

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
Chris Curlin

PLATTING ASSISTANT
Kayla Kinneen

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

February 15, 2023

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **POOLE ESTATES:** The request is to create one lot from Lots 23 and 24 Beaver Green Subdivision, Plat 62-10, to be known as **Poole Estates**, containing 0.92 acres +/- . The plat is located east of Big Beaver Lake, North West of Pup Lake, Directly East of N. Victor Road (Tax ID # 6024000L023 / L024); located within the NE ¼ Section 9, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: *Hanson Land Solutions/Mary Poole*, Staff: *Chris Curlin*, Case # 2023-004)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **February 15, 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

STAFF REVIEW AND RECOMMENDATIONS

PUBLIC HEARING

February 15, 2023

ABBREVIATED PLAT: **POOLE ESTATES**
LEGAL DESCRIPTION: **SEC 3W, T17N, R03W S.M., AK**
PETITIONER: **HANSON LAND SOLUTIONS FOR MARY POOLE**
SURVEYOR: **HANSON LAND SOLUTIONS**
ACRES: **0.92 +/-** PARCELS: **1**
REVIEWED BY: **CHRIS CURLIN** CASE: **2023 - 004**

REQUEST:

The request is to create one lot from Lots 23 & 24, Beaver Green (Plat #62 - 10), to be known as POOLE ESTATES, containing 0.92 acres +/- . The property is located east of Big Beaver Lake, North West of Pup Lake, and directly east of N. Victor Road, lying within NE ¼ Section 9, Township 17 North, Range 03 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps **Exhibit A**
Development Services **Exhibit B**

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: "The access onto Lot 24 requires a driveway permit. The access onto lot 23 is permitted but that permit does not cover the existing driveway onto lot 24."

Petitioner to apply for driveway permit and provide copy of application to platting staff. (See recommendation #4)

CONCLUSION

The plat of Poole Estates, 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 Poole Estates Lot 1, is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Poole Estates 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 Poole Estates Subdivision (Plat #62-10), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Poole Estates, 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. Apply for driveway permit for driveway on existing lot 24 and provide copy of application to platting staff.
5. Submit recording fee payable to DNR.
6. Submit final plat in full compliance with Title 43.

(6230)

6

7

11

8

10

KIOWA HILLS²

(7516)

BIG

BEAVER

GREEN

N VICTOR RD

15

16

14

17

13

18

12

19

11

20

10

21

9

A7

33' SECTION LINE ESMT

LAKE

(6024)

LOT 1

**SUBJECT
PROPERTY**

25

26

27

28

7

6

4

3

2

1

A19

EAGLE ROCK

TR A

(7010)

PUP

LAKE

VICINITY MAP

FOR PROPOSED POOLE ESTATES SUBDIVISION
LOCATED WITHIN
SECTION 04, T17N, R03W, SEWARD MERIDIAN
ALASKA

HO 12 MAP

EXHIBIT A







Matanuska-Susitna Borough, Microsoft

S Wolf Rd

N Victor Rd

N Tom Parkers Way

Jesse Curlin

From: Code Compliance
Sent: Tuesday, January 24, 2023 8:55 AM
To: Jesse Curlin
Subject: RE: Request for Comments - Poole Estates - CC

The access onto Lot 24 requires a driveway permit. The access onto lot 23 is permitted but that permit does not cover the existing driveway onto Lot 24.

Respectfully,

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Monday, January 16, 2023 1:28 PM
To: colton.percy@alaska.gov; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; Code Compliance <Code.Compliance@matsugov.us>; mokietew@gmail.com
Subject: Request for Comments - Poole Estates - CC

Hello,

The following link is a request for comment for the proposed Poole Estates subdivision. Please insure all comments are submitted by January 27, 2023 so they can be included in the staff report that will be presented in the hearing.

[Poole Estates](#)

Sincerely,

Chris Curlin
Platting Technician
(907) 861-7873

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

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

EDWARD LEWIS _____ DATE _____
3635 N. WESTLAKE
PALMER, AK 99645

HOLLY LEWIS _____ DATE _____
3635 N. WESTLAKE
PALMER, AK 99645

CINNAMON LEPORE _____ DATE _____
3635 N. WESTLAKE
PALMER, AK 99645

MARY SUZANNE POOLE _____ DATE _____
3635 N. WESTLAKE
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, 20____,

FOR _____
FOR _____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

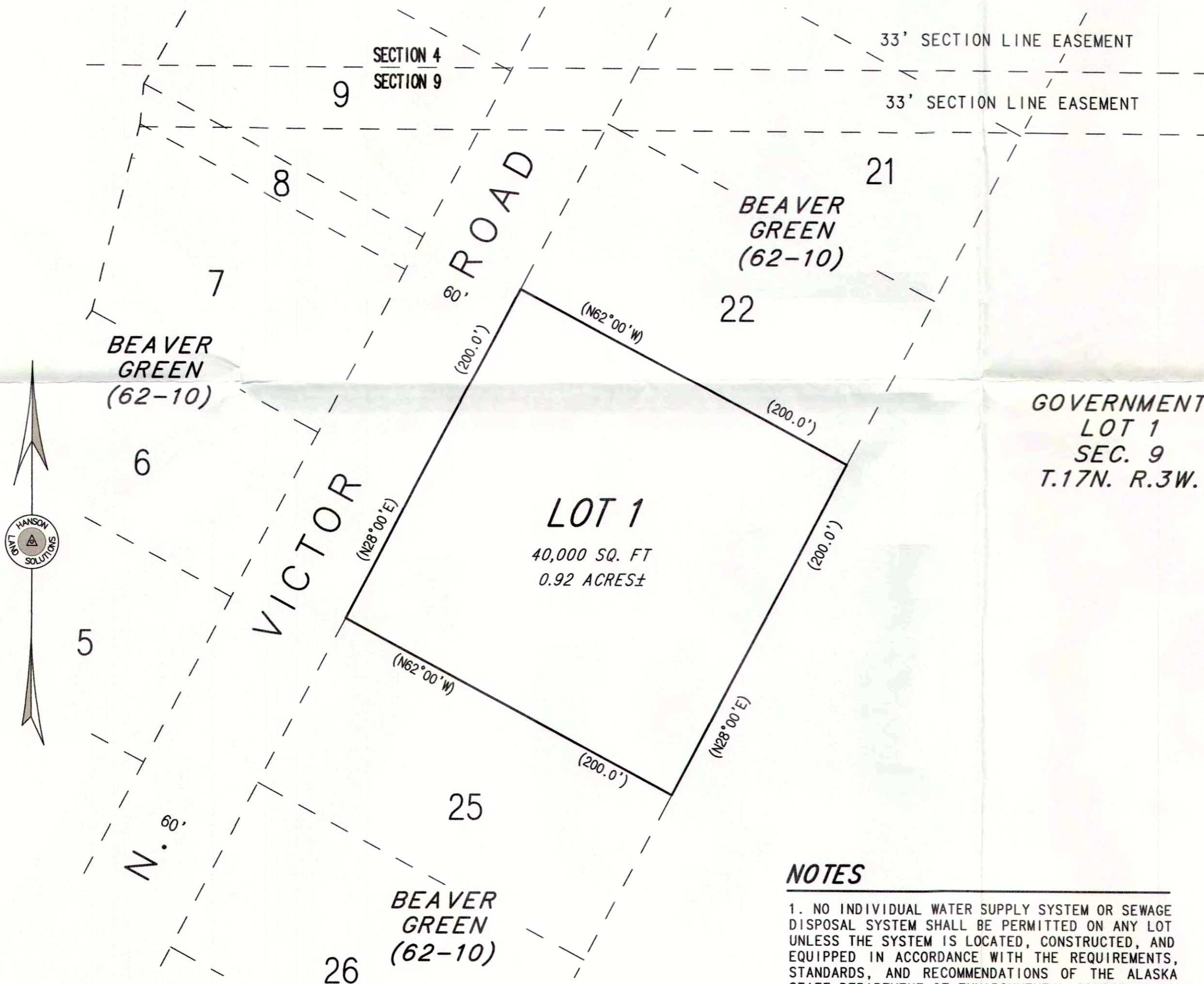
CERTIFICATE OF PAYMENT OF TAXES

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

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

LEGEND

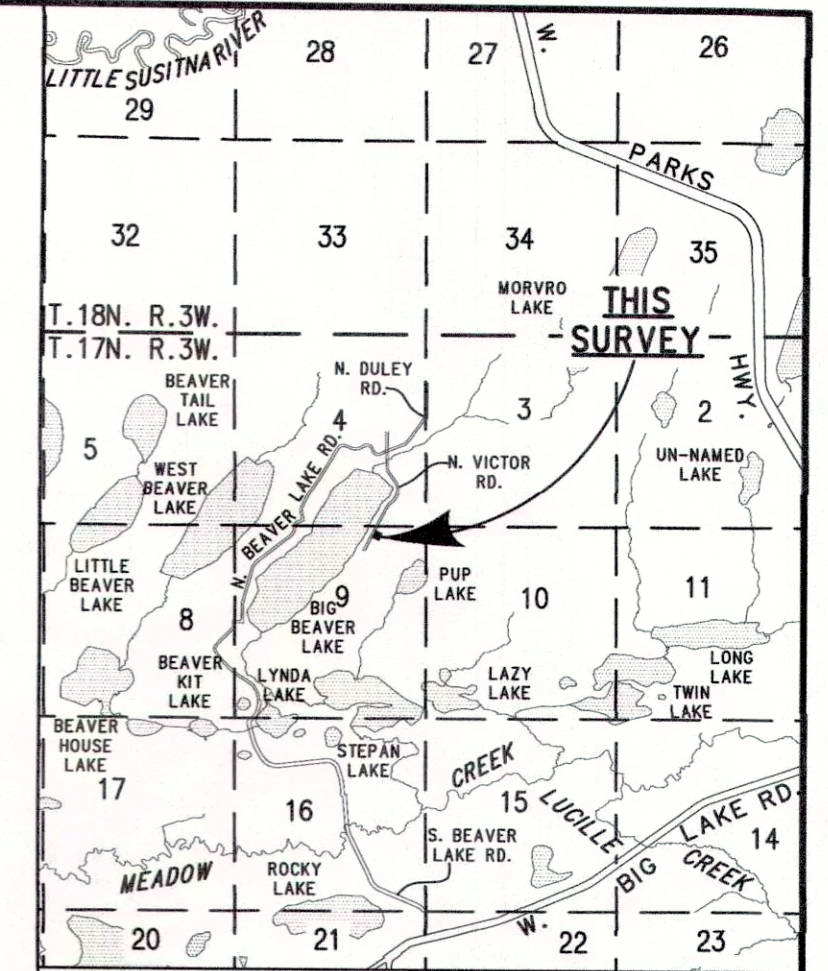
- (N28°00'E) (200.0') RECORD PER PLAT (62-10)
- 33' SECTION LINE EASEMENT
- 33' SECTION LINE EASEMENT



GOVERNMENT
LOT 1
SEC. 9
T.17N. R.3W.

NOTES

1. 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 ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
2. 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.



SOURCE: MSB TAX MAP HO05, HO06, HO11, HO12, HO13 & HO14 1"=5280'

SURVEYOR'S CERTIFICATE



I 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 THE PLAT OF BEAVER GREEN SUBDIVISION (62-10).

REGISTERED LAND SURVEYOR
RECEIVED
Agenda Copy **JAN 05 2023**
PLATTING

A PLAT OF
POOLE ESTATES
A REPLAT OF
LOTS 23 & 24
BEAVER GREEN
(PLAT 62-10)
PALMER RECORDING DISTRICT
STATE OF ALASKA
THIRD JUDICIAL DISTRICT
LOCATED WITHIN
NE¼ SEC. 9, T.17N. R.3W. SM, AK
CONTAINING 0.92 ACRES MORE OR LESS

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