

# 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 12, 2023**

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plattings@matsugov.us](mailto:plattings@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. **CARR-SMITH 2023:** The request is to create one lot from Lots 22 & 23, Carr-Smith PH I, Plat No. 84-298 to be known as **Carr-Smith 2023**, containing 2.75 acres +/- . The property is located south and east of E. Valley Side Circle, north of E. Fairview Loop and directly north of E. Mary Red Circle (Tax ID # 2913B01L022 / L023); within the SW ¼ Section 14, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. (*Petitioner/Owner: Derald Carr, Staff: Matthew Goddard, Case # 2023-072*)
- B. **PECK 2023:** The request is to create three lots from Lot 1, Peck 2015, Plat No. 2015-73 to be known as **Peck 2023**, containing 10.9 acres +/- . The property is located north of Wasilla Lake, directly east of N. Peck Street, & directly south of E. Bogard Road (Tax ID # 7423000L001); within the SW ¼ Section 02, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #4. (*Petitioner/Owner: Jody Peck/ Generational Vision Overseer, Staff: Matthew Goddard, Case # 2023-073*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **July 12, 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

3A

**STAFF REVIEW AND RECOMMENDATIONS**  
**PUBLIC HEARING**  
**JULY 12, 2023**

ABBREVIATED PLAT:     **CARR-SMITH 2023**

LEGAL DESCRIPTION:    **SEC 14, T17N, R01W S.M., AK**

PETITIONER:           **DERALD J. CARR**

SURVEYOR:             **BULL MOOSE SURVEYING**

ACRES: 2.75 +/-                      PARCELS:    **1**

REVIEWED BY: MATTHEW GODDARD

CASE: 2023-072

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**REQUEST:**

The request is to create one lot from Lots 22 & 23, Carr-Smith PH I, Plat No. 84-298 to be known as **CARR-SMITH 2023**, containing 2.75 acres +/- . The property is located south and east of E. Valley Side Circle, north of E. Fairview Loop and directly north of E. Mary Red Circle; within the SW ¼ Section 14, Township 17 North, Range 01 West, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Maps

**Exhibit A**

**COMMENTS:**

ADF&G

**Exhibit B**

MSB Code Compliance

**Exhibit C**

Public

**Exhibit D**

**DISCUSSION:** The lots are located north of E. Fairview Loop and south of E. Valley Side Circle. 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:**

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 Carr-Smith 2023 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.



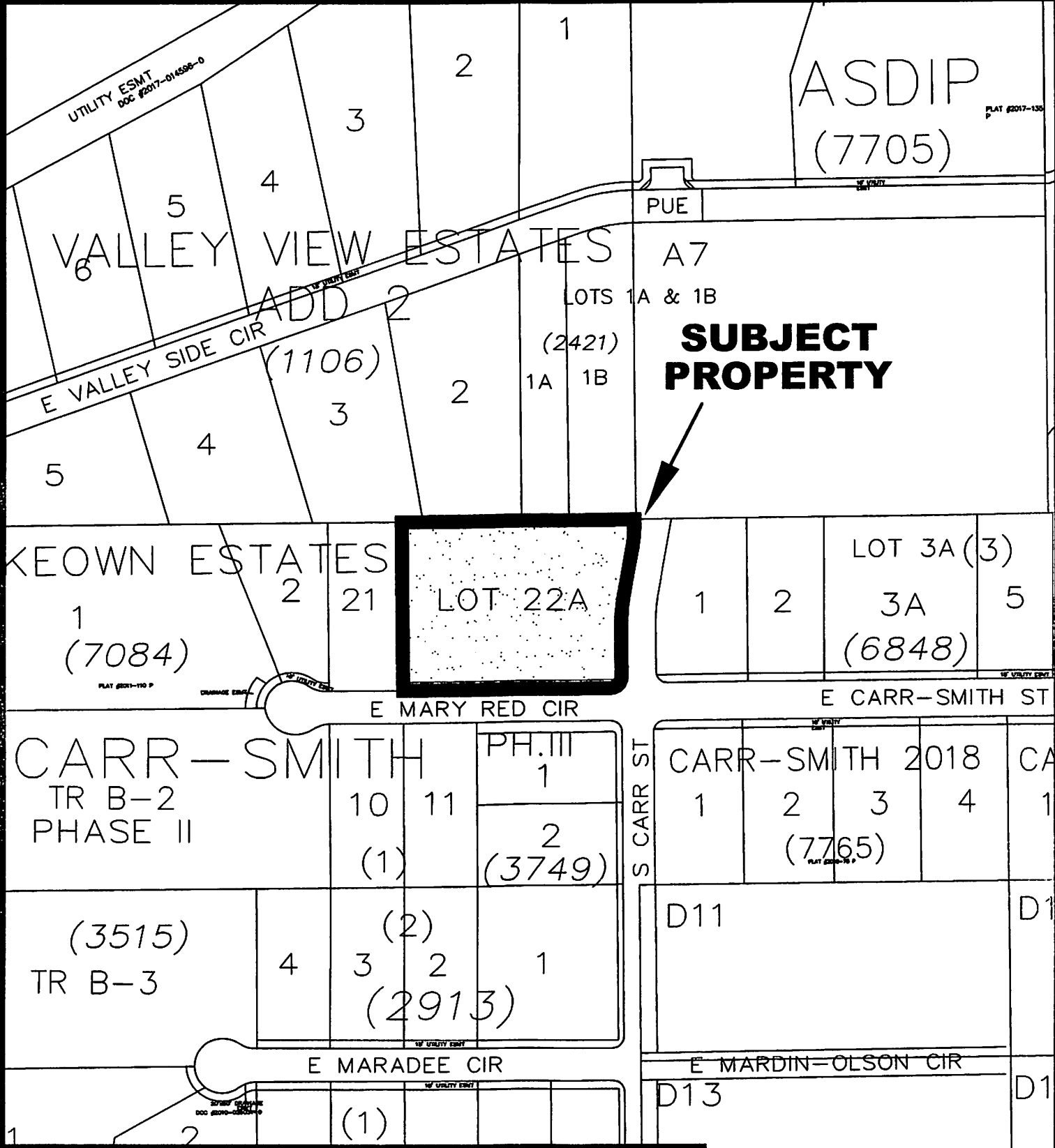
**FINDINGS of FACT:**

1. The abbreviated plat of Carr-Smith 2023 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 Treasure Island 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 Treasure Island Subdivision (Plat #71-33), and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of Carr-Smith 2023 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.



**VICINITY MAP**

FOR PROPOSED CARR-SMITH 2023 SUBDIVISION  
LOCATED WITHIN  
SECTION 14, T17N, R01W, SEWARD MERIDIAN  
ALASKA





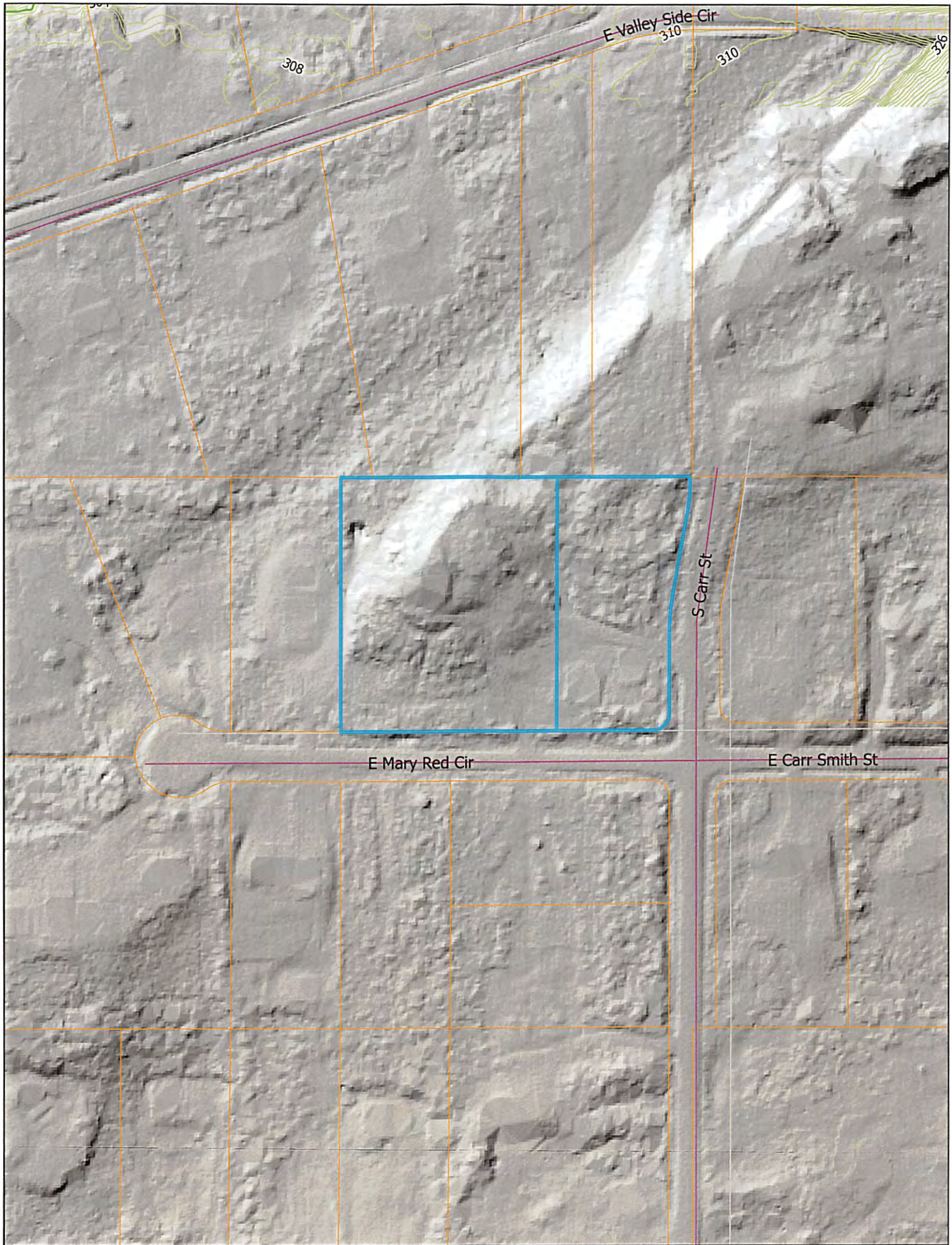
E Valley Side Cir

S Carr St

E Mary Red Cir

E Carr Smith St











## Matthew Goddard

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**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Monday, June 26, 2023 9:25 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Carr-Smith 2023 (MG)

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

Hi Matthew,

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

### Colton Percy

Habitat Biologist

Access Defense Program

Alaska Department of Fish and Game

Division of Wildlife Conservation

333 Raspberry Rd

Anchorage, AK 99518

907-267-2118

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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, June 12, 2023 4:22 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; Code Compliance <Code.Compliance@matsugov.us>  
**Subject:** RFC Carr-Smith 2023 (MG)

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

Hello,

The following link is an elimination of common lot line request for Lots 22 & 23, Block 1, Carr-Smith Addition 1, Plat #84-298.

Please ensure all comments are submitted by June 26, 2023 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Carr-Smith 2023](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

Platting Technician

907-861-7881

[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

## Matthew Goddard

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**From:** Code Compliance  
**Sent:** Tuesday, June 13, 2023 2:01 PM  
**To:** Matthew Goddard  
**Cc:** Corinne Lindfors  
**Subject:** RE: RFC Carr-Smith 2023 (MG)

Matthew,  
Code Compliance does not have any open violation cases regarding either lot 22 or 23 Block 1 of Carr-Smith Addition 1 at this time.  
We do not have any objection to the lot line elimination.

Thank you,

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

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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, June 12, 2023 4:22 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; Code Compliance <Code.Compliance@matsugov.us>  
**Subject:** RFC Carr-Smith 2023 (MG)

Hello,  
The following link is an elimination of common lot line request for Lots 22 & 23, Block 1, Carr-Smith Addition 1, Plat #84-298.  
Please ensure all comments are submitted by June 26, 2023 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Carr-Smith 2023](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)



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

RECEIVED  
JUN 27 2023  
PLATTING

3749000L002 32  
BUCMOR TR BUCHMAN GARY W & MEREDITH M TRE  
2000 S CARR ST  
WASILLA AK 99654

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER: DERALD CARR**

**REQUEST:** The request is to create one lot from Lots 22 & 23, Carr-Smith PH I, Plat No. 84-298 to be known as **CARR-SMITH 2023**, containing 2.75 acres +/- . The property is located south and east of E. Valley Side Circle, north of E. Fairview Loop and directly north of E. Mary Red Circle (Tax ID # 2913B01L022 / L023); within the SW ¼ Section 14, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3.

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 12, 2023**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

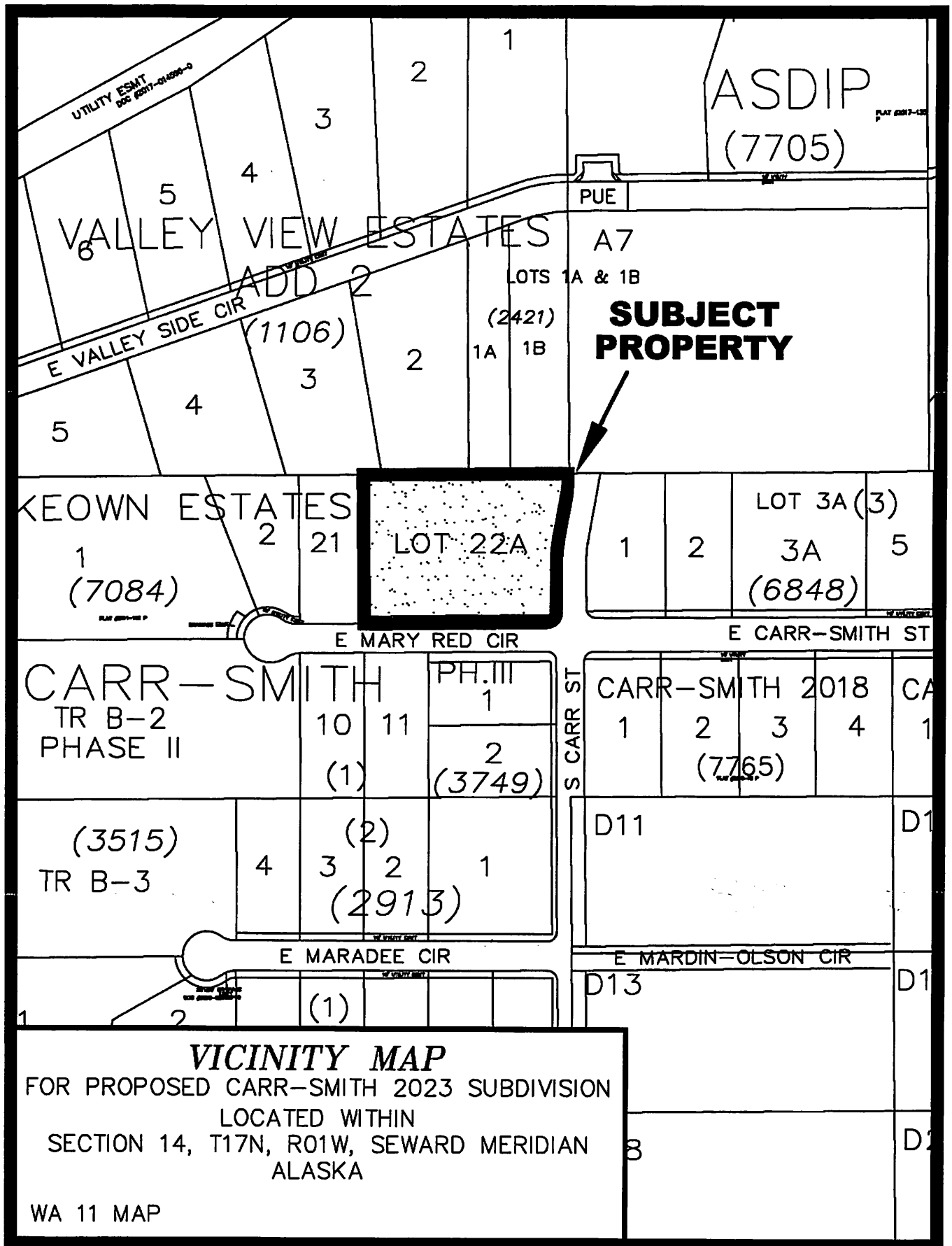
For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from 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, **Matthew Goddard** at (907) 861-7881. 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: Gary Buchman for BUCMOR TRUST Address: 2000 S-Carr St Wasilla AK 99654

Comments: Gary W Buchman











3B

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
July 12, 2023**

**ABBREVIATED PLAT:** PECK 2023

**LEGAL DESCRIPTION:** SEC 02, T17N, R01W, SEWARD MERIDIAN AK

**PETITIONERS:** JODY PECK

**SURVEYOR/ENGINEER:** BULL MOOSE SURVEYING

**ACRES:** 10.9 ±                      **PARCELS:** 3

**REVIEWED BY:** MATTHEW GODDARD                      **CASE #:** 2023-073

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**REQUEST:** The request is to create three lots from Lot 1, Peck 2015, Plat No. 2015-73 to be known as **PECK 2023**, containing 10.9 acres +/- . The property is located north of Wasilla Lake, directly east of N. Peck Street, & directly south of E. Bogard Road; within the SW ¼ Section 02, Township 17 North, Range 01 West, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Soils Report

**EXHIBIT A – 5 pgs**  
**EXHIBIT B – 5 pgs**

**AGENCY COMMENTS**

ADOT&PF  
ADF&G  
MSB Department of Public Works  
MSB Development Services  
MSB Planning  
Utilities  
Public

**EXHIBIT C – 2 pgs**  
**EXHIBIT D – 2 pgs**  
**EXHIBIT E – 1 pg**  
**EXHIBIT F – 1 pg**  
**EXHIBIT G – 6 pgs**  
**EXHIBIT H – 4 pgs**  
**EXHIBIT I – 1pg**

**DISCUSSION:** The proposed subdivision is creating three lots. Lot 1B will be a Flag Lot. Lot sizes will be 1.51 acres for Lot 1B, 1.55 acres for Lot 1C and 7.8 acres for Lot 1A. Access for all three lots will be from N. Peck Street, a City of Wasilla owned and maintained road.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, P.E. notes that three new test holes were dug as shown on the attached test hole map. All test holes were uniform in composition, showing 1 foot of topsoil overlaying well graded sand and gravel that extended to the bottom of each 12' deep test hole. None of the test holes showed the presence of groundwater. Based on the available soils and water table information, topography, MSB Title 43 Code

definitions, and 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.

**Comments:**

ADOT&PF (**Exhibit C**) notes that no direct access to Bogard Road will be granted for all lots (**Recommendation #4**). Subsequent development of all lots will not be granted new access to Bogard Road and will be required to take access through an existing access or easement. DOT&PF recommends codifying and recording use of shared access easement for Lot 1A with Peck 2015 Lots 2 and 3. *Platting Staff notes that Peck 2015 Lots 2 & 3 are not currently part of this Platting Action and as such a common access easement cannot be granted by this action.*

ADF&G (**Exhibit D**) has no objections to the proposed Platting Action. It appears that the proposed subdivision will not require a Fish Habitat Permit. The petitioner should be aware that Wasilla Lake is cataloged as an anadromous water body, any development activities at this location including the construction of docks, boat launches, shoreline rehabilitation, water withdrawals, or any activity that affects the bed or banks of the water body may require a Fish Habitat Permit.

MSB Department of Public Works (**Exhibit E**) notes that no access will be permitted to Bogard Road (**Recommendation #4**)

MSB Development Services (**Exhibit F**) Notes that there is an access onto Lake Shore Avenue that does not have a permit on file. The petitioner will need to apply for a driveway permit (**Recommendation #5**).

MSB Planning (**Exhibit G**) provided updated flood hazard information.

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

**Public:** (**Exhibit I**) One objection was received from Christine Betts, a property owner to the west. The objection is due to concerns of future development.

At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining/Land/Water; USACE; City of Wasilla; Community Council #7 North Lakes; Fire Service Area #130 Central Matsui; Road Service Area #25 Bogard; MSB Emergency Services, Community Development or Assessments; MEA or MTA.

**CONCLUSION:** The abbreviated plat of Peck 2023 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 was one objection 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).

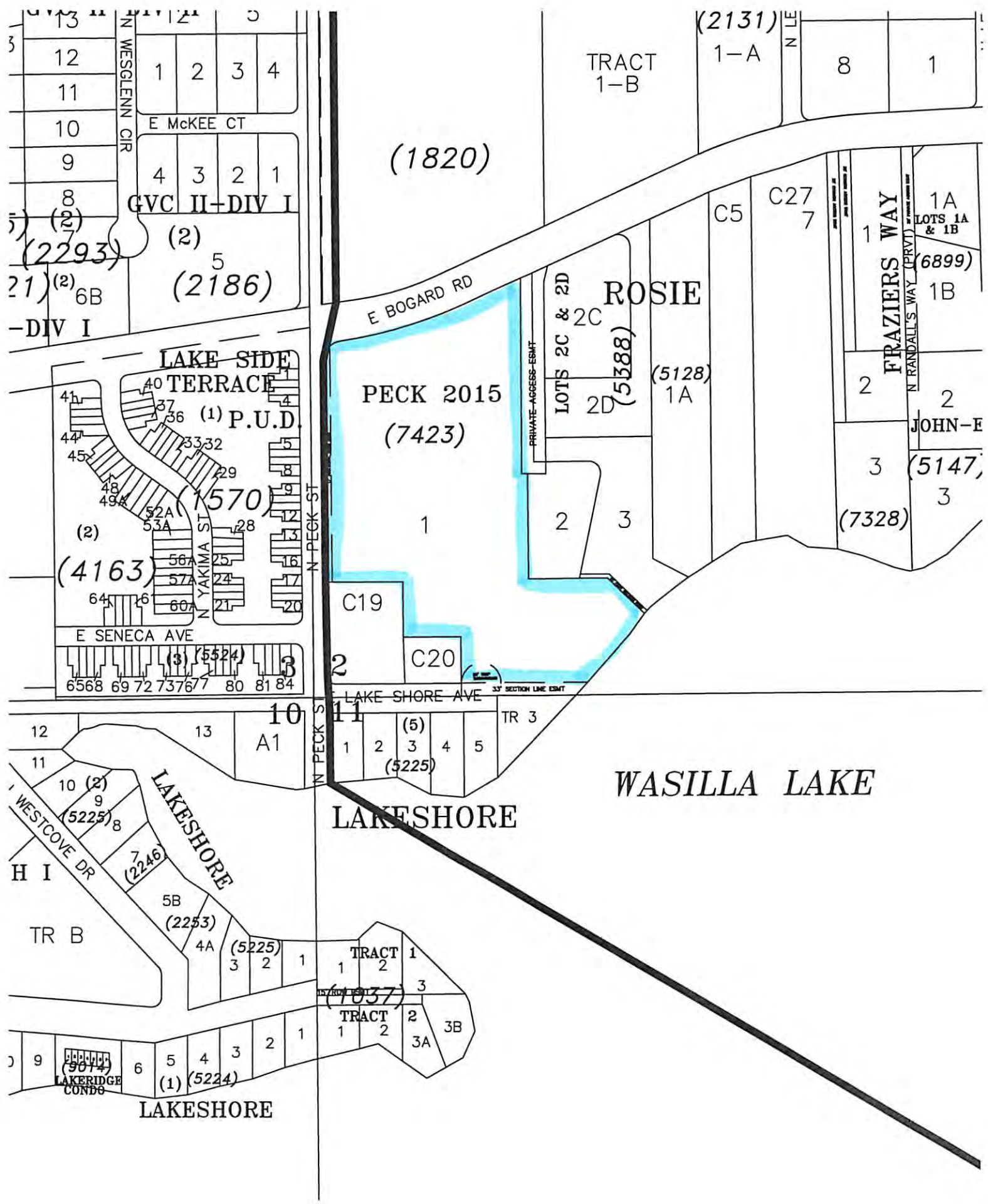
### **FINDINGS OF FACT**

1. The plat of Peck 2023 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining/Land/Water; USACE; City of Wasilla; Community Council #7 North Lakes; Fire Service Area #130 Central Matsu; Road Service Area #25 Bogard; MSB Emergency Services, Community Development or Assessments; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There was one objection from the public in response to the Notice of Public Hearing.

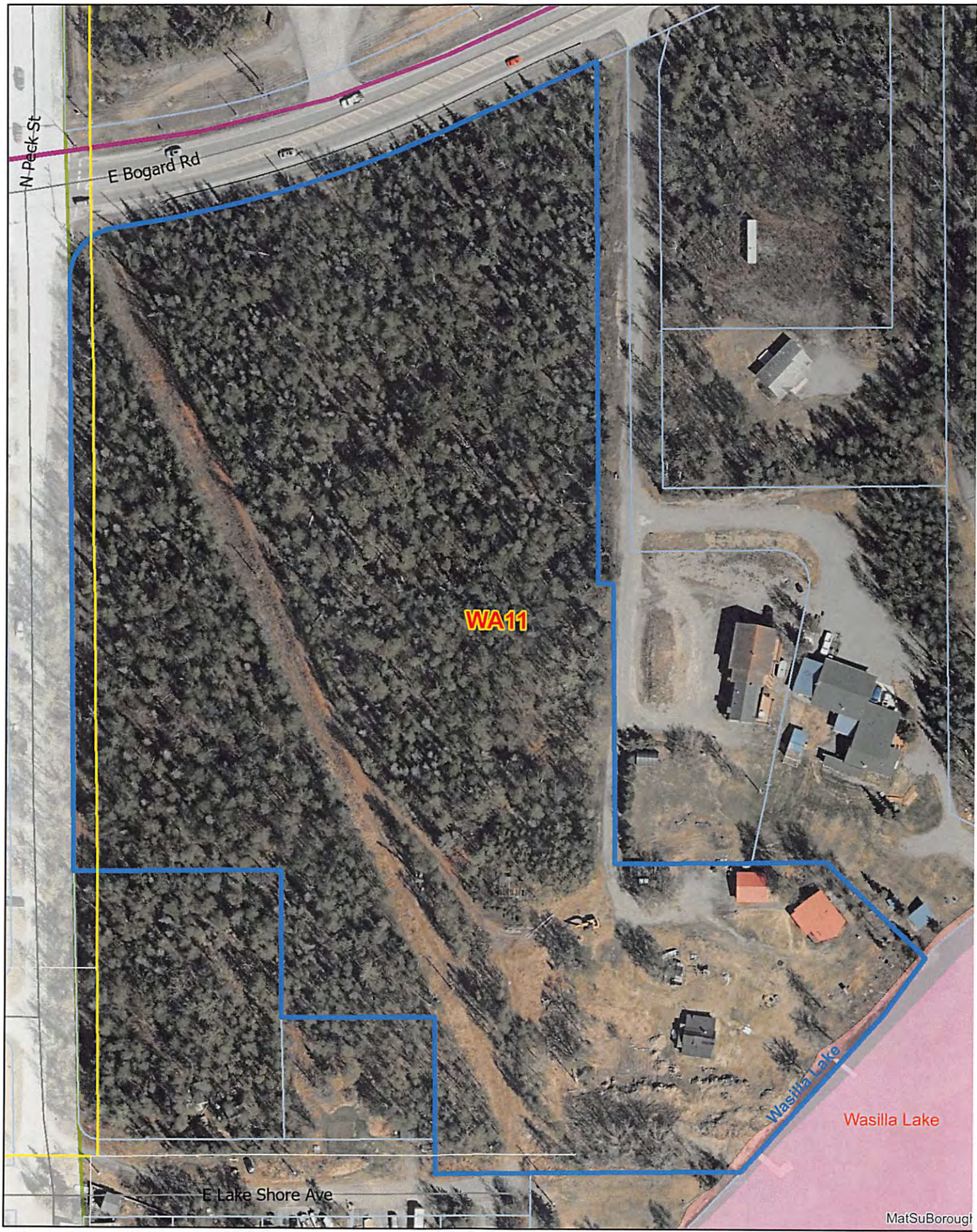
### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Peck 2023, Section 02, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Add a Plat note stating that no access shall be granted to E. Bogard Road unless otherwise approved by the permitting authority.
5. Apply for driveway permits from MSB Development Services and provide copy of application to Platting staff.
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.









WA11

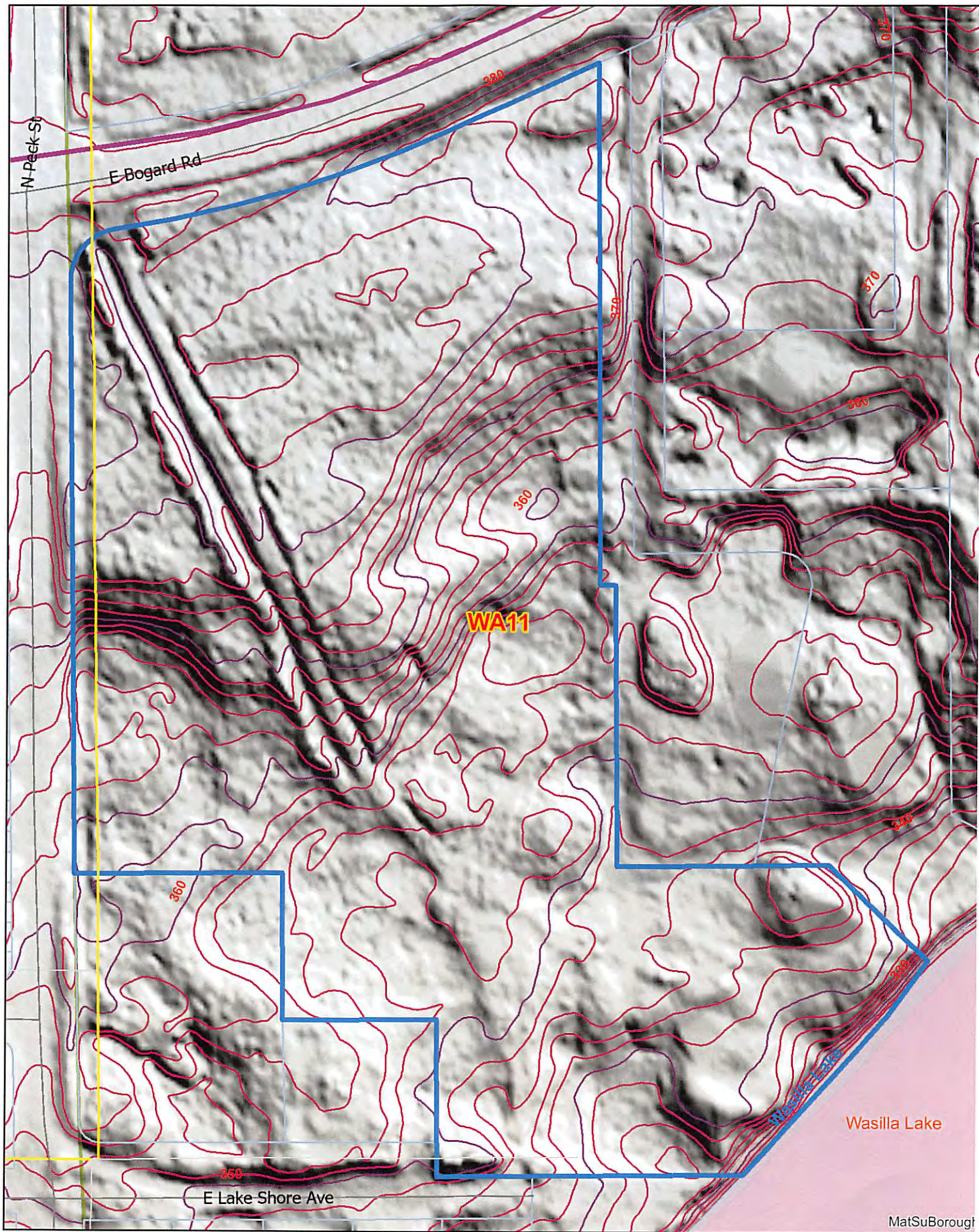
Wasilla Lake

110 55 0 110 Feet

MatSuBorough











410 205 0 410 Feet

MatSuBorough







**Pioneer Engineering LLC**  
Professional, Reliable, Local

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June 5, 2023

**RE: Usable Area Report  
Proposed Peck 2023 Subdivision**

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, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to split the 10.0-acre parent parcel into three lots, ranging from 1.51 to 7.8 acres.

**Test Holes:** Three new test holes were dug as shown on the attached test hole map. Each was situated on a lot to best represent the respective lot. All test holes were uniform in composition. They showed 1 foot of topsoil overlaying well-graded sand and gravel that extended to the bottom of each 12-foot-deep test hole. None of the test holes showed the presence of groundwater.

**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**

# SOIL LOG

Job Number: 2023-SW-011

Project Location: Peck 2015, Lot 1

Logged By: Jacquelyn Kack

Date: 6-2-23

## TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Well-graded sand & gravel (SW/GW)
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



### TEST HOLE LOCATION:

See test hole map

### COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

# SOIL LOG

Job Number: 2023-SW-011

Project Location: Peck 2015, Lot 1

Logged By: Jacquelyn Kack

Date: 6-2-23

## TEST HOLE NO. 2

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Well-graded sand & gravel (SW/GW)
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



### TEST HOLE LOCATION:

See test hole map

### COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.



# SOIL LOG

Job Number: 2023-SW-011

Project Location: Peck 2015, Lot 1

Logged By: Jacquelyn Kack

Date: 6-2-23

## TEST HOLE NO. 3

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Well-graded sand & gravel (SW/GW)
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



### TEST HOLE LOCATION:

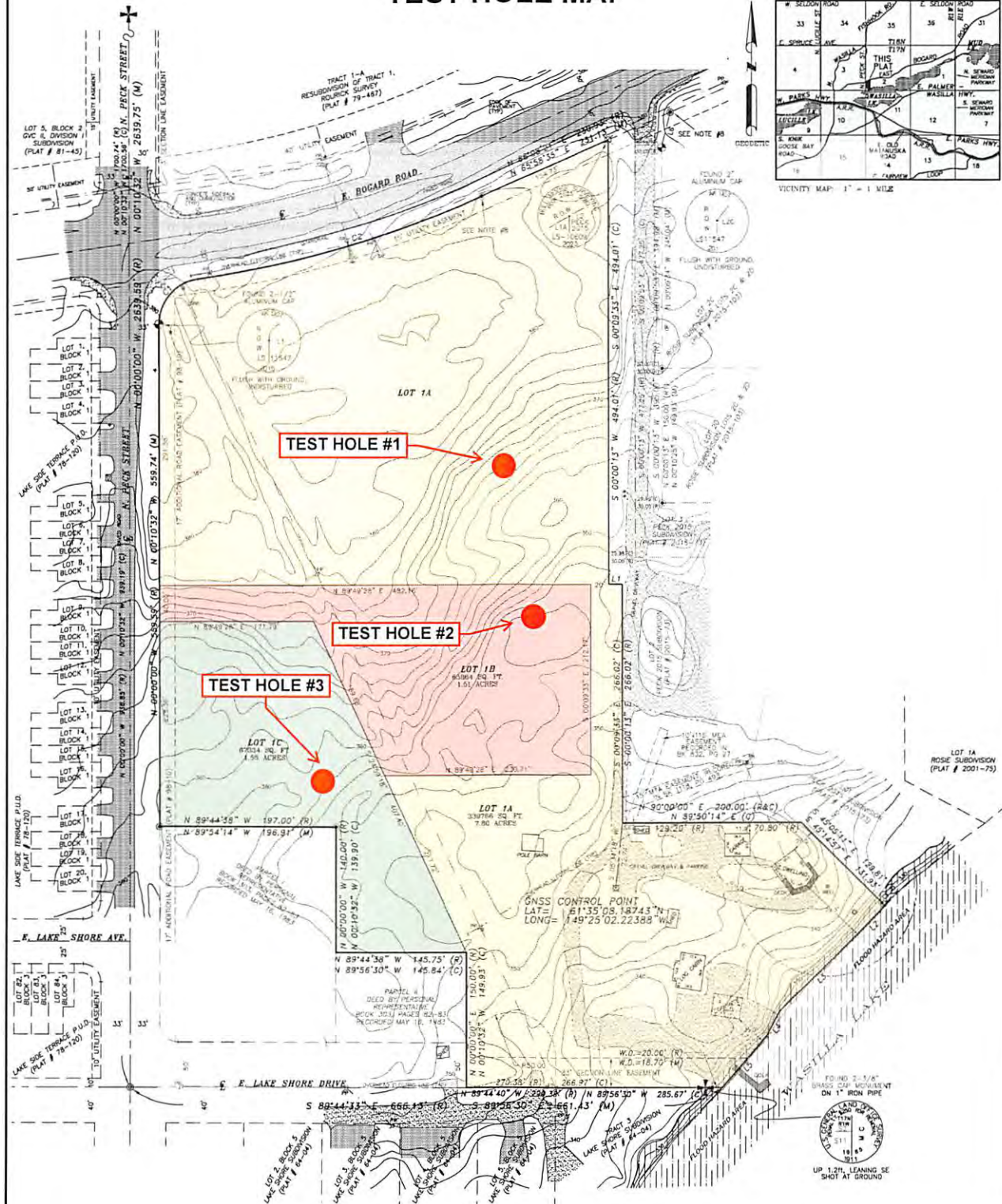
See test hole map

### COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

# TEST HOLE MAP



A PLAT OF  
PECK 2023 SUBDIVISION

A REPLAT OF:  
LOT 1,  
PECK 2015 SUBDIVISION  
PLAT # 2015-73

LOCATED WITHIN:  
SECTION 2, T17N R1W  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 10.0 ACRES MORE OR LESS





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.alaska.gov

June 15, 2023

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Lazy Husky, PA 02 Shuck, Wolverine Road**
  - DOT&PF requires applicant establish a shared common access easement for driveway for Lots 2 and 3. No driveway for Lot 3 will be permitted.
  - DOT&PF requires applicant to verify driveway permit 32616 sight distance before finalizing the plat. If insufficient sight distance, driveway may require relocation, which may affect applicant's division of lots. 17 AAC 10.040 states that driveways are subject to the requirements of the Alaska Highway Preconstruction Manual section 1190 Driveway Standards established in 1998. These standards can be found under the "Entire Manual" PDF or "1998 Driveway Standards" PDF at this website:  
<https://dot.alaska.gov/stwddes/dcsprecon/preconmanual.shtml>
  - Applicant will need to upsize the capacity of existing telecommunications and electric lines to one perpendicular crossing of Wolverine Road to serve all three lots. Please generate the appropriate easements to allow for this access on Lots 1, 2, and 3. New utility service lines will not be permitted within Wolverine Road Right of Way. Applicant must work directly with utility companies who will coordinate their utility permit with DOT&PF. The Alaska Utilities Manual is available for reference here:  
<https://dot.alaska.gov/stwddes/dcsrow/index.shtml>
  - Subsequent development of these lots will continue to require shared access to singular utility access on Wolverine Road.
- **Peck 2023, Bogard Road**
  - No objection to the proposed lot division.

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT C**

- No direct access to Bogard Road will be granted for all lots.
- Subsequent development of all lots will not be granted new access to Bogard Road and will be required to take access through an existing access or easement.
- DOT&PF recommends codifying and recording use of shared access easement for Lot 1A with Peck 2015 Lots 2 and 3.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access 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) 269-0509 or [kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov).

Sincerely,



Kristina Huling  
Mat-Su Area Planner, DOT&PF

cc: Jacob Ciufo, P.E., Regional Hydrologist, DOT&PF  
Sean Baski, Chief, Highway Design, DOT&PF  
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF  
Devki Rearden, Engineering Associate, DOT&PF  
Morris Beckwith, Right of Way, DOT&PF  
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB



## Matthew Goddard

---

**From:** Hoden, George D (DFG) <george.hoden@alaska.gov>  
**Sent:** Friday, June 16, 2023 10:14 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Peck 2023 (MG)

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

Greetings,

This message is in response to the request for comments for the proposed Peck 2023 subdivision. I am writing on behalf of the Alaska Department of Fish and Game, Habitat Section, Palmer office. Pursuant to the Anadromous Fish Act at AS 16.05.871(b) and the Fishway Act at AS 16.05.841, it appears that the proposed subdivision will not require a Fish Habitat Permit. Please be aware that Wasilla Lake is cataloged as an anadromous water body, so development activities at this location including the construction of docks, boat launches, shoreline rehabilitation, water withdrawals, or any activities that affect the bed or banks of the water body may require a Fish Habitat Permit.

Respectfully,

**George Hoden**

ADF&G Habitat Section  
(907) 861-3203

---

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Sent:** Tuesday, June 13, 2023 3:54 PM  
**To:** Huling, Kristina N (DOT) <[kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov)>; Post, David E (DOT) <[david.post@alaska.gov](mailto:david.post@alaska.gov)>; [samantha.earroll@alaska.gov](mailto:samantha.earroll@alaska.gov); Myers, Sarah E E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); Planning <[Planning@ci.wasilla.ak.us](mailto:Planning@ci.wasilla.ak.us)>; [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); [board@nlakes.cc](mailto:board@nlakes.cc); [davemtp@mtaonline.net](mailto:davemtp@mtaonline.net); [hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); [robbyundtmsb@gmail.com](mailto:robbyundtmsb@gmail.com); Fire Code <[Fire.Code@matsugov.us](mailto:Fire.Code@matsugov.us)>; Margie Cobb <[Margie.Cobb@matsugov.us](mailto:Margie.Cobb@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Brad Sworts <[brad.sworts@matsugov.us](mailto:brad.sworts@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Jamie Taylor <[jamie.taylor@matsugov.us](mailto:jamie.taylor@matsugov.us)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>; Elaine Flagg <[Elaine.Flagg@matsugov.us](mailto:Elaine.Flagg@matsugov.us)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; [msb.hpc@gmail.com](mailto:msb.hpc@gmail.com); Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Andy Dean <[Andy.Dean@matsugov.us](mailto:Andy.Dean@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; [pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Andrew Fraiser <[andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com)>; James Christopher <[James.Christopher@enstarnaturalgas.com](mailto:James.Christopher@enstarnaturalgas.com)>; ROW <[row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com)>; OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; [mearow@mea.coop](mailto:mearow@mea.coop); Right of Way Dept. <[row@mtasolutions.com](mailto:row@mtasolutions.com)>  
**Subject:** RFC Peck 2023 (MG)

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Hello,

The following link is a Request for Comments for the proposed Peck 2023 subdivision.

Please ensure all comments have been submitted by June 26, 2023 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Peck 2023](#)



## Matthew Goddard

---

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Monday, June 26, 2023 9:39 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Peck 2023 (MG)

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

Hi Matthew,

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

### Colton Percy

Habitat Biologist

Access Defense Program

Alaska Department of Fish and Game

Division of Wildlife Conservation

333 Raspberry Rd

Anchorage, AK 99518

907-267-2118

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, June 13, 2023 3:54 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; samantha.earroll@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Planning <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; board@nlakes.cc; davemtp@mtaonline.net; hessmer@mtaonline.net; robyundtmsb@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>  
**Subject:** RFC Peck 2023 (MG)

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 [Peck 2023](#)

Feel free to contact me if you have any questions.

## Matthew Goddard

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**From:** Daniel Dahms  
**Sent:** Wednesday, June 21, 2023 11:53 AM  
**To:** Matthew Goddard  
**Cc:** Jamie Taylor; Tammy Simmons; Brad Sworts  
**Subject:** RE: RFC Peck 2023 (MG)

Matthew,

No access to Bogard road will be permitted.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, June 13, 2023 3:54 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; samantha.earroll@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Planning <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; board@nlakes.cc; davemtp@mtaonline.net; hessmer@mtaonline.net; robyundtmsb@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>  
**Subject:** RFC Peck 2023 (MG)

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 [Peck 2023](#)

Feel free to contact me if you have any questions.

Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)



## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Tuesday, June 13, 2023 4:58 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Peck 2023 (MG)

Good Afternoon,

This parcel has access onto Lake Shore Avenue that does not have a permit on file. Please Have your applicant apply for the driveway permit.

Thank you,

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, June 13, 2023 3:54 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; samantha.earroll@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Planning <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; board@nlakes.cc; davemtp@mtaonline.net; hessmer@mtaonline.net; robyundtmsb@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>  
**Subject:** RFC Peck 2023 (MG)

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 [Peck 2023](#)

Feel free to contact me if you have any questions.

## Matthew Goddard

---

**From:** Taunnie Boothby  
**Sent:** Thursday, June 29, 2023 1:10 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Peck 2023 (MG)  
**Attachments:** RE: Lot 1, Peck 2015 Subd (Plat #2015-73) Flood Hazard Info

Hi Matthew,  
Please see the attached e-mail with maps for Special Flood Hazard Area that has regulatory requirements under MSB 17.29.  
Thank you,

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

---

**From:** Hoden, George D (DFG) <[george.hoden@alaska.gov](mailto:george.hoden@alaska.gov)>  
**Sent:** Friday, June 16, 2023 10:14 AM  
**To:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Subject:** RE: RFC Peck 2023 (MG)

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

Greetings,

This message is in response to the request for comments for the proposed Peck 2023 subdivision. I am writing on behalf of the Alaska Department of Fish and Game, Habitat Section, Palmer office. Pursuant to the Anadromous Fish Act at AS 16.05.871(b) and the Fishway Act at AS 16.05.841, it appears that the proposed subdivision will not require a Fish Habitat Permit. Please be aware that Wasilla Lake is cataloged as an anadromous water body, so development activities at this location including the construction of docks, boat launches, shoreline rehabilitation, water withdrawals, or any activities that affect the bed or banks of the water body may require a Fish Habitat Permit.

Respectfully,

**George Hoden**  
ADF&G Habitat Section  
(907) 861-3203

---

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Sent:** Tuesday, June 13, 2023 3:54 PM  
**To:** Huling, Kristina N (DOT) <[kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov)>; Post, David E (DOT) <[david.post@alaska.gov](mailto:david.post@alaska.gov)>; [samantha.earroll@alaska.gov](mailto:samantha.earroll@alaska.gov); Myers, Sarah E E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); Planning <[Planning@ci.wasilla.ak.us](mailto:Planning@ci.wasilla.ak.us)>; [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); [board@nlakes.cc](mailto:board@nlakes.cc); [davemtp@mtaonline.net](mailto:davemtp@mtaonline.net); [hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); [robmyndtmsb@gmail.com](mailto:robmyndtmsb@gmail.com); Fire Code <[Fire.Code@matsugov.us](mailto:Fire.Code@matsugov.us)>; Margie Cobb <[Margie.Cobb@matsugov.us](mailto:Margie.Cobb@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Brad Sworts <[brad.sworts@matsugov.us](mailto:brad.sworts@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Jamie Taylor <[jamie.taylor@matsugov.us](mailto:jamie.taylor@matsugov.us)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>; Elaine Flagg <[Elaine.Flagg@matsugov.us](mailto:Elaine.Flagg@matsugov.us)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; Charlyn Spannagel <[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; [msb.hpc@gmail.com](mailto:msb.hpc@gmail.com); Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Andy Dean



<[Andy.Dean@matsugov.us](mailto:Andy.Dean@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; [pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Andrew Fraiser <[andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com)>; James Christopher <[James.Christopher@enstarnaturalgas.com](mailto:James.Christopher@enstarnaturalgas.com)>; ROW <[row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com)>; OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; [mearow@mea.coop](mailto:mearow@mea.coop); Right of Way Dept. <[row@mtasolutions.com](mailto:row@mtasolutions.com)>  
**Subject:** RFC Peck 2023 (MG)

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 [Peck 2023](#)

Feel free to contact me if you have any questions.

Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)



## Matthew Goddard

---

**From:** Taunnie Boothby  
**Sent:** Thursday, February 9, 2023 6:21 PM  
**To:** Ellery Gibbs  
**Subject:** RE: Lot 1, Peck 2015 Subd (Plat #2015-73) Flood Hazard Info  
**Attachments:** SFHA Overview Wasilla Lake 1250 E Bogard Rd.pdf; SFHA Zoomed with topo Wasilla Lake 1250 E Bogard Rd.pdf; SFHA Zoomed with topo Wasilla Lake 1250 E Bogard Rd.pdf

Special Flood Hazard Area - Effective Sept 27, 2019 Wasilla Lake Base Flood Elevation (BFE) 331.8' NAVD88

Just an FYI, I am out of the office tomorrow if you have questions, I'll be back on Monday.  
Thank you,

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

-----Original Message-----

From: Ellery Gibbs <ellery@bullmoosesurveying.com>  
Sent: Thursday, February 9, 2023 5:23 PM  
To: Taunnie Boothby <Taunnie.Boothby@matsugov.us>  
Subject: Lot 1, Peck 2015 Subd (Plat #2015-73) Flood Hazard Info

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

Hi Taunnie,

I hope this email finds you well and enjoying this new year.

I am doing a subdivision for Jody Peck on the subject property which has an address of 1250 E. Bogard Road and by the plat has Flood Hazard on it so I need updated Flood Hazard info, please.

--

Thank you,

Ellery  
Project Manager  
Bull Moose Surveying  
200 Hygrade Lane, Wasilla, AK. 99654  
Business Phone: 907-357-6957 Business Fax: 907-357-6977  
emails: [ellery@bullmoosesurveying.com](mailto:ellery@bullmoosesurveying.com)  
[bob@bullmoosesurveying.com](mailto:bob@bullmoosesurveying.com)  
[tim@bullmoosesurveying.com](mailto:tim@bullmoosesurveying.com)





Matanuska Susitna Borough  
Permit Center

Date: 2/9/2023



0 50 100 200 300 400 Feet

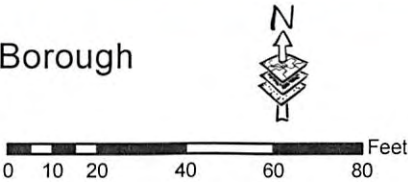
This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.





Matanuska Susitna Borough  
Permit Center

Date: 2/9/2023



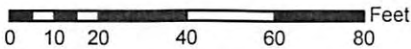
This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.





Matanuska Susitna Borough  
Permit Center

Date: 2/9/2023



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**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

June 14, 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.

- **PECK 2023 SUBDIVISION**

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

Sincerely,

*James Christopher*

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

**EXHIBIT H**







## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, June 22, 2023 6:43 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Peck 2023 (MG)  
**Attachments:** Agenda Plat.pdf

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

Matthew,

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

Thanks,

**MIREYA ARMESTO**

**GCI** | Technician II, GIS Mapping

m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, June 13, 2023 3:54 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; samantha.earroll@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Planning <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; board@nlakes.cc; davemtp@mtaonline.net; hessmer@mtaonline.net; robyundtmsb@gmail.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>  
**Subject:** RFC Peck 2023 (MG)

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

Hello,

The following link is a Request for Comments for the proposed Peck 2023 subdivision.

Please ensure all comments have been submitted by June 26, 2023 so they can be incorporated in the staff report that will be presented to the Platting Officer.

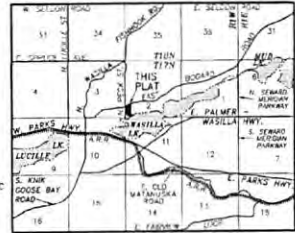
 [Peck 2023](#)

Feel free to contact me if you have any questions.

Matthew Goddard



# FLOOD HAZARD AREA



**CERTIFICATE OF OWNERSHIP**  
 I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ACCEPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

**GENERATIONAL VISSION OVERSEER** (SEE)  
 JODY PECK, AGENT  
 1250 E. ROGARD ROAD  
 WASILLA, AK 99554

**NOTARY ACKNOWLEDGEMENT**  
 SUBSCRIBED AND SIGNED BEFORE ME  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 FOR JODY PECK, AGENT

NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**LEGEND**

- FOUND MONUMENT AS NOTED
- FOUND PLASTIC CAP ON 5/8" REBAR, LABELLED "DECAH 2071-5"
- FOUND 5/8" REBAR
- RECORD VALUE FOR C & L SURVEY (PLAT #202-92)
- RECORD VALUE PER HALF ESTATE LOTS 1 & 2 (PLAT #2002-104)
- MEASURED VALUE THIS SURVEY
- COMPUTED VALUE THIS SURVEY
- SET 5/8"-30" REBAR WITH 2-1/2" ALUMINUM CAP AS NOTED
- SET 5/8"-30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- POWER POLE
- QUAY ANCHOR
- PEDESTAL
- TRAFFIC SIGN
- SATELLITE DISH

SCALE: 1" = 50'

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
 I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN REVIEWED TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY  
 PLAT RESOLUTION NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDS IN THE JUDICIAL DISTRICT OF THE STATE OF ALASKA, IN WHICH THIS PLAN 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 DUE IN THE SUBDIVISION OF RESUBDIVISION HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_

**NOTES**

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBTAINED ON FEBRUARY 10, 2021 AT CONTROL POINT SHOWN THIS SURVEY WAS CONDUCTED USING LEICA GPS (GLOBAL NAVIGATION SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) (NAD 83) (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE, THE INDIVIDUAL PARCELS ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SPRAWL 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.
- TEMA MAPPING SHOWS THAT PORTION LYING ALONG WASILLA LAKE AS BEING WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ANY DEVELOPMENT WITHIN THIS AREA MUST CONFORM TO 1% FLOOD ELEVATION REQUIREMENTS. THE DATA BASE FOR THIS DETERMINATION IS INTERPOLATED FROM MAP NUMBER 0275020602, DATED SEPTEMBER 27, 2019. WASILLA LAKE HAS A BASE FLOOD ELEVATION OF 331.8'.
- IN MARKET ELECTRICAL EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 15, 1978 IN BOOK 128, PAGE 812 RECORDED SEPTEMBER 16, 1978 IN BOOK 128, PAGE 813 RECORDED SEPTEMBER 2, 1983 IN BOOK 311, PAGE 814 RECORDED SEPTEMBER 7, 2009 IN BOOK 1162, PAGE 23.
- BLANKET TELEPHONE EASEMENT GRANTED TO MATANUSKA TELEPHONE ASSOCIATION, INC. RECORDED DECEMBER 9, 1976 IN BOOK 128, PAGE 809 RECORDED SEPTEMBER 2, 1983 IN BOOK 311, PAGE 814.
- SHARED DRIVEWAY EASEMENT RECORDED JUNE 29, 2015 AS DOCUMENT NO. 2015-013418-C.
- BOTH PROPERTY CORNERS OWN OVER 30' NEW CORNERS SET THIS SURVEY AT GROUND LEVEL.

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

BRIAN E. HOFFMAN, P.L.S.  
 LS 10009 PROFESSIONAL LAND SURVEYOR  
 4/24/2023  
 DATE

A PLAT OF  
**PECK 2023 SUBDIVISION**

A REPLAT OF:  
 LOT 1,  
 PECK 2015 SUBDIVISION  
 PLAT # 2015-73

LOCATED WITHIN:  
 SECTION 2, T17N R1W  
 SEWARD MERIDIAN, ALASKA  
 PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA

CONTAINING: 10.0 ACRES MORE OR LESS

**BULL MOOSE SURVEYING, LLC**  
 BULL MOOSE SURVEYING, LLC  
 250 HYDRADE LANE  
 WASILLA, ALASKA 99554  
 PHONE: (907) 257-6957  
 EMAIL: BULLMOOSE@BULLMOOSESURVEYING.COM

DRAWN BY: EEC  
 DATE: 4/24/2023  
 CHECKED BY: RSH/TJC

DRAWING SCALE:  
 1"=50'  
 SHEET  
 1 OF 1

APPROVED AS SHOWN  
 CORRECTED  
 BULL MOOSE SURVEYING, LLC  
 ENGINEERING & DESIGN

RECEIVED  
 APR 11 2023  
 PLATTING

Agenda Copy



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

RECEIVED  
JUL 05 2023  
PLATTING

1570B01L016 51  
BETTS CHRISTINE D  
656 N PECK ST  
WASILLA AK 99654-7170

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER: JODY PECK / GENERATIONAL VISION OVERSEER**

**REQUEST:** The request is to create three lots from Lot 1, Peck 2015, Plat No. 2015-73 to be known as **PECK 2023**, containing 10.9 acres +/- . The property is located north of Wasilla Lake, directly east of N. Peck Street, & directly south of E. Bogard Road (Tax ID # 7423000L001); within the SW ¼ Section 02, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #4.

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 12, 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: [plattling@matsugov.us](mailto:plattling@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, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/plattling](http://www.matsugov.us/boards/plattling).

[ ] No Objection ☒ Objection [ ] Concern

Name: CHRISTINE D. BETTS Address: 656 N. PECK ST, WASILLA, AK 99654 - 7170

Comments: I vehemently oppose any sale for the purpose of high density multi-family apartments or town homes. This is a quiet neighborhood with a good barrier of trees for aesthetics and a wind break opposite my residence. One single family home per lot, whilst retaining a wide tree screen along Peck St is NOT objected to.

Peck St is narrow and is even more so with snowfall buildup. It would be very unwise to add ~~an~~ significant traffic increase.

Case # 2022-073 MG

Note: Vicinity map Located on Reverse Side

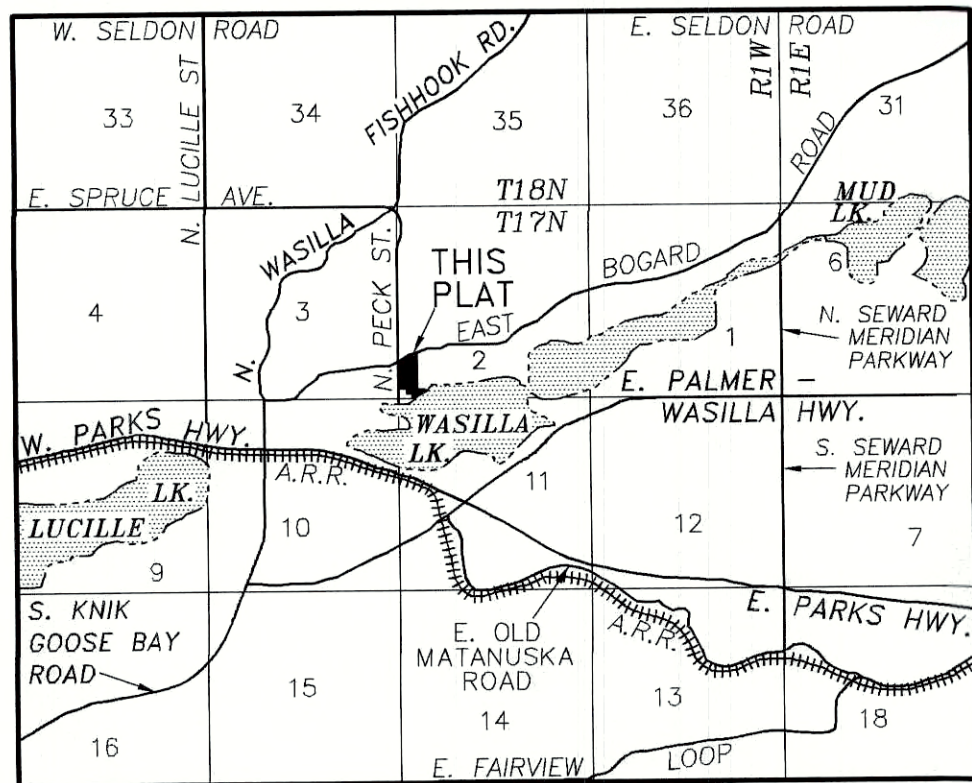
EXHIBIT I



# FLOOD HAZARD AREA

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1 (R)	82°00'52"	50.00'	71.57'	43.48'	N 41°00'26" E	65.62'
C1 (C)	82°01'50"	50.00'	71.59'	43.49'	S 40°50'23" W	65.63'
C2 (R)	15°52'31.2"	1195.92'	331.36'	166.75'	N 74°04'37" E	330.30'
C2 (C)	15°52'42"	1195.92'	331.42'	166.78'	S 73°54'56" W	330.37'



VICINITY MAP: 1" = 1 MILE

## 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.

## GENERATIONAL VISION OVERSEER

JODY PECK, AGENT  
1250 E. BOGARD ROAD  
WASILLA, AK 99654

## NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
FOR JODY PECK, AGENT

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

## LEGEND

- FOUND MONUMENT AS NOTED
- FOUND PLASTIC CAP ON 5/8" REBAR, LABELLED "DECAMP 2071-S"
- FOUND 5/8" REBAR
- (R) RECORD VALUE PER C & L SURVEY (PLAT #95-92)
- (R1) RECORD VALUE PER HALE ESTATE LOTS 1 & 2 (PLAT #2002-104)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH 2-1/2" ALUMINUM CAP AS NOTED
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- POWER POLE
- GUY ANCHOR
- PEDESTAL
- TRAFFIC SIGN
- SATELLITE DISH

0' 50' 100' 150'  
SCALE: 1" = 50'

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°50'14" W	15.00'
L2	N 43°52'28" E	47.62'
L3	N 45°27'22" E	117.80'
L4	N 29°04'06" E	32.46'
L5	N 40°34'56" E	74.89'
L6 (R)	N 13°59'02" E	41.14'
L6 (M)	N 13°49'36" E	41.13'
L7 (R)	S 66°08'21" W	76.40'
L7 (C)	S 65°58'35" W	76.40'

## 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

## 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 \_\_\_\_\_

## NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON FEBRUARY 10, 2023 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING LEICA VINA 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.
- FEMA MAPPING SHOWS THAT PORTION LYING ALONG WASILLA LAKE AS BEING WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ANY DEVELOPMENT WITHIN THIS AREA MUST CONFORM TO M.S.B FLOOD DAMAGE PREVENTION ORDINANCES. THE DATA BASE FOR THIS DETERMINATION IS INTERPOLATED FROM FIRM MAP NUMBER 02170C8080F, DATED SEPTEMBER 27, 2019. WASILLA LAKE HAS A BASE FLOOD ELEVATION OF 331.8'.
- BLANKET ELECTRICAL EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 15, 1976 IN BOOK 129, PAGE 612 RECORDED DECEMBER 15, 1976 IN BOOK 129, PAGE 613 RECORDED SEPTEMBER 2, 1983 IN BOOK 319, PAGE 815 RECORDED SEPTEMBER 7, 2001 IN BOOK 1162, PAGE 52.
- BLANKET TELEPHONE EASEMENT GRANTED TO: MATANUSKA TELEPHONE ASSOCIATION, INC. RECORDED DECEMBER 9, 1976 IN BOOK 128, PAGE 889.
- SHARED DRIVEWAY EASEMENT RECORDED JUNE 29, 2015 AS DOCUMENT NO. 2015-013418-0.
- BOTH PROPERTY CORNERS DOWN OVER 3ft. NEW CORNERS SET THIS SURVEY AT GROUND LEVEL.

## 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

4/24/2023  
DATE



A PLAT OF

## PECK 2023 SUBDIVISION

A REPLAT OF:

LOT 1,  
PECK 2015 SUBDIVISION  
PLAT # 2015-73

LOCATED WITHIN:  
SECTION 2, T17N R1W

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

CONTAINING 10.9 ACRES MORE OR LESS

## BULL MOOSE SURVEYING, LLC

ROBERT S. HOFFMAN P.L.S.  
200 HYGRADE LANE  
WASILLA, ALASKA 99654

OFFICE: (907) 357-6957  
bob@bullmoosesurveying.com

DRAWN BY: EEG

DATE: 4/24/2023

CHECKED BY: RSH/TGC

DRAWING SCALE:

1"=50'

SHEET

1 OF 1

RECEIVED  
APR 27 2023  
PLATTING

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