

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.

January 4, 2023

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. **KENNEDY ADDITION TO WASILLA TOWNSITE LOT 6A** The request is to create one lot from Lot 6-1 and Lot 6-2, Block 8, created by Warranty Deed recorded at 2022-008623-0 and originally created by Kennedy Addition to Wasilla Townsite, Plat No. W-4, to be known as **LOT 6A**, containing 1.53 acres +/- . The parcel is located south of E. Parks Highway, south of the Alaska Railroad, east of Lucille Lake and west of S. Lake Street, within the city limits of City of Wasilla: (Tax IDs # 1032B08L006-1/L006-2) within Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Assembly District #4. (Petitioner/Owner: @ Lake Lucille LLC, Staff: Amy Otto-Buchanan, Case # 2022-176)

B. **ROLLING HILLS ADDITION NO. 1 LOT 18A:** The request is to create one lot from Lots 18 & 19, Rolling Hills Add. No. 1, Plat No. 82-96 to be known as **LOT 18A**, containing 8.235 acres +/- . The property is located south of Crooked Lake, west of S. Timberline Drive and north of W. Susitna Parkway (Tax ID # 2334B03L018 / L019); within the SW ¼ Section 32, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: Tamara Smid & Edwin Taylor, Staff: Matthew Goddard, Case # 2022-175)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **January 4, 2023**, 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
JANUARY 4, 2023

PRELIMINARY PLAT: KENNEDY ADDITION TO WASILLA TOWNSITE RSB BLOCK 8,
LOTS 6-1 & 6-2

LEGAL DESCRIPTION: SEC 10, T17N, R01W, SEWARD MERIDIAN AK

PETITIONER: @ LAKE LUCILLE LLC

SURVEYOR: S4 GROUP

ACRES: 1.53 ± PARCELS: 1

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2022-176

REQUEST: The request is to create one lot from Lot 6-1 and Lot 6-2, Block 8, created by Warranty Deed recorded at 2022-008623-0 and originally created by Kennedy Addition to Wasilla Townsite, Plat No. W-4, to be known as **LOT 6A**, containing 1.53 acres +/- . The parcel is located south of E. Parks Highway, south of the Alaska Railroad, east of Lucille Lake and west of S. Lake Street, within the city limits of City of Wasilla; within Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Topographic Mapping & As-Builts

EXHIBIT A – 4 pgs
EXHIBIT B – 3 pgs

AGENCY COMMENTS

Department of Emergency Services
Development Services
ADOT&PF
City of Wasilla
ADF&G
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 2 pgs
EXHIBIT E – 2 pgs
EXHIBIT F – 1 pg
EXHIBIT G – 1 pg
EXHIBIT H – 2 pgs

DISCUSSION: The proposed subdivision is located south of E. Parks Highway, south of the Alaska Railroad, east of Lucille Lake and west of S. Lake Street, within the city limits of City of Wasilla. Access is from S. Lake Street, owned and maintained by the City of Wasilla.

Topographic Mapping & As-Builts: (Exhibit B) A soils report was not required, as this is an elimination of lot lines. Lots 6-1 and 6-2 were created by deed; therefore, requires a platting action to return it to the original lot.

Comments: Department of Emergency Services (Exhibit C) has no issues. Development Services (Exhibit D) notes a portion of Lot 6-2 has a Special Flood Hazard Area identified on Lake Lucille. Pursuant to MSB 17.29, a Special Flood Hazard Permit is required before development occurs in that area.

ADOT&PF: (Exhibit E) has no comments.

City of Wasilla: (Exhibit F) A construction permit was issued for Lot 6-1.

ADF&G: (Exhibit G) No permits from the Habitat Section are required for the proposed activities. However, should the applicant need to withdraw water from Lucille Lake, please have them contact the Habitat Section to obtain a permit.

Utilities: (Exhibit H) 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; Alaska Railroad; Fire Service Area #130 Central Mat-Su; MSB Community Development, Assessments, Planning, or Department of Public Works; MEA or MTA.

CONCLUSION: The preliminary plat of Kennedy Addition to Wasilla Townsite RSB Block 8, Lots 6-1 and Lot 6-2 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. The lot has the required legal and physical access, pursuant to MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140. The lot has the required frontage, pursuant to MSB 43.20.320. A soils report was not required.

FINDINGS OF FACT

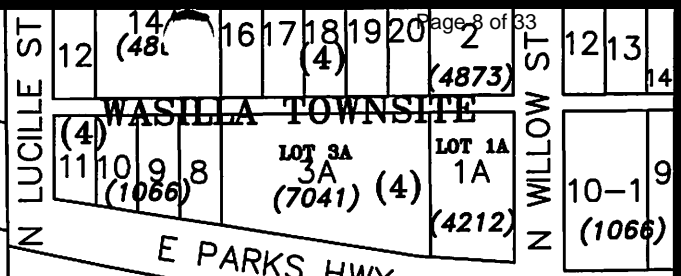
1. The plat of Kennedy Addition to Wasilla Townsite RSB Block 8, Lots 6-1 and Lot 6-2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required.
3. The lot has the required legal and physical access, pursuant to MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140.
4. The 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 US Army Corps of Engineers; Alaska Railroad; Fire Service Area #130 Central Mat-Su; MSB Community Development, Assessments, Planning, or Department of Public Works; MEA or MTA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing.
8. If the petitioner proposes to withdraw water from Lucille Lake, please contact the ADF&G Habitat Section to obtain a permit.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Kennedy Addition to Wasilla Townsite RSB Block 8, Lots 6-1 and Lot 6-2, Township 17 North, Range 01 West, Section 10, Seward Meridian, Alaska:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.

2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.

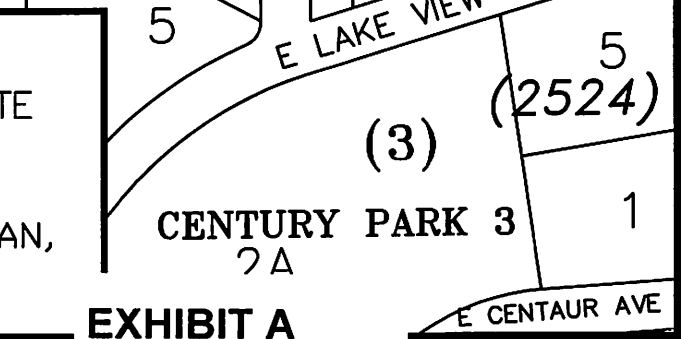
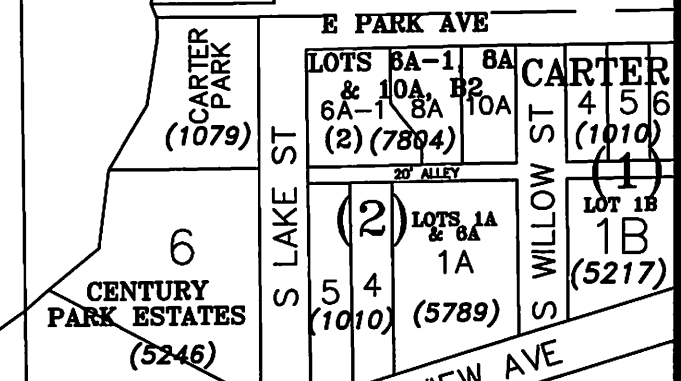
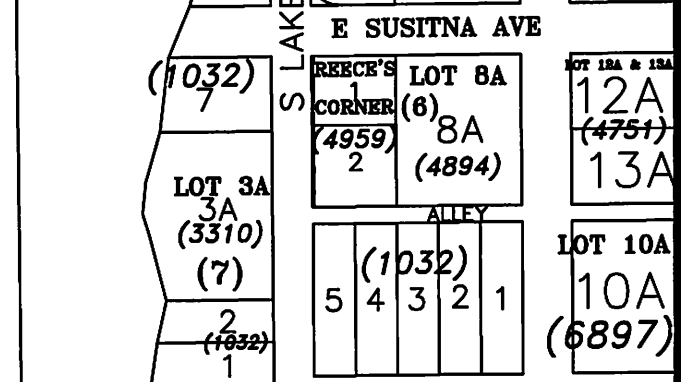
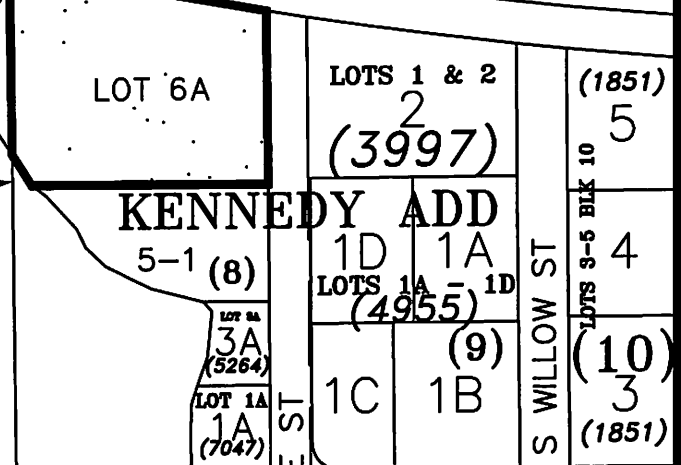
USS 9026



E PARKS HWY
6 ALASKA RAILROAD

SUBJECT PROPERTY →

LUCILLE LAKE



VICINITY MAP
 KENNEDY ADDITION TO WASILLA TOWNSITE
 RSB BLOCK 8, LOTS 6-1 & 6-2
 LOCATED WITHIN
 SECTION 10, T17N, R01W, SEWARD MERIDIAN,
 WASILLA 11 MAP ALASKA

EXHIBIT A



Matsuborough



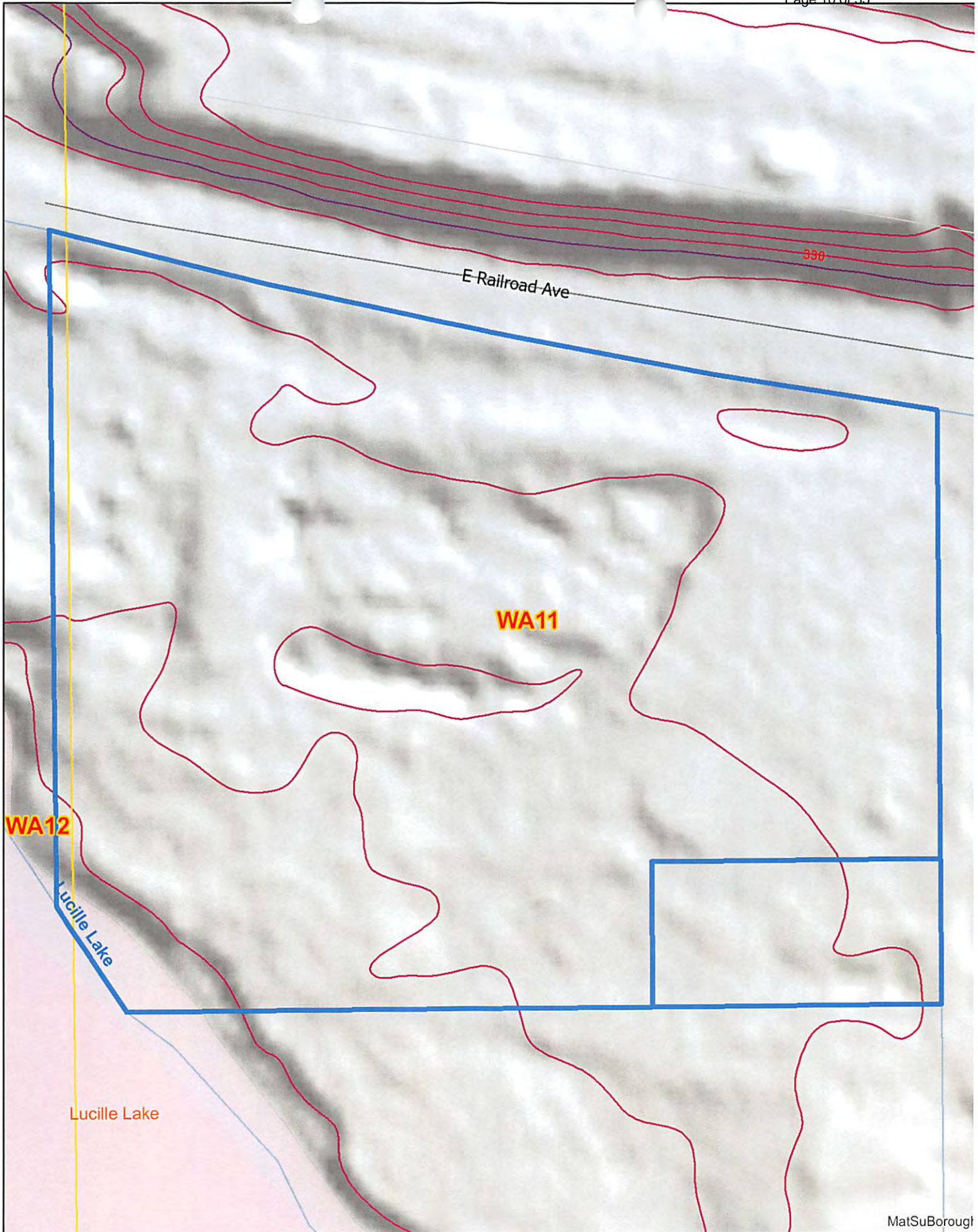
WA11

WA12

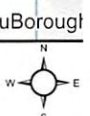
Lucille Lake

Lucille Lake

E Railroad Ave



40 20 0 40 Feet





Matsuborough

E Park Ave

S Willow St

S Lake St

Lucille Lake

E Susitna Ave

WA11

E Railroad Ave

Lucille Lake

WA12

Lucille Lake

E Parks Hwy

E Parks Hwy

E Parks Hwy

W Parks Hwy

W Parks Hwy

N Willow St

E Herning Ave

W Herning Ave

N Tommy Moe Dr

E Swanson Ave

N Lucille St

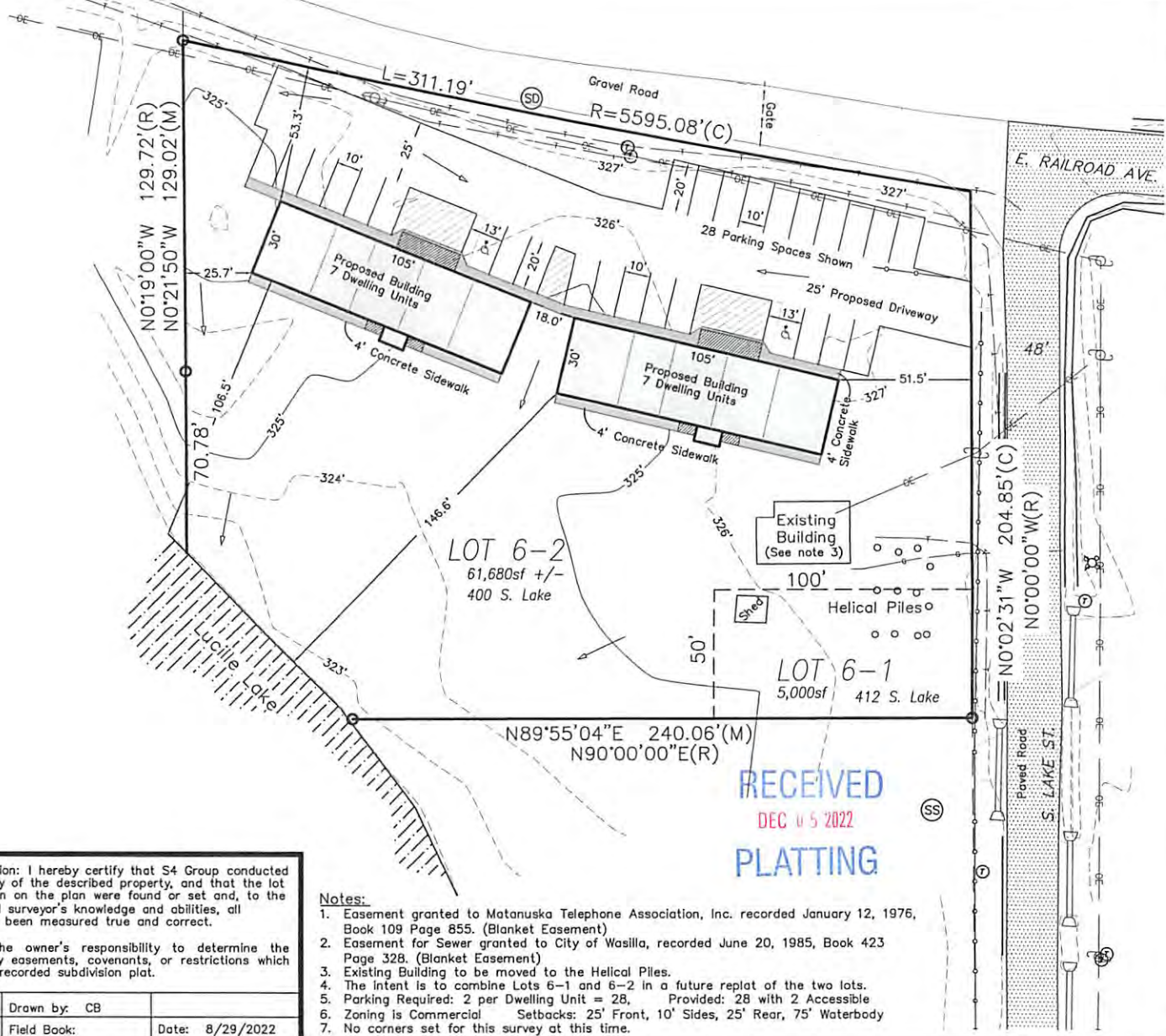
W Swanson Ave

N Tommy Moe Dr



As-built / Plot Plan
Portion of Lot 6, Block 8,
Kennedy Addition to the
Wasilla Townsite

- Legend:
- Accessible Parking
 - Fire Hydrant
 - Rebar
 - Utility Pedestal
 - Power Pole
 - Telephone
 - Gas
 - Electric
 - Fence
 - Minor Contour — 324'
 - Major Contour — 325'
 - Drainage Direction Arrow



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DEC 05 2022
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- Notes:
- Easement granted to Matanuska Telephone Association, Inc. recorded January 12, 1976, Book 109 Page 855. (Blanket Easement)
 - Easement for Sewer granted to City of Wasilla, recorded June 20, 1985, Book 423 Page 328. (Blanket Easement)
 - Existing Building to be moved to the Helical Piles.
 - The intent is to combine Lots 6-1 and 6-2 in a future replat of the two lots.
 - Parking Required: 2 per Dwelling Unit = 28, Provided: 28 with 2 Accessible
 - Zoning is Commercial Setbacks: 25' Front, 10' Sides, 25' Rear, 75' Waterbody
 - No corners set for this survey at this time.

Survey Certification: I hereby certify that S4 Group conducted a physical survey of the described property, and that the lot corners as shown on the plan were found or set and, to the best of the land surveyor's knowledge and abilities, all dimensions have been measured true and correct.

Notes: It is the owner's responsibility to determine the existence of any easements, covenants, or restrictions which are not on the recorded subdivision plat.

124 E 7th Avenue
Anchorage, Alaska, 99501
(907) 306-8104
mail@S4AK.com
AKCAN 173042

Checked by: SC	Scale 1" = 40'	Drawn by: CB	Date: 8/29/2022
Job 2022-53	Plat W-4	Field Book:	

S4 Group
Surveying
Development Consultants
Erosion Specialists
Construction Surveying

EXHIBIT B



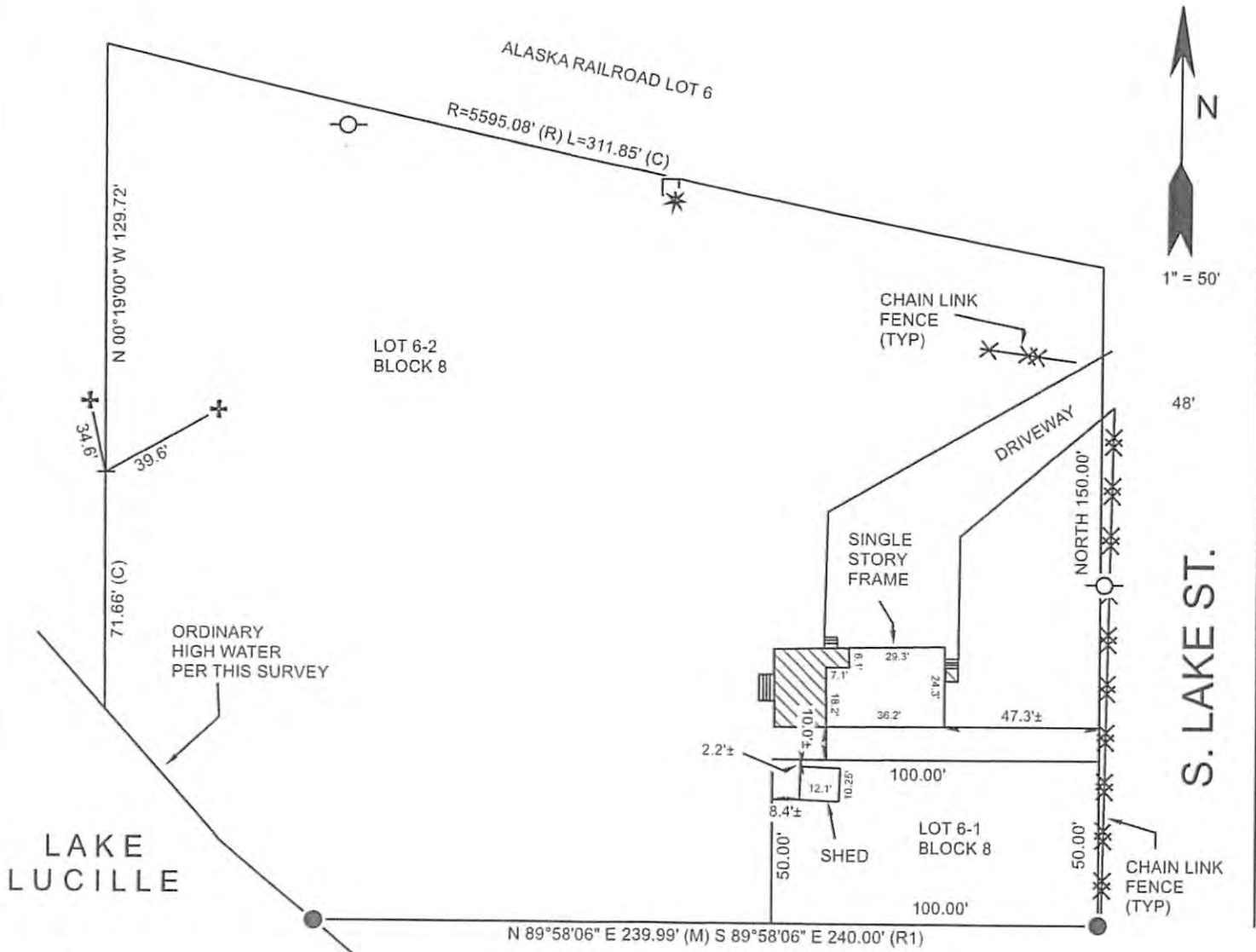
A Topo of:

Lot 6A, Block 8, Kennedy Addition to the Wasilla Townsite

Located in the W 1/2 in Section 10 Township 17 North,
Range 1 West, Seward Meridian, according to the the
official Plat W-4, being located in the Palmer Recording
District, Third Judicial District, State of Alaska
66680 square feet, 1.53 acres

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PLATTING

<h1>S4</h1> <p>Group</p>	Land Surveying Land Development Consultants Subdivision Specialists Construction Surveying	124 E 7th Avenue Anchorage, Alaska 99501 (907) 306-8104 mail@S4AK.com
	Scale 1" = 100' Field Book: 153	Job No: 2022-53 Sheet



- NOTES:
 1. SEE PLAT NOTES IF APPLICABLE.
 2. DRIVEWAY LOCATION IS APPROXIMATE DUE TO SNOW COVER. OTHER IMPROVEMENTS MAY EXIST BUT WERE NOT LOCATED DUE TO SNOW.
 (R1) - RECORD PER PLAT
 (R) - RECORD PER ALASKA RAILROAD SURVEY U.S. SURVEY NO. 9026
 (C)= CALCULATED VALUE



DENALI NORTH

847 W. Evergreen Ave. Palmer, Alaska 99645
 Phone (907) 745-1110

LEGEND

- * FOUND TV PEDESTAL
- POWER POLE
- FOUND 5/8" REBAR
- MEA PEDESTAL
- + FOUND BEARING TREE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY: LOTS 6-1 & 6-2 BLOCK 8
 REVISED PLAT OF THE KENNEDY ADDITION TO THE WASILLA TOWNSITE PLAT NO. W-4
 PALMER RECORDING DISTRICT, AND THERE ARE NO ENCROACHMENTS VISIBLE AT THE TIME OF THIS SURVEY, EXCEPT AS INDICATED.
 DATED THIS 22ND DAY OF DEC 20 21 AT WASILLA, ALASKA.
 IT IS THE RESPONSIBILITY OF THE OWNERS OR BUILDERS TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES. THIS IS NOT A LOT CORNER SURVEY.



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 DEC 05 2022
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JOB NO. 21-483	CLIENT	FIELD BOOK/PAGE(S)	310/39
SCALE 50 Ft/in	PLOT PLAN	ASBUILT	x
	MAP	DRAWN	HW
		CKD.	WW

Amy Otto-Buchanan

From: Theresa Taranto
Sent: Tuesday, December 27, 2022 9:08 AM
To: Amy Otto-Buchanan
Subject: FW: Kennedy add to Wasilla Twnst Public Hearing

From: Fire Code <Fire.Code@matsugov.us>
Sent: Thursday, December 22, 2022 10:20 AM
To: Theresa Taranto <Theresa.Taranto@matsugov.us>
Subject: RE: Kennedy add to Wasilla Twnst Public Hearing

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



Donald Cuthbert

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

From: Theresa Taranto <Theresa.Taranto@matsugov.us>
Sent: Tuesday, December 13, 2022 1:49 PM
To: david Eller <davemtp@mtaonline.net>; Fire Code <Fire.Code@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Sharon Lamz <Sharon.Lamz@matsugov.us>
Subject: Kennedy add to Wasilla Twnst Public Hearing

Theresa Taranto
Platting Division Admin Specialist
Matanuska Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645
907-861-8573

Amy Otto-Buchanan

From: Taunnie Boothby
Sent: Tuesday, December 27, 2022 5:14 PM
To: Karol Riese; Rick Antonio; Amy Otto-Buchanan
Subject: RE: RFC Kennedy Add Wasilla Townsite RSB B8 L6-1 & 6-2 #22-176
51032B08L006-1 and 51023B08L006-2 Due: December 27, 2022

A portion of Tax id # 1032B08L006-2 has Special Flood Hazard Area (SFHA) identified on Lake Lucille. Should any development be desired within the SFHA will require a permit before development following MSB code 17.29.

Taunnie L. Boothby, CFM, Planner II
Matanuska-Susitna Borough
Planning Department – Northern Office/Willow Library
(907) 861-8526
taunnie.boothby@matsugov.us



Please take a moment and give us feedback on the service you received today.
Thank you!

-----Original Appointment-----

From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Thursday, December 15, 2022 3:43 PM
To: Karol Riese; Rick Antonio; Taunnie Boothby
Subject: RFC Kennedy Add Wasilla Townsite RSB B8 L6-1 & 6-2 #22-176 51032B08L006-1 and 51023B08L006-2 Due: December 27, 2022
When: Wednesday, December 21, 2022 12:00 AM to Thursday, December 22, 2022 12:00 AM (UTC-09:00) Alaska.
Where:

Amy Otto-Buchanan

From: Permit Center
Sent: Friday, December 9, 2022 3:59 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Kennedy Add Wasilla Townsite RSB B8 L6-1 & 6-2 #22-176

No Comment

Thank you,

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, December 7, 2022 4:16 PM
To: mark.eisenman@alaska.gov; david.post@alaska.gov; maddys@akrr.com; Douglas Stephens <StephensD@akrr.com>; dueberk@akrr.com; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; robyundtmsb@gmail.com; davemtp@mtaonline.net; 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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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 Kennedy Add Wasilla Townsite RSB B8 L6-1 & 6-2 #22-176

The following link contains a Request for Comments to combine 51032B08L006-1 and 51023B08L006-2, Case #2022-176. Comments are due by **December 27, 2022**. Please let me know if you have any questions. Thanks, A.

[Kennedy Add Wslla Twnst RSB B8 L6-1 & 6-2](#)

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

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



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

December 14, 2022

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has no comments.

- **Kennedy Addition to Wasilla Townsite Townsite RSB Block 8, Lots 6-1 & 6-2 AOB**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **Pittman Flats II AOB**
 - No direct access to Pittman Rd from Lot 1
 - Both proposed lots must take access from N. White Clover Cr.
- **WA06 Parcel #3, MSB Waiver 76-4, recorded 79-24w Knobb Circle AOB**
 - No objection to the proposed subdivision.
 - Applicant will need to apply for an Approach Road Review Permit (ARR) with DOT&PF ROW division for the proposed connection of N Kelton's Knobb Circle to Wasilla-Fishhook Rd. Permits can be applied for through DOT&PF's ePermit website: <https://dot.alaska.gov/row/Login.po>
 - DOT&PF has concerns that the planned location of N. Kelton's Knobb Cir may not meet sight distance requirements as described in DOT&PF's Preconstruction manual section 1190.

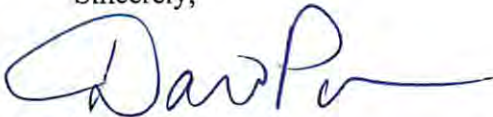
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0512 or david.post@alaska.gov.

Sincerely,

A handwritten signature in blue ink that reads "David Post". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David Post
Surface Transportation Manager

cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Brad Sworts, MSB Transportation Manager
Jacob Ciufo, P.E., Regional Hydrologist, DOT&PF
Sean Baski, Chief, Highway Design, DOT&PF
James Sowerwine Right of Way, DOT&PF
Noah King, P.E. Project Manager, DOT&PF

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DEC 15 2022

PLATTING

CITY OF WASILLA PLANNING DEPARTMENT

PERMIT ISSUED

Project: Single-Family Dwelling

Permit #: UP22-000006 **Date:** 10/04/2022

Applicant: Colleen Walker

**Applicant
Phone#:**

Address: 412 S Lake ST

Parcel #: 1032B08L006-1

Conditions of Approval:

- Permit is approved conditioned upon completion of MSB platting action to combine Lots 6-1 and 6-2.
- As-built survey must be submitted after relocation of the structure and plat recording.
- Survey/site plan must be uploaded to online permit by surveyor no later than October 7, 2022.

POST ON SITE FOR DURATION OF CONSTRUCTION

EXHIBIT F

Amy Otto-Buchanan

From: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Sent: Thursday, December 8, 2022 2:11 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Kennedy Add Wasilla Townsite RSB B8 L6-1 & 6-2 #22-176

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

Good Afternoon,

The ADF&G Habitat Section has reviewed the RFC packet for the subject location. At this time, no permits from the Habitat Section are required for the proposed activities. However, should the applicant need to withdraw water from Lucille Lake please have them contact the Habitat Section to obtain a permit.

Thank you for the opportunity to comment.

Sincerely,

Crystal Moenaert

Habitat Biologist II
ADF&G Habitat Section
1801 S Margaret Drive, Suite 6
Palmer AK 99645
Ph: 907-861-3204
[ADF&G Habitat Section Permits Link](#)



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, December 7, 2022 4:16 PM
To: Eisenman, Mark E (DOT) <mark.eisenman@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; maddys@akrr.com; Douglas Stephens <StephensD@akrr.com>; dueberk@akrr.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; robmyndtmsb@gmail.com; davemtp@mtaonline.net; 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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, December 12, 2022 4:35 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Kennedy Add Wasilla Townsite RSB B8 L6-1 & 6-2 #22-176
Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Amy,

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

Thanks,

MIREYA ARMESTO

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, December 7, 2022 4:16 PM
To: mark.eisenman@alaska.gov; david.post@alaska.gov; maddys@akrr.com; Douglas Stephens <StephensD@akrr.com>; Kathryn Dueber <DueberK@akrr.com>; sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; robyundtmsb@gmail.com; davemtp@mtaonline.net; 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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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 Kennedy Add Wasilla Townsite RSB B8 L6-1 & 6-2 #22-176

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

The following link contains a Request for Comments to combine 51032B08L006-1 and 51023B08L006-2, Case #2022-176. Comments are due by **December 27, 2022**. Please let me know if you have any questions. Thanks, A.

[Kennedy Add Wslla Twnst RSB B8 L6-1 & 6-2](#)

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

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

EXHIBIT H



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

December 19, 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.

- **LOT 6A, BLOCK 8, KENNEDY ADDITION TO THE WASILLA TOWNSITE
(MSB Case # 2022-176)**

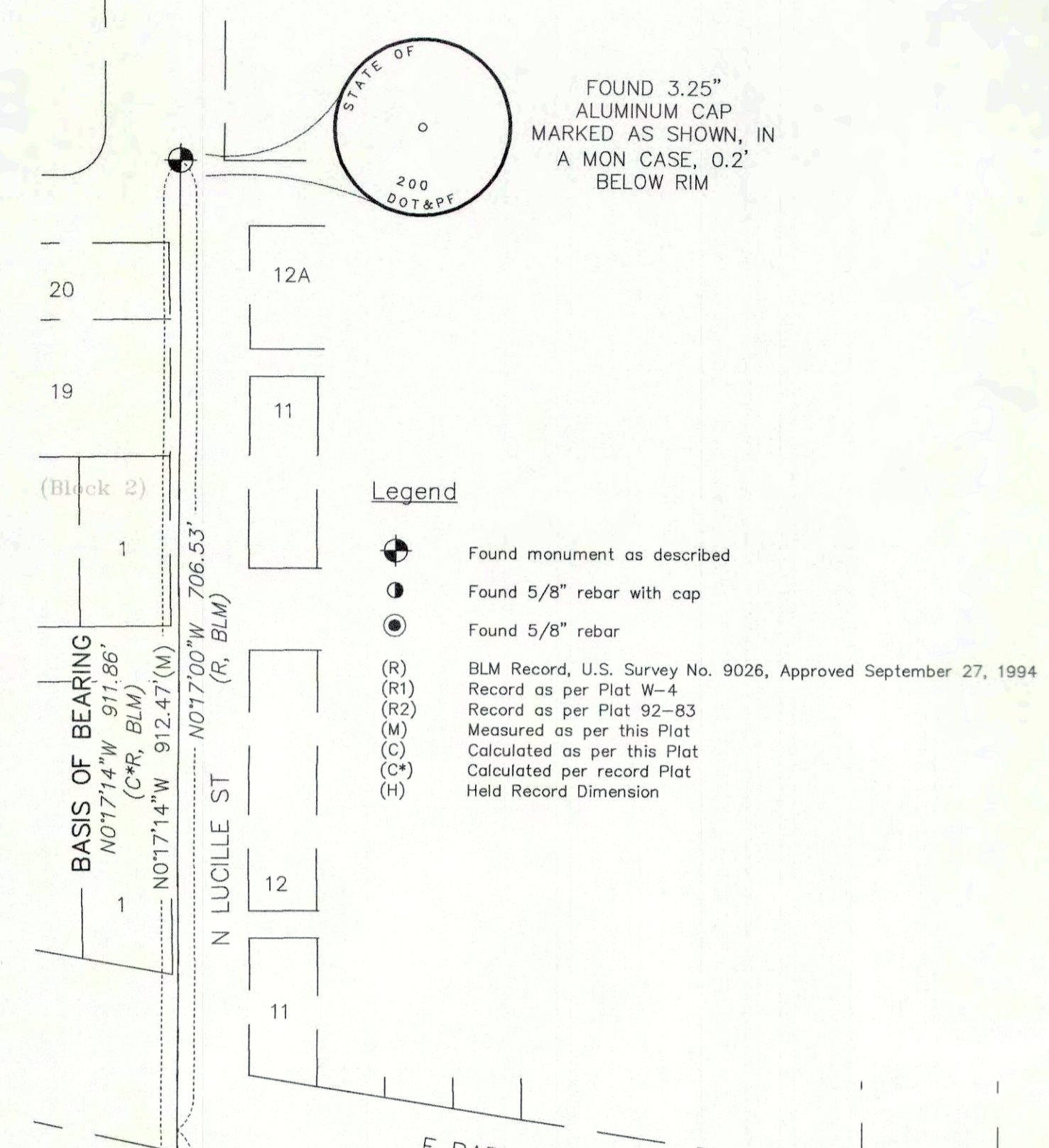
If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

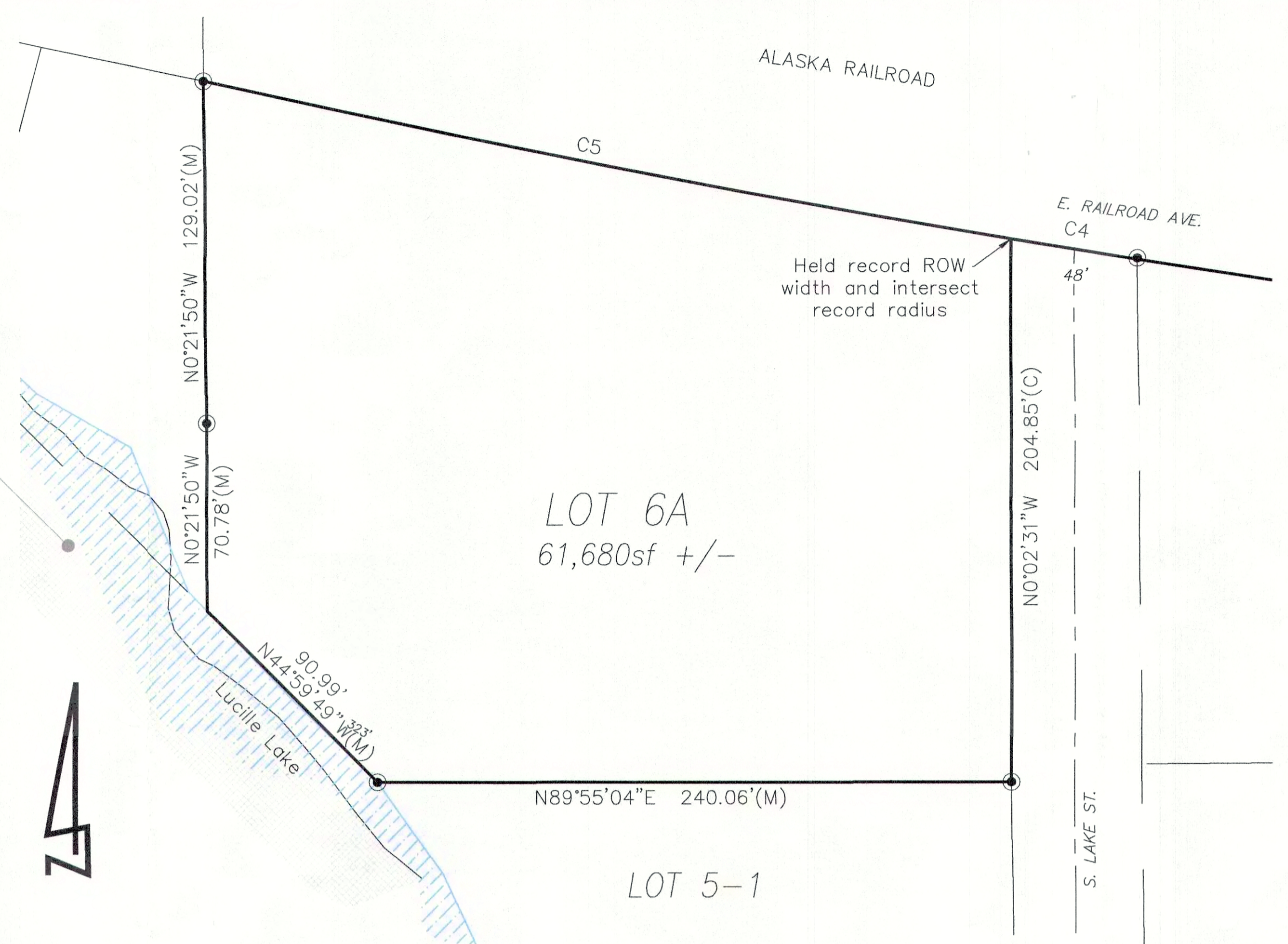
A handwritten signature in cursive script that reads "James Christopher".

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

FLOOD HAZARD AREA

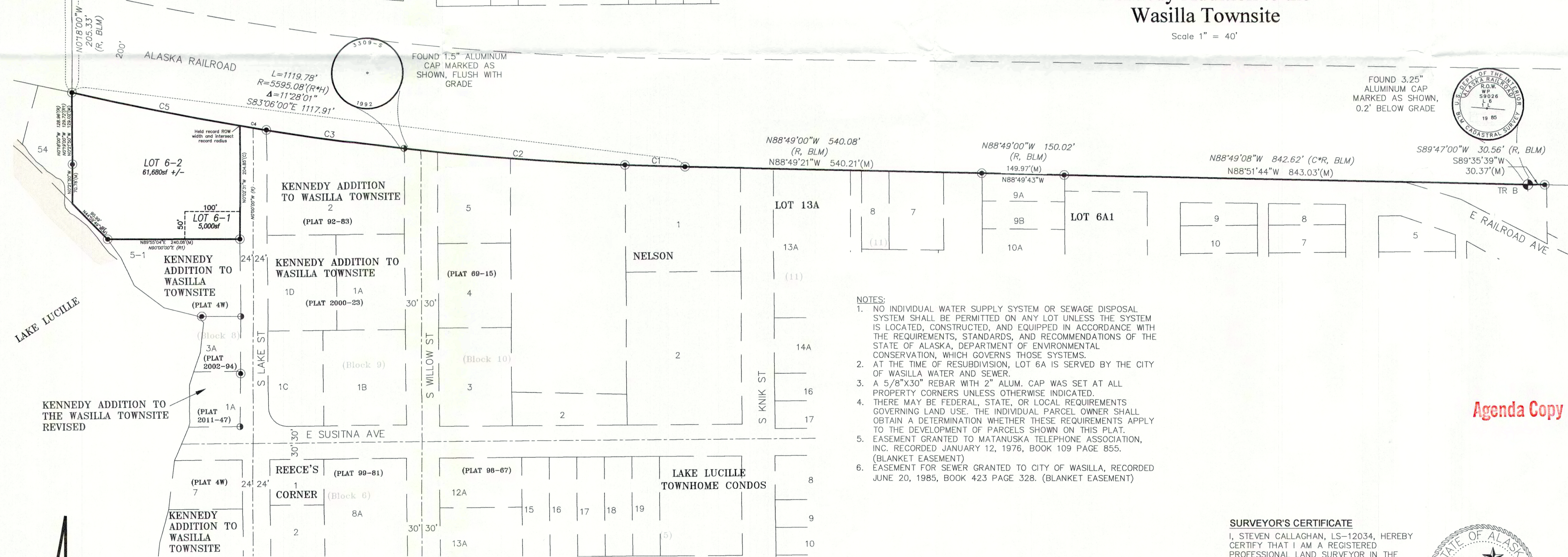


CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING AND DISTANCE
C1	109.05'	5595.08'	001°07'00"	S88°21'08"E 109.05'
C2	402.67'	5595.08'	004°07'25"	S85°43'54"E 402.58'
C3	251.92'	5595.08'	002°34'47"	S82°22'48"E 251.90'
C3(R2)	252.28'	5595.08'	002°35'00"	252.25'
C4	48.63'	5595.08'	000°29'53"	S80°50'28"E 48.63'
C5	311.28'	5595.08'	003°11'15"	S78°59'54"E 311.24'



**Proposed Lot 6A, Block 8,
Kennedy Addition to the
Wasilla Townsite**

Scale 1" = 40'



- NOTES:**
- 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.
 - AT THE TIME OF RESUBDIVISION, LOT 6A IS SERVED BY THE CITY OF WASILLA WATER AND SEWER.
 - A 5/8"x30" REBAR WITH 2" ALUM. CAP WAS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
 - THERE MAY BE FEDERAL, STATE, OR 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.
 - EASEMENT GRANTED TO MATANUSKA TELEPHONE ASSOCIATION, INC. RECORDED JANUARY 12, 1976, BOOK 109 PAGE 855. (BLANKET EASEMENT)
 - EASEMENT FOR SEWER GRANTED TO CITY OF WASILLA, RECORDED JUNE 20, 1985, BOOK 423 PAGE 328. (BLANKET EASEMENT)

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, DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

XX _____ DATE
XX
XX
XX

NOTARY ACKNOWLEDGEMENT
THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOW TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT; AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

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-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____ 20____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

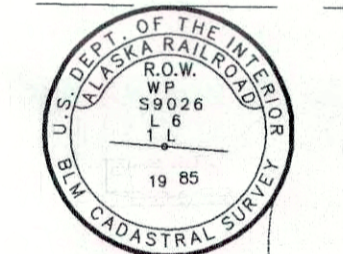
PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

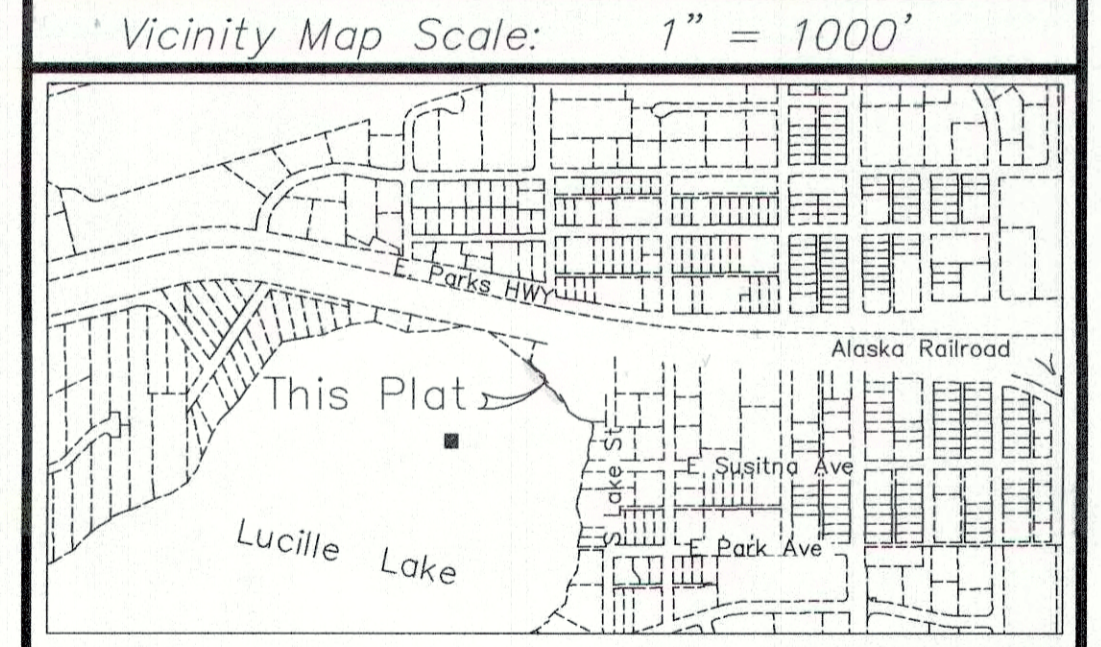
CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

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

FOUND 3.25" ALUMINUM CAP MARKED AS SHOWN, 0.2' BELOW GRADE



RECEIVED
DEC 06 2022
PLATTING



A Plat of:
**Lot 6A, Block 8,
Kennedy Addition to
the Wasilla
Townsite**

Located in the W 1/2 in Section 10 Township 17 North, Range 1 West, Seward Meridian, according to the official Plat W-4, being located in the Palmer Recording District, Third Judicial District, State of Alaska 66680 square feet, 1.53 acres

SURVEYOR'S CERTIFICATE
I, STEVEN CALLAGHAN, LS-12034, 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.



Agenda Copy

S4 Group
Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue
Anchorage, Alaska 99501
(907) 306-8104
mail@s4ak.com

Scale 1" = 100' Job No: 2022-53 AECC 173042
Field Book: 153 Sheet 1 OF 1 Date: 11/30/2022

3B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JANUARY 4, 2023**

ABBREVIATED PLAT: **ROLLING HILLS ADD. NO. 1 RSB B/3 L/18-19**

LEGAL DESCRIPTION: **SEC 32, T17N, R04W S.M., AK**

PETITIONER: **TAMARA SMID**

SURVEYOR: **OWEN DICKS, PLS**

ACRES: **8.235 +/-** PARCELS: **1**

REVIEWED BY: **MATTHEW GODDARD**

CASE: **2022-175**

REQUEST:

The request is to create one lot from Lots 18 & 19, Rolling Hills Add. No. 1, Plat No. 82-96 to be known as **LOT 18A**, containing 8.235 acres +/- . The property is located south of Crooked Lake, west of S. Timberline Drive and north of W. Susitna Parkway (Tax ID # 2334B03L018 / L019); within the SW ¼ Section 32, Township 17 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps

EXHIBIT A – 4 pgs

AGENCY COMMENTS

Development Services

EXHIBIT B – 1 pg

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

COMMENTS:

Development Services (**Exhibit B**) notes that the existing access is not permitted. A driveway permit application should be submitted for any existing access points.

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

CONCLUSION

The plat of Rolling Hills Add. No. 1 Lot 18A, Block 3 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

FINDINGS of FACT:

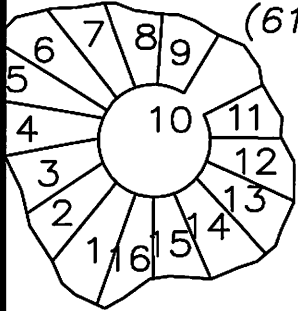
1. The abbreviated plat of Rolling Hills Add. No. 1 Lot 18A, Block 3 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Rolling Hills Addition #1 subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Rolling Hills Addition #1 subdivision (Plat #82-96), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

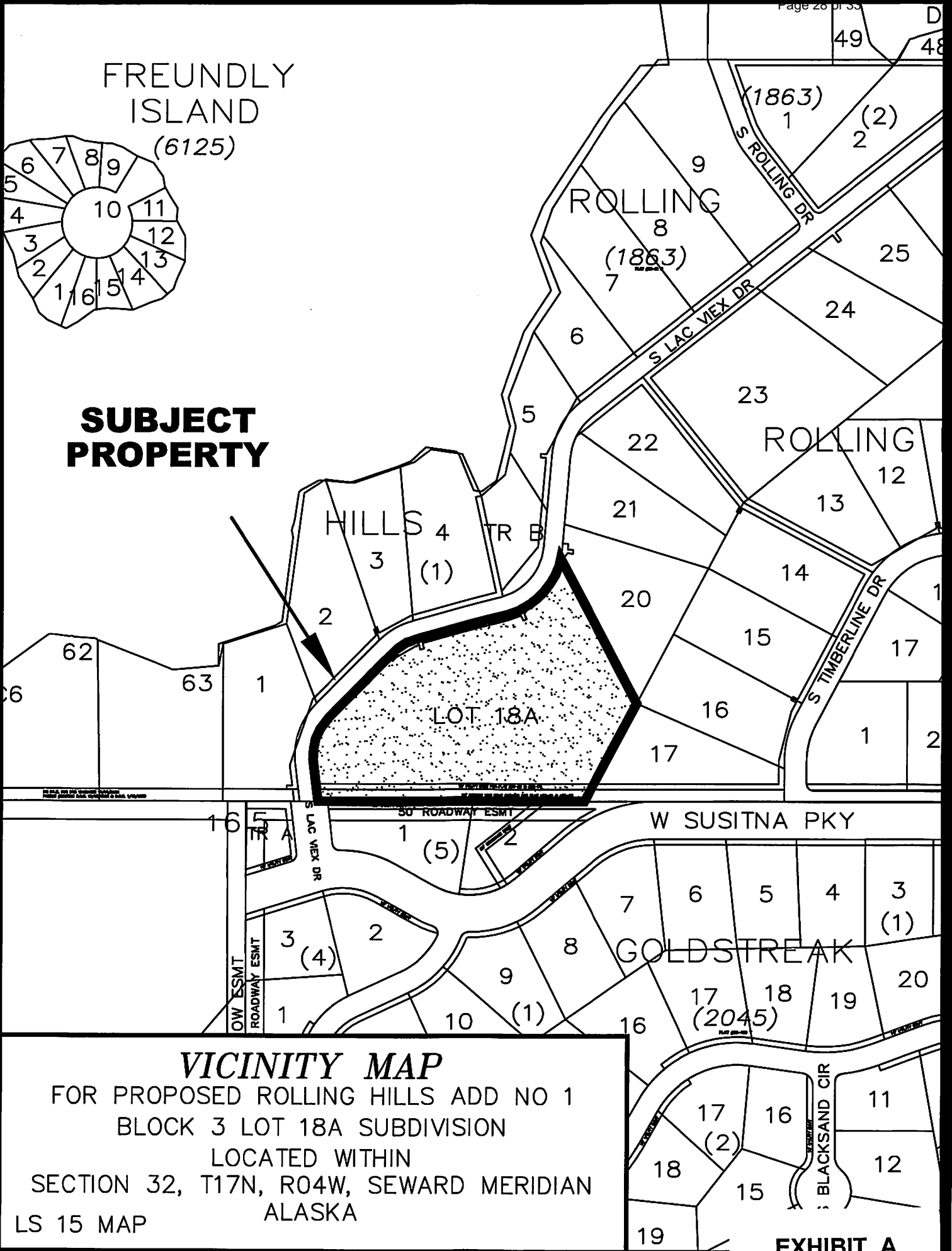
Staff recommends approval of the abbreviated plat of Rolling Hills Add. No. 1 Lot 18A, Block 3 contingent on the following recommendations:

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

FREUNDLY ISLAND (6125)



SUBJECT PROPERTY



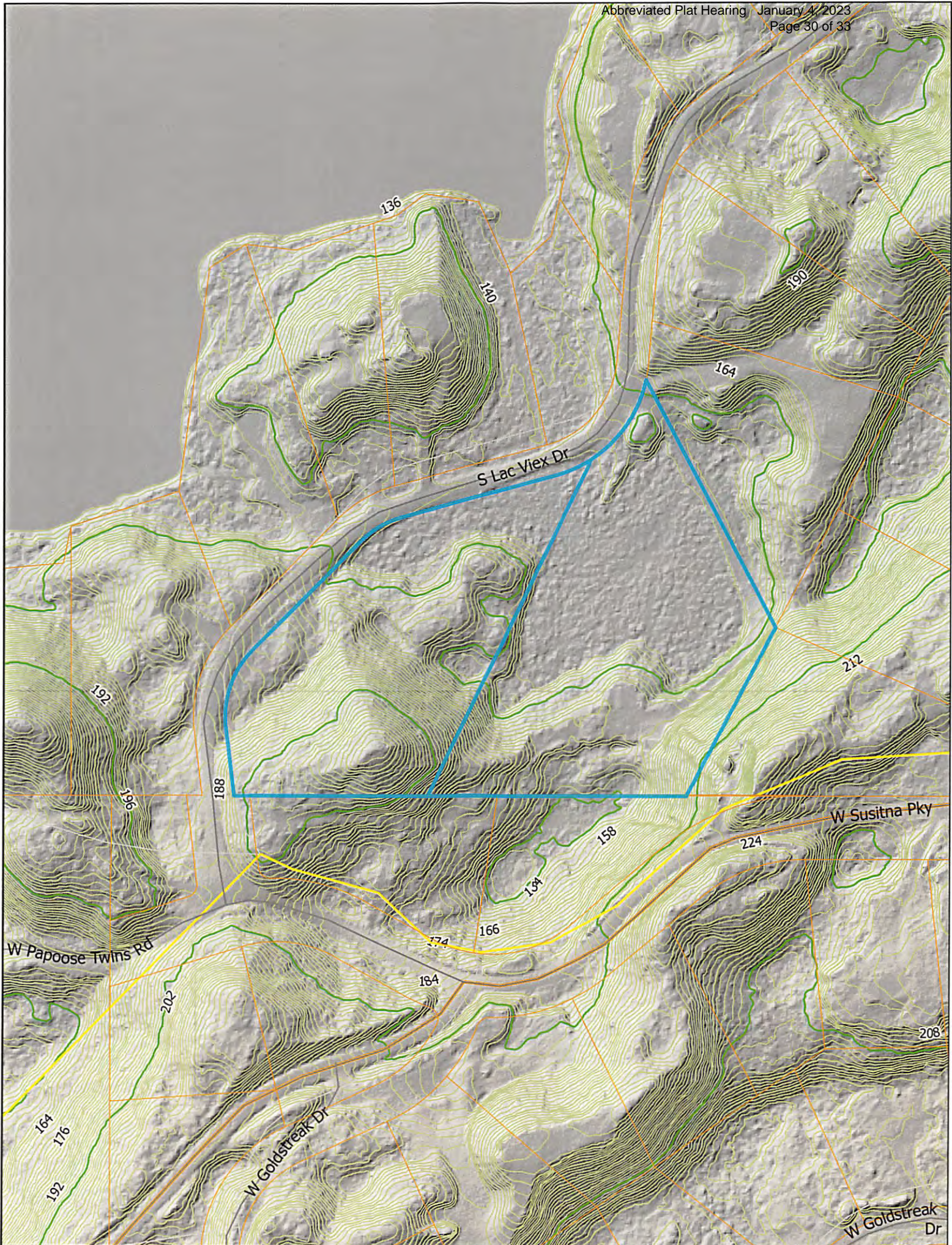
VICINITY MAP

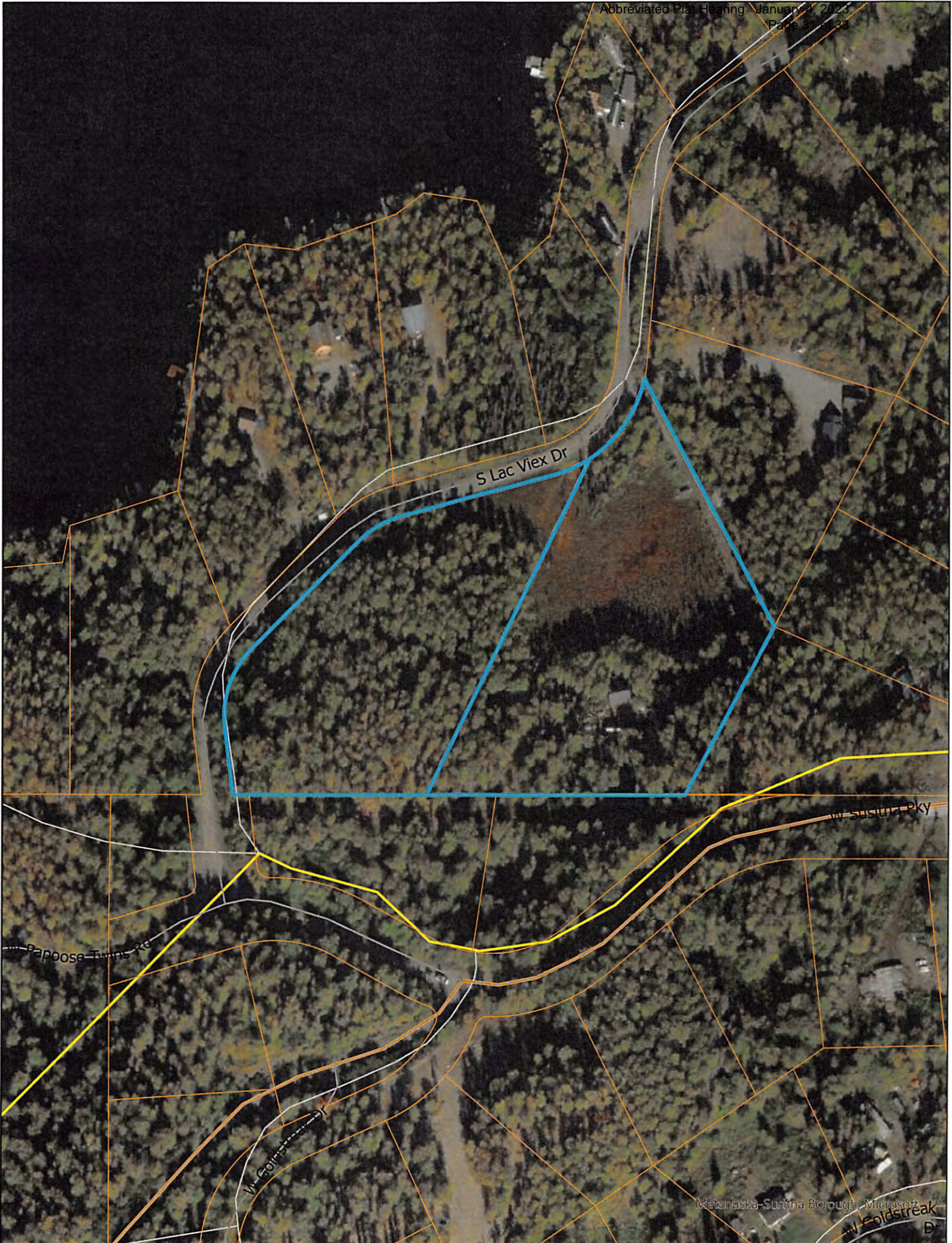
FOR PROPOSED ROLLING HILLS ADD NO 1
BLOCK 3 LOT 18A SUBDIVISION
LOCATED WITHIN
SECTION 32, T17N, R04W, SEWARD MERIDIAN
ALASKA

LS 15 MAP

EXHIBIT A







S Lac Vieux Dr

W Susitna Pky

Papoose-Twin Rd

W Goldstream Dr

W Goldstream Dr

Matthew Goddard

From: Code Compliance
Sent: Thursday, December 15, 2022 10:20 AM
To: Matthew Goddard
Subject: RE: RFC Rolling Hills Add No 1 RSB (MG)

The existing access is not permitted. A driveway permit application should be submitted for any existing access points.

Respectfully,

Michelle Olsen, CFM
Permit Technician
Matanuska-Susitna Borough
907-861-7822

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, December 6, 2022 1:13 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Code Compliance <Code.Compliance@matsugov.us>
Subject: RFC Rolling Hills Add No 1 RSB (MG)

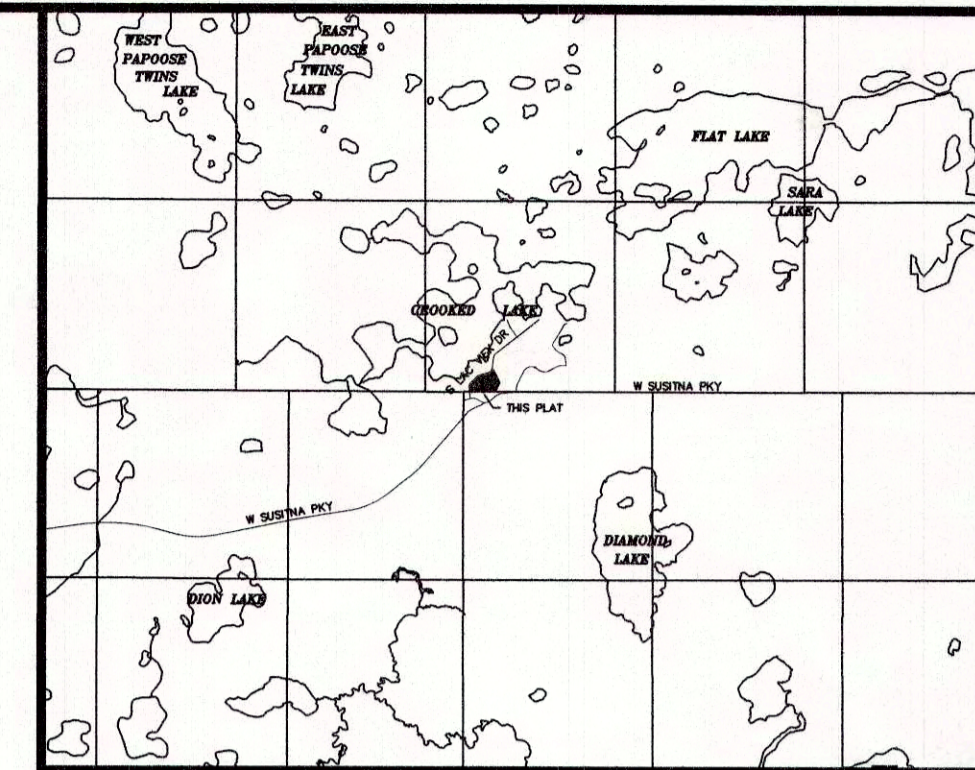
Hello,

The following link is a request for comments for an elimination of common lot line between Lots 18 & 19, Block 3, Rolling Hills Add. No. 1.

Please ensure you submit all comments by December 16, 2022 so they can be incorporated in the staff report that will be presented to the Platting Officer.

[Rolling Hls Add No 1 RSB](#)

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



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.

TAMARA SMID _____ DATE _____
P.O. BOX 521187
BIG LAKE, AK 99652

EDWIN TAYLOR _____ DATE _____
P.O. BOX 521187
BIG LAKE, AK 99652

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__ FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I 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. _____ DATED _____, 20__ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

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

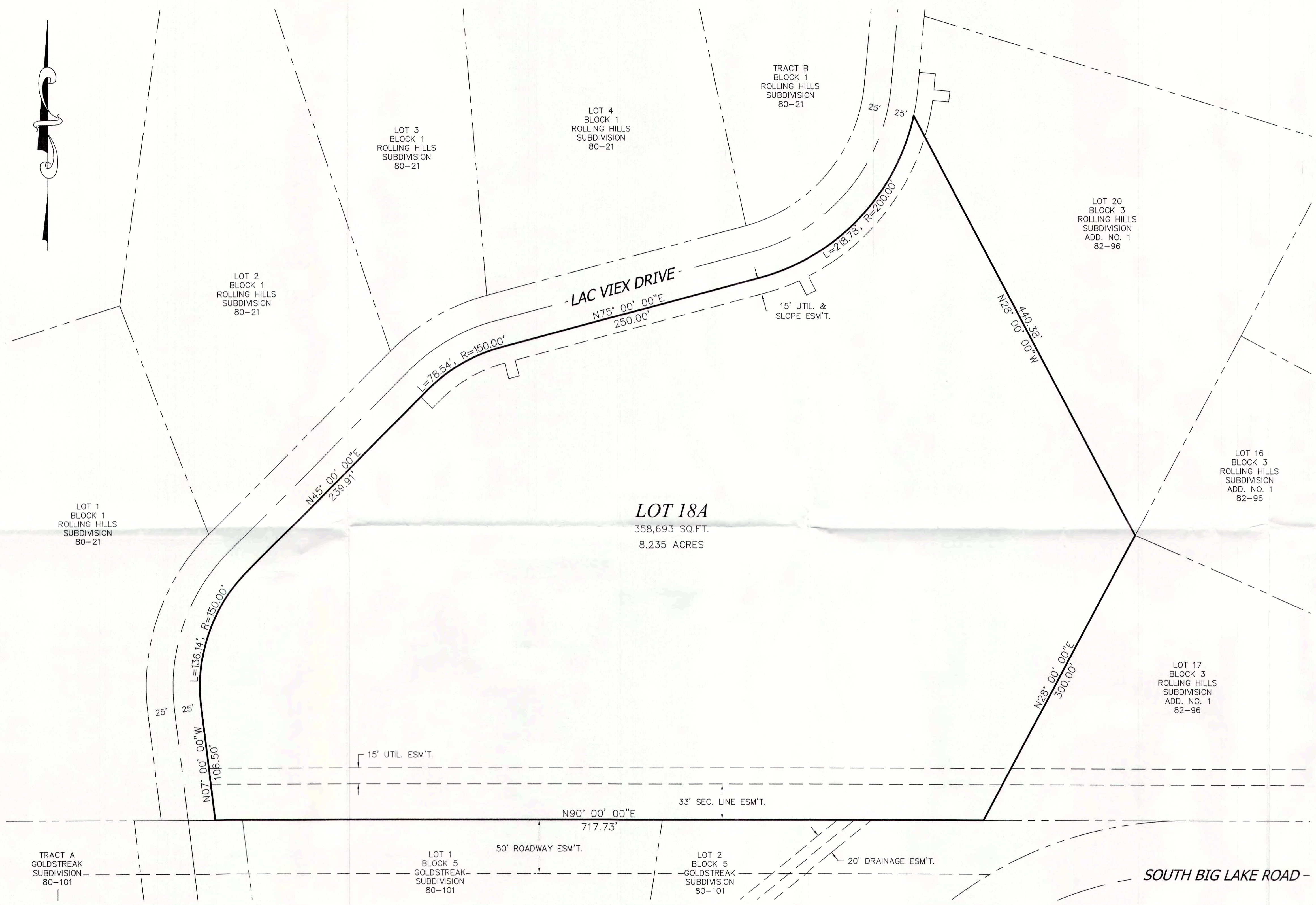
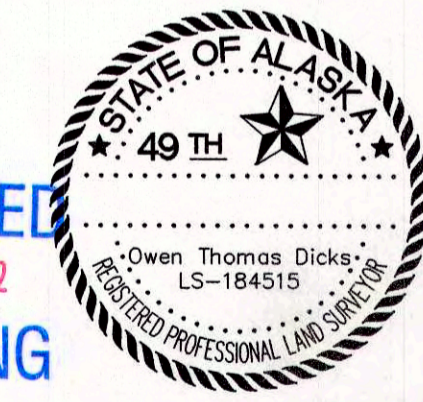
CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, 20__, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTOR 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. 82-96

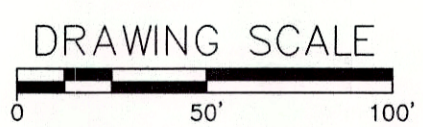
Agenda Copy

DATE _____
RECEIVED
NOV 22 2022
PLATTING



LOT 18A
358,693 SQ.FT.
8.235 ACRES

- 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 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.
 3. RECORD DATA SHOWN HEREON IS DERIVED FROM ROLLING HILLS SUBDIVISION, ADD. NO. 1, PLAT No. 82-96, PALMER RECORDING DISTRICT.
 4. RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON MAY 19, 1980. BOOK 212 PAGE 683, AMENDED BY INSTRUMENT RECORDED SEPTEMBER 24, 1982, BOOK 272 PAGE 996.



LEGEND

	SUBDIVISION BOUNDARY
	ADJACENT PROPERTY LINE
	ROW CENTERLINE
	EASEMENT LINE

A PLAT OF
LOT 18A
A SUBDIVISION OF
LOTS 18 & 19, BLOCK 3, ROLLING HILLS SUBDIVISION, ADD. NO. 1
PLAT No. 82-96 PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN SEC. 32, T17N, R4W, S.M., AK
CONTAINING 8.235 ACRES, MORE OR LESS

OWEN DICKS, PLS
7362 W. PARKS HWY., #349
WASILLA, ALASKA 99623
PH: (907)354-2457
owendickssurvey@gmail.com

DRAWN: OTD	SCALE: 1" = 50'
DATE: 11/22/2022	FIELD BOOK: N/A
PROJECT: 22001	SHEET 1 OF 1