

# AGENDA

# 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.

November 1, 2023

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

### **1. INTRODUCTION**

A. Introduction of Staff

### **2. UNFINISHED BUSINESS:**

(None)

### **3. PUBLIC HEARINGS:**

- A. **SCOGGINS ACRES:** The request is to create two lots from Tax Parcel D9 (Parcel #1, 40-Acre Exemption 1993-3, recorded at Book/Page 712/12) to be known as **Scoggins Acres**, containing 40 acres +/- . Parcel is located east of N. Pittman Road and north of W. Zehnder Road (Tax ID# 18N02W27D009) lying within Section 27, Township 18 North, Range 02 West, Seward Meridian, Alaska. In Community Council Meadow Lakes and Assembly District #7. (Petitioner/Owner: *Scoggins Investments LLC and Thomas A. & Janet K. Henkel*, Staff: *Amy Otto-Buchanan*, Case #2023-120)
- B. **KUANG GLOBAL:** The request is to create two lots from Tax Parcel A16 and Lot 3, T.D. OFFICE PARK (Plat # 2017-20), to be known as **Kuang Global**, containing 8.53 acres +/- . The property is located directly north of E. Steam Commons Avenue, west of S. Roberts Street, and south of E. Horvath Drive (Tax ID #7622000L003 & 17N01W10A016); within the NE ¼ SW ¼ Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (Petitioner/Owner: *Sasikan Keawymom*, Staff: *Chris Curlin*, Case # 2023-119)
- C. **PALMER TOWNE:** The request is to create one lot from Lot 1, Mosier Estates, Plat No. 2014-3, and Tax Parcel C12 to be known as **Palmer Towne**, containing 0.88 acres +/- . The property is located east of S. Glenn Highway, south of W. Arctic Avenue, and west of the Alaska Railroad (Tax ID # 18N02E33C012 / 7262000L001 ); within the NW ¼ Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly

District #2. (Petitioner/Owner: Joseph Hale/H Construction, Staff: Matthew Goddard, Case # 2023-118)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **November 1, 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  
NOVEMBER 1, 2023

ABBREVIATED PLAT: SCOGGINS ACRES

LEGAL DESCRIPTION: SEC 27, T18N, R02W, SEWARD MERIDIAN AK

PETITIONERS: SCOGGINS INVESTMENTS LLC  
THOMAS A. & JANET K. HENKEL

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 40± PARCELS: 2

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-120

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**REQUEST:** The request is to create two lots from Tax Parcel D9 (Parcel #1, 40-Acre Exemption 1993-3, recorded at Book/Page 712/12) to be known as **SCOGGINS ACRES**, containing 40 acres +/- . Parcel is located east of N. Pittman Road and north of W. Zehnder Road (Tax ID# 18N02W27D009); lying within Section 27, Township 18 North, Range 02 West, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A</b> – 4 pgs
Topographic Narrative, Topographic Mapping & As-Built	<b>EXHIBIT B</b> – 4 pgs
Invalid Public Use Easements #2014-007158-0 and #2014-007156-0	<b>EXHIBIT C</b> – 7 pgs
<b><u>AGENCY COMMENTS</u></b>	
Department of Public Works Pre-Design Division	<b>EXHIBIT D</b> – 4 pgs
Development Services	<b>EXHIBIT E</b> – 1 pg
Utilities	<b>EXHIBIT F</b> – 2 pgs
Public	<b>EXHIBIT G</b> – 2 pgs

**DISCUSSION:** This platting action is creating two lots from Tax Parcel D9. Both lots have frontage on W. Zehnder Road; street is maintained by MSB.

**Soils Report:** (**Exhibit B**) A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i). However, a detailed topographic narrative was supplied by Hanson Land Solutions (see **Exhibit B-4**). Craig Hanson, PLS, notes a portion of the parcel is used in active production, while the remainder is primarily tree covered with a mixture of spruce and birch. Parcel is relatively flat, sloping gradually to the southwest. There is a short steep drop into the south 2/3 of proposed Lot 1 leading into the location of the gravel production. These transition areas generate slopes exceeding that allowable for septic, but the impacted area as a percentage is minimal. There are no observed wetlands or waterbodies on the parcel or in the general vicinity. There are no known debris burial sites on the parcel. There is an existing residence on proposed Lot 1 with a water well and septic systems. There are no such improvements on Lot 2.

**Comments:**

Department of Public Works Pre-Design Division (**Exhibit D**) notes easements #2014-007156-0 and #2014-007158-0 (see **Exhibit C**) do not exist as the documents were not signed by the correct entities. Dedicate this right-of-way or correct this easement. *Platting staff notes these easements were signed by Frank Scoggins, Member of Scoggins Excavating, LLC. However, at the time, the property was owned by Scoggin Investments, Inc. Therefore, DPW Acquisition Officer does not recognize these easements as valid. These easements will need to be corrected: the owners' name and ensure the legal descriptions are correct on both easements. Once the easements are corrected, recorded information may be shown on final plat (see Recommendation #4).* DPW further notes that the Henkels do not currently show on the preliminary plat. *Staff notes this will be corrected on final plat.*

Pre-Design and Engineering Division Manager further comments this parcel is part of the Seldon Road Extension Phase 2 project, which will potentially require right-of-way from this parcel. ADOT&PF who is now managing this project has provided a draft parcel plat that shows the proposed right-of-way needed for the Seldon Road Extension project (see **Exhibit D1-D3**). The concern is public interest in this corridor establishes a need for considering setbacks for permanent structures such as buildings, wells and septs. It would be unfortunate for all parties if a well or other improvements placed in the corridor had to be acquired with public funds. The other concern is that any improvements would end up being in violation of setback rules.

Development Services (**Exhibit E**) notes there is a driveway in the southwest corner that does not have a driveway permit. Petitioner to apply for a driveway permit and provide a copy of the application to Platting staff (see **Recommendation #6**). This driveway was constructed prior to 2017 and qualifies for a fee waiver.

**Utilities:** (**Exhibit F**) Enstar has no comments or recommendations. MTA notes the Reception No. of 2014-007, is incorrectly shown on the plat of Fuller Lake Heights. MEA and GCI did not respond.

**Public:** (**Exhibit G**) Jeff Spear, owner of Lot 8, Block 2, Fuller Lake Heights, to the south, has no objection. Debra McGhan, owner of Lot 8, Block 1, Upper Heights Phase I, to the west, across N. Pittman Road, has no objection: "I support this request to subdivide this parcel. I am a close neighbor and believe this is a responsible decision."

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

**CONCLUSION:** The preliminary plat of **SCOGGINS ACRES** 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; two non-objections were 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. A detailed topographic narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).

### **FINDINGS OF FACT**

1. The plat of Scoggins Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A detailed topographic narrative was submitted, pursuant to MSB 43.20.28(A)(1)(i)(i).
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Community Council Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Emergency Services, Planning Division, or Community Development; GCI or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing; two non-objections were received.

### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Scoggins Acres, Section 27, Township 18 North, Range 02 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. Correct legal description and owners' name on the Public Use Easements recorded at #2014-007158-0 and #2014-007156-0. Record the documents and show on final plat.
5. Show all easements of record on final plat.
6. Apply for a driveway permit and provide a copy of the application to Platting staff.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

**SUBJECT  
PROPERTY**



LOT 1

LOT 2

LOT 1

LOT 2

50' ROW EASEMENT

***VICINITY MAP***

FOR PROPOSED SCOGGINS ACRES  
LOCATED WITHIN

SECTION 27, T18N, R02W, SEWARD MERIDIAN,  
ALASKA

HOUSTON 08 MAP

**EXHIBIT A**

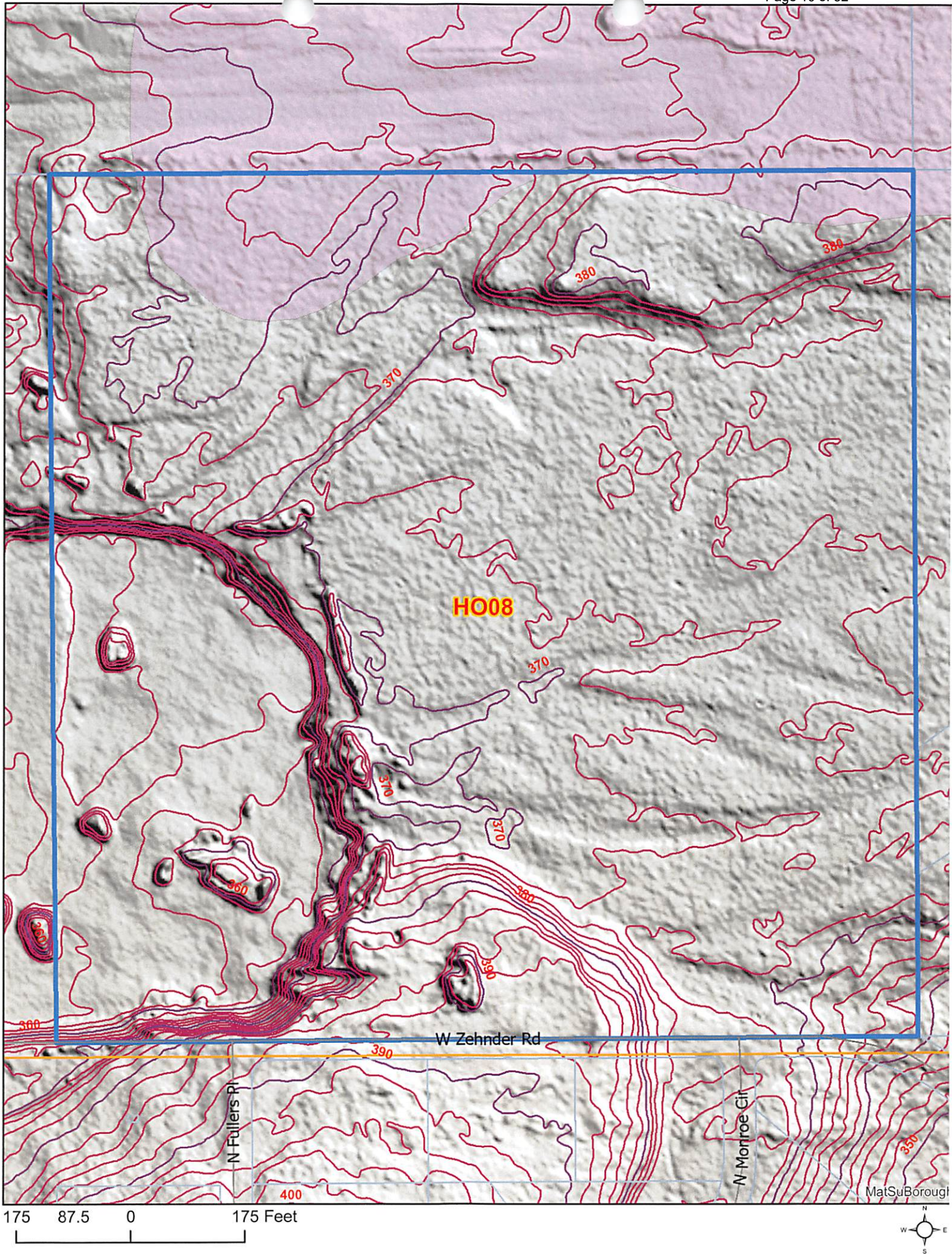
**FULLER LAKE HEIGHTS**

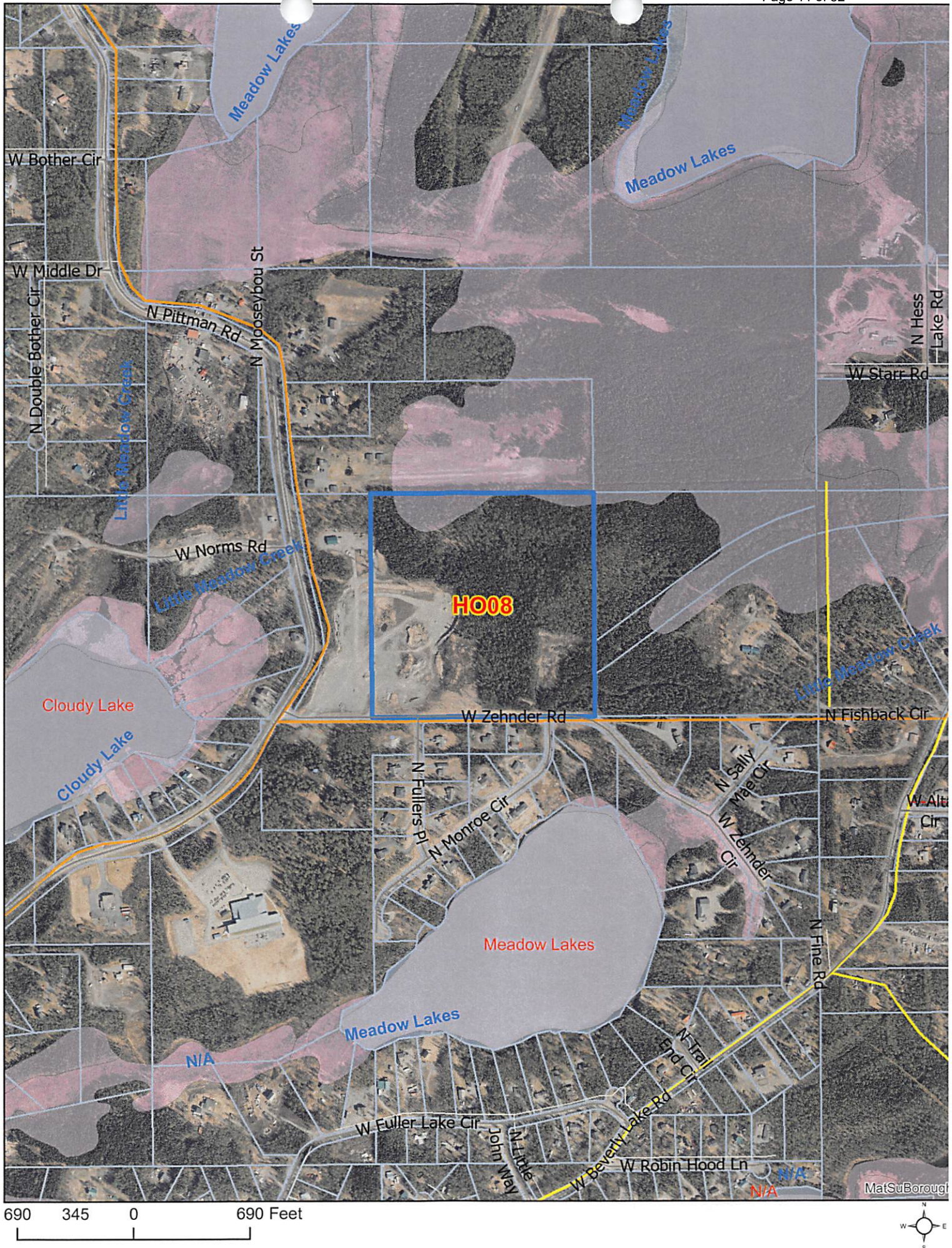
(7288)

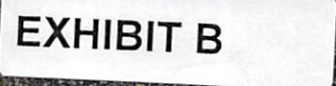
**FULLER  
LAKE**

**FULLER LAKE  
HEIGHTS 13A  
LOT 13A BLK 4  
(8022)**







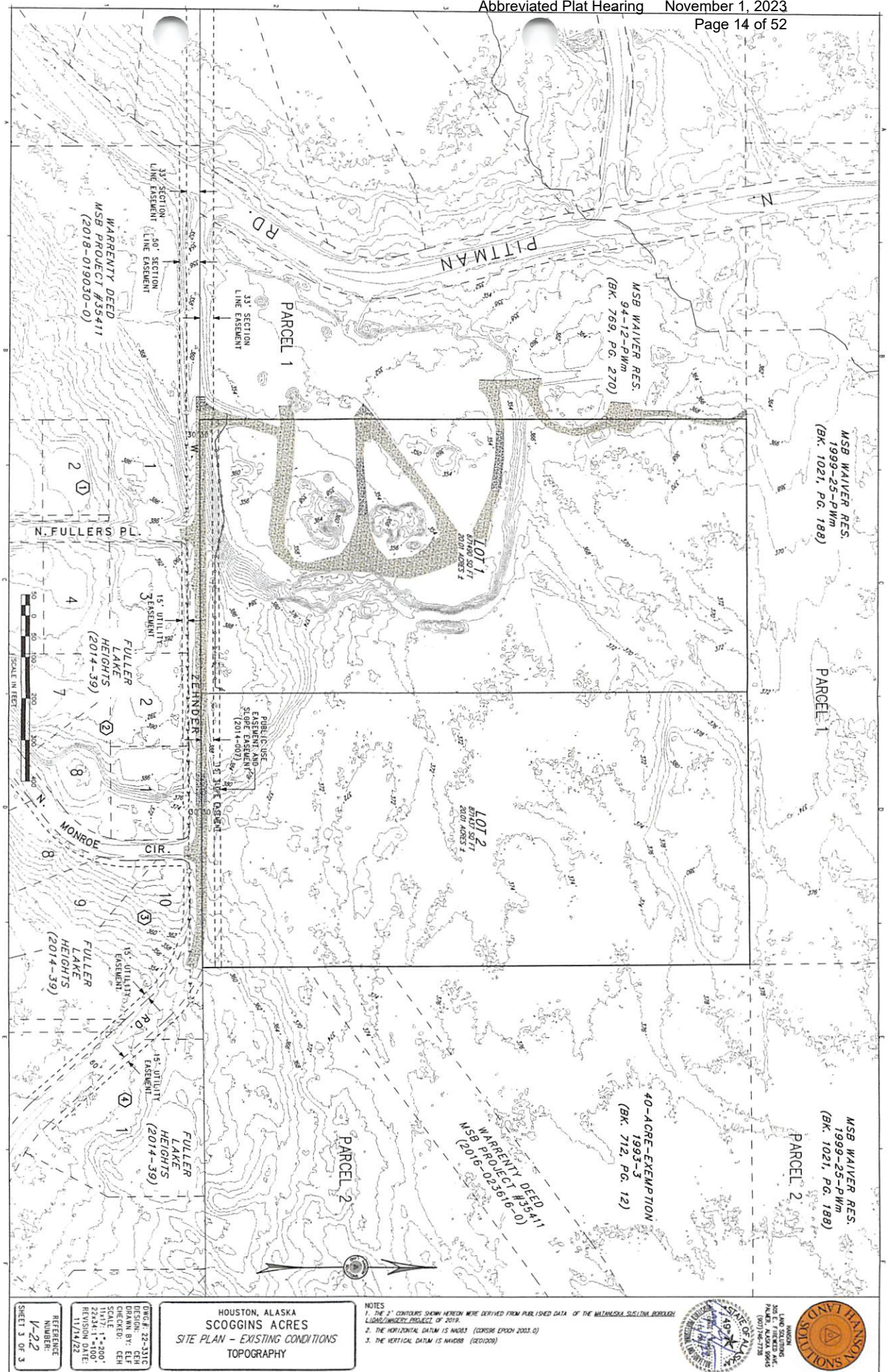


HOUSTON, ALASKA  
SCOGGINS ACRES  
SITE PLAN - EXISTING CONDITIONS  
PROJECT OVERVIEW

RECEIVED  
AUG 08 2023  
PLATTING







DATE: 22-31-23  
DESIGN BY: ECF  
CHECKED: CEH  
11/17/23  
22343.1'-100'  
REVISION DATE:  
11/14/23  
REFERENCE  
NUMBER:  
1-22  
SHEET 3 OF 3

HOUSTON, ALASKA  
SCOGGINS ACRES  
SITE PLAN - EXISTING CONDITIONS  
TOPOGRAPHY

NOTES  
1. THE 1" CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE ALASKA STATE BUREAU OF LAND SURVEY, PRODUCT OF 2019.  
2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2011.0)  
3. THE VERTICAL DATUM IS NAVD83 (GEOID2008)



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



RECEIVED  
OCT 25 2023  
PLATTING

**USEABLE AREA: TOPOGRAPHIC NARRATIVE**

**Scoggins Acres**

*A SUBDIVISION OF*

*Parcel 1 of 40 Acre Exemption 1993-3 recorded at Book 712, Page 12*

**INTRODUCTION**

*The following narrative presents a summary of visible observations, relevant known local parameters and record data sufficient to describe the topographic features of the described property*

**NARRATIVE**

Lots 1 and 2 of the proposed Scoggins Acres subdivision contains 20 acres of land each. A portion of the land is used in active gravel production while the remainder is primarily tree covered with a mixture of Spruce and Birch.

Both lots are relatively flat, sloping gradually to the southwest. There is a short steep drop into the south 2/3 of Lot 1 leading into the location of the gravel production. These transition areas into the gravel operation generate slopes exceeding that allowable for septic, but the impacted area as a percentage of the overall property is minimal.

There are no observed wetlands or water-bodies on the Lots or in the general vicinity of the Lots.

Likewise, there are no known debris burial sites on either Lot. There is an existing residence on Lot 1 with a water well and septic systems while there are no such improvements on Lot 2.

  
Craig E. Hanson PLS

10/25/23  
Date

Professional Land Surveyor



A  
L  
A  
S  
K  
A

2014-007158-0

Recording District 311 Palmer

04/24/2014 12:17 PM Page 1 of 3



**PUBLIC USE EASEMENT**

*2014-382-PUE*

THIS AGREEMENT, made this 27th day of April, 2009, by and between SCOGGIN EXCAVATING, LLC., an Alaskan limited liability company, whose address is P.O. Box 382, Palmer, AK 99645 called the GRANTORS, and the MATANUSKA-SUSITNA BOROUGH, a Municipal Corporation under the laws of the State of Alaska, hereinafter called the GRANTEE whose mailing address is 350 East Dahlia Avenue, Palmer, Alaska 99645.

**WITNESSETH:**

That for and in consideration of -\$1.00- (one) dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTORS do hereby grant, bargain, sell convey and warrant to the GRANTEE, its successors and assigns forever, a right-of-way and easement, with the right, privilege, and authority to the GRANTEE, its successors and assigns, for use as a public right-of-way, including the right to construct, operate and maintain public improvements of all kinds within said right-of-way, described as follows to wit:

See the Attached Legal Description, Exhibit "A"

together with the rights, easements, privileges and appurtenances in or to said lands which may be required for the full enjoyment of the rights herein granted located within the Palmer Recording District.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals the day and year first above written.

**EXHIBIT C**

GRANTOR:

SCOGGIN EXCAVATING, LLC

By: Frank Scoggin

Frank Scoggin, Manager

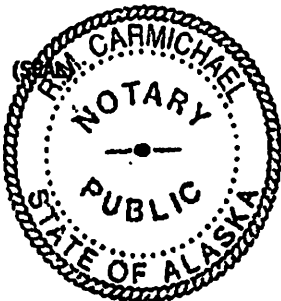
STATE OF ALASKA )

) ss:

THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 27th day of April, 2009, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Frank Scoggin, to me known to be the person described in and that they executed the foregoing EASEMENT, and acknowledged the said instrument to be a free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year herein above written.



R. M. Carmichael

NOTARY PUBLIC in and for the State of Alaska

My commission expires: 2/27/2012

This easement has been accepted by the Matanuska-Susitna Borough and approved for recording.

Eileen M. Probst

Planning Director

4/24/14  
Date

RETURN TO:  
MATANUSKA-SUSITNA BOROUGH  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645-6488



**EXHIBIT "A"**  
**Public Use Easement**

**A Public Use Easement located within a portion of Section 27, T. 18N, R. 2W, S.M., AK and is more particularly described as follows:**

**The Southerly 30' of the W ½ S ½ SE 1/4 of Section 27;**

**And Together with,**

**A fifteen foot wide Slope Easement adjoining the Public Use Easement described above, which lies adjacent to and North of the aforesaid Public Use Easement, particularly described as follows:**

**The Northerly 15' of the Southerly 45' of the W 1/2 S 1/2 SE 1/4 of Section said Section 27.**



2014-007156-0

Recording District 311 Palmer

04/24/2014 12:17 PM Page 1 of 3



**PUBLIC USE EASEMENT**

*2014-38A-PUE*

THIS AGREEMENT, made this 27th day of April, 2009, by and between SCOGGIN EXCAVATING, LLC., an Alaskan limited liability company, whose address is P.O. Box 382, Palmer, AK 99645 called the GRANTORS, and the MATANUSKA-SUSITNA BOROUGH, a Municipal Corporation under the laws of the State of Alaska, hereinafter called the GRANTEE whose mailing address is 350 East Dahlia Avenue, Palmer, Alaska 99645.

**WITNESSETH:**

That for and in consideration of ~~-\$1.00-~~ (one) dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTORS do hereby grant, bargain, sell convey and warrant to the GRANTEE, its successors and assigns forever, a right-of-way and easement, with the right, privilege, and authority to the GRANTEE, its successors and assigns, for use as a public right-of-way, including the right to construct, operate and maintain public improvements of all kinds within said right-of-way, described as follows to wit:

See the Attached Legal Description, Exhibit "A"

together with the rights, easements, privileges and appurtenances in or to said lands which may be required for the full enjoyment of the rights herein granted located within the Palmer Recording District.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals the day and year first above written.

GRANTOR:

SCOGGIN EXCAVATING, LLC

By: Frank Scoggin

Frank Scoggin, Manager

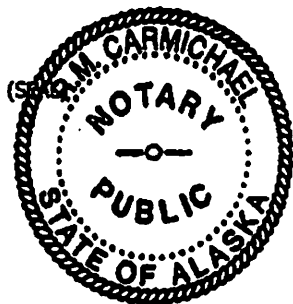
STATE OF ALASKA )

) ss:

THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 27th day of April, 2009, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Frank Scoggin, to me known to be the person described in and that they executed the foregoing EASEMENT, and acknowledged the said instrument to be a free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year herein above written.



S.M. Carmichael

NOTARY PUBLIC in and for the State of Alaska

My commission expires: 2/27/2012

This easement has been accepted by the Matanuska-Susitna Borough and approved for recording.

Eileen Peterson

Planning Director

4/24/14

Date

RETURN TO:  
MATANUSKA-SUSITNA BOROUGH  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645-6488



**EXHIBIT "A" PUBLIC USE EASEMENT**

**A Public Use Easement located within a portion of Section 27, T 18N, R 2 W, S.M., Alaska, located within the parcel described in the warranty deed recorded at Serial Number 2005-007152-0 in the records of the Palmer Recording District, and more particularly described as follows:**

**Commencing at the S ¼ Corner of Section 27, marked by a 2 ½" Aluminum Capped Monument, the POINT OF BEGINNING;**

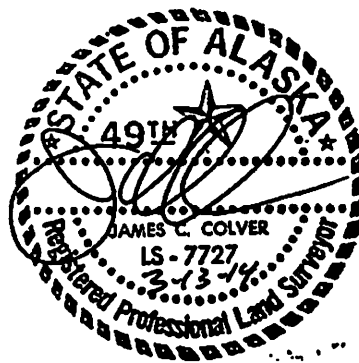
**Thence South 89° 57' 29" West 498.46 feet along the Section Line common to Sections 27 and 34 to the intersection with the easterly right-of way limits of Pittman Road;**

**Thence North 32° 32' 53" East 84.17 feet along the easterly right-of way limits of Pittman Road;**

**Thence South 60° 04' 36" East 75.91 feet;**

**Thence South 89° 57' 29" West 387.33 feet ;**

**Thence South 00° 06' 08" East 33.00 feet to the POINT OF BEGINNING.**



**Memo dated 4/25/2019**

**Fuller Lake Hts and Zehnder PUE files were found in Fred's office. He did not remember what they were in his office for, so asked me to put them where they need to be.**

**I spoke to Sheila Armstrong who conveyed the following:**

**The issue with the recorded PUEs, 2014-007156-0 and 2014-007158-0 (recorded April 24, 2014) was that they had an incorrect legal description and the grantors did not own the property at the time of recordation. Jim Colver came into platting July 10, 2014 and corrected the legal description, but the owners needed to sign the document for it to be refiled.**

**The grantors, Scoggin Excavating, LLC had deeded the property to Scoggin Investments, LLC on March 21, 2014, so the access easements within that property did not show the correct ownership at the time of recordation. Several Letters and faxes were sent by Paul Hulbert, Platting Officer and Marilyn McGuire, Platting Assistant, to Scoggin Investments, LLC, asking them to sign new signature pages, so the easements could be refiled. No response was provided by Scoggin Investments, LLC.**

**The ROW Acquisition Officer, Sheila Armstrong, said the borough does not need these right-of-way easements because they are acquiring right-of-way for the Bogard Road Extension through their process. Her take is that these recorded easements are invalid because they were not signed by the owners, but they are recorded. The easements are of public record and could be perceived as public right-of-way.**

**I've attached Paul Hulbert's letter and Marilyn McGuire's fax notes, the original copies of the recorded easements and Jim Colver's corrected legal description (which is questionable according to the notes on the document).**

**Peggy Horton  
Platting Technician**

## Amy Otto-Buchanan

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**From:** Brad Sworts  
**Sent:** Monday, October 23, 2023 5:09 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Daniel Dahms; Jamie Taylor; Tammy Simmons; Mike Campfield; Tom Adams  
**Subject:** RFC Scoggins Ac #23-120 Additional PD&E Comments  
**Attachments:** Seldon Ph2\_Parcel 2.pdf

Hi Amy,

The Scoggins Ac #23-120 surveyors plat description noted that they were not aware of any current or future public interests in the parcel(s); that is inaccurate. The Borough corresponded with the property owners a number of times in the past regarding the Seldon Road Extension Phase 2 project which will potentially require ROW from this property. The Seldon Road Extension Phase 2 project has been presented for many years at the Mat-Su Transportation Fair for public viewing showing the proposed corridor. ADOT&PF (who is now managing the project) provided a briefing to the Meadow Lakes Community Council on the project with the proposed corridor mapped out less than a month ago. The public interest that this Seldon Road Extension Phase 2 project has in the property should be acknowledged.

This public interest in the corridor establishes a need for considering setbacks for permanent structures such as buildings, well and septic. It would be very unfortunate for all parties if a well or other improvement placed in the corridor had to be acquired with public funds. The other scenario would be that the improvements, even though not in the corridor directly, would end up being in violation of setback rules.

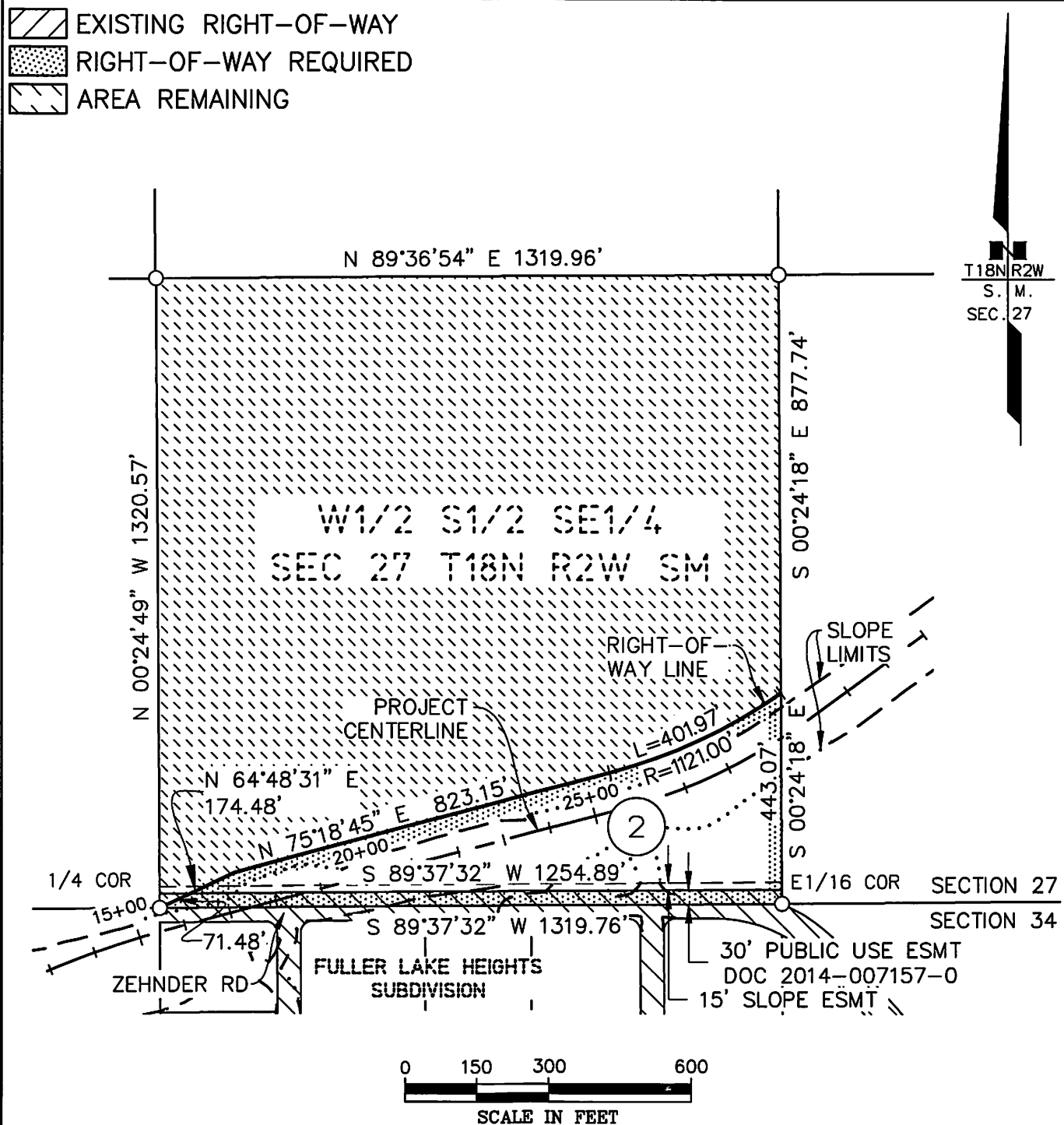
I am attaching a draft parcel plat that was recently drawn up by ADOT&PF showing the ROW needed for the corridor on the parcel in question.

### **Brad Sworts**

*Pre-Design and Engineering Division Manager*

*Matanuska-Susitna Borough, Public Works Department*

907-861-7723 *mainline* | 907-861-7715 *direct*  
mailing: 350 E Dahlia Ave., Palmer, AK 99645  
physical: 533 E. Fireweed Ave, Palmer, AK 99645  
web: <https://matsugov.us/>



**STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES**

RIGHT-OF-WAY REQUIRED FOR  
**SELDON ROAD EXTENSION  
 PHASE II**  
 PROJECT NO. CFHWY00562/30562

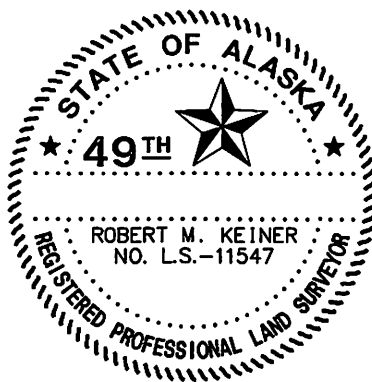
OWNER'S INITIAL \_\_\_\_\_  
 ATTACHED TO \_\_\_\_\_  
 PAGE \_\_\_\_ OF \_\_\_\_ DATED \_\_\_\_\_

**PLAT 1 OF 2**  
 GROSS TAKE 271,466 SF  
 NET TAKE 232,846 SF  
 DRAWN BY KMG REMAIN 33.785 AC  
 DATE Sep 2023 **PARCEL NO. 2**

**DRAFT  
 9.25.23**

THIS PLAT MAY BE USED FOR THE ESTABLISHMENT OF  
THE RIGHT-OF-WAY BOUNDARY ONLY, AND SHOULD NOT  
BE USED AS A BASIS FOR ESTABLISHING ADJOINING  
PROPERTY LINES AND CORNERS.

THIS SEAL IS FOR ALL WORK CONTAINED ON PLAT 1 OF 2.



ALASKA DEPARTMENT OF TRANSPORTATION  
AND PUBLIC FACILITIES  
4111 AVIATION AVENUE  
ANCHORAGE, AK 99502  
PHONE (907) 269-0700

**PLAT 2 OF 2    CFHWY00562/30562    PARCEL NO. 2**

PAGE \_\_\_\_ OF \_\_\_\_

## Amy Otto-Buchanan

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**From:** Daniel Dahms  
**Sent:** Monday, October 23, 2023 11:51 AM  
**To:** Amy Otto-Buchanan  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons; Mike Campfield  
**Subject:** RE: RFC Scoggins Ac #23-120

Amy,

Easement and 2014-007156-0 2014-007158-0 do not exist as the documents were not signed by the correct entities. Dedicate this ROW or correct this easement.

Mike, if you have any comments, please send them to Amy by the end of the day.

FYI – The Henkels do not currently show on the plat.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, October 4, 2023 11:50 AM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; tim.sweezy@mlccak.org; psfisher@gci.net; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; president@mlccak.org; Lana and Steve Edwards <lana@mtaonline.net>; hsfirewise@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; msb.hpc@gmail.com; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** RFC Scoggins Ac #23-120

The following link contains a Request for Comments for Scoggins Acres, MSB Case #2023-120, to create two lots from 218N02W27D009. Comments are due by **October 26, 2023**. Please let me know if you have any questions. Thanks, A.

 [Scoggins Ac](#)

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
907-861-7872

## Amy Otto-Buchanan

---

**From:** Permit Center  
**Sent:** Monday, October 9, 2023 4:37 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Scoggins Ac #23-120

Good Afternoon,

There is a driveway on the SW corner of the lot that needs a driveway permit. Please have your applicant apply for the permit. This driveway is in prior to 2017 so they qualify for the fee waiver.

Thank you,

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, October 4, 2023 11:50 AM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; tim.sweezy@mlccak.org; psfisher@gci.net; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; president@mlccak.org; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; msb.hpc@gmail.com; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Andrew Fraiser <Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>  
**Subject:** RFC Scoggins Ac #23-120

The following link contains a Request for Comments for Scoggins Acres, MSB Case #2023-120, to create two lots from 218N02W27D009. Comments are due by **October 26, 2023**. Please let me know if you have any questions. Thanks, A.

 [Scoggins Ac](#)

Amy Otto-Buchanan  
Platting Specialist  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
907-861-7872

**EXHIBIT E**

## Amy Otto-Buchanan

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Friday, October 6, 2023 1:29 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Scoggins Ac #23-120

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

Hello Amy,

MTA has reviewed Scoggins AC#23-120 and have no comments to add however, we'd like to suggest/request if the plat doesn't dedicate the PUE and Slope easement by Plat (dedication highlighted below is missing), then possibly put the Recorded Document Numbers as 2014-007 is not a Plat number or Document Number correlated to them?

...

### CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT ARCTICORP IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT ARCTICORP HEREBY ADOPTS THIS PLAN OF SUBDIVISION BY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

-----

Thank you,

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, October 4, 2023 11:50 AM  
**To:** sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; tim.sweezy@mlccak.org; psfisher@gci.net; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; president@mlccak.org; Lana and Steve Edwards <lane@mtaonline.net>; hsfirewise@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; msb.hpc@gmail.com; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Brad Sworts <Brad.Sworts@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>; Planning <MSB.Planning@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

October 6, 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.

**SCOGGINS ACRES**  
**(MSB Case #2023-120)**

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

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

7288B02L008 4  
SPEAR JEFFREY C  
2900 N MONROE CIR  
WASILLA AK 99623

RECEIVED  
OCT 16 2023  
PLATTING

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER: SCOGGINS INVESTMENTS LLC and THOMAS A. & JANET K. HENKEL**

**REQUEST:** The request is to create two lots from Tax Parcel D8 (Parcel #1, 40-Acre Exemption 1993-3, recorded at Book/Page 712/12) to be known as **SCOGGINS ACRES**, containing 40 acres +/- . Parcel is located east of N. Pittman Road and north of W. Zehnder Road (Tax ID# 18N02W27D009); lying within Section 27, Township 18 North, Range 02 West, Seward Meridian, Alaska. In Community Council Meadow Lakes and Assembly District #7.

The Matanuska-Susitna Borough **Platting Officer** 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 **November 1, 2023**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

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

☒ No Objection [ ] Objection [ ] Concern

Name: Jeff C. Spear Address: 2900 N. Monroe Cir

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Case # 2023-120 AOB

Note: Vicinity map Located on Reverse Side

**EXHIBIT G**

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

RECEIVED  
OCT 20 2023  
PLATTING

4170B01L008 32  
MCGHAN DEBRA A  
PMB 623  
7362 W PARKS HWY  
WASILLA AK 99623-9300

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: SCOGGINS INVESTMENTS LLC and THOMAS A. & JANET K. HENKEL**

**REQUEST:** The request is to create two lots from Tax Parcel D8 (Parcel #1, 40-Acre Exemption 1993-3, recorded at Book/Page 712/12) to be known as **SCOGGINS ACRES**, containing 40 acres +/- Parcel is located east of N. Pittman Road and north of W. Zehnder Road (Tax ID# 18N02W27D009); lying within Section 27, Township 18 North, Range 02 West, Seward Meridian, Alaska. In Community Council Meadow Lakes and Assembly District #7.

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☒ No Objection [ ] Objection [ ] Concern

Name: DEBRA MCGHAN Address: 1770 N. PITTMAN Rd. 99623

Comments: I support this request to subdivide this parcel. I am a close neighbor and believe this is a responsible decision.

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 \_\_\_\_\_

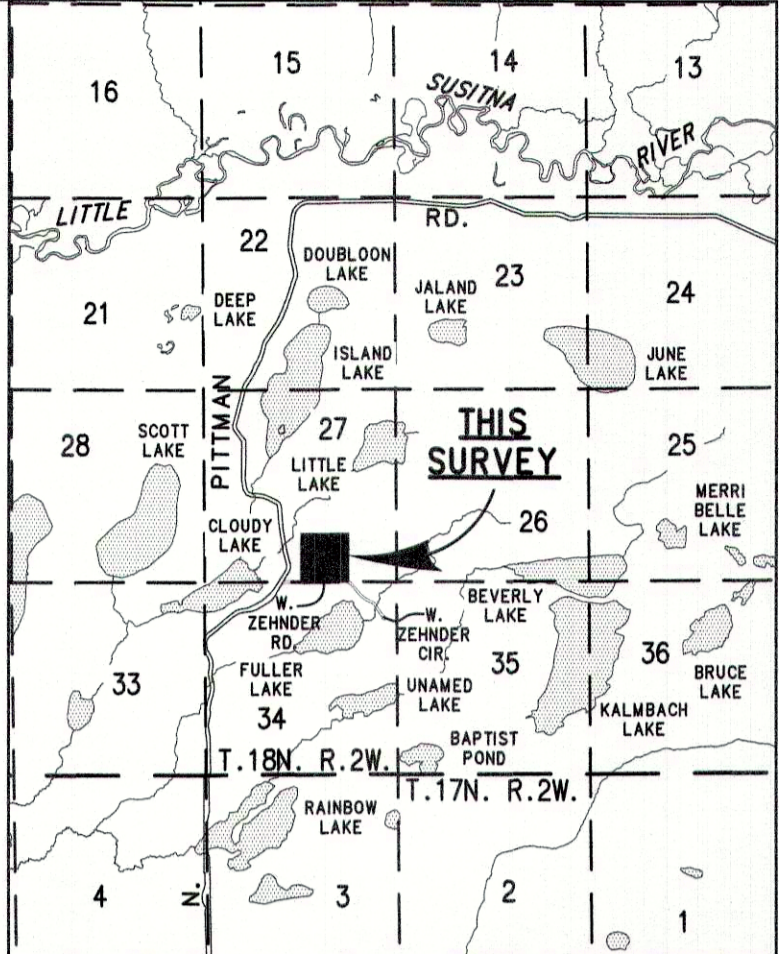
ATTEST: \_\_\_\_\_ (PLATTING CLERK)

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 \_\_\_\_\_ DATE \_\_\_\_\_ (MATANUSKA-SUSITNA BOROUGH)

MSB WAIVER RES. 1999-25-PWm (BK. 1021, PG. 188) PARCEL 2



SOURCE: MSB TAX MAP H001, H002, H007 H008, H009, & H010 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 ADD THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

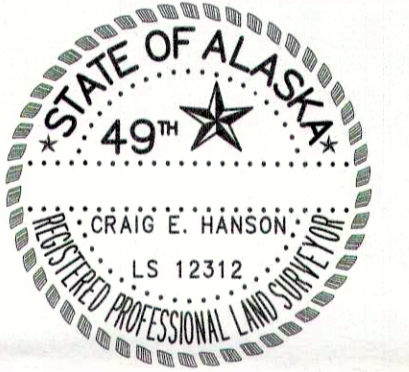
SCOGGINS INVESTMENTS, LLC DATE \_\_\_\_\_ P.O. BOX 382 PALMER, AK 99645-0382

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, FOR \_\_\_\_\_

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

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 \_\_\_\_\_

RECEIVED AUG 08 2023 PLATTING

A PLAT OF SCOGGINS ACRES A SUBDIVISION OF PARCEL 1 40-ACRE-EXEMPTION 1993-3 (BK. 712, PG. 12) PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA LOCATED WITHIN SE¼ SEC. 27, T.18N. R.2W. SM, AK CONTAINING 40.00 ACRES MORE OR LESS

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

FILE: FB22-331 OK: CEH SCALE: 1"=100' 11/17/22 1 OF 1

- LEGEND
- RECOVERED 3/8" BLM BRASS CAP ON IRON PIPE
  - RECOVERED 2" ALUMINUM CAP ON 3/8" REBAR
  - RECOVERED 2" ALUMINUM CAP ON 3/8" REBAR
  - RECOVERED PLASTIC CAP ON 3/8" REBAR
  - RECOVERED 3/8" REBAR
  - COMPUTED DATA
  - MEASURED DATA
  - RECORD PER PLAT (2014-39)
  - RECORD PER PLAT (2008-34)
  - RECORD PER RECORD OF SURVEY (93-28RS)
  - RECORD PER RECORD OF SURVEY (2003-029725-0)
  - 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 NORTHEAST CORNER OF LOT 2, A RECOVERED ALUMINUM CAP (SURVEYED POINT 702) WITH A NETWORK GNSS GEODETIC POSITION OF 61° 37' 02.77"N 149° 36' 34.17"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.

ELF

MSB WAIVER RES. 1999-25-PWm (BK. 1021, PG. 188)

PARCEL 1

MSB WAIVER RES. 94-12-PWm (BK. 769, PG. 270)

LOT 1 871430 SQ FT 20.01 ACRES ±

LOT 2 871437 SQ FT 20.01 ACRES ±

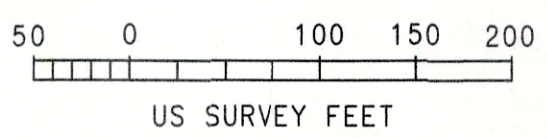
40-ACRE-EXEMPTION 1993-3 (BK. 712, PG. 12)

WARRANTY DEED MSB PROJECT #35411 (2016-023616-0)

PARCEL 2

FULLER LAKE HEIGHTS (2014-39)

Agenda Copy



3B

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
November 1, 2023**

**ABBREVIATED PLAT:** KUANG GLOBAL

**LEGAL DESCRIPTION:** SEC 10, T17N, R01W S.M., AK

**PETITIONERS:** MATANUSKA-SUSITNA BOROUGH

**SURVEYOR/ENGINEER:** BULL MOOSE SURVEYING, LLC / THE BOUTET COMPANY

**ACRES:** 8.53 ± **PARCELS:** 2

**REVIEWED BY:** CHRIS CURLIN **CASE #:** 2023-119

---

**REQUEST:** The request is to create two lots from Tax Parcel A16 and Lot 3, T.D. OFFICE PARK (Plat # 2017-20), to be known as **KUANG GLOBAL**, containing 8.53 acres +/- . The property is located directly north of E. Steam Commons Avenue, west of S. Roberts Street, and south of E. Horvath Drive; within the NE ¼ SE 1/4 Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Map

**Exhibit A – 1 pg**

MSB Pre-design and Engineering comment

**Exhibit B – 1 pg**

**DISCUSSION:**

Due to comments received from MSB Department of Public Works (**Exhibit B**) regarding insufficient flagpole width for proposed lot. Platting staff is requesting this case be continued to November 22, 2023 to allow time to address the issues presented.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion:** I move to approve the continuation of the preliminary plat of Kuang Global, Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska, to the November 22, 2023 Abbreviated Plat hearing to allow time for submittal and review of required documentation.



## Jesse Curlin

---

**From:** Daniel Dahms  
**Sent:** Wednesday, October 18, 2023 1:09 PM  
**To:** Jesse Curlin  
**Cc:** Brad Sworts; Tammy Simmons; Jamie Taylor  
**Subject:** RE: RFC Kuang Global #23-119

Chris,

The existing flagpole width is 30' which is insufficient for a less than 3 acre parcel 43.20.300 (5)(b). Because of this, a variance should be requested, additional ROW obtained, or certify Steams to a minimum pioneer standard road.

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

---

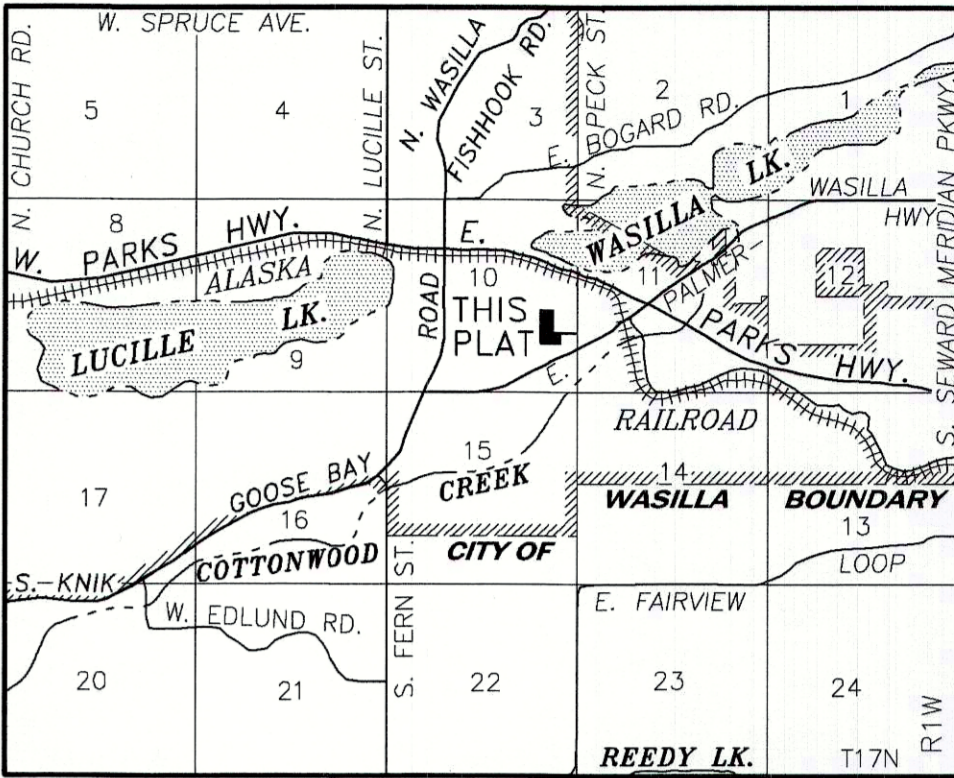
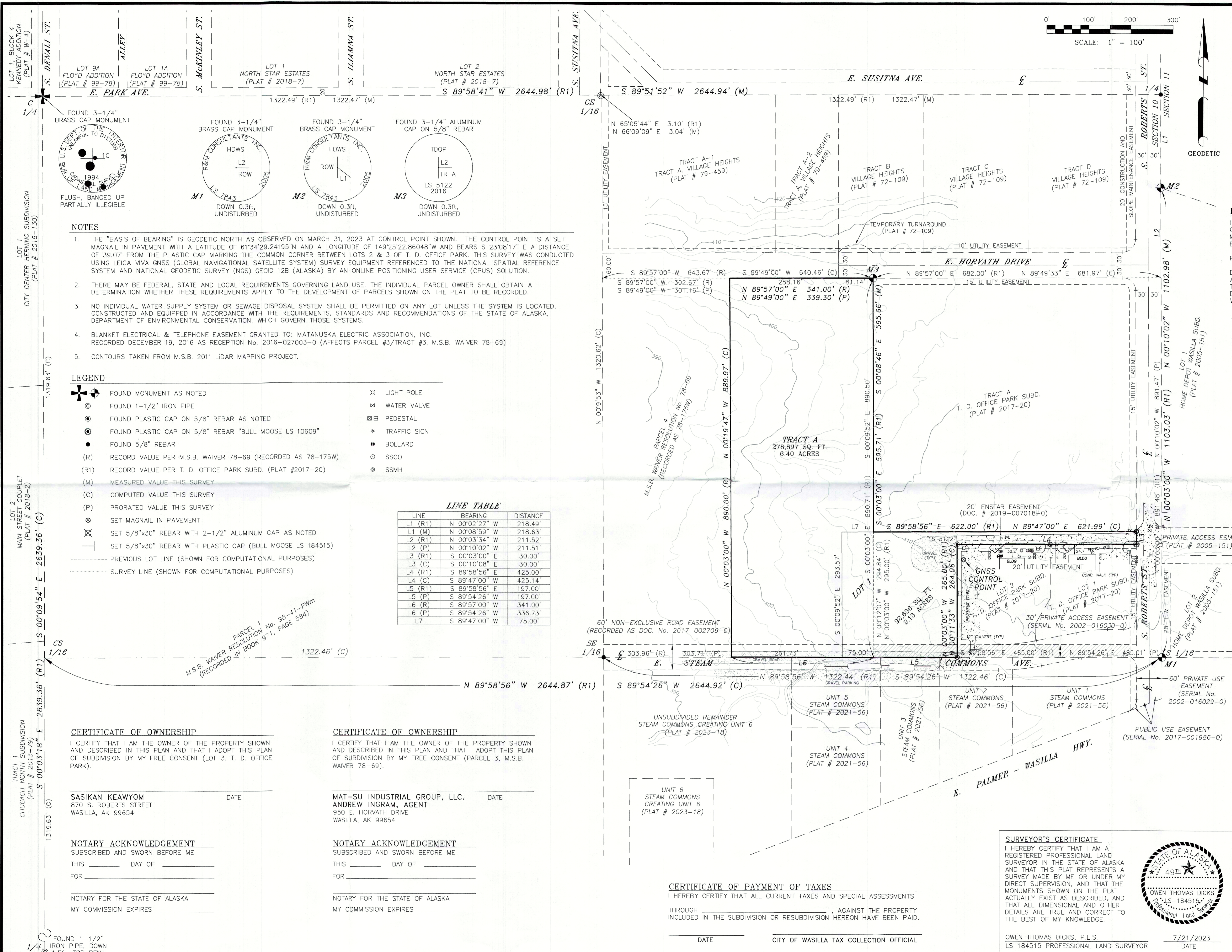
**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Friday, October 6, 2023 9:50 AM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Postmaster <pamela.j.melchert@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; eschaal@ci.wasilla.ak.us; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; robyundtmsb@gmail.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Andy Dean <Andy.Dean@matsugov.us>; board@nlakes.cc; davemtp@mtaonline.net; david.post@alaska.gov; Elaine Flagg <Elaine.Flagg@matsugov.us>; hessmer@mtaonline.net; kristina.huling@alaska.gov; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; mark.eiesnman@alaska.gov  
**Subject:** RFC Kuang Global #23-119

The following link contains a Request for Comments for Kuang Global, MSB Case #2023-119, to create two lots from 17N01W10A016 and 7622000L003. Comments are due by **October 20, 2023**. Please let me know if you have any questions.

 [Kuang Global](#)

Sincerely,

Jesse C. "Chris" Curlin



VICINITY MAP: 1" = 1 MILE

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLAT RESOLUTION NO. \_\_\_\_\_

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

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL

ASSESSMENTS THROUGH \_\_\_\_\_ AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE BOROUGH TAX COLLECTION OFFICIAL

**PRELIMINARY**  
**RECEIVED**  
AUG 08 2023  
**PLATTING**

A PLAT OF  
**KUANG GLOBAL SUBDIVISION**  
A REPLAT OF:  
PARCEL 3, M.S.B. WAIVER 78-69  
RECORDED AS 78-175-W  
AND  
LOT 3 T.D. OFFICE PARK SUBDIVISION  
PLAT # 2017-20  
LOCATED WITHIN:  
SECTION 10, T17N R1W  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 8.53 ACRES MORE OR LESS  
**BULL MOOSE SURVEYING, LLC.**  
200 HYGRADE LANE OFFICE: (907) 357-6957  
WASILLA, ALASKA 99654 office@bullmoosesurveying.com  
VISIT US AT www.bullmoosesurveying.com  
DRAWN BY: EEG DRAWING SCALE:  
DATE: 7/21/2023 1"=100'  
CHECKED BY: OTD/TGC 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, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
OWEN THOMAS DICKS, P.L.S.  
LS 184515 PROFESSIONAL LAND SURVEYOR  
7/21/2023  
DATE

**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 CITY OF WASILLA TAX COLLECTION OFFICIAL

**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 (PARCEL 3, M.S.B. WAIVER 78-69).  
MAT-SU INDUSTRIAL GROUP, LLC.  
ANDREW INGRAM, AGENT  
950 E. HORVATH DRIVE  
WASILLA, AK 99654  
DATE  
**NOTARY ACKNOWLEDGEMENT**  
SUBSCRIBED AND SWORN BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
FOR \_\_\_\_\_  
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**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 (LOT 3, T. D. OFFICE PARK).  
SASIKAN KEAWYOM  
870 S. ROBERTS STREET  
WASILLA, AK 99654  
DATE  
**NOTARY ACKNOWLEDGEMENT**  
SUBSCRIBED AND SWORN BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
FOR \_\_\_\_\_  
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

LINE TABLE		
LINE	BEARING	DISTANCE
L1 (R1)	N 00°02'27" W	218.49'
L1 (M)	N 00°08'59" W	218.63'
L2 (R1)	N 00°03'34" W	211.52'
L2 (P)	N 00°10'02" W	211.51'
L3 (R1)	S 00°03'00" E	30.00'
L3 (C)	S 00°10'08" E	30.00'
L4 (R1)	S 89°58'56" E	425.00'
L4 (C)	S 89°47'00" E	425.14'
L5 (R1)	S 89°58'56" E	197.00'
L5 (P)	S 89°54'26" W	197.00'
L6 (R)	S 89°57'00" W	341.00'
L6 (P)	S 89°54'26" W	336.73'
L7	S 89°47'00" W	75.00'

- NOTES**
- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MARCH 31, 2023 AT CONTROL POINT SHOWN. THE CONTROL POINT IS A SET MAGNAIL IN PAVEMENT WITH A LATITUDE OF 61°34'29.24195"N AND A LONGITUDE OF 149°25'22.86048"W AND BEARS S 23°08'17" E A DISTANCE OF 39.07' FROM THE PLASTIC CAP MARKING THE COMMON CORNER BETWEEN LOTS 2 & 3 OF T. D. OFFICE PARK. THIS SURVEY WAS CONDUCTED USING LEICA VIVA GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
  - THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
  - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
  - BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 19, 2016 AS RECEPTION No. 2016-027003-0 (AFFECTS PARCEL #3/TRACT #3, M.S.B. WAIVER 78-69)
  - CONTOURS TAKEN FROM M.S.B. 2011 LIDAR MAPPING PROJECT.

**LEGEND**

⊕	FOUND MONUMENT AS NOTED	⊕	LIGHT POLE
⊙	FOUND 1-1/2" IRON PIPE	⊕	WATER VALVE
●	FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED	⊕	PEDESTAL
⊙	FOUND PLASTIC CAP ON 5/8" REBAR "BULL MOOSE LS 10609"	*	TRAFFIC SIGN
●	FOUND 5/8" REBAR	●	BOLLARD
(R)	RECORD VALUE PER M.S.B. WAIVER 78-69 (RECORDED AS 78-175W)	○	SSCO
(R1)	RECORD VALUE PER T. D. OFFICE PARK SUBD. (PLAT #2017-20)	⊙	SSMH
(M)	MEASURED VALUE THIS SURVEY		
(C)	COMPUTED VALUE THIS SURVEY		
(P)	PRORATED VALUE THIS SURVEY		
⊕	SET MAGNAIL IN PAVEMENT		
⊕	SET 5/8"x30" REBAR WITH 2-1/2" ALUMINUM CAP AS NOTED		
⊕	SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 184515)		
---	PREVIOUS LOT LINE (SHOWN FOR COMPUTATIONAL PURPOSES)		
---	SURVEY LINE (SHOWN FOR COMPUTATIONAL PURPOSES)		

30

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
NOVEMBER 1, 2023**

**ABBREVIATED PLAT:** PALMER TOWNE

**LEGAL DESCRIPTION:** SEC 33, T18N, R02E, SEWARD MERIDIAN AK

**PETITIONERS:** JOSEPH HALE / H CONSTRUCTION, LLC

**SURVEYOR:** TIMBERLINE SURVEYING AND MAPPING

**ACRES:** 0.88 ± **PARCELS:** 1

**REVIEWED BY:** MATTHEW GODDARD **CASE #:** 2023-118

---

**REQUEST:** The request is to create one lot from Lot 1, Mosier Estates, Plat No. 2014-3, and Tax Parcel C12 to be known as **PALMER TOWNE**, containing 0.88 acres +/- . The property is located east of S. Glenn Highway, south of W. Arctic Avenue, and west of the Alaska Railroad; within the SW ¼ Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2.

**EXHIBITS**

Vicinity Map and Aerial Photos

**EXHIBIT A – 5 pgs**

**AGENCY COMMENTS**

City of Palmer

**EXHIBIT B – 1 pg**

MSB Department of Public Works

**EXHIBIT C – 1 pg**

MSB Permit Center

**EXHIBIT D – 1 pg**

Utilities

**EXHIBIT E – 2 pgs**

Public Comments

**EXHIBIT F – 1 pg**

**DISCUSSION:** The proposed subdivision is creating one lot by combining Parcel C12 and Lot 1, Mosier Estates, Plat #2014-3. Both lots are within City of Palmer limits. Proposed Lot 1 will be 0.88 acres. This lot is serviced by City of Palmer sewer and water.

**Soils Report:** A geotechnical report was not required as the proposed Palmer Towne Subdivision is serviced by City of Palmer sewer and water. A Plat note has been added noting that no onsite sewer or water is allowed.

**Comments:**

City of Palmer (**Exhibit B**) notes that the proposed Lot 1 is zoned CG- General Commercial. This property is within the Airport Influence Area.

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

MSB Development Services (**Exhibit D**) has no comments.

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

**Public:** Jessica Walden, a property owner to the east, submitted a comment with no objections.

At the time of staff report write-up, there were no responses to the Request for Comments from AK DF&G; USACE; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI or MEA.

**CONCLUSION:** The abbreviated plat of Palmer Towne 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 lot, 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 geotechnical report was not required as the proposed lot is on the City of Palmer Sewer and Water system.

#### **FINDINGS OF FACT**

1. The plat of Palmer Towne is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required as the proposed Palmer Towne subdivision is on the City of Palmer sewer and water systems.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from AK DF&G; USACE; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. At the time of staff report write up, there was one non-objection and no objections from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL** for the abbreviated plat of Palmer Towne, Section 33, Township 18 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. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.







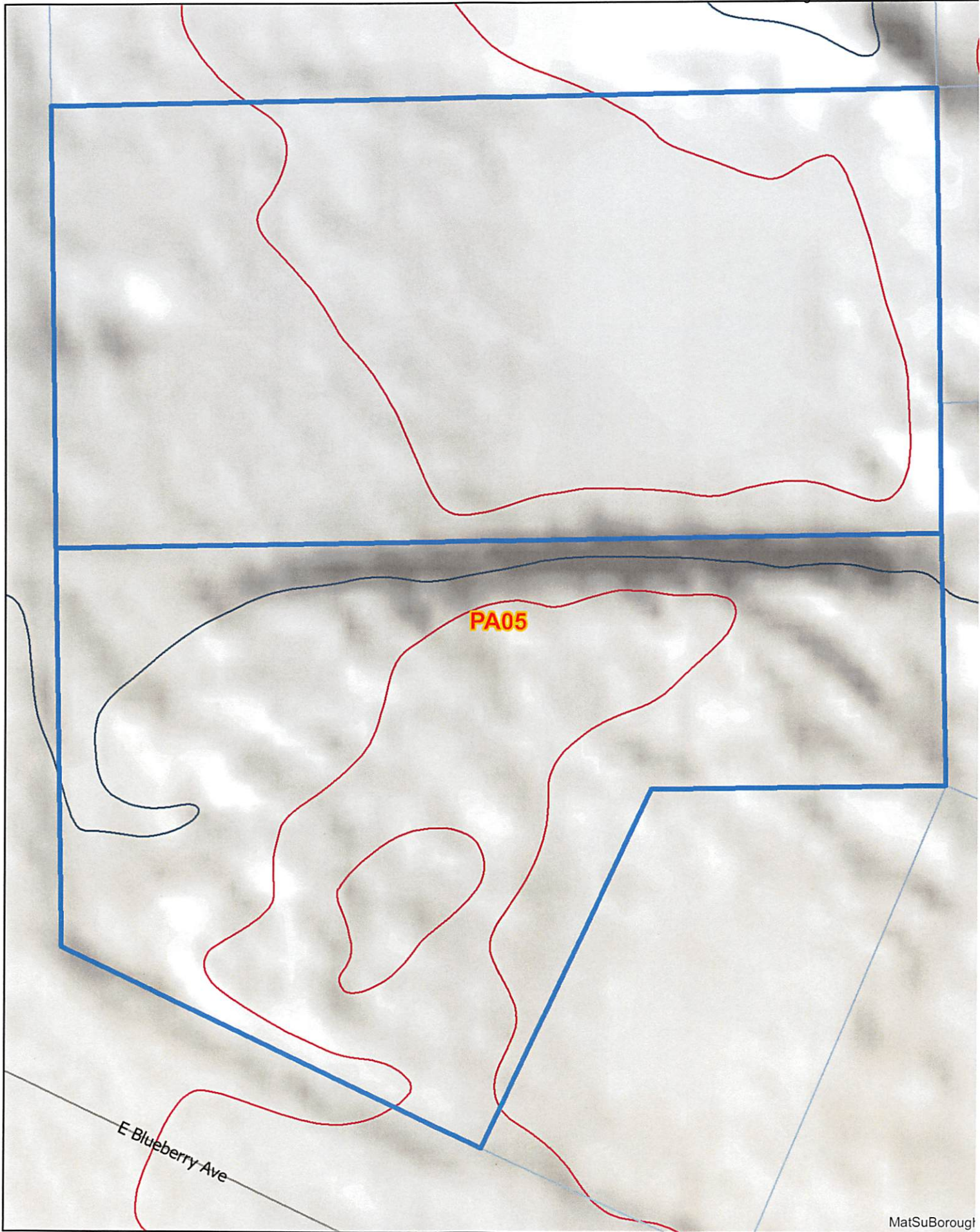
PA05

E Blueberry Ave

25    12.5    0    25 Feet

MatSuBorough





25 12.5 0 25 Feet







DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson  
Director

Nathaniel Ouzts  
Building Inspector

Beth Skow  
Library Director

Bret Chisholm  
Acting Parks & Facilities Manager

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: **October 20, 2023**  
LOCATION: Lot 1, Mosier Estates & Tax Parcel C12 in Section 33, Township 18 North, Range 2 East  
SUBJECT: Abbreviated Plat RFC – Elimination of common lot line  
TAX ACCT#: 57262000L001 & 118N02E33C012  
☒ 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: No changes necessary.
3. Community Development: The lots are located within the designated Airport Influence Area; it is recommended that a plat note be added to the new plat reflecting this information. Both lots are zoned CG-General Commercial. The proposed new lot will meet the required minimum lot width of 60' and minimum lot area of 7,200 square feet.
4. Fire Chief: No changes necessary.
5. Public Works: No changes necessary.
6. Planning and Zoning Commission: **The proposed platting action was reviewed at the October 19, 2023, Planning & Zoning Commission meeting; the Commission had no additional comments.**

City of Palmer

EXHIBIT B

## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Wednesday, October 18, 2023 11:55 AM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Palmer Towne (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, October 4, 2023 10:52 AM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Kimberly McClure (kmcclure@palmerak.org) <kmcclure@palmerak.org>; bahanson@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@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>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; 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:** RFC Palmer Towne (MG)

Hello,

The following link is a request for comments for the proposed Palmer Towne Subdivision. Please ensure all comments have been submitted by October 18, 2023 so they can be incorporated in the Staff Report that will be presented to the Platting Officer.

 [Palmer Towne](#)

Feel free to contact me if you have any questions.

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

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Monday, October 9, 2023 4:15 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Palmer Towne (MG)

No comments

Thank you,

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, October 4, 2023 10:52 AM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Kimberly McClure (kmclure@palmerak.org) <kmclure@palmerak.org>; bahanson@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@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>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; 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:** RFC Palmer Towne (MG)

Hello,

The following link is a request for comments for the proposed Palmer Towne Subdivision.

Please ensure all comments have been submitted by October 18, 2023 so they can be incorporated in the Staff Report that will be presented to the Platting Officer.

 [Palmer Towne](#)

Feel free to contact me if you have any questions.

Thank you,  
Matthew Goddard  
Platting Technician  
907-861-7881



**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

October 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 the following preliminary plat and has no comments or recommendations.

**PALMER TOWNE**  
**Abbreviated Plat Request**

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Sterling Lopez", is written over a light blue horizontal line.

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 12:39 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Palmer Towne (MG)

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

Hi Matthew,

MTA has reviewed Palmer Towne 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](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, October 4, 2023 10:52 AM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Kimberly McClure (kmclure@palmerak.org) <kmclure@palmerak.org>; bahanson@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@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>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; 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:** RFC Palmer Towne (MG)

Hello,

The following link is a request for comments for the proposed Palmer Towne Subdivision.

Please ensure all comments have been submitted by October 18, 2023 so they can be incorporated in the Staff Report that will be presented to the Platting Officer.

 [Palmer Towne](#)

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

**RECEIVED**  
**OCT 12 2023**  
**PLATTING**

5008B02L005 22  
WALDEN JESSICA S M  
147 S BONANZA ST  
PALMER AK 0

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER: JOSEPH HALE / H CONSTRUCTION LLC**

**REQUEST:** The request is to create one lot from Lot 1, Mosier Estates, Plat No. 2014-3, and Tax Parcel C12 to be known as **PALMER TOWNE**, containing 0.88 acres +/- . The property is located east of S. Glenn Highway, south of W. Arctic Avenue, and west of the Alaska Railroad (Tax ID # 18N02E33C012 / 7262000L001 ); within the NW ¼ Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2.

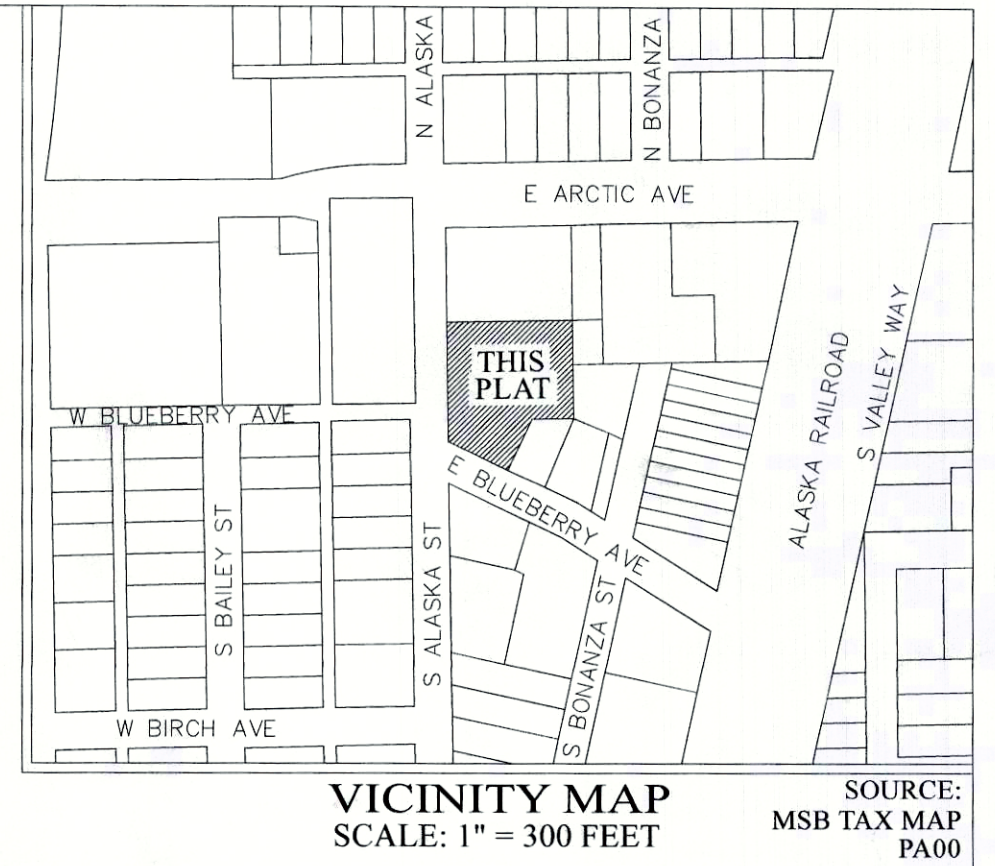
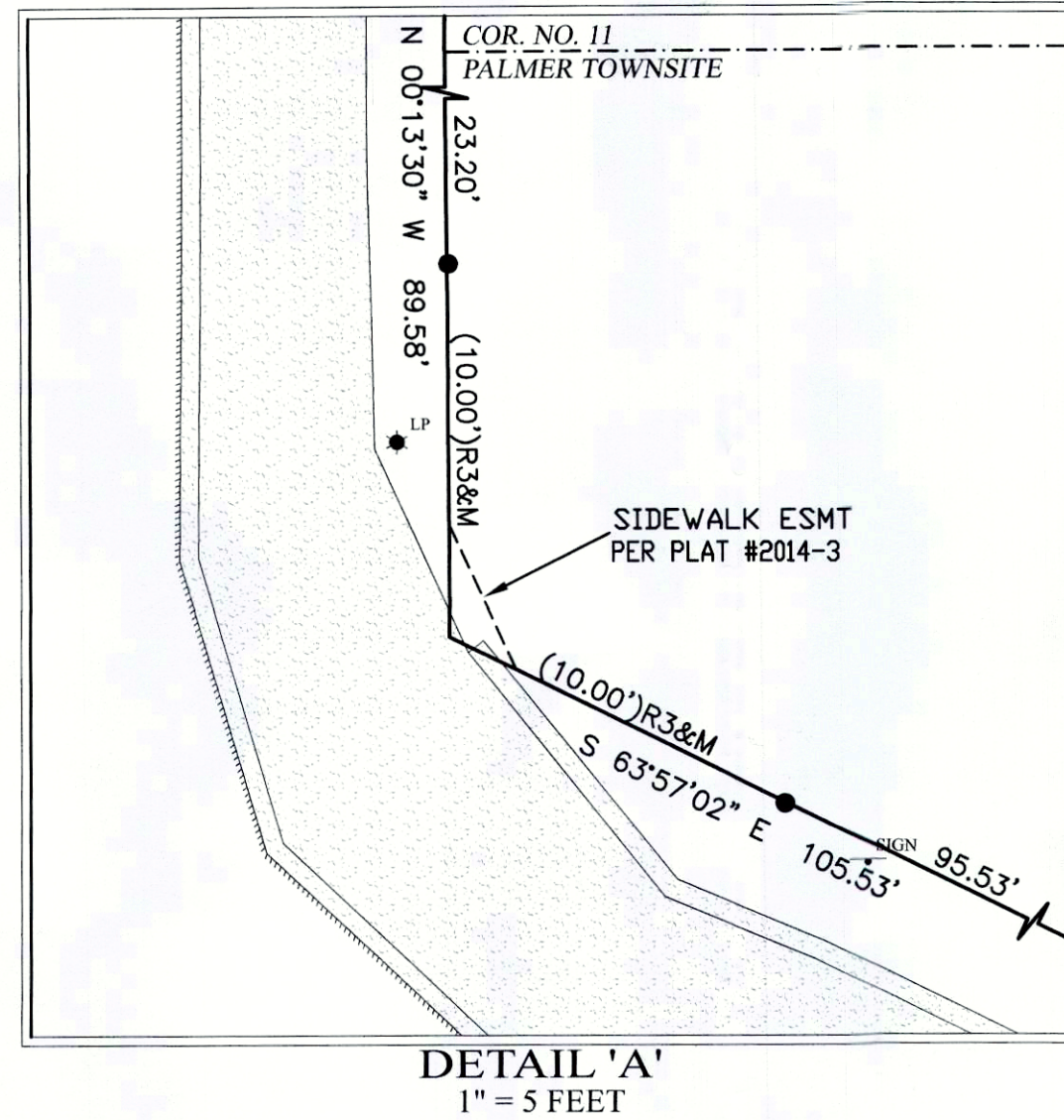
The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **November 1, 2023**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

☒ No Objection   ☐ Objection   ☐ Concern

Name: JESSICA WALDEN Address: 147 S BONANZA ST

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## PLANNING AND 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 PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER \_\_\_\_\_, DATED \_\_\_\_\_, 20\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR \_\_\_\_\_ RECORDING IN THE OFFICE OF THE RECORDER IN THE \_\_\_\_\_ RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

\_\_\_\_\_, 20\_\_\_\_

---

PLANNING AND 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, HAVE BEEN PAID.

TAX COLLECTION OFFICIAL  
MATANUSKA-SUSITNA BOROUGH

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

TAX COLLECTION OFFICIAL  
(CITY)

## CERTIFICATE OF OWNERSHIP

(I) (WE) CERTIFY THAT (I AM) (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT (I) (WE) ADOPT THIS PLAN OF SUBDIVISION BY (MY) (OUR) FREE CONSENT.(,.) (DEDICATE) (ALL RIGHTS-OF-WAY) (AND PUBLIC AREAS) (TO THE MATANUSKA-SUSITNA BOROUGH) AND (GRANT ALL EASEMENTS TO THE USE SHOWN).

H CONSTRUCTION LLC  
15581 E TEELING CIR.  
PALMER, AK 99645

## NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
FOR \_\_\_\_\_

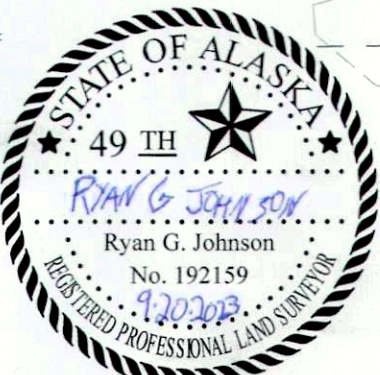
NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES:

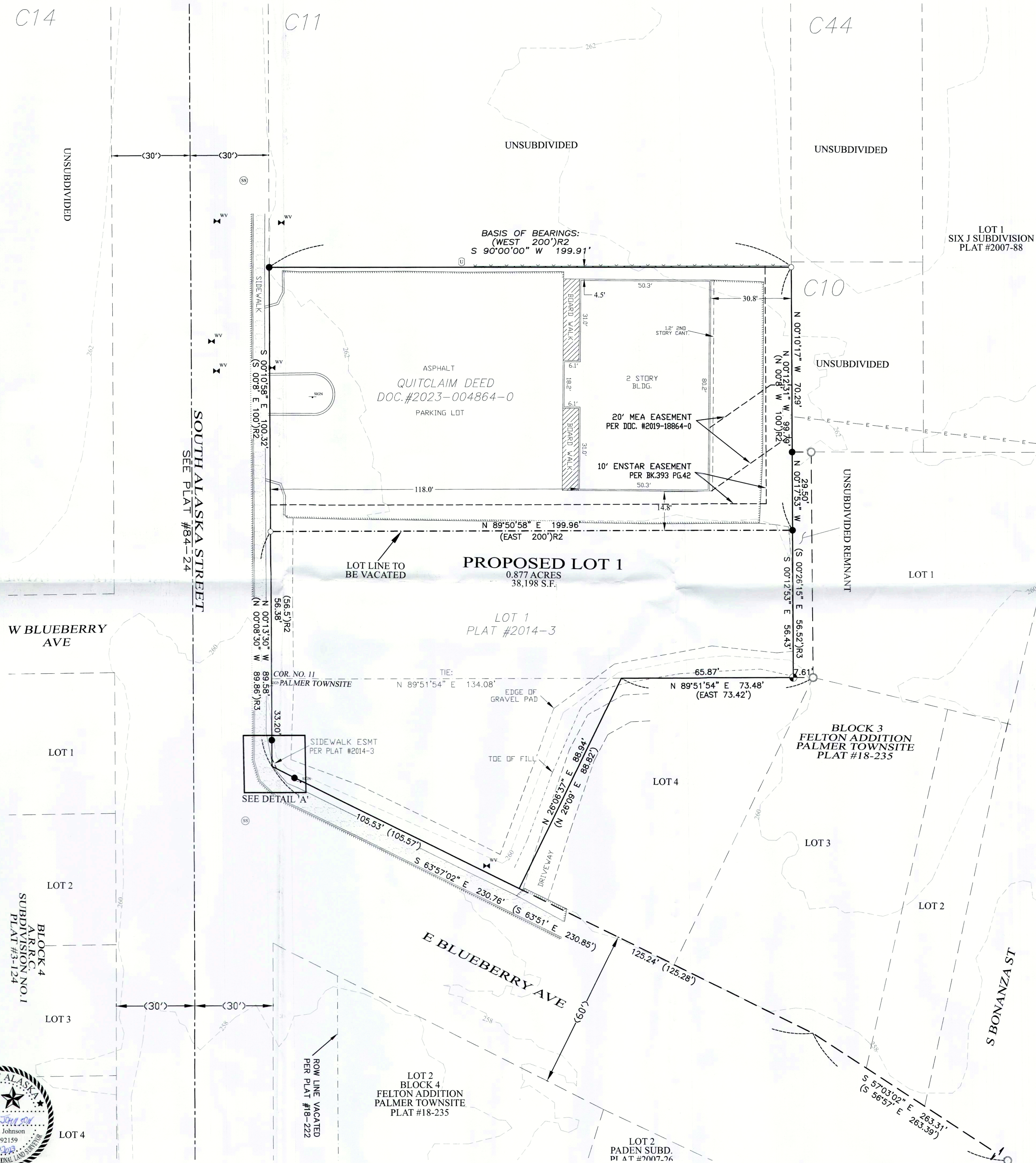
### SURVEYOR'S CERTIFICATE

I, RYAN G. JOHNSON, #192159, 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.

RYAN G. JOHNSON, #192159      DATE



FOR TOPOGRAPHIC PURPOSES ONLY

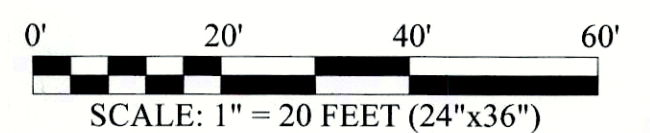


## NOTES

1. 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.
2. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. PARCEL OWNERS SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
3. THIS LOT IS TO BE SERVED BY CITY OF PALMER SEWER AND WATER. NO ONSITE SEWER OR WATER IS ALLOWED.
4. SUBJECT TO A MATANUSKA ELECTRIC ASSOCIATION, INC. BLANKET EASEMENT RECORDED SEPT. 24, 2015 AS DOCUMENT #2015-020421-0.

### LEGEND

- FOUND 2" ALUM. CAP
- FOUND IRON PIPE, BELIEVED TO BE ORIGINAL PER FELTON ADDITION PALMER TOWNSITE.
- FOUND 5/8" REBAR WITH PLASTIC CAP
- FOUND 5/8" REBAR, NO CAP
- ( ) RECORD DATA PER FELTON ADDITION PALMER TOWNSITE PLAT #18-235.
- (R)2 RECORD DATA PER QUIT CLAIM DEED RECORDED AS DOCUMENT #2023-004864-0.
- (R)3 RECORD DATA PER MOSIER ESTATES, PLAT #2014-3.
- 2' CONTOURS PER 2019 MSB LIDAR
- CHAINLINK FENCE
- E — E — OVERHEAD UTILITIES
- ..... EDGE OF ASPHALT
- WV WATER VALVE
- U UTILITY PEDESTAL
- PP POWER POLE
- LP LIGHT POLE
- DRN SIGN
- RECEIVED  
SEP 28 2023  
PLATTING



## Agenda Copy

A PLAT OF  
PALMER TOWNE

A SUBDIVISION OF LOT 1, MOSIER ESTATES, PLAT #2014-3  
&  
THAT PORTION OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST  
ONE-QUARTER (NW1/4 SW1/4) OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST,  
SEWARD MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SECTION CORNER COMMON TO  
SECTIONS 32 AND 33, TOWNSHIP 18 NORTH, RANGE 2 EAST, AND  
SECTIONS 4 AND 5, TOWNSHIP 17 NORTH, RANGE 2 EAST, SEWARD MERIDIAN,  
THENCE N0°08'W A DISTANCE OF 2,283.50 FEET;  
THENCE EAST A DISTANCE OF 664.68 FEET TO CORNER NO. 11 PALMER TOWNSITE;  
THENCE N0°08'W A DISTANCE OF 56.5 FEET TO THE POINT OF BEGINNING;  
THENCE EAST A DISTANCE OF 200 FEET;  
THENCE N0°08'W A DISTANCE OF 100 FEET;  
THENCE WEST 200 FEET;  
THENCE S0°08'E A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

<p>PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA LOCATED WITHIN: NW1/4 SW1/4, SECTION 33, T18N R2E, SEWARD MERIDIAN CONTAINING: 0.88 ACRES MORE OR LESS</p>	<p>TIMBERLINE SURVEYING AND MAPPING 17035 BARONOFF AVE EAGLE RIVER, AK 99577 907-242-5320 ryan@timberlinealaska.com</p>	<p>DRAWN BY: R.G.J. FILE NO.: 23.21 SCALE: 1" = 20 FEET DATE: 9/20/2023 SHEET: 1 of 1</p>
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