

# AGENDA

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Theresa Taranto



PLATTING TECHNICIANS  
Amy Otto-Buchanan  
Matthew Goddard

PLATTING ASSISTANT  
Kayla Kinneen

## **ABBREVIATED PLAT AGENDA**

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

### **REGULAR MEETING**

**8:30 A.M.**

**December 7, 2022**

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plattting@matsugov.us](mailto: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. **ASHMORE RUN 2022:** The request is to adjust the lot line between Lot 1 and Lot 2, Block 2, Ashmore Run, Plat No. 83-170, to be known as **Ashmore Run 2022**, containing 1.94 acres +/- . The parcel is located south of E. Bogard Road and E. Highline Lane and directly east of N. Biltmore Court, (Tax ID# 2516B02L001/L002); within Section 31, Township 18 North, Range 01 East, Seward Meridian, Alaska. In North Lakes Community Council and Assembly District #6. *(Petitioner/Owner: Nathan & Tammie Evans and Jesse Hoffman, Staff: Amy Otto-Buchanan, Case # 2022-159)*
- B. **GOLDEN HILLS ESTATES RSB LOT 11A & 10A, BLOCK B:** The request is to adjust the common lot line between Lots 10 & 11, Golden Hills Estates, Plat No. 78-11 to be known as **Lot 11A & 10A, Block 3**, containing 3.09 acres +/- . The property is located east of N. Trunk Road, south of E. Palmer-Wasilla Highway, and directly south of N. Golden Hills Circle (Tax ID #1416B03L010 / L011); within the NE ¼ Section 02, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. *(Petitioner/Owner: Steven & Idris Van Sant & The Estate of William L. Melton, Staff: Matthew Goddard, Case # 2022-163)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **December 7, 2022**, in the **Assembly Chambers** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

## Public Hearing Process

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

3A

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
DECEMBER 7, 2022

PRELIMINARY PLAT: ASHMORE RUN 2022

LEGAL DESCRIPTION: SEC 31, T18N, R01E, SEWARD MERIDIAN AK

PETITIONER: NATHAN & TAMMIE EVANS AND JESSE HOFFMAN

SURVEYOR: BULL MOOSE SURVEYING

ACRES: 1.94 ± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2022-159

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**REQUEST:** The request is to adjust the lot line between Lot 1 and Lot 2, Block 2, Ashmore Run, Plat No. 83-170, to be known as **ASHMORE RUN 2022**, containing 1.94 acres +/- . The parcel is located south of E. Bogard Road and E. Highline Lane and directly east of N. Biltmore Court; within Section 31, Township 18 North, Range 01 East, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos

**EXHIBIT A** – 4 pgs

**AGENCY COMMENTS**

Department of Public Works Pre-Design & Engineering

**EXHIBIT B** – 1 pg

Development Services

**EXHIBIT C** – 1 pg

Utilities

**EXHIBIT D** – 2 pgs

**DISCUSSION:** The proposed subdivision is south of E. Bogard Road and at the intersection of E. Highline Lane and N. Biltmore Court. The adjustment of the common lot line will alleviate a setback issue. Each lot will retain the original acreage. Pursuant to MSB 43.20.3281(A)(1)(i)(ii), a soils report is not required if the existing subdivision as previously approved by ADEC or the Borough and is limited to moving one or more lot lines, the aggregate of 2,000 sf or less.

**Comments:** Department of Public Works Pre-Design & Engineering (**Exhibit B**) has no comments. Development Services (**Exhibit C**) notes Lot 2 has a driveway onto S. Biltmore Court that does not have a permit on file (see **Recommendation #5**).

**Utilities:** (**Exhibit E**) 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; North Lakes Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Emergency Services, Community Development, Assessments, Planning, or DPW Operations & Maintenance Division; MEA or MTA.

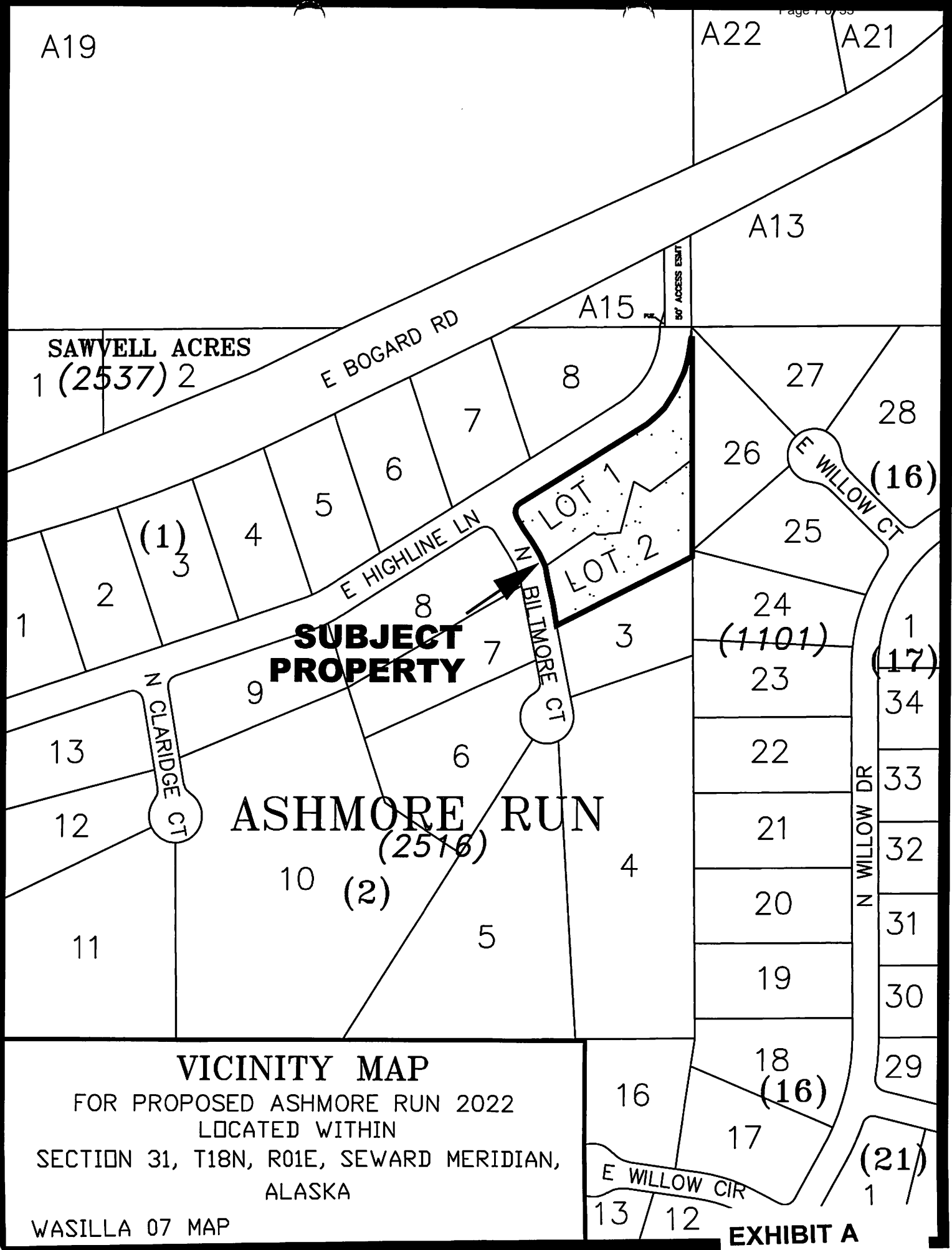
**CONCLUSION:** The preliminary plat of Ashmore Run 2022 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response 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 not required, pursuant to MSB 43.20.281(A)(1)(i)(ii).

**FINDINGS OF FACT**

1. The plat of Ashmore Run 2022 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(ii).
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; North Lakes Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Emergency Services, 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 Ashmore Run 2022, Township 18 North, Range 01 East, Section 31, Seward Meridian, Alaska:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Apply for a driveway permit for the driveway on proposed Lot 2 and provide a copy of the application to Platting staff.
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 ASHMORE RUN 2022  
LOCATED WITHIN

SECTION 31, T18N, R01E, SEWARD MERIDIAN,  
ALASKA

WASILLA 07 MAP

EXHIBIT A





80 40 0 80 Feet











200 100 0 200 Feet





## Amy Otto-Buchanan

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**From:** Jamie Taylor  
**Sent:** Monday, November 21, 2022 10:38 AM  
**To:** Amy Otto-Buchanan  
**Cc:** Elaine Flagg  
**Subject:** RE: RFC Ashmore Run 2022 #22-159

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](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

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**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, November 8, 2022 3:17 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; board@nlakes.cc; hessmer@mtaonline.net; davemtp@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; 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>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; 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 Ashmore Run 2022 #22-159

The attached link contains a Request for Comments to adjust a lot line between 21516B02L001 & L002. Comments are due by **November 30, 2022**. Please let me know if you have any questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:b:/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/ES4o967cvSNMmRc93HWcgEwBWRCwU33ZxSzL4bvch2fSTg?e=mkjEre](https://matsugovus-my.sharepoint.com/:b:/g/personal/amy_otto-buchanan_matsugov_us/ES4o967cvSNMmRc93HWcgEwBWRCwU33ZxSzL4bvch2fSTg?e=mkjEre)

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

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
907-861-7872

## Amy Otto-Buchanan

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**From:** Permit Center  
**Sent:** Wednesday, November 9, 2022 2:39 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Ashmore Run 2022 #22-159

Good Afternoon,

Lot two has a driveway onto S Biltmore Ct 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](mailto:Jennifer.monnin@matsugov.us)  
907-861-7822

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**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, November 8, 2022 3:17 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; board@nlakes.cc; hessmer@mtaonline.net; davemtp@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; 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>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; 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 Ashmore Run 2022 #22-159

The attached link contains a Request for Comments to adjust a lot line between 21516B02L001 & L002. Comments are due by **November 30, 2022**. Please let me know if you have any questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:b:/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/ES4o967cvSNMmRc93HWcgEwBWRCwU33ZxSzL4bvch2fSTg?e=mkjEre](https://matsugovus-my.sharepoint.com/:b:/g/personal/amy_otto-buchanan_matsugov_us/ES4o967cvSNMmRc93HWcgEwBWRCwU33ZxSzL4bvch2fSTg?e=mkjEre)

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Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)





**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

November 17, 2022

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

To whom it may concern:

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

- **ASHMORE RUN 2022**

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

Sincerely,

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

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

**EXHIBIT D**

## Amy Otto-Buchanan

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**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, November 10, 2022 5:56 PM  
**To:** Amy Otto-Buchanan  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Ashmore Run 2022 #22-159  
**Attachments:** RFC Packet.pdf; PLN - PLT - Subdivision Case Files - Ashmore Run 2022 - Platting Board - Agenda Plat.PDF

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

Amy,

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

Thanks,

**MIREYA ARMESTO**

**GCI** | Technician II, GIS Mapping  
m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Tuesday, November 8, 2022 3:17 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; board@nlakes.cc; hessmer@mtaonline.net; davemtp@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; 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>; msb.hpc@gmail.com; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; 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 Ashmore Run 2022 #22-159

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Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
907-861-7872







3B



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
DECEMBER 07, 2022**

**ABBREVIATED PLAT:** GOLDEN HILLS ESTATES RSB BLOCK 3 LOTS 10 & 11,  
**LEGAL DESCRIPTION:** SEC 02, T17N, R01E, SEWARD MERIDIAN AK  
**PETITIONERS:** DEE MELTON  
**SURVEYOR/ENGINEER:** BUSH CONSTRUCTION SURVEYS, INC.  
**ACRES:** 3.09 ± **PARCELS:** 2  
**REVIEWED BY:** MATTHEW GODDARD **CASE #:** 2022-163

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**REQUEST:** The request is to adjust the common lot line between Lots 10 & 11, Golden Hills Estates, Plat No. 78-11 to be known as **Lot 11A & 10A, Block 3**, containing 3.09 acres +/- . The property is located east of N. Trunk Road, south of E. Palmer-Wasilla Highway, and directly south of N. Golden Hills Circle within the NE ¼ Section 02, Township 17 North, Range 01 East, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos

**EXHIBIT A – 5 pgs**

Asbuilt

**EXHIBIT B – 2 pgs**

**AGENCY COMMENTS**

ADF&G

**EXHIBIT C – 1 pg**

Department of Public Works

**EXHIBIT D – 1 pg**

Development Services

**EXHIBIT E – 2 pgs**

Utilities

**EXHIBIT F – 4 pgs**

**DISCUSSION:** The proposed subdivision is adjusting the common lot lines between Lots 10 & 11, Golden Hills Estates. The adjustment is being requested to correct a setback issue on Lot 11.

**Soils Report:** A geotechnical report was not required per MSB 43.20.281(A)(i)(ii) as the aggregate change is less than 2,000 square feet.

**Comments:**

ADF&G (**Exhibit C**) has no objections.

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

Development services (**Exhibit E**) notes that the petitioner will need to apply for driveway permits for all existing accesses.

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

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council #22 Gateway; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments or Planning Division; MEA or MTA.

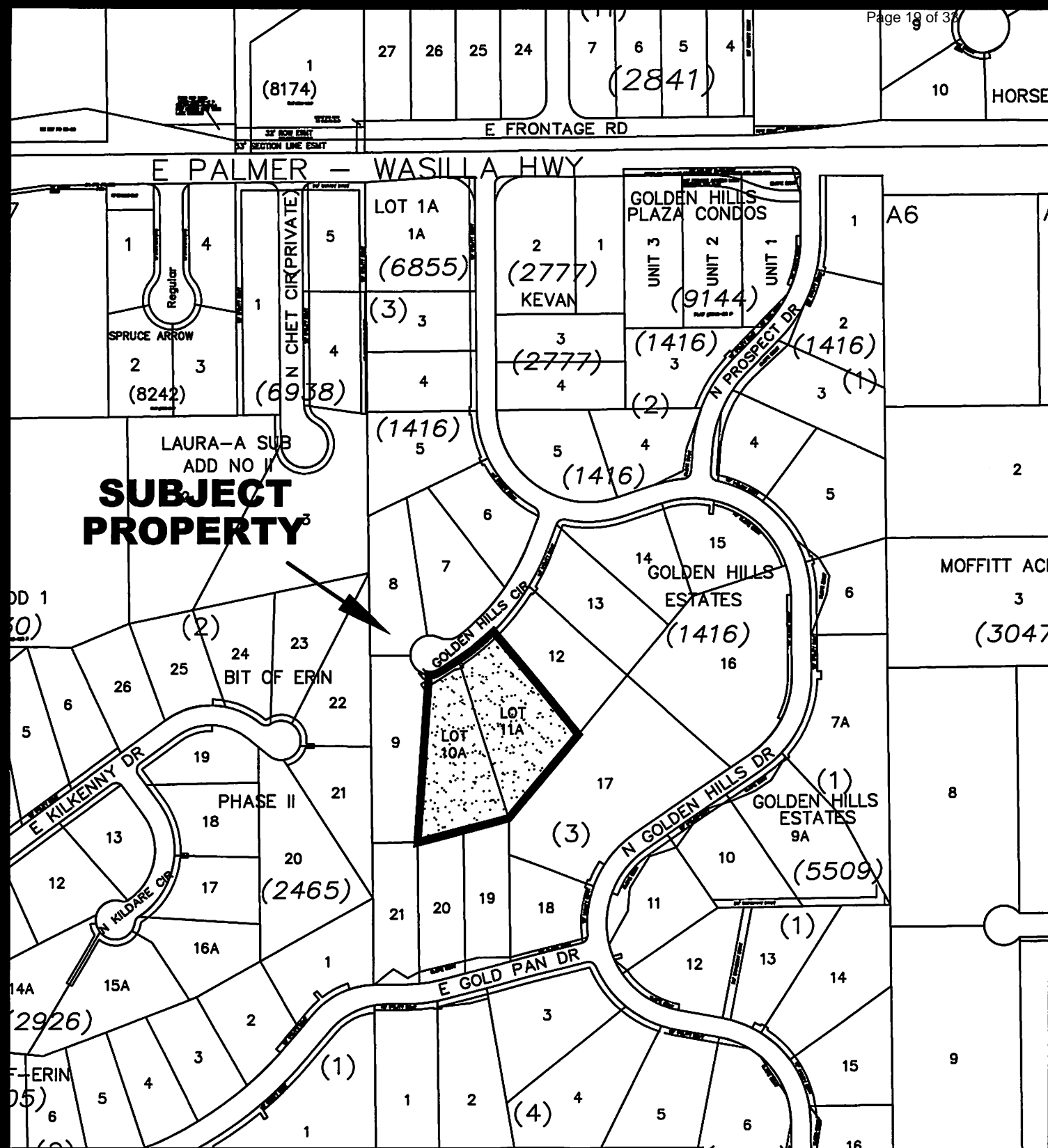
**CONCLUSION:** The abbreviated plat of Golden Hills Estates RSB Block 3, Lots 10 & 11 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to 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).

#### **FINDINGS OF FACT**

1. The plat of Golden Hills Estates RSB Block 3, Lots 10 & 11 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required per MSB 43.20.281(A)(i)(ii).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has 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 USACE; Community Council #22 Gateway; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments or Planning Division; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

#### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Golden Hills Estates RSB Block 3, Lots 10 & 11, Section 02, Township 17 North, Range 01 East, 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. Apply for a driveway permit for all existing driveways and provide a copy of the application to Platting Staff.
4. Pay postage and advertising fees.
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 GOLDEN HILLS ESTATES

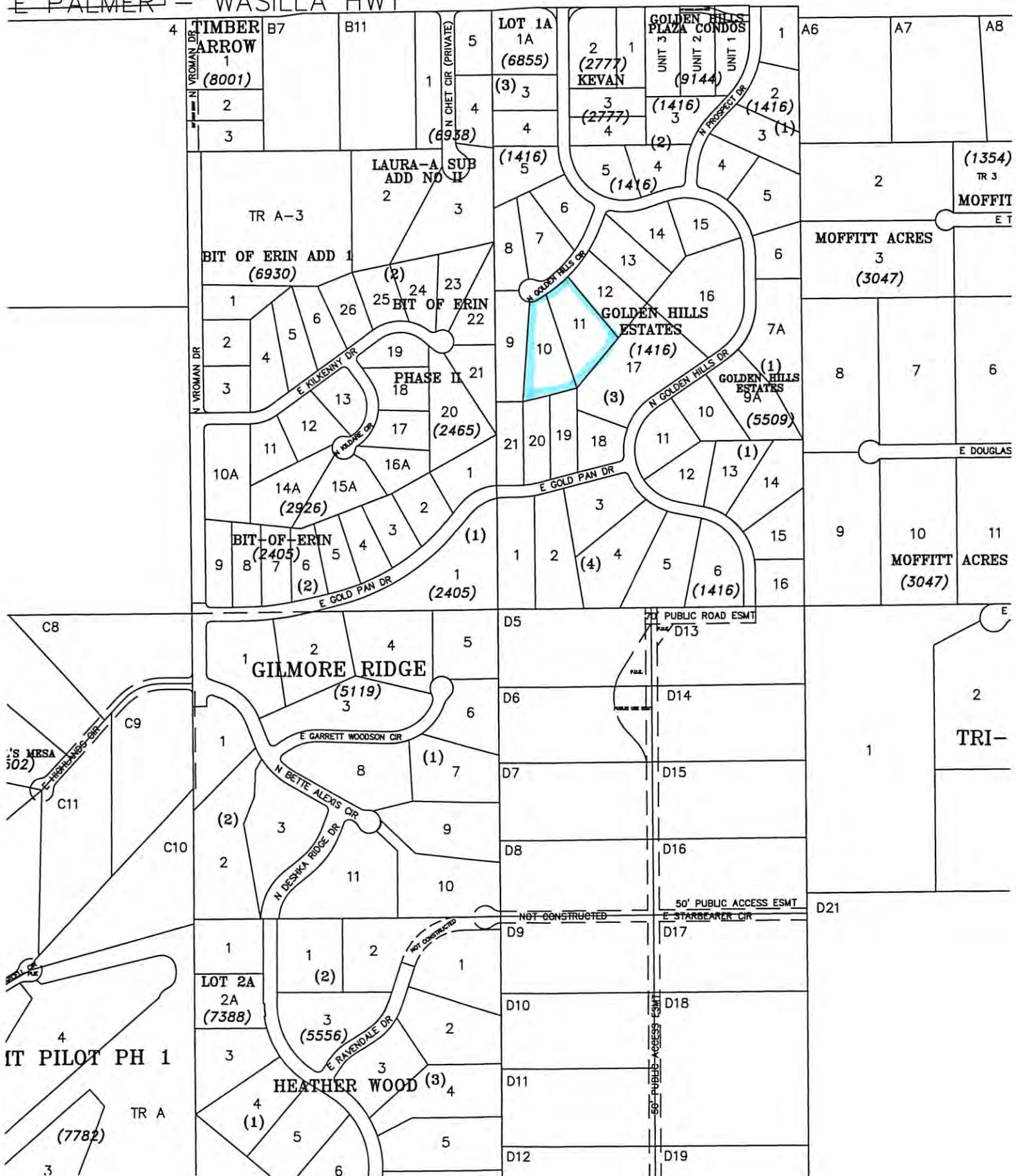
LOT 11A & 10A BLOCK 3

LOCATED WITHIN

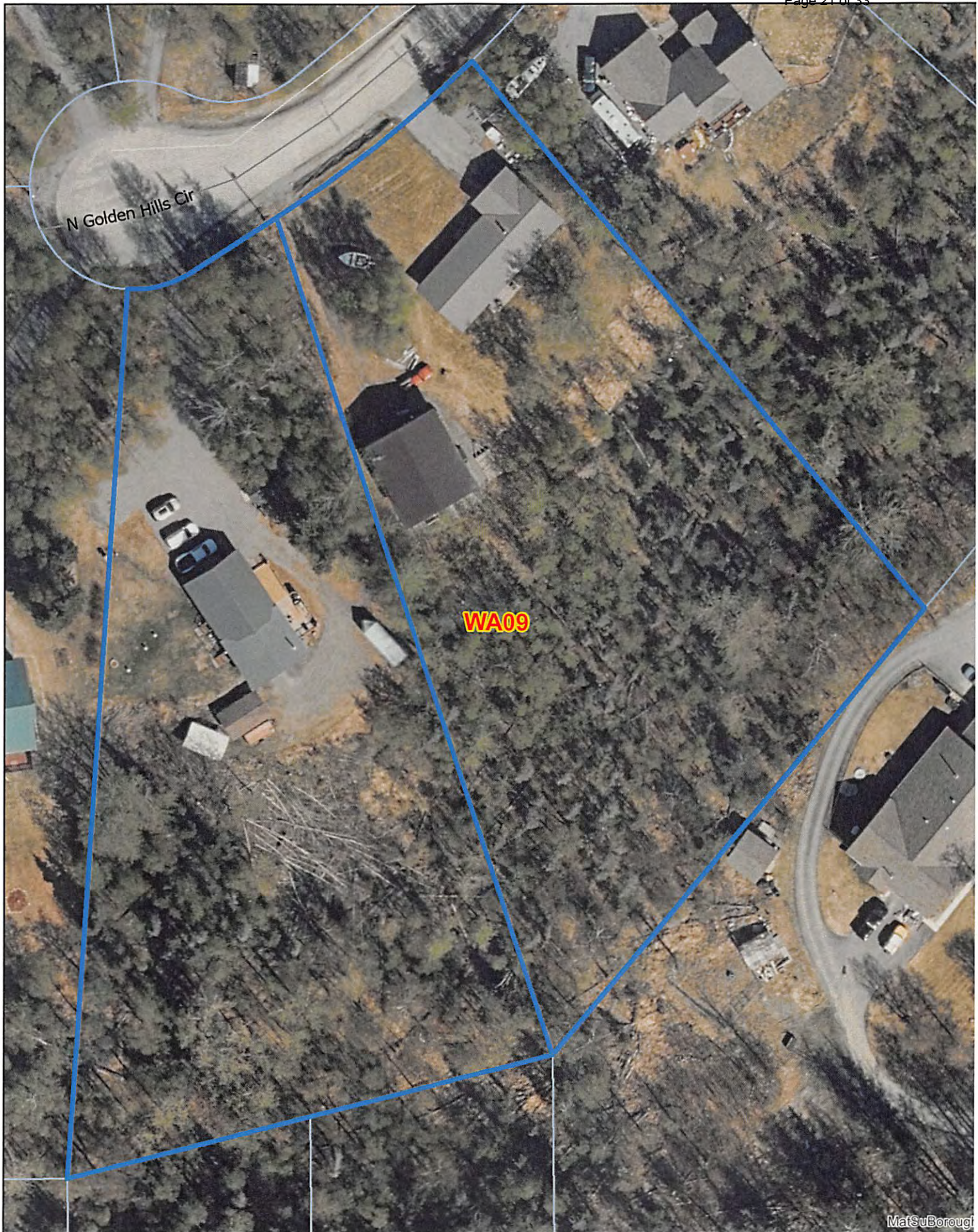
SECTION 02, T17N, R01E, SEWARD MERIDIAN  
ALASKA

WA 09 MAP

EXHIBIT A





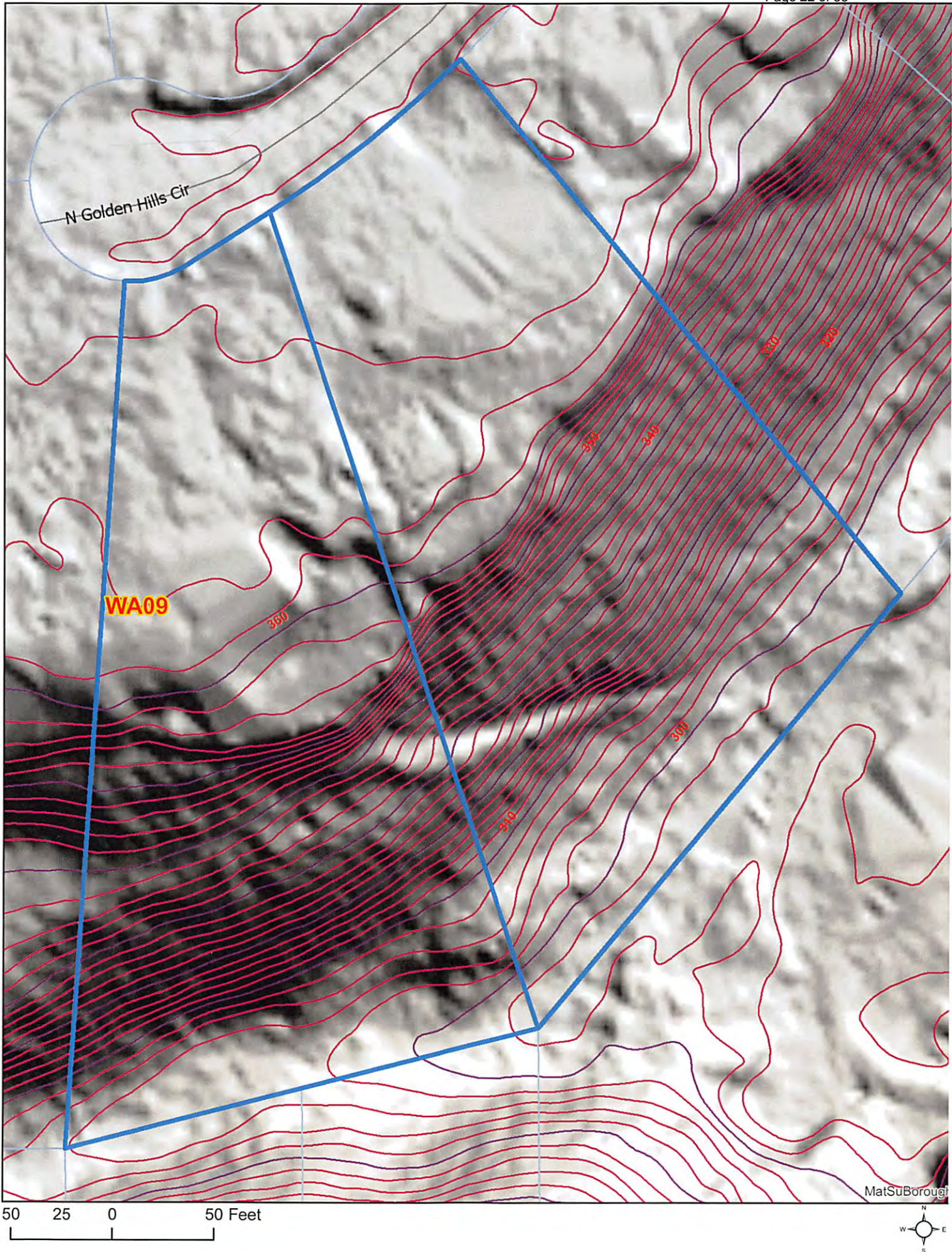


50 25 0 50 Feet

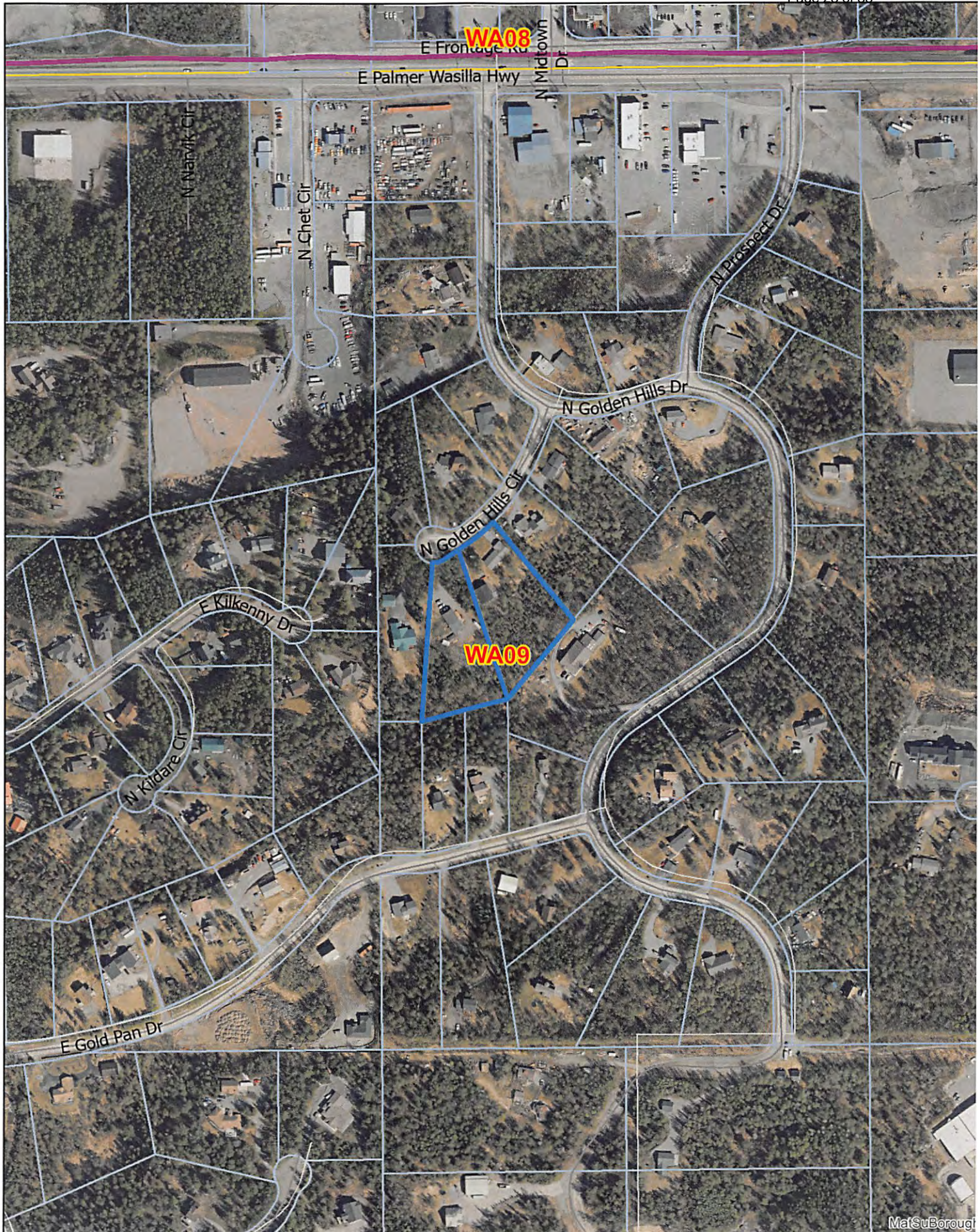
Matsuborough









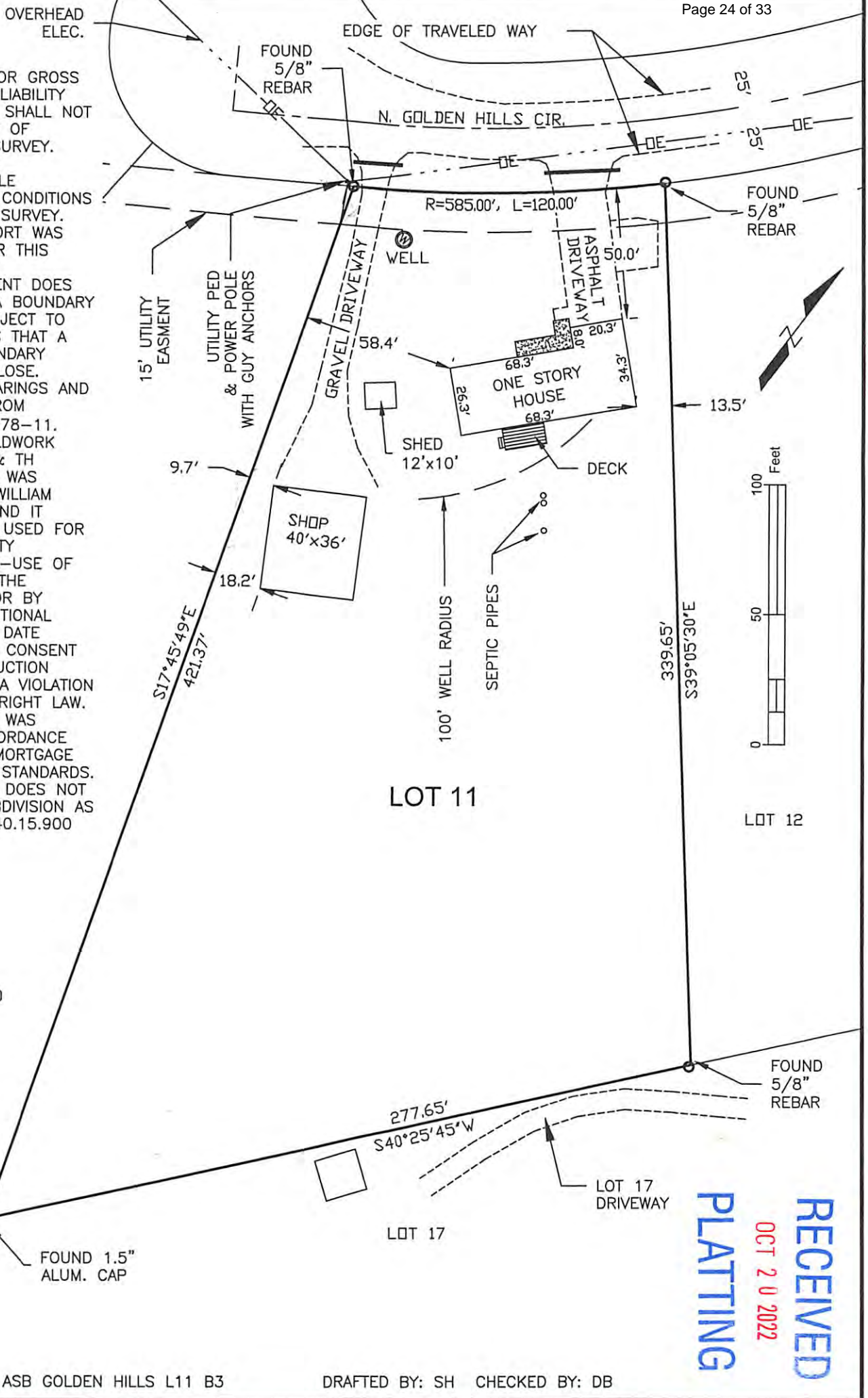


325 162.5 0 325 Feet





NOTES:  
1. EXCEPTING FOR GROSS NEGLIGENCE, THE LIABILITY FOR THIS SURVEY SHALL NOT EXCEED THE COST OF PREPARING THIS SURVEY.  
2. THIS SURVEY REPRESENTS VISIBLE IMPROVEMENTS & CONDITIONS ON THE DATE OF SURVEY.  
3. A TITLE REPORT WAS NOT OBTAINED FOR THIS SURVEY.  
4. THIS DOCUMENT DOES NOT CONSTITUTE A BOUNDARY SURVEY & IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.  
5. LOT LINE BEARINGS AND DISTANCES ARE FROM RECORDED PLAT #78-11.  
6. DATE OF FIELDWORK 6-15-2022. JW & TH  
7. THIS SURVEY WAS PERFORMED FOR WILLIAM MELTON ESTATE, AND IT SHOULD BE ONLY USED FOR A SINGLE PROPERTY TRANSACTION. RE-USE OF THE DRAWING BY THE ORIGINAL CLIENT OR BY OTHERS, FOR ADDITIONAL USES AT A LATER DATE WITHOUT EXPRESS CONSENT OF BUSH CONSTRUCTION SURVEYS, INC. IS A VIOLATION OF FEDERAL COPYRIGHT LAW.  
8. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE ASPLS MORTGAGE LOCATION SURVEY STANDARDS.  
9. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S. 40.15.900 (5)(A).



SURVEYOR'S CERTIFICATE  
I hereby certify that I am a Registered Professional Land Surveyor in the State of Alaska and that this survey represents a survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

DATED: 6/16/2022

AS-BUILT SURVEY  
LOT 11 BLOCK 3  
GOLDEN HILLS ESTATES  
(PLAT # 78-11)  
LOCATED IN  
Sec. 2, T 17 N, R 1 E  
S.M. ALASKA, PALMER RECORDING DISTRICT  
PAGE 1 OF 1

PAGE: 1 of 1

DATE:  
6/16/2022

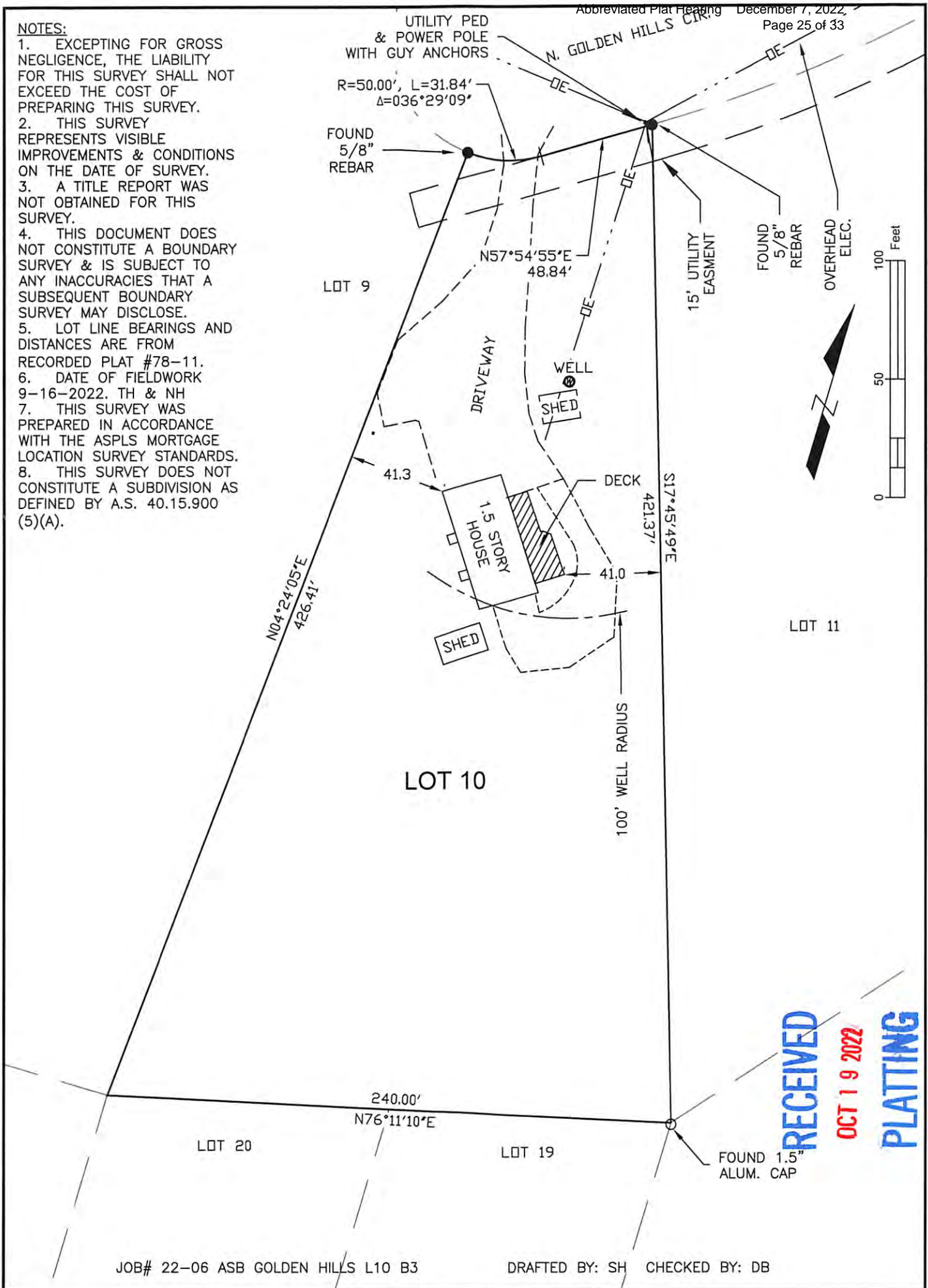
BUSH CONSTRUCTION SURVEYS, INC.  
3167 COTTLE LOOP, WASILLA, ALASKA 99654  
P.O. BOX 876390, WASILLA, ALASKA 99687  
ALASKA BUSINESS LICENSE No. 176601  
(2021) 272 6006

EXHIBIT B



NOTES:

1. EXCEPTING FOR GROSS NEGLIGENCE, THE LIABILITY FOR THIS SURVEY SHALL NOT EXCEED THE COST OF PREPARING THIS SURVEY.
2. THIS SURVEY REPRESENTS VISIBLE IMPROVEMENTS & CONDITIONS ON THE DATE OF SURVEY.
3. A TITLE REPORT WAS NOT OBTAINED FOR THIS SURVEY.
4. THIS DOCUMENT DOES NOT CONSTITUTE A BOUNDARY SURVEY & IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.
5. LOT LINE BEARINGS AND DISTANCES ARE FROM RECORDED PLAT #78-11.
6. DATE OF FIELDWORK 9-16-2022. TH & NH
7. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE ASPLS MORTGAGE LOCATION SURVEY STANDARDS.
8. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S. 40.15.900 (5)(A).



JOB# 22-06 ASB GOLDEN HILLS L10 B3

DRAFTED BY: SH CHECKED BY: DB



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DATED: 10/17/2022

AS-BUILT SURVEY  
LOT 10 BLOCK 3  
GOLDEN HILLS ESTATES

(PLAT # 78-11)  
LOCATED IN  
Sec. 2, T 17 N, R 1 E  
S.M. ALASKA, PALMER RECORDING DISTRICT  
PAGE 1 OF 1

PAGE: 1 of 1

DATE:  
10/17/2022

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3167 COTTLE LOOP, WASILLA, ALASKA 99654  
P.O. BOX 876390, WASILLA, ALASKA 99687  
ALASKA BUSINESS LICENSE No. 176601  
(907) 373-6996



## Matthew Goddard

---

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Monday, November 28, 2022 10:57 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Golden Hls Est RSB

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

Hi Matthew,

Alaska Department of Fish and Game has reviewed the proposed platting actions and has no objections. The proposed actions will not affect public access to public lands and waters. Thank you for the opportunity to review and comment.

### Colton Percy

Habitat Biologist

Access Defense Program

Alaska Department of Fish and Game  
Division of Wildlife Conservation  
333 Raspberry Rd  
Anchorage, AK 99518  
907-267-2118

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, November 10, 2022 4:37 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; cobbfam@mtaonline.net; mothers@mtaonline.net; StephanieNowersDistrict2@gmail.com; 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>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; 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 Farmers <MSB.Farmers@matsugov.us>  
**Subject:** RFC Golden Hls Est RSB

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The following link is a Request for Comments on the proposed lot line adjustment of Lot 10 and 11, Block 3, Golden Hills Estates.

Please ensure all comments are submitted by **November 28, 2022** so they can be incorporated into the staff report that will be presented to the Platting Officer.

[https://matsugovus-my.sharepoint.com/:f/g/personal/matthew\\_goddard\\_matsugov\\_us/Ep4GHbs8XptFiAHBEj5NdBMBrUEuCxindpBS0arOrxs-w?e=u2H3bB](https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/Ep4GHbs8XptFiAHBEj5NdBMBrUEuCxindpBS0arOrxs-w?e=u2H3bB)

Feel free to contact me if you have any questions.

## Matthew Goddard

---

**From:** Jamie Taylor  
**Sent:** Monday, November 21, 2022 10:32 AM  
**To:** Matthew Goddard  
**Cc:** Elaine Flagg  
**Subject:** RE: RFC Golden Hls Est RSB

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](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, November 10, 2022 4:37 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; cobbfam@mtaonline.net; mothers@mtaonline.net; StephanieNowersDistrict2@gmail.com; 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>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; 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 Farmers <MSB.Farmers@matsugov.us>  
**Subject:** RFC Golden Hls Est RSB

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Feel free to contact me if you have any questions.



## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Monday, November 14, 2022 4:50 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Golden Hls Est RSB

Good Afternoon,

Both of these properties have driveways and no permits. Please have you applicant apply for their driveway permits.

Thank you,

Jennifer Monnin, CFM  
Permit Technician  
350 E Dahlia Ave  
Palmer, AK 99645  
[Jennifer.monnin@matsugov.us](mailto:Jennifer.monnin@matsugov.us)  
907-861-7822

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
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**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; cobbfam@mtaonline.net; mothers@mtaonline.net; StephanieNowersDistrict2@gmail.com; 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>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; 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 Farmers <MSB.Farmers@matsugov.us>  
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Feel free to contact me if you have any questions.



## Matthew Goddard

---

**From:** Code Compliance  
**Sent:** Tuesday, November 15, 2022 1:45 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Golden Hls Est RSB

No comments.

Thank you,

Jennifer Monnin, CFM  
Permit Technician  
350 E Dahlia Ave  
Palmer, AK 99645  
[Jennifer.monnin@matsugov.us](mailto:Jennifer.monnin@matsugov.us)  
907-861-7822

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**Sent:** Thursday, November 10, 2022 4:37 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; cobbfam@mtaonline.net; mothers@mtaonline.net; StephanieNowersDistrict2@gmail.com; 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>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; 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 Farmers <MSB.Farmers@matsugov.us>  
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Feel free to contact me if you have any questions.

Thank you,



**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

November 14, 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.

- **GOLDEN HILLS ESTATES LOT 11A & 10A, BLOCK 3**  
**(MSB Case # 2022-163)**

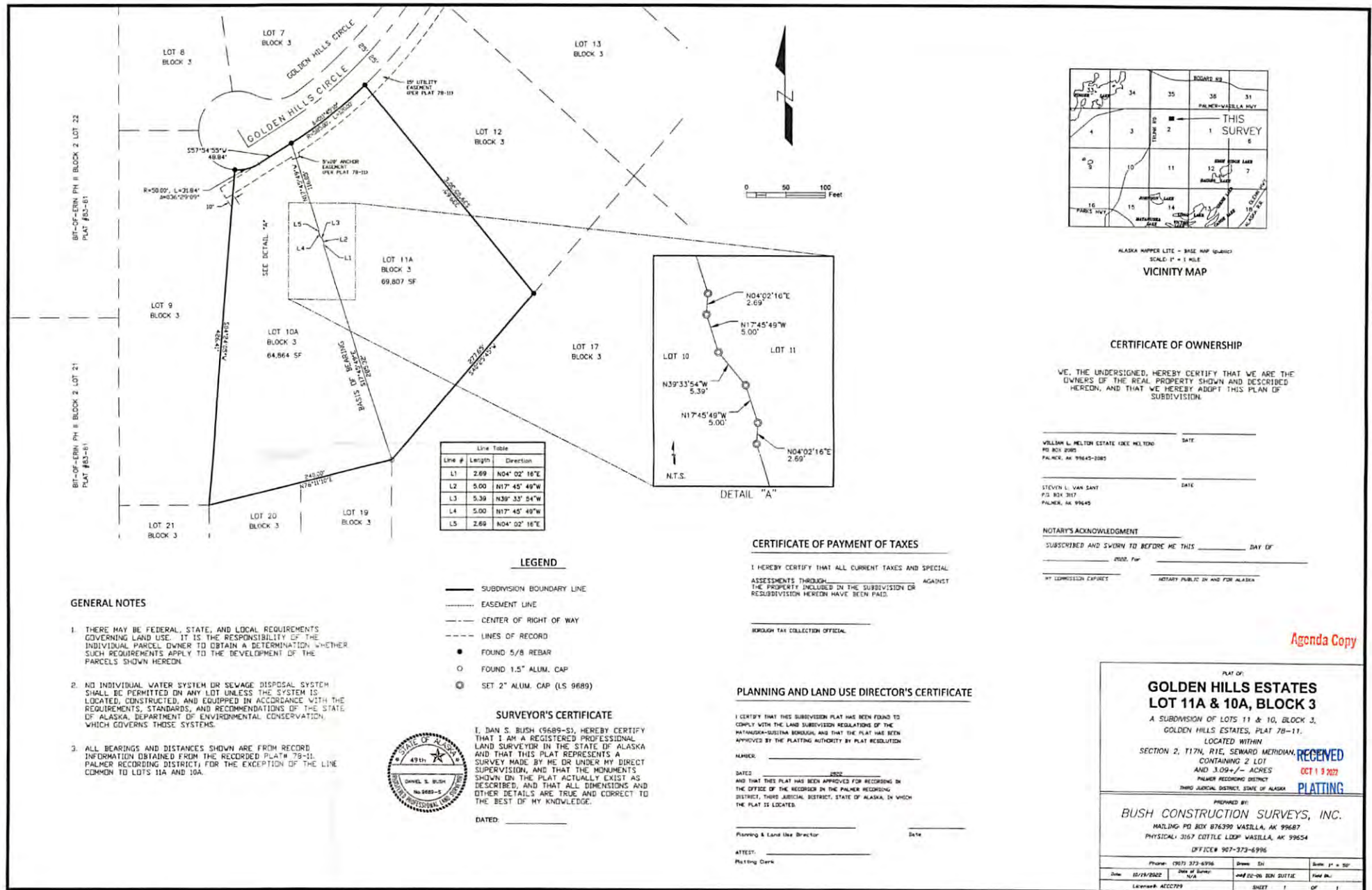
If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com).

Sincerely,

*James Christopher*

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







## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, November 23, 2022 1:00 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Golden Hls Est RSB  
**Attachments:** 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](http://www.gci.com)

---

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