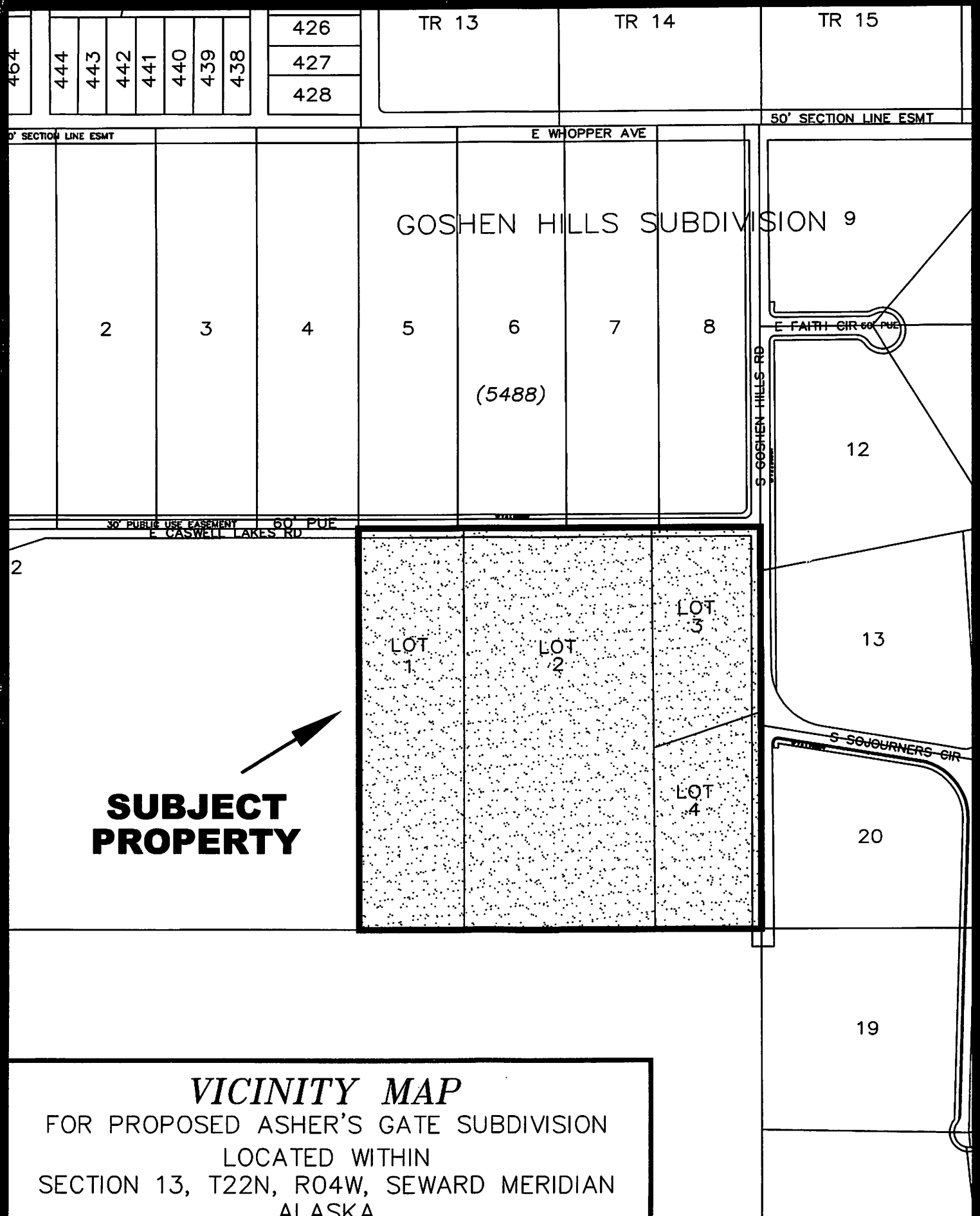
CONCLUSION: The abbreviated plat of Asher's Gate is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to 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 submitted, pursuant to MSB 43.20.281(A)(1). A Topographic Narrative was submitted for Lots 1 & 2 pursuant to MSB 43.20.281(A)(1)(i).

FINDINGS OF FACT

1. The plat of Asher's Gate is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). Lots 3 & 4 have the minimum required 10,000 square feet of usable building area and 10,000 contiguous square feet of usable septic area.
3. A Topographic Narrative was submitted for Lots 1 & 2 as both lots are greater than 400,000 square feet in size pursuant to MSB 43.20.281(A)(1)(i).
4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. Each lot has the required frontage pursuant to MSB 43.20.320.
6. At the time of staff report write-up, there were no responses to the Request for Comments from ADFG; USACE; Community Council #12 Susitna; Fire Service Area #135 Caswell; Road Service Area #15 Caswell Lakes; MSB Community Development, Emergency Services, Assessments or Planning Division; MEA or MTA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were no objections from the public in response to the Notice of Public Hearing, two non-objections were received.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Asher's Gate, Section 13, Township 22 North, Range 04 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. Apply for a driveway permit from MSB Development Services for all existing access; provide Platting staff a copy of the driveway application/driveway permit.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED ASHER'S GATE SUBDIVISION
 LOCATED WITHIN
 SECTION 13, T22N, R04W, SEWARD MERIDIAN
 ALASKA

E Caswell Lakes Rd

CA01

S Sojourner Cir

S Goshen Hills Rd

200 100 0 200 Feet



MatSu Borough

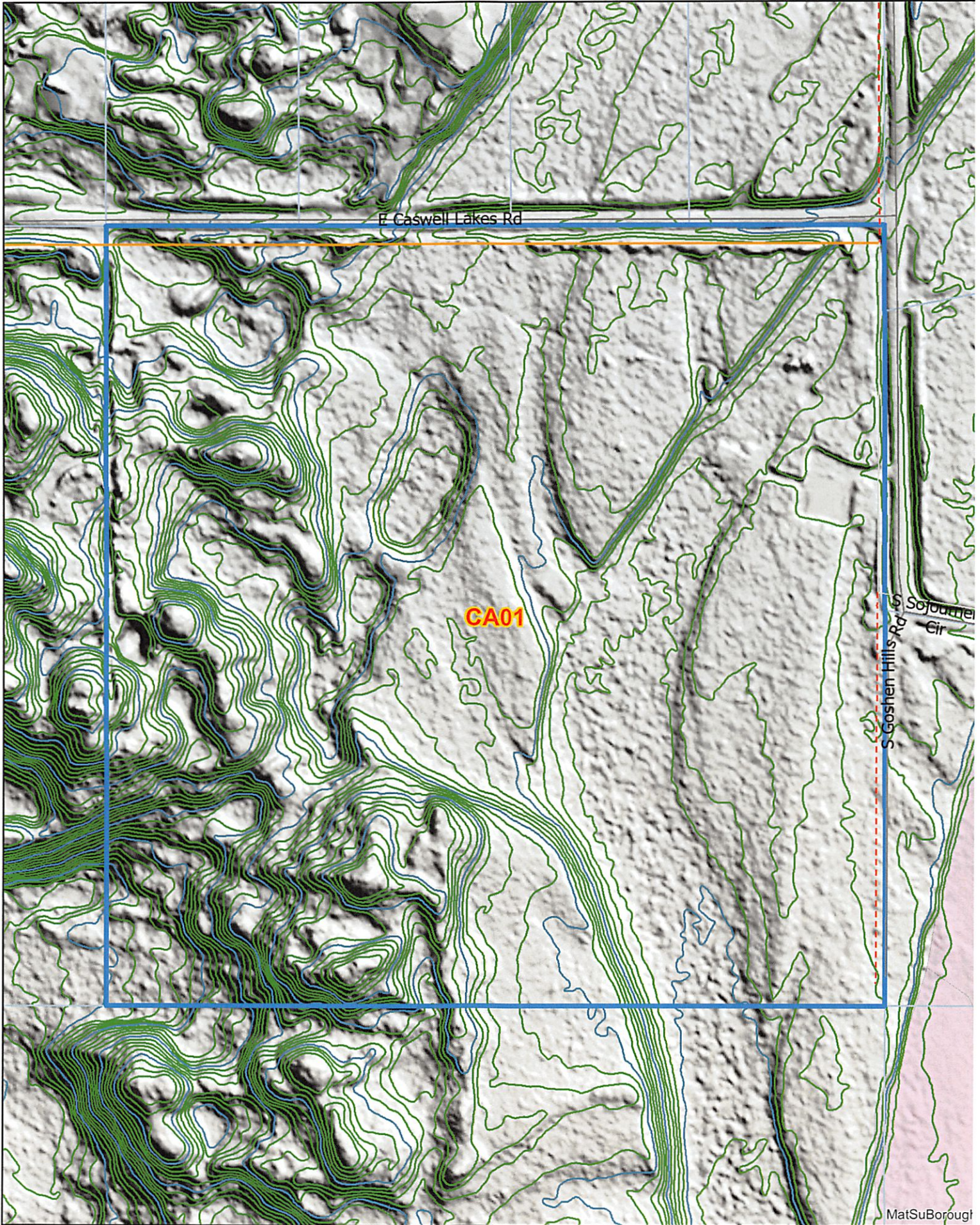
E Caswell Lakes Rd

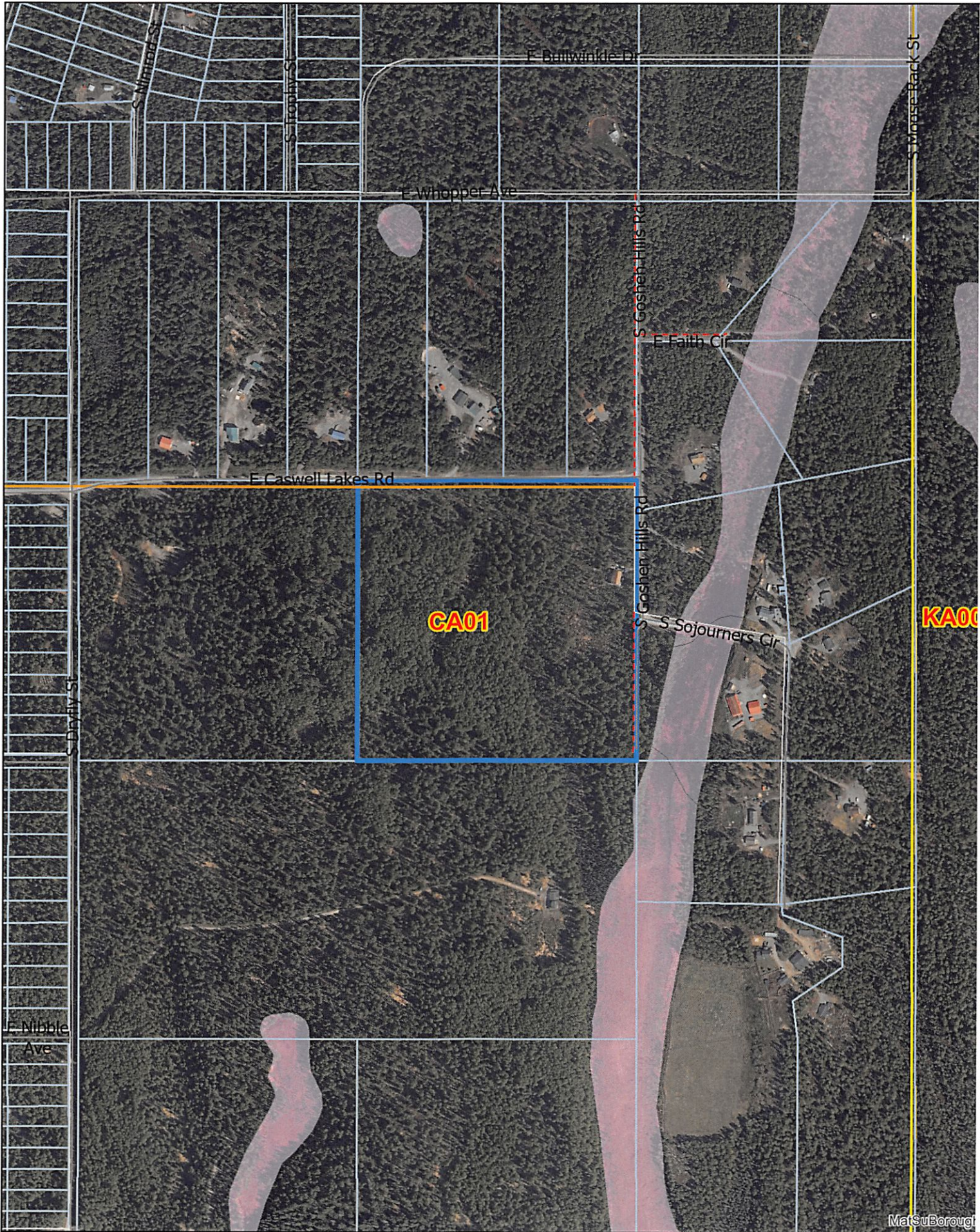
CA01

S Goshen Hills Rd
S Sojourner Cir

MatSu Borough

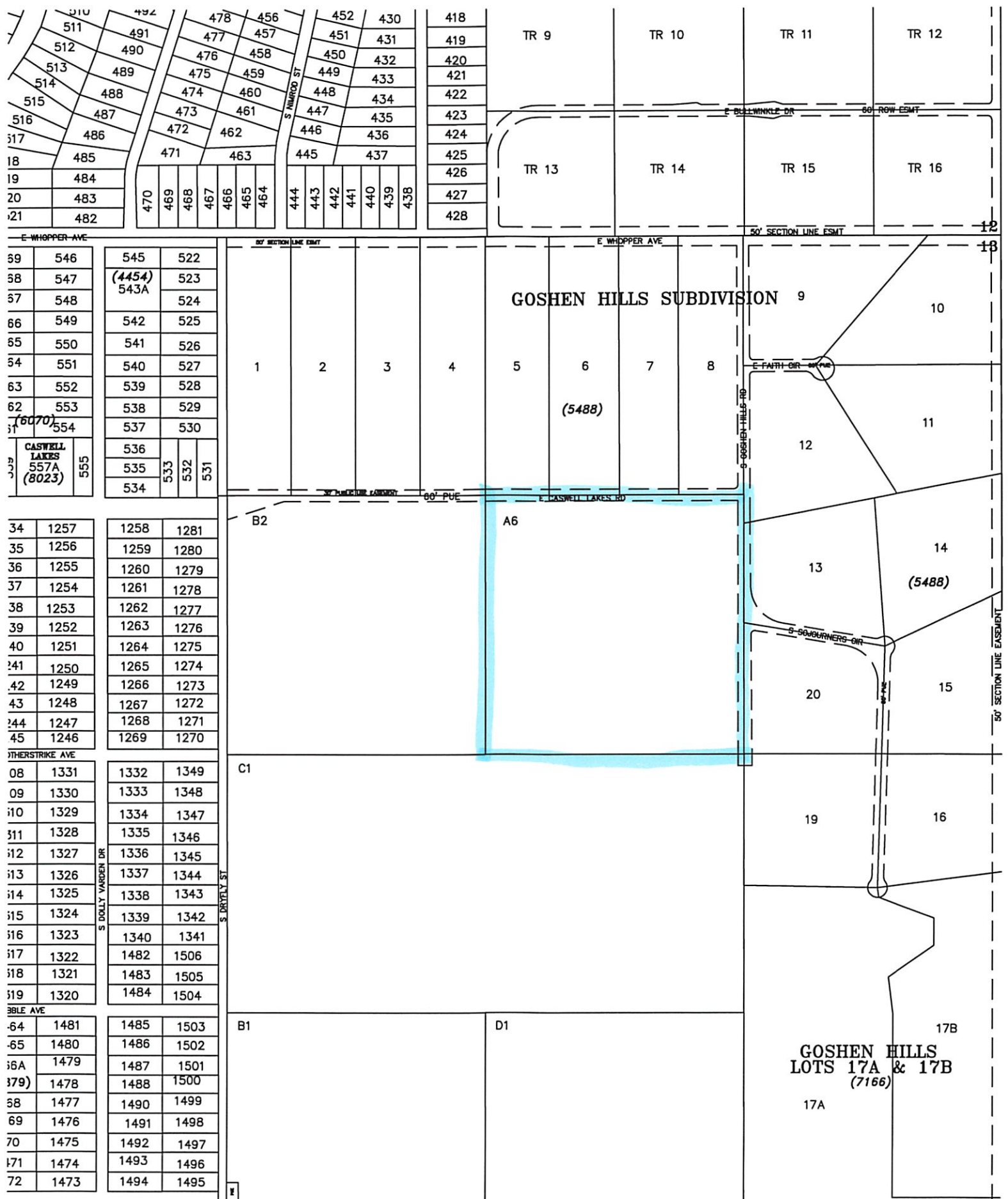
200 100 0 200 Feet





570 285 0 570 Feet





511	491	478	456	452	430	418
512	490	477	457	451	431	419
513	489	476	458	450	432	420
514	488	475	459	449	433	421
515	487	474	460	448	434	422
516	486	473	461	447	435	423
517	485	472	462	446	436	424
518	484	471	463	445	437	425
519	483			444	438	426
520	482			443		427
521				442		428
				441		
				440		
				439		
				438		

529	546	545	522
528	547	(4454) 543A	523
527	548		524
526	549	542	525
525	550	541	526
524	551	540	527
523	552	539	528
522	553	538	529
521	(6070) 554	537	530
		536	
		535	
		533	531
		532	
		531	

1257	1258	1281
1256	1259	1280
1255	1260	1279
1254	1261	1278
1253	1262	1277
1252	1263	1276
1251	1264	1275
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1249	1266	1273
1248	1267	1272
1247	1268	1271
1246	1269	1270

1331	1332	1349
1330	1333	1348
1329	1334	1347
1328	1335	1346
1327	1336	1345
1326	1337	1344
1325	1338	1343
1324	1339	1342
1323	1340	1341
1322	1482	1506
1321	1483	1505
1320	1484	1504

1481	1485	1503
1480	1486	1502
1479	1487	1501
1478	1488	1500
1477	1490	1499
1476	1491	1498
1475	1492	1497
1474	1493	1496
1473	1494	1495

GOSHEN HILLS SUBDIVISION

(5488)

(5488)

**GOSHEN HILLS
LOTS 17A & 17B
(7166)**

17A

17B

Legend

Road Service Areas



Mat-Su Borough Road Maintenance

- Mat-Su Borough
- Unapproved Construction
- State of Alaska
- City of Wasilla
- City of Houston
- City of Palmer
- Private
- MOA
- Not in a service area
- Parks and Rec
- Other

Priority Roads for Snow Plowing



City Boundaries



MSB Boundary



Caswell Lakes Road - Maintained By: Mat-Su Borough

E CASWELL LAKES RD

49315

A6

21900

S GOSHEN HILLS RD

Goshen Hills Road - Maintained by Mat-Su Borough

13

S GOSHEN HILLS RD

Goshen Hills Road - Unmaintained

20

S SOJOURNER



Pioneer Engineering LLC
Professional, Reliable, Local

August 22, 2022

RE: Usable Area Report
T22N R4W Section 13, SM Tax Parcel A6

RECEIVED
SEP 01 2022
PLATTING

Fred Wagner, PLS
Platting Officer, Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Dear Mr. Wagner,

Usable Area: Working on behalf of the owners and in coordination with Bull Moose Surveying, I performed a soils investigation for the above-referenced proposed subdivision. The project plans to split the 40-acre parent parcel into four lots as follows: Lot 1 (10.47 acres) Lot 2 (19.53 acres), Lot 3 (5.28 acres) and Lot 4 (5.19 acres). Since Lots 1&2 are larger than 10 acres (400,000 SF), no soil investigation was necessary

Test Holes: Two new test holes were dug as shown on the attached test hole map for Lots 3 & 4. Both showed approximately 2 feet of topsoil (OL) overlaying a conglomeration of sand and gravel (SP/GP) that extended to the bottom of each test hole. Only one test hole showed groundwater at the 12-foot mark.

Useable Area: The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater, but that is not anticipated.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, *each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.*

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.
Owner/Principal Engineer,
Pioneer Engineering LLC
16547 E Smith Road
Palmer, AK 99645
907-863-2455



EXHIBIT B

SOIL LOG

Job Number: 2022-SW-219

Project Location: T22N R4W Section 13, Lot A6 - 21900 E Caswell Lakes Road

Logged By: Steve Wilson

Date: 7-11-22

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	Sand & gravel (SP/GP)
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2022-SW-219

Project Location: T22N R4W Section 13, Lot A6 - 21900 E Caswell Lakes Road

Logged By: Steve Wilson

Date: 7-11-22

TEST HOLE NO. 2

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Sand & gravel (SP/GP)
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

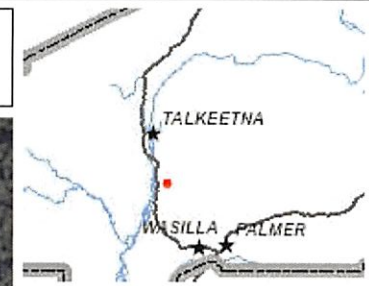
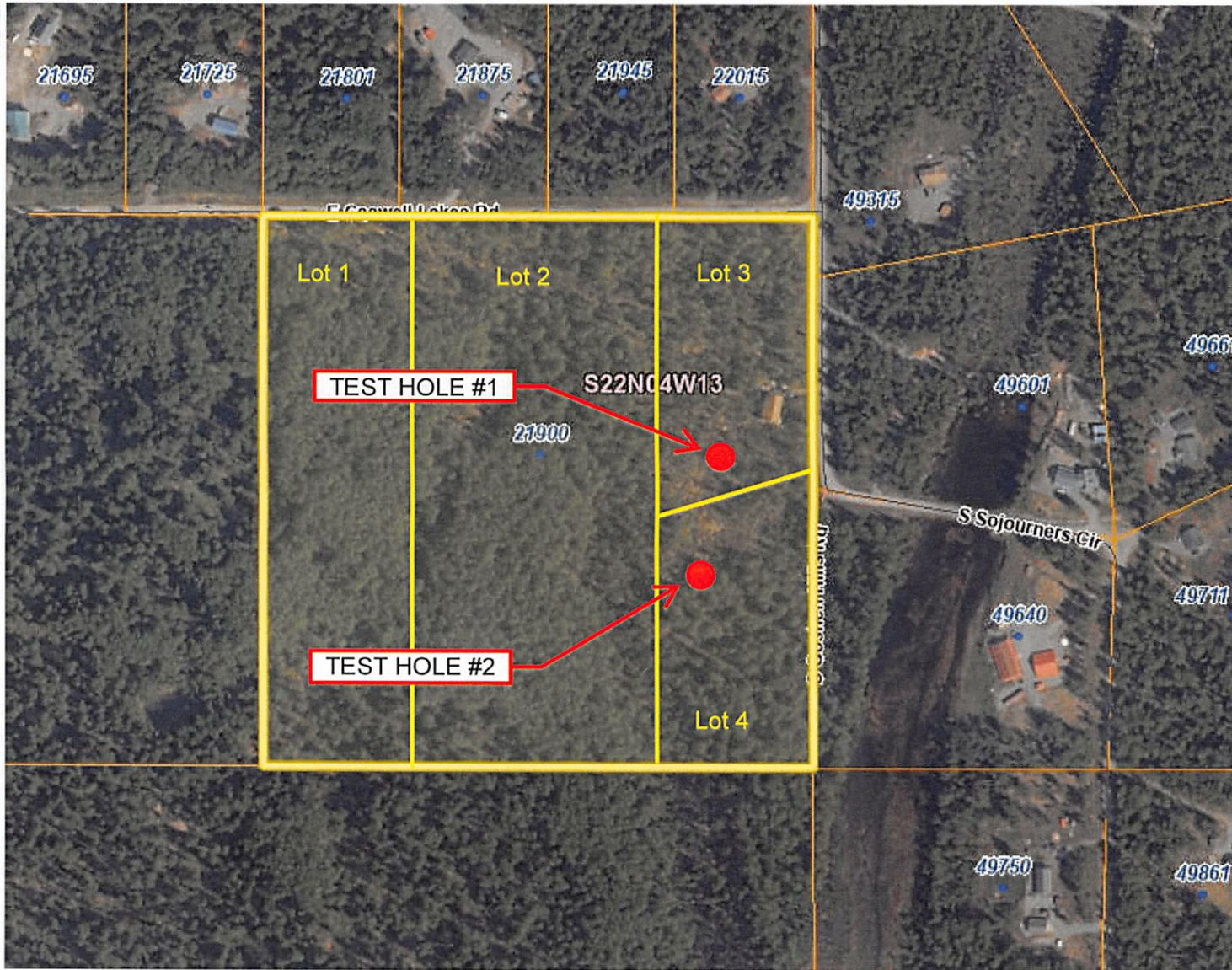
COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.



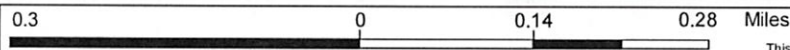
Matanuska-Susitna Borough



Legend

- Road Mileposts
- Roads**
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - Ramp
 - - Primitive Road
 - - Private Road
 - - Not Constructed
- + Alaska Railroad
- ▭ Mat-Su Borough Boundary
- ▭ Incorporated Cities
- Address Numbers
- ▭ Parcels
- ▭ Government Lot Lines
- ▭ Lakes and Rivers
- ▭ Streams
- ▭ 100 year Flood Zone
- ▭ Section Lines

1: 9,028



WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Matanuska-Susitna Borough

Reported on 08/22/2022 03:17 PM

THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Notes
 This map was automatically generated using Geocortex Essentials.

Bull Moose Surveying LLC

Robert S. Hoffman, P.L.S.

200 E. Hygrade Lane

Wasilla, Alaska 99654

Phone 907.357.6957

Email: bob@bullmoosesurveying.com



Date: 3/16/2022

Topographic Narrative for proposed Lots 1 & 2, Asher's Gate

The property is primarily undeveloped with elevations beginning at 480' at the Northern property line along E. Caswell Lakes Road and becomes hilly, changing elevations between 450' & 500'. Drainage slopes generally Easterly until it reaches S. Goshen Hills Road at approximately 460' elevation. The property being generally dense with timber and undergrowth. Both lots have over 10,000 Sq. Feet of contiguous useable septic area and buildable area.

Thank you,

Robert Hoffman



Matthew Goddard

From: Jamie Taylor
Sent: Friday, September 23, 2022 5:37 PM
To: Matthew Goddard
Cc: Elaine Flagg
Subject: RE: RFC Asher's Gate (MG)

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, September 14, 2022 3:19 PM
To: regpagemaster@usace.army.mil; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; pamelaj.melchert@usps.gov; twalter@fmgconsultants.com; Shawn McBride <mcbrides@mtaonline.net>; randalesparks@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@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>; 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>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: RFC Asher's Gate (MG)

Hello,

The following link is a Request for Comments on the proposed Asher's Gate Subdivision. Comments are due by September 28, 2022 so they can be included in the staff report. Feel free to contact me if you have any questions.

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EmD0xctqLD9FIH0mYztYraMBe13CZ-wb4Be7hlzxlEZiA?e=b8PHLb

Matthew Goddard
Platting Technician

Matthew Goddard

From: Andy Dean
Sent: Friday, September 16, 2022 8:46 AM
To: Matthew Goddard
Subject: RE: RFC Asher's Gate (MG)

Hello Matthew,

Please have the applicant apply for any existing or future access locations with a driveway permit application. We seem to have none on file for the current access to the property. If the applicant believes this is in error, have them contact me directly.

Sincerely,



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, September 14, 2022 3:19 PM
To: regpagemaster@usace.army.mil; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; pamelaj.melchert@usps.gov; twalter@fmgconsultants.com; Shawn McBride <mcbrides@mtaonline.net>; randalesparks@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@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>; Jacques Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: RFC Asher's Gate (MG)

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https://matsugovus-my.sharepoint.com/:f:/g/personal/matthew_goddard_matsugov_us/EmD0xctqLD9FIH0mYztYraMBe13CZ-wb4Be7hlzxlEZiA?e=b8PHLb

Matthew Goddard

From: Permit Center
Sent: Friday, September 23, 2022 10:55 AM
To: Matthew Goddard
Subject: RE: RFC Asher's Gate (MG)

Good Morning,

There is a driveway onto Goshen Hills Rd that does not have a permit on file. Please have your applicant apply for their driveway permit.

Thank you,

Jennifer Monnin, CFM
Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matsugov.us
907-861-7822

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, September 14, 2022 3:19 PM
To: regpagemaster@usace.army.mil; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; pamelaj.melchert@usps.gov; twalter@fmgconsultants.com; Shawn McBride <mcbrides@mtaonline.net>; randalesparks@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@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>; 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>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: RFC Asher's Gate (MG)

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https://matsugovus-my.sharepoint.com/:f:/g/personal/matthew_goddard_matsugov_us/EmD0xctqLD9FIH0mYztYraMBe13CZ-wb4Be7hlzxlEZiA?e=b8PHLb

Matthew Goddard

From: Code Compliance
Sent: Wednesday, September 28, 2022 4:37 PM
To: Matthew Goddard
Subject: RE: RFC Asher's Gate (MG)

No comment

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, September 14, 2022 3:19 PM
To: regpagemaster@usace.army.mil; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; pamelaj.melchert@usps.gov; twalter@fmgconsultants.com; Shawn McBride <mcbrides@mtaonline.net>; randalesparks@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@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>; 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>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: RFC Asher's Gate (MG)

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https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EmD0xctqLD9FIH0mYztYraMBe13CZ-wb4Be7hlzxlEZiA?e=b8PHLb

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



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

September 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.

- **ASHERS GATE**
(MSB Case # 2022-138)

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

Sincerely,

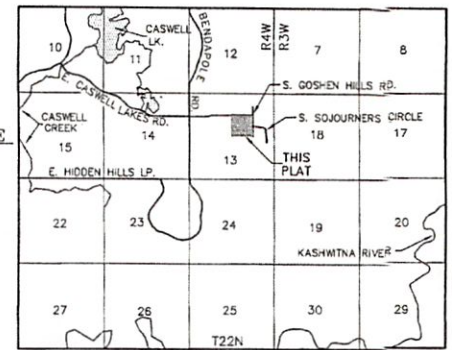
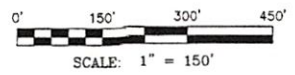
James Christopher

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

EXHIBIT F

LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND 5/8"x30" REBAR WITH 2 1/2" ALUMINUM CAP AS NOTED
- FOUND 5/8" REBAR
- ⊙ SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE)
- (R) RECORD VALUE PER DENALI NORTH SURVEY (PLAT #2003-202)
- (M) MEASURED VALUE THIS SURVEY
- ⚡ POWER POLE
- ✓ GUY ANCHOR
- ⊗ PEDESTAL
- WELL
- SSCO



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 NO. _____

DATED _____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____
 ATTEST: _____ PLATTING CLERK _____

VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

WE 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.

ROBERT L. ZAVAS _____ DATE _____
 HC89 BOX 1422
 WILLOW, AK 99688-9604

LAURA JO ZAVAS _____ DATE _____
 HC89 BOX 1422
 WILLOW, AK 99688-9604

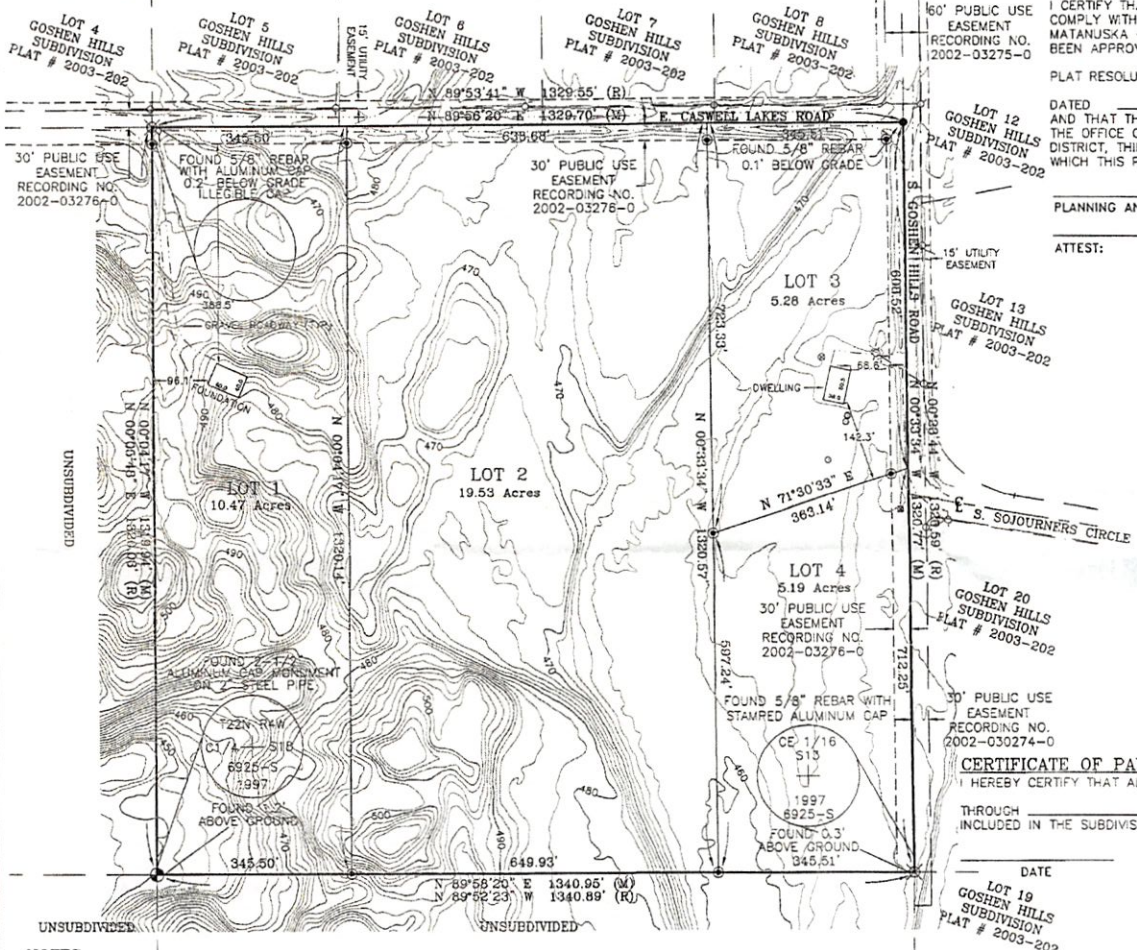
NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
 THIS _____ DAY OF _____
 FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

RECEIVED
 SEP 01 2022
PLATTING

Agenda Copy



CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.
 THROUGH _____, AGAINST THE PROPERTY
 DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

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.

ROBERT S. HOFFMAN, P.L.S. _____ 8/18/2022
 LS 10609 PROFESSIONAL LAND SURVEYOR _____ DATE _____



NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON JULY 20, 2022 AT THE SOUTHWEST 2-1/2" ALUMINUM MONUMENT. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) STATION.
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A PLAT OF
ASHER'S GATE
 A REPLAT OF:
 PARCEL 3 OF
 FORTY-ACRE EXEMPTION
 2002-271-EXM
 RECORDING #2002-030278-0

LOCATED WITHIN:
 SECTION 13, T22N R4W
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 40.47 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
 ROBERT S. HOFFMAN P.L.S. OFFICE: (907) 357-6957
 200 HYGRADE LANE WASILLA, ALASKA 99654 bob@bulmoosesurveying.com

DRAWN BY: DMW	DRAWING SCALE:
DATE: 8/18/2022	1"=150'
CHECKED BY: TGC	SHEET
	1 OF 1

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, September 21, 2022 4:29 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Asher's Gate (MG)
Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Matthew,

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

Thanks,

MIREYA ARMESTO

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, September 14, 2022 3:19 PM
To: regpagemaster@usace.army.mil; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; pamelaj.melchert@usps.gov; twalter@fmgconsultants.com; Shawn McBride <mcbrides@mtaonline.net>; randalesparks@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@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>; 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>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; msb.hpc@gmail.com
Subject: RFC Asher's Gate (MG)

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

Hello,

The following link is a Request for Comments on the proposed Asher's Gate Subdivision. Comments are due by September 28, 2022 so they can be included in the staff report. Feel free to contact me if you have any questions.

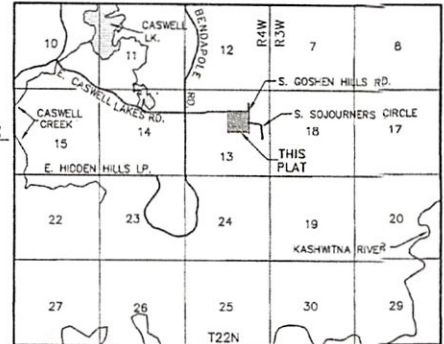
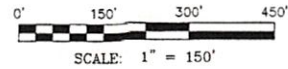
https://matsugovus-my.sharepoint.com/:f/g/person/matthew_goddard_matsugov_us/EmD0xctqLD9FIH0mYztYraMBe13CZ-wb4Be7hIzxlEZiA?e=b8PHLb

Matthew Goddard
Platting Technician

LEGEND

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- FOUND 5/8" REBAR
- ⊙ SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE)
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- (M) MEASURED VALUE THIS SURVEY

- ⚡ POWER POLE
- ✓ GUY ANCHOR
- ⊗ PEDESTAL
- WELL
- SSSC



VICINITY MAP: 1" = 1 MILE

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 NO. _____

DATED _____

AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK _____

CERTIFICATE OF OWNERSHIP

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ROBERT L. ZAVAS _____ DATE _____
 HC89 BOX 1422
 WILLOW, AK 99688-9604

LAURA JO ZAVAS _____ DATE _____
 HC89 BOX 1422
 WILLOW, AK 99688-9604

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
 THIS _____ DAY OF _____
 FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

Agenda Copy

RECEIVED
 SEP 01 2022
PLATTING

CERTIFICATE OF PAYMENT OF TAXES

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

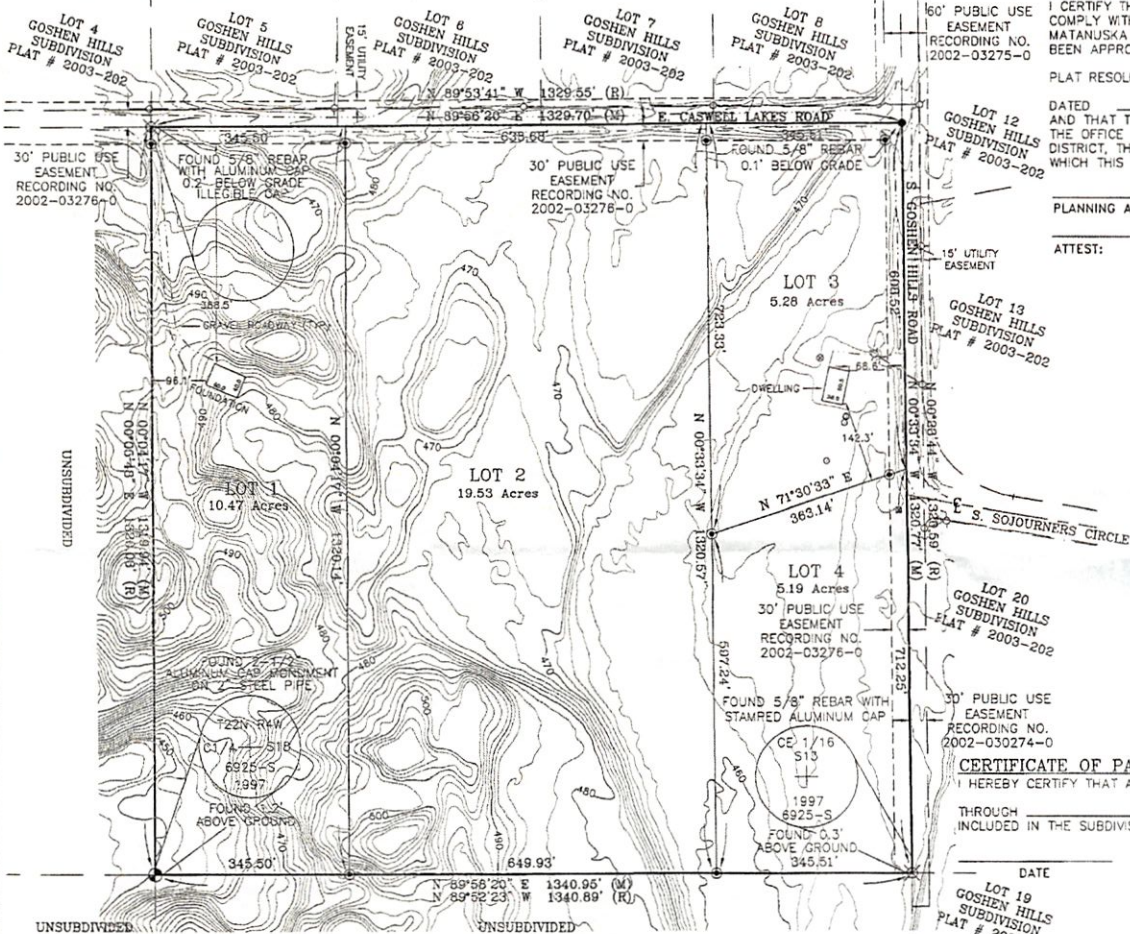
DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

APPROVED AS: SHOWN
 CORRECTED
 SIGN: Mireya Armesto, DATE: 08/17/2022
GCI ENGINEERING & DESIGN

SURVEYOR'S CERTIFICATE

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ROBERT S. HOFFMAN, P.L.S. _____ 8/18/2022 _____
 LS 10609 PROFESSIONAL LAND SURVEYOR DATE



NOTES

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A PLAT OF

ASHER'S GATE

A REPLAT OF:
 PARCEL 3 OF
 FORTY-ACRE EXEMPTION
 2002-271-EXM
 RECORDING #2002-030278-0

LOCATED WITHIN:
 SECTION 13, T22N R4W
 SEWARD MERIDIAN, ALASKA
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 STATE OF ALASKA
 CONTAINING 40.47 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
 ROBERT S. HOFFMAN P.L.S. OFFICE: (907) 357-6957
 200 HYGRADE LANE
 WASILLA, ALASKA 99654 bob@bullmoosesurveying.com

DRAWN BY: DMW	DRAWING SCALE:
DATE: 8/18/2022	1"=150'
CHECKED BY: TGC	SHEET
	1 OF 1

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

RECEIVED
SEP 26 2022
PLATTING

55488000L012 2
CARTER MARTIN K&CHRISTINE
HC 89 BOX 1445
WILLOW AK 99688-9604

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: ROBERT & LAURA JO ZAVAS

REQUEST: The request is to create four lots from Tax Parcel A6, Parcel #3, 40 Acre Exemption # 2002-271-EXM to be known as **ASHER'S GATE**, containing 40.47 acres +/- . The property is located south of E. Whopper Avenue and south east of E. Caswell Lakes Road (Tax ID # 22N04W13A006); within the NE ¼ Section 13, Township 22 North, Range 04 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 **October 12, 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, **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

HC 89 Box 1445, Willow, AK 99688

Name: Martin & Christine Carter Address: 49315 S. Goshen Hills Rd., Willow, AK 99688

Comments: _____

Case # 2022-138 MG

Note: Vicinity map Located on Reverse Side

EXHIBIT G

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

RECEIVED
SEP 26 2022
PLATTING

55488000L020 5
KING FLOYD LEON & LENA JANICE
HC 89 BOX 1412
WILLOW, AK 99688-9604

NOTIFICATION OF PUBLIC HEARING

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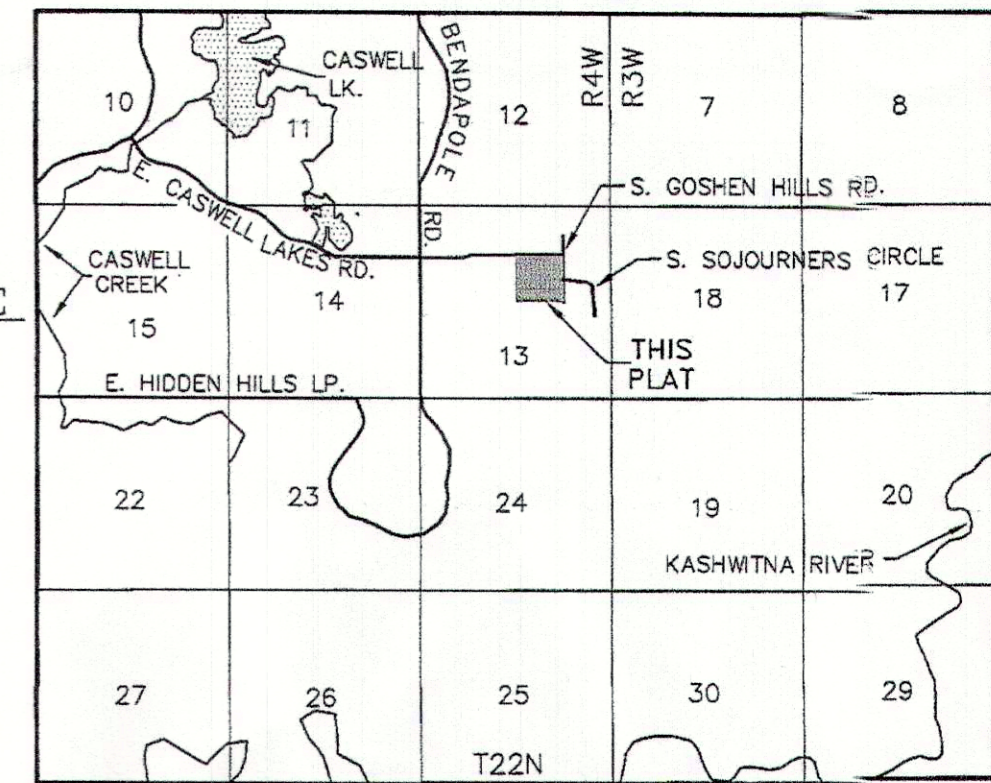
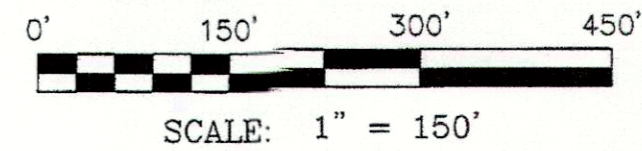
No Objection [] Objection [] Concern

Name: FLOYD & LENA KING Address: HC 89 BOX 1412 WILLOW AK 99688

Comments: _____

LEGEND

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VICINITY MAP: 1" = 1 MILE

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ATTEST: _____ PLATTING CLERK

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 WILLOW, AK 99688-9604

LAURA JO ZAVAS _____ DATE _____
 HC89 BOX 1422
 WILLOW, AK 99688-9604

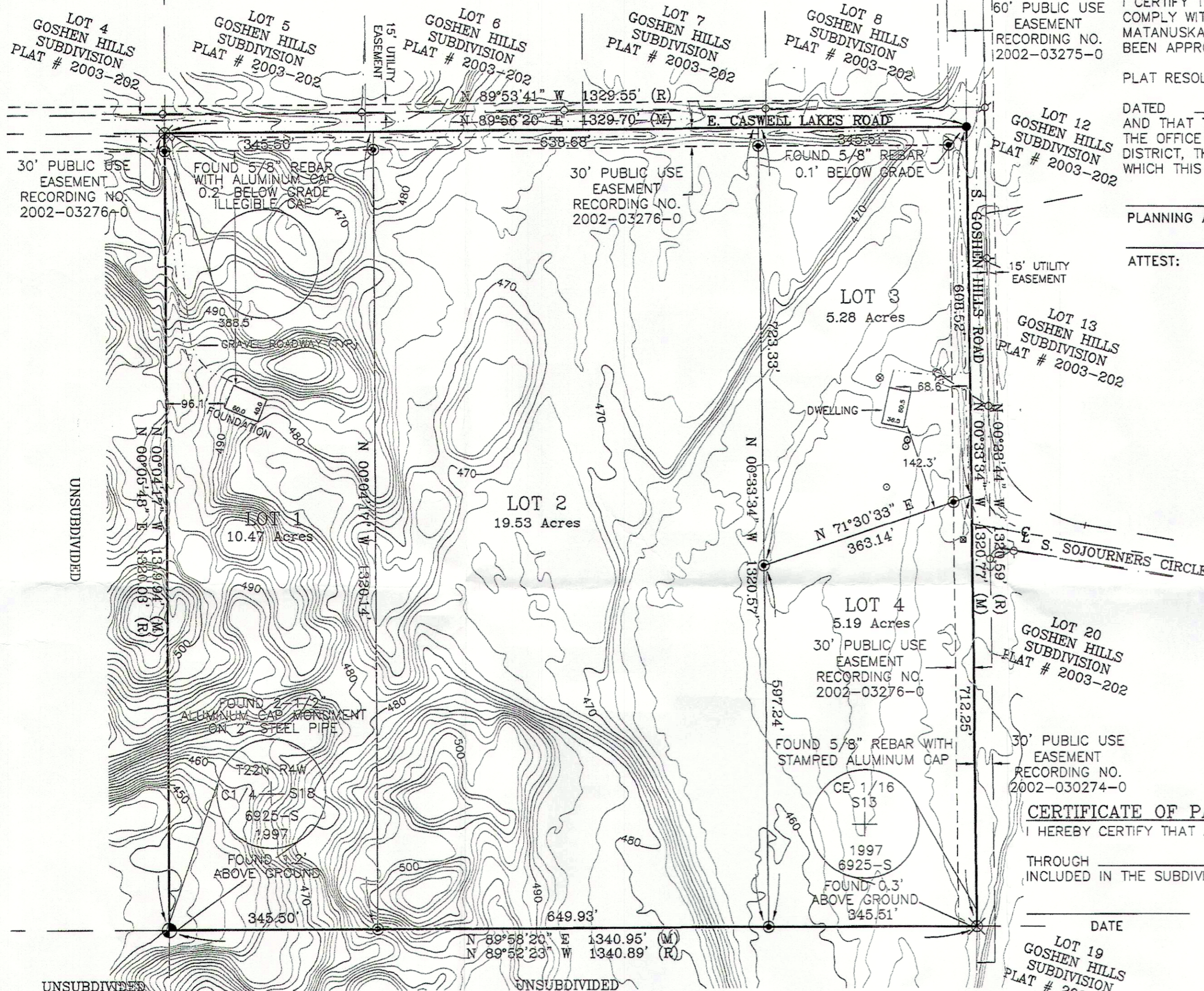
NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
 THIS _____ DAY OF _____
 FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

Agenda Copy

RECEIVED
 SEP 01 2022
PLATTING



CERTIFICATE OF PAYMENT OF TAXES

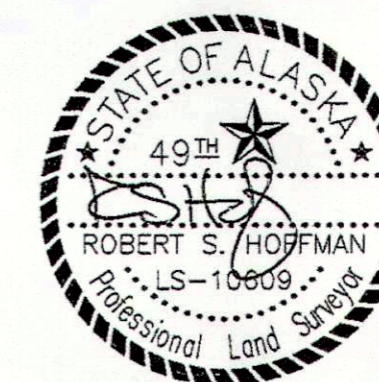
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PRELIMINARY

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ROBERT S. HOFFMAN, P.L.S. _____ 8/18/2022 _____
 LS 10609 PROFESSIONAL LAND SURVEYOR DATE

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 PARCEL 3 OF
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LOCATED WITHIN:
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 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 40.47 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC	
ROBERT S. HOFFMAN P.L.S. 200 HYGRADE LANE WASILLA, ALASKA 99654	OFFICE: (907) 357-6957 bob@bullmoosesurveying.com
DRAWN BY: DMW	DRAWING SCALE:
DATE: 8/18/2022	1"=150'
CHECKED BY: TGC	SHEET
	1 OF 1

3F

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 12, 2021**

PRELIMINARY PLAT: **CONCORDE RSB BLOCK 2, LOTS 8 & 9**

LEGAL DESCRIPTION: **SEC 20, T18N, R01E S.M., AK**

PETITIONER: **TOBY & MEGHAN TREMBLE**

SURVEYOR: **HANSON LAND SOLUTIONS**

ACRES: **1.84 +/-** **PARCELS: 1**

REVIEWED BY: **AMY OTTO-BUCHANAN**

CASE: 2022-139

REQUEST:

The request is to create one lot from Lots 8 & 9, Block 2, Concorde Subdivision, Plat No. 2005-53, to be known as **LOT 8A**, containing 1.84 acres +/- . The parcel is located south of E. Rutan Avenue and directly west of E. Hart Lake Loop; within Section 20, Township 18 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map	Exhibit A
Development Services Division	Exhibit B
Public Comment	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:

Development Services Division (**Exhibit B**) had no comment. There were no objections or concerns received from outside agencies at the time of this staff report. Two non-objections were received from the public (**Exhibit C**).

CONCLUSION

The plat of **Concorde RSB Block 2, Lots 8 & 9** 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 outside agencies at the time of this staff report. There were no objections received in response to the Notice of Public Hearing; two non-objections were received.

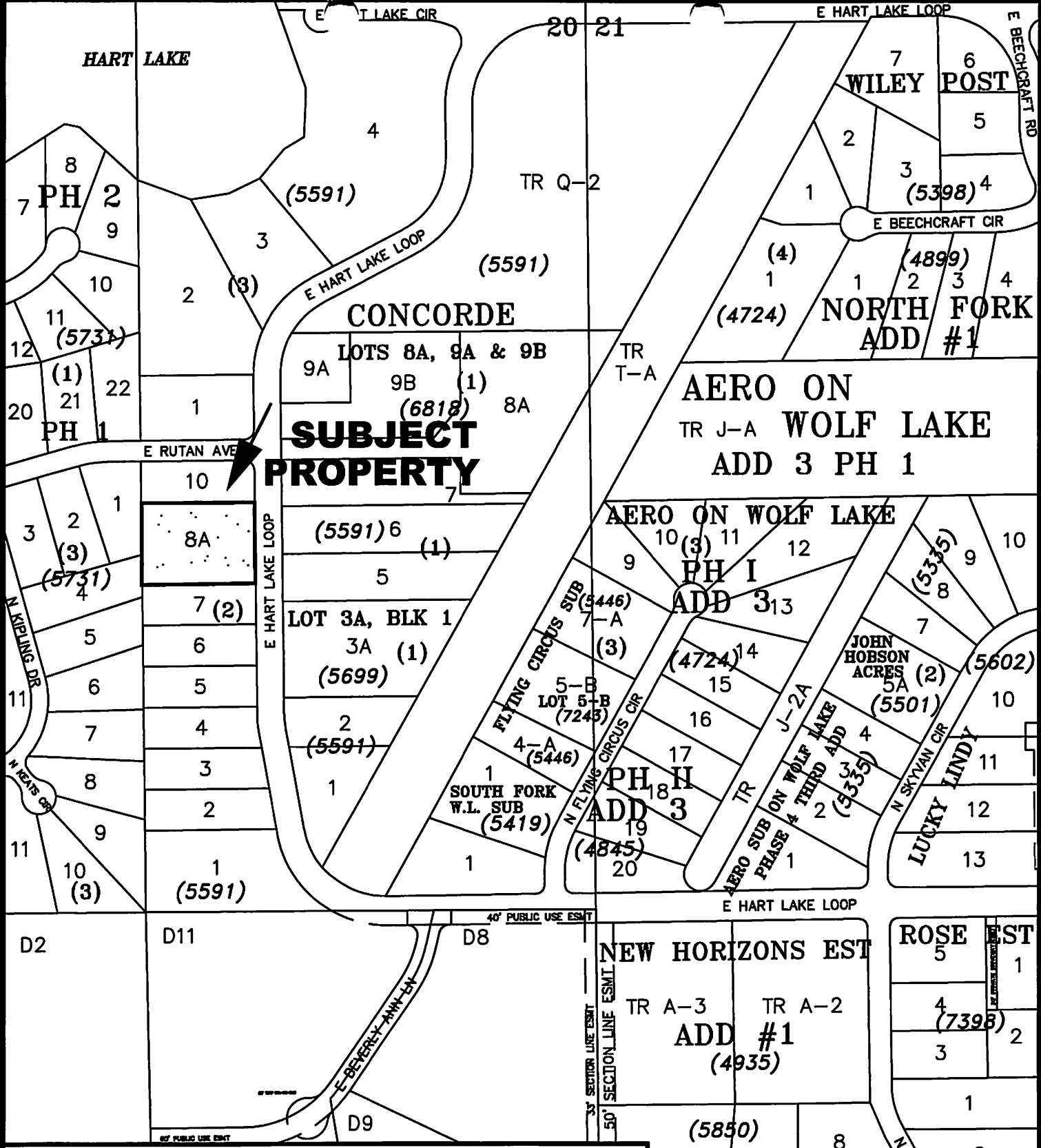
FINDINGS of FACT:

1. The abbreviated plat of Concorde RSB Block 2, Lots 8 & 9 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 Concorde Subdivision, lessening the lot density in the area.
3. There were no objections from outside agencies.
4. There were no objections received in response to the Notice of Public Hearing; two 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 Concorde Subdivision (Plat No. 2005-53), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **Concorde RSB Block 2, Lots 8 & 9**, 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.



**SUBJECT
PROPERTY**

VICINITY MAP

FOR CONCORDE RSB BLOCK 2, LOTS 8 & 9
 LOCATED WITHIN
 SECTION 05, T17N, R2E, SEWARD MERIDIAN,
 ALASKA

WASILLA 07 MAP

EXHIBIT A

Amy Otto-Buchanan

From: Code Compliance
Sent: Wednesday, September 28, 2022 4:46 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Concorde RSB #22-139

No comments

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, September 15, 2022 4:40 PM
To: regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>
Subject: RFC Concorde RSB #22-139

The following link contains a Request for Comments to eliminate a common lot line of 55591B02L008/L009. Comments are due by **October 6, 2022**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EjIH-VljVjFLsV7zvRF6n64BjdOMHZaocSLIweCy7pKQyQ?e=fNNcdH

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: Friday, September 23, 2022 11:26 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Concorde RSB #22-139

No comment

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, September 15, 2022 4:40 PM
To: regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>
Subject: RFC Concorde RSB #22-139

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https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EijH-VljVjFLsV7zvRF6n64BjdOMHZaocSLIweCy7pKQyQ?e=fNNcdH

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

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

RECEIVED
SEP 27 2022
PLATTING

55591B02L002 16
JOHNSON JEFFREY A
5398 E HART LAKE LOOP
WASILLA AK 99654

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: ROBY & MEGHAN TREMBLE

REQUEST: The request is to create one lot from Lots 8 & 9, Block 2, Concorde Subdivision, Plat No. 2005-53, to be known as **LOT 8A**, containing 1.84 acres +/- . The parcel is located south of E. Rutan Avenue and directly west of E. Hart Lake Loop (Tax ID#s 5591B02L008/L009); within Section 20, Township 18 North, Range 01 East, Seward Meridian, Alaska. In North Lakes Community Council and Assembly District #6.

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 **October 12, 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: plattting@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: Jeff A. Johnson Address: 5398 E Hart Lake Loop Wasilla, AK

Comments: [Signature]

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

RECEIVED
SEP 27 2022
PLATTING

55591B02L010 7
BURLISON MICHAEL LOYD
O'CONNELL DANIEL JOHN
5744 E RUTAN AVE
WASILLA AK 99654

FIRST CLASS

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No Objection [] Objection [] Concern

Name: Burlison / O'Connell Address: 5744 E. Rutan Ave, Wasilla, AK 99654

Comments: We see no issues with our direct neighbors the Trembles combining their lots.

Thank you,

