

# 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.**

**July 5, 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](mailto: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. **SIMCO:** The request is to combine lot 2, Block 1, Lacher subdivision (Plat 83-289) with lot 27 of US Survey #3519 into one lot to be known as Simco Subdivision, containing 3.10 acres +/- . The property is located on the north shore of Horseshoe Lake directly south of S. Horseshoe Lake Place; (Tax ID # 2636B01L002 and U03519000L27); lying within the SE ¼ NW ¼ Section 12, Township 17 North, Range 4 West, Seward Meridian, Alaska. In Big Lake Community Council and Assembly District #5. (Petitioner/Owner: Jack and Lona Sims, Staff: Chris Curlin, Case # 2023-068)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **July 5, 2023**, in **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  
July 5, 2023

ABBREVIATED PLAT: SIMCO SUBDIVISION

LEGAL DESCRIPTION: SEC 12, T17N, R04W, SEWARD MERIDIAN AK

PETITIONERS: E. JACK SIMS & LONA SIMS

SURVEYOR: RUSSELL L. WHITFIELD, PLS

ACRES: 3.10 ± PARCELS: 2

REVIEWED BY: CHRIS CURLIN CASE #: 2023-068

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**REQUEST:** The request is to combine lot 2, Block 1, Lacher subdivision (Plat 83-289) with lot 27 of US Survey #3519 into one lot to be known as SIMCO SUBDIVISION, containing 3.10 acres +/- . The property is located on the north shore of Horseshoe Lake directly south of W. Jeff's Loop, lying within the SE ¼ NW ¼ Section 12, Township 17 North, Range 4 West, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos

**EXHIBIT A** – 3 pgs

**AGENCY COMMENTS**

ADF&G

**EXHIBIT B** – 1 pg

Code Compliance

**EXHIBIT C** – 1 pg

Public

**EXHIBIT D** – 1 pg

**DISCUSSION:** This platting action is creating one lot from existing Lot 2, Block 1, Lacher subdivision and lot 27 of US Survey #3519. Current access from W. Jeffs Loop will remain.

**Comments:** ADF&G (**Exhibit B**) Has no objection to the proposed platting actions with the following comments: "Horseshoe Lake is listed in the Anadromous Waters Catalog (AWC: 247-41-10100-2150-0020) and provides habitat for various anadromous species. Any modification to the bank or lakebed will require a Fish Habitat Permit from the ADF&G Habitat Section located in the Palmer office."

MSB Code Compliance: Has no active violations on the properties listed. Combining the properties will eliminate setback issues with the structure that is encroaching over the existing lot line.

**Public:** (**Exhibit C**) Scott Sterling, owner of Lot 1, Block 1, Lacher, to the west, 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; Big Lake Community Council; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, Assessments or Planning; MEA, MTA, GCI, or Enstar.

**CONCLUSION:** The preliminary plat of **SIMCO SUBDIVISION** 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. A soils report was not required, pursuant to MSB 43.15.025(B)(4)

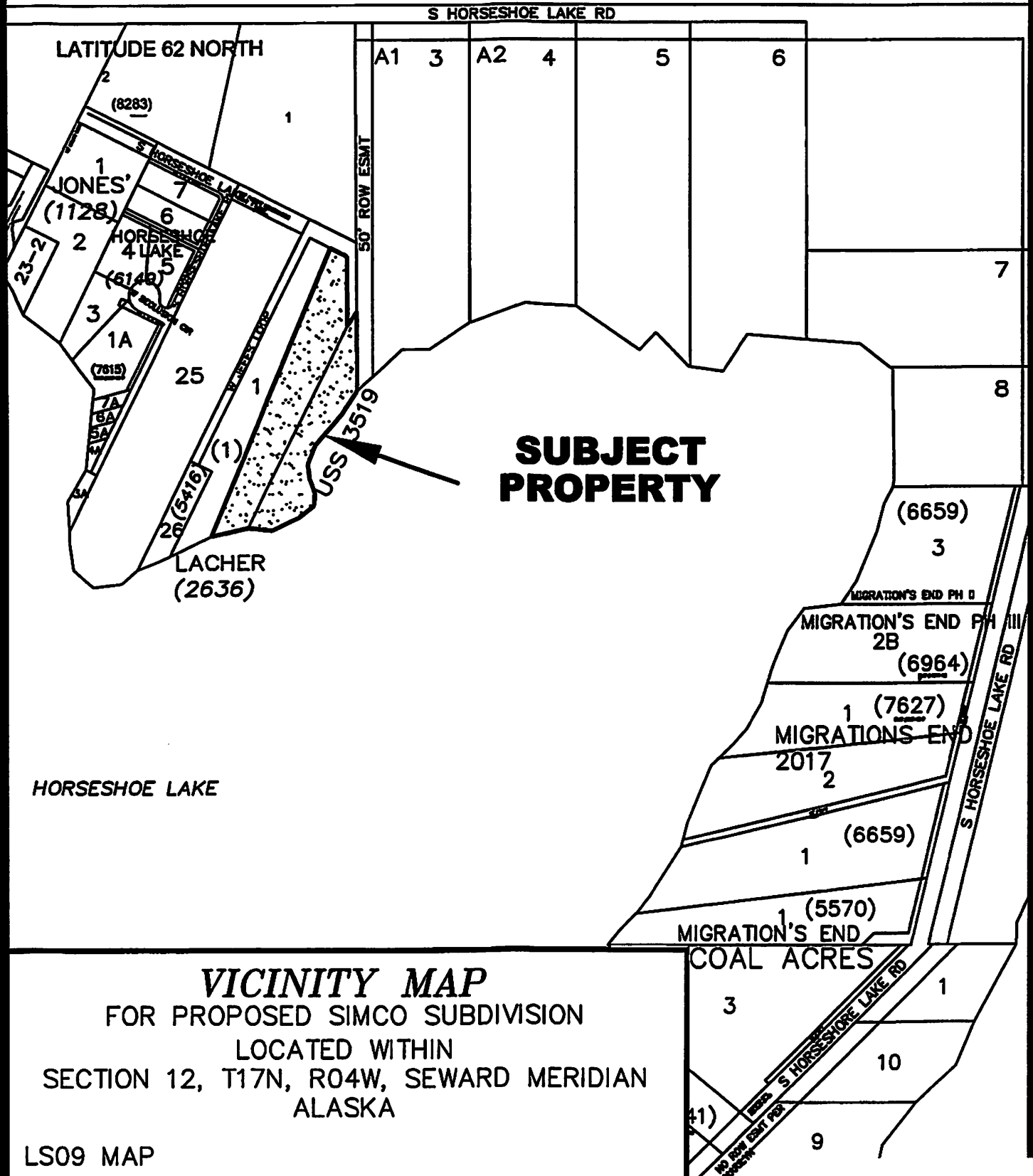
**FINDINGS OF FACT**

1. The plat of Simco Subdivision 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 43.15.025(B)(4)
3. Lots are exempt from the required frontage pursuant to MSB 43.15.025(B)(2)
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Big Lake Community Council; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, Assessments or Planning; MEA, MTA, GCI, or Enstar.
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 **Simco Subdivision**, 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. 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.







**EXHIBIT A**





EXHIBIT A



## Jesse Curlin

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**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Monday, June 19, 2023 9:00 AM  
**To:** Jesse Curlin  
**Subject:** RE: RFC Simco Subdivision

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

Hi Chris,

Alaska Department of Fish and Game (ADF&G) has reviewed the proposed platting action to combine lot 2, Block 1, Lacher Subdivision (Plat 83-289) with lot 27 of US Survey 3519 creating one lot to be known as Simco Subdivision. ADF&G has no objections to the proposed platting actions with the following comments:

Horseshoe Lake is listed in the Anadromous Waters Catalog (AWC: 247-41-10100-2150-0020) and provides important habitat for various anadromous species. Any modification to the bank or lakebed will require a Fish Habitat Permit from the ADF&G Habitat Section located in the Palmer office.

Thank you for the opportunity to review and comment on this proposed platting action.

### 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

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**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Wednesday, June 7, 2023 4:34 PM  
**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; Borough.Code.Compliance.Section <Borough.Code.Compliance.Section@matsugov.us>  
**Subject:** RFC Simco Subdivision

**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.

The following link contains a Request for Comments to eliminate the common lot line between 2636B01L02 and U03519000L27. Comments are due by **June 19, 2023**. Please let me know if you have questions.

[LS 09 Simco](#)

Sincerely,

Jesse C. "Chris" Curlin  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7873



## Jesse Curlin

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**From:** Kendra Johnson  
**Sent:** Friday, June 9, 2023 2:24 PM  
**To:** Jesse Curlin  
**Cc:** Nick Uphus; Michael Johnson; Austin Flavin  
**Subject:** RE: RFC Simco Subdivision

Code Compliance has no active violation cases on the properties listed below.  
Looking at the mapping (areal images), combining the properties will eliminate setback issues with the structure that is encroaching over the existing lot line.

Thank you,

Kendra Johnson, CFM  
Code Compliance Officer  
(907)861-7861

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**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Wednesday, June 7, 2023 4:34 PM  
**To:** sarah.myers@alaska.gov; colton.percy@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Borough.Code.Compliance.Section <Borough.Code.Compliance.Section@matsugov.us>  
**Subject:** RFC Simco Subdivision

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[LS 09 Simco](#)

Sincerely,

Jesse C. "Chris" Curlin  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7873

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

RECEIVED  
JUN 22 2023  
PLATTING

2636B01L001 2  
STERLING SCOTT A  
PO BOX 521827  
BIG LAKE AK 99652

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER:** Jack and Lona Sims

**REQUEST:** The request is to combine lot 2, Block 1, Lacher subdivision (Plat 83-289) with lot 27 of US Survey #3519 into one lot to be known as SIMCO SUBDIVISION, containing 3.10 acres +/- . The property is located on the north shore of Horseshoe Lake directly south of S. Horseshoe Lake Place; (Tax ID # 2636B01L002 and U03519000L27); lying within the SE ¼ NW ¼ Section 12, Township 17 North, Range 4 West, Seward Meridian, Alaska.

In Big Lake Community Council and Assembly District #5.

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 **July 5, 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](mailto: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, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

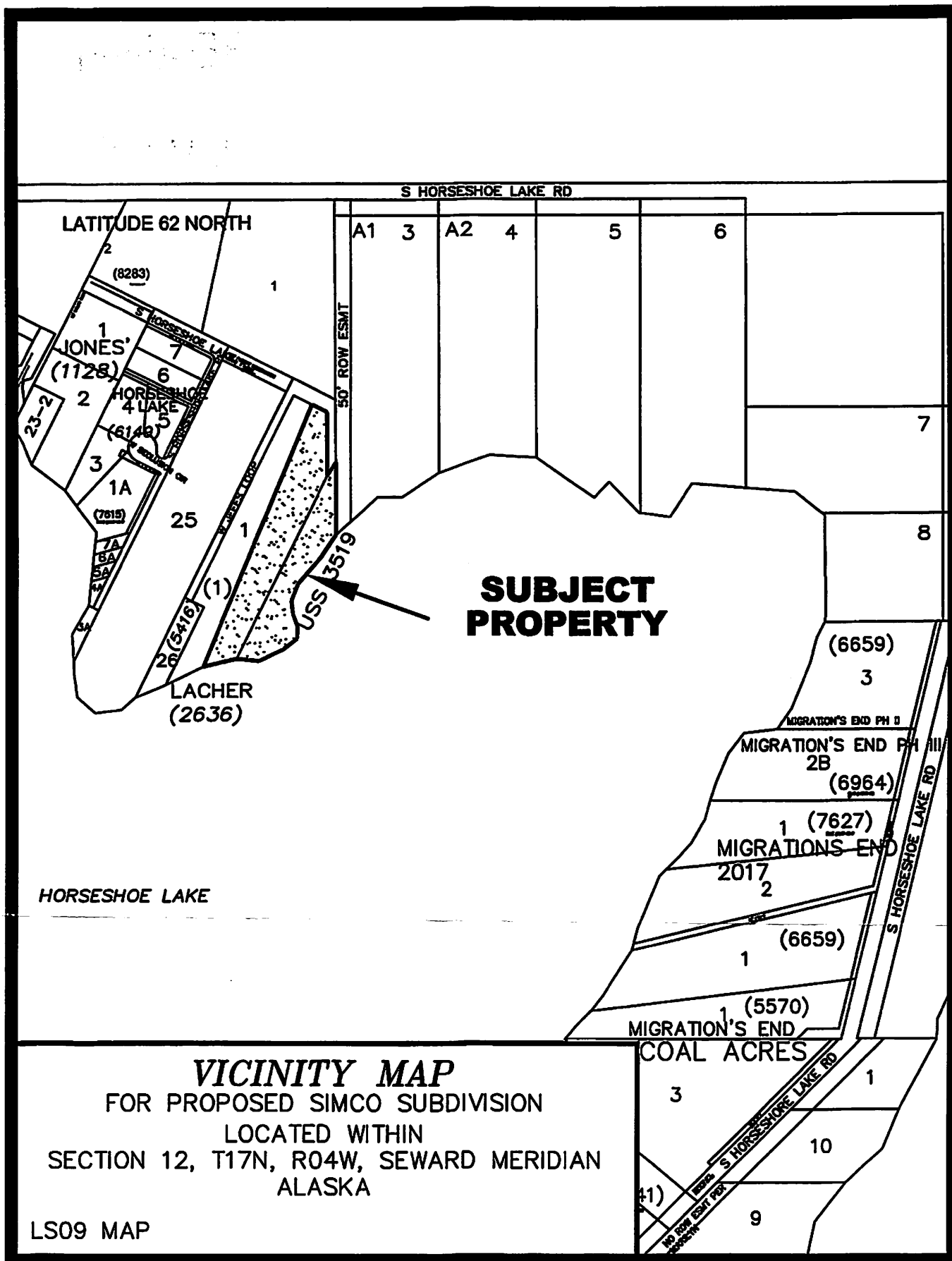
☒ No Objection [ ] Objection [ ] Concern

Name: Scott Sterby Address: Box 521827  
Comments: Big Lake AK. 99652

Case # 2023-068 JCC  
Note: Vicinity map Located on Reverse Side

EXHIBIT D







### 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.

E. Jack Sims, Jr. \_\_\_\_\_ Date \_\_\_\_\_  
10261 Our Road  
Anchorage, Alaska 99507

### NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
FOR \_\_\_\_\_

Notary for the State of Alaska  
My Commission Expires \_\_\_\_\_

Lona S. Sims \_\_\_\_\_ Date \_\_\_\_\_  
10261 Our Road  
Anchorage, Alaska 99507

### NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
FOR \_\_\_\_\_

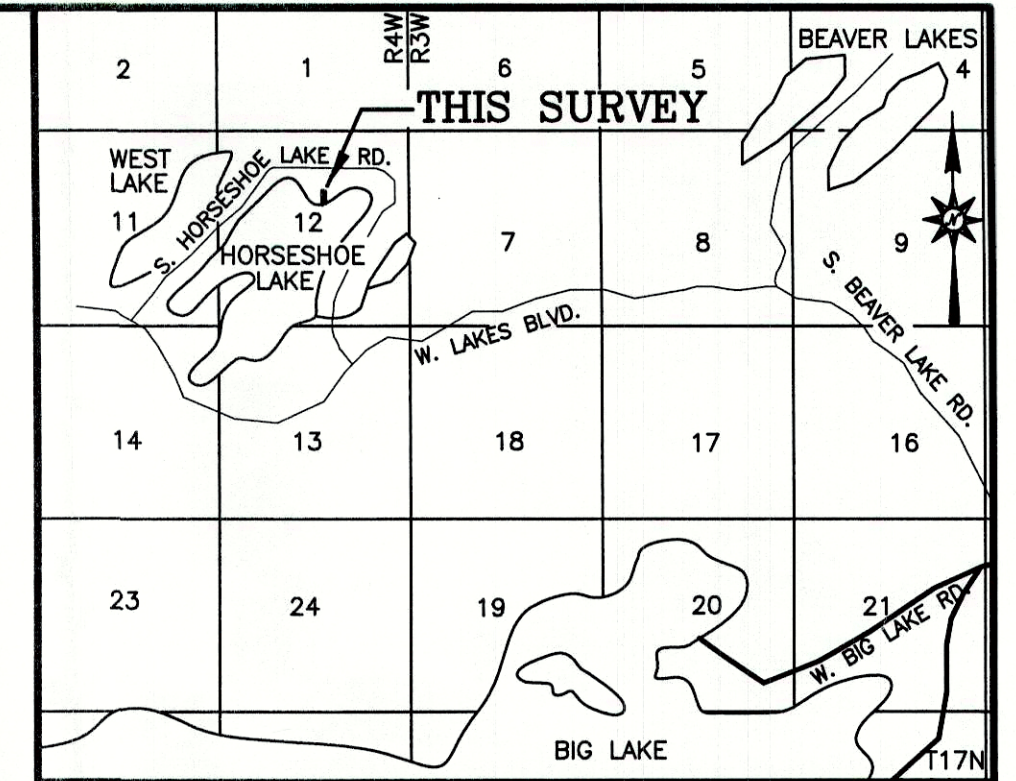
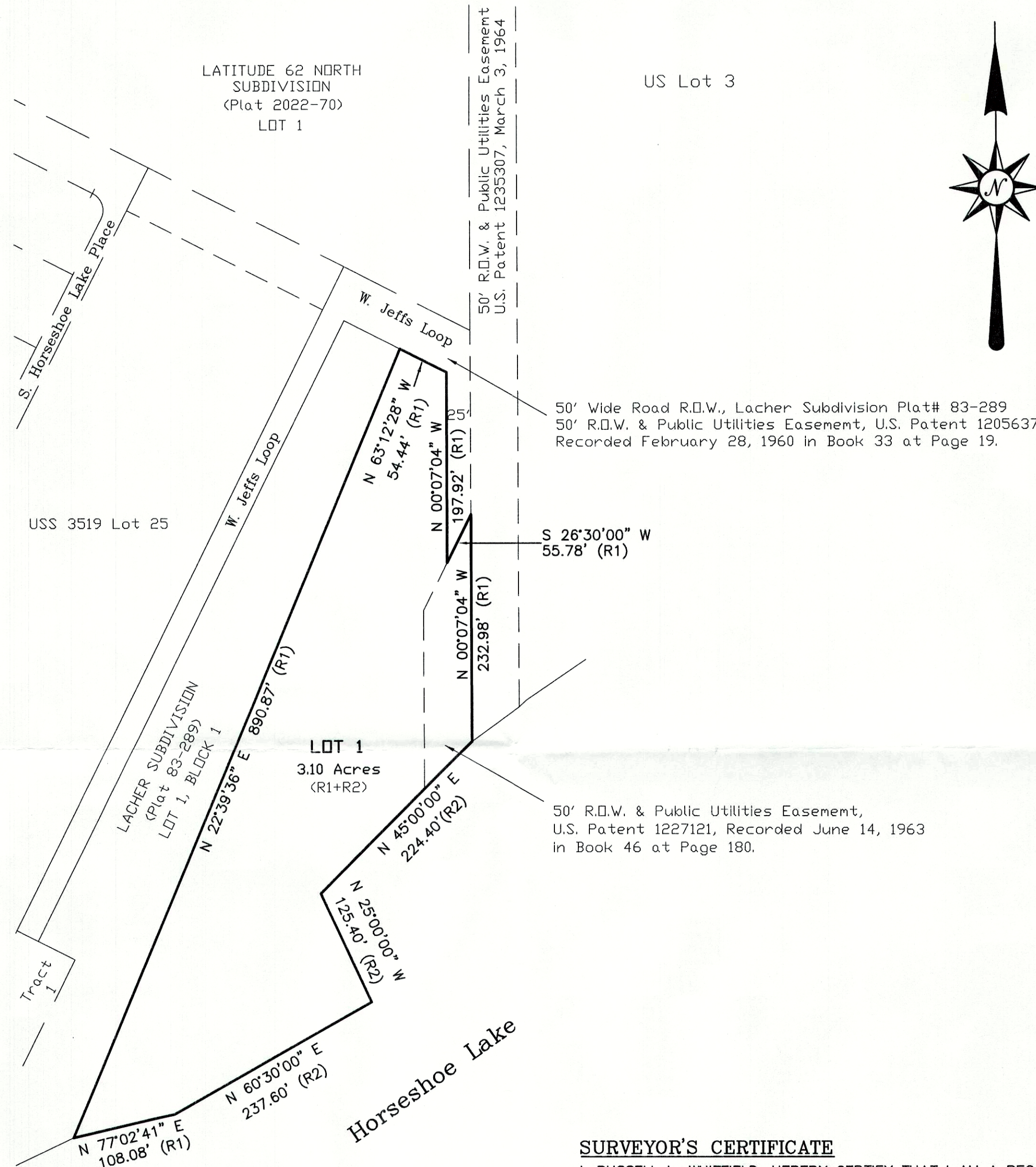
Notary for the State of Alaska  
My Commission Expires \_\_\_\_\_

### 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. ANY WASTEWATER DISPOSAL SYSTEM, INCLUDING PIT PRIVIES, MUST BE LOCATED A MINIMUM OF 100' FROM ANY WATER SURFACE.
3. 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.
4. PRIOR TO CONSTRUCTION CONSULT THE MATANUSKA-SUSITNA BOROUGH CODE COMPLIANCE DIVISION FOR STRUCTURAL SETBACKS.
5. LOT CORNERS WERE NOT SET THIS SURVEY.

### LEGEND

- (R1) RECORDED VALUE LACHER SUBDIVISION PLAT #83-289  
(R2) RECORDED VALUE FROM BLM PLAT OF SUBDIVISION OF U.S.S. 3519



VICINITY MAP SCALE: 1 INCH = 1 MILE

### PLANNING DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE 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 \_\_\_\_\_, 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 THIS SUBDIVISION, HAVE BEEN PAID.

Matanuska-Susitna Borough Tax Collection Official

Agenda Copy

PRELIMINARY  
05/28/2023

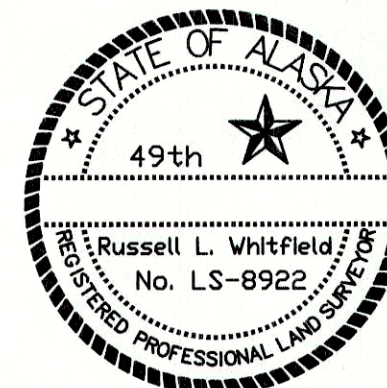
SCALE: 1 INCH = 100 FEET  
0 FEET 100 200 300

RECEIVED  
MAY 30 2023

PLATTING

### SURVEYOR'S CERTIFICATE

I, RUSSELL L. WHITFIELD, 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 ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE TO THE BEST OF MY KNOWLEDGE.



Date \_\_\_\_\_  
Registration No. LS-8922  
Russell L. Whitfield  
Registered Surveyor

### A PLAT OF SIMCO SUBDIVISION

A RESUBDIVISION OF  
LACHER SUBDIVISION LOT 2, BLOCK 1 and  
U.S. SURVEY No. 3519, LOT 27  
LOCATED WITHIN  
NW 1/4, SECTION 12, T. 17 N., R. 4 W.,  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
CONTAINING 3.10 ACRES MORE OR LESS

Russell L. Whitfield, PLS

P.O. Box 520882, Big Lake, Alaska 99652

Date: 05/28/2023	Job No.: SIMCO	Field Book: Horseshoe Lk
Scale: 1" = 100'	Drawn/Checked: JMW / RLW	Sheet: 1 OF 1