

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 19, 2022

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **SPARKS RANCH:** The request is to create one lot from Lots 35-38, Block 8, Birch Hills Estates, Plat No. 71-10, to be known as **Sparks Ranch**, containing 1.837 acres +/- . The parcel is located north of W. Hollywood Road, south of W. Phenix Avenue and directly west of S. Caskill Circle (Tax ID#s 6043B08L035-L038); within Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska. In Knik-Fairview Community Council and Assembly District #5. *(Petitioner/Owner: Richard Sparks, Staff: Amy Otto-Buchanan, Case # 2022-142)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **October 19, 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

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 19, 2021**

PRELIMINARY PLAT: **SPARKS RANCH**
LEGAL DESCRIPTION: **SEC 23, T17N, R02W S.M., AK**
PETITIONER: **RICHARD SPARKS**
SURVEYOR: **LAVENDER SURVEY & MAPPING**
ACRES: **1.837 +/-** PARCELS: **1**
REVIEWED BY: **AMY OTTO-BUCHANAN** CASE: **2022-142**

REQUEST:

The request is to create one lot from Lots 35-38, Block 8, Birch Hills Estates, Plat No. 71-10, to be known as **SPARKS RANCH**, containing 1.837 acres +/- . The parcel is located north of W. Hollywood Road, south of W. Phenix Avenue and directly west of S. Caskill Circle; within Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map	Exhibit A
Development Services Division	Exhibit B
Public	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.

Public Comment: (**Exhibit C**) Patrick Hopper, ownership and location unknown, asked what the property is zoned and what will be built on the property. Staff responded to his questions.

CONCLUSION

The plat of **Sparks Ranch** 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.

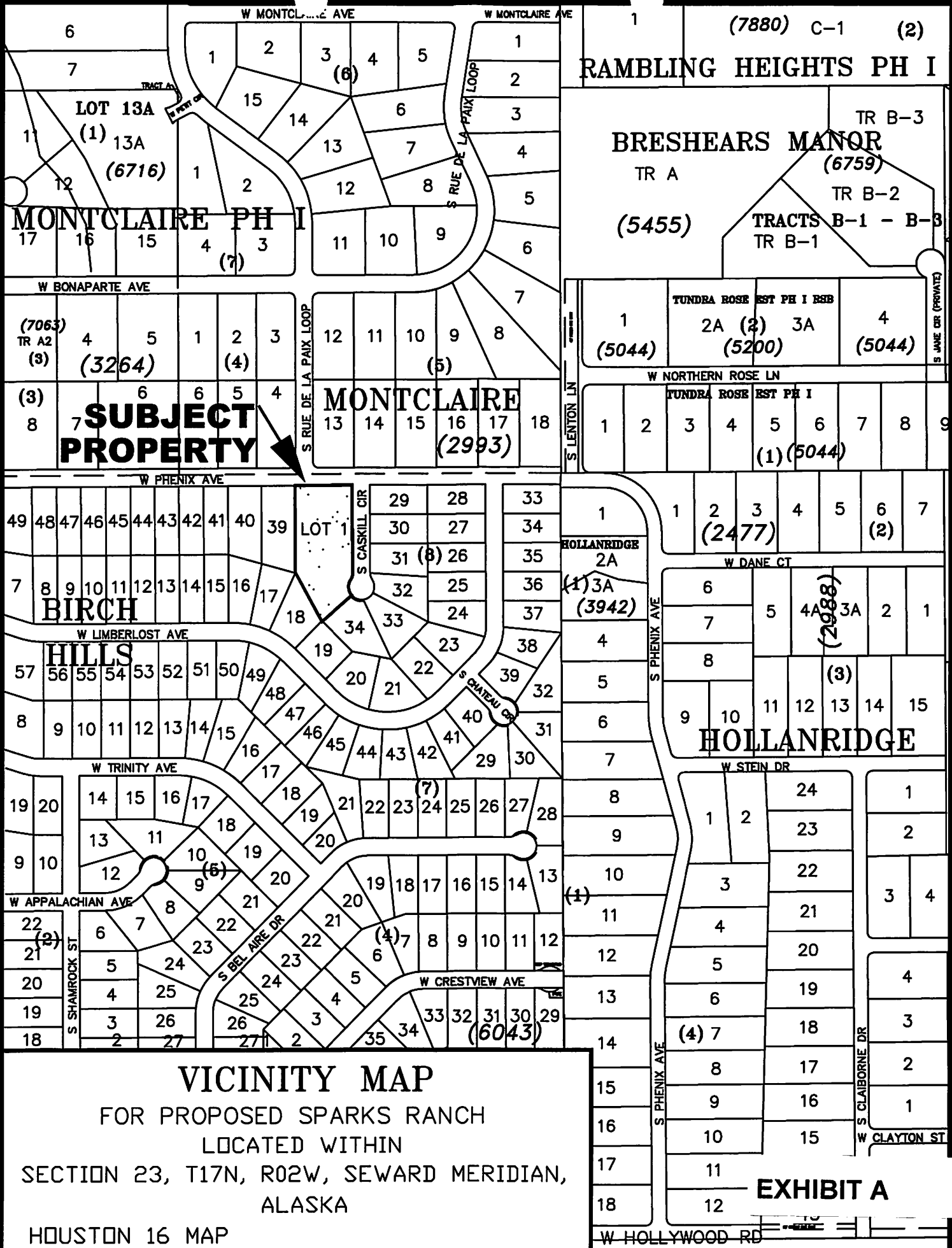
FINDINGS of FACT:

1. The abbreviated plat of Sparks Ranch 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 Birch Hills Estate, Plat No. 71-10, 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 Birch Hill Estates (Plat No. 71-10), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **Sparks Ranch** 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.



VICINITY MAP

FOR PROPOSED SPARKS RANCH
LOCATED WITHIN

SECTION 23, T17N, R02W, SEWARD MERIDIAN,
ALASKA

HOUSTON 16 MAP

EXHIBIT A

Amy Otto-Buchanan

From: Code Compliance
Sent: Wednesday, September 28, 2022 4:47 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Sparks Rnch #22-142

No comment

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, September 20, 2022 3:42 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@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 Sparks Rnch #22-142

The following contains a Request for Comments for Sparks Ranch, elimination of common lots lines of 56043B08L035-L038, #2022-142. Comments are due by **October 13, 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/EgPnsCaZ5zpGiqL8Wr_E15YBBTolZ11GB9gXPD4_zJ5Qfg?e=2WYeg6

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 11:50 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Sparks Rnch #22-142

No comment

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, September 20, 2022 3:42 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>
Subject: RFC Sparks Rnch #22-142

The following contains a Request for Comments for Sparks Ranch, elimination of common lots lines of 56043B08L035-L038, #2022-142. Comments are due by **October 13, 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/EgPnsCaZ5zpGiqL8Wr_E15YBBTolZ11GB9gXPD4_zJ5Qfg?e=2Wyeg6

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: MSB Platting
Sent: Monday, October 10, 2022 2:53 PM
To: 'Claudia Hopper'
Subject: RE: SPARKS RANCH

Patrick:

This property is not zoned as commercial or residential. The Borough does not have zoning, per se. When going through the platting process, the petitioner is not required to disclose what the end land use of the property will be.

Amy Otto-Buchanan
Platting Specialist
amy.otto-buchanan@matsugov.us
907-861-7872

From: Claudia Hopper <hoppers1978@gmail.com>
Sent: Monday, October 10, 2022 2:47 PM
To: MSB Platting <Platting@matsugov.us>
Subject: SPARKS RANCH

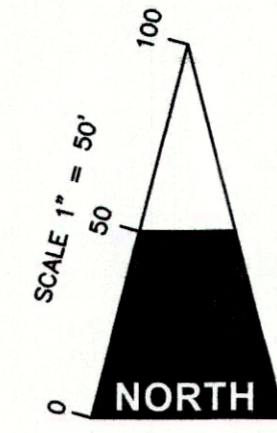
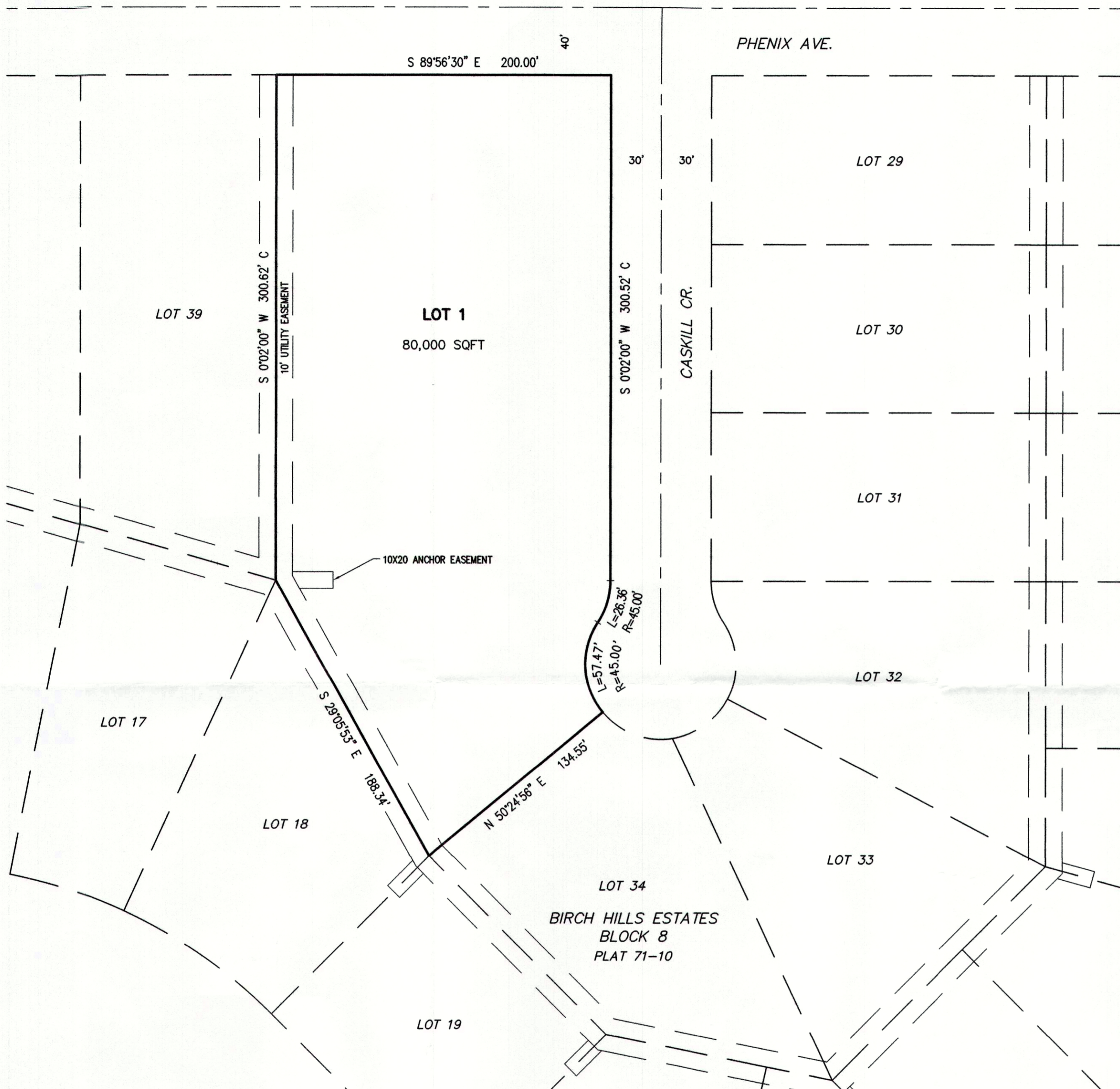
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

I am writing in reference to Lots 35-38, Block 8, Birch Hills Estates, Plat No. 71-10, to be known as SPARKS RANCH. The parcel is located north of W. Hollywood Road, south of W. Phenix Ave and directly west of S. Caskill Circle. (Tax ID #s 6043B08L038)

I would like to know what the property is zoned for? What will be built on the property?

Thank you for your time,

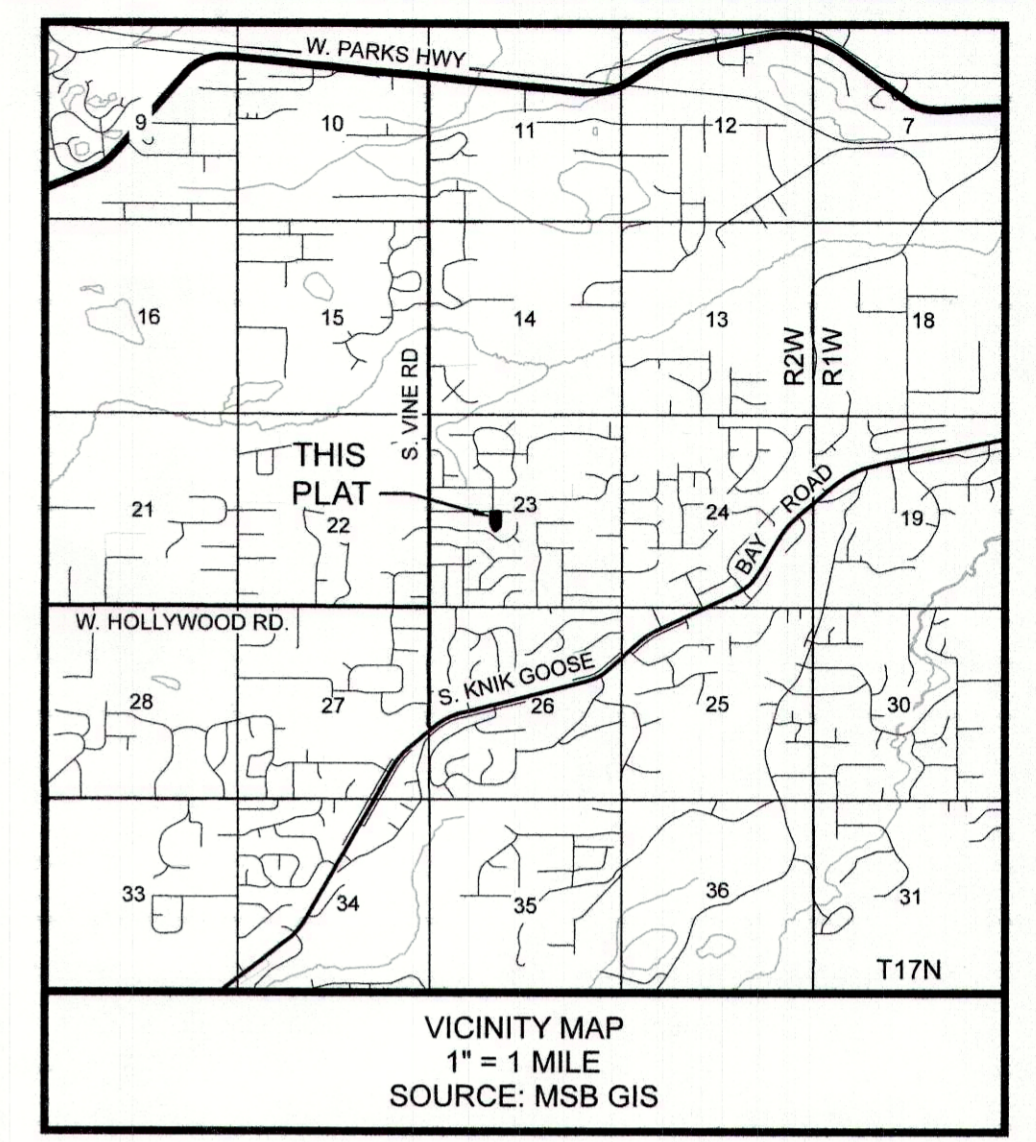
Patrick Hopper



LEGEND

N 89°58'00" W 200.00' RECORD PER PLAT 71-10

S 0°02'00" W 300.52' C COMPUTED PER PLAT 71-10



CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____ MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT 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. _____ DATE _____, 2022, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR

OWNER'S CERTIFICATE

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

RICHARD SPARKS DATE _____
3050 S CASKILL CIR.
WASILLA, AK 99623

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2022 FOR RICHARD SPARKS.

NOTARY FOR THE STATE OF ALASKA _____

MY COMMISSION EXPIRES _____

Agenda Copy

RECEIVED
SEP 19 2022
PLATTING

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 PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
3. DIMENSIONS ARE RECORD PER PLAT OF BIRCH HILLS ESTATES, PLAT 71-10 UNLESS NOTED OTHERWISE.
4. A BLANKET EASEMENT EXISTS IN FAVOR OF MATANUSKA ELECTRIC ASSOCIATION, INC. IN BOOK 39, PAGE 12, PALMER RECORDING DISTRICT.

SURVEYOR'S CERTIFICATE

I, DAYNA M. RUMFELT LS 13322, 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. 61-53.

DAYNA M. RUMFELT
REGISTERED LAND SURVEYOR

DATE _____



PLAT OF
SPARKS RANCH

A REPLAT OF LOTS 35, 36, 37 & 38, BLOCK 8, BIRCH HILLS ESTATES, PLAT No. 71-10, PALMER RECORDING DISTRICT

LOCATED WITHIN
SW 1/4 OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

CONTAINING 1.837 ACRES, MORE OR LESS.

LAVENDER
SURVEY & MAPPING
720 N. YETI CIR., PALMER, AK 99645
(907)-301-5177-DAYNALAVENDERSURVEY.COM

DRAWN BY: STK SCALE: 1" = 50' DWG: 22-074
CHECKED BY: DMR DATE: 9/16/2022 SHEET 1 OF 1