

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.

June 7, 2023

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to platting@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. **DESCHAMPS HAVEN:** The request is to create two lots from Tax Parcel C18 (Parcel #1, MSB Waiver 84-123-PWm, recorded at 84-315w), to be known as **Deschamps Haven**, containing 7.21 acres +/- . The parcel is located directly west of N. Wyoming Drive (Tax ID# 18N02W26C018); within Section 26, Township 18 North, Range 02 West, Seward Meridian, Alaska. In Meadow Lakes Community Council and Assembly District #7. (*Petitioner/Owner: Robert A. Deschamps, Jr., Staff: Amy Otto-Buchanan, Case #2023-053*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **June 7, 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
JUNE 07, 2023

ABBREVIATED PLAT: DESCHAMPS HAVEN

LEGAL DESCRIPTION: SEC 26, T18N, R02W, SEWARD MERIDIAN AK

PETITIONERS: ROBERT A. DESCHAMPS JR

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING/PIONEER ENGINEERING LLC

ACRES: 7.21 ± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-053

REQUEST: The request is to create two lots from Tax Parcel C18 (Parcel #1, MSB Waiver 84-123-PWm, recorded at 84-315w), to be known as **DESCHAMPS HAVEN**, containing 7.21 acres +/- . The parcel is located directly west of N. Wyoming Drive; within Section 26, Township 18 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 4 pgs
EXHIBIT B – 3 pgs

AGENCY COMMENTS

Department of Public Works Pre-Design Division
Development Services
ADF&G
Utilities
Meadow Lakes Community Council
Public

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 3 pgs
EXHIBIT G – 1 pg
EXHIBIT H – 2 pgs

DISCUSSION: This platting action is creating two lots from Tax Parcel C18. Access for both lots is from W. Wyoming Drive, a 60' wide right-of-way. Street is owned and maintained by MSB. Each lot has the required frontage, pursuant to MSB 43.20.320 Frontage. Petitioner has applied for a driveway permit for the existing driveway and a copy of the application is on file with Platting staff.

Soils Report: (Exhibit B) Pursuant to MSB 43.20.281(A)(1), a soils report was submitted. Bill Klebesadel, PE, Pioneer Engineering, notes one new testhole was dug as shown on the attached testhole map. It was sited on the joint property line between the two proposed lots to represent the soils in both lots. The testhole showed 2' of topsoil overlaying 3' of silty gravel, followed by sand and gravel that extended to the bottom of the 13' deep testhole. No groundwater was encountered in the testhole. Based on the available soils and water table information, topography, MSB code and observations on site, each lot will have at least 10,000 sf of usable building area and at least 10,000 sf of contiguous useable septic area as required by code.

Comments: Department of Public Works Pre-Design Division (**Exhibit C**) notes that since N. Wyoming Drive is a minor collector on the Official Streets & Highways Plan (OSHP), per SCM A04.3(b), applicant needs to calculate average access point spacing and (d) show the proposed access points on the preliminary plat (see **Recommendation #3**). If access is to be shared, a common access easement should be dedicated (see **Recommendation #4**). *Staff notes that Cartograph lists N. Wyoming Drive classified as "residential".* Development Services (**Exhibit D**) has no comments.

ADF&G: (**Exhibit E**) There are no documented anadromous or resident waterbodies within the subject area. At this time, a permit from the ADF&G Habitat Section is not required. Should fish presence be discovered, please contact the ADF&G Habitat Section at 907-861-3200.

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

Meadow Lake Community Council: (**Exhibit G**) has no objections.

Public: (**Exhibit H**) Ron Fleischhacker, owner of Tax Parcel B2, to the northwest, has no objection.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Emergency Services, Community Development, Assessments or Planning; or MEA.

CONCLUSION: The preliminary plat of **DESCHAMPS HAVEN** 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 Deschamps Haven is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.28(A)(1). All lot have the required useable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Emergency Services, Community Development, Assessments or Planning; or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **Deschamps Haven**, contingent on the following 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. Pursuant to SCM A04.3(b) & (d), provide average access point spacing calculations and show proposed access points.
4. If access is to be shared, grant a common access easement for one driveway for both lots.
5. Pay postage and advertising fees.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

26
B2

B1

N WYOMING DR

1

2

3

8

7

6

JUNE LAKE

WEST

(7222)

9

10

**SUBJECT
PROPERTY**

50' PUBLIC
ESTUARY
ENT

LITTLE LAKE

B3

**WILDERNEST
ACRES**

1

(7080)

2

C15

C14

C19

C12

1

2

WYOMING MEADOWS

(6976)

3

N WYOMING DR

C10

D1

W STARR RD

W STARR RD

C16

C17

C8

D2

VICINITY MAP

FOR PROPOSED DESCHAMPS HAVEN

LOCATED WITHIN

SECTION 26, T18N, R02W, SEWARD MERIDIAN,

ALASKA

HOUSTON 08 MAP

C25

C26

**BEVERLY LAKE
ESTATE**

EXHIBIT A

1
2
(2)
1
2

WJ MANKLEY
(6204)

(2) 1

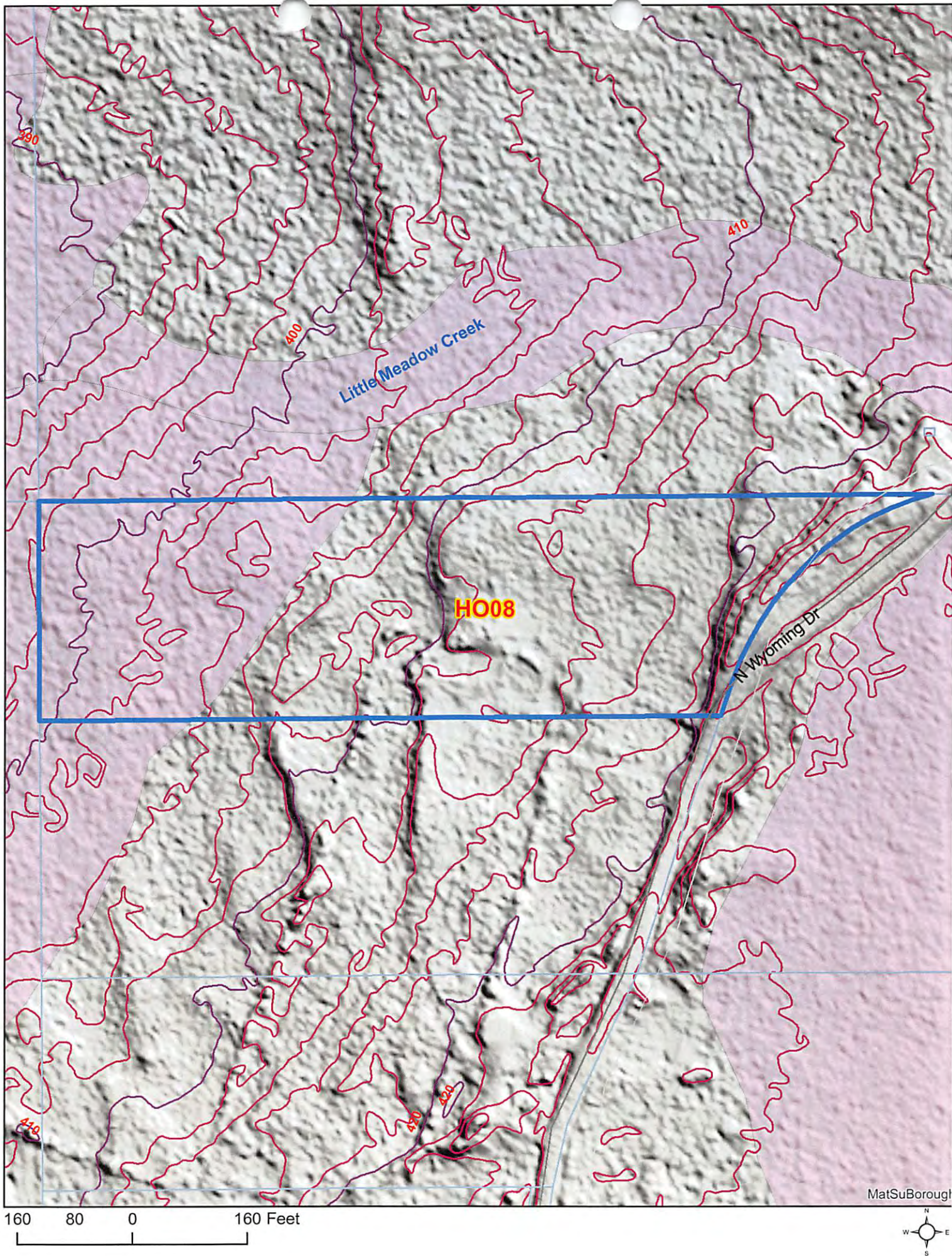
W BEVERLY LAKE RD

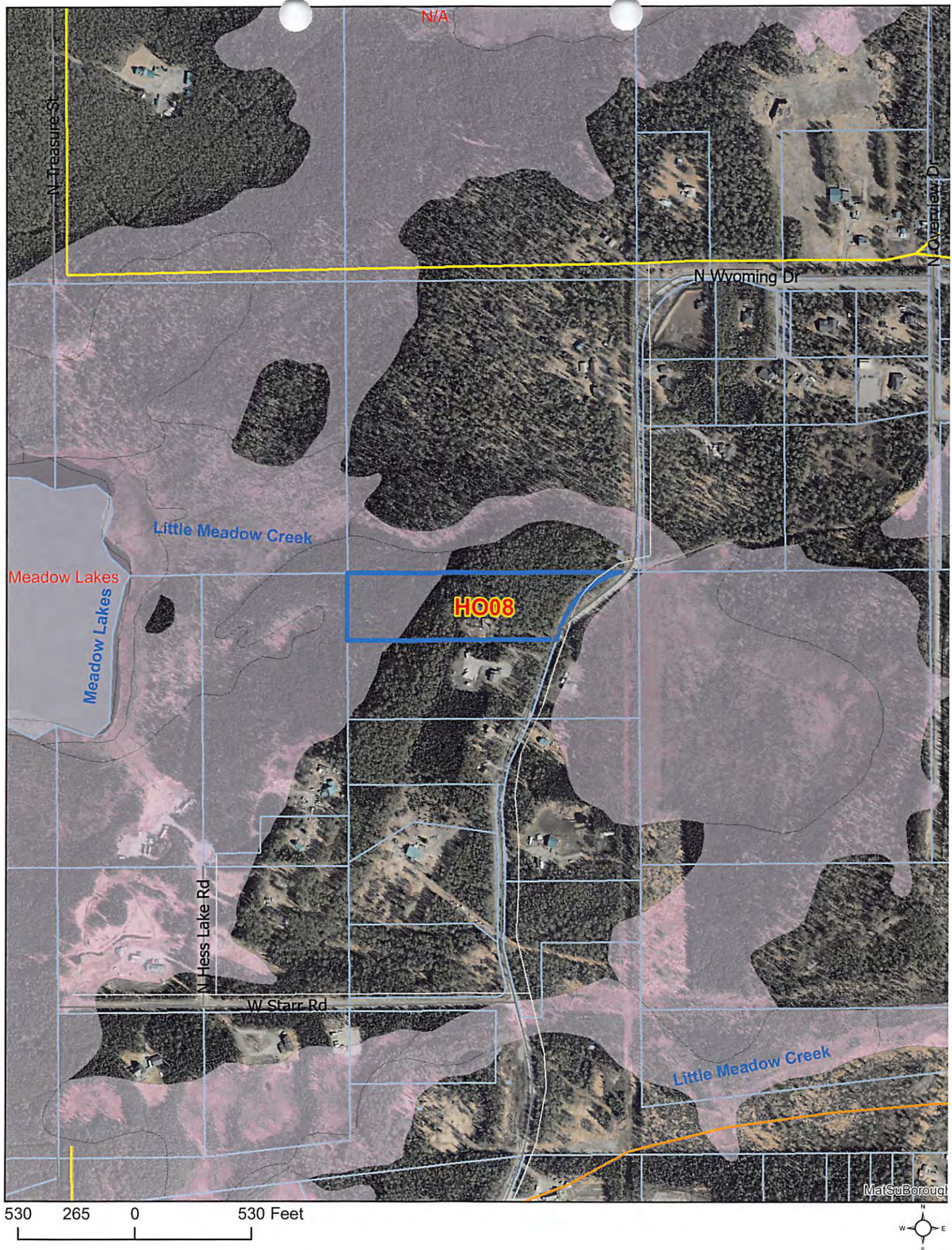


160 80 0 160 Feet

MatSuBorough









Pioneer Engineering LLC
Professional, Reliable, Local

May 7, 2023

RE: Usable Area Report
T18N R2W Section 26, SM Tax Parcel C18
Proposed Deschamps Haven

RECEIVED
MAY 08 2023
PLATTING

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

Dear Mr. Wagner,

Usable Area: Working on behalf of the owners and in coordination with Bull Moose Surveying, I performed a soils investigation for the above-referenced proposed subdivision. The project plans to split the 7.21-acre parent parcel into two lots as follows: Lot 1 (4.41 acres) and Lot 2 (2.80 acres).

Test Holes: One new test hole was dug as shown on the attached test hole map. It was sited on the joint property line between the two proposed lots to represent the soils in both lots. The test hole showed 2 feet of topsoil (OL) overlaying 3 feet of silty gravel (GM), followed by sand & gravel (SP/GP) that extended to the bottom of the 13-foot deep test hole. No groundwater was encountered in the test hole.

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

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

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

Sincerely,

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



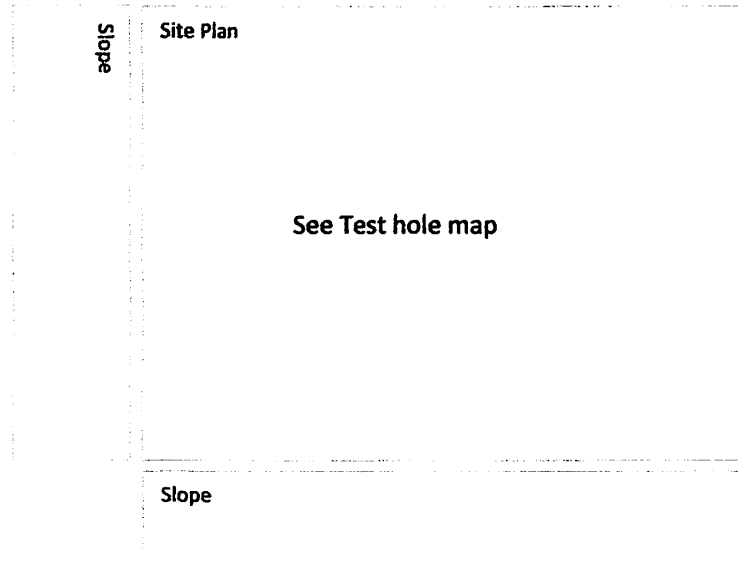
EXHIBIT B

PIONEER ENGINEERING LLC
SOILS LOG / PERCOLATION TEST REPORT



Project #: 2023-SW-058 ☒ Soil Log
Street Address: 3860 N Wyoming Drive ☒ Perc Test
Legal Description: T18N R2W Section 26, SM Tax Parcel C18

0	Soil Type
1	Topsoil (OL)
2	
3	
4	Silty gravel (GM)
5	
6	
7	Sand & gravel (SP/GP)
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	Bottom of test hole No groundwater
18	
19	
20	
21	
22	



PERCOLATION TEST DATA					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1	4/20/2023	2:00 PM	0 min	6"	
2	4/20/2023	2:30 PM	30 min	3 1/2"	2 1/2"
3	4/20/2023	3:00 PM	30 min	3"	3"
4	4/20/2023	3:30 PM	30 min	3 1/2"	2 1/2"

PERCOLATION RATE 12 (min/inch)

PERC HOLE DIAMETER 6"

TEST RUN BETWEEN 3 FT AND 4 FT DEPTH

COMMENTS Soils can support a conventional wastewater system.

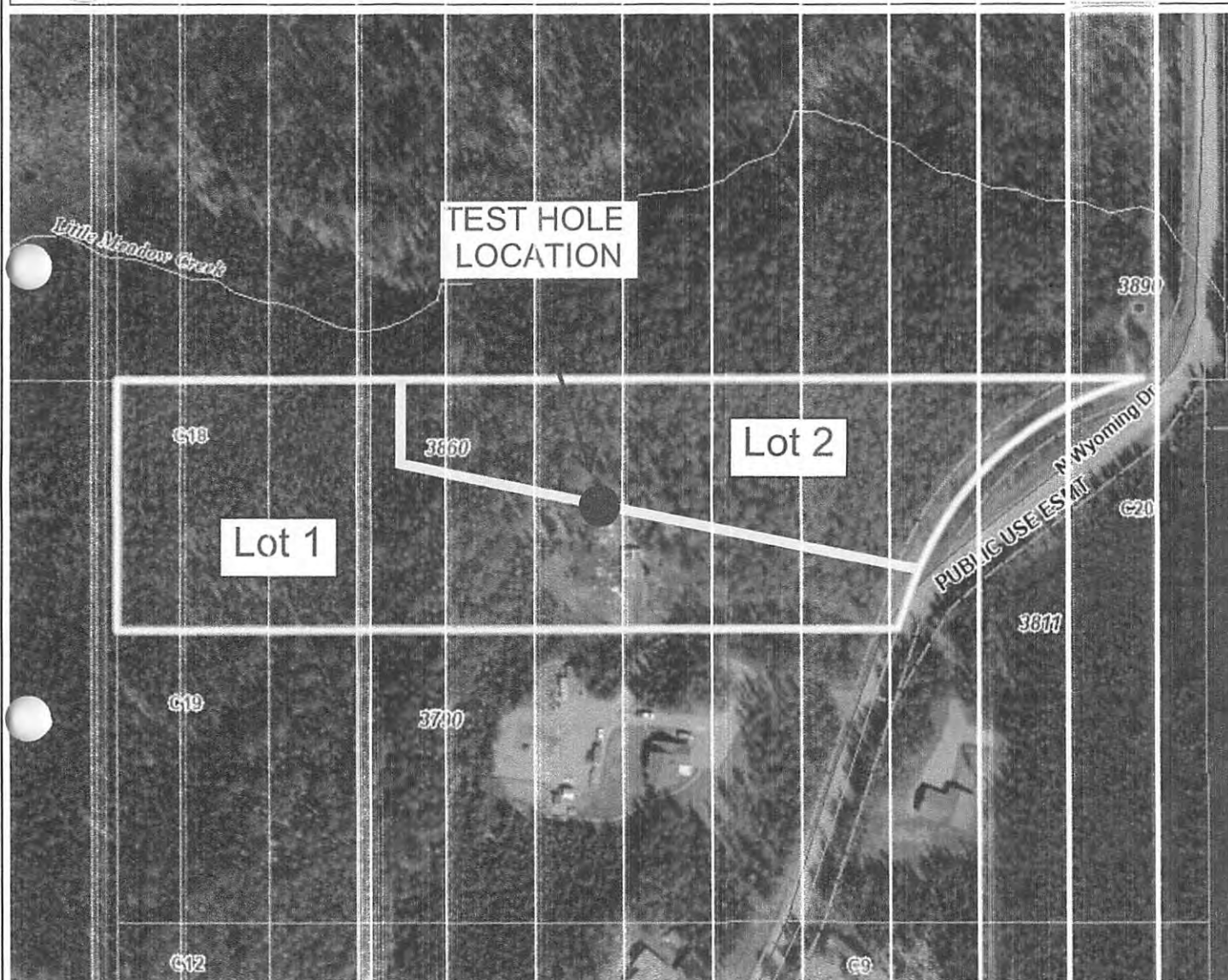
12 min/inch translates to a recommended soil rating of 190 square feet/bedroom

PERFORMED BY Steve Wilson

Date 4-20-23



Matanuska-Susitna Borough



Legend

- Road Mileposts
- Roads:
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - Ram
 - Primitive Road
 - Private Road
 - Not Constructed
- + Alaska Railroad
- Mat-Su Borough Boundary
- Incorporated Cities
- * Address Numbers
- Parcels
 - Government Lot Lines
 - ROW and Easements
 - ROW Road
 - ROW RR
 - ROW Easement
 - Section line easement
- Lakes and Rivers
- Streams
- 100 year Flood Zone
- Section Lines

1:4,514



0.1 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Matanuska-Susitna Borough

Reported on 05/07/2023 10:57 PM

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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

Notes

This map was automatically generated using Geocortex Essentials.

Amy Otto-Buchanan

From: Daniel Dahms
Sent: Tuesday, May 30, 2023 12:02 PM
To: Amy Otto-Buchanan
Cc: Tammy Simmons; Brad Sworts; Jamie Taylor
Subject: RE: RFC Deschamps Hvn #23-053

Amy,

Since Wyoming Drive is a minor collector on the OSHP, per SCM A04.3 (b), applicant needs to calculate average access point spacing and (d) show the proposed access points on the preliminary plat. If access is to be shared, a common access easement should be dedicated.

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, May 10, 2023 11:17 AM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Ron Bernier <Ron.Bernier@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; hsfirewise@gmail.com; Lana and Steve Edwards <lane@mtaonline.net>; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; president@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Deschamps Hvn #23-053

The following link contains a Request for Comments to subdivide 218N02W26C018, Deschamps Haven, MSB #2023-053. Comments are due by **May 31, 2023**. Please let me know if you have any questions. Thanks, A.

[Deschamps Haven](#)

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

Amy Otto-Buchanan

From: Permit Center
Sent: Wednesday, May 10, 2023 3:47 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Deschamps Hvn #23-053

No comments

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, May 10, 2023 11:17 AM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Ron Bernier <Ron.Bernier@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; hsfirewise@gmail.com; Lana and Steve Edwards <lane@mtaonline.net>; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; president@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Deschamps Hvn #23-053

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[Deschamps Haven](#)

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

Amy Otto-Buchanan

From: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Sent: Thursday, May 11, 2023 3:31 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Deschamps Hvn #23-053

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

Good Afternoon,

The ADF&G Habitat Section has reviewed the RFC packet and associated documents for the creation of two lots from parcel C18 to be known as Deschamps Haven. Currently there are no documented anadromous or resident water bodies within the subject area. At this time a permit from the ADF&G Habitat Section is not required. Should fish presence be discovered, please contact the ADF&G Habitat section at (907) 861-3200.

Thank you for the opportunity to comment.

Sincerely,

Crystal Moenaert

Habitat Biologist 2

ADF&G Habitat Section

1801 S Margaret Drive, Suite 6

Palmer AK 99645

Ph: 907-861-3204

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



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, May 10, 2023 11:17 AM
To: 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; Ron Bernier <Ron.Bernier@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; hsfirewise@gmail.com; Lana and Steve Edwards <lane@mtaonline.net>; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; president@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner



ENSTAR Natural Gas Company, LLC
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

May 10, 2023

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.

- **DESCHAMPS HAVEN**
(MSB Case # 2023-053)

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

Sincerely,

James Christopher

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

EXHIBIT F

Amy Otto-Buchanan

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Wednesday, May 17, 2023 2:49 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Deschamps Hvn #23-053

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

Hello Amy,

MTA has reviewed Deschamps Haven. MTA has no comment.

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | www.mtasolutions.com



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, May 10, 2023 11:17 AM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Ron Bernier <Ron.Bernier@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; hsfirewise@gmail.com; Lana and Steve Edwards <lane@mtaonline.net>; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; president@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC Deschamps Hvn #23-053

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[Deschamps Haven](#)

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, May 31, 2023 9:28 AM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Deschamps Hvn #23-053
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, May 10, 2023 11:17 AM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; Ron Bernier <Ron.Bernier@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; hsfirewise@gmail.com; Lana and Steve Edwards <lane@mtaonline.net>; tim.swezey@mlccak.org; psfisher@gci.net; information@mlccak.org; president@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; row@mtasolutions.com
Subject: RFC Deschamps Hvn #23-053

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

The following link contains a Request for Comments to subdivide 218N02W26C018, Deschamps Haven, MSB #2023-053. Comments are due by **May 31, 2023**. Please let me know if you have any questions. Thanks, A.

[Deschamps Haven](#)

Amy Otto-Buchanan

Platting Specialist

amy.otto-buchanan@matsugov.us

907-861-7872



1210 N Kim Drive, Suite B, Meadow Lakes, Alaska 99623
Phone: 907-232-2845 - Email: info@mlccak.org - Website: www.mlccak.org

Platting Board and Staff
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
amy.otto-buchanan@matsugov.us

May 10, 2023

Dear Platting Board and Staff:

RE: Deschamps Haven

The Meadow Lakes Community Council has no objections to the proposed Deschamps haven subdivision.

The Council membership voted to submit these comments at their May 10, 2023, meeting.

Sincerely,

Camden Yehle
President, Meadow Lakes Community Council

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

RECEIVED
MAY 22 2023
PLATTING

18N02W26B002 10
FLEISCHHACKER RONALD R & C
19425 BECKY LN
CHUGIAK AK 99567

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: ROBERT A. DESCHAMPS, JR.

REQUEST: The request is to create two lots from Tax Parcel C18 (Parcel #1, MSB Waiver 84-123-PWm, recorded at 84-315w), to be known as **DESCHAMPS HAVEN**, containing 7.21 acres +/- . The parcel is located directly west of N. Wyoming Drive (Tax ID# 18N02W26C018); within Section 26, Township 18 North, Range 02 West, Seward Meridian, Alaska. In Meadow Lakes Community Council and Assembly District #7.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **June 7, 2023**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

☒ No Objection ☐ Objection ☐ Concern

Name: Jon Fleischhacker Address: N. Treasure St.

Comments: No concern at all.

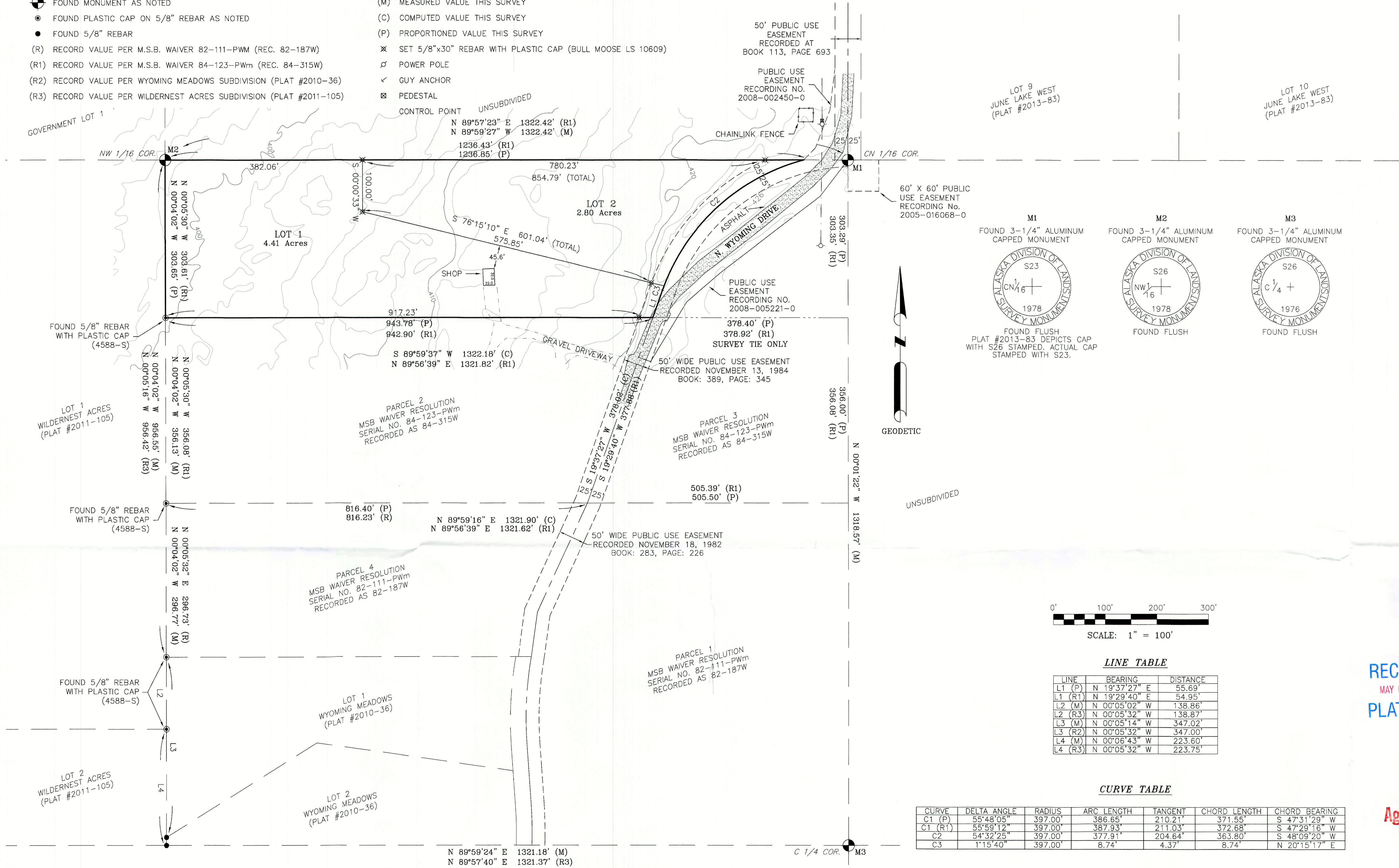
Case # 2023-053 AOB

Note: Vicinity map Located on Reverse Side

EXHIBIT H

LEGEND

- FOUND MONUMENT AS NOTED
● FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
● FOUND 5/8" REBAR
(R) RECORD VALUE PER M.S.B. WAIVER 82-111-PWM (REC. 82-187W)
(R1) RECORD VALUE PER M.S.B. WAIVER 84-123-PWm (REC. 84-315W)
(R2) RECORD VALUE PER WYOMING MEADOWS SUBDIVISION (PLAT #2010-36)
(R3) RECORD VALUE PER WILDERNEST ACRES SUBDIVISION (PLAT #2011-105)
(M) MEASURED VALUE THIS SURVEY
(C) COMPUTED VALUE THIS SURVEY
(P) PROPORTIONED VALUE THIS SURVEY
✕ SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
⚡ POWER POLE
✓ GUY ANCHOR
⊞ PEDESTAL



NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MARCH 1, 2023 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
- 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.
- 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 GOVERN THOSE SYSTEMS.
- ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED JUNE 17, 1958 IN BOOK 20, PAGE 118 THIS EASEMENT IS LISTED IN CERTIFICATE TO PLAT FROM MAT-SU TITLE, BUT CANNOT BE FOUND IN AN ONLINE SEARCH AT THE STATE OF ALASKA DNR RECORDER'S WEBSITE.
- COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDED: NOVEMBER 15, 1994 IN BOOK 788, PAGE 248 AMENDED: JULY 16, 1998 IN BOOK 961, PAGE 70 OCTOBER 16, 1998 IN BOOK 978, PAGE 245

CERTIFICATE OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

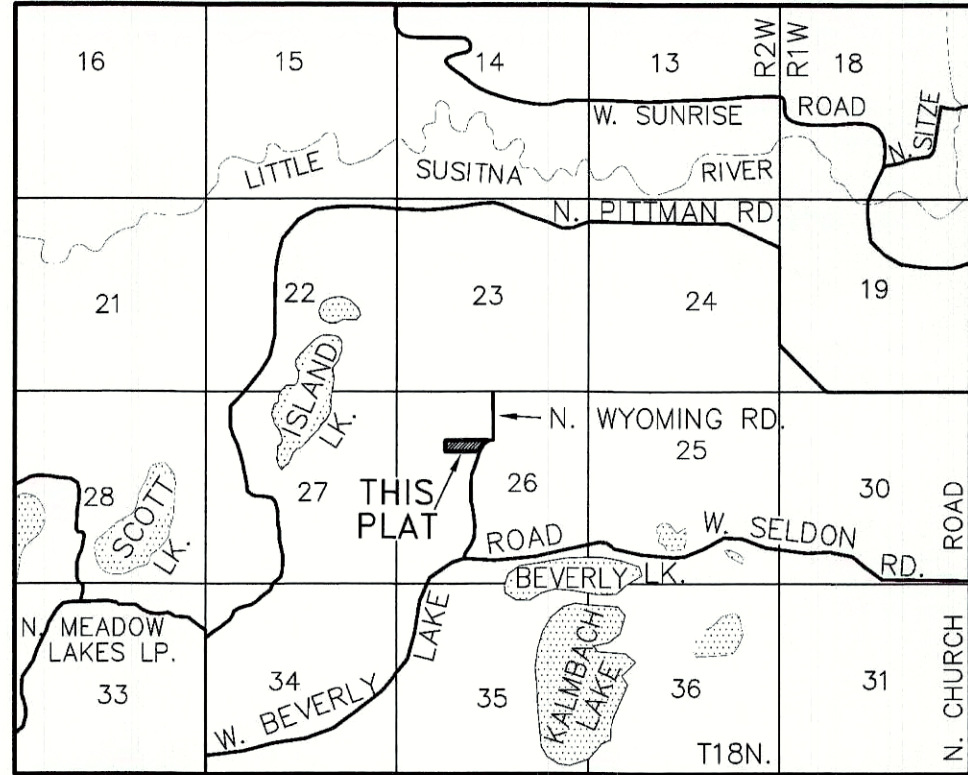
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1 (P)	55°48'05"	397.00'	386.65'	210.21'	371.55'	S 47°31'29" W
C1 (R1)	55°59'12"	397.00'	387.93'	211.03'	372.68'	S 47°29'16" W
C2	54°32'25"	397.00'	377.91'	204.64'	363.80'	S 48°09'20" W
C3	1°15'40"	397.00'	8.74'	4.37'	8.74'	N 20°15'17" E

LINE TABLE

LINE	BEARING	DISTANCE
L1 (P)	N 19°37'27" E	55.69'
L1 (R1)	N 19°29'40" E	54.95'
L2 (M)	N 00°05'02" W	138.86'
L2 (R3)	N 00°05'32" W	138.87'
L3 (M)	N 00°05'14" W	347.02'
L3 (R2)	N 00°05'32" W	347.00'
L4 (M)	N 00°06'43" W	223.60'
L4 (R3)	N 00°05'32" W	223.75'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1 (P)	55°48'05"	397.00'	386.65'	210.21'	371.55'	S 47°31'29" W
C1 (R1)	55°59'12"	397.00'	387.93'	211.03'	372.68'	S 47°29'16" W
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C3	1°15'40"	397.00'	8.74'	4.37'	8.74'	N 20°15'17" E



VICINITY MAP: 1" = 1 MILE

ROBERT A. DESCHAMPS JR. DATE
P.O. BOX 873463
WASILLA, AK 99687

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR ROBERT A. DESCHAMPS JR.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY _____

PLAT RESOLUTION NO. _____

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

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: PLATTING CLERK

RECEIVED
MAY 08 2023
PLATTING

Agenda Copy

PRELIMINARY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT S. HOFFMAN, P.L.S.
LS 10609 PROFESSIONAL LAND SURVEYOR

4/11/2023
DATE



A PLAT OF
DESCHAMPS HAVEN

A REPLAT OF:
M.S.B. WAIVER RESOLUTION
SERIAL No. 84-123-PWm
RECORDED 84-315W

LOCATED WITHIN:
SECTION 26, T18N R2W

SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 7.21 ACRES MORE OR LESS

BULL MOOSE SURVEYING

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

DRAWN BY: DMW/TGC
DATE: 4/11/2023
CHECKED BY: RSH
DRAWING SCALE:
1"=100'
SHEET
1 OF 1