

AGENDA

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Theresa Taranto

PLATTING TECHNICIANS
Amy Otto-Buchanan
Matthew Goddard
Chris Curlin



PLATTING BOARD
Ron Johnson, District 1
Vacant, District 2
Eric Koan, District 3
Dan Bush, District 4
Michelle Traxler, District 5
Sandra Kreger, District 6
Alan Leonard, District 7
Amanda Salmon, Alternate A
Robert Hallford, Alternate B

PLATTING BOARD AGENDA **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

PLATTING BOARD MEETING **1:00 P.M.** **October 19, 2023**

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: 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

TELEPHONIC TESTIMONY: (Audio only)

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

- A. October 5, 2023

3. AUDIENCE PARTICIPATION & PRESENTATIONS

- A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

B. Boroughwide Comprehensive Plan – Kelsey Anderson, Planner

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **ANGUS ACRES:** The request is to create four lots from Tax Parcels A26, A28 & A29 (Parcel #1 & #2, MSB Waiver 2005-210, recorded at 2005-029628-0) to be known as **Angus Acres**, containing 39 acres +/- . Proposed Lots 1 & 3 are two side-by-side flag lots with 30' wide poles; a Public Use Easement will be granted over the pole portions. Petitioner is applying for a variance from MSB 43.20.060(D) Interconnectivity. Parcels are located south of the Palmer Airport and directly west of E. Outer Springer Loop. Access is from E. Outer Springer Loop (Tax ID#s 17N02E09A026/A028/A029) lying within the NE ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Stefan K. & Yvonne L. Marty, Staff: Amy Otto-Buchanan, Case #2023-067)*

7. OLD BUSINESS

A. **RIDDLEBURG STATION:** The request is to modify the approved **Riddleburg Station** subdivision containing 10.9 acres +/- . The petitioner is requesting the internal road and cul-de-sac be made private. This case was approved by the Platting Board on October 19, 2022. The property is located west of N. Lucille Street, south of W. Seldon Road, and directly north of W. Spruce Avenue (Tax ID # 18N01W33D008); within the SE ¼ Section 33, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. *(Petitioner/Owner: Northwest Land Investment, Staff: Matthew Goddard, Case #2022-042)*

8. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

9. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

- *Definition: Law. To hear and settle an issue or a question regarding code.*

B. Upcoming Platting Board Agenda Items *(Staff: Fred Wagner & Clerk: Theresa Taranto)*

- November 2, 2023, Platting Board Meeting; We have three cases on the agenda.
 - Panoramic Preserve
 - Shadowridge
 - Settlers Bay South (SLEV)
 - This meeting will be at the Public Safety Building, Fire Station 6-2 (KGB) 4568 S Knik-Goose Bay Road, Wasilla.
- 2024 Platting Board Calendar

10. BOARD COMMENTS

11. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
October 5, 2023**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on OCTOBER 5, 2023, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Leonard called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1
Mr. Eric Koan, District Seat #3
Ms. Michelle Traxler, District #5
Mr. Alan Leonard, District Seat #7, Chair
Ms. Amanda Salmon, Alternate A - Arrived at 1:06 PM

Platting Board members absent and excused were:

Mr. Dan Bush, District Seat #4
Mr. Sandra Kreger, District Seat #6
Mr. Robert Hallford, Alternate B

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Theresa Taranto, Platting Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting member Koan led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

Chair Leonard inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved unanimously.

2. APPROVAL OF MINUTES

- September 7, 2023, Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS *(Three minutes per person, for items not scheduled for public hearing)*
(There is no Audience Participation & Presentations)

4. UNFINISHED BUSINESS
(None)

5. RECONSIDERATIONS/APPEALS
(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
October 5, 2023**

- A. **KNIK RIVER PLACE:** The request is to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as **Knik River Place**, containing 11.31 acres +/- (Tax ID# 7275000T00A). A Public Use Easement recorded on September 28, 2017, at Reception No. 2017-040154-0 and the adjoining 15' wide utility easement will be vacated to allow for the creation of a new access street. Access is from S. Nystrom Way, lying within the NW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1. (*Petitioner/Owner: Chia Hsi Chiavetta, Staff: Amy Otto-Buchanan, Case # 2023-096*)

Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 52 public hearing notices were mailed out on September 13, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.

Chair Leonard asked Platting Member Salmon about Ex-Parte & Interest in the current case being heard. Platting Member Salmon said she did not.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

Christopher Chiavetta, the Petitioner gave a brief overview of the case.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Julie Nystrom
- Ann Houseal
- John Nystrom
- Raymond Phillips
- Chris Mobley
- Elvina Meyer

There being no one else to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

Gary LoRusso, the petitioner's representative gave an overview of the case.

- This plan is consistent with code. Mr. LoRusso is here for any questions from the board.
- Curt Holler, the Engineer was present.

MOTION: Platting Member Johnson made a motion to approve with 8 findings of fact and 9 conditions. Platting Member Traxler seconded the motion.

Discussion ensued.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
October 5, 2023**

VOTE: The motion passed without objection.

- B. **SOUTH SHORE WATERFRONT:** The request is to create 38 lots from Tax Parcels C9 (a portion of Government Lot 37), by a four-phase Master Plan to be known as **South Shore Waterfront**, containing 34 acres +/- . Proposed Lots 25 & 26 and Lots 33-35 are side-by-side flag lots with 30' wide poles; a Common Access Easement will be granted over the pole portions. Lots 1-23 (Phase 3 and Phase 4) will be served by a community well and are less than 40,000 sf. Parcels are located south of Big Lake and north of W. Susitna Parkway. Access will be from dedicated interior streets from W. Susitna Parkway and S. Corkey Boulevard (Tax ID# 17N04W35C009), lying within the SW ¼ Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Seth Kroenke, Staff: Amy Otto-Buchanan, Case # 2023-098*)

Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 54 public hearing notices were mailed out on September 13, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.

Platting member Traxler had questions for staff.

Chair Leonard had questions for staff.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative Craig Hanson was present and chose not to speak at this time.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Jeanne Mee
- Greg Bland
- Don Seidler

Chair Leonard had questions for Mr. Seidler.

The following persons spoke telephonically:

- Terry Smith
- Robbie Muir

There being no one else to be heard Chair Leonard closed the public hearing and

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PLATTING BOARD MINUTES**

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invited the petitioner and/or the petitioner's representative to give a brief overview.

Craig Hanson, petitioner's representative gave an overview of the case.

- They will address water well with DEC.
- The well should not have been put where it was shown on this drawing.
- Jeanette Street is not wide enough to use.
- Agrees with conditions.

Platting Member. Johnson had questions for Mr. Hanson.

MOTION: Platting Member Koan made a motion to approve with 7 findings of fact and 9 conditions. Platting Member Salmon seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

BREAK 2:16 PM

RECONVENE: 2:27 PM

- C. **SCULPIN MASTER PLAN:** The request is to create 23 lots by a two-phase Master Plan, from Lot 1, Durham Subdivision, Plat No. 2014-13, to be known as **Sculpin Master Plan**, containing 31.61 acres +/- . Parcels are located west of S. Talkeetna Spur and east of the Susitna River (Tax ID# 7365000L001). Access is from E. Leila Lane. Petitioner will be replacing the existing 15' wide utility easement adjoining the new right-of-way for the extension of E. Leila Lane, lying within the NW ¼ Section 07, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. (*Petitioner/Owner: All Aspects Construction LLC, Staff: Amy Otto-Buchanan, Case # 2023-078*)

Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 54 public hearing notices were mailed out on September 13, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.
- Using Section Line Easement but cannot dedicate it.

Platting member Salmon had a question for staff.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

The Petitioner/petitioner's representative was not present.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

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Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

The Petitioner/petitioner's representative was not present.

MOTION: Platting Member Johnson made a motion to approve with 6 findings of fact and 8 conditions. Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- D. **KELTON'S CIRCLE:** The request is to create seven lots from Tax Parcel C7 (Parcel #3, MSB Waiver 76-4, recorded 79-245w) and create a 60' X 60' Public Use Easement on Tract 6, Kelton's Knob Hill, Plat No. 2006-98, to be known as **Kelton's Circle**, containing 15.82 acres +/- Petitioner is applying for a variance from MSB 43.20.120(A)(1) Legal Access and MSB 43.20.140(A)(1) Physical Access. Parcels are located east and south of N. Wasilla-Fishhook Road. Access is from N. Kelton Knob Circle, which is currently unconstructed (Tax ID#s 18N01W35C007/1384000T006) lying within the SW ¼ Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. (*Petitioner/Owner: Precision Homes LLC & Bennett J. & Rhonda A. Durgeloh, Staff: Amy Otto-Buchanan, Case # 2023-061*)

Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 175 public hearing notices were mailed out on September 13, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.
- Variance request for Legal and Physical Access was submitted, standards of approval.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative chose not to give a brief overview of the case at this time.

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

Craig Hanson petitioner's representative gave an overview of the case.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
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MOTION: Platting Member Johnson made a motion to approve with 8 findings of fact and 7 conditions. Platting Member Salmon seconded the motion.

Discussion ensued.

VARIANCE

MOTION: Platting Member Johnson to approve the variance application legal access and physical access. Seconded by Platting Member Salmon.

VOTE: The motion passed without objection.

VOTE

MAIN MOTION: The motion passed without objection.

- E. **HOUSTON WYE:** The request is to create four tracts from S1/2 NW1/4 & W1/2 SW1/4 Section 27; N 1/2 SE 1/4, SW 1/4 SE 1/4, SE 1/4 SE 1/4 , & NE 1/4 Section 28, to be known as **Houston Wye** containing 261.1 acres +/- . The property is located directly north of W. Miller's Reach Road, West of W. Railside Drive and south of the Alaska Railroad (Tax ID # 18N03W28D002, D003, & D004); within the E 1/2 Section 28, and SE 1/4 Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and Assembly District # 7. (*Petitioner/Owner: MSB Department of Public Works, Staff: Chris Curlin, Case # 2023-088*)

Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 8 public hearing notices were mailed out on September 13, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

Sheila Armstrong, petitioner's representative gave a brief overview of the case.

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner's representative chose not to give another overview of the case.

MOTION: Platting Member Koan made a motion to approve with 7 findings of fact and 6 conditions. Platting Member Johnson seconded the motion.

Discussion ensued.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
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VOTE: The motion passed without objection.

- F. **ALLIANCE RIDGE ESTATES:** The request is to create 26 lots from Tax Parcel B8 (NW ¼, SW ¼, 40 Acre Exemption #1996-12-EXM) and create internal roads for access, to be known as **Alliance Ridge Estates**, containing 40.00 acres +/- . The property is located north of S. Knik Goose Bay Road, south and east of S. Clapp Street, and southwest of Lucille Lake (Tax ID # 17N01W17B008); within the SW ¼ Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (*Petitioner/Owner: Alliance Construction, Staff: Matthew Goddard, Case # 2023-089*)

Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 88 public hearing notices were mailed out on September 13, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.
- Finding #7 should read: There was one objection received from the public in response to the notice of public hearing.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

Ellery Gibbs, petitioner's representative gave a brief overview of the case.

- Objects to recommendation #5

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

Ellery Gibbs, petitioner's representative gave a further overview of the case.

- Asked the board to remove condition # 5 requiring the movement of the cul-de-sac.

Platting member Johnson had questions for Mr. Gibbs.

Chair Leonard had questions for Mr. Gibbs.

MOTION: Platting Member Johnson made a motion to approve with 7 findings of fact and 8 conditions, Platting Member Traxler seconded the motion.

Discussion ensued.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
October 5, 2023**

AMENDED

MOTION: Platting Member Johnson made a motion removing recommendation #5. Platting Member Salmon seconded that motion.

Discussion ensued.

BREAK: 3:45 PM

RECONVENE: 3:48 PM

Discussion ensued.

VOTE

AMENDED MOTION: Motion failed. Platting Members, Salmon, Johnson and Koan in favor of removing recommendation #5 and Platting Members Traxler and Leonard not in favor. Majority vote of 4 members is needed.

Discussion ensued.

VOTE

MAIN MOTION: The motion passed without objection.

G. **LUITEN - VACATION OF PUBLIC USE EASEMENT:** The request is to vacate the 50' Public Use Easement on **Tract 1A, South Big Lake Alaska Subdivision**, Plat #66-4 (Tax ID#6285000T001A), containing 13,939 sf (.32 acres +/-). The property is located north of S. Big Lake Road and west of S. Dottie Lou Lane; located within the NW ¼ Section 36, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Tony & Jennifer Luiten, Staff: Chris Curlin, Case #2023-085*)

Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 57 public hearing notices were mailed out on September 13, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.

Chair Leonard had questions for staff.

Platting Member Johnson had questions for staff.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
October 5, 2023**

Platting Member Traxler had questions for staff.

Platting Member Salmon had comments.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

Dayna Rumfelt, the petitioner's representative gave a brief overview of the case.

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

Dayna Rumfelt the petitioner's representative gave a further overview of the case and handed out documents to all board members.

- These documents are the history of the Public Use Easement.
- Documents consisted of: Release of Non-Development Covenant Book 0692 Page 081 & 082 from the State of Alaska Recording Office.

MOTION: Platting Member Koan made a motion to approve with 6 findings of fact and 6 conditions. Platting Member Salmon seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagener informed the board of upcoming items:

- Next meeting October 19, 2023. We have two cases on the agenda.
 - Angus Acres
 - Old Business – Riddleburg Station
- MSB Presentation on Borough Wide Comprehensive Plan – Kelsey Anderson, Planner.

BOARD COMMENTS.

- Platting member Traxler – None
- Platting member Koan – None
- Platting member Salmon – None
- Platting member Johnson – None
- Chair Leonard – None

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
October 5, 2023**

9. ADJOURNMENT

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **4:27 PM**.

ALAN LEONARD
Platting Board Chair

ATTEST:

THERESA TARANTO
Platting Board Clerk

6A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 19 2023**

PRELIMINARY PLAT: ANGUS ACRES

LEGAL DESCRIPTION: SEC 09, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: STEFAN K. & YVONNE L. MARTY

SURVEYOR: HANSON LAND SOLUTIONS

ACRES: 39 ± PARCELS: 4

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-067

REQUEST: The request is to create four lots from Tax Parcels A26, A28 & A29 (Parcel #1 & #2, MSB Waiver 2005-210, recorded at 2005-029628-0) to be known as **ANGUS ACRES**, containing 39 acres +/- . Proposed Lots 1 & 3 are two side-by-side flag lots with 30' wide poles; a Public Use Easement will be granted over the pole portions. Petitioner is applying for a variance from MSB 43.20.060(D) Interconnectivity. Parcels are located south of the Palmer Airport and directly west of E. Outer Springer Loop. Access is from E. Outer Springer Loop; lying within the NE ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Topography, As-Built, Topographic Narrative	EXHIBIT B – 4 pgs
Variance Application from MSB 43.20.060(D) Interconnectivity	EXHIBIT C – 3 pgs

AGENCY COMMENTS

Department of Public Works Pre-Design Division	EXHIBIT D – 1 pg
Development Services	EXHIBIT E – 1 pg
Utilities	EXHIBIT F – 4 pgs
City of Palmer	EXHIBIT G – 1 pg
US Army Corps of Engineers (USACE)	EXHIBIT H – 2 pgs
ADOT&PF	EXHIBIT I – 2 pgs
Site Visit Report with Photos, dated 09/28/2023	EXHIBIT J – 8 pgs
Public	EXHIBIT K – 1 pg

DISCUSSION: Four lots will be created from Tax Parcels A26, A28 & A29. Lots 1 & 3 are side-by-side 30' wide flag poles. Pursuant to MSB 43.20.300(E)(6)(a), the pole portions are to be overlaid with a Public Use Easement. Petitioner to grant a 15' wide utility easement adjacent to the Public Use Easement (see ***Recommendation #7***). Petitioner has submitted a variance for Planning Commission approval for the Connex that is in setback in the northeast corner of proposed Lot 2. The variance required to be approved and a copy of the approval shall be submitted to Platting staff before recordation of the plat. If the variance is not approved by the Planning Commission, the structure is required to be moved (see ***Recommendation #5***).

Variance Application for variance from MSB 43.20.060(D): “Subdivision shall provide through connecting rights-of-way of residential collector standard minimum as defined in the MSB Subdivision Construction Manual (SCM) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and public safety. If it is shown by the applicant to be unnecessary for future development and/or public safety, then a reduction to a lesser road right-of-way standard or an elimination of the requirement to provide access shall be applied to all of, or a portion of, the right-of-way that is being considered for a reduced standard.” Variance Application at **Exhibit C**.

The proposed Angus Acres subdivision is a plat with which the petitioner is dividing agricultural land interests among his children. No rights-of-way are planned or needed for the proposed simple division to take place. While proposed Lot 3 of said plat will adjoin the unconstructed E. Holstein Way, an existing right-of-way stub from Mountain Ranch, exception to MSB 43.20.060(D) is sought as a through connection is, in fact, unnecessary.

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare or injurious to adjacent property: *The unconstructed stub right-of-way of E. Holstein Way was created with the Mountain Ranch subdivision. While Mountain Ranch is a high density neighborhood, that subdivision was approved and built with sufficient accommodation for public safety without using the E. Holstein Way connection. There are four, in fact, four constructed ingress/egress points for Mountain Ranch, including residential subcollector roads among them, meeting current Subdivision Construction Manual (SCM) requirements. Additionally, there are four other platted access points to be used in future development. While not dedicating a road connection to E. Holstein Way stub right-of-way, the proposed plat offers a design that does not preclude future development utilizing that stub. The Public Use Easement/flag pole with which the proposed ten acre Lot 3 accesses to E. Outer Springer Loop could be used at any time in the future to dedicate a right-of-way and construct a road on through to the E. Holstein Way connection, if needed.*
- B. The variance request is based upon conditions of the property that are atypical to other properties: *Agricultural fields are in themselves atypical in the state of Alaska. In fact, the Mat-Su Borough provides tax incentives to preserve farmland, acknowledging a dwindling supply and the inherent value of agriculture fields to our community. The petitioner in this case is offering a solution that preserves farmland, while meeting the intent of the subdivision code.*
- C. Because of unusual physical surroundings, shape or topographical conditions of the property for which the variance is sought, or because of the taking of part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property: *A through connection would unnecessarily impact the present agricultural use of the land by destroying the field that composes the proposed Lot 3. Furthermore, a large, seasonally used water main lies along the northern boundary of Lot 3, providing irrigation to area fields and would be impacted by a connection to E. Holstein Way.*

In conclusion, an elimination of the requirement to provide through access is reasonable. Safety is already properly addressed in the existing adjacent development and no decrease in safety is realized by the present minor subdivision. The proposed design is conducive to the future development and use of the E. Holstein Way access point. Requiring a through connection would unnecessarily impact a dwindling resource in the Valley – an operating irrigated agricultural field.

A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as each lot is greater than 400,000 sf (9.183 acres) and the surveyor provided a detailed topographic narrative. Topographic mapping, As-Built and Topographic Narrative at **Exhibit B**.

Comments: Department of Public Works Pre-Design Division (**Exhibit D**) has no comments. Development Services (**Exhibit E**) has no comments.

Utilities: (**Exhibit F**) MTA requests a 15' wide utility easement west adjacent E. Outer Springer Loop (see **Recommendation #7**). GCI has no comments. MEA did not respond. Enstar notes there is an existing service line which crosses proposed Lot 2 to serve proposed Lot 1. An approximately as-built is attached for reference. Enstar objects unless a plat note is added that states: "There is a 10' wide natural gas easement centered on the existing service line" The approximate location should be drawn on the plat with the notation "Approximate location of natural gas service line and centerline of 10' wide natural gas easement." Or the petitioner can sign an easement with Enstar for a 10' wide natural gas easement and recorded document information shown on final plat. *Staff notes it is illegal, according to Enstar, for the owner of the new Lot 2 to refuse provision of gas to the new Lot 1 via the existing line. No protection of Lot 1's access is needed. If further development occurs on Lot 1, the existing line will be of insufficient size and a new gas line would be required for service to Lot 1. Furthermore, the exact location of the service line cannot be determined. Therefore, staff can only recommend the petitioner contact Enstar directly to sign an easement agreement. This agreement, once recorded, can be referenced in the "Notes" section of the final plat.*

City of Palmer: (**Exhibit G**) Community Development notes the parcels are located within the designated Airport Influence Area; it is recommended that a plat note be added to the new plat reflecting this information. Planning & Zoning Commission is concerned about the granting of an access easement as the only source of access to a forty-acre parcel that has the potential for significant future development with only one access point.

USACE: (**Exhibit H**) has no comments regarding the subdivision.

ADOT&PF: (**Exhibit I**) has no objection to lot division or Public Use Easement. No objection to the E. Holstein Way variance, but do not preclude this connection. Subsequent development of these lots may require development of E. Holstein Way. Existing access onto E. Outer Springer Loop to be preserved. Please add a plat note regarding future authorization of existing driveways with access to E. Outer Springer Loop outside of the Public Use Easement: "Change of use requires reapplying for access permits and may require consolidation of existing access onto E. Outer Springer Loop outside of the Public Use Easement." (see **Recommendation #6**).

Public: (**Exhibit K**) Jeff & Michelle Stone, owners of Lot 1, Weisenberger Estates to the northwest, object: "First of all Spring Loop Roads are for farmlands, not mini Anchorage development. Disagree strongly because it changes the structuring, bringing more noise, traffic, crime and garbage. Palmer is small for a reason."

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council Greater Palmer; Fire Service Area #132 Greater Palmer Consolidated; Road Service

Area #16 South Colony; MSB Emergency Services, Community Development, Assessments or Planning; or MEA.

CONCLUSION: The preliminary plat of **ANGUS ACRES** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. A variance application from MSB 43.20.060(D) has been submitted. There were no objections from any federal or state agencies or Borough departments. There was an objection from Enstar Natural Gas Company. There was one objection to the plat from the public in response to the Notice of Public Hearing; one non-objection was received. 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 and MSB 43.20.300(E). A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i).

FINDINGS OF FACT FOR VARIANCE FROM MSB 43.20.060(D):

1. Variance Application has been submitted in accordance with MSB 43.15.075 Variance; Standards of Approval.
2. Petitioner has responded to the criteria A-C as follows:
 - A. The granting of the variance shall not be detrimental to the public health, safety or welfare or injurious to adjacent property: *The unconstructed stub right-of-way of E. Holstein Way was created with the Mountain Ranch subdivision. While Mountain Ranch is a high density neighborhood, that subdivision was approved and built with sufficient accommodation for public safety without using the E. Holstein Way connection. There are four, in fact, four constructed ingress/egress points for Mountain Ranch, including residential subcollector roads among them, meeting current Subdivision Construction Manual (SCM) requirements. Additionally, there are four other platted access points to be used in future development. While not dedicating a road connection to E. Holstein Way stub right-of-way, the proposed plat offers a design that does not preclude future development utilizing that stub. The Public Use Easement/flag pole with which the proposed ten acre Lot 3 accesses to E. Outer Springer Loop could be used at any time in the future to dedicate a right-of-way and construct a road on through to the E. Holstein Way connection, if needed.*
 - B. The variance request is based upon conditions of the property that are atypical to other properties: *Agricultural fields are in themselves atypical in the state of Alaska. In fact, the Mat-Su Borough provides tax incentives to preserve farmland, acknowledging a dwindling supply and the inherent value of agriculture fields to our community. The petitioner in this case is offering a solution that preserves farmland, while meeting the intent of the subdivision code.*
 - C. Because of unusual physical surroundings, shape or topographical conditions of the property for which the variance is sought, or because of the taking of part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property: *A through connection would unnecessarily impact the present agricultural use of the land by destroying the field that composes the proposed Lot 3. Furthermore, a large, seasonally used water main lies along the northern boundary of Lot 3, providing irrigation to area fields and would be impacted by a connection to E. Holstein Way.*

RECOMMENDATIONS OF CONDITIONS OF APPROVAL FOR VARIANCE FROM MSB 43.20.060(D): Suggested motion: I move to approve the variance application from MSB 43.20.060(D) for the preliminary plat of Angus Acres, Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Petitioner has supplied the criteria required by MSB 43.15.075 Variance; Standards of Approval.

FINDINGS OF FACT FOR SUBDIVISION

1. The plat of Angus Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A variance application was submitted in accordance with MSB 43.15.075 Variance; Standards of Approval.
3. A soils report was not required, pursuant to MSB 43.20.28(A)(1)(i)(i). The surveyor of record provided a detailed topographic narrative.
4. All lots will have the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
5. Pursuant to MSB 43.20.300(E)(6)(a), the two 30' wide side-by-side flag poles are overlaid with a Public Use Easement.
6. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council Greater Palmer; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments or Planning; MEA.
7. There were no objections from any federal or state agencies or Borough departments.
8. Enstar objected to the plat unless a 10' wide natural gas easement centered on the existing service line was signed.
9. There was one objection from the public in response to the Notice of Public Hearing.
10. City of Palmer recommends adding a plat to state these parcels are located within the designated Airport Influence Area.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL FOR SUBDIVISION

Suggested motion: I move to approve the preliminary plat of Angus Acres, Section 09, Township 17 North, Range 02 East, 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. Show all easements of record on final plat.
5. Provide proof that the structure in the northeast corner of proposed Lot 2 has been moved/removed.
6. Add Plat Note to read: "Change of use requires reapplying for access permits and may require consolidation of existing access onto E. Outer Springer Loop outside of the Public Use Easement."
7. Grant a 15' wide utility easement west adjacent of E. Outer Spring Loop. Grant a 15' wide utility easement adjacent to the Public Use Easement.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.

E Outer Springer Loop

E Lepak Ave

N Deland St

E Lawalter Rd

PA12

PA11

E Rocky Point Dr

EXHIBIT A - 2

E Gunnysack Rd

N Prairie Cr

E Hay Wagon Way

E Holstein Way

N Angus Loop

E Jersey Loop

E Cabbage Patch Ave

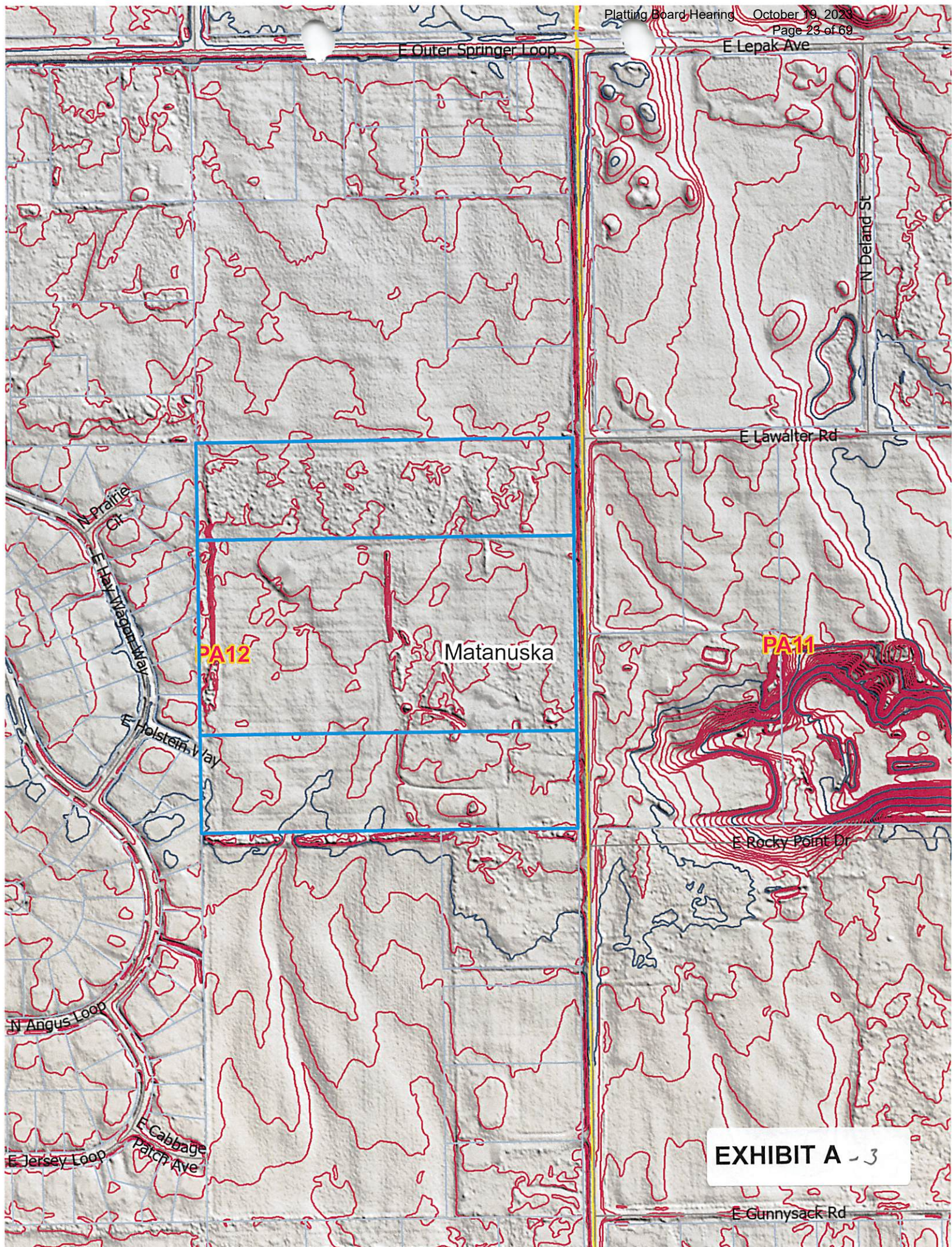


EXHIBIT A - 3

PA05

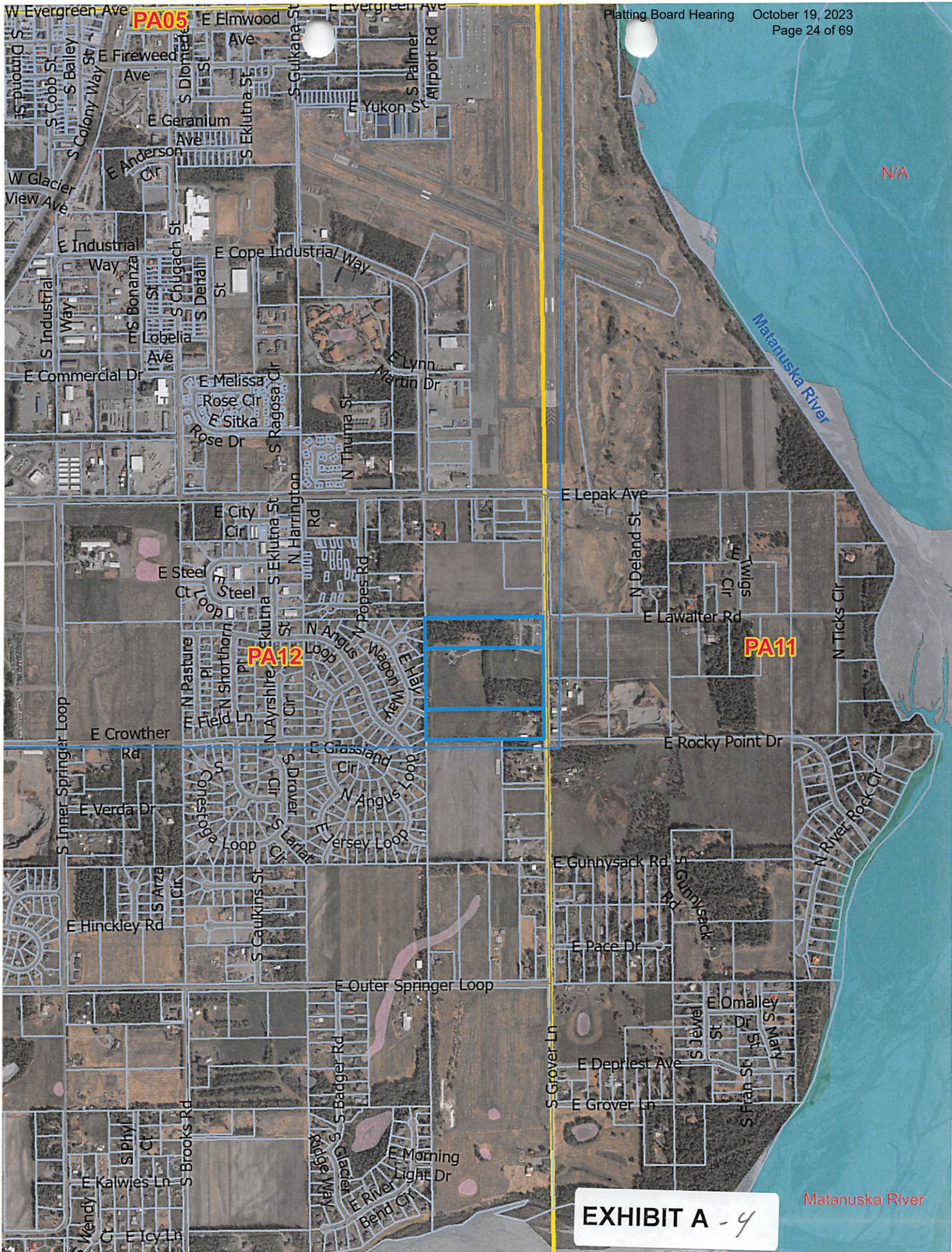
N/A

PA11

PA12

EXHIBIT A - y

Matanuska River



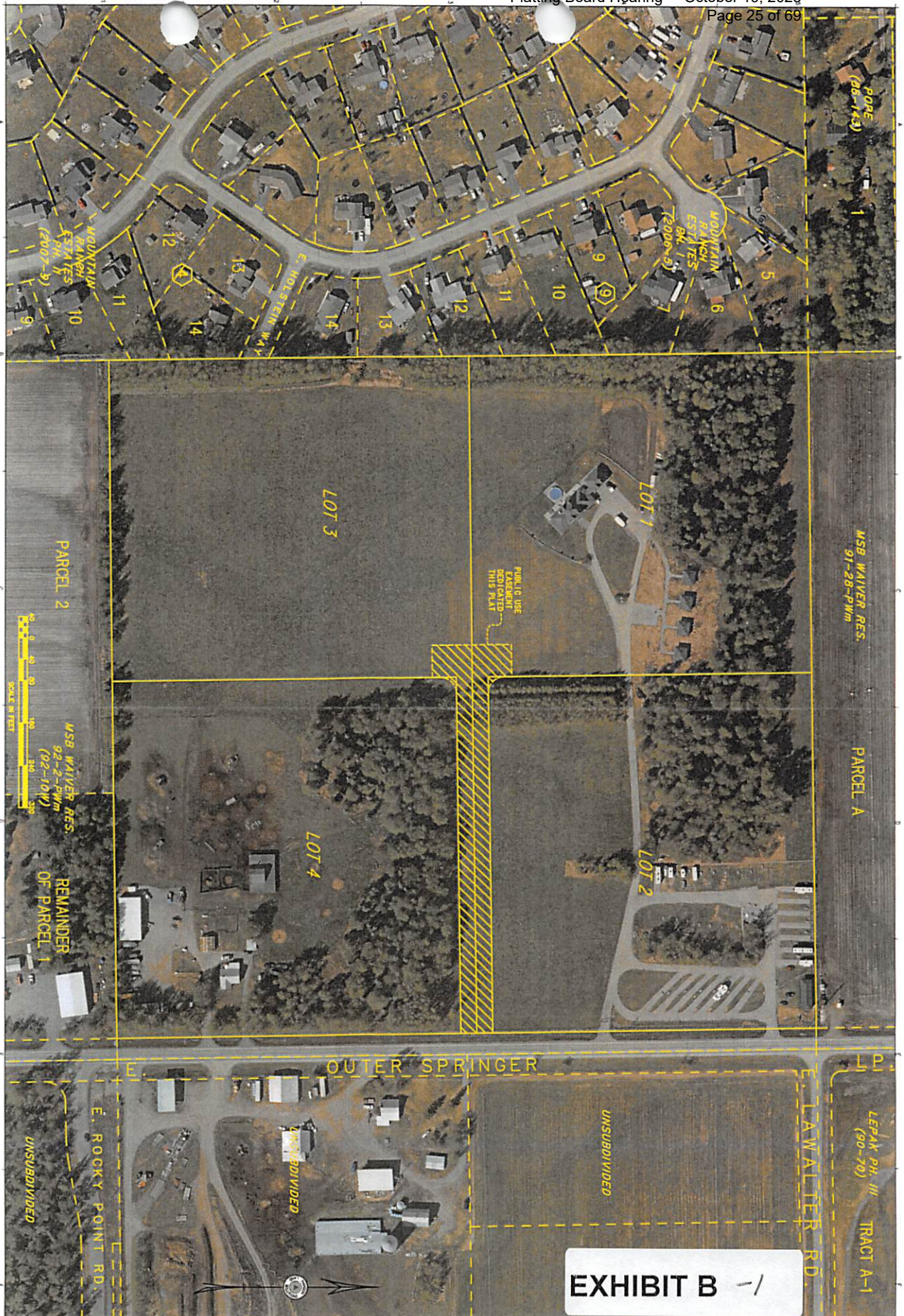


EXHIBIT B - 1

DATE: 23-11-02
DRAWN BY: ECF
CHECKED: CEH
SCALE: 1" = 100'
REVISION DATE: 02/09/23
REFERENCE: V-20
SHEET 1 OF 3

PALMER, ALASKA
ANGUS ACRES
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE AIRPHOTOGRAPHIC SURVEY, PROJECT OF 2018/2020/2021.
2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 1988).

RECEIVED
MAY 25 2023
PLATTING







HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645



RECEIVED
MAY 30 2023
PLATTING

USEABLE AREA: TOPOGRAPHIC NARRATIVE

ANGUS ACRES

A SUBDIVISION OF

Parcels 1 & 2 MSB Waiver Resolution 2000-189-Pwm (BK1106 P54) and Parcels 1&2MSB Waiver 2005-210-Pwm (2005-029628-0)

INTRODUCTION

The following narrative presents visible observations and relevant known local parameters sufficient to demonstrate expected suitability of certain Lots or Tracts containing 400,000 square feet or more of area for supporting building construction and on-site waste-water treatment. Consideration is limited to the specified Lots or Tracts and specifically addresses requirements set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

NARRATIVE

Lots 1-4 of the proposed Angus Acres subdivision contain 39 acres of land. Roughly two thirds of this land is field in active hay production, pasture land and farm yard while the remainder is primarily tree covered with a mixture of Birch and Cottonwood.

The entire Parent Parcel is very flat with a gradual, consistent slope of less than 1% from north to south.

Observation of exposed soils in an area of extensive gravel extraction immediately east of the parent parcel is consistent with the results of a nearby test hole conducted for Hanson Land Solutions in February of 2023. It is expected that the Parent Parcel is primarily composed of 6-7' of topsoil over very deep, very well drained gravels, similar to other projects conducted in the general area over the years.

There are no observed wetlands, water-bodies or known debris burial sites on in the general vicinity of the parent parcel.

There are functioning water wells and septic systems on the parcel, as depicted on the provided planimetric mapping for the project. These will limit placement of new septic systems, but given the large size of the new lots they will not preclude construction of additional septic systems or buildings.

With the exception of the public use easement to be dedicated with the new plat, the entire parent parcel is free from known public or private easements or interests that would preclude construction of on-site septic systems. Building construction would be limited only by MSB Setback requirements.

In conclusion, based on surface observations the proposed lots appear sufficient for the construction of buildings and on-site septic systems per parameters set forth by the Mat-Su Borough Title 43. Existing topography and vegetative cover suggest consistently well drained suitable soils in a relatively flat area free from precluding elements such as existing wells, septic, and conflicting rights.


Craig E. Hanson PLS

Professional Land Surveyor

5/25/23
Date



VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

Legal description of property: Parcels 1 & 2 MSB Waiver Res. 2000-189-PWM (Bk 1106, Pg. 54)
and Parcels 1 & 2 MSB Waiver Res. 2005-210-PWM (2005-029628-0)

An application for a variance from a requirement of Title 43 shall contain:

1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
 - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
 - B. *The variance request is based upon conditions of the property that are atypical to other properties; and*
 - C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

I, Rig Hansen the owner (or owner's representative) of the above described property apply for a variance from Section 43.20, 060 D of the Borough Code in order to allow:

For subdividing my land the way I would like to.

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

**APPLICANT
OR
OWNER**

Name: Hanson Land Solutions Email: admin@hlsalaska.com
Mailing Address: 305 E. Fireweed Ave. Palmer, AK Zip: 99645
Signature: _____ Phone: (907) 746-7738

SURVEYOR

Name (FIRM): Hanson Land Solutions Email: admin@hlsalaska.com
Mailing Address: 305 E. Fireweed Ave. Palmer, AK Zip: 99645
Contact Person: _____ Phone: (907) 746-7738

HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. FIREWEED AVE. PALMER, AK 99645

VARIANCE APPLICATION

VARIANCE REQUEST IS FROM:

43.20.060(D)WHICH STATES:

(D) Subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and public safety: If it is shown by the applicant to be unnecessary for future development and/or public safety, then a reduction to a lesser road right-of-way standard or an elimination of the requirement to provide access shall be applied to all of (or a portion of) the right-of-way that is being considered for a reduced standard.

INTRODUCTION

The proposed Angus Acres subdivision is an abbreviated plat with which the petitioner is dividing agricultural land interests among his children. No rights-of-way are planned or needed for the proposed simple division to take place.

While proposed Lot 3 of said plat will adjoin the un-constructed Holstein Way, (an existing ROW stub from Mountain Ranch), exception to MSB 43.20.060 is sought as a through connection is in fact unnecessary.

Variance Application Item 3 questions:

- A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property;*
1. The un-constructed stub ROW Holstein Way was created with the Mountain Ranch subdivision. While Mountain Ranch is a high density neighborhood, that subdivision was approved and built with sufficient accommodation for public safety without using the Holstein Way connection. There are in fact 4 constructed ingress/egress points for Mountain Ranch, including residential subcollector roads among them, meeting the current Subdivision Construction Manual requirements. Additionally there are 4 other platted access points that can be used in future development.
 2. While not dedicating a road connection to the Holstein stub ROW, the proposed plat offers a design that does not preclude future development utilizing that stub. The PUE/Flag pole with which the proposed 10 acre Lot 3 accesses Outer Springer Loop could be used at any time in the future to dedicate a ROW and construct a road on through to the Holstein connection if needed.
- B. *The variance request is based upon conditions of the property that are atypical to other properties*

Agricultural fields are in themselves atypical in the state of Alaska. In fact, the Mat-Su Borough provides tax incentives to preserve farmland, acknowledging a dwindling supply and the inherent value of agriculture fields to our community. The petitioner in this case is offering a solution that preserves farmland while meeting the intent of the subdivision code.

HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. FIREWEED AVE. PALMER, AK 99645

- C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

A through connection would unnecessarily impact the present agricultural use of the land by destroying the field that composes the proposed Lot 3. Furthermore, a large, seasonally used water main lies along the northern boundary of Lot 3 providing irrigation to area fields that would be impacted by a connection to Holstein Way.

In conclusion, an elimination of the requirement to provide through access is reasonable. Safety is already properly addressed in the existing adjacent development and no decrease in safety is realized by the present minor subdivision. The proposed design is conducive to the future development and use of the Holstein Way access point. And requiring a through connection would unnecessarily impact a dwindling resource in the Valley, an operating irrigated agricultural field.

Amy Otto-Buchanan

From: Daniel Dahms
Sent: Wednesday, September 13, 2023 3:26 PM
To: Amy Otto-Buchanan
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC - Angus Acres

Amy,

No comments from PD&E.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, September 7, 2023 11:18 AM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; david.post@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Kimberly McClure <kmclure@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; stark@mtaonline.net; mothers@mtaonline.net; 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>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; msb.hpc@gmail.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>; row@mtasolutions.com
Subject: RFC - Angus Acres

The following link contains a Request for Comments to subdivide 117N02E08A026/A028/A029 into four lots to be known as Angus Acres, MSB Case #2023-067. Comments are due by **October 5, 2023**. Please let me know if you have any questions. Thanks, A.

 [Angus Ac](#)

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

Amy Otto-Buchanan

From: Permit Center
Sent: Friday, September 8, 2023 3:27 PM
To: Amy Otto-Buchanan
Subject: RE: RFC - Angus Acres

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: Thursday, September 7, 2023 11:18 AM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; david.post@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Kimberly McClure <kmcclure@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; stark@mtaonline.net; mothers@mtaonline.net; 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>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; msb.hpc@gmail.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>; row@mtasolutions.com
Subject: RFC - Angus Acres

The following link contains a Request for Comments to subdivide 117N02E08A026/A028/A029 into four lots to be known as Angus Acres, MSB Case #2023-067. Comments are due by **October 5, 2023**. Please let me know if you have any questions. Thanks, A.

 [Angus Ac](#)

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



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

September 13, 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 preliminary plat ANGUS ACRES (MSB Case # 2023-067) and advises that there is an existing natural gas service line located within proposed Lot 2 to serve Lot 1. Attached is an approximate ENSTAR as-built for you reference. ENSTAR objects to this plat unless one of the following scenarios is met:

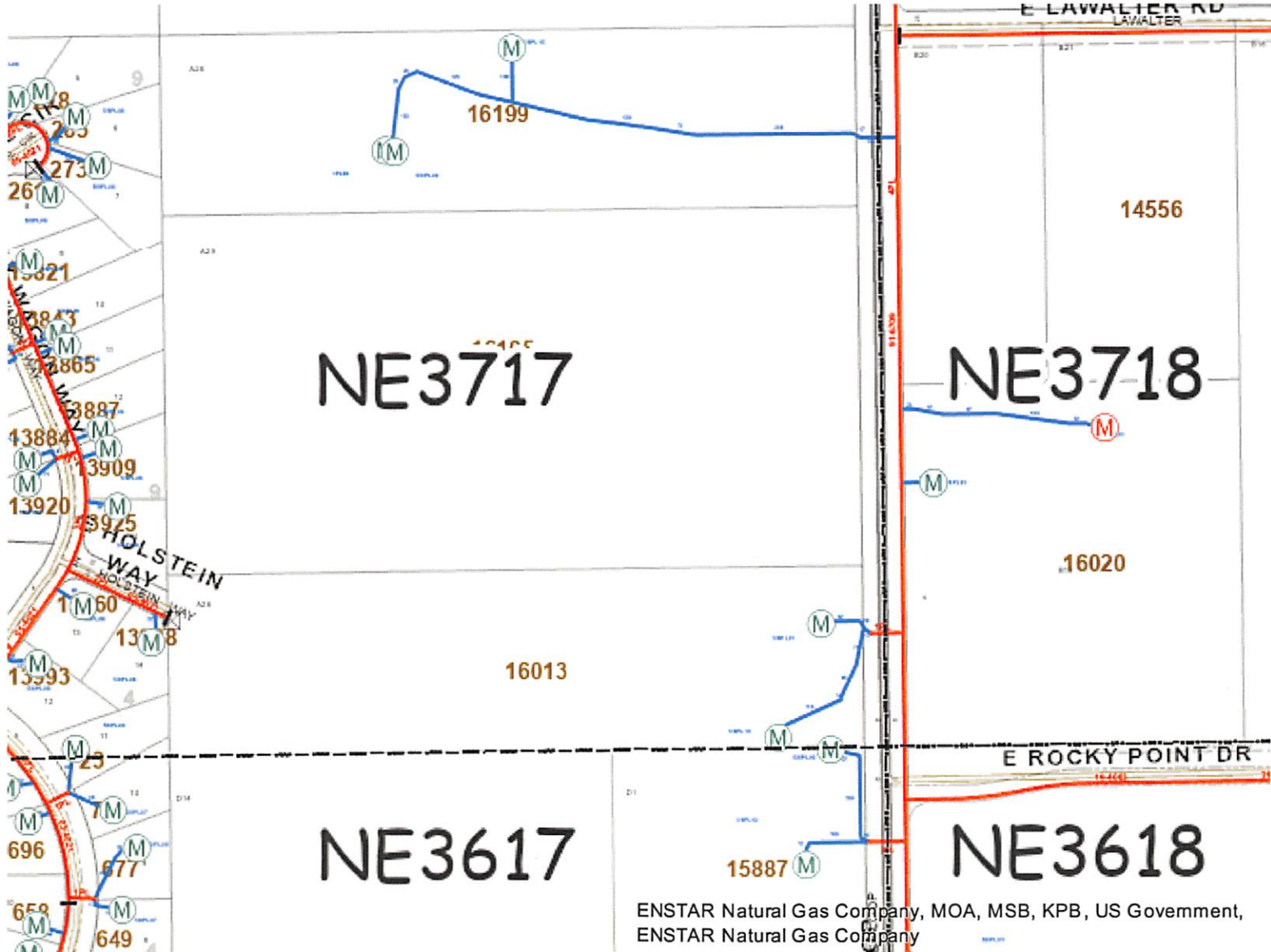
1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing main and service line." And draw in the approximate location of the main and service line on the map and add, "Approximate location of natural gas service line and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

If you have any questions, please feel free to contact me at (907) 714-7510 or by email at andrew.fraiser@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "Andrew Fraiser". The signature is written in a cursive, flowing style.

Andrew Fraiser, SR/WA
Southern Division Operations Manager
ENSTAR Natural Gas Company
36225 Kenai Spur Hwy
Soldotna, AK 99669



Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, September 26, 2023 11:09 AM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC - Angus Acres
Attachments: RFC.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 III, GIS Mapping

m: 907-744-5166 | w: www.gci.com

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, September 7, 2023 11:18 AM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; david.post@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Kimberly McClure <kmcclure@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; stark@mtaonline.net; mothers@mtaonline.net; 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>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; msb.hpc@gmail.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>; row@mtasolutions.com
Subject: RFC - Angus Acres

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

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 [Angus Ac](#)

Amy Otto-Buchanan

Platting Specialist

amy.otto-buchanan@matsugov.us

907-861-7872

Amy Otto-Buchanan

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Wednesday, September 20, 2023 10:33 AM
To: Amy Otto-Buchanan
Subject: RE: RFC - Angus Acres

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

Hi Amy,

MTA has reviewed Angus Acres and would like to request a 15' UE along springer.

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, September 7, 2023 11:18 AM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; david.post@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Kimberly McClure <kmcclure@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; stark@mtaonline.net; mothers@mtaonline.net; 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>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; msb.hpc@gmail.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC - Angus Acres

The following link contains a Request for Comments to subdivide 117N02E08A026/A028/A029 into four lots to be known as Angus Acres, MSB Case #2023-067. Comments are due by **October 5, 2023**. Please let me know if you have any questions. Thanks, A.



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

Beth Skow
Library Director

Bret Chisholm
Acting Parks & Facilities Manager

Vacant
Building Inspector

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
www.palmerak.org

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Kimberly McClure, Community Development
DATE: July 7, 2023 July 21, 2023
LOCATION: Tax Parcels A26, A28 & A29 in Section 9, Township 17 North,
Range 2 East
SUBJECT: Preliminary Plat RFC – Angus Acres
TAX ACCT#: 17N02E09A026, A028 & A029
☐ Inside City Limits ☒ Outside City Limits

We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary.
2. Building Inspector: N/A
3. Community Development: The parcels are located within the designated Airport Influence Area; it is recommended that a plat note be added to the new plat reflecting this information. If the proposed lots were located inside Palmer city limits and zoned R-1, Single-family Residential, the minimum required lot width would be 60 feet and the minimum required lot area would be 8,400 square feet per unit. A Public Use Easement is proposed.
4. Fire Chief: No changes necessary.
5. Public Works: No comments.
6. Planning and Zoning Commission: ~~The proposed platting action is scheduled to be reviewed at the July 20, 2023, Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.~~ The proposed platting action was reviewed at the July 20, 2023, Planning and Zoning meeting. The comments from the Commission are: "The Planning and Zoning Commission is concerned about the granting an access easement as only source of access to a forty-acre parcel that has the potential for significant future development with only one access point."

EXHIBIT G

City of Palmer

Amy Otto-Buchanan

From: Vullo, Emily N CTR (US) <Emily.N.Vullo@usace.army.mil>
Sent: Tuesday, September 12, 2023 9:53 AM
To: Amy Otto-Buchanan
Subject: RE: RFC - Angus Acres-USACE Comment

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

Amy,

That one worked perfectly, thank you! It does not look like there are any waters of the US on the lots so there would not be a Section 404 or Section 10 permit from Regulatory required for any work on the lots in question.

Thank you!
Emily

Emily Vullo
Project Manager
U.S. Army Corps of Engineers
Regulatory Division, CEPOA-RD
P.O. Box 6898
JBER, AK 99506-0898
Phone: 907-753-2704
<https://regulatory.ops.usace.army.mil/customer-service-survey/>

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, September 12, 2023 8:25 AM
To: Vullo, Emily N CTR (US) <Emily.N.Vullo@usace.army.mil>
Subject: [Non-DoD Source] RE: RFC - Angus Acres-USACE Comment

Emily: Try this. Thanks, A.

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

Blockedhttps://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Ei8nnZQJ8RdEjAXdK0uiflgB10W30AU5dLv21GwjKgEhmA?e=UqE9oc

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

From: Vullo, Emily N CTR (US) <Emily.N.Vullo@usace.army.mil>
Sent: Tuesday, September 12, 2023 7:52 AM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>

Subject: RE: RFC - Angus Acres-USACE Comment

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

Good morning Ms. Otto-Buchanan,

The Corps of Engineers (Corps) does not have any comments regarding subdividing 117N02E08A026/A028/A029 into four lots. I was not able to access the link the you provided and therefore could not see the location of the property.

However, please note, Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at Blockedwww.poa.usace.army.mil/Missions/Regulatory

Sample drawings can also be found on our website at

Blockedwww.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

Please feel free to contact our main line if you or the future owner have any questions or concerns at 907-753-2712.

Sincerely,
Emily

Emily Vullo
Project Manager
U.S. Army Corps of Engineers
Regulatory Division, CEPOA-RD
P.O. Box 6898
JBER, AK 99506-0898
Phone: 907-753-2704
Blocked<https://regulatory.ops.usace.army.mil/customer-service-survey/>

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>

Sent: Thursday, September 7, 2023 11:18 AM

To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; david.post@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; Pagemaster, Reg POA <regpagemaster@usace.army.mil>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Kimberly McClure <kmcclure@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; stark@mtaonline.net; mothers@mtaonline.net; 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



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

September 19, 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 no comments:

- **Shadowridge Subdivision, Sec 32 & 33, T18N, R01E, S.M, AK (Finger Lake)**

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

- **Angus Acres; Parcel #1 & #2, MSB Waiver 2005-10; Outer Springer Loop Road**
 - No objection to lot division or public use easement.
 - No objection to Holstein Way variance, but do not preclude this connection. Subsequent development of these lots may require development of Holstein Way.
 - Existing access onto Outer Springer Loop to be preserved.
 - Please add as plat note regarding future authorization of existing driveways with access to Outer Springer Loop outside of Public Use Easement: "Change of use requires reapplying for access permits and may require consolidation of existing access onto Outer Springer Loop outside of the Public Use Easement."

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

"Keep Alaska Moving through service and infrastructure."

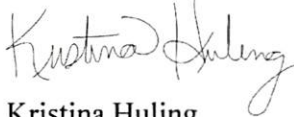
EXHIBIT I -1

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.

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

SITE VISIT REPORT

Case Name: Angus Acres	Date: 09/28/2023 Time: 10:45 AM
Owner: Stefan K. & Yvonne L. Marty	Case Number: 2023-067
Surveyor/Engineer: Hanson Land Solutions	Tax ID #: 117N02E08A026/A028/A029
Subdivision: Angus Acres	Regarding: Four lots

SITE CONDITIONS

Weather: Clear	Temperature: 39 F
Wind: None	
General Site Condition: Unconstructed	

Personnel on site: Amy Otto-Buchanan, Platting Specialist; Matthew Goddard & Chris Curlin, Platting Technicians; Fred Wagner, Platting Officer

Equipment in use: Camera

Current phase of work: To be heard by Platting Board 10/19/2023

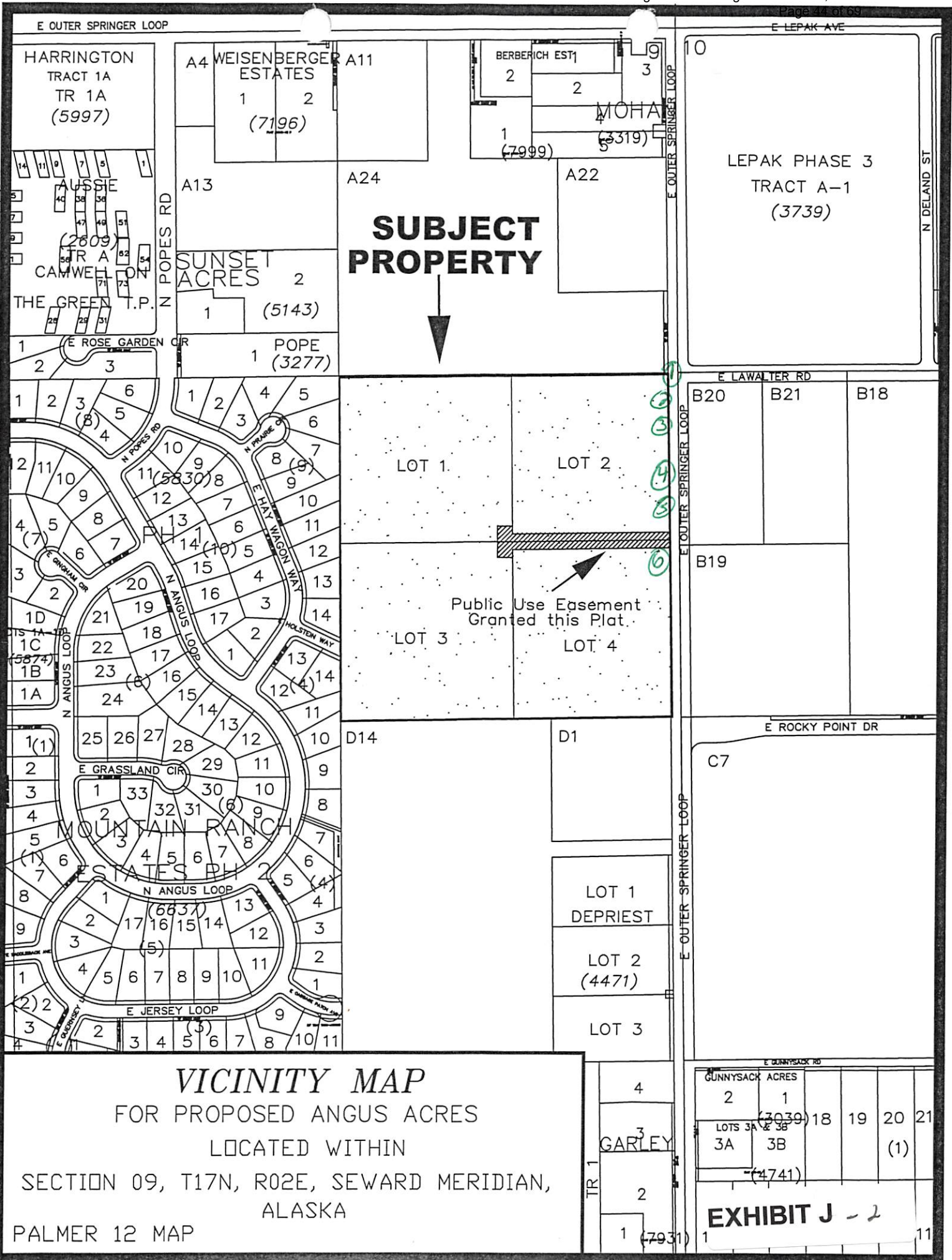
Reason for Visit/Remarks: (See attached photos)

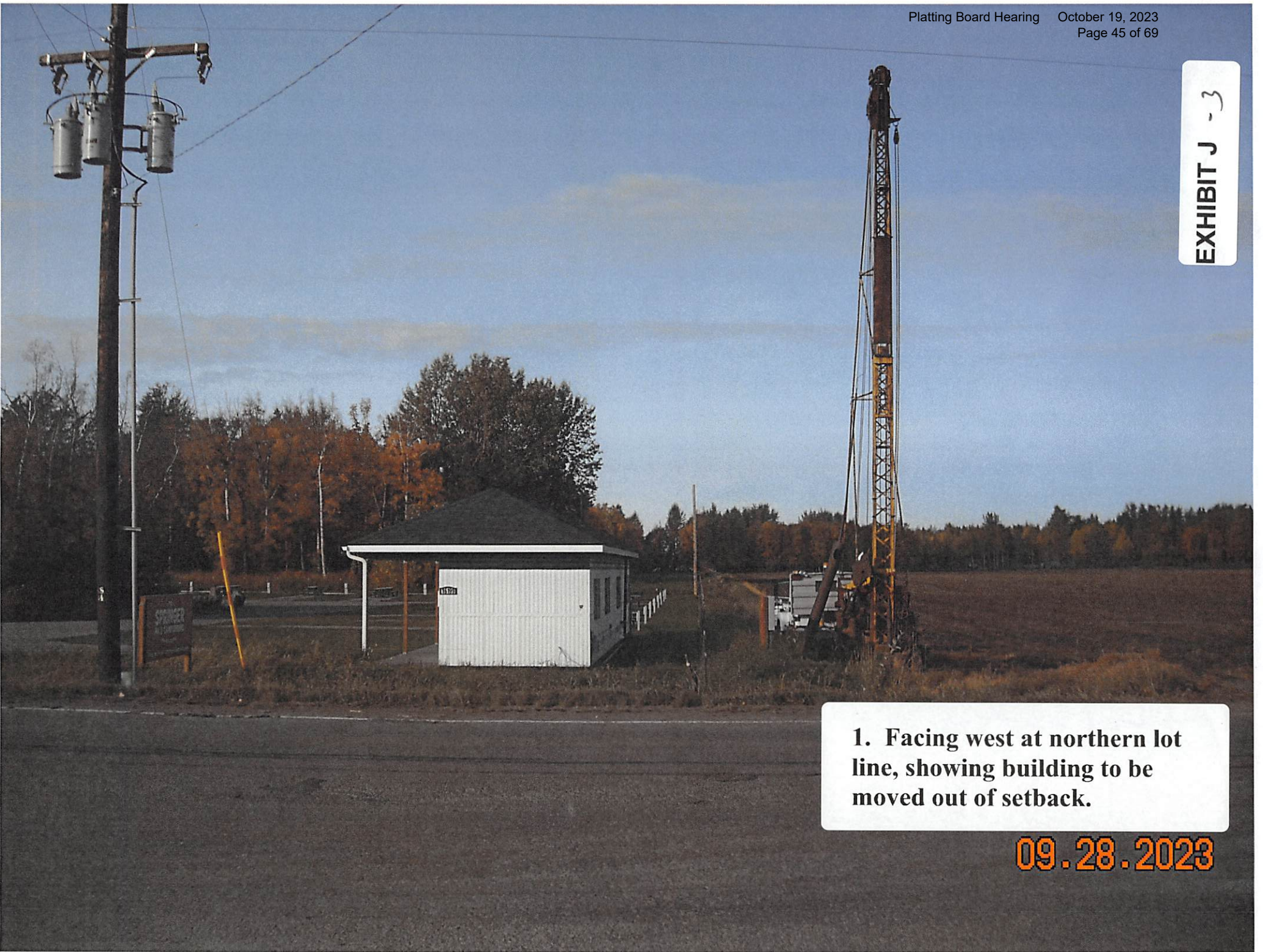
Check location of proposed side-by-side flag lots. Check location of building to be moved.

Signed By: Amy Otto-Buchanan

Date: 09/28/2023

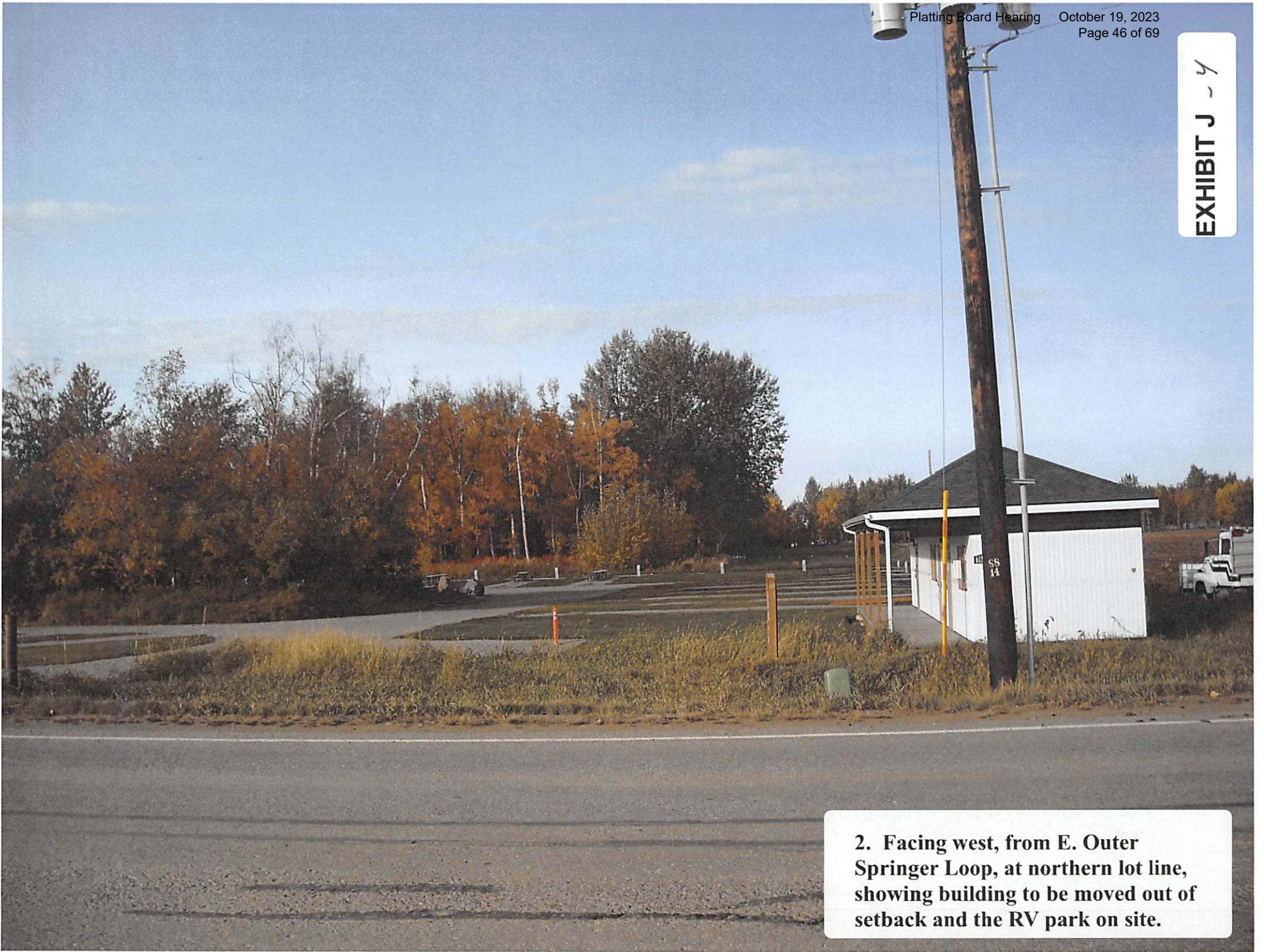
EXHIBIT J -1






1. Facing west at northern lot line, showing building to be moved out of setback.


09.28.2023



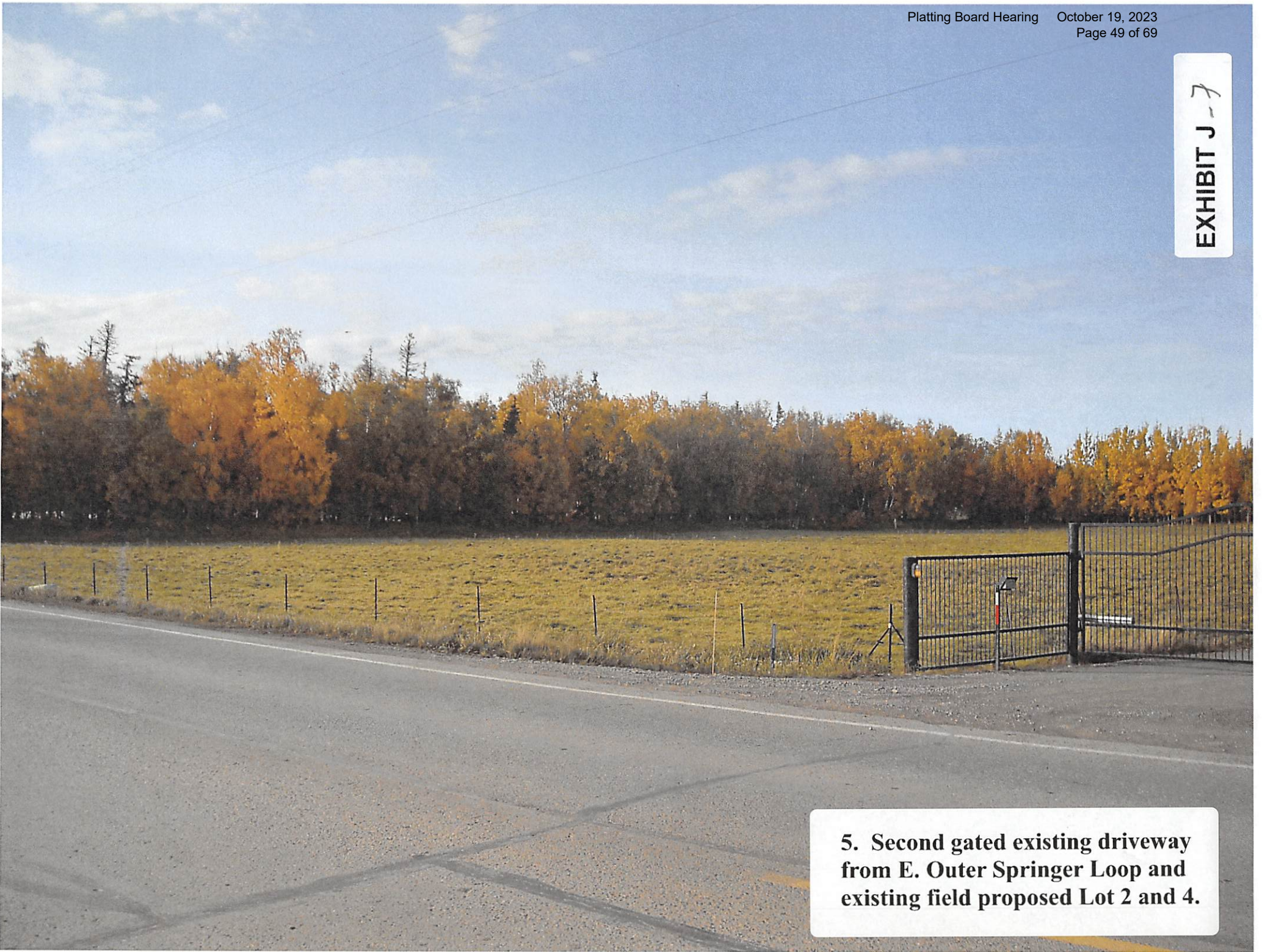
2. Facing west, from E. Outer Springer Loop, at northern lot line, showing building to be moved out of setback and the RV park on site.



**3. One existing driveway from
E. Outer Springer Loop.**



**4. Second gated existing driveway
from E. Outer Springer Loop.**



**5. Second gated existing driveway
from E. Outer Springer Loop and
existing field proposed Lot 2 and 4.**

EXHIBIT J 8

6. Facing southwest on E. Outer
Springer Loop to proposed Lot 4.

89

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

RECEIVED
OCT 13 2023
PLATTING

7196000L001 119
STONE JEFFREY S & MARY M
16883 E OUTER SPRINGER LO
PALMER AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: STEFAN K. & YVONNE L. MARTY

REQUEST: The request is to create four lots from Tax Parcels A26, A28 & A29 (Parcel #1 & #2, MSB Waiver 2005-210, recorded at 2005-029628-0) to be known as **ANGUS ACRES**, containing 39 acres +/- . Proposed Lots 1 & 3 are two side-by-side flag lots with 30' wide poles; a Public Use Easement will be granted over the pole portions. Petitioner is applying for a variance from MSB 43.20.060(D) Interconnectivity. Parcels are located south of the Palmer Airport and directly west of E. Outer Springer Loop. Access is from E. Outer Springer Loop (Tax ID#s 17N02E09A026/A028/A029); lying within the NE ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at 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 **October 19, 2023**, starting at 1:00 p.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 board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **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 [X] Objection [X] Concern

Name: Jeffrey & Michelle Stone Address: 16883 E Outer Springer LP

Comments: First of all Springer Loop Roads are for farmlands not mini Anchorage development. Disagree strongly because it changes the structuring, Bringing more noise,

Case # 2023-067 AOB Note: Vicinity Map Located on Reverse Side
traffic, crime and garbage. Palmer is small for a reason.

EXHIBIT K

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

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.

REGISTERED LAND SURVEYOR

LEGEND

- RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- RECOVERED PLASTIC CAP ON 3/8" REBAR
- RECOVERED IRON ROD
- RECOVERED 3/8" REBAR
- SET PLASTIC CAP ON 3/8"x30" REBAR AT ALL PC'S, PT'S, AND LOT CORNERS
- COMPUTED DATA
- MEASURED DATA
- RECORD PER RECTANGULAR (TICKS) SURVEY POINT NUMBER
- BLOCK

NOTES

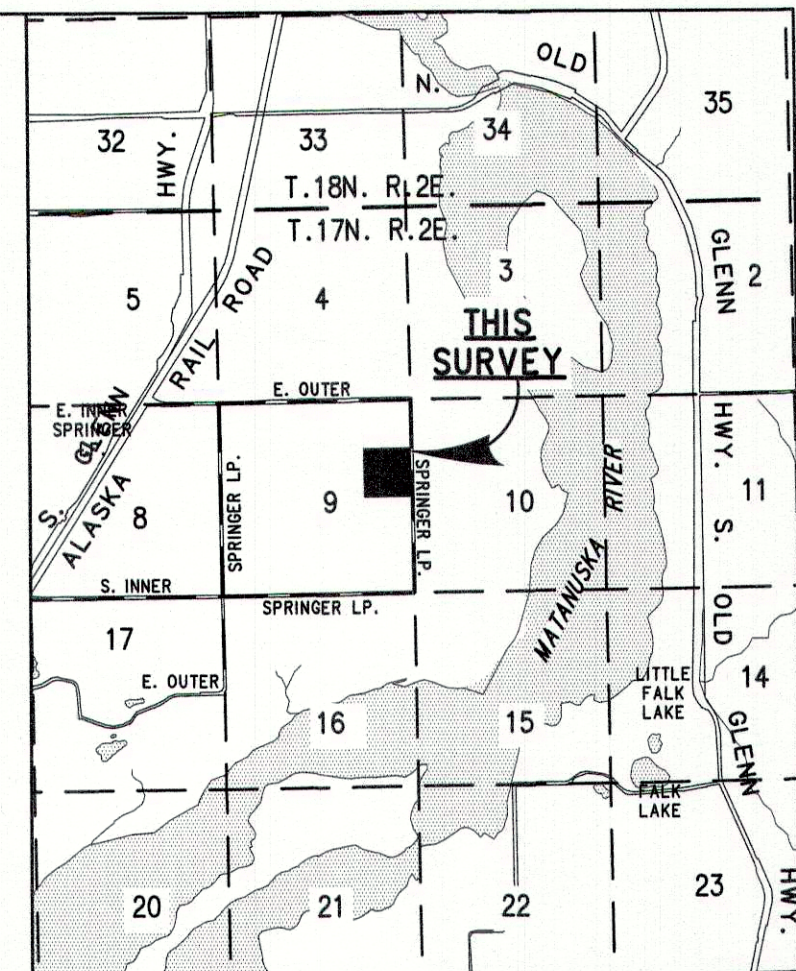
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 3 (SURVEYED POINT 709), A RECOVERED BRASS CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 34' 39.96"N 149° 05' 43.19"W.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- 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.

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL
(MATANUSKA-SUSITNA BOROUGH)

DATE _____



SOURCE: MSB TAX MAP PA05, PA06, PA11, PA12, PA13, & PA14 1"=5280'

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.

STEFAN K. MARTY _____ DATE _____
PO BOX 1242
PALMER, AK 99645-1242

YVONNE L. MARTY _____ DATE _____
PO BOX 1242
PALMER, AK 99645-1242

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S0° 06' 27"E	30.00
L2	S0° 06' 27"E	30.00
L3	S89° 56' 49"E	40.00
L4	S89° 53' 56"E	40.00

Agenda Copy

RECEIVED
MAY 25 2023
PLATTING

A PLAT OF
ANGUS ACRES

A SUBDIVISION OF
PARCELS 1 & 2
MSB WAIVER RES. 2000-189-PWm
(BK. 1106, PG. 54)

PARCELS 1 & 2
MSB WAIVER RES. 2005-210-PWm
(2005-029628-0)

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE 1/4 SEC. 9, T.17N. R.2E. SW, AK
CONTAINING 39.00 ACRES MORE OR LESS

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

FILE: FB23-140 CK: CEH SCALE: 1"=100' 05/25/23 1 OF 1

OLD
BUSINESS

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 19, 2023**

PRELIMINARY PLAT: RIDDLEBURG STATION

LEGAL DESCRIPTION: SEC 33, T18N, R01W, SEWARD MERIDIAN AK

PETITIONERS: NORTHWEST LAND INVESTMENT

SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING / WALDEN CONSTRUCTION

ACRES: 10.9 ± **PARCELS:** 10

REVIEWED BY: MATTHEW GODDARD **CASE #:** 2022-042

REQUEST: The request is to modify the approved **RIDDLEBURG STATION** subdivision containing 10.9 acres +/- . The petitioner is requesting the internal road and cul-de-sac be made private. This case was approved by the Platting Board on June 16, 2022. The property is located west of N. Lucille Street, south of W. Seldon Road, and directly north of W. Spruce Avenue; within the SE ¼ Section 33, Township 18 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Request to Modify

EXHIBIT A – 5 pgs
EXHIBIT B – 1 pg

AGENCY COMMENTS

ADF&G Habitat Section
MSB Department of Public Works
MSB Planning
MSB Development Services

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

DISCUSSION: The proposed Riddleburg Station was originally heard and approved by the Platting Board at the June 16, 2022 Platting Board Hearing. The petitioner is requesting that the Proposed N. Jack Minnick Circle be made a private road. The first 60' starting at the centerline of W. Spruce Avenue would be left as public right of way and a common access easement overlaid on a portion of the proposed private road to allow access to Parcel 1, MSB Waiver Resolution # 75-63 and Parcel 2, MSB Waiver Resolution # 98-49 that lies west and east of the road. N. Jack Minnick Circle will exit onto W. Spruce Avenue, a City of Wasilla owned and maintained road.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met once interior street is constructed.

Comments:

ADF&G Habitat Section (**Exhibit C**) Notes that there are not any documented resident or anadromous waterbodies therefore a permit from the ADF&G Habitat Section is not required for the petitioner's request. Should fish bearing water bodies be discovered please contact ADF&G Habitat Section.

Department of Public Works Operations & Maintenance (**Exhibit D**) notes that Spruce Avenue is currently classified as a minor collector and is classified as a major collector on the 2022 Official Streets and Highways Plan (OSHP). Due to proximity of Centurion Place and Heritage Drive, the proposed intersection of Jack Minnick Circle and Spruce Avenue does not meet 2022 Subdivision Construction Manual (SCM) A09.2 intersection spacing requirements of 300' on minor collectors or 650' on higher order streets. PD&E recommends the applicant revise the subdivision so that it most closely meets the intersection spacing requirements of SCM A09.2.

Platting Staff notes that this property can only exit at the proposed location as the pole portion of Parcel #1 is the only frontage this property has.

PD&E objects to the Jack Minnick Circle being a private road as proposed. MSB Code 43.20.100(C)(3) states that subdivisions with private roads shall be approved if, "there is no possibility or public necessity to provide for public through traffic because alternate legal access to adjoining properties is available and that access is constructible in accordance with the SCM standards." PD&E considers parcels #1 and #2 to have a need for public through traffic. The proposed private road would limit the potential future access onto this road by parcel #1 and Parcel #2 which have the potential to subdivide further.

Platting Staff notes that the petitioner will be leaving the first 60' as public right of way and granting a common access easement for the benefit of Parcel 1, MSB Waiver Resolution # 75-63 and Parcel 2, MSB Waiver Resolution # 98-49 (Recommendations #2 & #3). This will allow future access for these parcels from the proposed private road.

Planning Division (**Exhibit E**) notes that the proposed action does not meet recommended approach spacing requirements as required in the SCM. Ideally, the N. Jack Minnick approach would intersect with W. Spruce Avenue further east to avoid conflict with N. Centurian Place. This might not be feasible to achieve due to the properties being held by different owners.

Platting Staff notes that Parcel 2 is held under a different ownership interest and is not part of this Platting Action.

The dedication of tract A as a private access limits the potential for future access by parcel #1 and Parcel #2 which have the potential to subdivide further.

Platting Staff notes that a common access easement will be granted allowing Parcel 1, MSB Waiver Resolution # 75-63 and Parcel 2, MSB Waiver Resolution # 98-49 access to the proposed private road (Recommendation #3).

The original approval was based on the assumption that the roadway would be dedicated to the public.

A site distance survey has not been provided to show that the approach meets A09.1 Intersection Sight Distance in the SCM. Although W. Spruce Avenue is under the City of Wasilla's jurisdiction, the subdivision construction standards should still be followed to make for a safe and functional subdivision.

Platting Staff notes that access onto W. Spruce Avenue is controlled by the City of Wasilla, no comments or objections were received from the City of Wasilla with regards to this proposed modification.

The Average Daily Traffic (ADT) of 90 assumes single-family residence use, yet there is no accompanying documentation that states future use. If multi-family is allowed in this subdivision, the ADT could increase substantially.

Platting Staff notes that end land use does not fall under the purview of the platting process. No documentation showing intent of land use is required.

The Planning Division recommends requiring at a minimum that a portion of N. Jack Minnick Circle be dedicated for public use to allow for future adjacent driveway and roadway consolidation. This is supported by the Long Range Transportation Plan (LRTP) that addresses access management along Major Collector Roadways.

Platting Staff notes that the petitioner will be leaving a 60' X 60' section as dedicated ROW (Recommendation #2) and granting a common access easement for the benefit of Parcels #1 and #2 (Recommendation #3).

Development Services (**Exhibit F**) has no comments.

Utilities: Enstar did not respond. GCI did not respond. MEA did not respond. MTA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Tanaina Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #28 Gold Trail; City of Wasilla; MSB Emergency Services, Community Development, Assessments; ENSTAR, GCI, MEA, or MTA.

CONCLUSION: The preliminary plat of Riddleburg Station is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies or utilities. There were two objections from Borough Departments. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist 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 will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

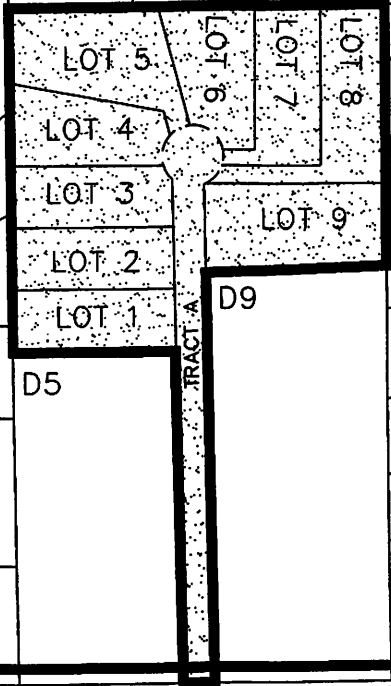
FINDINGS OF FACT

1. The approved Findings of Fact from June 16, 2023:
 1. The plat of Riddleburg Station 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 43.20.281(A)(1)
 3. The lot has 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; Community Council Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, Planning, Pre-Design Division or Development Services.
 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.
2. The modification of Riddleburg Station is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.016 Preliminary Plats and MSB 43.20.100(C) Private Roads.
3. There were no objections from any state agencies or utilities.
4. There were two objections received from Borough departments.
5. There were no objections received from the public in response to the notice of public hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the modification of the preliminary plat of Riddleburg Station, Section 33, Township 18 North, Range 01West, Seward Meridian, Alaska, contingent on staff recommendations:

1. The approved Conditions of Approval from June 16, 2022:
 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. Construct interior street and cul-de-sac MSB residential street standards:
 - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit street inspection reports as required by Section F1.4, F1.5 and F1.6 of the Subdivision Construction Manual.
 - b. Provide DPW acceptance of the road to Platting staff.
 5. Show all easements of record on final plat.
 6. Submit recording fees, payable to Department of Natural Resources (DNR).
 7. Submit plat in full compliance with Title 43.
2. Dedicate a 60' X 60' section of Tract A (N. Jack Minnick Circle) as ROW starting from the centerline of W. Spruce Avenue.
3. Overlay a portion of Tract A (N. Jack Minnick Circle) with a Common Access Easement for the benefit of Parcel #1, MSB Waiver Resolution # 75-63 and Parcel #2, MSB Waiver Resolution # 98-49.



~~NORTHWOOD~~

WESTERN

SPRUCE
5 4
3
4 ESTATES

~~ADVENTURE~~ ~~ESTATES~~

~~ESTATES~~

FOR PROPOSED RIDDLEBURG STATION
SUBDIVISION

LOCATED WITHIN

SECTION 33, T18N, R01W, SEWARD MERIDIAN

ALASKA

WA 05 MAP

EXHIBIT A-1



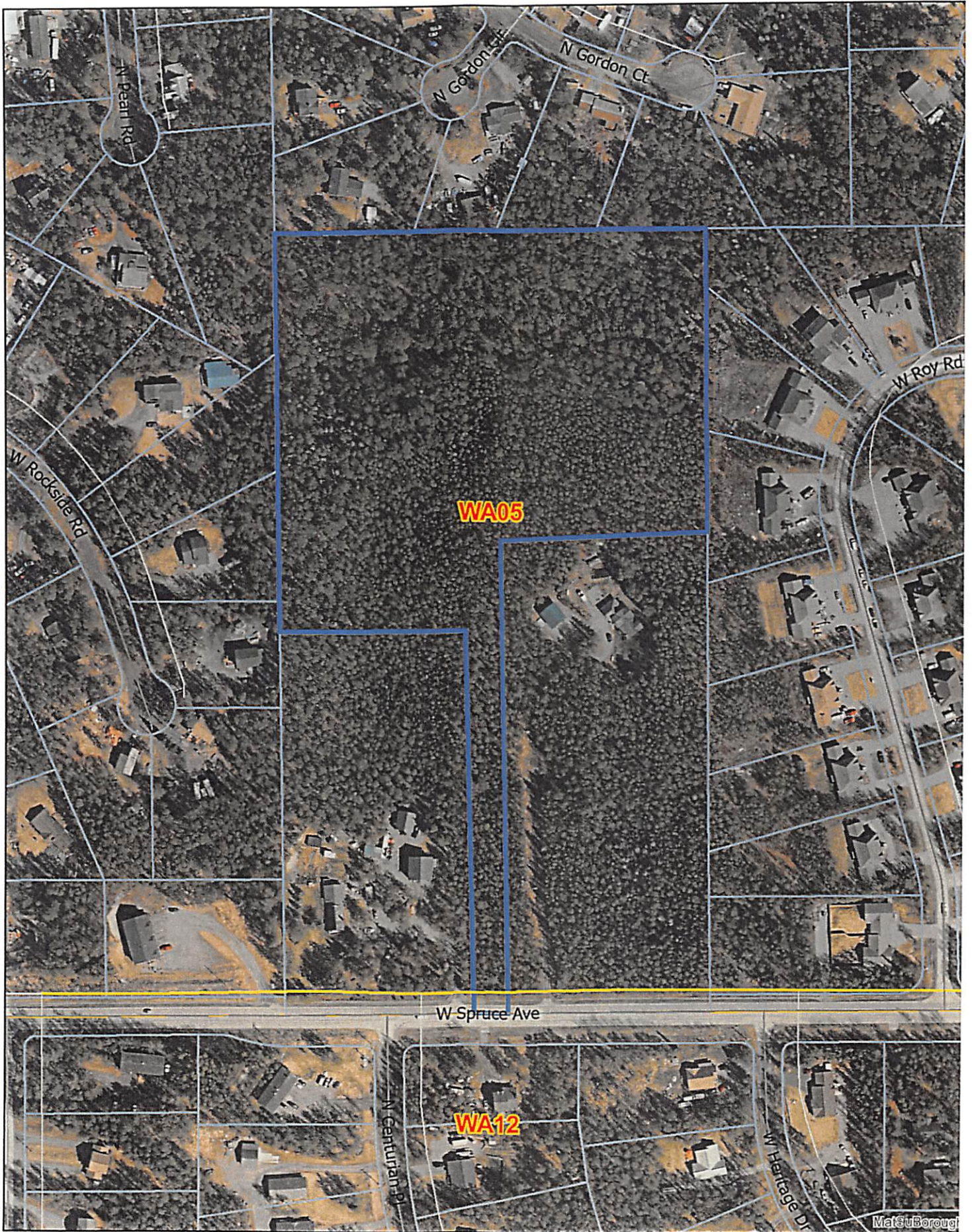


EXHIBIT A-3

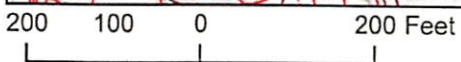


EXHIBIT A-4





RECEIVED

JUL 05 2023

PLATTING

Matthew Goddard
MSB Platting

Matthew,

We would like to bring the preliminary plat of Riddleburg Station back to be heard under "old business". We wish to make this a gated subdivision - private road.

Thank you

Gary LoRusso

Matthew Goddard

From: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Sent: Monday, July 10, 2023 3:37 PM
To: Matthew Goddard
Subject: RE: RFC Riddleburg Station (MG)

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

Good Afternoon,

The ADF&G Habitat Section has reviewed the request from the petitioner to make the internal road and cul-de-sac private. The subject location does not contain any documented resident or anadromous waterbodies therefore a permit from the ADF&G Habitat Section is not required for the petitioners request. Should fish bearing water bodies be discovered please contact the ADF&G Habitat Section at (907) 861-3200.

Thank you for the opportunity to comment.

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, July 7, 2023 9:59 AM
To: 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; TCC <tanainacommunity@gmail.com>; davemtp@mtaonline.net; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; Dmitri Fonov <Fonov@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@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>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher

Matthew Goddard

From: Daniel Dahms
Sent: Wednesday, July 26, 2023 12:19 PM
To: Matthew Goddard
Cc: Tammy Simmons; Brad Sworts; Jamie Taylor
Subject: RE: RFC Riddleburg Station (MG)

Matthew,

Spruce Ave is currently classified as a minor collector and is classified as a major collector on 2022 OSHP. Due to the proximity of Centurion Place and Heritage Drive, proposed intersection of Jack Minnick Circle and Spruce Ave, does not meet 2022 SCM A09.2 intersection spacing requirements of 300' on minor collectors or 650' on higher order streets. PD&E recommends the applicant revise the subdivision so that it most closely meets the intersection spacing requirements of SCM A09.2

PD&E objects to the Jack Minnick circle being a private road as proposed. MSB Code 43.20.100 (C)(3) states that subdivisions with private roads shall be approved if, "There is no possibility or public necessity to provide for public through traffic because alternate legal access to adjoining properties is available and that access is constructible in accordance with the Subdivision Construction Manual standards." PD&E considers parcels #1 and parcel #2 to have a need for public through traffic. The proposed private road would limit the potential for future access onto this road by parcel #1 and parcel #2 which have the potential to subdivide further.

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


From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, July 7, 2023 9:59 AM
To: 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; TCC <tanainacommunity@gmail.com>; davemtp@mtaonline.net; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; Dmitri Fonov <Fonov@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@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>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@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 Riddleburg Station (MG)

Hello,

The following link is a request for comments for the proposed Riddleburg Station modifications.

Matthew Goddard

From: Rick Antonio
Sent: Wednesday, July 26, 2023 3:07 PM
To: Matthew Goddard
Cc: Kim Sollien
Subject: RFC Riddleburg Station

 [Riddleburg Station](#)

Matthew,

- *The proposed action does not meet recommended approach spacing requirements as required in the Subdivision Construction Manual.*

Ideally, the N. Jack Minnick approach would intersect W. Spruce Ave further east to avoid conflict with N. Centurian place. (approx. 325' equidistant between opposite approaches.) This might not be feasible to achieve due to the properties being held by different owners. If the petitioner has operational control of the subject property and Parcel #2, they could opt to replat the location of the approach to more closely meet standards.

- *The dedication of tract A as private access limits the potential for future access by parcel #1 and parcel #2 which have the potential to subdivide further.*
- *The original approval was based on the assumption that the roadway would be dedicated for public use.*
- *A site distance survey has not been provided to show that the approach meets - A09.1 Intersection Sight Distance in the SCM. Although W. Spruce Avenue is under the City of Wasilla's jurisdiction, the subdivision construction standards should still be followed to make for a safe and functional subdivision.*
- *The Average Daily Traffic (ADT) of 90 assumes single-family residence use, yet there is no accompanying documentation that states the future use. If multi-family is allowed in this subdivision, the ADT could increase substantially.*

The Planning Division recommends requiring at a minimum that a portion of N. Jack Minnick Cir. be dedicated for public use to allow for future adjacent driveway and roadway consolidation. This is supported by the Long-range Transportation Plan (LRTP) that addresses access management along Major Collector roadways.

The Planning Division recommends that the MSB receive and review the City of Wasilla approach/driveway permit prior to approval.

The Planning Division also recommends documentation of planned land use in order more accurately address the potential impacts on the road network and adjacent properties. (multi-family vs. single family etc.)

Rick Antonio
Planner II
Planning & Land Use Division
Matanuska-Susitna Borough
rick.antonio@matsugov.us
stormwater@matsugov.us
Office- 907.861.7815
Remote- 907.707.4591

Matthew Goddard

From: Permit Center
Sent: Friday, July 7, 2023 1:10 PM
To: Matthew Goddard
Subject: RE: RFC Riddleburg Station (MG)

No comments

Thank you,

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, July 7, 2023 9:59 AM
To: 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; TCC <tanainacommunity@gmail.com>; davemtp@mtaonline.net; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; Dmitri Fonov <Fonov@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@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>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@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 Riddleburg Station (MG)

Hello,

The following link is a request for comments for the proposed Riddleburg Station modifications. Please ensure all comments have been submitted by July 28, 2023 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Riddleburg Station](#)

Feel free to contact me if you have any questions.

Matthew Goddard
Platting Technician

CERTIFICATE OF OWNERSHIP & DEDICATION

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

SIGNATURE DATE

NAME/TITLE
NORTHWEST LAND INVESTMENTS, LLC
#200 357 E. PARKS HIGHWAY
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____
DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION 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 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

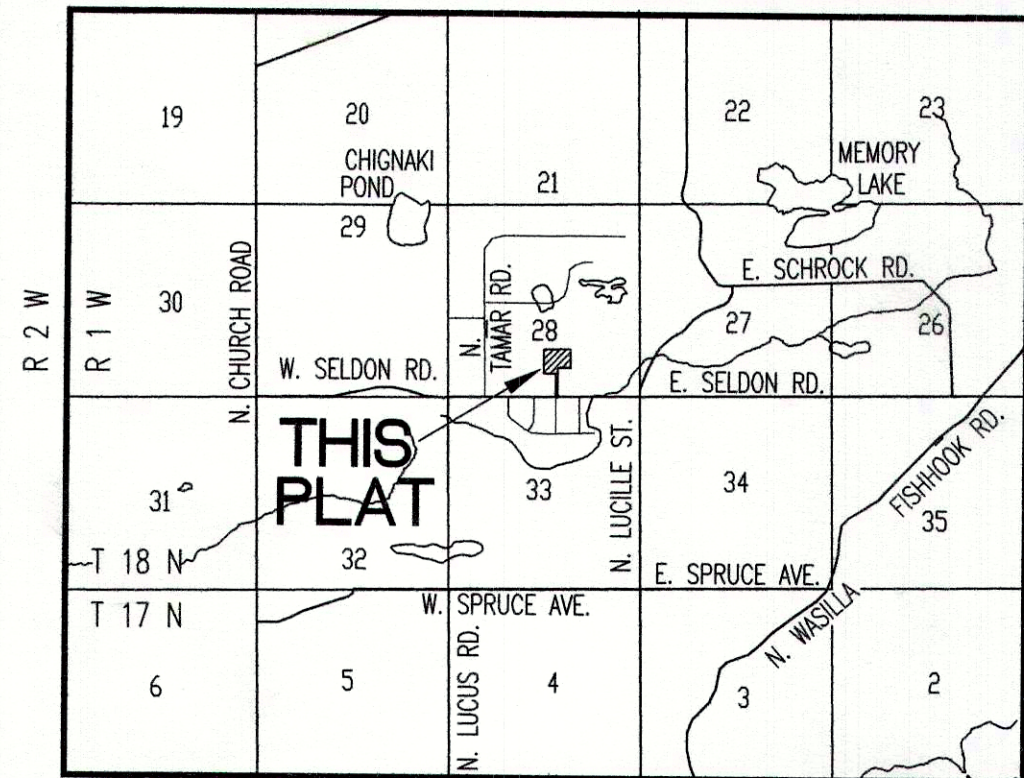
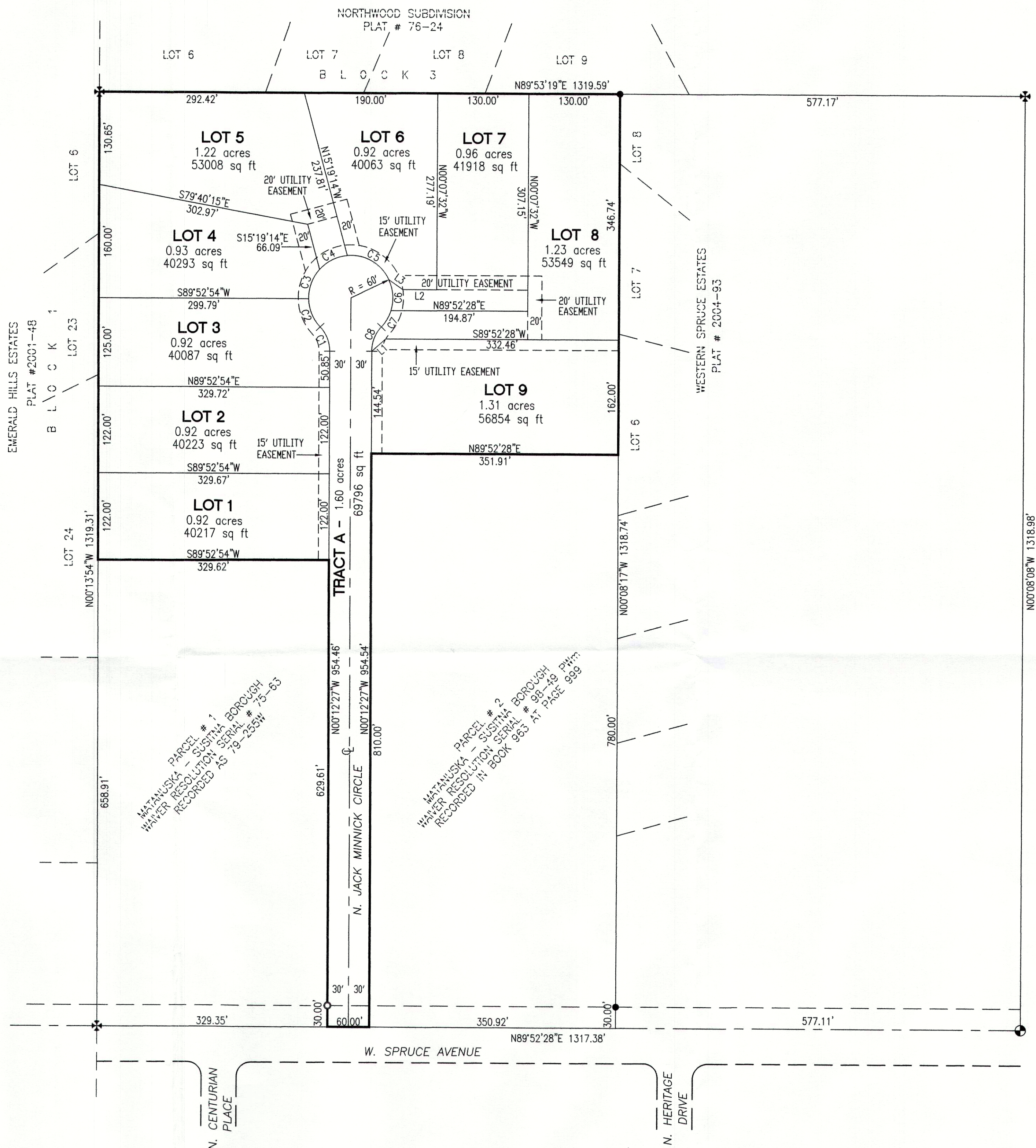
DATE BOROUGH TAX COLLECTION OFFICIAL

LINE TABLE

LINE	LENGTH	BEARING
L1	26.26'	S48°13'09"W
L2	48.08'	N89°52'28"E
L3	24.26'	S55°14'44"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	37.82'	50.00'	19.87'	43°20'30"	36.93'	N21°52'37"W
C2	44.09'	60.00'	23.09'	42°06'12"	43.11'	S22°29'46"E
C3	45.03'	60.00'	23.63'	43°00'00"	43.98'	S20°03'20"W
C4	45.03'	60.00'	23.63'	43°00'00"	43.98'	S63°03'20"W
C5	73.07'	60.00'	41.84'	69°46'34"	68.64'	N60°33'23"W
C6	45.03'	60.00'	23.63'	43°00'00"	43.98'	N04°10'06"W
C7	27.02'	60.00'	13.74'	25°48'15"	26.79'	N30°14'01"E
C8	37.82'	50.00'	19.87'	43°20'30"	36.93'	S21°27'54"W



VICINITY MAP
SCALE 1" = 1 MILE

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH 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.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
a) M.E.A. EASEMENT RECORDED FEBRUARY 17, 1960 IN BOOK 29 AT PAGE 137.
b) M.E.A. EASEMENT RECORDED AUGUST 7, 1988 IN BOOK 965 AT PAGE 395.

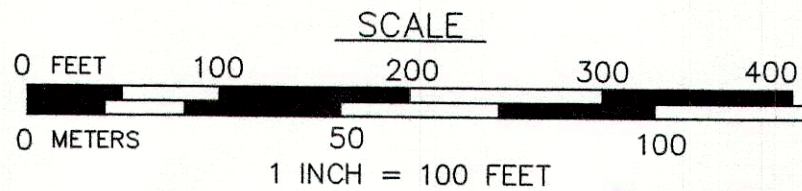
LEGEND

- ✱ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- ⊙ FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 3/4" IRON PIPE
- FOUND 5/8" REBAR

RECEIVED

JUL 0 5 2023

PLATTING



A PLAT OF

RIDDLEBURG STATION

A SUBDIVISION OF PARCEL #1
MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION
SERIAL #98-49 P.W.M. RECORDED IN BOOK 963 AT PAGE 999
WITHIN THE SW1/4 SE1/4 SECTION 33, T. 18 N., R. 1 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 10.9 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 376-7811

DRAWN BY iCAD/K.Lyne	DATE 6/28/23	DRAWING: 2021-39/Riddleburg
CHECKED BY GLO	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1

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, ARE TRUE AND CORRECT TO THE BEST OF MY AND THAT ALL DIMENSIONAL AND OTHER DETAILS KNOWLEDGE.

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE

