

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Theresa Taranto



PLATTING TECHNICIANS
Amy Otto-Buchanan
Matthew Goddard
Chris Curlin

PLATTING ASSISTANT
Kayla Kinneen

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

October 25, 2023

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **SKY MOUNTAIN TERRACE RSB L1 & 2:** The request is to create one lot from Lot 1 and Lot 12, Sky Mountain Terrace, Plat No. 77-138, to be known as **LOT 1A**, containing 2.04 acres +/- . Parcel is located south of W. Fairview Loop and directly east of S. Sky Circle (Tax ID# 1369000L001\L012); lying within Section 28, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Community Council Knik-Fairview and Assembly District #3. (Petitioner/Owner: Linda Joann Ducey, Staff: Amy Otto-Buchanan, Case #2023-112)
- B. **SUSLOSITNA PLACE 2023:** The request is to adjust the common lot line between Lots 2 & 3, Suslositna Place, Plat No. 2021-117 to be known as **Suslositna Place 2023**, containing 1.84 acres +/- . The property is located south of W. Schrock Road, west of E. Schrock Road and east of N. Infinite Road (Tax ID # 8177B05L002 / L003); within the NW ¼ Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. (Petitioner/Owner: Pavel Chebukin, Nathan Hassel & Darlene Hassel)
- C. **CAULKINS RSB LOT 1:** The request is to create two lots from Lot 1, Caulkins Subdivision, Plat No. 93-95 to be known as **LOTS 1A & 1B**, containing 1.972 acres +/- . The property is located south of the City of Palmer, west of the Matanuska River, and North of E. Outer Springer Loop (Tax ID # 4169000L001); within the SW 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: Kevin Nelson, Staff: Matthew Goddard, Case # 2023-115)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **October 25, 2023**, in **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
 - **3-minute time limit per person for members of the public.**
 - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
 - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
 - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
 - No further unsolicited input from petitioner is appropriate.
 - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
 - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

3A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 25, 2023**

PRELIMINARY PLAT: SKY MOUNTAIN TERRACE RSB LOTS 1 & 12

LEGAL DESCRIPTION: SEC 18, T17N, R01W S.M., AK

PETITIONER: LINDA J. DUCEY

SURVEYOR: KEYSTONE SURVEYING

ACRES: 2.04 +/- PARCELS: 1

REVIEWED BY: FRED WAGNER

CASE: 2023-112

REQUEST:

The request is to create one lot from Lot 1 and Lot 12, Sky Mountain Terrace, Plat No. 77-138, to be known as **LOT 1A**, containing 2.04 acres +/- . Parcels are located south of W. Fairview Loop and directly east of S. Sky Circle; lying within Section 28, Township 17 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps

Exhibit A

Development Services

Exhibit B

Department of Emergency Management

Exhibit C

DISCUSSION: The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

There were no objections or concerns received from Borough departments, outside agencies or the public at the time of this staff report. Development Services has no comments. Department of Emergency Management recommends this subdivision be done so in compliance with regard to Section 503 (Fire Apparatus Access Roads) and Appendix D of the 2021 International Fire Code as a minimum construction standard. The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safety community and buildings possible now and in the future. *Staff notes no road construction is planned with this subdivision; this is an elimination of a common lot line.*

CONCLUSION

The plat of Sky Mountain Terrace RSB Lots 1 & 12 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

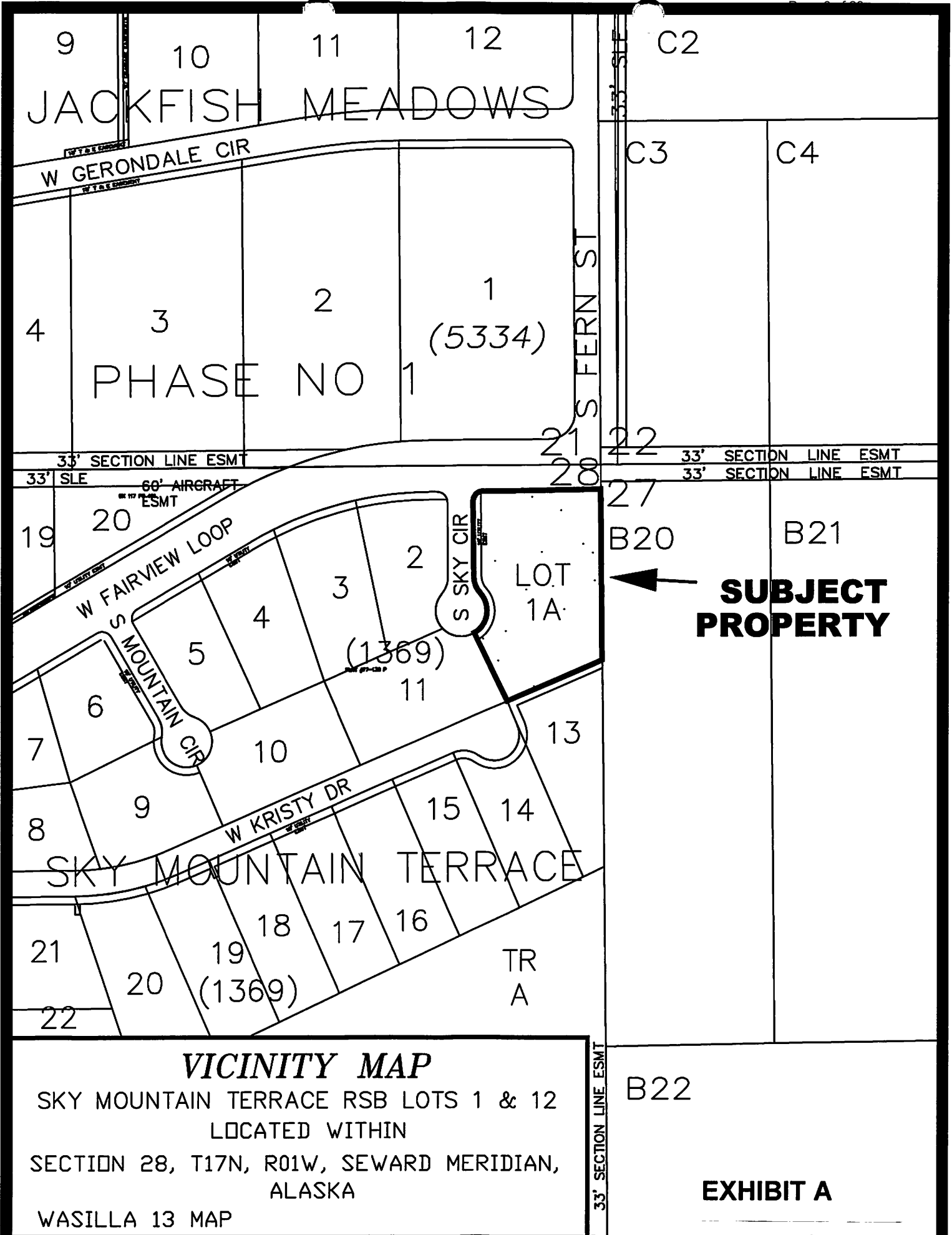
FINDINGS of FACT:

1. The abbreviated plat of Sky Mountain Terrace RSB Lots 1 & 12 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Sky Mountain Terrace, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Sky Mountain Terrace (Plat #77-138) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Sky Mountain Terrace RSB Lots 1 & 12 contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within seven (7) days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.





Amy Otto-Buchanan

From: Permit Center
Sent: Monday, September 25, 2023 4:36 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Sky Mtn Ter RSB L1 & 12 #2023-112

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: Monday, September 25, 2023 2:34 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; msb.hpc@gmail.com; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>
Subject: RFC Sky Mtn Ter RSB L1 & 12 #2023-112

The following link contains a Request for Comments for Sky Mountain Terrace RSB Lots 1 & 12, MSB Case #2023-112, to eliminate the common lot line between 51369000L001 & 51369000L012. Comments are due by **October 18, 2023**. Please let me know if you have any questions. Thanks, A.

 [Sky Mtn Ter RSB L1&12](#)

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

Amy Otto-Buchanan

From: Jeffrey Anderson
Sent: Thursday, September 28, 2023 1:17 PM
To: MSB Platting
Subject: RE: Sky Mtn Terrace Public Notice

It is the recommendation of this office that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard. The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future.



JEFF ANDERSON

Assistant Chief / Fire Marshal
CENTRAL MAT-SU FIRE DEPARTMENT
Fire & Life Safety Division (907) 861-8030
FireCode@matsugov.us

From: Theresa Taranto <Theresa.Taranto@matsugov.us>
Sent: Thursday, September 28, 2023 11:43 AM
To: Brian Davis <Brian.Davis@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Sharon Lamz <Sharon.Lamz@matsugov.us>
Subject: Sky Mtn Terrace Public Notice

Theresa Taranto
Platting Division Admin Specialist
Matanuska Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645
907-861-8573

EXHIBIT C

CERTIFICATE OF OWNERSHIP

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

LINDA JoANN DUCEY	DATE
3655 S. SKY MOUNTAIN CIRCLE	
WASILLA, ALASKA 99654-0346	

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. _____, DATE _____, 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 _____

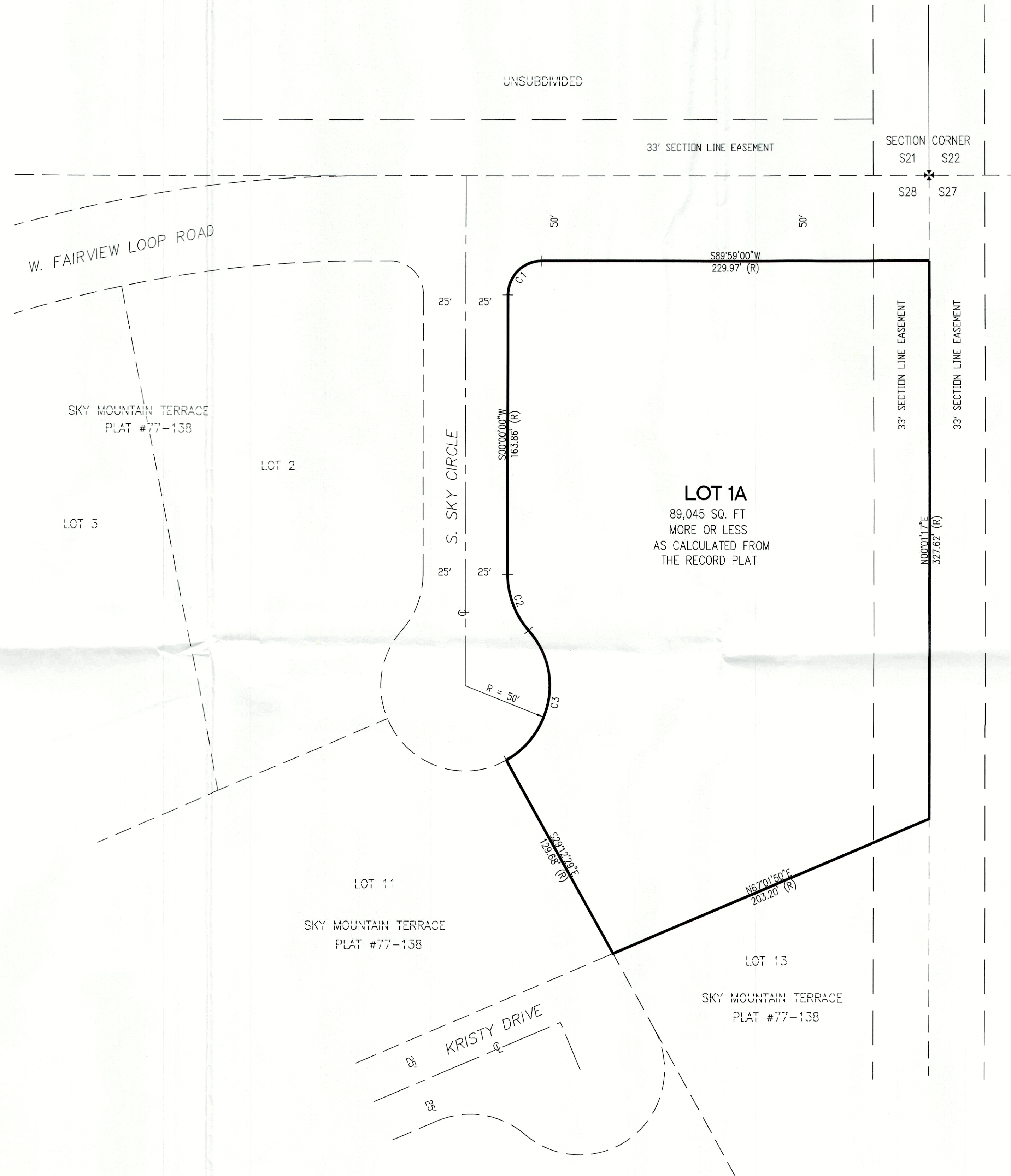
CERTIFICATION OF PAYMENT OF TAXES

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 MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

NOTES

1. THERE MAY BE FEDERAL, STATE OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. RECORD INFORMATION WAS OBTAINED FROM THE PLAT OF SKY MOUNTAIN TERRACE, RECORDED IN THE PALMER RECORDING DISTRICT AS PLAT #77-138

[illegible]

VICINITY MAP
SCALE 1" = 1 MILE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1 (R)	90°00'00"	20.00'	31.42'	20.00'	28.28'
C2 (R)	41°24'35"	50.00'	36.14'	18.90'	35.36'
C3 (R)	102°13'06"	50.00'	89.20'	61.99'	77.83'

LEGEND

- (R) RECORD PER PLAT OF SKY MOUNTAIN TERRACE, PLAT #77-138
PALMER RECORDING DISTRICT

RECEIVED
SEP 20 2023
PLATTING

SCALE **PLATTING**

0 FEET 40 80 120 160

0 METERS

1 INCH = 40 FEET

A PLAT OF

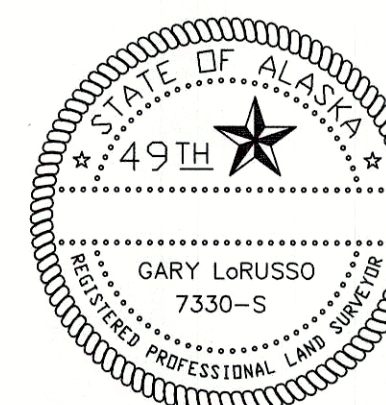
SKY MOUNTAIN TERRACE LOT 1A

A RESUBDIVISION OF LOTS 1 AND 12,
SKY MOUNTAIN TERRACE, PLAT #77-138
LOCATED WITHIN THE
E1/2 NE1/4 SECTION 28, T. 17 N., R. 1 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 2.04 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 9/6/23	DRAWING: 2023-11/SkyMtnTerrace
CHECKED BY GLo	SCALE 1 INCH = 40 FEET	SHEET 1 OF 1



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION, AND THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION.

7330-S GARY LoRUSSO	
REGISTERED LAND SURVEYOR	DATE

3B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 25, 2023

ABBREVIATED PLAT: SUSLOSITNA PLACE 2023

LEGAL DESCRIPTION: SEC 21, T18N, R01W, SEWARD MERIDIAN AK

PETITIONERS: PAVEL CHEBUKIN

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING

ACRES: 1.84 ± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD

CASE #: 2023-113

REQUEST: The request is to adjust the common lot line between Lots 2 & 3, Suslositna Place, Plat No. 2021-117 to be known as **SUSLOSITNA PLACE 2023**, containing 1.84 acres +/- . The property is located south of W. Schrock Road, west of E. Schrock Road and east of N. Infinite Road (Tax ID # 8177B05L002 / L003); within the NW ¼ Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 5 pgs

AGENCY COMMENTS

Department of Public Works

EXHIBIT B – 1 pg

Development Services

EXHIBIT C - 1 pg

Utilities

EXHIBIT D - 2 pgs

DISCUSSION: The proposed subdivision is creating two lots by adjusting the common lot line between Lots 2 & 3, Suslositna Place. The proposed adjustment will alleviate a lot line encroachment. Access for both proposed lots is W. Birdnest Drive, a Borough owned and maintained road.

Soils Report: A geotechnical report was not required pursuant to MSB 43.20.281(A)(1)(i)(ii) as the aggregate square footage affected is less than 2,000 square.

Comments:

MSB Department of Public Works (Exhibit B) has no comments.

MSB Development Services (Exhibit C) has no objections.

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #9 Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Emergency Services, Assessments or Planning Division; GCI or MEA.

CONCLUSION: The abbreviated plat of Suslositna Place 2023 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(ii).

FINDINGS OF FACT

1. The plat of Suslositna Place 2023 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. This lot line adjustment will alleviate the existing lot line encroachment.
3. A soils report was not required pursuant to MSB 43.20.281(A)(1)(i)(ii).
4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. Each lot has the required frontage pursuant to MSB 43.20.320.
6. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #9 Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Emergency Services, Assessments or Planning Division; GCI or MEA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Suslositna Place 2023, Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:

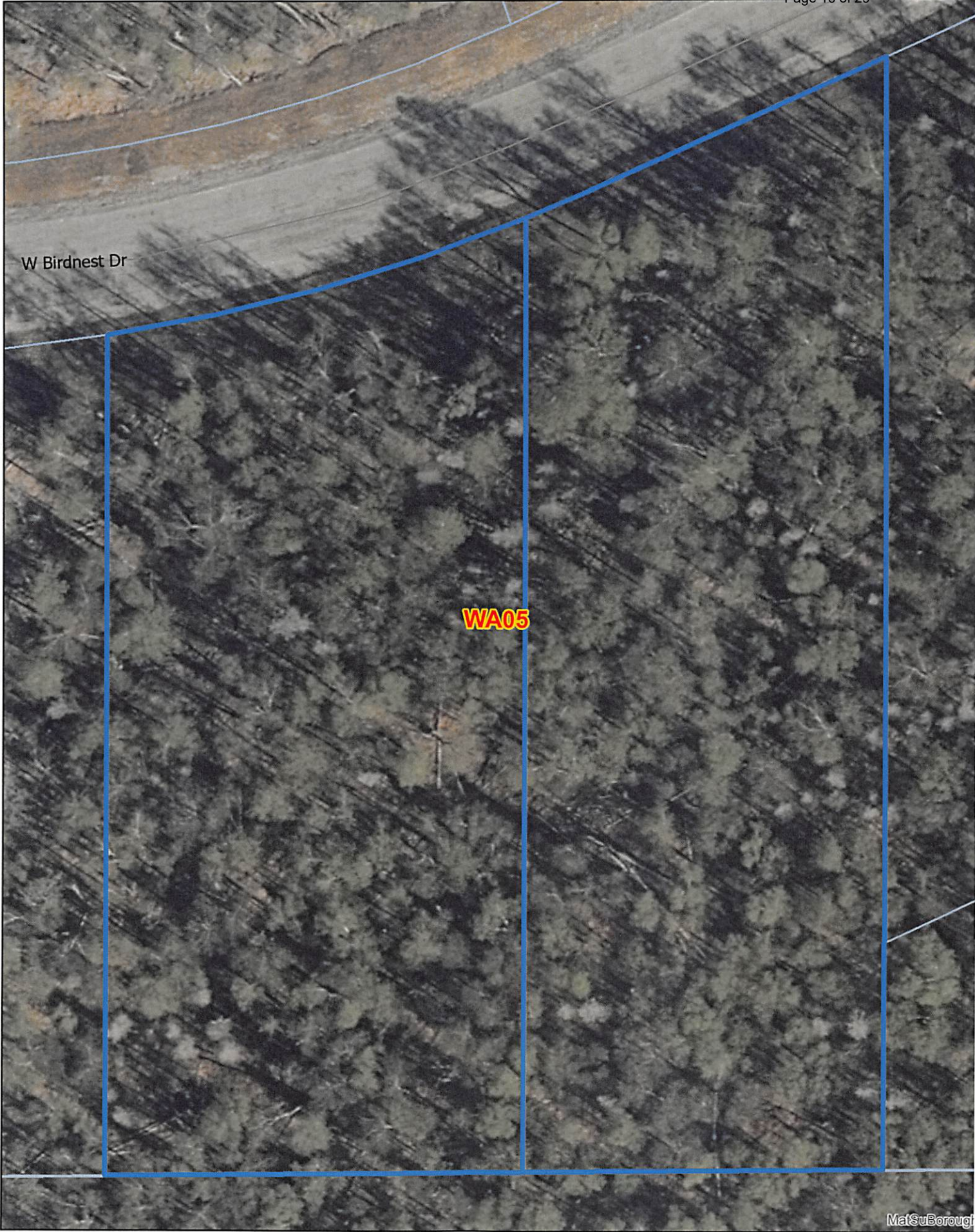
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



LOCATED WITHIN
SECTION 21, T18N, R01W, SEWARD MERIDIAN
ALASKA

EXHIBIT A





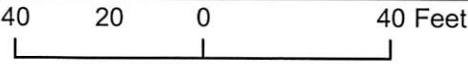
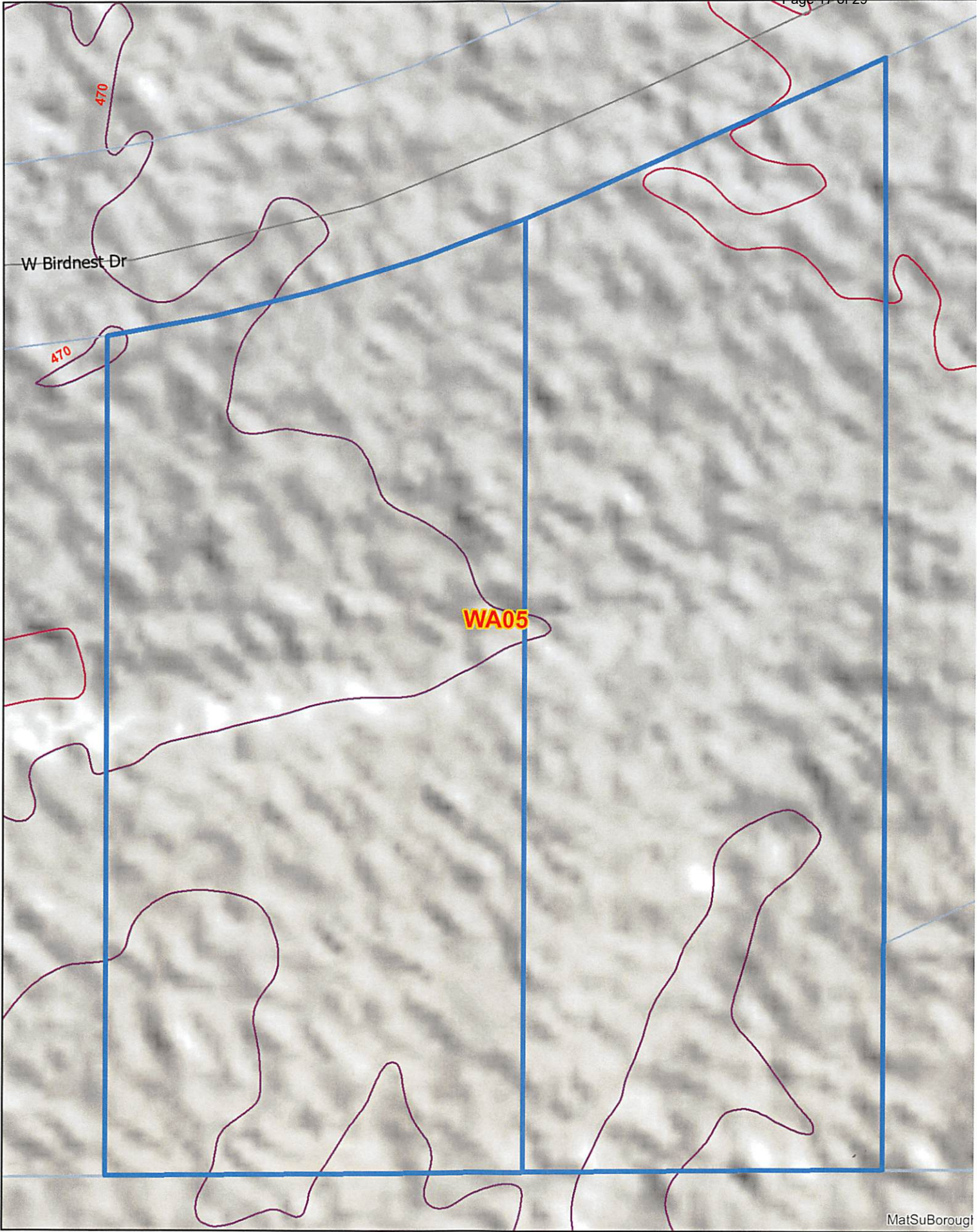
W Birdnest Dr

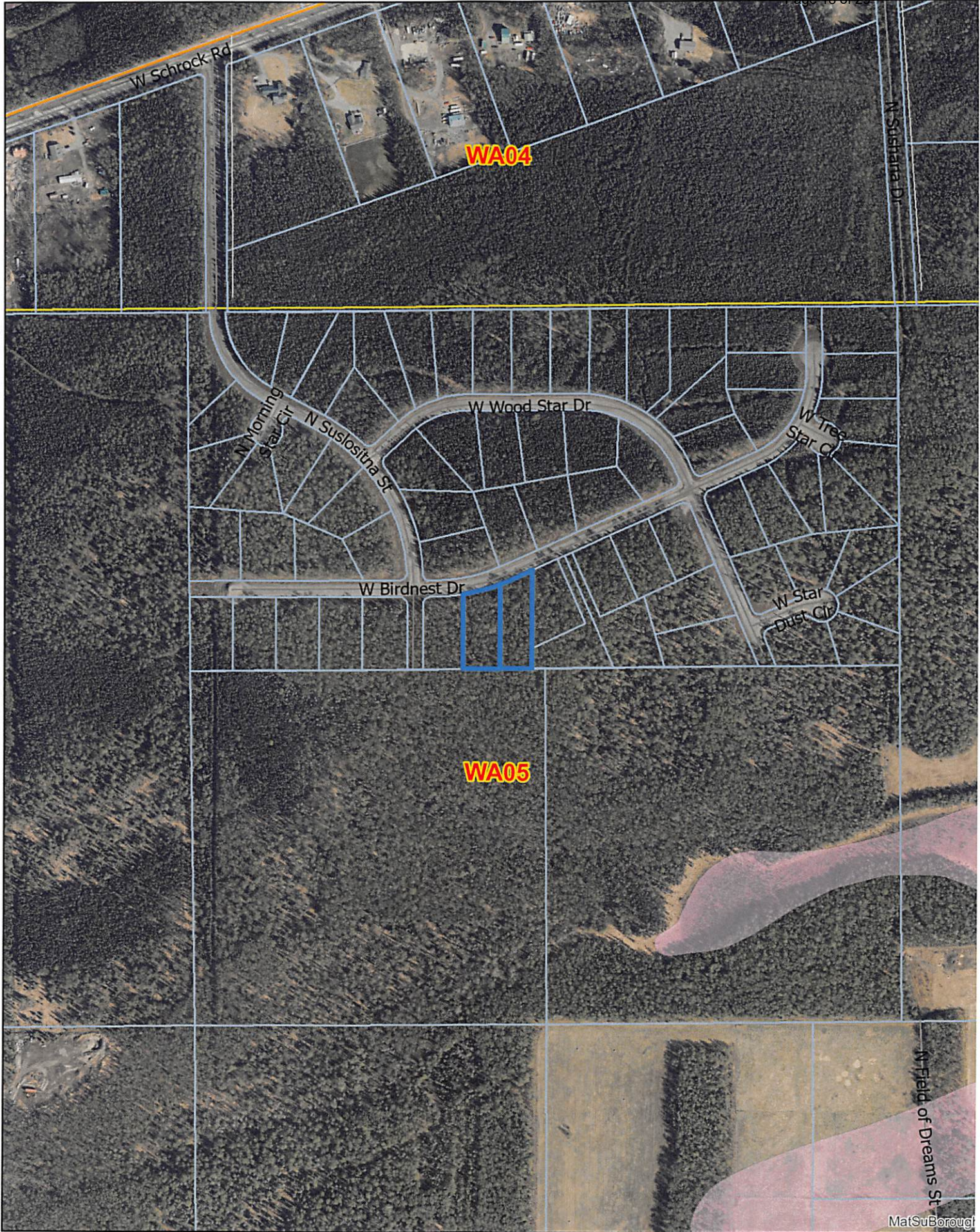
WA05

40 20 0 40 Feet

Mt. Su. Borough







450 225 0 450 Feet



Matthew Goddard

From: Daniel Dahms
Sent: Wednesday, October 4, 2023 11:24 AM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: Suslositna Place 2023 RFC (MG)

Matthew,

No comments from PD&E.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, September 27, 2023 12:05 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; TCC <tanainacommunity@gmail.com>; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; mschoming@crweng.com; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dmitri Fonov <Fonov@matsugov.us>
Subject: Suslositna Place 2023 RFC (MG)

Hello,

The following link is a request for comments on the proposed Suslositna Place 2023 lot line adjustment. Please ensure all comments have been submitted by October 13, 2023, so they can be incorporated into the Staff Report.

 [Suslositna Place 2023](#)

Feel free to contact me if you have any questions.

Thank you,
Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

Matthew Goddard

From: Permit Center
Sent: Monday, October 2, 2023 1:04 PM
To: Matthew Goddard
Subject: RE: Suslositna Place 2023 RFC (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: Wednesday, September 27, 2023 12:05 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; TCC <tanainacommunity@gmail.com>; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; mschoming@crweng.com; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dmitri Fonov <Fonov@matsugov.us>
Subject: Suslositna Place 2023 RFC (MG)

Hello,

The following link is a request for comments on the proposed Suslositna Place 2023 lot line adjustment. Please ensure all comments have been submitted by October 13, 2023, so they can be incorporated into the Staff Report.

 [Suslositna Place 2023](#)

Feel free to contact me if you have any questions.

Thank you,
Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us



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 29, 2023

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following preliminary plat and has no comments or recommendations.

SUSLOSITNA PLACE 2023
(MSB Case #)

If you have any questions, please feel free to contact me at (907) 334-7911 or by email at sterling.lopez@enstarnaturalgas.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sterling Lopez".

Sterling Lopez
Right of Way & Permitting Supervisor
ENSTAR Natural Gas Company, LLC
O: (907) 334-7911
C: (907) 764-6286

Matthew Goddard

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Tuesday, October 10, 2023 12:40 PM
To: Matthew Goddard
Subject: RE: Suslositna Place 2023 RFC (MG)

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

Hi Matthew,

MTA has reviewed Suslositna Place 2023 and has no comments to add.

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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




Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, September 27, 2023 5:11 PM
To: Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: Suslositna Place 2023 RFC (MG)

Hello,

The following link is a request for comments on the proposed Suslositna Place 2023 lot line adjustment.

Please ensure all comments have been submitted by October 13, 2023, so they can be incorporated into the Staff Report.

 [Suslositna Place 2023](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

Platting Technician

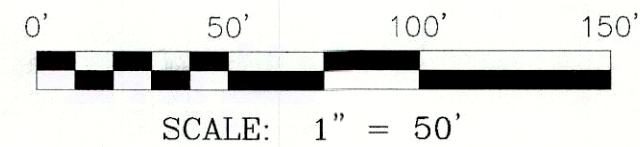
907-861-7881

Matthew.Goddard@matsugov.us

LEGEND

- FOUND PLASTIC CAP ON 5/8" REBAR (HANSON, LS 12312)
- ⊗ SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE, LS 10609)
- (R) RECORD VALUE PER SUSLOSITNA PLACE SUBDIVISION PLAT 2021-117
- (M) MEASURED VALUE THIS SURVEY
- ⊗ PEDESTAL
- ⊗ WELL
- SSC0

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1 (R)	12°58'14"	635.00'	143.75'	72.18'	143.44'	N 74°47'53" E
C1 (M)	12°58'14"	635.00'	143.75'	72.18'	143.44'	N 74°49'19" E
C2 (R)	1°53'43"	635.00'	21.00'	10.50'	21.00'	N 67°21'54" E
C2 (M)	1°54'00"	635.00'	20.89'	10.45'	20.89'	N 67°05'53" E



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

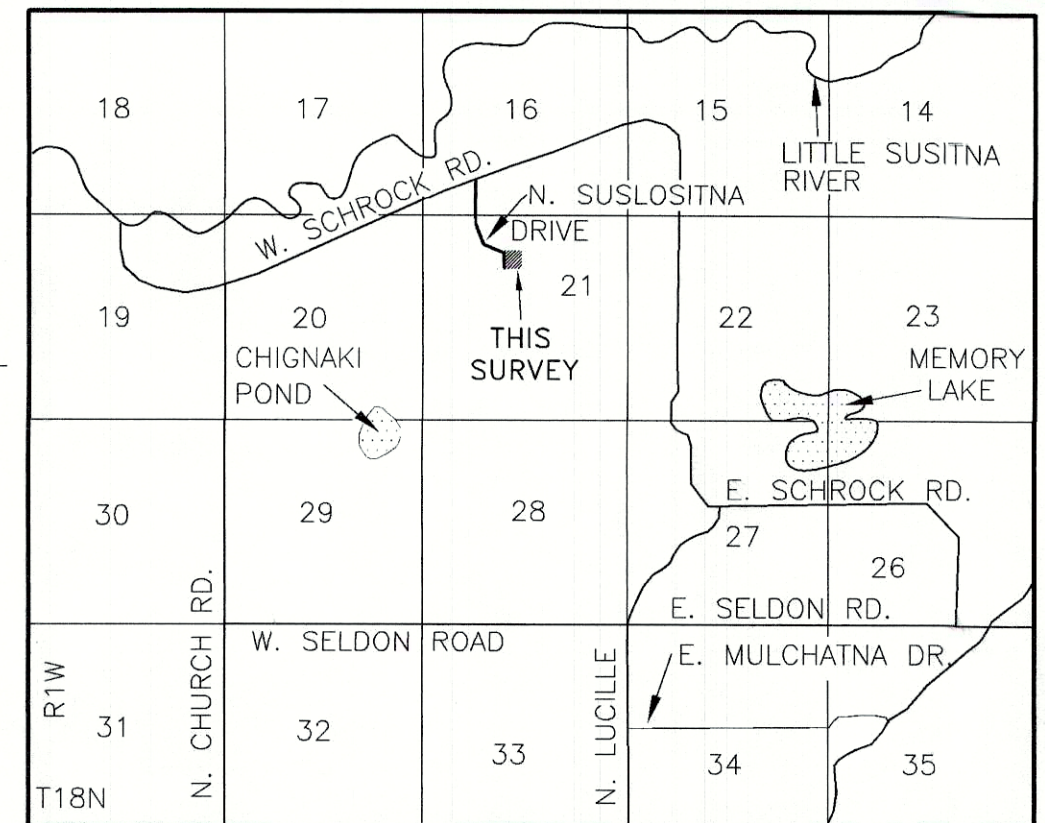
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. _____

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK _____



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

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.

PAVEL CHEBUKIN _____ DATE _____
P.O. BOX 870504
WASILLA, AK 99687

NATHAN HASSELL _____ DATE _____
780 W. BIRNDELL DRIVE
WASILLA, AK 99654

DARLENE HASSELL _____ DATE _____
780 W. BIRNDELL DRIVE
WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

RECEIVED
SEP 08 2023
PLATTING

PRELIMINARY

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS

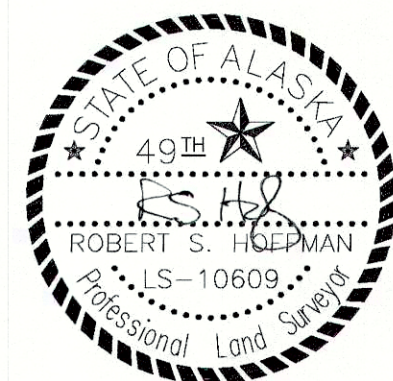
THROUGH _____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

SURVEYOR'S CERTIFICATE

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

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



1/9/2023
DATE

A PLAT OF
SUSLOSITNA PLACE 2023

A REPLAT OF:
LOTS 2 & 3, BLOCK 5
SUSLOSITNA PLACE
PLAT #2021-117

LOCATED WITHIN:
SECTION 21, T18N R1W
SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 1.84 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC

200 HYGRADE LANE OFFICE: (907) 357-6957
WASILLA, ALASKA 99654 office@bullmoosesurveying.com

DRAWN BY: DMW
DATE: 1/9/2023
CHECKED BY: TGC
DRAWING SCALE: 1"=50'
SHEET 1 OF 1

NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON NOVEMBER 22, 2022 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOD 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION. ALL DISTANCES SHOWN ARE IN GROUND DISTANCES.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED FEBRUARY 17, 1960 IN BOOK 29, PAGE 43
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED MAY 28, 2021 IN RECEPTION No. 2021-015925-0
- BLANKET ELECTRICAL & TELEPHONE EASEMENT (LOT 2) GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED JUNE 10, 2022 IN RECEPTION No. 2022-013514-0
- GAS LINE EASEMENT GRANTED TO: ENSTAR NATURAL GAS COMPANY RECORDED OCTOBER 14, 2020 IN RECEPTION No. 2020-026055-0
- COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDED: APRIL 11, 2022 IN RECEPTION No. 2022-008056-0

LINE	BEARING	DISTANCE
L1	S 00°27'05" W	57.84'
L2	N 15°49'15" W	60.25'
L3	N 15°39'50" E	31.58'
L4	N 17°16'58" E	29.69'
L5	N 06°32'17" E	137.77'
L6	N 89°33'44" E	14.61'

UNSUBDIVIDED

30

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 25, 2023**

ABBREVIATED PLAT: CAULKINS RSB LOTS 1A & 2A

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

PETITIONERS: KEVIN NELSON

SURVEYOR/ENGINEER: FARPOINT LAND SERVICES

ACRES: 1.972 ± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD

CASE #: 2023-115

REQUEST: The request is to create two lots from Lot 1, Caulkins Subdivision, Plat No. 93-95 to be known as **LOTS 1A & 1B**, containing 1.972 acres +/- . The property is located south of the City of Palmer, west of the Matanuska River, and North of E. Outer Springer Loop; within the SW ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.

EXHIBITS

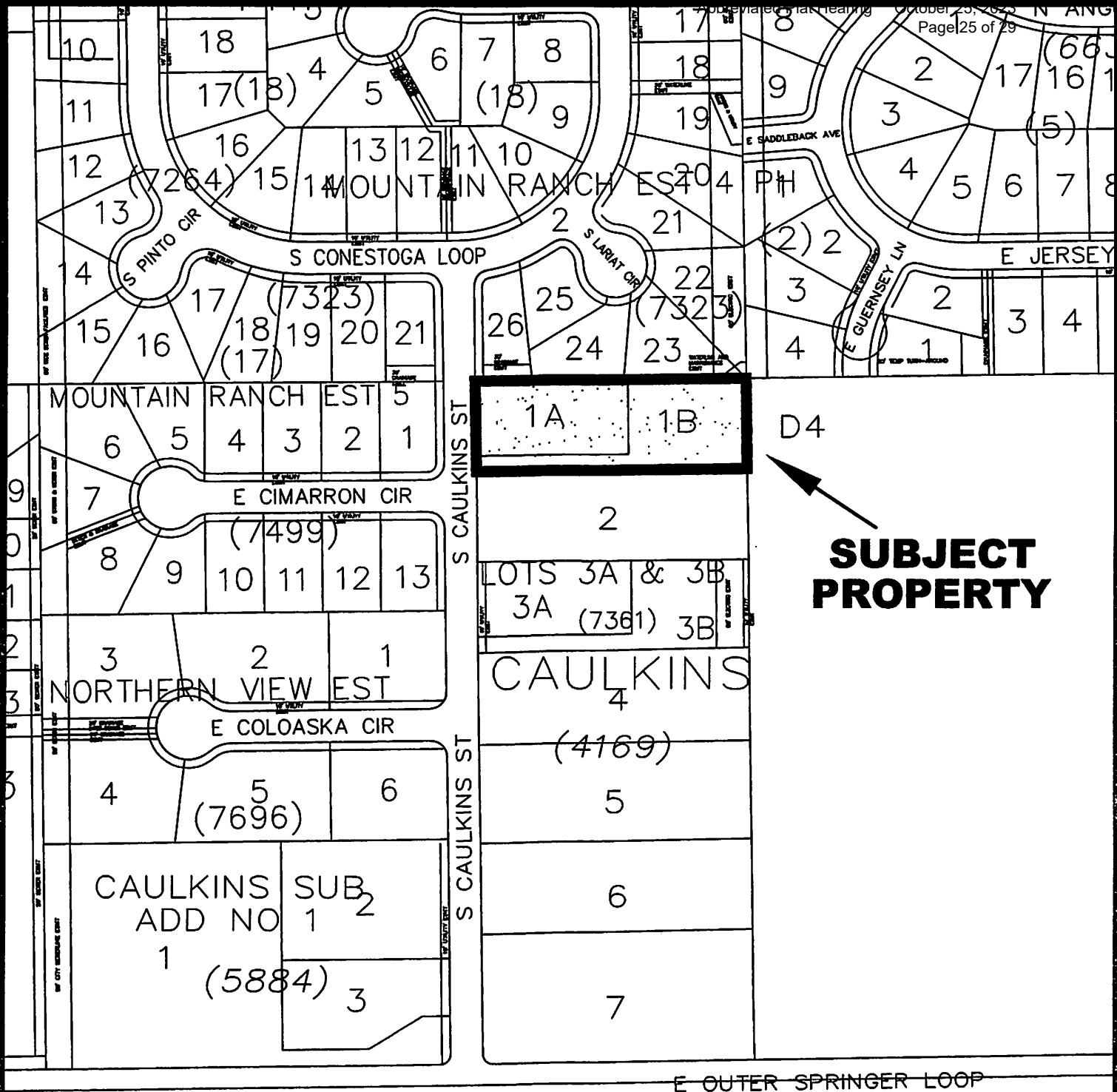
Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

The current Agenda Plat shows a flagpole width of 30' for the proposed Lot 1B. Per MSB 43.20.300(E)(5)(b), pole portions are required to be a minimum of 40' wide for lots containing three acres or less. The petitioner has since submitted a new design. Staff is requesting a continuation to the November 8, 2023 abbreviated plat hearing to allow time for review of the new design.

RECOMMENDATION OF CONTINUATION

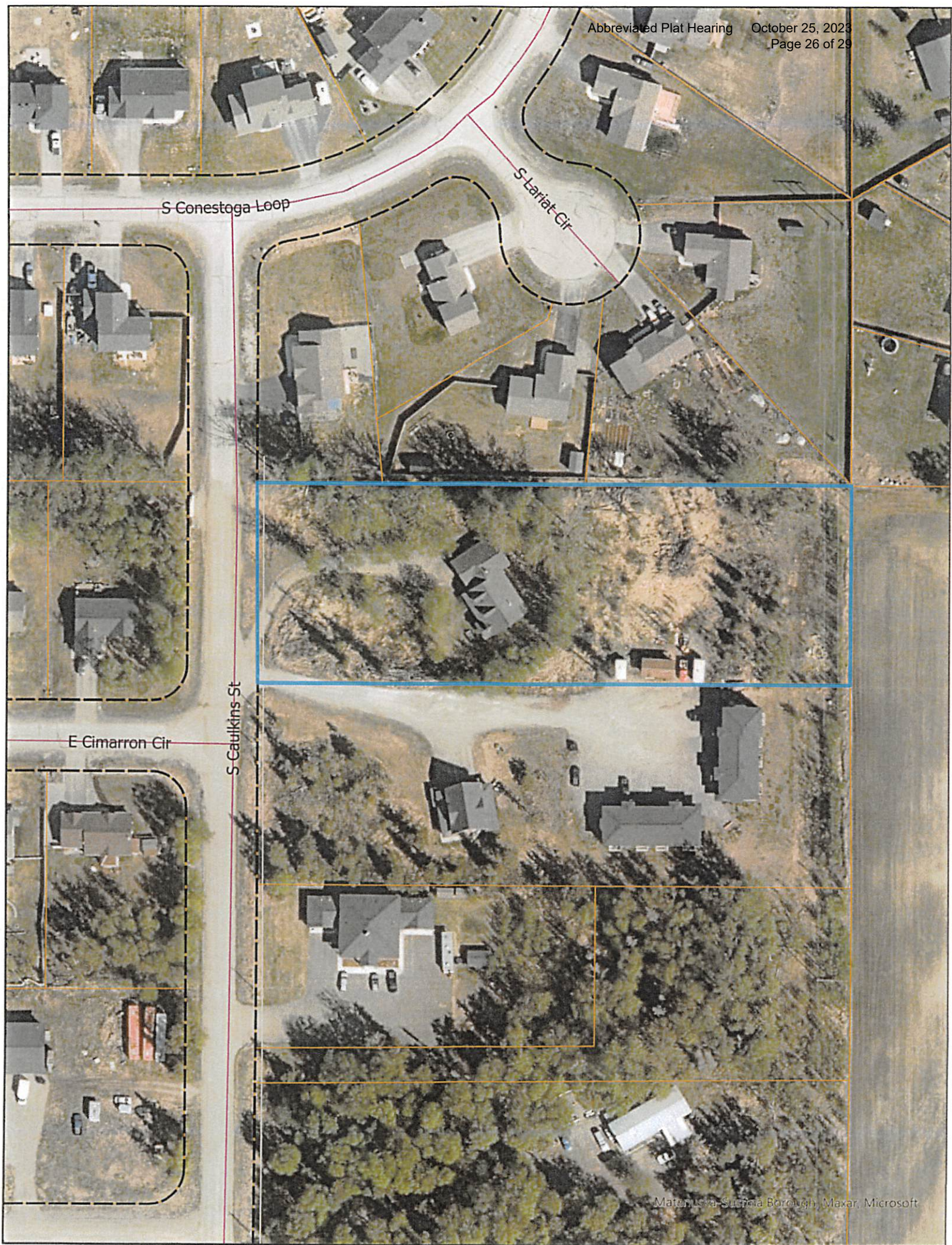
Suggested motion: I move to approve the continuation of the abbreviated plat of Caulkins RSB L1, Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska, to November 8, 2023 to allow for proper review.

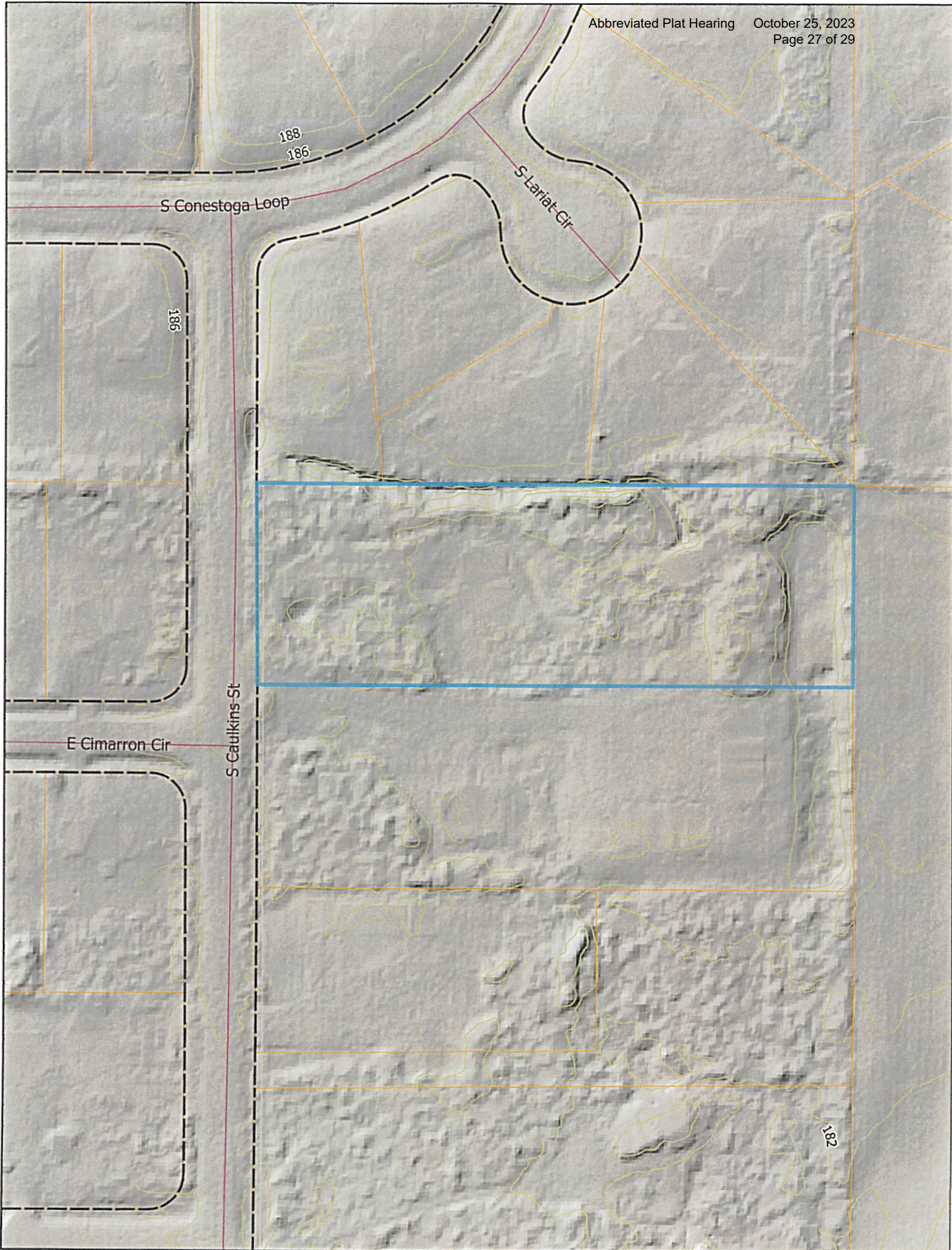


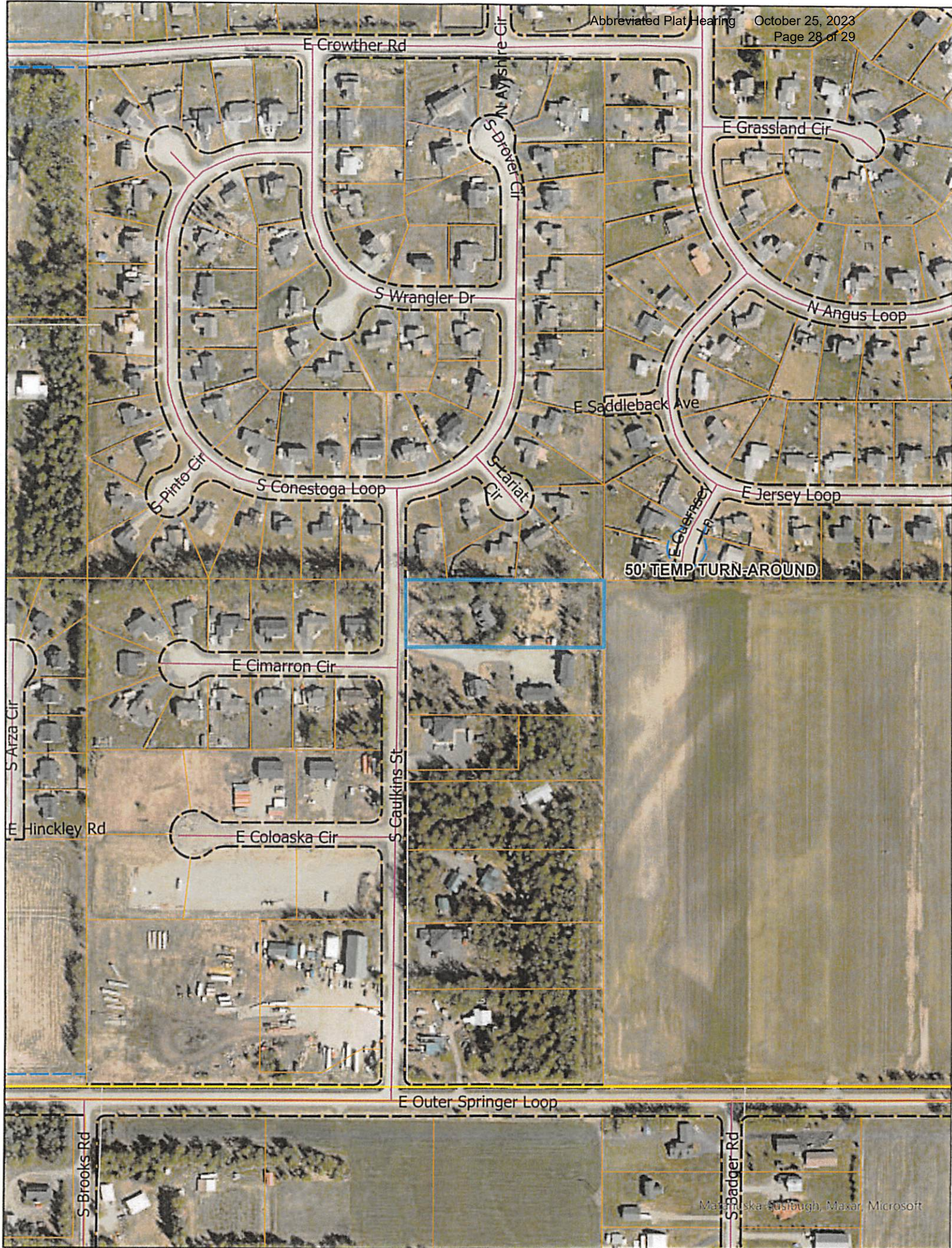
VICINITY MAP

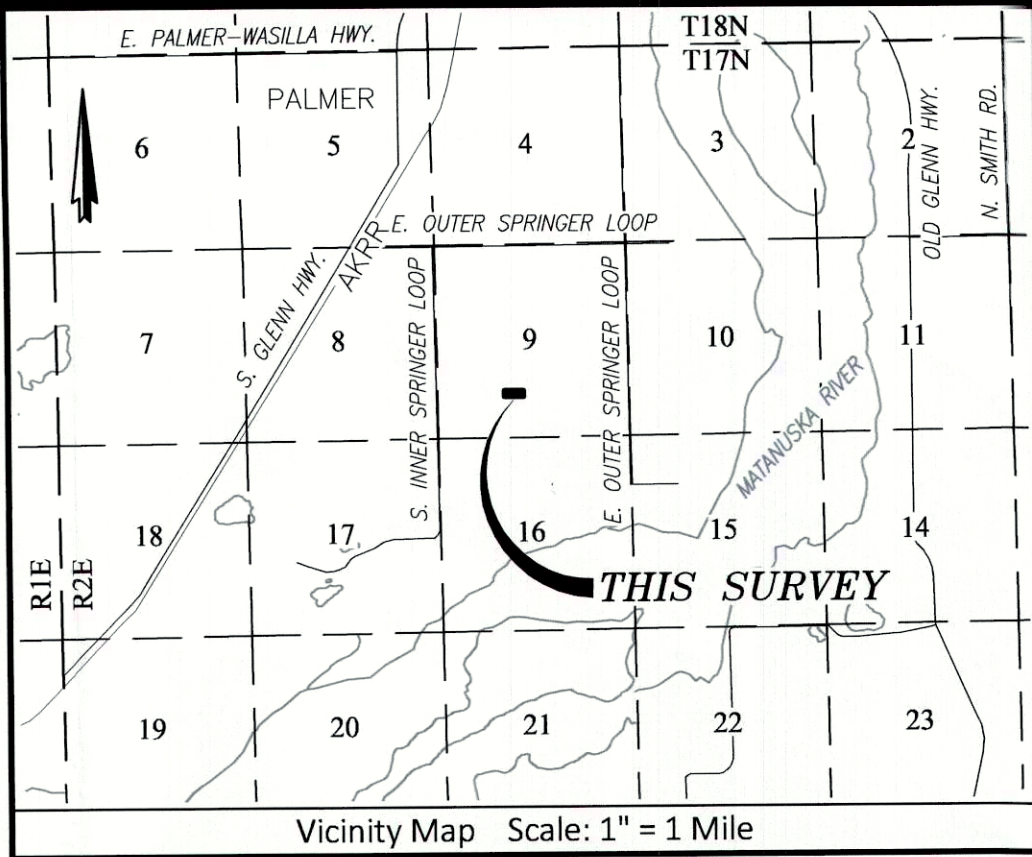
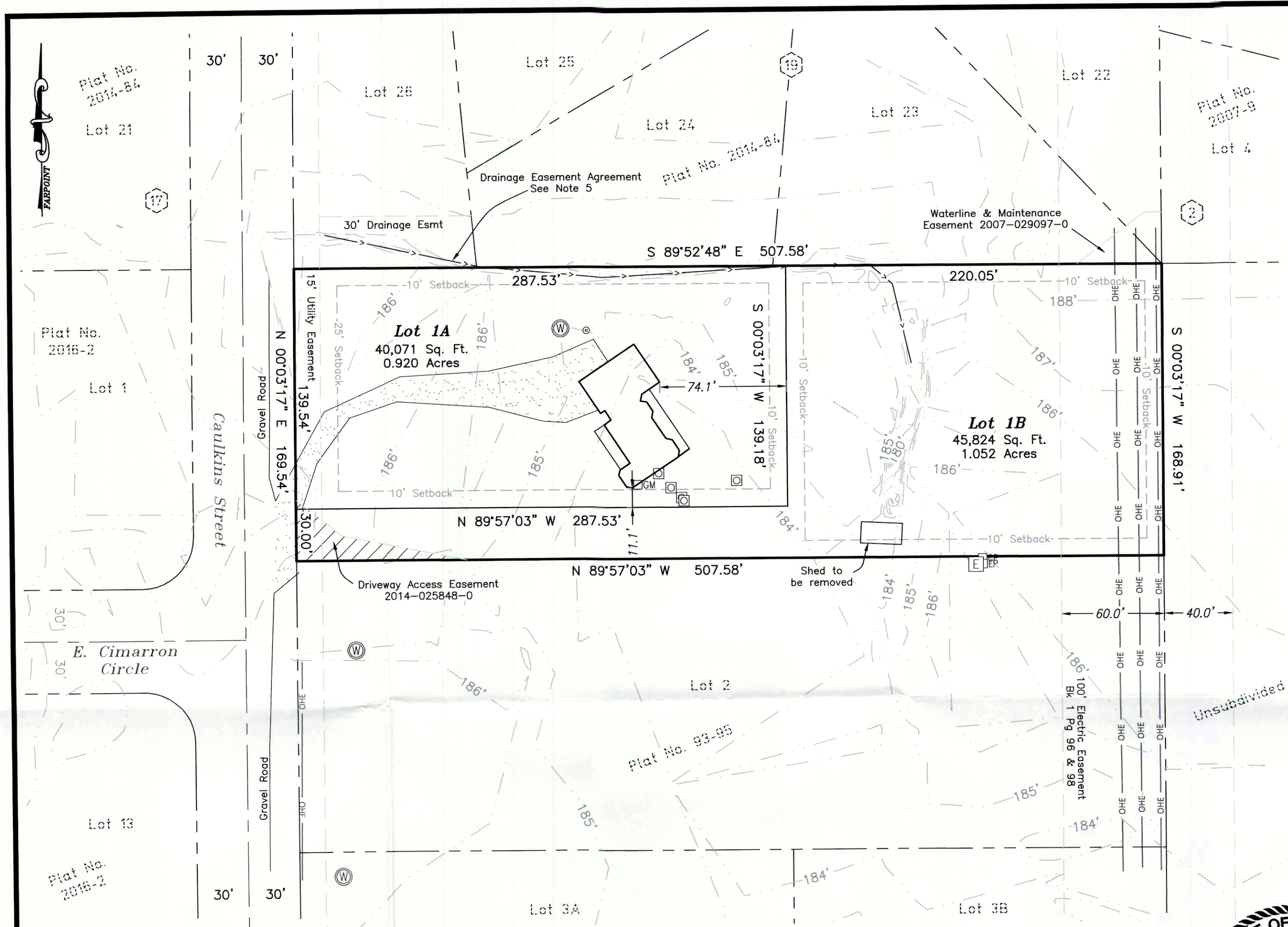
FOR PROPOSED CAULKINS RSB L/1 SUBDIVISION
LOCATED WITHIN
SECTION 09, T17N, R02E, SEWARD MERIDIAN
ALASKA

PA 12 MAP









CERTIFICATE OF OWNERSHIP

I (We) certify that I am (we are) the owners of the property shown and described on this plat and that we adopt this plan of subdivision by my (our) free consent.

Kevin L Nelson
P. O. Box 200871
Anchorage, Ak 99520

Date

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this _____ Day of _____, 2023

By: _____ for, _____

personally appearing before me.

Notary Public for the State of Alaska

My Commission Expires _____

Agenda Copy

RECEIVED
SEP 15 2023
PLATTING

SURVEYOR'S CERTIFICATE

I, Robert O Lumpkin, Professional Land Surveyor, do hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this drawing represents a survey made by me or under my direct supervision, and that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct to the extent shown hereon.



PLANNING AND LAND USE DIRECTORS CERTIFICATE

I certify that the subdivision plan as 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 _____, 2023 and that this plat has been approved for recording in the Office of the Recorder in the Palmer Recording District, in which the plat is located.

Planning and Land Use Director

Attest:
Planning Clerk

Date: _____, 2023

NOTES

1. The error of closure of this survey does not exceed 1:5000.
2. All bearings shown hereon are true bearings as oriented to the basis of bearing and the distances shown are reduced to horizontal ground distances.
3. 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.
4. 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.
5. This property is subject to restrictions in the drainage easement per Document No. 2005-029995-0.
6. This property is subject to restrictions per natural gas line easement recorded per Document No. 2011-017781-0 and modified in the gas line easement recorded per Document No. 2011-020497-0.
7. This property is subject to a blanket easement for electrical transmission and/or telephone distribution per Document No. 2015-014207-0.

TAX CERTIFICATION

I hereby certify that all current taxes and special assessments through _____, 2023, against the property, included in the subdivision or resubdivision, hereon have been paid.

_____, 2023

Tax Collection Official
Matanuska Susitna Borough

**Preliminary Plat of
CAULKINS SUBDIVISION
LOTS 1A & 1B**

A subdivision of Lot 1, Caulkins Subdivision, Plat No. 93-95

Located within
Section 9, Township 17 North, Range 2 East, Seward Meridian, Alaska
Containing 1.972 acres more or less.

Palmer Recording District, Third Judicial District, State of Alaska



Farpoint Land Services, LLC

SURVEYING, MAPPING, LAND PLANNING, GIS
1131 E. 76th Ave., Suite 1010 Anchorage, Alaska 99518
FarpointAK.com • (907) 522-7770 • survey@farpointak.com

WO: 23114	Date: August 25, 2023	Scale: 1"=50'	Platting Case No. 2023-xxxx
Drawn: JLA	Checked: ME	Grid: pa12	Fb/Pg: -/-
			Sheet: 1 of 1