

# 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.

December 27, 2023

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plattling@matsugov.us](mailto:plattling@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. **TARANTO ESTATES:** The request is to create two lots from ASLS #93-018, Plat No. 94-5 to be known as **Taranto Estates**, containing 20.71 acres +/- . The property is located southwest of Lancelot Lake, northwest of Loon Song Lake, & east of the Yentna River (Tax ID # 4523000000); within the SE ¼ Section 36, Township 19 North, Range 08 West, & the SW ¼ Section 31, Township 19 North, Range 07 West, Seward Meridian, Alaska. In Assembly District #7. (Petitioner/Owner: Theresa Taranto, Taranto Avril Family Trust, Staff: Matthew Goddard, Case #2023-142)

B. **JONES ESTATES:** The request is to create one lot from Lots 7 and 8, Block 8, Freeman #1, Plat 71-34, to be known as **Jones Estates**, containing 1.3 acres +/- . The property is located directly west of S. Malemute Drive and directly north of W. Huskie Drive, (Tax I.D. #'s 6124B08L007 & 6124B08L008) located within the SE ¼ Section 8, Township 17 North, Range 03 west, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: Deonne Jones, Staff: Chris Curlin, Case # 2023-143)

C. **HOOKS LEGACY:** The request is to create three lots from Lot 4B, Hooks Homestead East, Plat No. 2022-96 to be known as **Hooks Legacy**, containing 6.16 acres +/- . The property is located east of S. Glenn Highway, north of S. Sky Ranch Loop, and south of E. Outer Springer Loop (Tax ID # 8300000L004B); within the SW ¼ Section 17, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly

District #2. (Petitioner/Owner: Keith Campbell Hooks, Staff: Matthew Goddard, Case #2023-144)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **December 27, 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

**ЗА**



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
DECEMBER 27, 2023

ABBREVIATED PLAT: TARANTO ESTATES  
LEGAL DESCRIPTION: SEC 36, T26N, R08W, SEWARD MERIDIAN AK &  
SEC 31, T19N, R07W, SEWARD MERIDIAN AK  
PETITIONERS: THERESA TARANTO  
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING  
ACRES: 20.71 ± PARCELS: 2  
REVIEWED BY: MATTHEW GODDARD CASE #: 2023-142

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**REQUEST:** The request is to create two lots from ASLS #93-018, Plat No. 94-5 to be known as **TARANTO ESTATES**, containing 20.71 acres +/- . The property is located southwest of Lancelot Lake, northwest of Loon Song Lake, & east of the Yentna River (Tax ID # 45230000000); within the SE ¼ Section 36, Township 19 North, Range 08 West, & the SW ¼ Section 31, Township 19 North, Range 07 West, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos **EXHIBIT A – 5 pgs**

**AGENCY COMMENTS**

ADF&G **EXHIBIT B – 1 pg**  
MSB Department of Public Works **EXHIBIT C – 1 pg**  
MSB Development Services **EXHIBIT D – 1 pg**  
Utilities **EXHIBIT E – 1 pg**

**DISCUSSION:** The proposed subdivision is creating two lots under MSB 43.20.100(I) Replatting remote recreational parcels. Parcels created under MSB 43.20.100(I) are exempt from legal and physical access requirements. In lieu of a usable area report, a note shall be placed on the plat that wastewater disposal systems shall comply with ADEC regulations. Both proposed lots will have frontage onto the Yentna River.

**Soils Report:** A geotechnical report was not required per MSB 43.20.100(I)(3).

**Comments:**

ADF&G (**Exhibit B**) notes that the property abuts the Yentna River in Section 36 of T19N, R8W, SM. Yentna River is cataloged as an anadromous water body and a fish habitat permit is required for the modification of the bed and banks of the river as well as water withdrawals or motorized equipment.

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

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

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

At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining/Land/Water; USACE; MSB Community Development, Emergency Services, Assessments or Planning Division; ENSTAR, GCI or MEA.

**CONCLUSION:** The abbreviated plat of Taranto Estates 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. The Plat of Taranto Estates is exempt from legal and physical access requirements per MSB 43.20.100(I)(2). Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was not required, pursuant to MSB 43.20.100(I)(3).

#### **FINDINGS OF FACT**

1. The plat of Taranto Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. Taranto Estates is being heard under MSB 43.20.100(I) Replatting remote recreational parcels.
3. A soils report was not required, pursuant to MSB 43.20.100(I)(3).
4. Plats submitted under MSB 43.20.100(I) Replatting remote recreational parcels are exempt from legal and physical access requirements.
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 AK DNR Division of Mining/Land/Water; USACE; MSB Community Development, Emergency Services, Assessments or Planning Division; ENSTAR, 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 Taranto Estates, Section 36, Township 26 North, Range 08 West & Section 31, Township 19 North, Range 07 West, Seward Meridian, Alaska, contingent on staff recommendations:

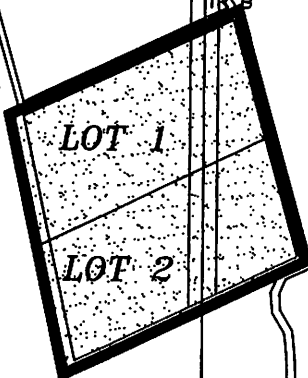
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary 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.



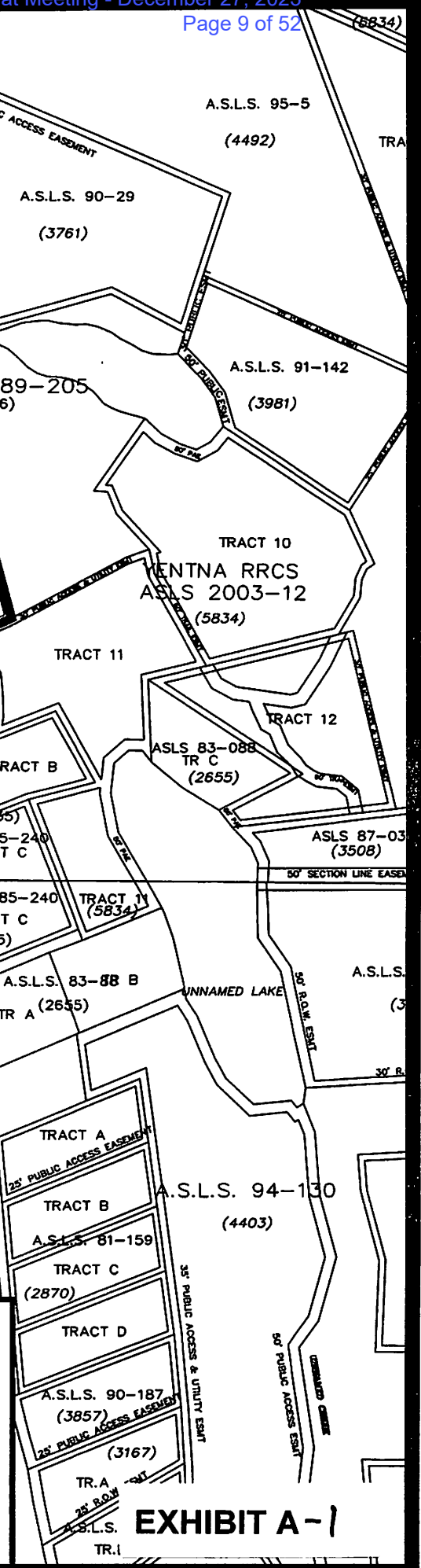
36 **SUBJECT PROPERTY**

YENTNA

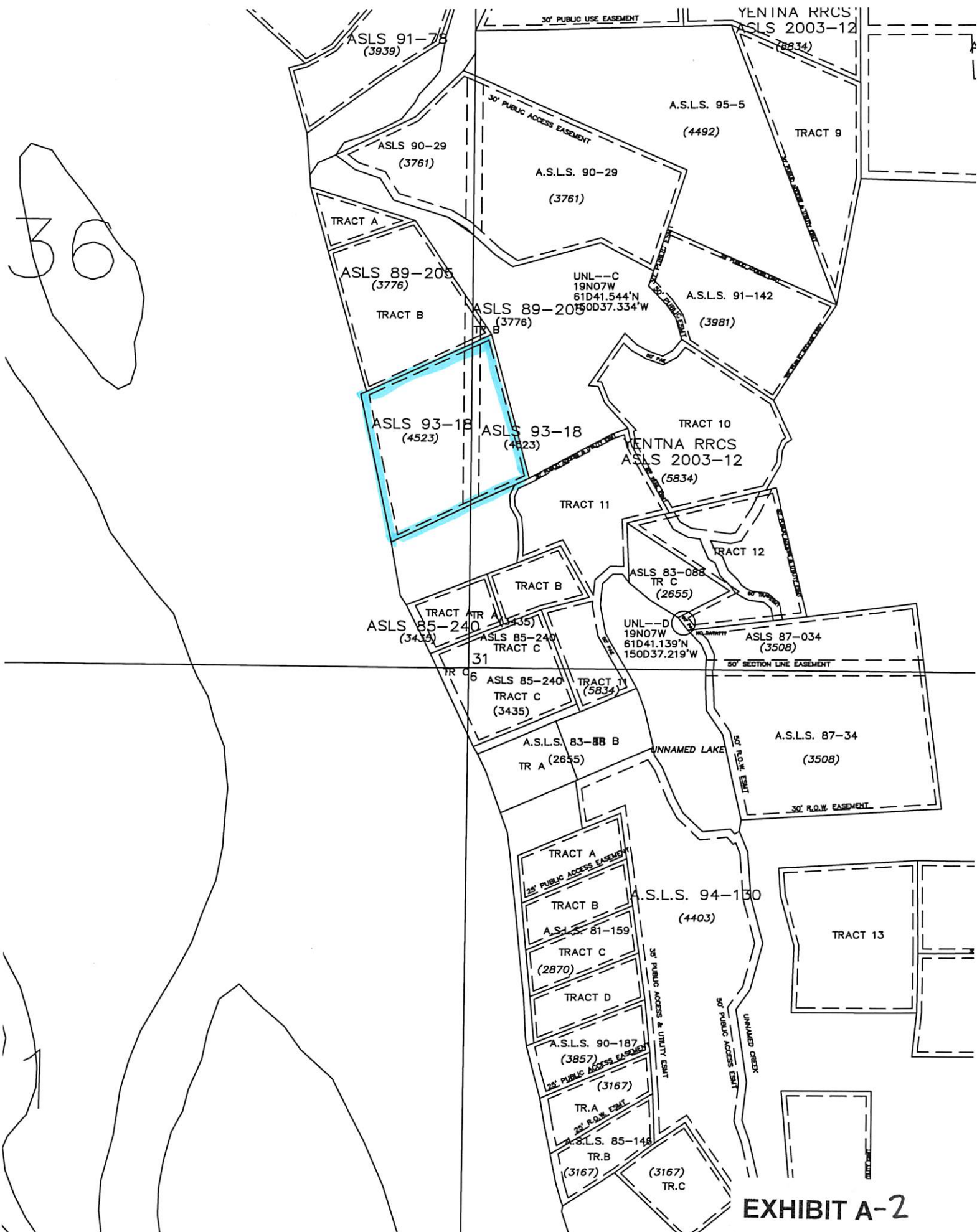
RIVER



**VICINITY MAP**  
FOR PROPOSED TARANTO ESTATES SUBDIVISION  
LOCATED WITHIN  
SECTION 36, T19N, R08W, & SECTION 31, T19N,  
R07W, SEWARD MERIDIAN  
ALASKA  
TL00 & DK05 MAP

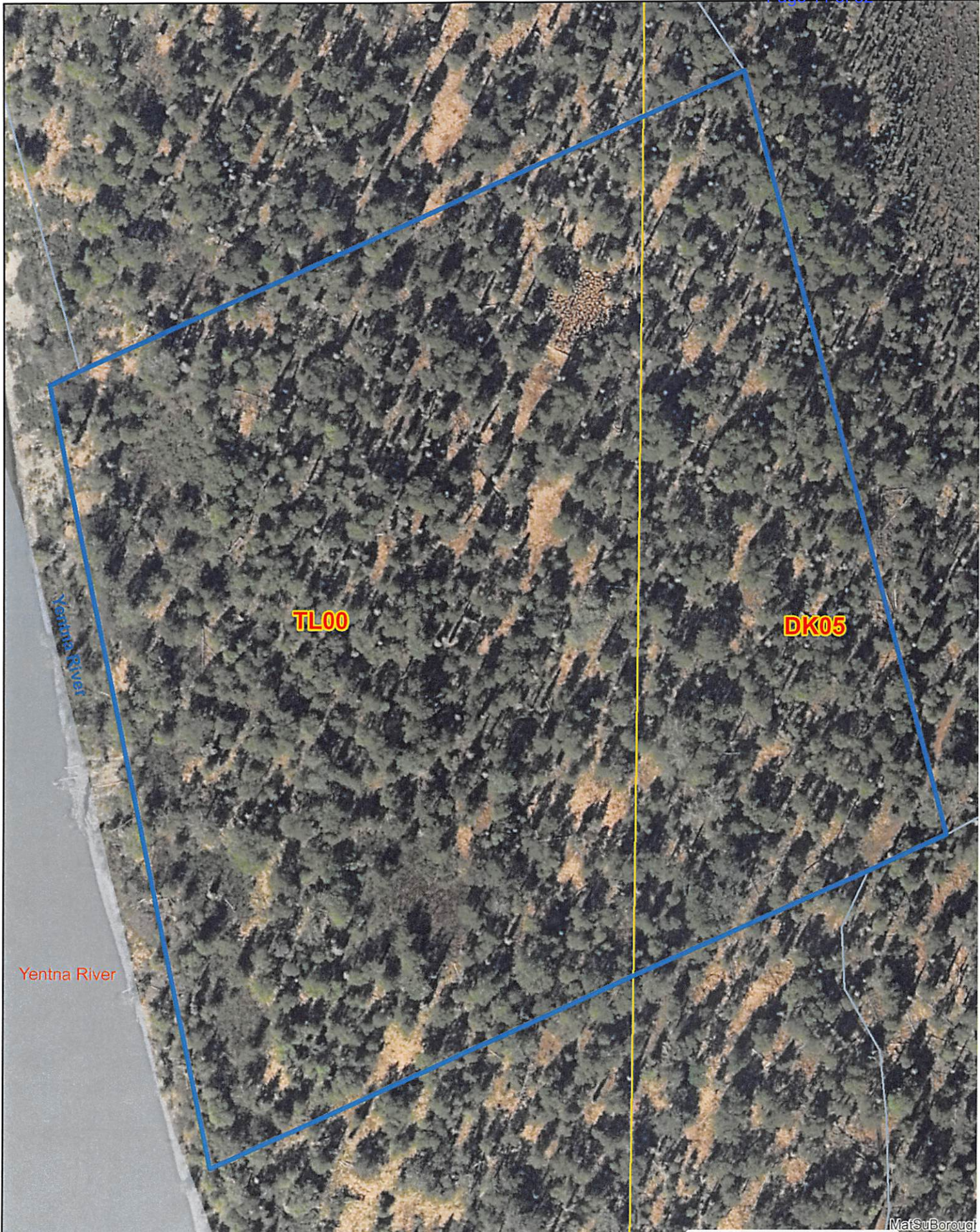


**EXHIBIT A-1**



30

EXHIBIT A-2



Yentna River

TL00

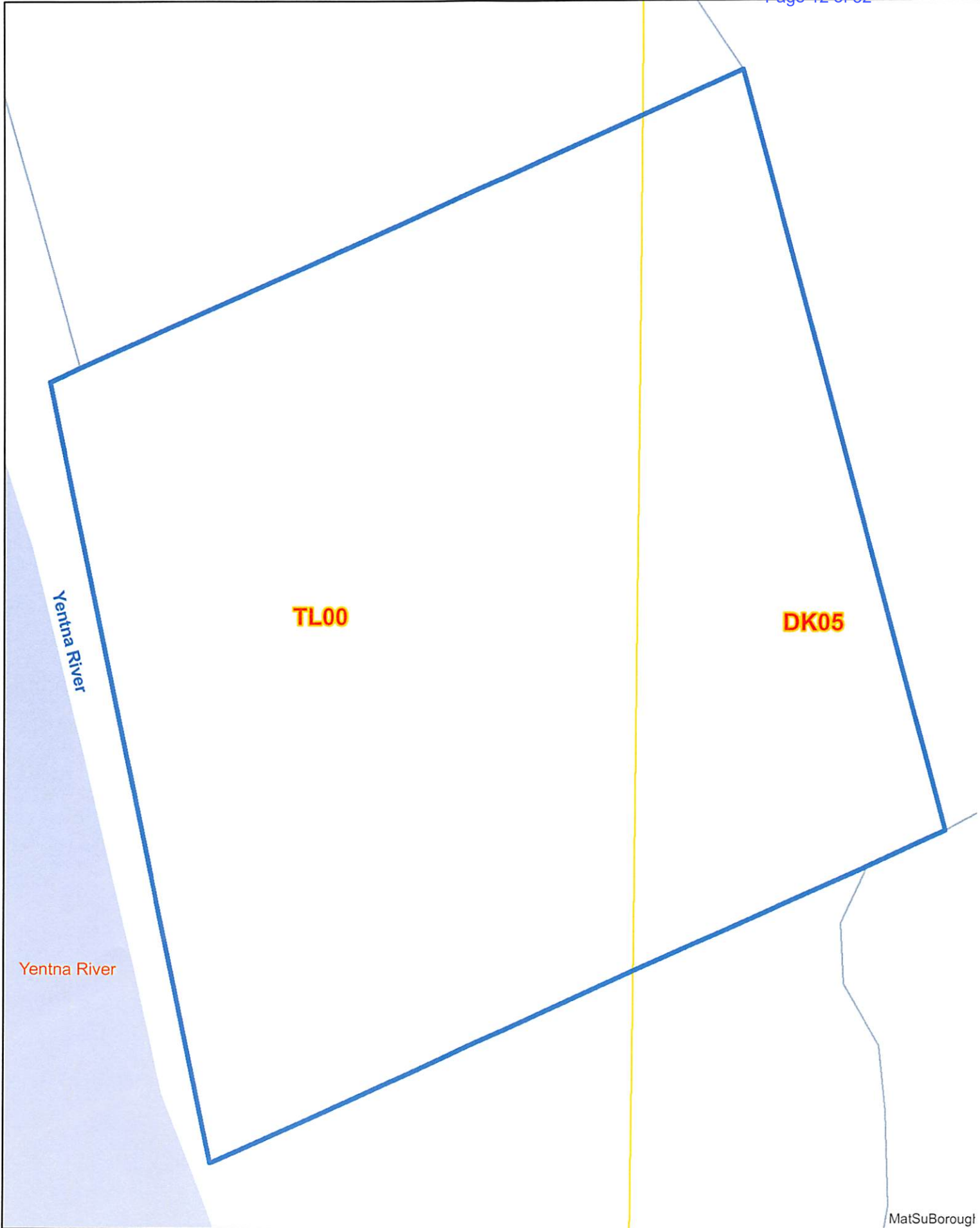
DK05

140 70 0 140 Feet

EXHIBIT A-3



MatSu Borough

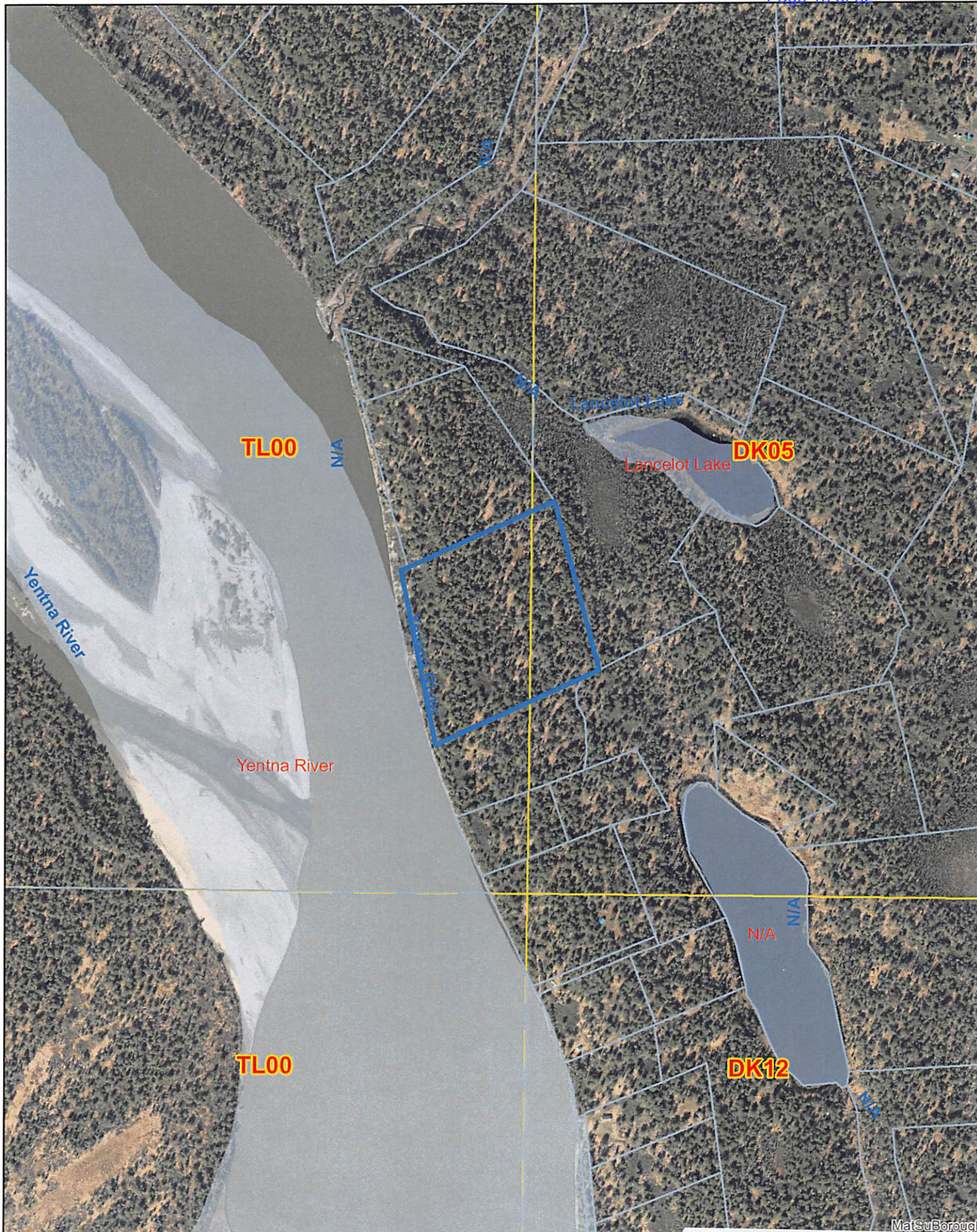


140 70 0 140 Feet

EXHIBIT A-4

MatSuBorough





650 325 0 650 Feet

EXHIBIT A-5

MatSu Borough



## Matthew Goddard

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**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Monday, December 11, 2023 1:02 PM  
**To:** Matthew Goddard  
**Cc:** Myers, Sarah E E (DFG); Carter, Marla M (DFG)  
**Subject:** RE: RFC Taranto Estates (MG)

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

Hi Matthew,

Alaska Department of Fish and Game (ADF&G) has reviewed this request to create two lots from ASLS 93-018, Plat 94-5 along the Yentna River to be known as Taranto Estates containing approximately 20.71 acres. ADF&G has **no objections** BU to this platting action with the following comment:

-The property abuts the Yentna River in Section 36 of T 19 N, R 8 W, Sm. The Yenta River (AWC# 247-41-10200-2053) is cataloged as an anadromous water body and a fish habitat permit is required for the modification of the bed and banks of the river as well as water withdrawals or motorized equipment. If the owner has questions they can reach out to the Habitat Section Office at (907)861-3200 or [dfg.hab.info@alaska.gov](mailto:dfg.hab.info@alaska.gov).

Thank you for the opportunity to review and comment.

## Colton Percy

**Habitat Biologist**

**Access Defense Program**

Alaska Department of Fish and Game  
Division of Wildlife Conservation  
333 Raspberry Rd  
Anchorage, AK 99518  
907-267-2118

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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, November 28, 2023 4:15 PM  
**To:** DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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 Taranto Estates (MG)

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

Hello,

The following link is a request for comments on the proposed Taranto Estates.

## Matthew Goddard

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**From:** Daniel Dahms  
**Sent:** Friday, December 8, 2023 10:23 AM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** Re: RFC Taranto Estates (MG)

Matthew,

No comments from PD&E.

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

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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, November 28, 2023 4:15 PM  
**To:** dnr.scro@alaska.gov <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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>; pamelaj.melchert@usps.gov <pamelaj.melchert@usps.gov>; matthew.a.carey@usps.gov <matthew.a.carey@usps.gov>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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 <mearow@mea.coop>  
**Subject:** RFC Taranto Estates (MG)

Hello,

The following link is a request for comments on the proposed Taranto Estates.  
Please ensure all comments have been submitted by December 11, 2023 so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Taranto Estates](#)

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

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**From:** Permit Center  
**Sent:** Monday, December 4, 2023 2:24 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Taranto Estates (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

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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, November 28, 2023 4:15 PM  
**To:** dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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 Taranto Estates (MG)

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Please ensure all comments have been submitted by December 11, 2023 so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Taranto Estates](#)

Feel free to contact me if you have any questions.

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



## Matthew Goddard

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**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Wednesday, November 29, 2023 12:10 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Taranto Estates (MG)

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

Hello Matthew,

MTA has reviewed Taranto Estates and have 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.

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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Tuesday, November 28, 2023 4:15 PM  
**To:** dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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 Taranto Estates (MG)

Hello,

The following link is a request for comments on the proposed Taranto Estates.

Please ensure all comments have been submitted by December 11, 2023 so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Taranto Estates](#)



**3B**



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
DECEMBER 27, 2023

ABBREVIATED PLAT: JONES ESTATES  
LEGAL DESCRIPTION: SEC 08, T17N, R03W, S.M., AK  
PETITIONERS: DEONNE R. JONES  
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING  
ACRES: 1.3 +/- PARCELS: 1  
REVIEWED BY: CHRIS CURLIN CASE #: 2023-143

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**REQUEST:**

The request is to create one lot from Lots 7 and 8, Block 8, Freeman #1, Plat 71-34, to be known as JONES ESTATES, containing 1.3 acres +/- . The plat is located directly west of S. Malemute Drive and directly north of W. Huskie Drive, located within the SE ¼ Section 8, Township 17 North, Range 03 west, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Map and Aerial Photos

**Exhibit A – 4 pgs**

**COMMENTS:**

Code Compliance

**Exhibit B – 1 pg**

**DISCUSSION:** The subject parcels are located within the Big Lake Community Council. 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:**

MSB Code Compliance (**Exhibit B**) has no comment.

There were no objections received from Borough departments, outside agencies, or the public at the time of this staff report.

**CONCLUSION**

The plat of Jones Estates 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.

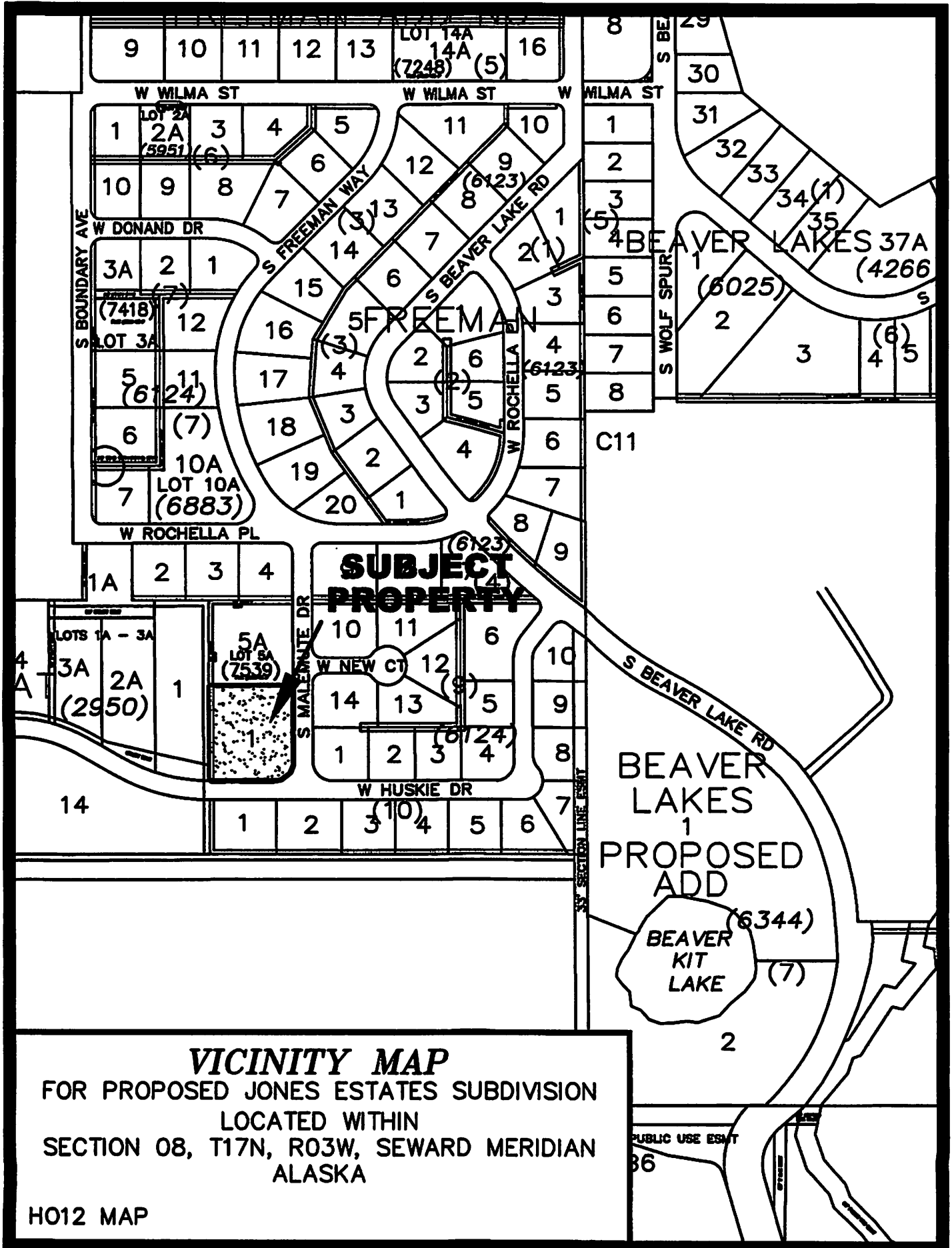
**FINDINGS of FACT:**

1. The abbreviated plat of Jones Estates is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. This plat combines two lots within the Jones Estates, lessening the lot density in the area.
3. 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.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Freeman # 1 (Plat #71-34) and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of Jones Estates, contingent on the following recommendations:

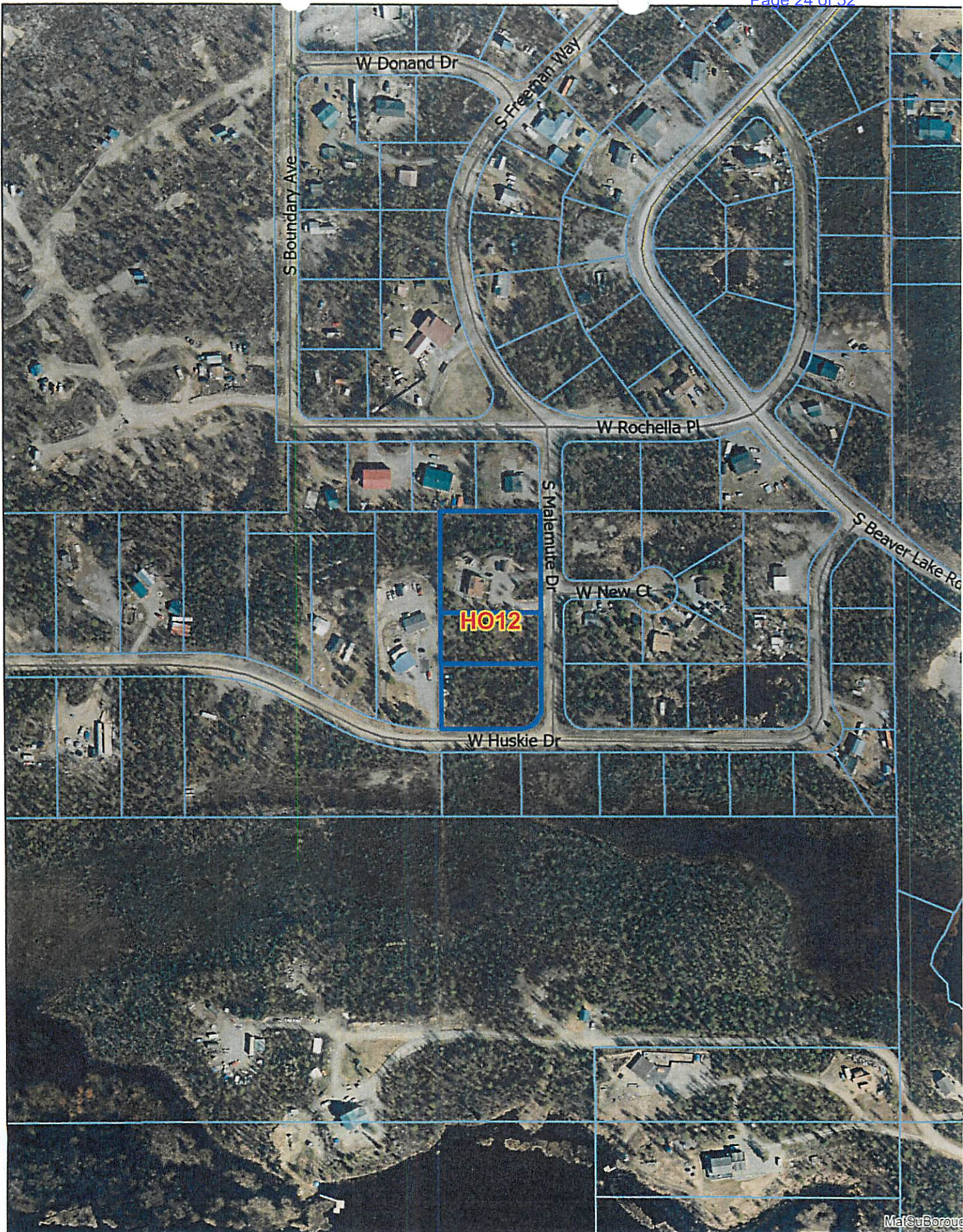
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary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



**VICINITY MAP**

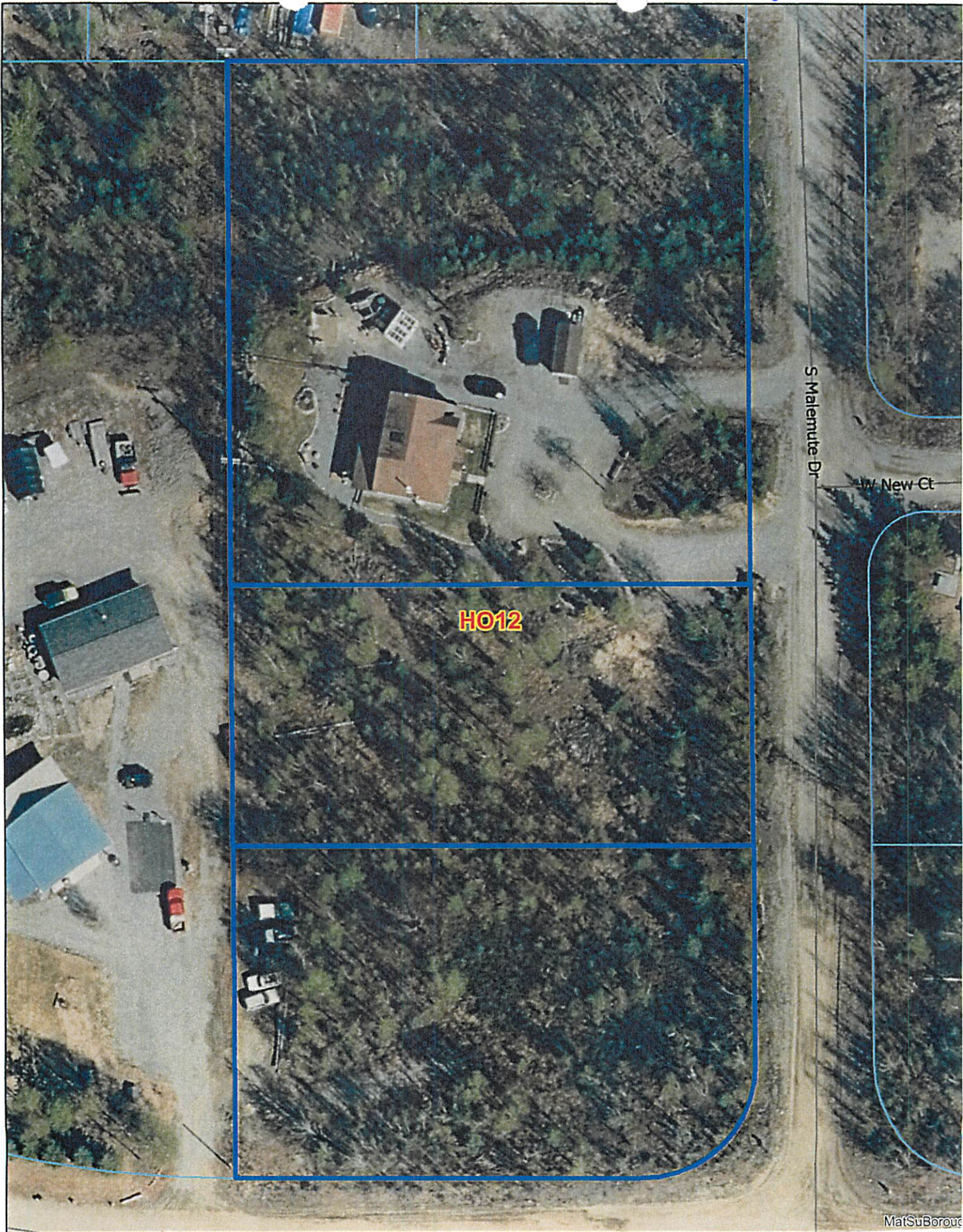
FOR PROPOSED JONES ESTATES SUBDIVISION  
LOCATED WITHIN  
SECTION 08, T17N, R03W, SEWARD MERIDIAN  
ALASKA

H012 MAP

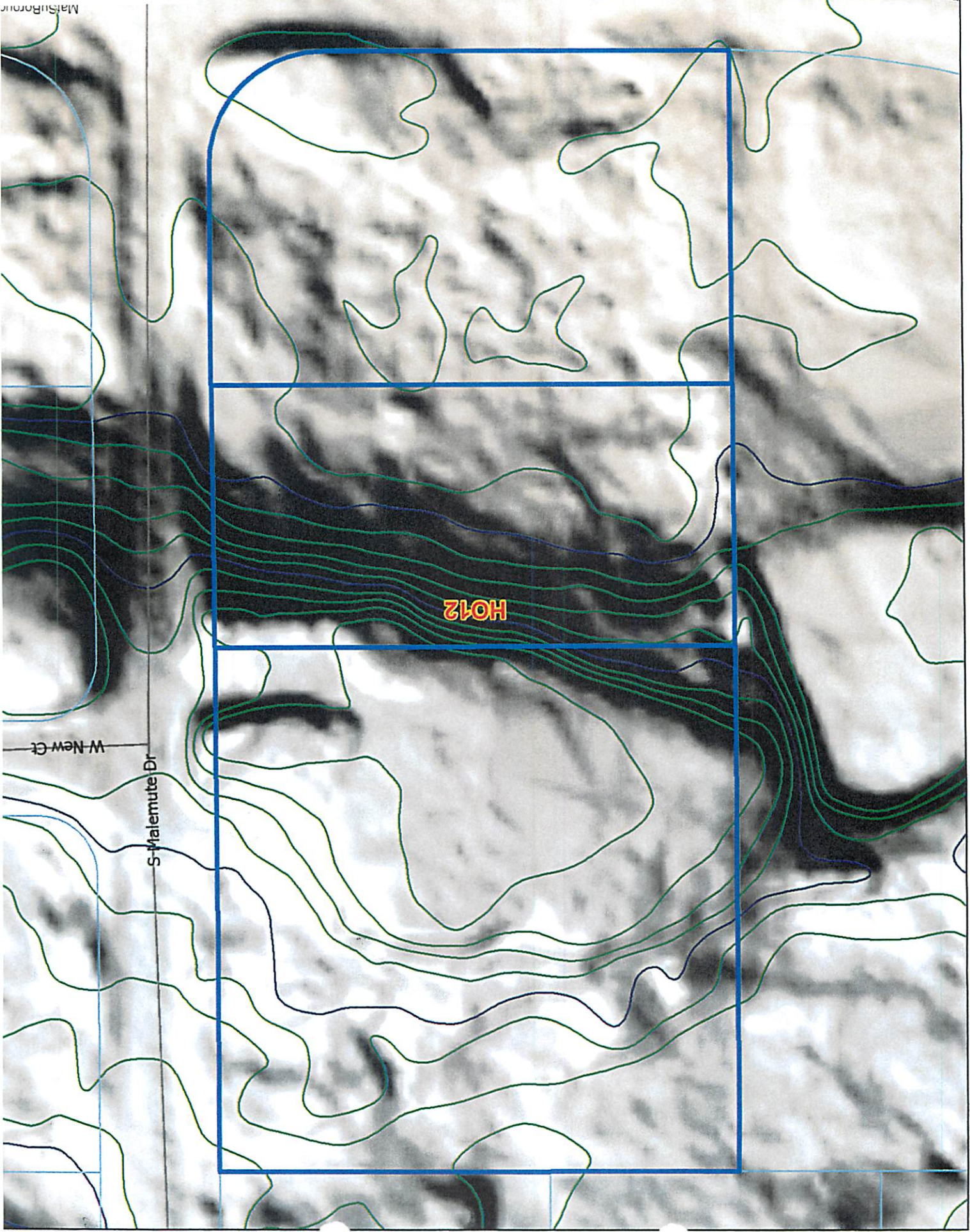


260 130 0 260 Feet





50 25 0 50 Feet



Matsubara

HO12

S Malemute Dr

W New Ct

## Jesse Curlin

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**From:** Code Compliance  
**Sent:** Monday, December 4, 2023 12:29 PM  
**To:** Jesse Curlin  
**Subject:** RE: RFC Jones Estates

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

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**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Thursday, November 30, 2023 12:30 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; USACE <regpagemaster@usace.army.mil>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Code Compliance <Code.Compliance@matsugov.us>  
**Subject:** RFC Jones Estates

Hello,

The following link is a request to eliminate a common lot line in Jones Estates.  
Please ensure all comments have been submitted by November 11, 2023 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Jones ECL](#)

Sincerely,

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



30



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
DECEMBER 27, 2023

ABBREVIATED PLAT: HOOKS LEGACY  
LEGAL DESCRIPTION: SEC 17, T17N, R02E, SEWARD MERIDIAN AK  
PETITIONERS: KEITH HOOKS  
SURVEYOR/ENGINEER: ACUTEK GEOMATICS  
ACRES: 6.16 ± PARCELS: 3  
REVIEWED BY: MATTHEW GODDARD CASE #: 2023-144

---

**REQUEST:** The request is to create three lots from Lot 4B, Hooks Homestead East, Plat No. 2022-96 to be known as **HOOKS LEGACY**, containing 6.16 acres +/- . The property is located east of S. Glenn Highway, north of S. Sky Ranch Loop, and south of E. Outer Springer Loop (Tax ID # 8300000L004B); within the SW ¼ Section 17, 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  
Soils Report

**EXHIBIT A** – 6 pgs  
**EXHIBIT B** – 7 pgs

**AGENCY COMMENTS**

USACE  
MSB Department of Public Works  
MSB Development Services  
Utilities

**EXHIBIT C** – 1 pg  
**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 3 pgs

**DISCUSSION:** The proposed subdivision is creating three lots. Lot sizes will range from 1.5 acres to 2.74 acres. All proposed lots have frontage onto S. McLeod Road, a Borough maintained road. S. McLeod Road is a prescriptive use right-of-way.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Robert Walden, PE notes that two test holes were dug to a depth of 12-13 feet. No water was encountered in the test holes. All soils classified were GW, well graded gravel with sand in the upper strata and or GP/SP, poorly graded gravel or poorly graded sands. No silts were encountered. Each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area in conformance with Matanuska-Susitna Borough Subdivision Regulations Title 43.

**Comments:**

USACE (**Exhibit C**) has no comments.

MSB Department of Public Works (**Exhibit D**) notes that the soils report refers to 25' setback for slopes steeper than 25%, however per 43.20.281(A)(1)(a)(iii) slope setbacks are required to be 50'. *Platting staff notes that an updated soils report has been submitted correcting this issue (Exhibit B).*

PD&E recommends the ROW discrepancy between a 50' vs 100' ROW for S. McLeod Road be rectified before the plat is recorded. *Platting staff notes that S. McLeod Road is a prescriptive ROW, and that the surveyor has supplied documentation showing that it is at least 50' wide.*

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

**Utilities:** (**Exhibit F**) Enstar did not respond. GCI has no comments or objections. MEA did not respond. MTA requests a 15' utility easement be granted along S. McLeod Road through Lots 1, 2, & 3. *Platting staff notes that an abbreviated plat cannot grant easements. If the petitioner so chooses, they may grant the requested easement by document and recorded information will be shown on the final plat.*

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #26 Greater Palmer; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments or Planning Division; ENSTAR or MEA.

**CONCLUSION:** The abbreviated plat of Hooks Legacy 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 submitted, pursuant to MSB 43.20.281(A)(1).

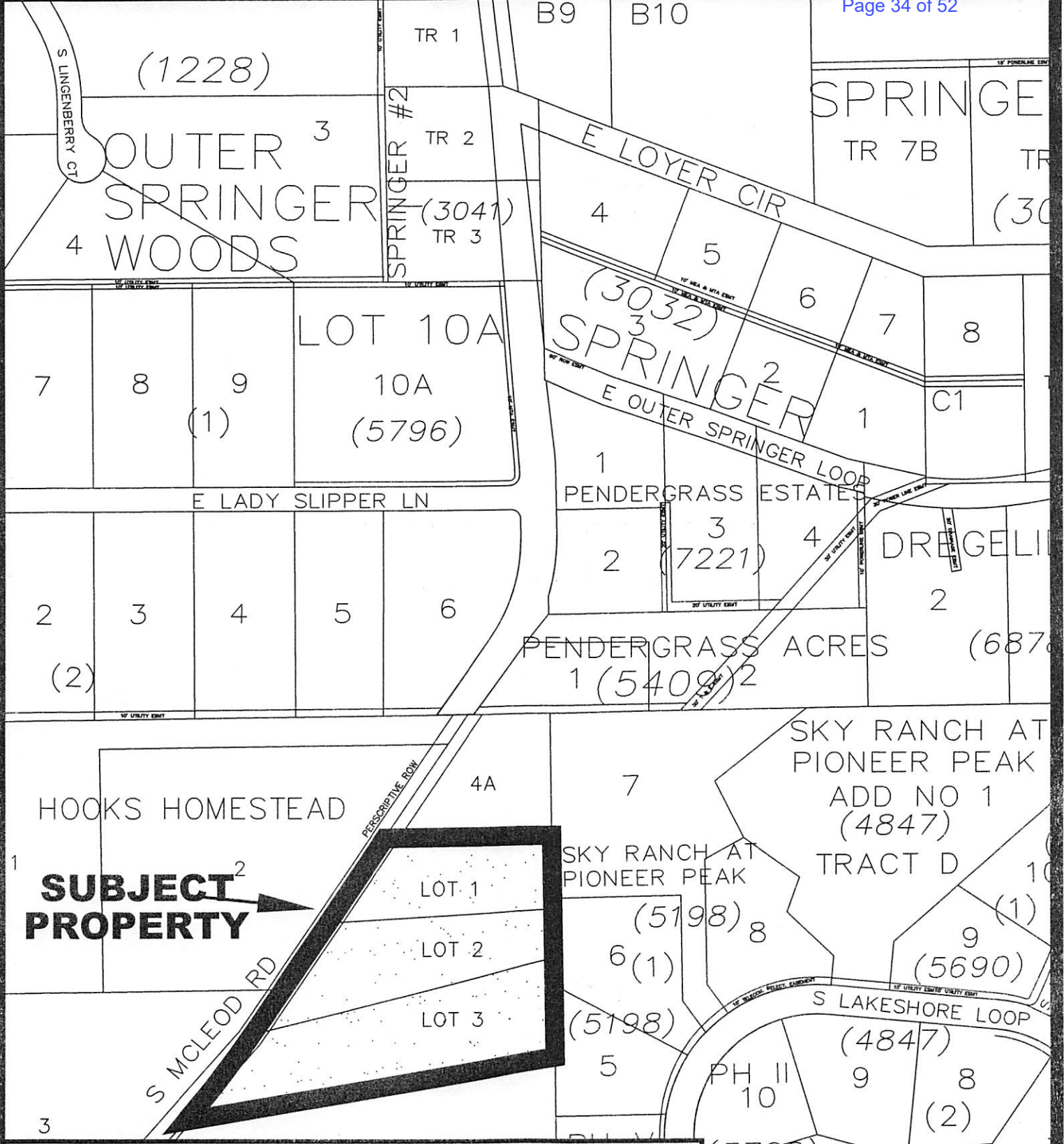
### **FINDINGS OF FACT**

1. The plat of Hooks Legacy is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. MTA requested a 15' easement be granted along S. McLeod Road. Abbreviated platting actions cannot grant easements, if the petitioner chooses, they may grant the requested easement by document and the recorded information will be shown on the final plat.
6. S. McLeod Road is a Prescriptive Use right-of-way.
7. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #26 Greater Palmer; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments or Planning Division; ENSTAR or MEA.
8. There were no objections from any federal or state agencies, or Borough departments.
9. 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 Hooks Legacy, Section 17, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:**

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

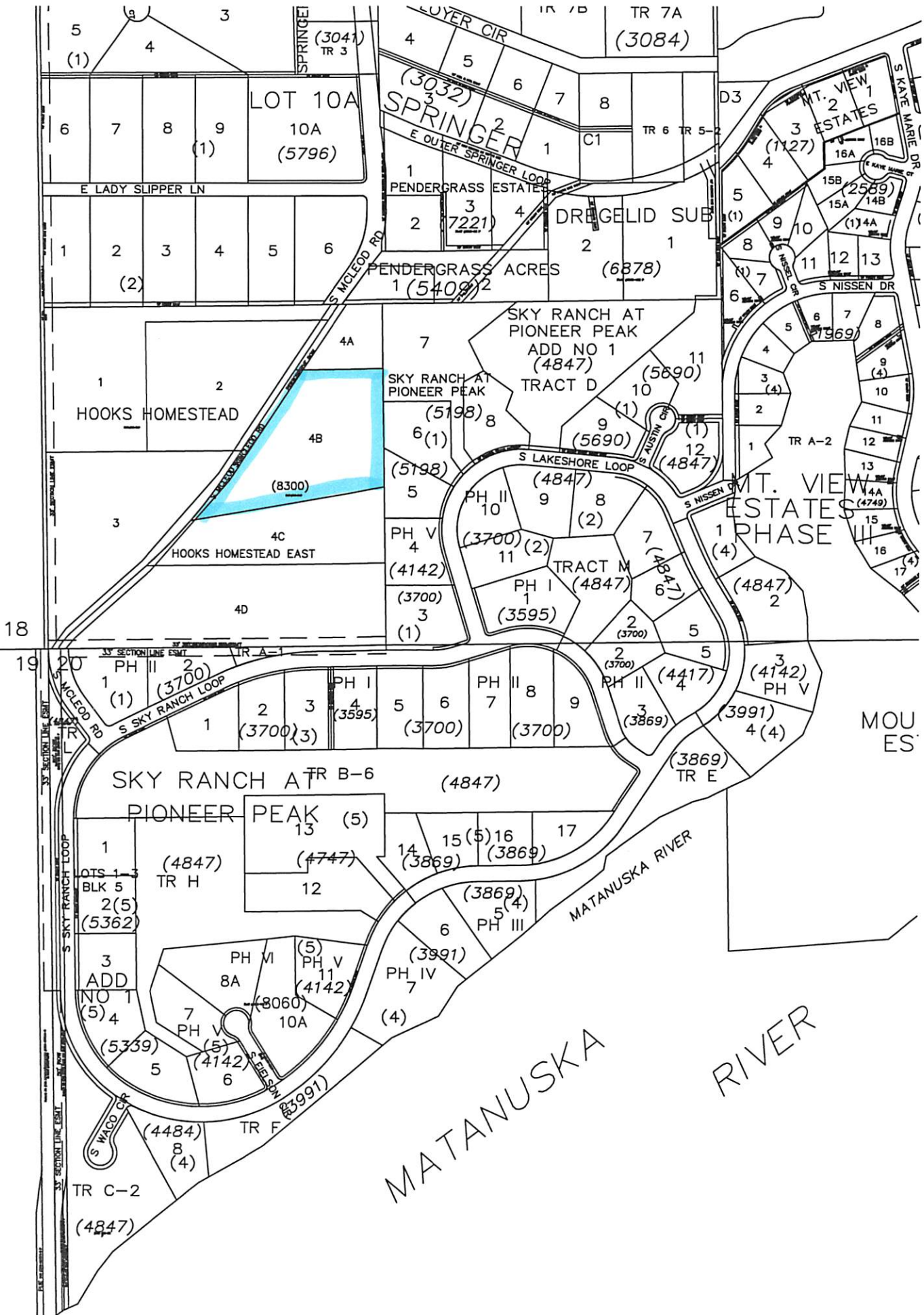


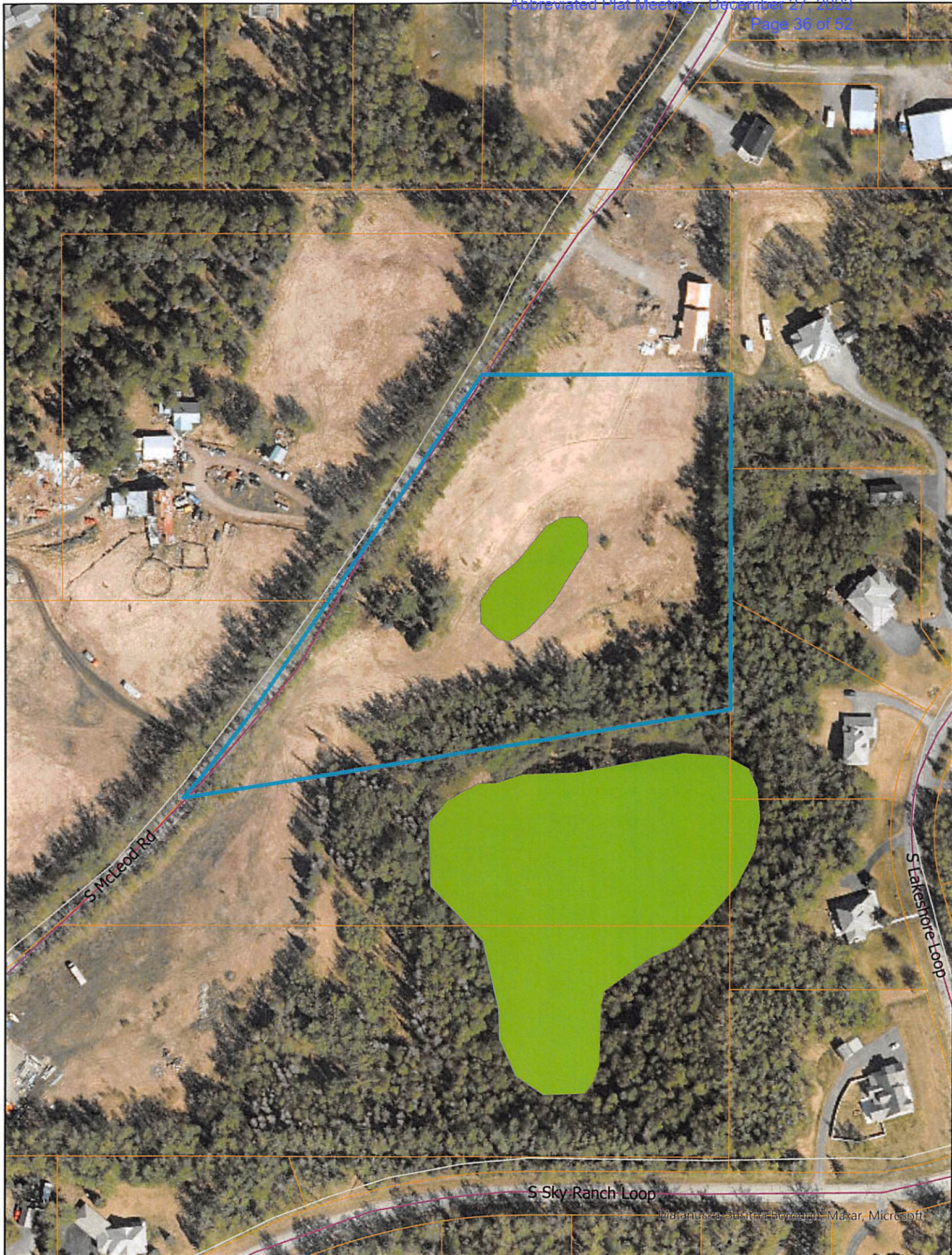
### VICINITY MAP

FOR PROPOSED HOOKS LEGACY SUBDIVISION  
 LOCATED WITHIN  
 SECTION 17, T17N, R02E, SEWARD MERIDIAN  
 ALASKA

PA 12 MAP

**EXHIBIT A**





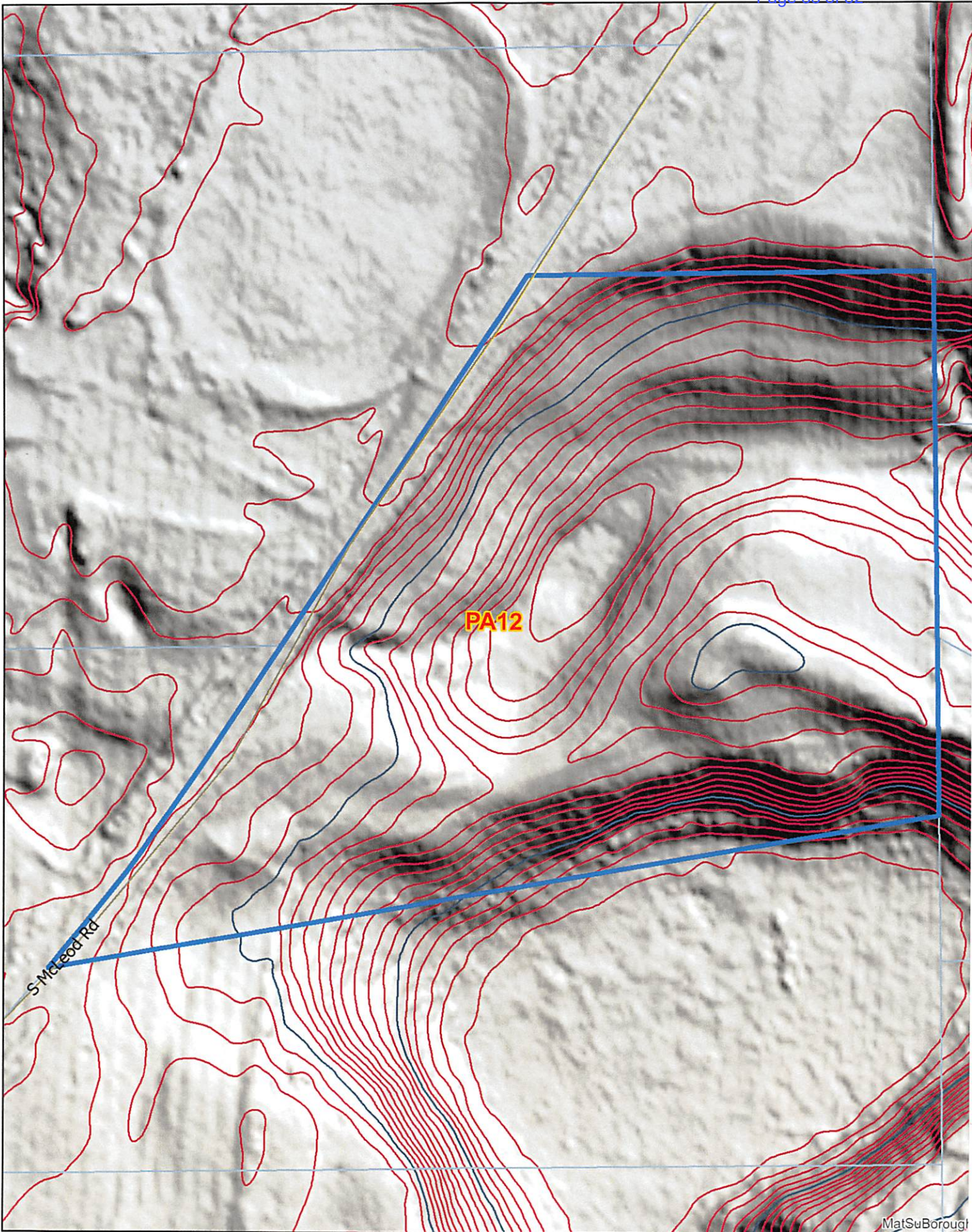


Matlsborough



PA12

S McLeod Rd



100 50 0 100 Feet

MatSu Borough





530 265 0 530 Feet



RECEIVED  
DEC 15 2023  
PLATTING

**WALDEN Construction Consulting and Engineering, LLC**  
2422 W James T Cir, Wasilla, AK 99654

12/14/2023

Hooks Homestead Lot 4B, 2159 S Mcleod, Palmer, AK

Subject: Proposed Plat Hooks Legacy, Hooks Homestead Lot 4B

**To whom this may concern,**

This lot is 6.16 acres total that is being spilt into three lots; Lot 1 (1.5 acres), Lot 2 (1.91 acres), and Lot 3 (2.75 acres). Attached is the proposed plat from Acutek, Hooks Legacy.

Two visual test holes were accomplished. No water was found in any of the two test holes 12-13 feet deep. No extra gradations were taken since this area is all very similar. All soils classified were GW, well graded gravel with sand in the upper strata and or GP/SP, poorly graded gravel or poorly graded sands. No silts were encountered.

Normal gravity fed septic bed systems and conventional foundations will be acceptable on all three new lots. The usable areas are greater than the 10,000 square feet of buildable area and greater than 10,000 square feet required for the septic system contiguous usable area, in conformance with Matanuska-Susitna Borough Subdivision Regulations Title 43. All usable areas are greater than 10,000 square feet are less than 25% with 50' setbacks.

Please contact me for any additional information as needed.

Sincerely,

*Robert L Walden*

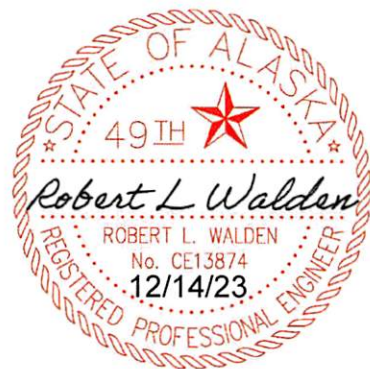
**Robert L Walden, PE**

Cell #907-354-6661

[robertwcce@gmail.com](mailto:robertwcce@gmail.com)

Attached:

TH 1,2, TH locations/usable area maps, old Gradations 1.



**EXHIBIT B**



## TESTHOLE LOG 1

Legal Description: Hooks Homestead Lot 4B Date: 6/17/2023

Inspected By: Robert L Walden, PE

Ground level

1ft	ML
2ft	
3ft	GW
4ft	
5ft	
6ft	
7ft	
8ft	
9ft	GP
10ft	
11ft	
12ft	
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	

Testhole Location Map

See Test hole map

Comments:

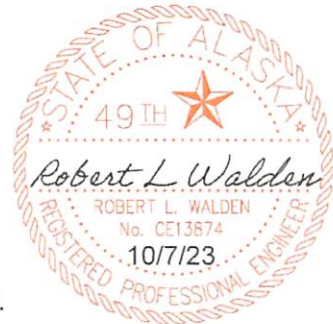
GW - Well graded gravel with sand top 2'-8'

GP - Poorly graded gravel with sand 8'-13'

Total Depth of Testhole 13 ft.

Groundwater/Seeps Encountered? Y/N At \_\_\_\_\_ ft.

Impermeable Soil (Silt/Clay/Bedrock) Encountered? Y/N At \_\_\_\_\_ ft.



## TESTHOLE LOG 2

Legal Description: Hooks Homestead Lot 4B Date: 6/17/2023

Inspected By: Robert L Walden, PE

Ground level

1ft	ML
2ft	GW
3ft	
4ft	
5ft	
6ft	
7ft	
8ft	
9ft	
10ft	SP
11ft	
12ft	
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	

Testhole Location Map

See Test hole map

Comments:

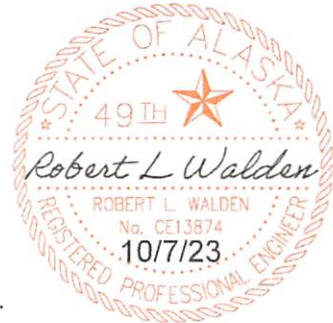
GW - Well graded gravel with sand top 18"-9'

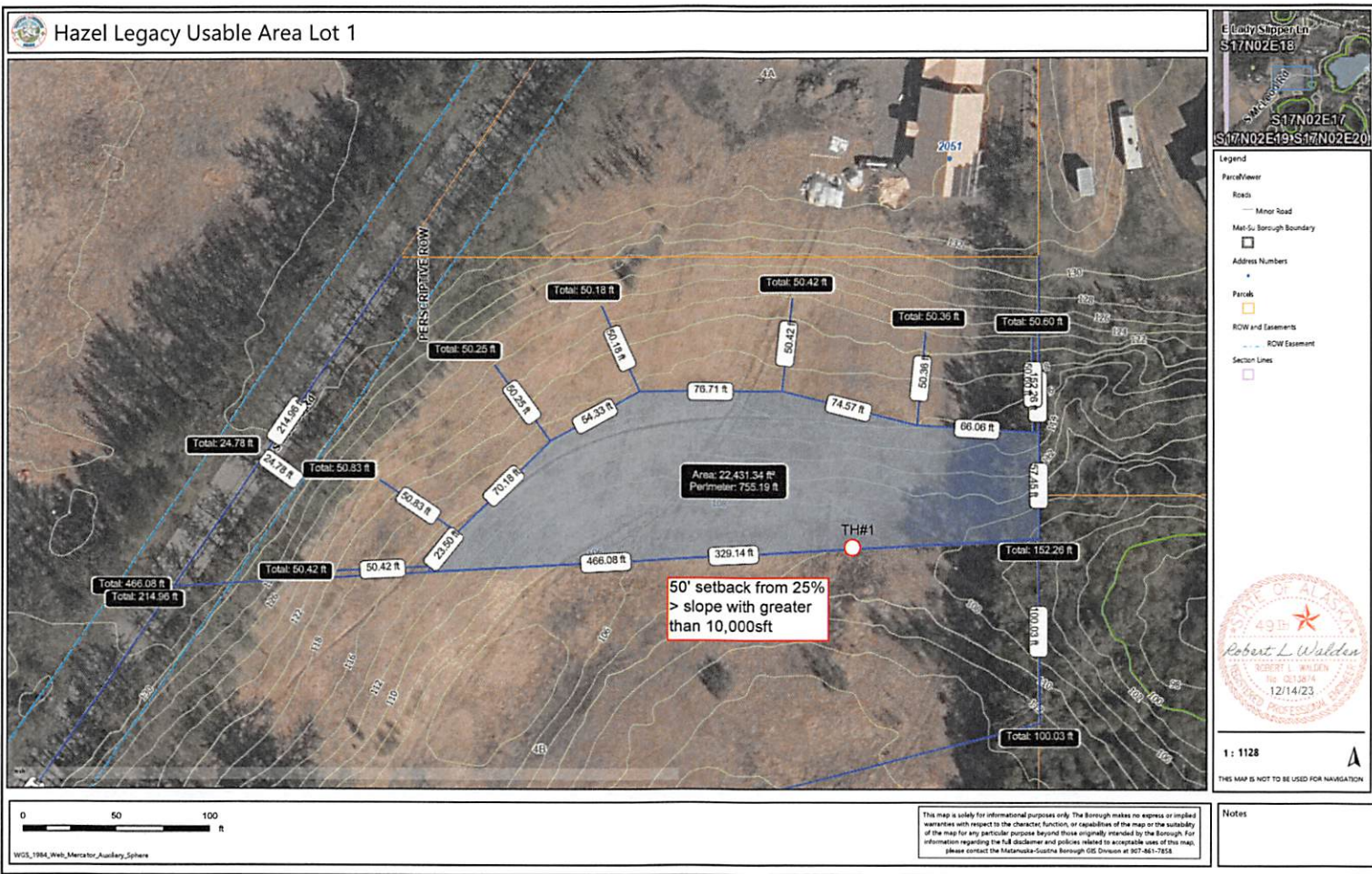
SP - Poorly graded sand with gravel 9'-12'

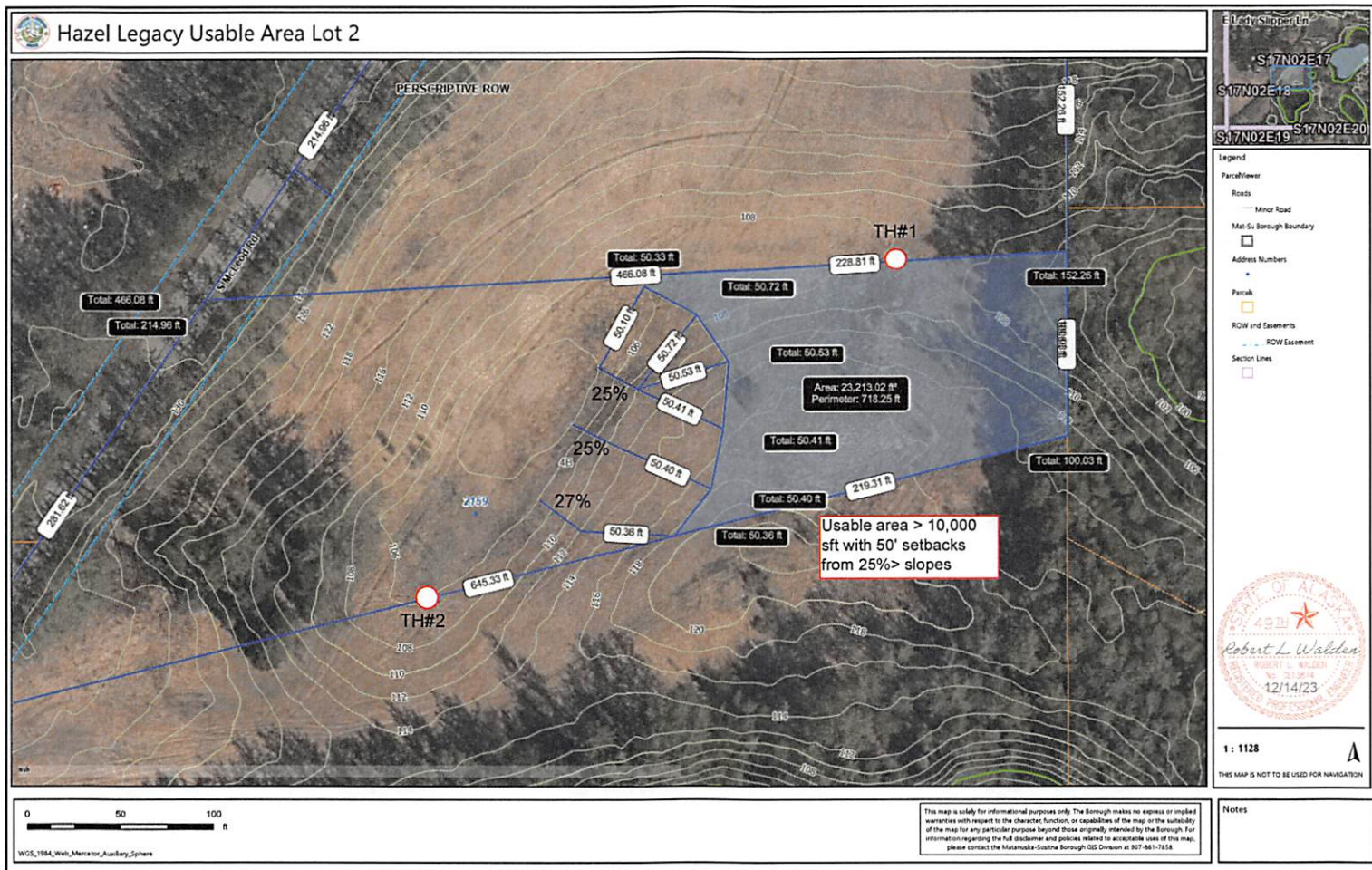
Total Depth of Testhole 12 ft.

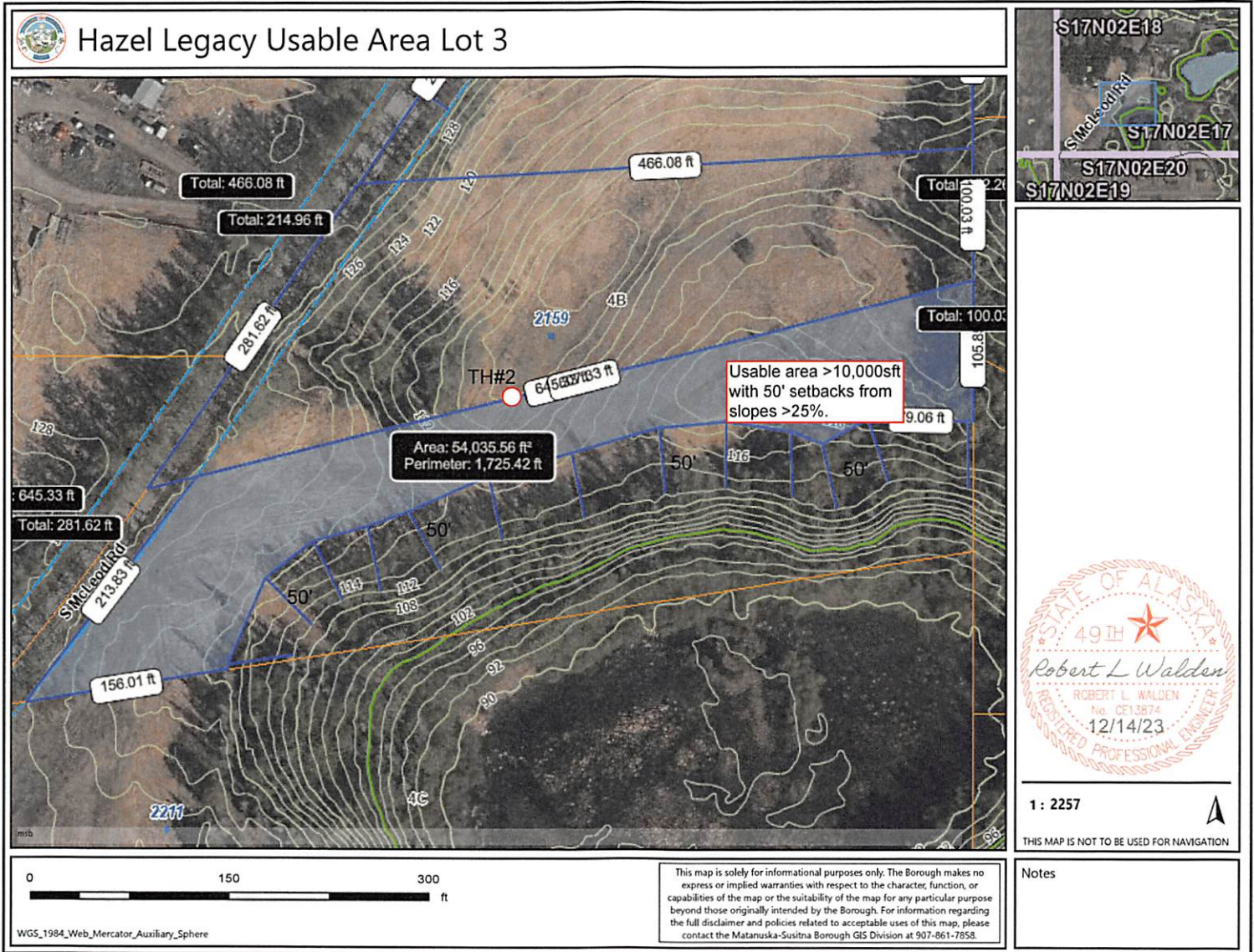
Groundwater/Seeps Encountered? Y  N  At \_\_\_\_\_ ft.

Impermeable Soil (Silt/Clay/Bedrock) Encountered? Y  N  At \_\_\_\_\_ ft.











3335 ARCTIC BLVD, SUITE 100, ANCHORAGE, AK 99503  
Phone: (907) 564-2120  
Fax: (907) 564-2122

**AGGREGATE/SOILS TEST REPORT**

PROJECT NAME:	TEST SVCS	DATE TAKEN:	1/14/21
PROJECT NO.:	21-400-1	DATE TESTED:	1/15/21
CLIENT:	WALDEN	TESTED BY:	JAB
SAMPLE NO.:	21-P6	REVIEWED BY:	DPS
LOCATION:	HOOKS	DESCRIPTION:	TH3

**SIEVE ANALYSIS TEST**

(ASTM D422)

SIEVE SIZE	DIAMETER (mm)	TOTAL % PASSING
6"	152.4	
4"	100.0	
3"	76.2	100
2"	50.8	96
1"	25.4	77
3/4"	19.0	67
1/2"	12.7	55
3/8"	9.5	49
#4	4.75	37
#10	2.00	27
#20	0.85	18
#40	0.425	10
#60	0.25	6
#100	0.15	5
#200	0.075	4.2

% GRAVEL: 63.5  
% SAND: 32.4  
% FINES: 4.2  
D60= 15.43  
D30= 2.83  
D10= 0.44  
Cu= 34.7  
Cc= 1.2  
% .02 mm  
% Moist.= 3.0

Fine Modulus:=  
(ASTM D4318)  
Liquid Limit.=  
Plastic Limit.=  
Plastic Index. =  
(ASTM C127)  
Bulk SpG=  
SSD SpG=  
Apparent SpG=  
% Absorption=

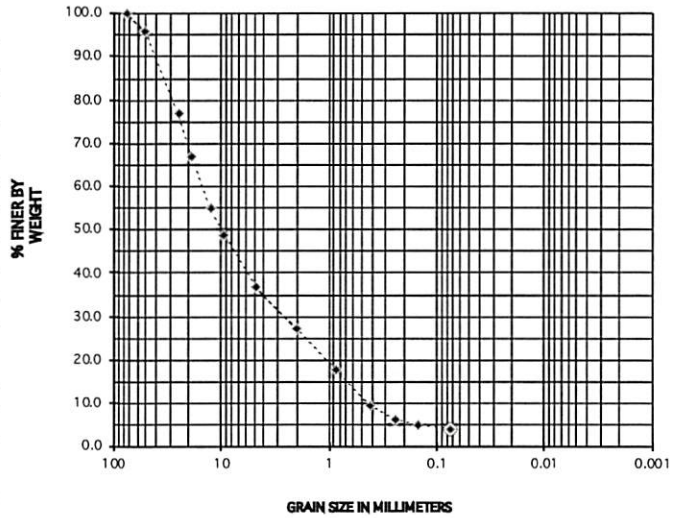
**HYDROMETER TEST**

(ASTM D422)

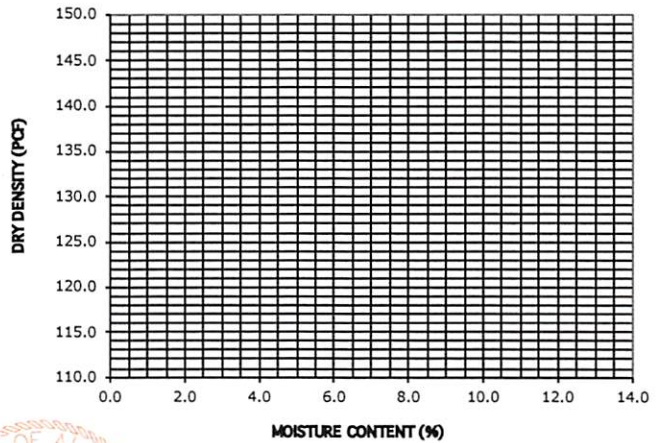
ELAPSED TIME	DIAMETER (mm)	TOTAL % PASSING
0		
0.5		
1		
2		
4		
8		
15		
30		
60		
250		
1440		

(ASTM C128)  
Bulk SpG=  
SSD SpG=  
Apparent SpG=  
% Absorption=  
(ASTM D1557)  
Dry Den (U) =  
Dry Den (C) =  
M % (U) =  
M % (C) =  
SpG (assumed) =  
M-D Test Method =

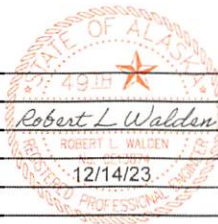
**GRAIN SIZE DISTRIBUTION**



**MOISTURE-DENSITY RELATIONSHIP**



CLASSIFICATION: Well Graded Gravel w/Sand  
 USC: GW  
 FROST CLASS: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**Matthew Goddard**

---

**From:** Locken, Amanda N CIV USARMY CEPOA (USA) <Amanda.N.Locken@usace.army.mil>  
**Sent:** Friday, December 8, 2023 2:38 PM  
**To:** Matthew Goddard  
**Cc:** Vullo, Emily N CTR (US)  
**Subject:** RE: RFC Hooks Legacy (MG)

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

Good afternoon Matthew,

The Corps of Engineers (Corps) does not have any comments regarding Hooks Legacy at this time.

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

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).  
Sample drawings can also be found on our website at  
[www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

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

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

You are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and you will be assigned a project manager to assist you. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

Sincerely,  
Amanda Locken  
Regulatory Specialist  
North Central Section  
U.S. Army Corps of Engineers  
(907) 347-6148

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, December 8, 2023 1:27 PM  
**To:** Locken, Amanda N CIV USARMY CEPOA (USA) <Amanda.N.Locken@usace.army.mil>  
**Subject:** [Non-DoD Source] RE: RFC Hooks Legacy (MG)

Hello Amanda,

## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Tuesday, December 12, 2023 4:02 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Hooks Legacy (MG)

Matthew,

As a note: soils report refers to 25' setback for slopes steeper than 25%, however per 43.20.281(A)(1)(a)(iii) slope setbacks are required to be 50'.

PD&E recommends the ROW discrepancy between a 50' vs 100' ROW for McLeod Rd be rectified before the plat is recorded. See reference letter EV-3-191 from July 26, 2018 from Alaska DNR to MSB.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, November 30, 2023 4:53 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; stark@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; 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>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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 Hooks Legacy (MG)

Hello,

The following link is a request for comments for the proposed Hooks Legacy Subdivision.

Please ensure all comments have been submitted by December 13, 2023 so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Hooks Legacy](#)

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, December 4, 2023 2:33 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Hooks Legacy (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:** Thursday, November 30, 2023 4:53 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; stark@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; 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>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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 Hooks Legacy (MG)

Hello,

The following link is a request for comments for the proposed Hooks Legacy Subdivision. Please ensure all comments have been submitted by December 13, 2023 so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Hooks Legacy](#)

Feel free to contact me if you have any questions.

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

## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, December 4, 2023 6:35 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Hooks Legacy (MG)  
**Attachments:** Agenda Plat.pdf

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

Matthew,

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

Thanks,

**MIREYA ARMESTO**

**GCI** | Technician III, GIS Mapping  
m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, November 30, 2023 4:53 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; stark@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; 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>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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 Hooks Legacy (MG)

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 [Hooks Legacy](#)

Feel free to contact me if you have any questions.

Thank you,  
Matthew Goddard  
Platting Technician

# PRELIMINARY PLAT

**LEGEND**

RECORD DATA PER PLAT #2022-96	DN 90°00'00" E
MEASURED DATA	N 90°00'00" E
SURVEY LINES OF RECORD	---
ADJACENT PROPERTY LINES	---
CENTER LINE	---
EASEMENT LINES	---
FOUND 5/8" REBAR- #9106	○
FOUND MONUMENT	●
SET 5/8" x 30" REBAR WITH CAP (ACUTEK GEOMATICS, 9106)	⊙
WITNESS DISTANCE	WD

**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 \_\_\_\_\_ Tax Collection Office  
MATANUSKA-SUSTINA BOROUGH

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY THE PLAT RESOLUTION No. \_\_\_\_\_ DATED 20\_\_\_\_, 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.

Date \_\_\_\_\_

Planning and Land Use Director \_\_\_\_\_ ATTEST: \_\_\_\_\_  
Platting Clerk

**OWNERSHIP CERTIFICATE**

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

KEITH CAMPBELL HOOKS Date \_\_\_\_\_  
HS BOX 2251  
PALMER, AK 99646

**NOTARY'S ACKNOWLEDGMENT**

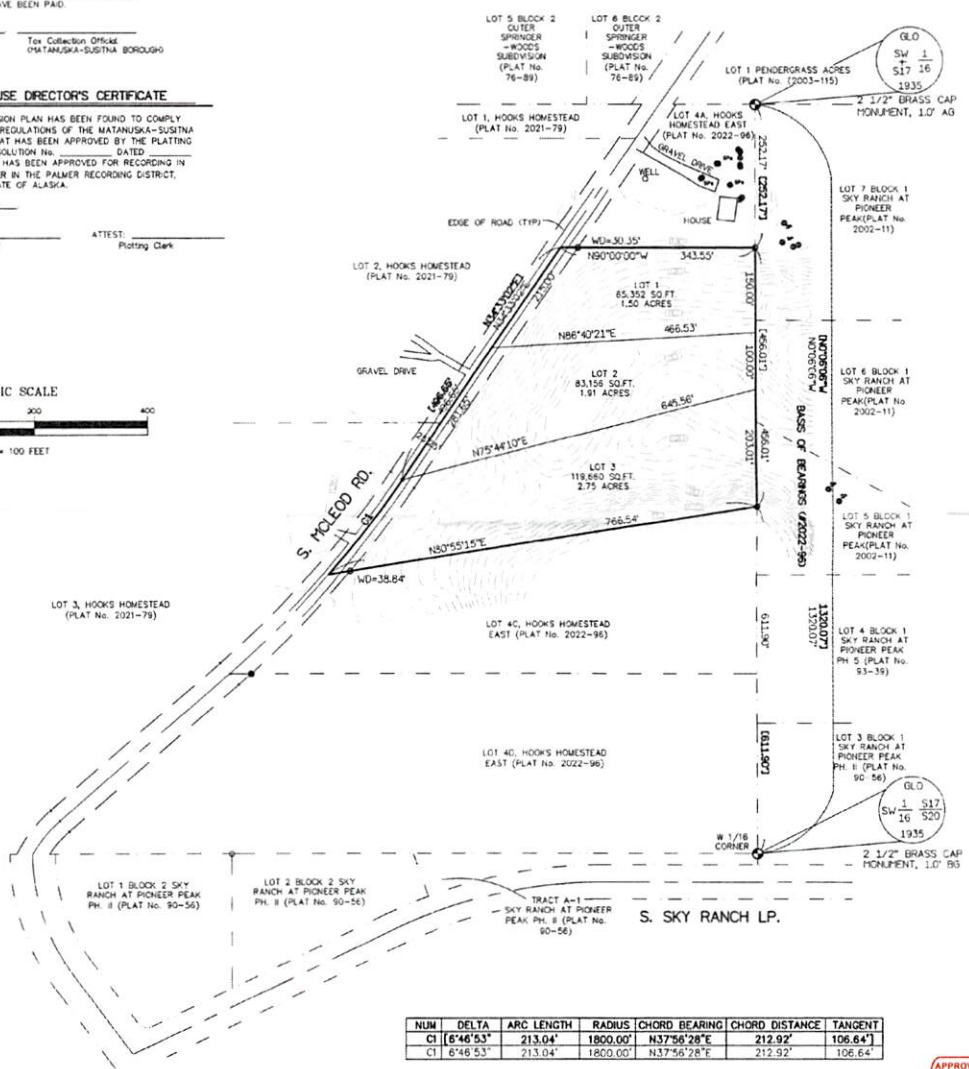
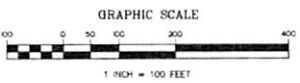
SUBSCRIBED AND SIGNED TO ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

FOR \_\_\_\_\_

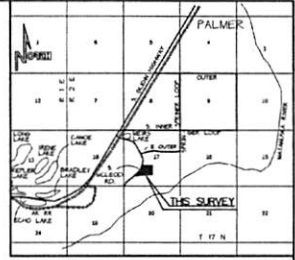
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR ALASKA \_\_\_\_\_

- GENERAL NOTES**
- 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 THE 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 GOVERNS THOSE SYSTEMS.
  - MATANUSKA TELEPHONE ASSOCIATION, INC. BLANKET EASEMENT, BOOK 556 PAGE 875 RECORDED AUGUST 3, 1988.
  - MATANUSKA ELECTRIC ASSOCIATION, INC. BLANKET EASEMENT RECORDED ON MARCH 22, 2022 AS RECEPTION NO. 2022-036368-0.
  - THE RIGHT-OF-WAY FOR S. HCLEDD RD. SHOWN HEREON, IS NOT DEDICATED BY THIS PLAT. S. HCLEDD RD. IS A PRESCRIPTIVE USE RIGHT-OF-WAY.
  - TO FURTHER SUBDIVIDE ANY OF THE PARCELS, THE ROADS MUST BE CONSTRUCTED TO RESIDENTIAL STANDARDS AND UNTIL ACCEPTED BY THE BOROUGH, NO BOROUGH MAINTENANCE WILL BE PROVIDED NOR ANY BOROUGH FUNDS SHALL BE SPENT ON UPGRADES.



NUM	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT
C1	6°46'53"	213.04'	1800.00'	N37°56'28"E	212.92'	106.64'
C1	6°46'53"	213.04'	1800.00'	N37°56'28"E	212.92'	106.64'



LOCALITY MAP  
1" = 1 MILE



**SURVEYOR'S CERTIFICATE**

I, TERRY L. NICODEMUS, L.S. 9106, 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.

RECEIVED  
NOV 27 2023  
PLATTING

Agenda Copy

PRELIMINARY PLAT OF

**HOOKS LEGACY**  
CONTAINING 8.0 ACRES

A RE-SUBDIVISION OF LOT 4B, HOOKS HOMESTEAD EAST, PLAT #2022-96, WITHIN SECTION 17, TOWNSHIP 17 NORTH RANGE 02 EAST, SEWARD MERIDIAN THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN THE PALMER RECORDING DISTRICT.

PREPARED BY: ACUTEK GEOMATICS LLC  
ACEL #1014

DESIGNED BY: TENDRAUTAN SCALE: 1" = 100' FIELD BOOK: 20-04-08  
DRAWN BY: TENDRAUTAN DATE: 9/9/2023 PWP NO.: PA 12  
CHECKED: T.L.N. FILE NO.: 20-25020 SHEET: 1 OF 1

APPROVED AS SHOWN  
CORRECTED  
SIGN: [Signature] DATE: [Date]  
ACI ENGINEERING & DESIGN

## Matthew Goddard

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**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Wednesday, December 6, 2023 10:15 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Hooks Legacy (MG)

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

Hi Matthew,

Thank you for sending this. MTA has reviewed Hooks Legacy and would like to request a 15' utility easement along S McLeod Rd- through lots 1,2, and 3.

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.

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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, November 30, 2023 4:53 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; stark@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <cameron@palmerak.org>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; 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>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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 Hooks Legacy (MG)

Hello,

The following link is a request for comments for the proposed Hooks Legacy Subdivision.

Please ensure all comments have been submitted by December 13, 2023 so they can be incorporated into the staff report that will be presented to the Platting Officer.