

# AGENDA



# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING ADMINISTRATIVE  
SPECIALIST  
Kayla Smith



PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin  
Cayman Reynolds

PLATTING ASSISTANT  
Connor Herren

## ABBREVIATED PLAT AGENDA ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

### REGULAR MEETING

**8:30 A.M.**

**January 21, 2026**

**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. **BIG PISTON ACRES:** The request is to create one lot by eliminating the common lot line between Lots 25 & 26, Block 1, Adventure Estates, Plat #76-50 to be known as **Big Piston Acres**, containing 2.255 acres +/- . The property is located west of N. Lucille Street, south of W. Spruce Avenue, and directly north of W. Heritage Drive (Tax ID # 1190B01L025 & 1190B01L026); within the NE 1/4 Section 04, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (*Petitioner/Owner: Joseph & Patricia Beckham, Staff: Matthew Goddard, Case #2025-182*)

### **4. ADJOURNMENT**

## **Public Hearing Process**

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** The 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:** The motion to approve is made by the Platting Officer.
- No further unsolicited input from the 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  
JANUARY 21, 2026**

**ABBREVIATED PLAT: BIG PISTON ACRES**

**LEGAL DESCRIPTION: SEC 04, T17N, R01W S.M., AK**

**PETITIONER: JOSEPH & PATRICIA BECKHAM**

**SURVEYOR: LAVENDER SURVEY & MAPPING**

**ACRES: 2.255 +/- PARCELS: 1**

**REVIEWED BY: MATTHEW GODDARD**

**CASE: 2025-182**

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**REQUEST:**

The request is to create one lot by eliminating the common lot line between Lots 25 & 26, Block 1, Adventure Estates, Plat #76-50 to be known as **BIG PISTON ACRES**, containing 2.255 acres +/- . The property is located west of N. Lucille Street, south of W. Spruce Avenue, and directly north of W. Heritage Drive (Tax ID # 1190B01L025 & 1190B01L026); within the NE ¼ Section 04, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4.

**EXHIBITS:**

Vicinity Maps	<b>Exhibit A</b>
COW Land Use Permit for Subdivision	<b>Exhibit B</b>
MSB Code Compliance	<b>Exhibit C</b>

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

**COMMENTS:**

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

**CONCLUSION**

The plat of Big Piston Acres 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.

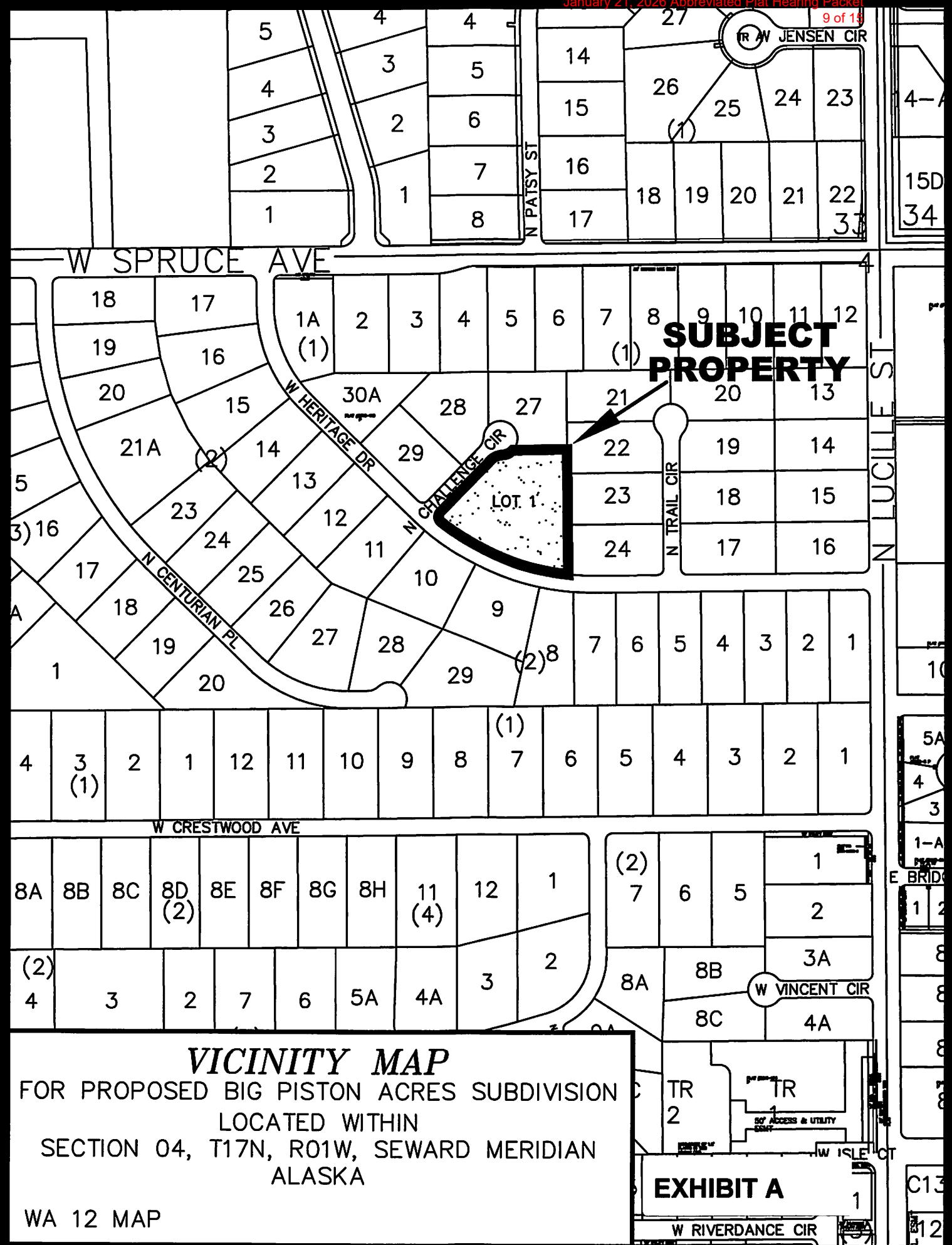
**FINDINGS of FACT:**

1. The abbreviated plat of Big Piston Acres 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 Adventure Estates Subdivision, Plat #76-50, lessening the lot density in the area.
3. The subdivision is located within the City of Wasilla city limits.
4. There were no objections from any borough departments, outside agencies or the public.
5. 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.
6. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Adventure Estates (Plat #76-50), and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

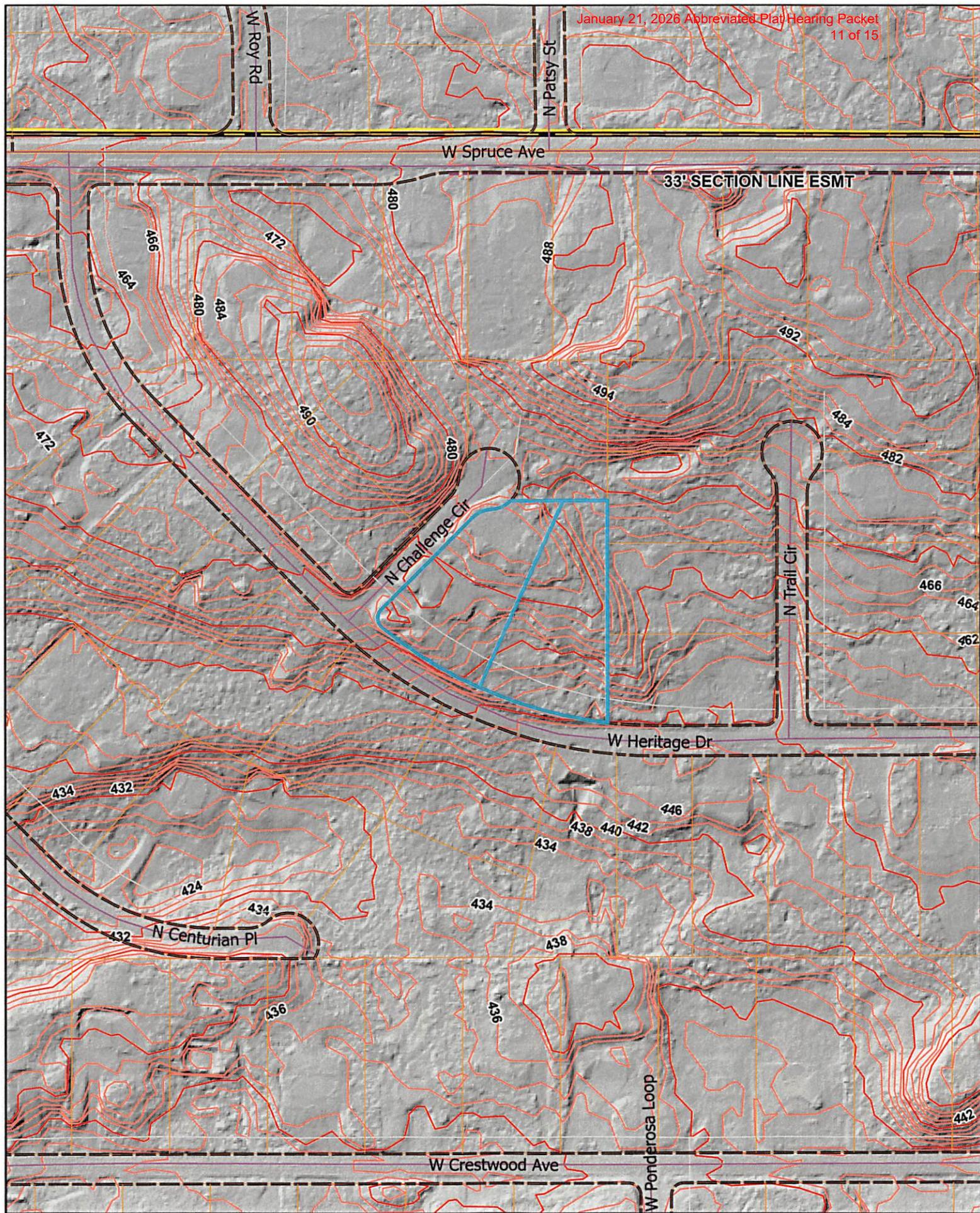
Staff recommends approval of the abbreviated plat of Big Piston Acres contingent on the following recommendations:

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

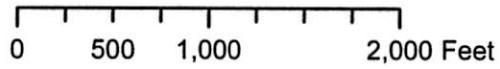
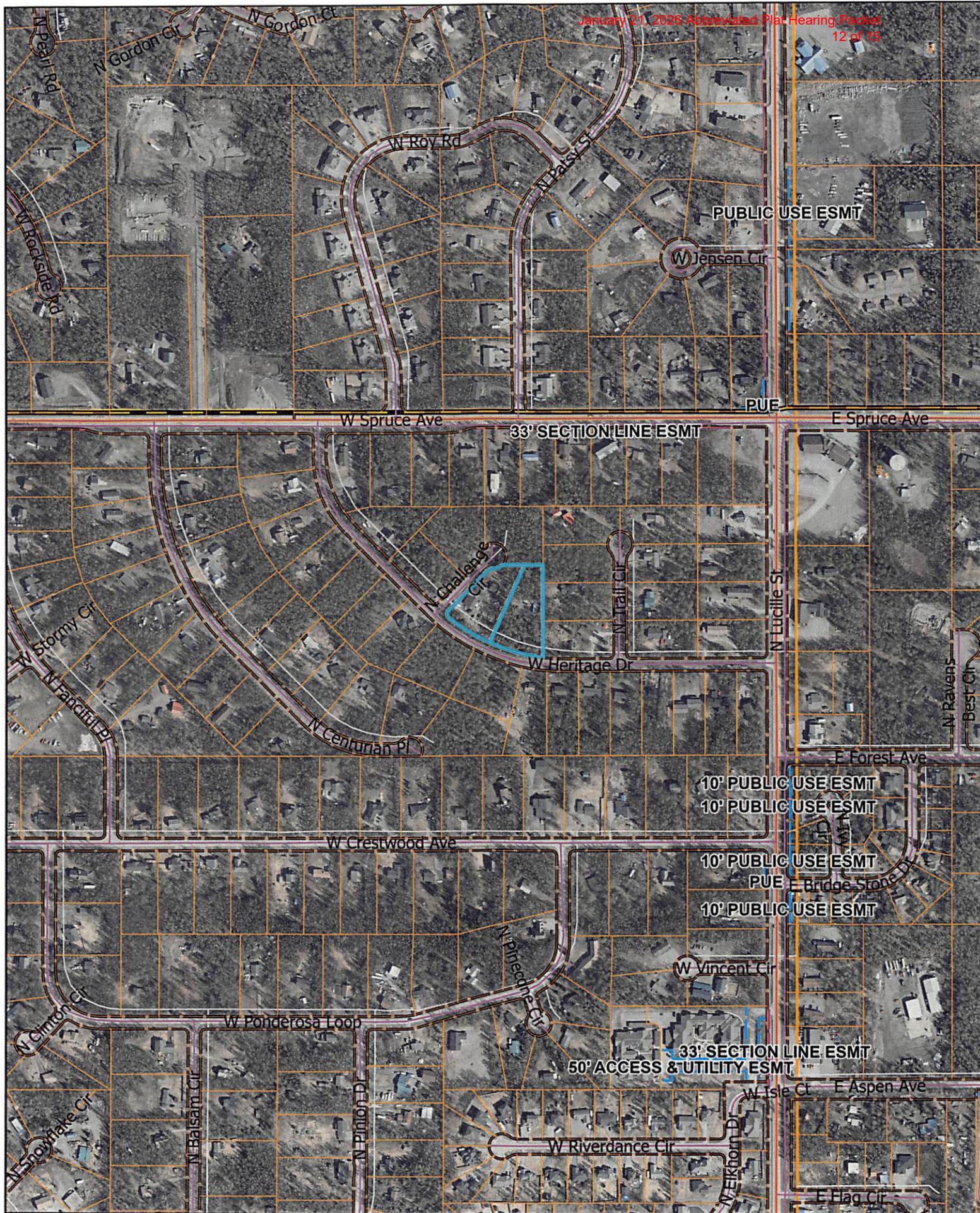




0 245 490 980 Feet



0 245 490 735 980 Feet



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DEC 15 2025  
PLATTING

**CITY OF WASILLA  
PLANNING DEPARTMENT**

**PERMIT ISSUED**

Project:	Subdivision	
Permit #:	AA25-000304	Date: 12/12/2025
Applicant:	Lavender Survey and Mapping LLC	
Applicant Phone#:		
Address:	1601 N Challenge Cir	
Parcel #:	1190B01L026	
Planning Department:	Jennifer Hillyer	

**Conditions of Approval:**

- The application for subdivision permit is approved for the merger of lots 25 and 26 of Block 1, Adventure Estates for uses permissible in the Single-Family Residential Zoning District.
- The final plat approved by the Mat-Su Borough Platting Department must be submitted to the City to be reviewed and recorded.
- The permit is valid for this location(s), and valid while tax, licensing, public works, land use code requirements are being met.

**KEEP COPY OF PERMIT FOR YOUR  
RECORDS**



**MATANUSKA-SUSITNA BOROUGH**  
**Planning and Land Use Department**  
**Code Compliance Division**  
350 East Dahlia Avenue • Palmer, AK 99645  
Phone (907) 861-7822 • Fax (907) 745-9876  
E-mail: [ccb@matsugov.us](mailto:ccb@matsugov.us)

**MEMORANDUM**

**DATE:** 1/2/2026

**TO:** Matthew Goddard, Platting Technician

**FROM:** Kendra Johnson, CFM  
Senior Code Compliance Office

**SUBJECT:** Proposed Platting action for Big Piston Acres 2025-182

The properties known as Lots 25 & 26 Block 1 Adventure Estates are located within the City limits of Wasilla.

There are no open or active Code Compliance violations on either lot proposed to eliminate the common lot line.

No objection to the platting action

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

JOSEPH L. BECKHAM DATE  
1601 N. CHALLENGE CIR  
WASILLA, ALASKA 99687

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

FOR: \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

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

PATRICIA A. BECKHAM DATE  
1601 N. CHALLENGE CIR  
WASILLA, ALASKA 99687

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

FOR: \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

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

I HEREBY 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 PLANNING AUTHORITY BY PLAT  
RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_, 2025, AND  
THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING  
DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS  
LOCATED.

PLANNING & LAND USE DIRECTOR DATE

ATTEST: PLATING CLERK

**CERTIFICATION OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH  
\_\_\_\_\_, 2025, AGAINST THE PROPERTY, INCLUDED  
IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE

**CERTIFICATION OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH  
\_\_\_\_\_, 2025, AGAINST THE PROPERTY, INCLUDED  
IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

CITY OF WASILLA TAX COLLECTION OFFICIAL DATE

**NOTES:**

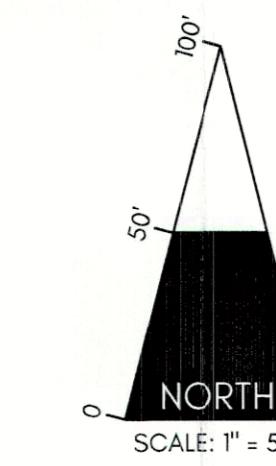
1. ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
2. RECORD DIMENSIONS ( ) ON THIS PLAT ARE FROM THE PLAT 76-50 EXCEPT WHERE OTHERWISE NOTED.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM 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.
4. EASEMENTS NOT DEPICTED ON THIS PLAT:
  - A. A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED ON X, AT SERIAL NUMBER X.
  - B. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	50.00' (R)	36.14' (R)	41°24'35" (R)	18.90' (R)	S 65°44'49" W (C)	35.36' (R)
C2	50.00' (R)	36.14' (R)	41°24'35" (R)	18.90' (R)	S 65°44'48" W (C)	35.36' (R)
C3	20.00' (R)	33.42' (R)	95°44'14" (R)	22.11' (R)	S 02°49'36" E (C)	29.66' (R)
C4	720.11' (R)	409.06' (C)	32°32'48" (C)	210.21' (C)	S 66°58'07" E (C)	403.58' (C)

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT I AM PROPERTY REGISTERED AND LICENSED TO PRACTICE  
LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS  
A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE  
MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS  
AND OTHER DETAILS ARE CORRECT.

DATE: \_\_\_\_\_ REGISTRATION No. 13522



**LEGEND**

(R) RECORD DATA PER PLAT 76-50  
(C) COMPUTED DATA PER PLAT 76-50

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

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