

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.

February 7, 2024

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattings@matugov.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. **GEORGES' RSB B2 L18 & 19:** The request is to create one lot from Lots 18 & 19, Block 2, George's Subdivision, Plat No. 89-61, to be known as **LOT 18A**, containing 2.26 acres +/- . The parcel is located north of S. Bodenburg Loop, west of S. Spiro Drive and east of the Matanuska River (Tax ID#s 3221B02L018/L019); within Section 15, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Butte Community Council and Assembly District #1. *(Petitioner/Owner: Cutting Edge Homes/Cabins LLC, Staff: Amy Otto-Buchanan, Case # 2024-001)*
- B. **DOO DAH ACRES:** The request is to create three lots from Tax Parcel B8, B11 & B12 (Parcels B, C & D, MSB Waiver 83-36-PWm, recorded 83-63w) and Lot 2A Two Few Acres, Plat No. 89-1, to be known as **Doo Dah Acres**, containing 30.07 acres +/- . Parcel is located north of S. Glenn Highway and the Matanuska River, east of Eska Creek and directly east of N. Jonesville Mine Road (Tax ID#s 19N03E22B008/B011/B012 & 3534000L002A), lying within Section 22, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton/Alpine Community Council and Assembly District #1. *(Petitioner/Owner: Charles Overby, Laurel Anne Fynn & Ruth J. Olin, Staff: Amy Otto-Buchanan)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **February 7, 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

ЗА

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 7, 2024**

PRELIMINARY PLAT: **GEORGE'S RSB BLOCK 2, LOTS 18 & 19**

LEGAL DESCRIPTION: **SEC 15, T17N, R02E S.M., AK**

PETITIONER: **CUTTING EDGE HOMES/CABINS LLC**

SURVEYOR: **HANSON LAND SOLUTIONS**

ACRES: 2.26 +/- PARCELS: **1**

REVIEWED BY: **AMY OTTO-BUCHANAN**

CASE: 2024-001

REQUEST:

The request is to create one lot from Lots 18 & 19, Block 2, George's Subdivision, Plat No. 89-61, to be known as **LOT 18A**, containing 2.26 acres +/- . The parcel is located north of S. Bodenbug Loop, west of S. Spiro Drive and east of the Matanuska River; within Section 15, Township 17 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map	Exhibit A
USACE	Exhibit B
Development Services	Exhibit C
Public	Exhibit D

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

COMMENTS: US Army Corps of Engineers (USACE) (**Exhibit B**) has no comments. Development Services (**Exhibit C**) has no comments.

Public: (**Exhibit D**) Jesse Kinsland, owner of Tract B, to the east, supports the platting action. "I feel it will improve on our market value as well as the overall quality of the neighborhood." Gary Powell, owner of Lot 20, south adjacent, objects: "No justification has been provided. However it appears that the petitioner intends to construct rental cabins. That is inconsistent with the intent of the subdivision and existing covenants. This would have a negative impact on the value of my adjoining lots. Lacking more information, I am opposed to the request."

CONCLUSION: The plat of **George's RSB Block 2, Lots 18 & 19** 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

outside agencies at the time of this staff report. There was one objection received in response to the Notice of Public Hearing; one non-objection was received.

FINDINGS of FACT:

1. The abbreviated plat of **George's RSB Block 2, Lots 18 & 19** 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 George's Subdivision, lessening the lot density in the area.
3. There were no objections from outside agencies.
4. There was one objection received in response to the Notice of Public Hearing; one non-objection was received.
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 George's Subdivision (Plat No. 89-61) and does not require additional monumentation.

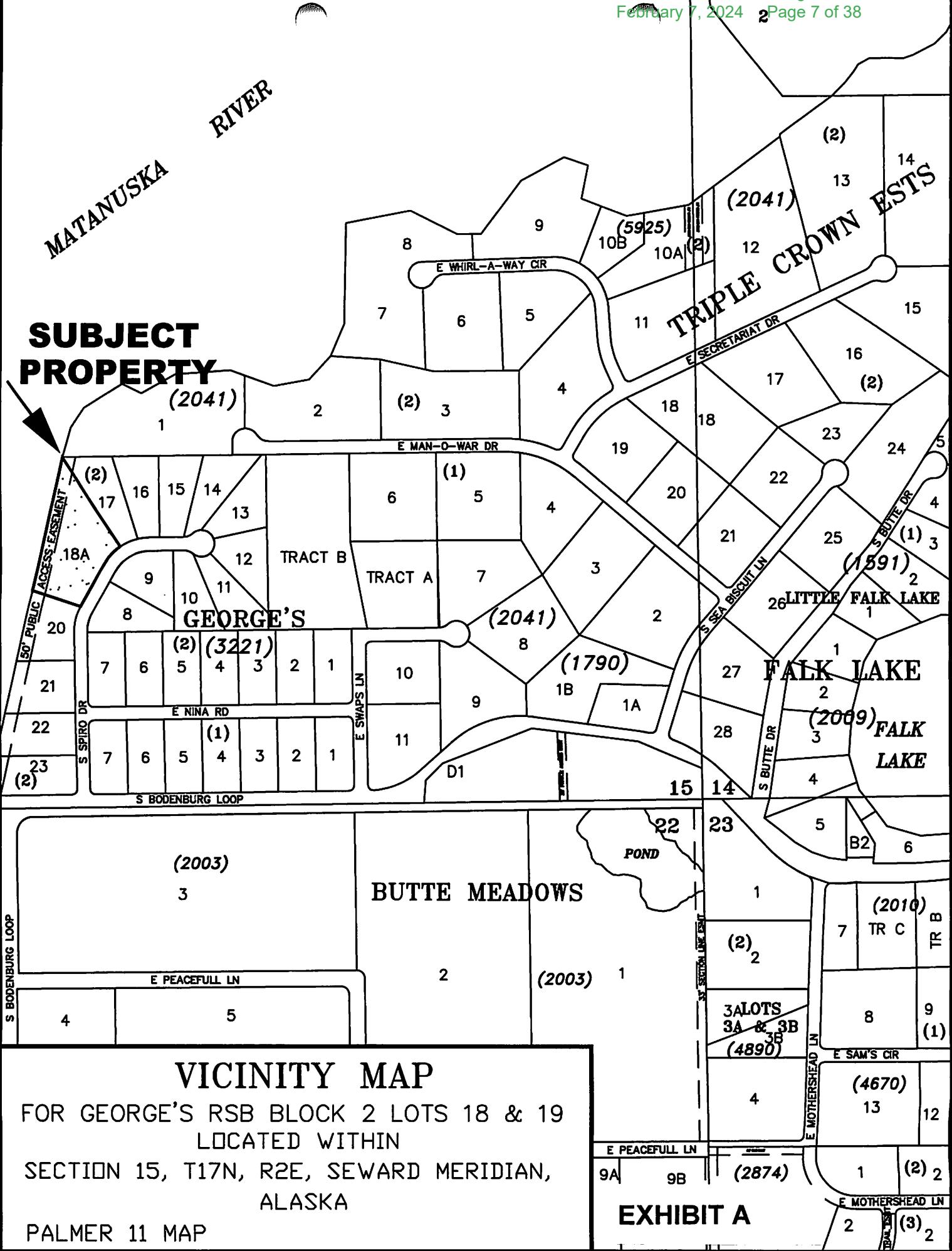
RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **George's RSB Block 2, Lots 18 & 19**, contingent on the following recommendations:

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

MATANUSKA RIVER

SUBJECT PROPERTY



VICINITY MAP

FOR GEORGE'S RSB BLOCK 2 LOTS 18 & 19
LOCATED WITHIN
SECTION 15, T17N, R2E, SEWARD MERIDIAN,
ALASKA

PALMER 11 MAP

EXHIBIT A

Amy Otto-Buchanan

From: Peggy Horton
Sent: Friday, January 12, 2024 4:07 PM
To: Amy Otto-Buchanan
Cc: Rick Benedict; Taunnie Boothby; Michelle Olsen
Subject: RE: RFC George's RSB B2 L18&19

No comment.

Peggy Horton
Current Planner
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-7862



From: Permit Center <Permit.Center@matsugov.us>
Sent: Friday, January 12, 2024 3:36 PM
To: Peggy Horton <Peggy.Horton@matsugov.us>; Rick Benedict <Rick.Benedict@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Michelle Olsen <Michelle.Olsen@matsugov.us>
Subject: FW: RFC George's RSB B2 L18&19

Please review and add any comments that you may have.
Thank you,

[Corinne Lindfors](#)
Matanuska-Susitna Borough
Development Services
Administrative Specialist
350 E. Dahlia Avenue
Palmer, Alaska 99645
Corinne.lindfors@matsugov.us
PH: (907)861-8574

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, January 8, 2024 4:49 PM

Amy Otto-Buchanan

From: Permit Center
Sent: Tuesday, January 16, 2024 10:46 AM
To: Amy Otto-Buchanan
Subject: RE: RFC George's RSB B2 L18&19

No comments.

Thank you,

Jennifer Monnin, CFM
Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matsugov.us
907-861-7822

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, January 8, 2024 4:49 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Permit Center <Permit.Center@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; msb.hpc@gmail.com
Subject: RFC George's RSB B2 L18&19

The following link contains a Request for Comments to eliminate the common lot line between 53221B02L018/L019, George's RSB B2 L18 & 19, MSB Case #2024-001. Comments are due by **January 31, 2024**. Please let me know if you have any questions. Thanks, A.

[George's RSB B2 L18&19](#)

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

Amy Otto-Buchanan

From: Farrer, Hayley M CIV USARMY CEPOA (USA) <Hayley.M.Farrer@usace.army.mil>
Sent: Thursday, January 11, 2024 11:23 AM
To: Amy Otto-Buchanan
Subject: [Non-DoD Source] RFC George's RSB B2 L18&19

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

Hi Amy,

The Corps of Engineers (Corps) does not have any comments regarding eliminating the common lot line between 53221B02L018/L019, George's RSB B2 L18 & 19, MSB Case #2024-001.

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.

Sample drawings can also be found on our website at

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. The Matanuska River is a navigable water of the U.S.

The land owner is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) if they wish to get authorization for the above noted activities. Please feel free to have the land owner contact our main line if they have any questions or concerns at 907-753-2712.

Sincerely,
Hayley Farrer
Regulatory Specialist
South Section, Alaska District
US Army Corps of Engineers
(907)753-2778

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, January 8, 2024 4:49 PM

Amy Otto-Buchanan

From: Jesse Kinsland <jdkinsland@hotmail.com>
Sent: Sunday, January 28, 2024 9:21 PM
To: MSB Platting
Subject: Plat No.89-61 proposal (AOB 2024-001)

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

I recently received a notice for a proposed joining of two lots. As a resident who owns lots 10-13, as well as lots A and B, I support them combining their lots into one. I feel that it will improve on our market value as well as the overall quality of the neighborhood.

Jesse Kinsland
15311 E Swaps Ln

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

RECEIVED
JAN 29 2024
PLATTING

3221B02L020 13
POWELL FAMILY TR
PO BOX 541
CREEDE CO 81130

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CUTTING EDGE HOMES/CABINS LLC

REQUEST: The request is to create one lot from Lots 18 & 19, Block 2, George's Subdivision, Plat No. 89-61, to be known as **LOT 18A**, containing 2.26 acres +/- . The parcel is located north of S. Bodenbug Loop, west of S. Spiro Drive and east of the Matanuska River (Tax ID#s 3221B02L018/L019); within Section 15, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Butte Community Council and Assembly District #1.

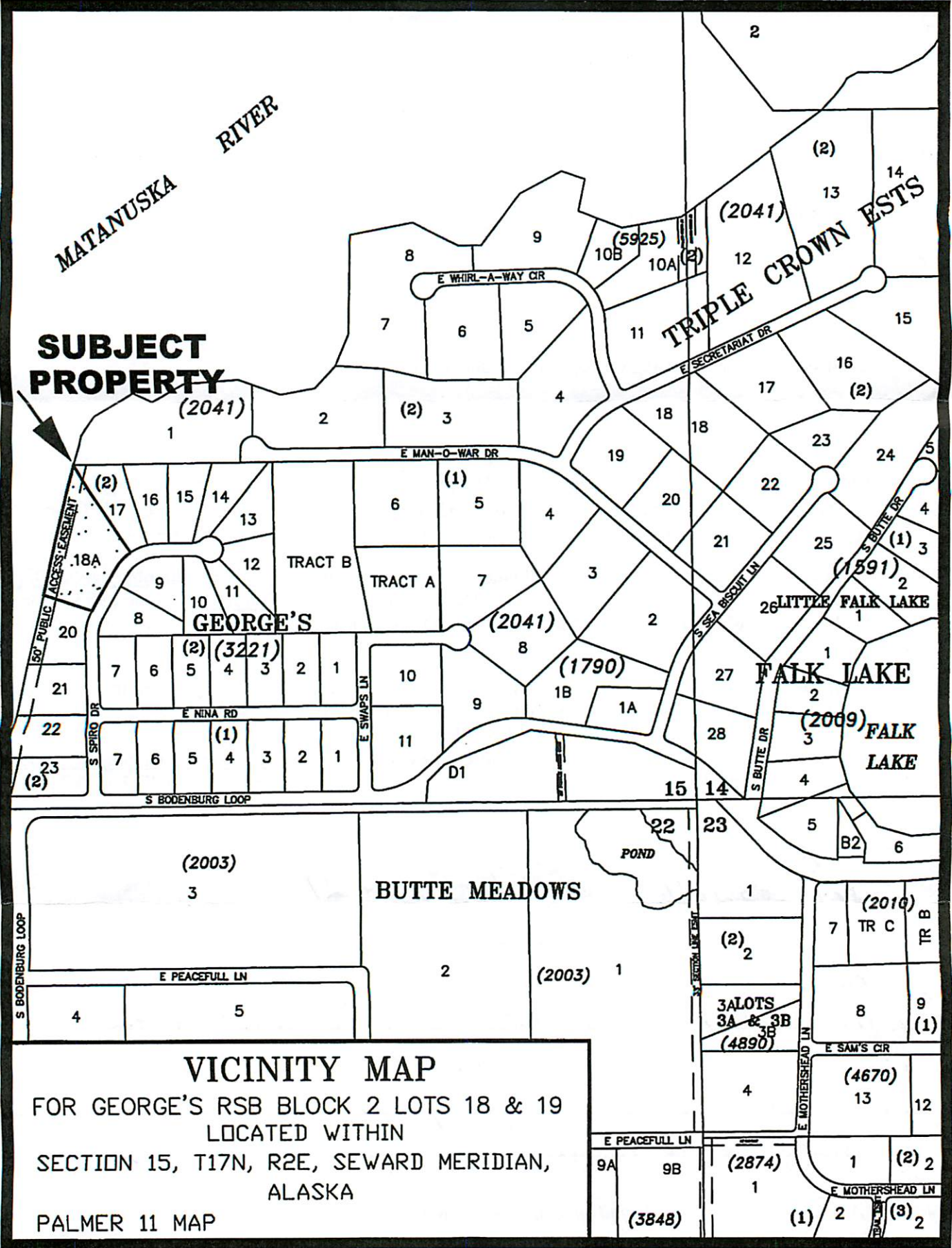
The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **February 7, 2024**, starting at 8:30 a.m. We 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. 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.

[] No Objection Objection [] Concern

Name: Gary Powell Address: Lots 20 + 21

Comments: No justification has been provided. However it appears that the Petitioner intends to construct rental cabins. That is inconsistent with the intent of the subdivision and existing covenants. This would have a negative impact on the value of my adjoining lots. Lacking more information I am opposed to the request



VICINITY MAP
 FOR GEORGE'S RSB BLOCK 2 LOTS 18 & 19
 LOCATED WITHIN
 SECTION 15, T17N, R2E, SEWARD MERIDIAN,
 ALASKA
 PALMER 11 MAP

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 _____, 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)

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

CLARENCE DELMORE _____ DATE _____
2190 S. SPIRO DR.
PALMER, AK 99645

AURORA DELMORE _____ DATE _____
2190 S. SPIRO DR.
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: _____

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 ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
2. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING HAZARD 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.
3. GEORGE'S SUBDIVISION PLAT 86-61 RECORDED DISTANCES 50.28' & 147.51' ON THE SOUTH LINE OF LOT 19 ADD UP TO 197.79' INSTEAD OF THE DISPLAYED OVERALL DISTANCE OF 197.85'.
4. THIS SUBDIVISION IS ENCUMBERED BY A MEA BLANKET EASEMENT RECORDED ON JANUARY 8, 1985 IN BK. 398, PG. 20.
5. THIS SUBDIVISION TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON MAY 30, 1986 IN BK. 469, PG. 498, AMENDED ON MARCH 30, 2022 AT DOCUMENT# 2022-007119-0.
6. FLOOD HAZARD DATA SHOWN HEREON DERIVED FROM FEMA FIRM PANEL 8165F DATED SEPTEMBER 7, 2019.
7. THE BASE FLOOD ELEVATION FOR LOT 18A, BASE ON MSB FLOOD STUDY DATA, IS 119.00FT.

ELF

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)

LEGEND

- (C) COMPUTED DATA
- (N74°45'W) (254.70') RECORD PER PLAT (86-61) GEORGE
- ① BLOCK
- FLOOD HAZARD AREA

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

OWNER (MEMBER) _____ DATE _____
SLG INVESTMENTS LLC.
2190 S. SPIRO DR.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

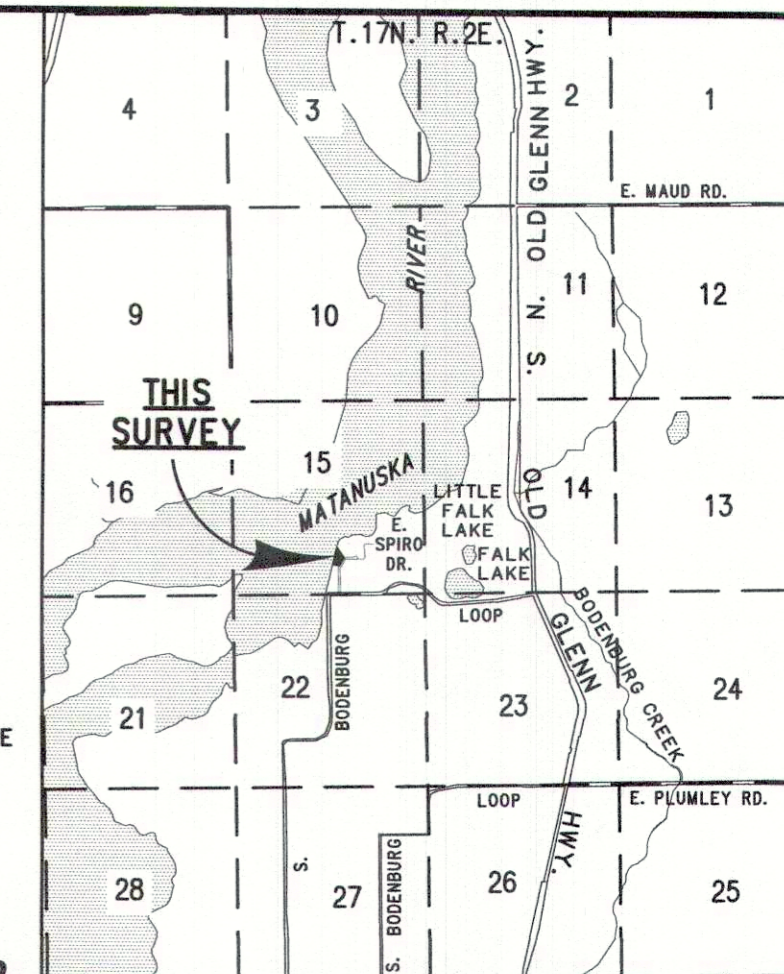
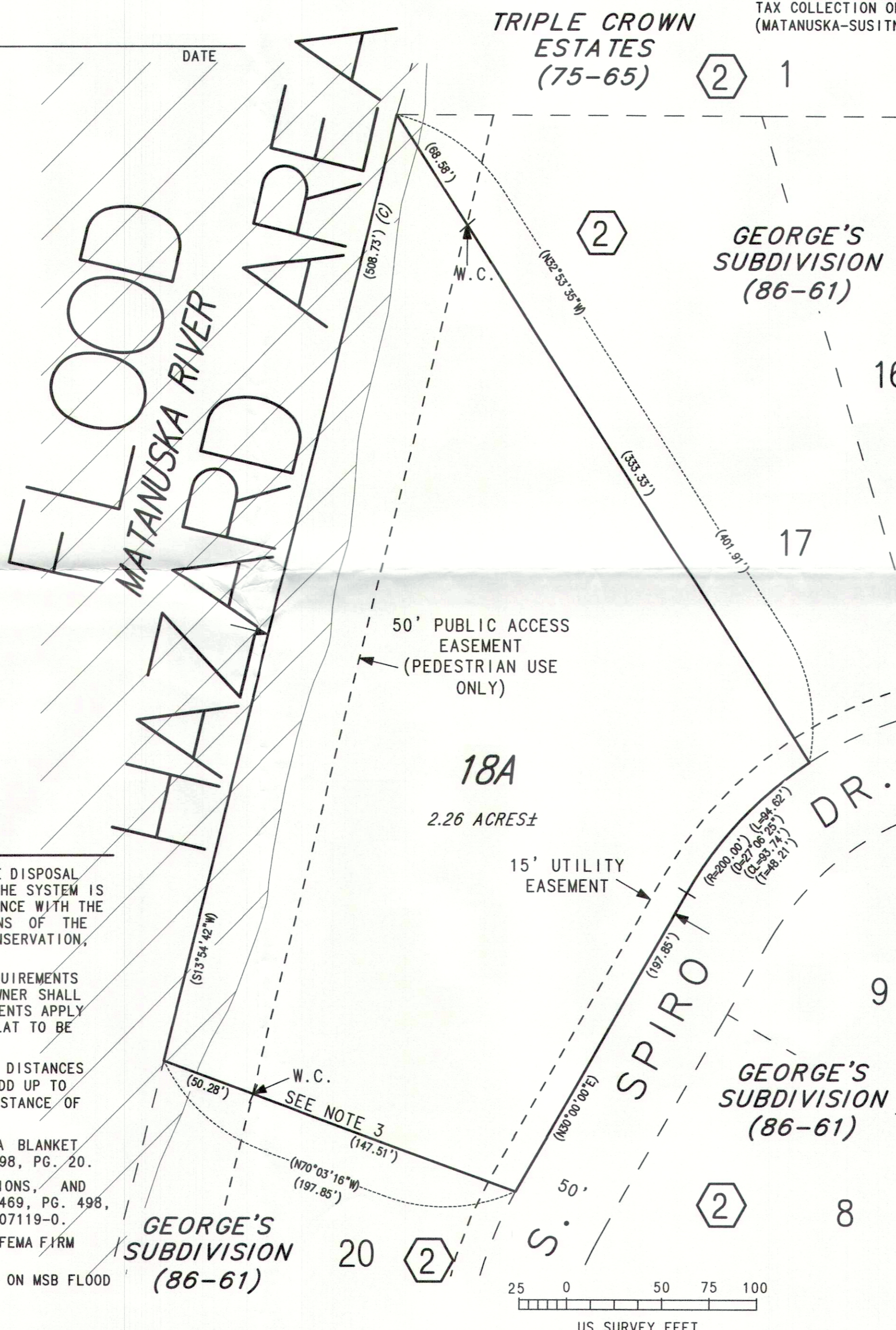
SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, 20____,

FOR _____

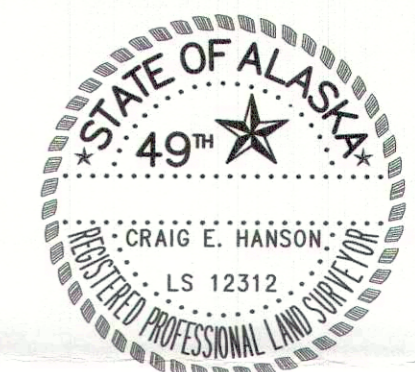
NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____



SOURCE: MSB TAX MAP PA11, PA12, PA13, & PA14 1"=5280'

SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM THE REVISED PLAT OF GEORGE'S SUBDIVISION(86-61).

REGISTERED LAND SURVEYOR

Agenda Copy

RECEIVED
JAN 08 2024
PLATTING

A PLAT OF
GEORGE'S SUBDIVISION
LOT 18A, BLOCK 2
A REPLAT OF
GEORGE'S SUBDIVISION
LOTS 18 & 19, BLOCK 2
(86-61)
PALMER RECORDING DISTRICT
STATE OF ALASKA
THIRD JUDICIAL DISTRICT
LOCATED WITHIN
SE¼ SEC. 15, T.17N. R.2E. SM, AK
CONTAINING 2.26 ACRES MORE OR LESS

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

3B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 7, 2024

ABBREVIATED PLAT: DOO DAH ACRES
LEGAL DESCRIPTION: SEC 22, T19N, R03E, SEWARD MERIDIAN AK
PETITIONERS: CHARLES OVERBY & LAUREL FLYNN AND RUTH OLIN
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 30.07 ± PARCELS: 3
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2024-002

REQUEST: The request is to create three lots from Tax Parcels B8, B11 & B12 (Parcels B, C & D, MSB Waiver 83-36-PWm, recorded as 83-63w) and Lot 2A Two Few Acres, Plat No. 89-1, to be known as **DOO DAH ACRES**, containing 30.07 acres +/- . Parcels are located north of S. Glenn Highway and the Matanuska River, east of Eska Creek and directly east of N. Jonesville Mine Road; lying within Section 22, Township 19 North, Range 03 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
Topographic Mapping & As-Built

EXHIBIT A – 4 pgs
EXHIBIT B – 5 pgs
EXHIBIT C – 3 pgs

AGENCY COMMENTS

Department of Public Works Pre-Design Division
Development Services
Utilities
ADOT&PF

EXHIBIT D – 1 pg
EXHIBIT E – 2 pgs
EXHIBIT F – 2 pgs
EXHIBIT G – 2 pgs

DISCUSSION: This platting action is creating three lots from three tax parcels and one existing lot. Driveway access for Lots 2 & 3 is from E. Doo Dah Avenue, an unconstructed 55' wide Public Use Easement, which overlays the 60' wide flat pole of Lot 3. A 5' wide by 503' long Common Access Easement will be required on the north boundary of E. Doo Dah Avenue to give driveway access to Lot 2 (see *Recommendation #4*). Driveway permit applications for the two driveways on Lot 2 and the one driveway on Lot 3 are required (see *Recommendation #3*). The shed on Lot 3 that is in setback from the Public Use Easement will need to be moved/removed and proof provided to Platting staff (see *Recommendation #5*).

Soils Report: (**Exhibit B**) A soils report was submitted, pursuant to MSB 43.20.281(A)(1). Bill Klebesadel, PE, notes testholes were excavated to 12'. Soils classification is GW/GP and SW/SP, with no groundwater encountered. All lots have at least 10,000 sf of useable building area and at least 10,000 sf of contiguous useable septic area. Testhole log and testhole location map is attached. Topographic mapping and as-built provided at **Exhibit C**.

Comments: Department of Public Works PD&E (**Exhibit D**) notes Lots 2 & 3 should share access onto N. Jonesville Mine Road via E. Doo Dah Avenue. Development Services (**Exhibit E**) Current Planning questions the 55' wide Public Use Easement not extending the entire width of the pole portion of proposed Lot 3, as to whether it would create a trespass issue. *Staff notes the Condition of Approval of a 5' wide Common Access Easement will mitigate any trespass issue.* Further comments note there are four driveways onto E. Doo Dah Avenue that do not have permits on file. These driveways do qualify for the current fee waiver that expires on September 31, 2024. Apply for driveway permits online or by calling Development Services (see **Recommendation #3**).

Utilities: (Exhibit F) GCI has no comments. Enstar, MTA and MEA did not respond.

ADOT&PF: (Exhibit G) notes no direct access to N. Jonesville Mine Road from Lots 2 & 3; must take access from E. Doo Dah Avenue. Subsequent development of all lots will require continue use of existing access. Request access easement from Lot 1 across Lot 2 to E. Doo Dah Avenue to consolidate access for these lots, otherwise Lot 1 will need to apply for a driveway permit with ADOT&PF. Lot 1 will be permitted one access to N. Jonesville Mine Road. ADOT&PF will not take ownership or maintain the Public Use Easement for E. Doo Dah Avenue.

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 Sutton/Alpine; Fire Service Area #4 Sutton; Road Service Area #31 Alpine; MSB Emergency Services, Community Development, Planning Division or Assessments; Enstar, MTA or MEA.

CONCLUSION: The preliminary plat of **DOO DAH 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. 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. Pursuant to MSB 43.20.281(A)(1), a soils report was submitted.

FINDINGS OF FACT

1. The plat of Doo Dah Acres 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 43.20.28(A)(1). All lots have the required 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.
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 Sutton/Alpine; Fire Service Area #4 Sutton; Road Service Area #31 Alpine; MSB Emergency Services, Community Development, Planning Division or Assessments; Enstar, MTA 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.

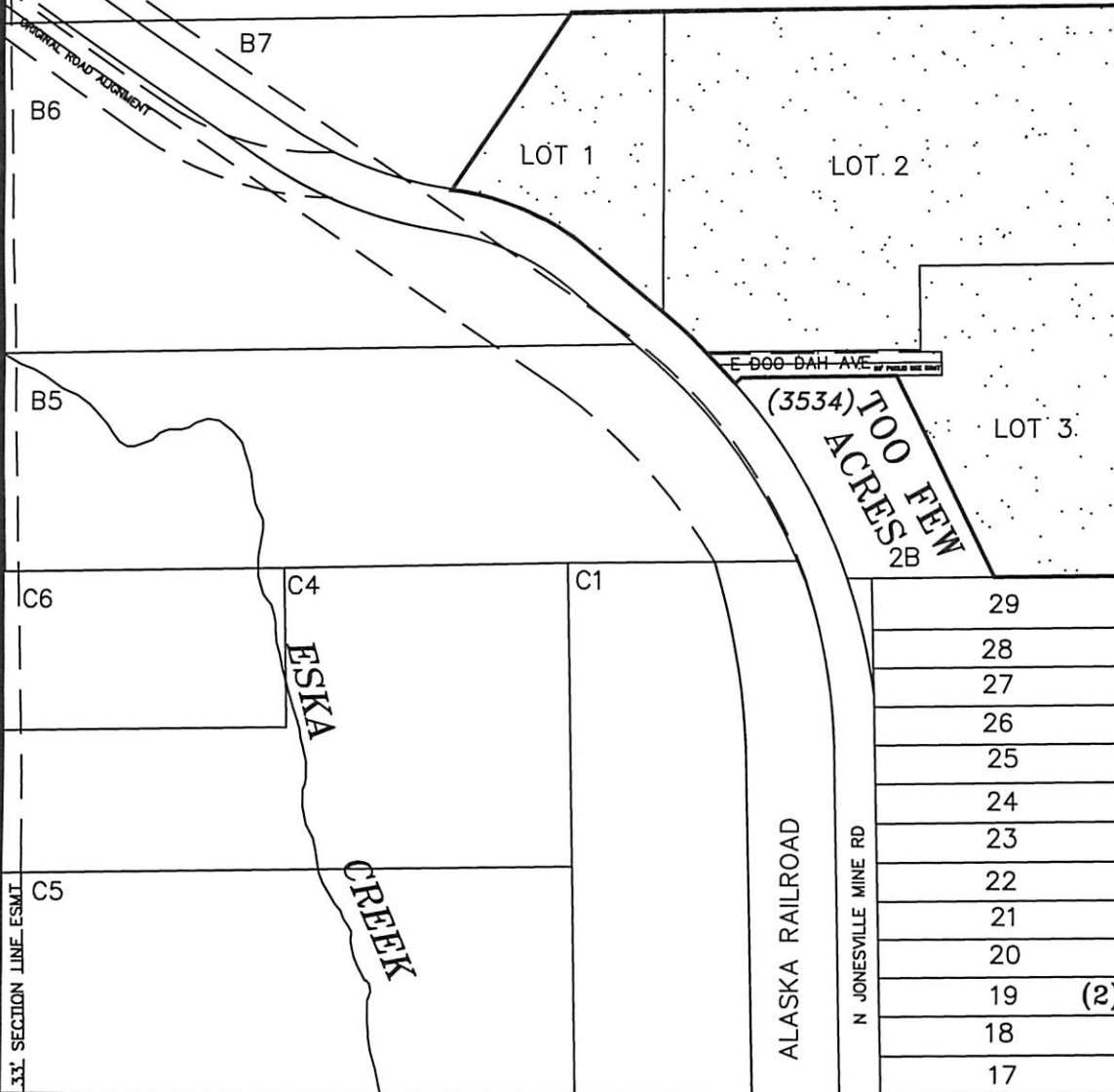
RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the preliminary plat of Doo Dah Acres, Section 22, Township 19 North, Range 03 East, Seward Meridian, Alaska, contingent on staff recommendations:

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. Apply for a driveway permit for existing driveways on Lot 2 and Lot 3 from MSB Development Services and provide copy of application to Platting staff.
4. Grant a 5' wide by 503' long Common Access Easement on the north boundary of E. Doo Dah Avenue to give driveway access to Lot 2.
5. Remove/move the shed on Lot 3 that is in setback from the Public Use Easement and provide proof of removal from the setback to Platting staff.
6. Pay postage and advertising fees.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.

22
 B1

A2

**SUBJECT
 PROPERTY**



29	D6
28	
27	
26	
25	
24	
23	
22	
21	
20	
19 (2)	
18	
17	
SUTTON	
15-1	
14-1	
13	
12	
11	
10	
9 (4008)	

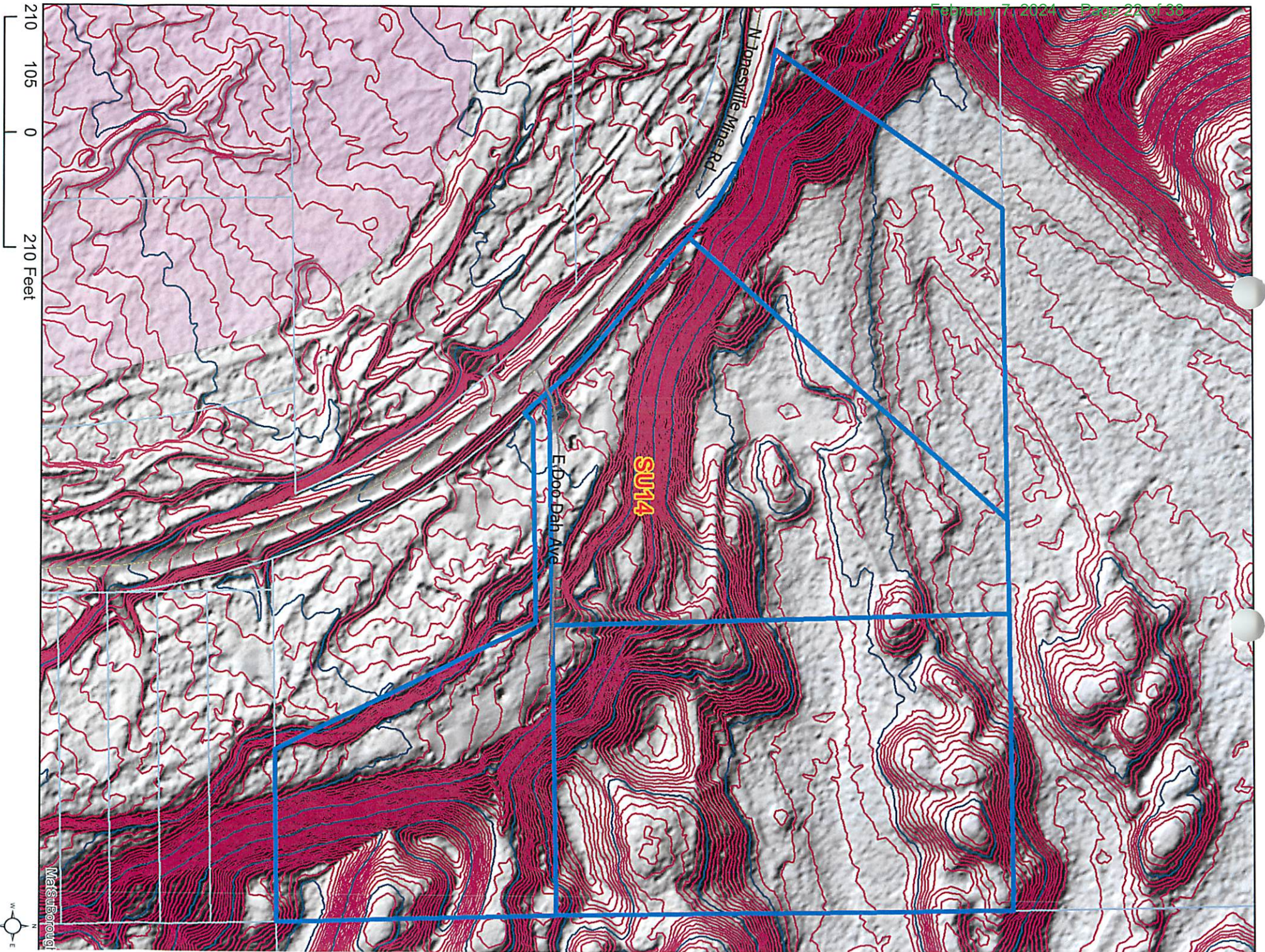
VICINITY MAP
 FOR PROPOSED DOO DAH ACRES
 LOCATED WITHIN
 SECTION 22, T19N, R03E, SEWARD MERIDIAN,
 ALASKA
 SUTTON 14 MAP

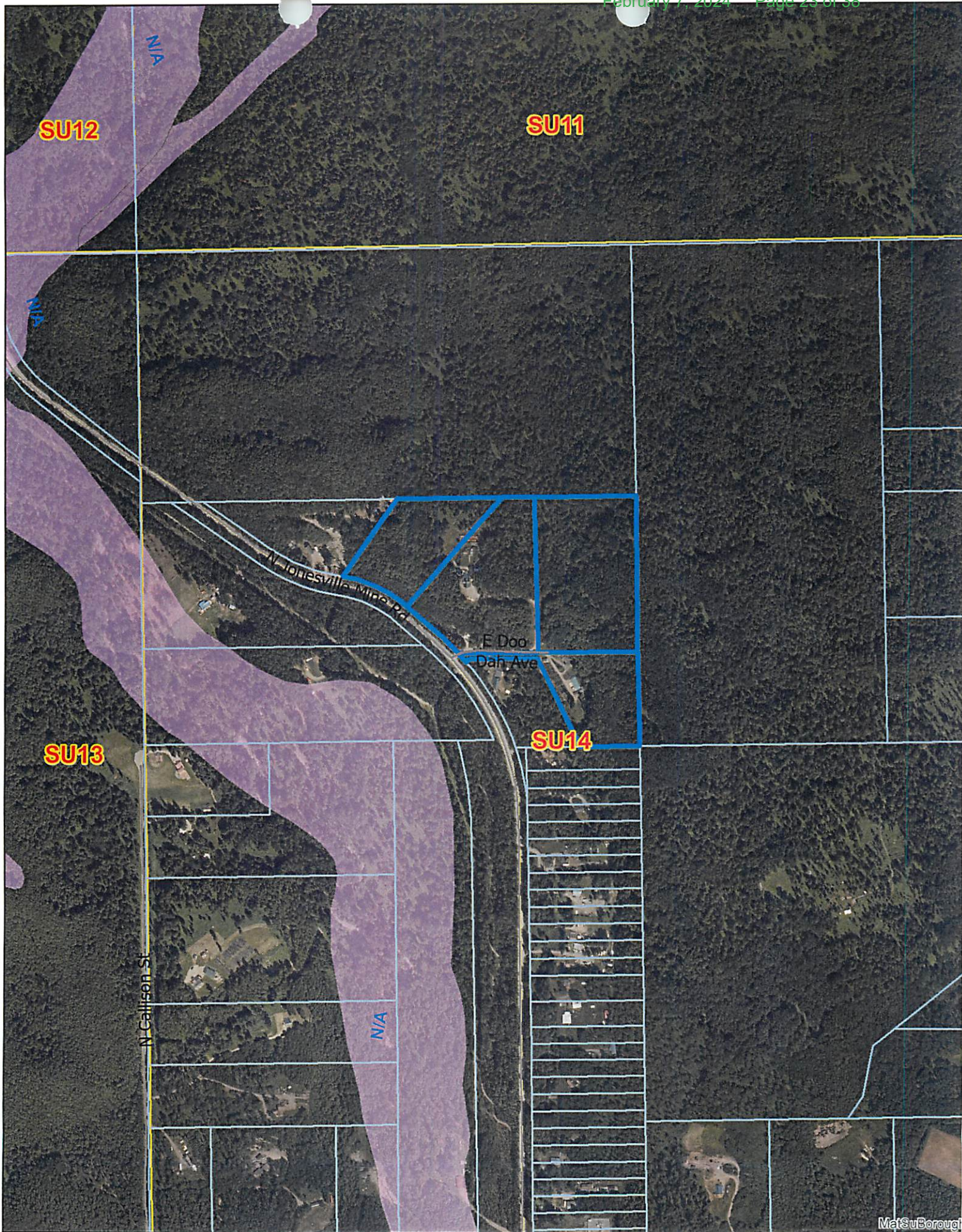
EXHIBIT A



210 105 0 210 Feet







640 320 0 640 Feet

MtSutborough



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



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USEABLE AREA CERTIFICATION

DOO DAH NIX

A SUBDIVISION OF

PARCEL B, C, & D OF MSB WAIVER RES. 83-36-PWM (83-63) & LOT 2A, TOO FEW ACRES (89-1)

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

INDIVIDUAL LOTS: MINIMUM SIZES

- All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- The useable area consists entirely of land sloping less than 25% or will be at final certification.
- The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

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

SOIL CLASSIFICATIONS

Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES: TH-2
(SW) TEST HOLES: TH-1

(GP) TEST HOLES: TH-2
(SP) TEST HOLES: TH-1

Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES: (SM) TEST HOLES:

Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

GROUND WATER INVESTIGATION

No groundwater was encountered in any of the Test Holes

Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

Monitoring Test Holes May through October: TEST HOLES:
 Soil Mottling or Staining Analysis: TEST HOLES:

Depth to seasonal high water is a min. of 8' TEST HOLES:

Depth to seasonal high water is less than 8'
 Fill will be required A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

Additional Fill required to ensure 8' of coverage above water table Lots:

The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

Re-Grading will be required to eliminate slopes in excess of 25% Lots:

No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".


William S. Klebesadel 1-12-24
WILLIAM S. KLEBESADEL P.E. Date
Professional Engineer



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	Lot 2A, Too Few Acres (89-1)	TEST HOLE NO.	Date:	09/29/23
Insp. By:	H.R.	2	Job #	23-254

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP										
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached										
2ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.											
3ft													
4ft													
5ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	PERCOLATION TEST										
6ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop					
7ft			1										
8ft			2										
9ft			3										
10ft			4										
11ft			5										
12ft			6										
			7										
			8										
			9										
			10										
	11												
	12												
			Perc. Hole Diam. (in.):										
			Test Run Between:										
			ft	and	ft	Deep							
13ft													
14ft													
15ft													
16ft													
17ft													
18ft													
19ft													
20ft													
									COMMENTS:				

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

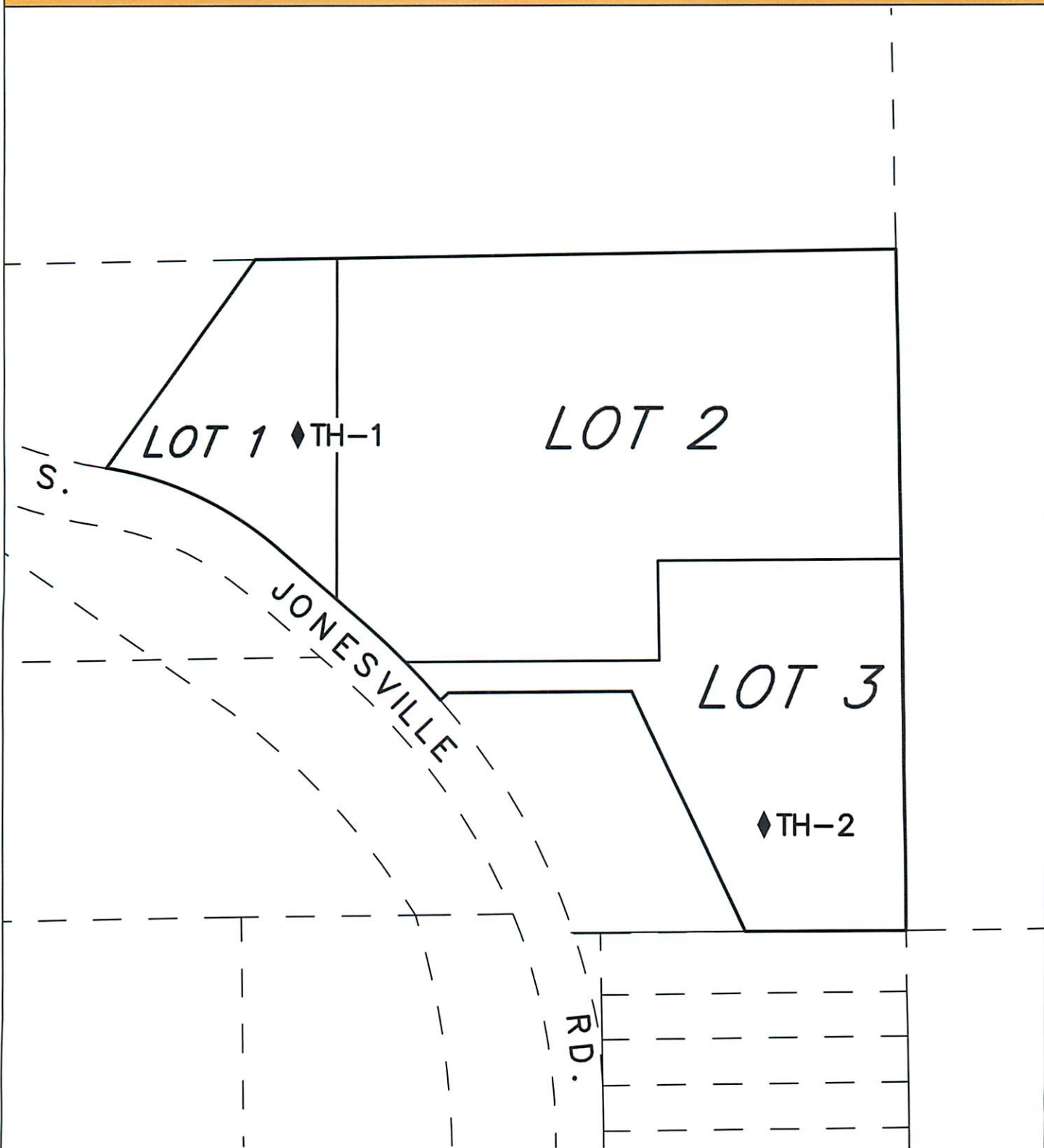
WATER LEVEL MONITORING	
Date	WATER LEVEL

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

DO DAH NIX

FILE: 23-254	DRAWN: ELF	10/13/23
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EXHIBIT A



EXHIBIT C

MSB WAIVER RES.
 97-30-P/W (80)
 (BK. 907, PG. 800)
 TRACT 1

SUTTON, ALASKA
 DOO DAH ACRES
 SITE PLAN - EXISTING CONDITIONS
 PROJECT OVERVIEW

NOTES
 1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANOKA SECTION THROUGH IMAGERY COLLECTED OF 2019/2020/2021.
 2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2003.0)

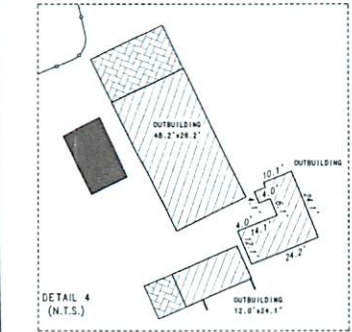
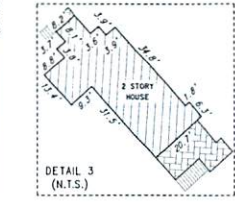
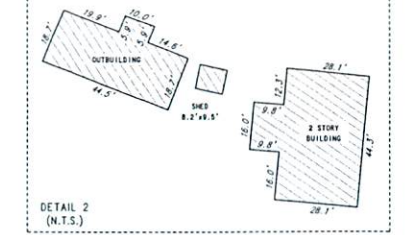
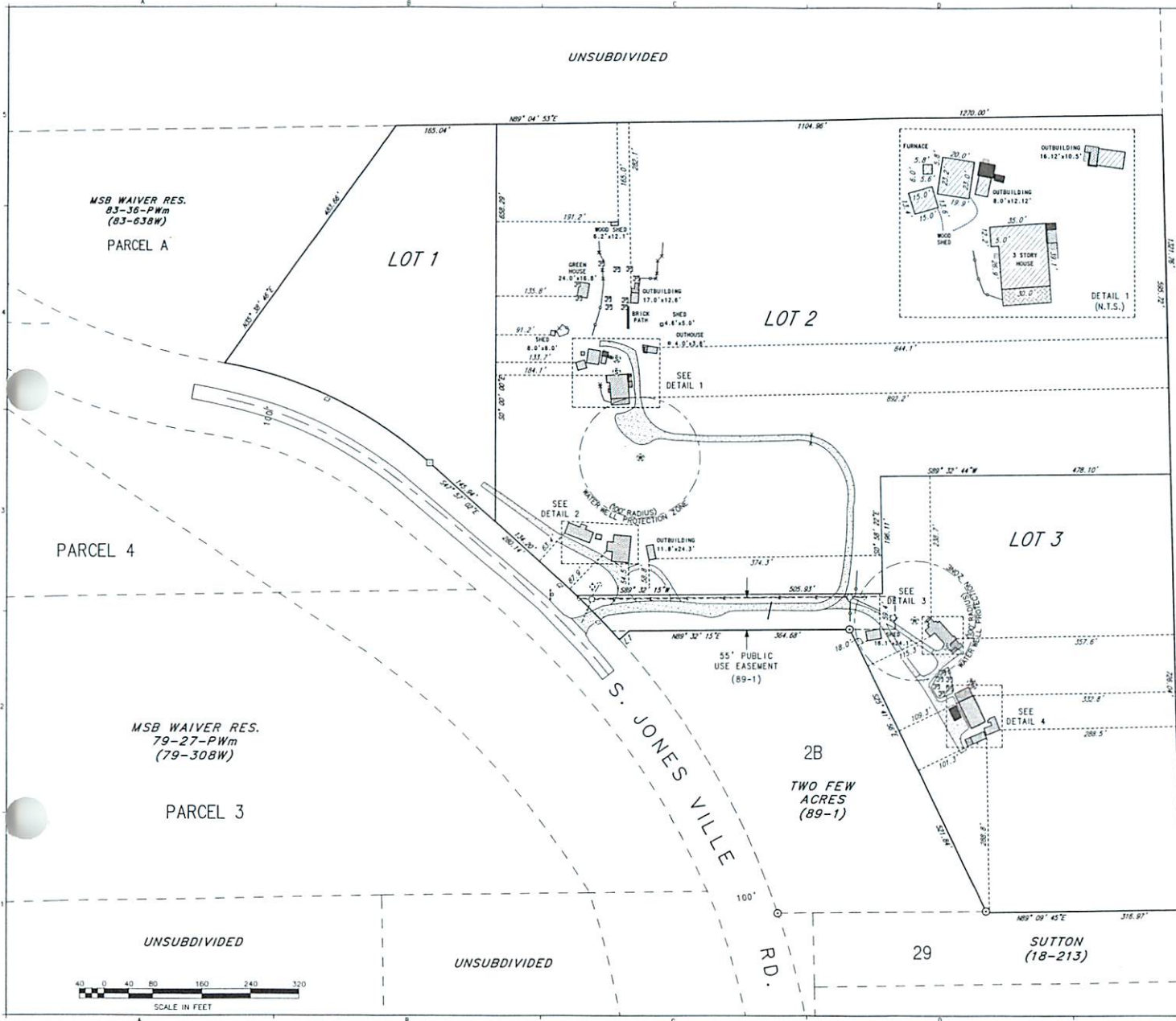


DRAWN BY: EHF
 CHECKED: CEH
 SCALE: 1" = 400'
 REVISION DATE: 10/23/23

REFERENCE NUMBER: V-20
 SHEET 1 OF 3



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PALMER, ALASKA 99645
(907) 746-7738



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LEGEND

○	MEASURED DATA	⊕	WATER, ELECTRIC
⊙	RECOVERED PLASTIC CAP ON "N" REBAR	⊕	SIGN (PUBLIC)
⊙	RECOVERED "N" REBAR	⊕	GATE
⊙	RECOVERED CONCRETE IRON MONUMENT	⊕	FENCE
⊙	WATER WELL	⊕	12" CULVERT
⊙	CLEANOUT (SEWER)	⊕	DECK
⊙	PLANTER	⊕	BUILDING
⊙	ELECTRIC TRANSFORMER BOX	⊕	GRAVEL ROAD/DRIVEWAY
⊙	ANCHOR GUY	⊕	ASPHALT ROAD
⊙	UTILITY POLE	⊕	CONCRETE PILING/RETAINING WALL
		⊕	BRICK PATH

MSB WAIVER RES.
97-39-PWm
(BK. 907, PG. 680)

TRACT 1

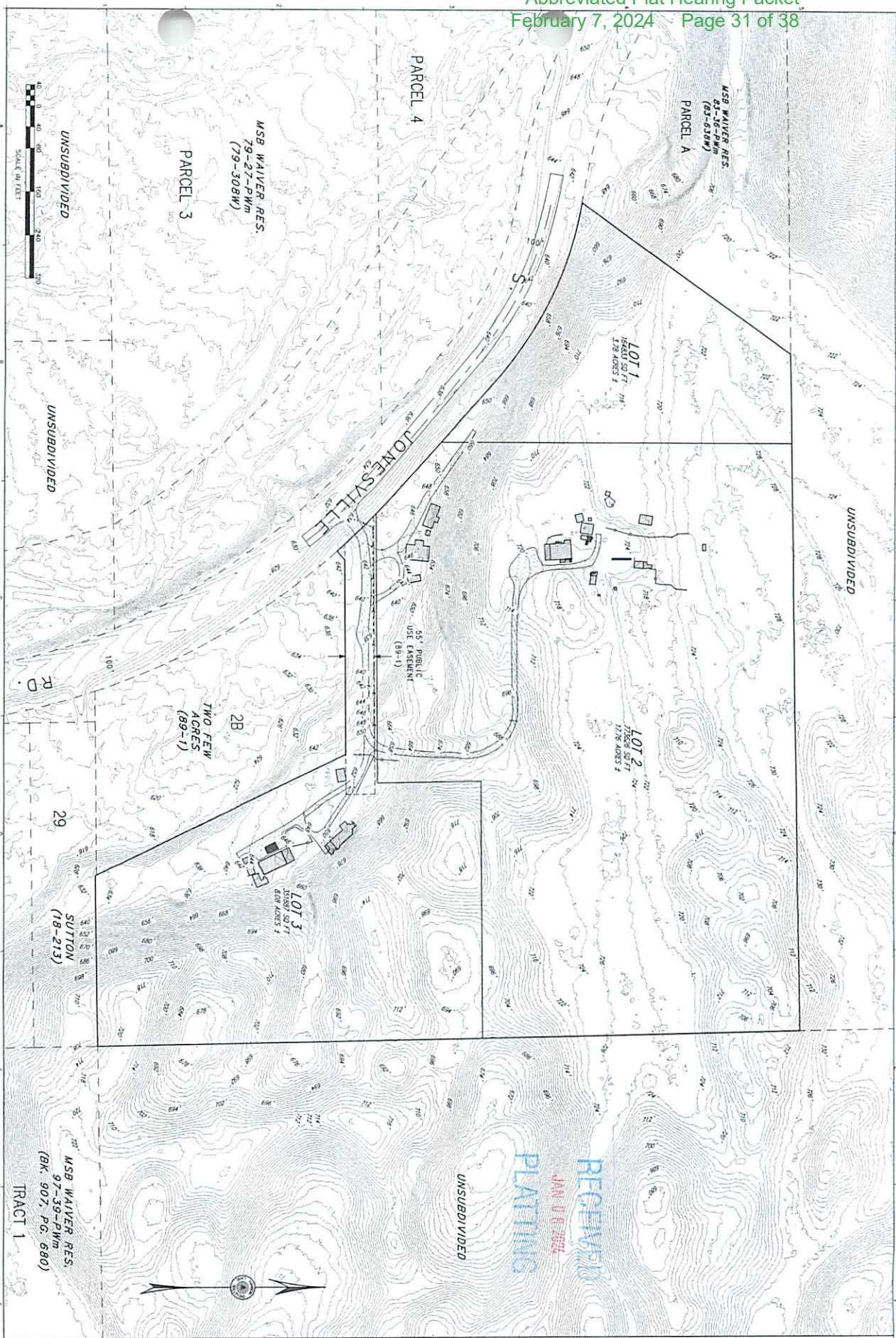
NOTES
1. THIS FIELD SURVEY WAS COMPLETED ON OCTOBER 9, 2023. ALL DIMENSIONS HAVE BEEN FIELD OR SET AS DESCRIBED UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

SUTTON, ALASKA
DOO DAH ACRES
SITE PLAN - EXISTING CONDITIONS
PLANNIMETRY-AB

DWG.#: 23-254C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
1"=17' 1"=180'
22.34' 1"=80'
REVISION DATE:
10/23/23

REFERENCE NUMBER:
V-21
SHEET 2 OF 3





<p>OWNER: 23-254C DESIGN BY: CEH CHECKED: CEH SCALE: 1" = 100' REVISION DATE: 10/23/23</p>	<p>REVISION DATE: 10/23/23</p>	<p>SUTTON, ALASKA DOO DAH ACRES SITE PLAN - EXISTING CONDITIONS TOPOGRAPHY</p>	<p>NOTES 1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUTTON BOROUGH, LIVINGLAND/ISSUE# 2019. 2. THE HORIZONTAL DATUM IS NAD83 (GCSNAD83 EPOCH 2011.0). 3. THE VERTICAL DATUM IS NAVD83 (GDT1208).</p>		
--	--------------------------------	---	--	--	--

Amy Otto-Buchanan

From: Daniel Dahms
Sent: Tuesday, January 30, 2024 3:03 PM
To: Amy Otto-Buchanan
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: Re: RFC Doo Dah Ac #24-002

Amy,

Lots 2 and 3 should share access onto Jonesville Mine Road via Doo Dah Ave.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, January 12, 2024 9:37 AM
To: romorengo.marasigan@alaska.gov <romorengo.marasigan@alaska.gov>; david.post@alaska.gov <david.post@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>; pamelaj.melchert@usps.gov <pamelaj.melchert@usps.gov>; matthew.a.carey@usps.gov <matthew.a.carey@usps.gov>; jordan.t.matthews@usps.gov <jordan.t.matthews@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com <timhaledistrict1@gmail.com>; suttoncommunitycouncil@gmail.com <suttoncommunitycouncil@gmail.com>; jaylevan1@mtaonline.net <jaylevan1@mtaonline.net>; Brian Davis <Brian.Davis@matsugov.us>; Brian Carver <Brian.Carver@matsugov.us>; Land Management <Land.Management@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>; msb.hpc@gmail.com <msb.hpc@gmail.com>; 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@enstarnaturalgas.com>; row@mtasolutions.com <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>
Subject: RFC Doo Dah Ac #24-002

The following link contains a Request for Comments for Doo Dah Acres, MSB Case #2024-002, to create three lots from 119N03E22B008/B011/B012 & 53534000L002A. Comments are due by **February 1, 2024**. Please let me know if you have any questions. Thanks, A.

 [Doo Dah Ac](#)

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

Amy Otto-Buchanan

From: Permit Center
Sent: Tuesday, January 16, 2024 11:07 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Doo Dah Ac #24-002

Good Afternoon,

These properties have 4 driveways onto E Doo Dah Ave that do not have permits on file. These driveways do qualify for the current fee waiver that expires on September 31, 2024. They can apply online or by calling into the office.

Thank you,

Jennifer Monnin, CFM
Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matsugov.us
907-861-7822

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, January 12, 2024 9:38 AM
To: romorenzo.marasigan@alaska.gov; david.post@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; suttoncommunitycouncil@gmail.com; jaylevan1@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Brian Carver <Brian.Carver@matsugov.us>; Land Management <Land.Management@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>; msb.hpc@gmail.com; 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 Doo Dah Ac #24-002

The following link contains a Request for Comments for Doo Dah Acres, MSB Case #2024-002, to create three lots from 119N03E22B008/B011/B012 & 53534000L002A. Comments are due by **February 1, 2024**. Please let me know if you have any questions. Thanks, A.

 [Doo Dah Ac](#)

Amy Otto-Buchanan
Platting Specialist

Amy Otto-Buchanan

From: Peggy Horton
Sent: Friday, January 12, 2024 3:36 PM
To: Amy Otto-Buchanan
Cc: Rick Benedict; Taunnie Boothby; Michelle Olsen
Subject: RE: RFC Doo Dah Ac #24-002

I would investigate the issue of the 55' wide public use easement not extending the entire width of the pole portion of proposed Lot 3. Does this create a trespass issue for Lot 2 and Lot 1, having to traverse Lot 3's property to get onto their lot? The same issue for Lot 1 traversing Lot 2's property. Of course, each lot may have access to Jonesville Road, which would make my comments mute.

Respectfully,
Peggy Horton
Current Planner
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-7862



From: Permit Center <Permit.Center@matsugov.us>
Sent: Friday, January 12, 2024 3:09 PM
To: Peggy Horton <Peggy.Horton@matsugov.us>; Rick Benedict <Rick.Benedict@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Michelle Olsen <Michelle.Olsen@matsugov.us>
Subject: FW: RFC Doo Dah Ac #24-002

Please review and add any comments that you may have.
Thank you,

[Corinne Lindfors](#)
Matanuska-Susitna Borough
Development Services
Administrative Specialist
350 E. Dahlia Avenue
Palmer, Alaska 99645
Corinne.lindfors@matsugov.us

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, January 23, 2024 12:50 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Doo Dah Ac #24-002
Attachments: Agenda Plat.pdf

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

Amy,

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, January 12, 2024 9:38 AM
To: romorenzo.marasigan@alaska.gov; david.post@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaldistrict1@gmail.com; suttoncommunitycouncil.@gmail.com; jaylevan1@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Brian Carver <Brian.Carver@matsugov.us>; Land Management <Land.Management@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>; msb.hpc@gmail.com; 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 Doo Dah Ac #24-002

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

The following link contains a Request for Comments for Doo Dah Acres, MSB Case #2024-002, to create three lots from 119N03E22B008/B011/B012 & 53534000L002A. Comments are due by **February 1, 2024**. Please let me know if you have any questions. Thanks, A.

 [Doo Dah Ac](#)

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



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

Division of Project Delivery
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

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JAN 23 2024
PLATTING

January 19, 2024

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **HO 14 CC, Klondike Dr. (Plat#77-167)**
 - No Direct access to Hollywood Rd will be allowed for Lots 1-3. Must take access from Klondike Dr.
 - No utilities access from Hollywood Rd, all utilities must access the proposed lots from Klondike Dr.
- **Doo Dah Ave AOB.**
 - No direct access to Jonesville Mine Road from Lots 2 and 3, must take access from Doo Dah Ave.
 - Subsequent development of all lots will require continued use of existing access.
 - Request access easement from Lot 1 across Lot 2 to Doo Dah Ave to consolidate access for these lots, otherwise Lot 1 will need to apply for a driveway permit with DOT&PF.
 - Lot 1 will be permitted one access to Jonesville Mine Road.
 - Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - DOT&PF will not take ownership or maintain the Public Use Easement for Doo Dah Ave.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT G

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0514 or romorenzo.marasigan@alaska.gov.

Sincerely,

Romorenzo Marasigan

Romorenzo Marasigan
Transportation Planner, DOT&PF

cc: Sean Baski, Chief, Highway Design, DOT&PF
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
Orion LeCroy, Acting Traffic & Safety Engineer, DOT&PF

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 _____ 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)

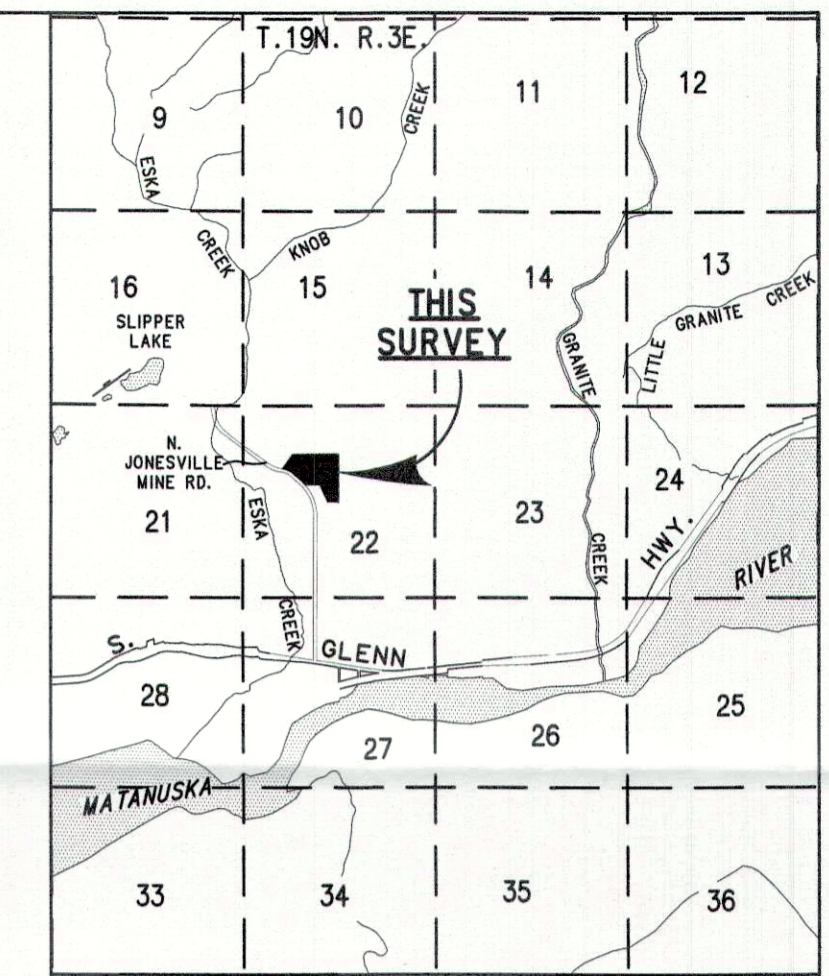
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N49° 29' 25"E	21.90
(L1)	(N49°28'09"E)	(21.90')

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	102.03	1323.24	4°25'04"	51.04	102.00	S42° 41' 39"E
C2	49.32	1323.24	2°08'07"	24.86	49.31	S45° 58' 15"E
C3	381.52	679.59	32°09'57"	195.93	376.53	N63° 04' 34"W

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)



SOURCE: MSB TAX MAP SU11, SU12, SU13, & SU14 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 ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

RUTH J. OLIN _____ DATE _____
P.O. BOX 203
SUTTON, AK 99674

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____,
FOR _____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP

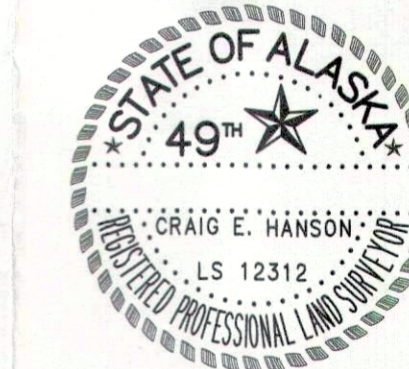
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

CHARLES OVERBY _____ DATE _____
P.O. BOX 143
SUTTON, AK 99674-0143

NOTARY ACKNOWLEDGEMENT

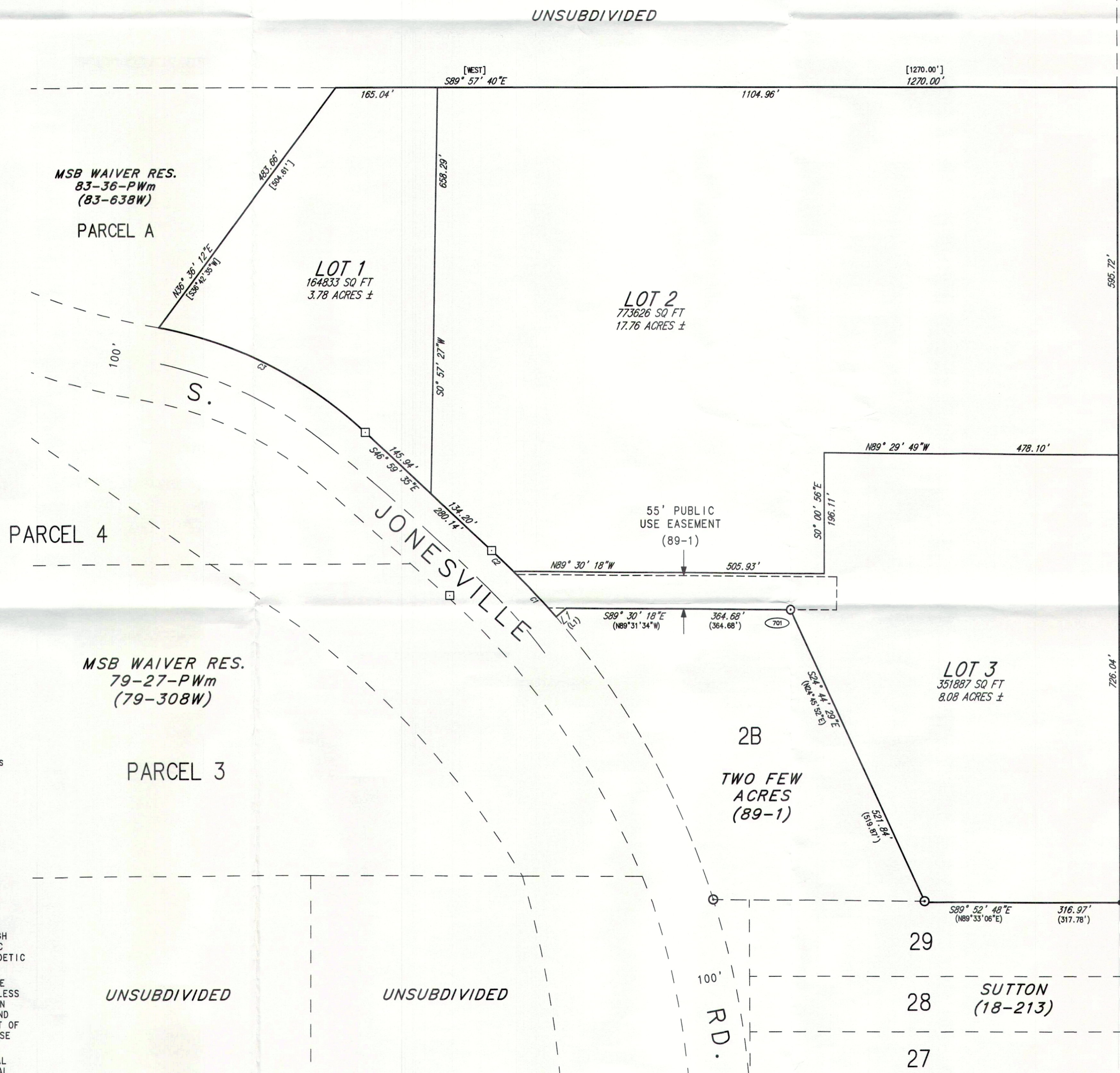
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____,
FOR _____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE



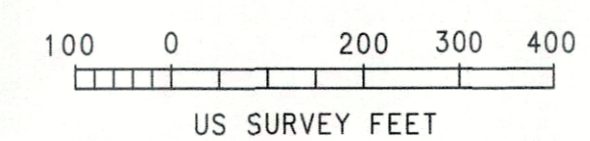
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT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

REGISTERED LAND SURVEYOR



- LEGEND**
- RECOVERED PLASTIC CAP ON 3/8" REBAR
 - RECOVERED 3/8" REBAR
 - ⊙ SET PLASTIC CAP ON 3/8"x30" REBAR
 - (C) COMPUTED DATA
 - 701 MEASURED DATA
 - (N74°58'11"W 255.65') RECORD PER PLAT (89-1) TWO FEW ACRES
 - (N74°45'W) [254.70'] RECORD PER WAIVER RES. (83-63W)
 - 701 SURVEY POINT NUMBER
 - ① BLOCK

- NOTES**
1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 3, A RECOVERED PLASTIC CAP (SURVEYED POINT 701) WITH A NETWORK GNSS GEODETIC POSITION OF 61° 43' 24.63"N 148° 53' 40.04"W
 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. 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.



Agenda Copy

RECEIVED
JAN 08 2024
PLATTING

A PLAT OF
DOO DAH ACRES
A SUBDIVISION OF
LOT 2A
TWO FEW ACRES
(89-1)
&
PARCELS B, C, & D
MSB WAIVER RES. 83-36-PWm
(83-63W)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NW¼ SEC. 22, T.19N. R.3E. SM, AK
CONTAINING 30.07 ACRES MORE OR LESS

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

FILE: FB23-254|CK: CEH|SCALE: 1"=100'|01/05/24|1 OF 1