

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Kayla Kinneen



PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin  
Natasha Heindel

PLATTING ASSISTANT

## ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

### REGULAR MEETING

8:30 A.M.

May 15, 2024

**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. **BAUMAN'S BLUFF:** The request is to create one lot from Tracts C and D, ASLS 75-25, Plat No. 77-19, to be known as **BAUMAN'S BLUFF**, containing 9.93 acres +/- . The parcel is located east of the Susitna River and the Alaska Railroad in Section 13 (Tax ID#s 1509000T00C/T00D); within Section 13, Township 27 North, Range 05 West, Seward Meridian, Alaska. In the Chase Community Council and Assembly District #7. *(Petitioner/Owner: Bauman Revocable Trust, Staff: Natasha Heindel, Case #2024-058)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **May 15, 2024,** 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  
MAY 15, 2024**

ABBREVIATED PLAT: BAUMAN'S BLUFF  
LEGAL DESCRIPTION: SEC 13, T27N, R05W S.M., AK  
PETITIONER: BAUMAN REVOCABLE TRUST  
SURVEYOR: R&K LAND SURVEYING LLC  
ACRES: 9.93 +/- PARCELS: 1  
REVIEWED BY: NATASHA HEINDEL CASE: 2024-058

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**REQUEST:**

The request is to create one lot from Tracts C and D, ASLS 75-25, Plat No. 77-19, to be known as **BAUMAN'S BLUFF**, containing 9.93 acres +/- . The parcel is located east of the Susitna River and the Alaska Railroad; within Section 13, Township 27 North, Range 05 West, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Map **Exhibit A – 1 p**  
Aerial Imaging **Exhibit B – 3 pp**

**COMMENTS:**

USACE Comments **Exhibit C – 1 p**

**DISCUSSION:** The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Eliminations of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat. Staff notes that the surveyor has used record information from ASLS 75-25, Plat No. 77-19.

**COMMENTS:**

US Army Corps of Engineers (**Exhibit C**) notes a Department of Army (DA) authorization is required if anyone proposes to place dredged and/or fill material into waters of the US, including wetlands and/or perform work in navigable waters of the US. A copy of the DA permit application can be found online. Section 10 of the Rivers and Harbors Act of 1899 requires a DA permit be obtained for structures or work in or affecting navigable waters of the US (33 USC 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.

No public comment was received at the time of this staff report write-up.

**CONCLUSION:** The plat of **Bauman's Bluff** 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. No objections were received from outside agencies at the time of this staff report. No objections were received in response to the Notice of Public Hearing.

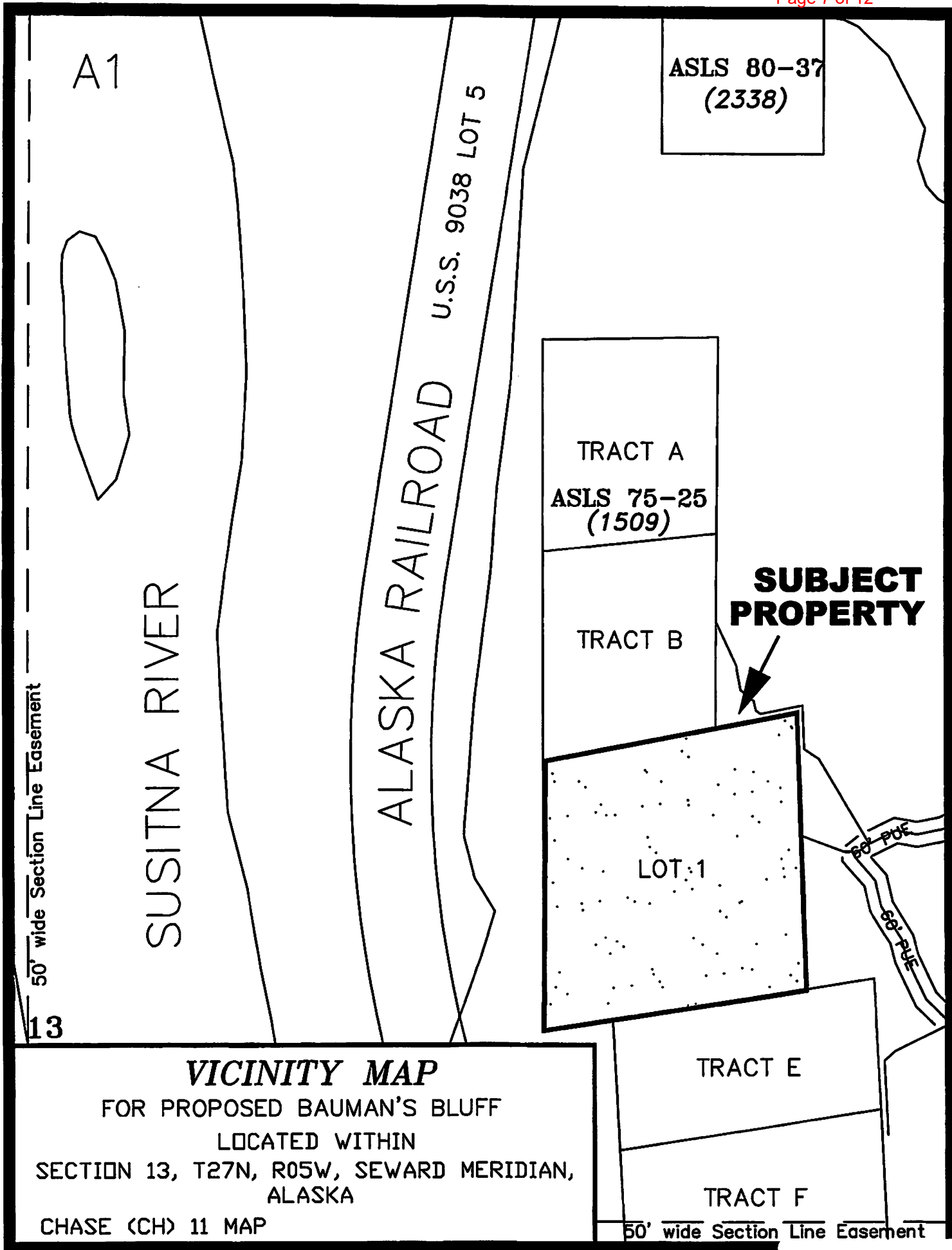
**FINDINGS of FACT:**

1. The abbreviated plat of **Bauman's Bluff** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within ASLS 75-25, lessening the lot density in the area.
3. No objections were received from outside agencies.
4. No objections were received from the public in response to the Notice of Public Hearing.
5. At the time of this staff report, no responses were received from State of Alaska Department of Fish and Game, Alaska Railroad Engineering Department, or US Post Master.
6. 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.
7. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plats of ASLS 75-25 (Plat No. 77-19) and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of **Bauman's Bluff**, contingent on the following recommendations:

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



U.S.S. 9038 LOT 5

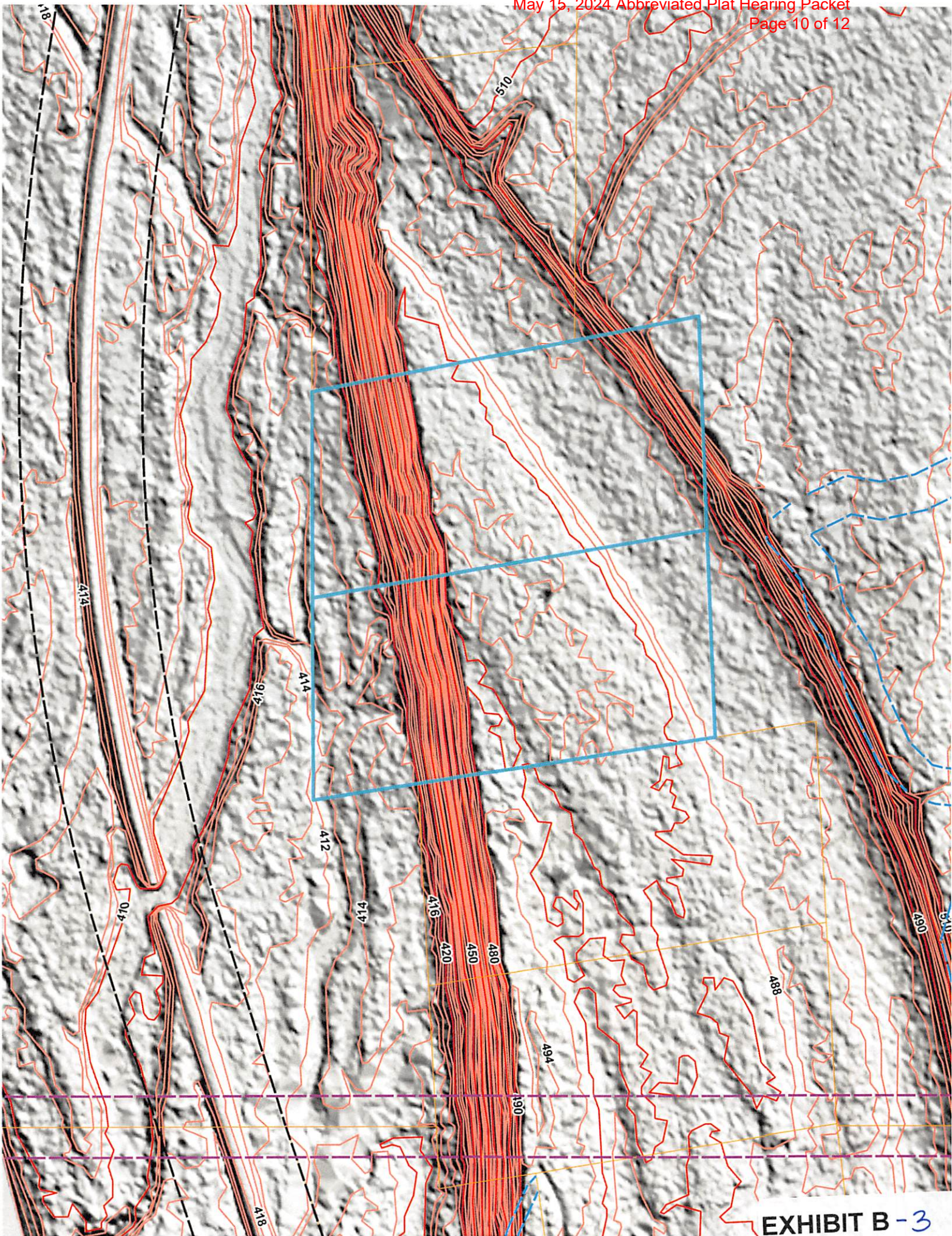


ACCESS TRAIL  
20' PUE

S Chase Rd  
60' PUE







Request for Comments for Bauman's Bluff, 51509000T00C/T00D, MSB Case 2024-058

Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>

Mon 4/22/2024 9:33 PM

To:Natasha Heindel <Natasha.Heindel@matsugov.us>

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

Hello,

This is in regard to your request for comment on Bauman's Bluff, 51509000T00C/T00D, MSB Case 2024-058.

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 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.

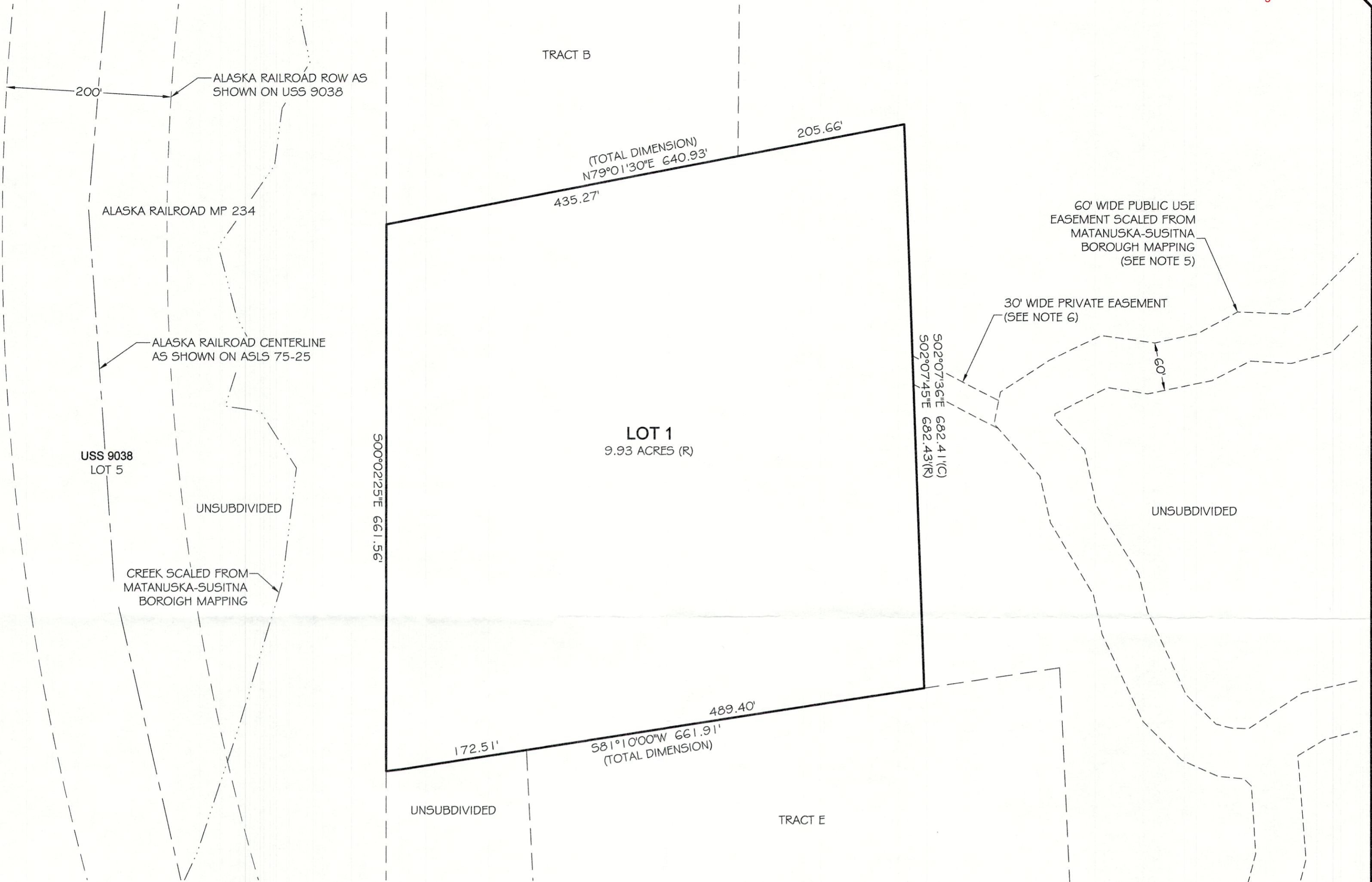
Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters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

Greg Mazer, PWS  
Project Manager  
U.S. Army Corps of Engineers, Alaska District  
Fairbanks Field Office  
<https://regulatory.ops.usace.army.mil/customer-service-survey/>

Greg Mazer, PWS  
Project Manager  
U.S. Army Corps of Engineers, Alaska District  
Fairbanks Field Office  
1046 Marks Rd.  
Fort Wainwright, AK 99703  
907/347-9059  
<https://regulatory.ops.usace.army.mil/customer-service-survey/>



**CERTIFICATE OF OWNERSHIP**

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THE PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.  
SEE AFFIDAVIT  
PAUL A. BAUMAN  
PO BOX 381  
TALKEETNA, ALASKA 99676

**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 PLAT 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 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE: \_\_\_\_\_

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.

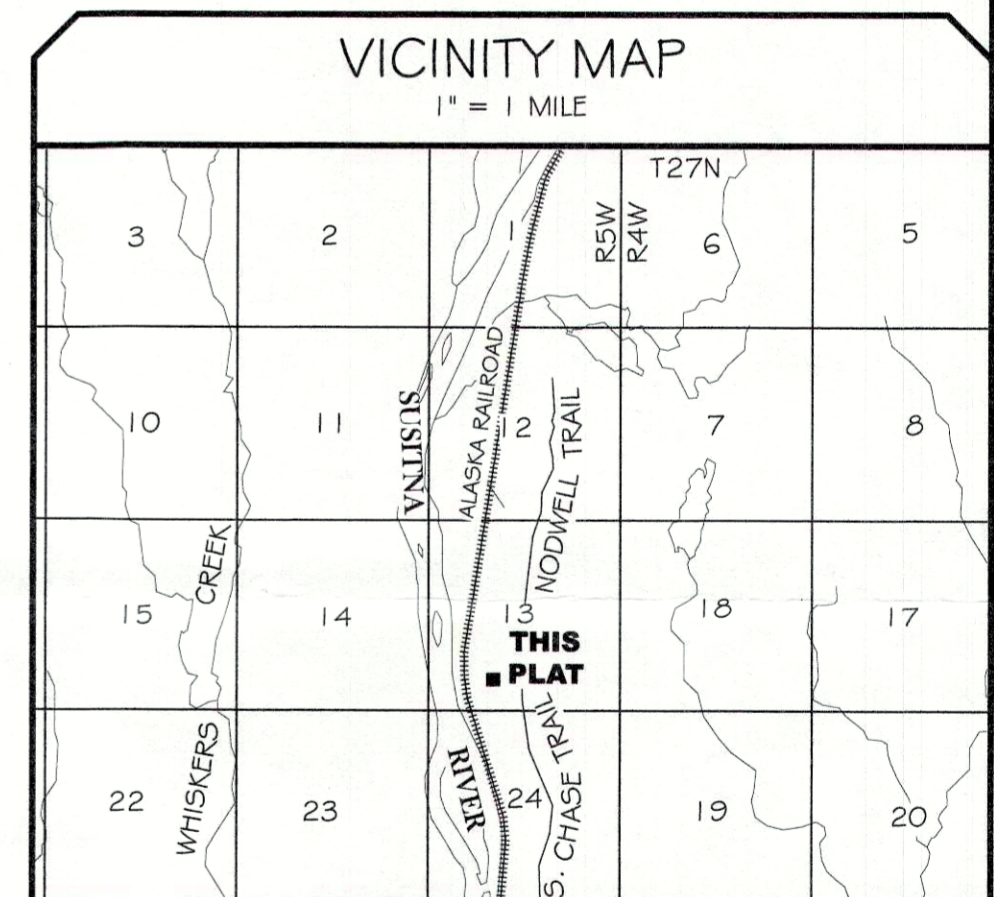
BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_

**NOTES:**

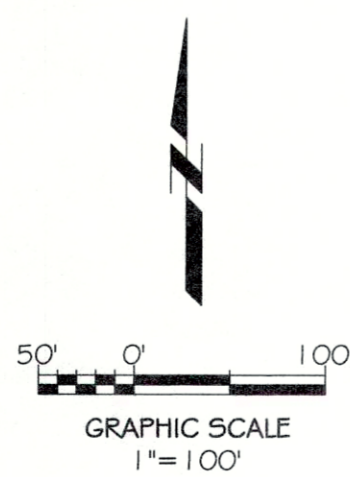
1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEM.
3. RECORD PLAT INFORMATION FROM ASLS 75-25 RECORDED AS PLAT #77-19 IN THE TALKEETNA RECORDING DISTRICT.
4. A FIELD SURVEY WAS NOT CONDUCTED TO PREPARE THIS PLAT.
5. MATANUSKA-SUSITNA BOROUGH NOTICE OF PUBLIC DEDICATION FOR A PUBLIC USE EASEMENT SIXTY FEET (60') IN WIDTH CENTERED OVER VARIOUS EXISTING TRAILS LOCATED WITHIN TOWNSHIP 27 NORTH, RANGE 05 WEST SECTIONS 1, 12, 13, 24 AND 25 AND WITHIN TOWNSHIP 27 NORTH, RANGE 04 WEST SECTIONS 6, 7, 18 AND 30, SEWARD MERIDIAN, ALASKA, RECORDED ON APRIL 17, 2017 AS DOCUMENT No. 2017-000433-0 IN THE TALKEETNA RECORDING DISTRICT OFFICE.
6. MATANUSKA-SUSITNA BOROUGH NOTICE OF PRIVATE EASEMENT THIRTY FEET (30') IN WIDTH CENTERED OVER THE EXISTING ACCESS TRAIL LOCATED WITHIN TOWNSHIP 27 NORTH, RANGE 05 WEST SECTION 13, SEWARD MERIDIAN, ALASKA, RECORDED ON JUNE 21, 2017 AS DOCUMENT No. 2017-000711-0 IN THE TALKEETNA RECORDING DISTRICT OFFICE.

**LEGEND**

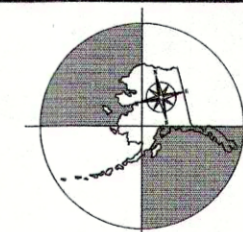
- (R) RECORD PLAT #77-19
- (C) CALCULATED



Agenda Copy



RECEIVED  
APR 05 2024  
PLATTING



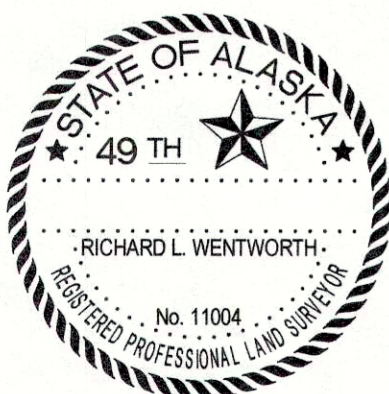
**R & K LAND SURVEYING, LLC**  
27250 WEST LONG LAKE ROAD  
PO BOX 606  
WILLOW, ALASKA 99688  
(907) 495-0047  
#156327

PRELIMINARY PLAT OF  
**BAUMAN'S BLUFF  
LOT 1**

A RE-PLAT OF ASLS 75-25 TRACT C AND D, RECORDED AS PLAT 77-19, LOCATED WITHIN PROTRACTED SECTION 13, T27N, R5W, SEWARD MERIDIAN, ALASKA CONTAINING APPROXIMATELY 9.93 ACRES

TALKEETNA RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT,  
STATE OF ALASKA

JOB NUMBER: 2023-063	CASE NUMBER: N/A	MSB TAX MAP: CH 11
FIELD BK: N/A	DATE: 04-04-2024	REVISION: N/A
DRAWN BY: RLW CHECKED BY: KEW	SCALE: 1" = 100'	SHEET: 1 OF 1



**SURVEYOR'S CERTIFICATE**

I, RICHARD L. WENTWORTH, PLS# 11004, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION, AND THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION FROM PLAT #77-19.