

# 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  
Connor Herren

## ABBREVIATED PLAT AGENDA

CONFERENCE ROOM 110

350 EAST DAHLIA AVENUE, PALMER

### REGULAR MEETING

8:30 A.M.

October 16, 2024

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plattting@matsugov.us](mailto:plattting@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. **HARMONY POINTE PH 1 LOT 15A BLOCK 1:** The request is to create one lot from Lots 5 and 6, Block 1, HARMONY POINTE PH 1 (Plat # 2003-103), to be known as **HARMONY POINTE PH 1 LOT 15A BLOCK 1**, containing 2.38 acres +/- (Tax ID's 5399B01L005 & 5399B01L006) The plat is located directly north of E. Four Seasons Drive and directly west of S. Charming Valley Loop, located within the NW ¼ Section 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and Assembly District #2. (Petitioner/Owner: Last Frontier Contracting, Staff: Chris Curlin, Case #2024-112)

B. **LUCKY LINDY 2018 ADDITION LOT 5E:** The request is to create one lot from Lots 5C and 5D, Block 5, Lucky Lindy Addition 2018, Plat 2018-156, to be known as **Lucky Lindy 2018 Addition Lots 5E**, containing 2.05 acres +/- The plat is located directly north & east of the cul-de-sac at the eastern end of N. Skyvan Circle, located within the NW ¼ Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #6. (Petitioner/Owner: Dale & Beverly Tallman, Staff: Chris Curlin, Case #2024-114)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **October 16, 2024**, in the **CONFERENCE ROOM 110** 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  
OCTOBER 16, 2024

ABBREVIATED PLAT: HARMONY POINTE PHASE 1 LOT 5A BLOCK 1  
LEGAL DESCRIPTION: SEC 21, T17N, R01E S.M., AK  
PETITIONERS: LAST FRONTIER CONTRACTING  
SURVEYOR/ENGINEER: BUSH CONSTRUCTION SURVEYS  
ACRES: 2.38 +/- PARCELS: 2  
REVIEWED BY: CHRIS CURLIN CASE #: 2024-112

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**REQUEST:**

The request is to create one lot from Lots 5 and 6, Block 1, HARMONY POINTE PH 1 (Plat # 2003-103), to be known as HARMONY POINTE PH 1 LOT 15A BLOCK 1, containing 2.38 acres +/- . The plat is located directly north of E. Four Seasons Drive and directly west of S. Charming Valley Loop, located within the NW ¼ Section 21, Township 17 North, Range 01 East, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Map and Aerial Photos  
USACE  
MSB Permit Center

**Exhibit A – 4 pgs**  
**Exhibit B – 1 pg**  
**Exhibit C – 1 pg**

**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:**

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

USACE (**Exhibit B**) Has no comment.  
MSB Permit Center (**Exhibit C**) Has no comment.

**CONCLUSION**

The plat of **HARMONY POINTE PH 1 LOT 15A BLOCK 1** 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.

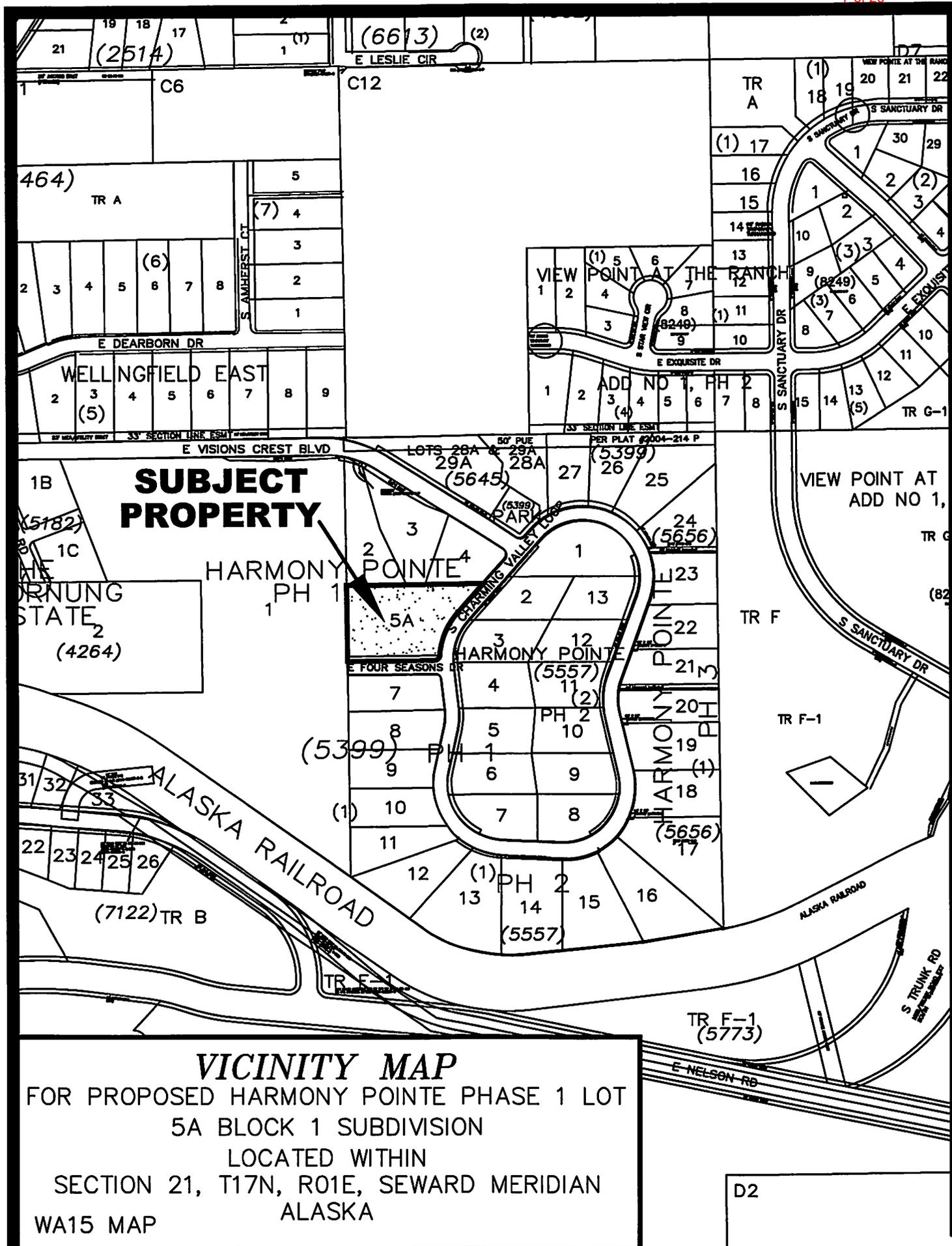
**FINDINGS of FACT:**

1. The abbreviated plat of **HARMONY POINTE PH 1 LOT 15A BLOCK 1** is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. This plat combines two lots within HARMONY POINTE PH 1, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. 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.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Lots 5 and 6, Block 1, HARMONY POINTE PH 1, (Plat 2003-103) and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

**Staff recommends approval of the abbreviated plat of RUMFELT ROOST, located within the NW ¼ Section 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. 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. 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

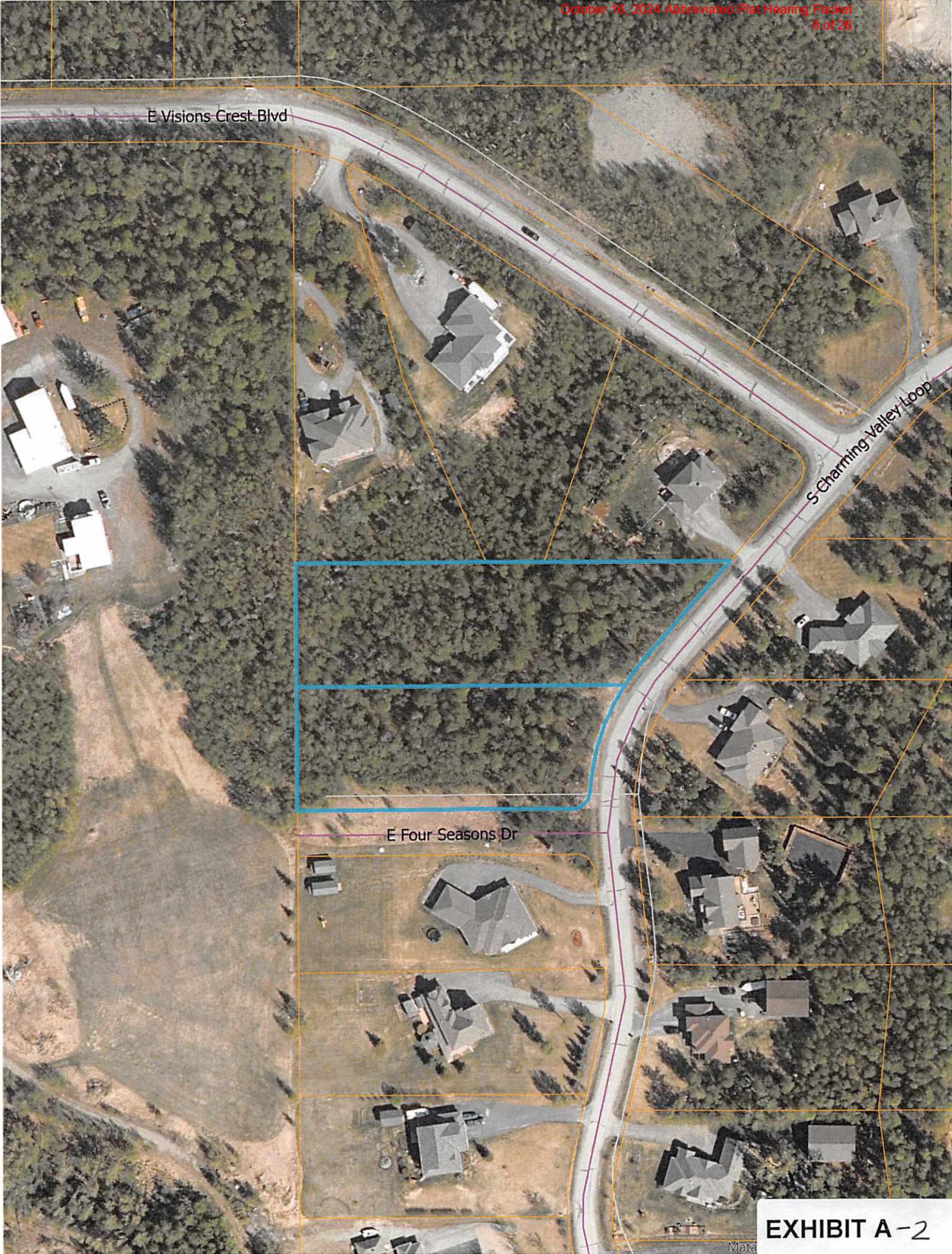
FOR PROPOSED HARMONY POINTE PHASE 1 LOT  
5A BLOCK 1 SUBDIVISION  
LOCATED WITHIN  
SECTION 21, T17N, R01E, SEWARD MERIDIAN  
ALASKA  
WA15 MAP

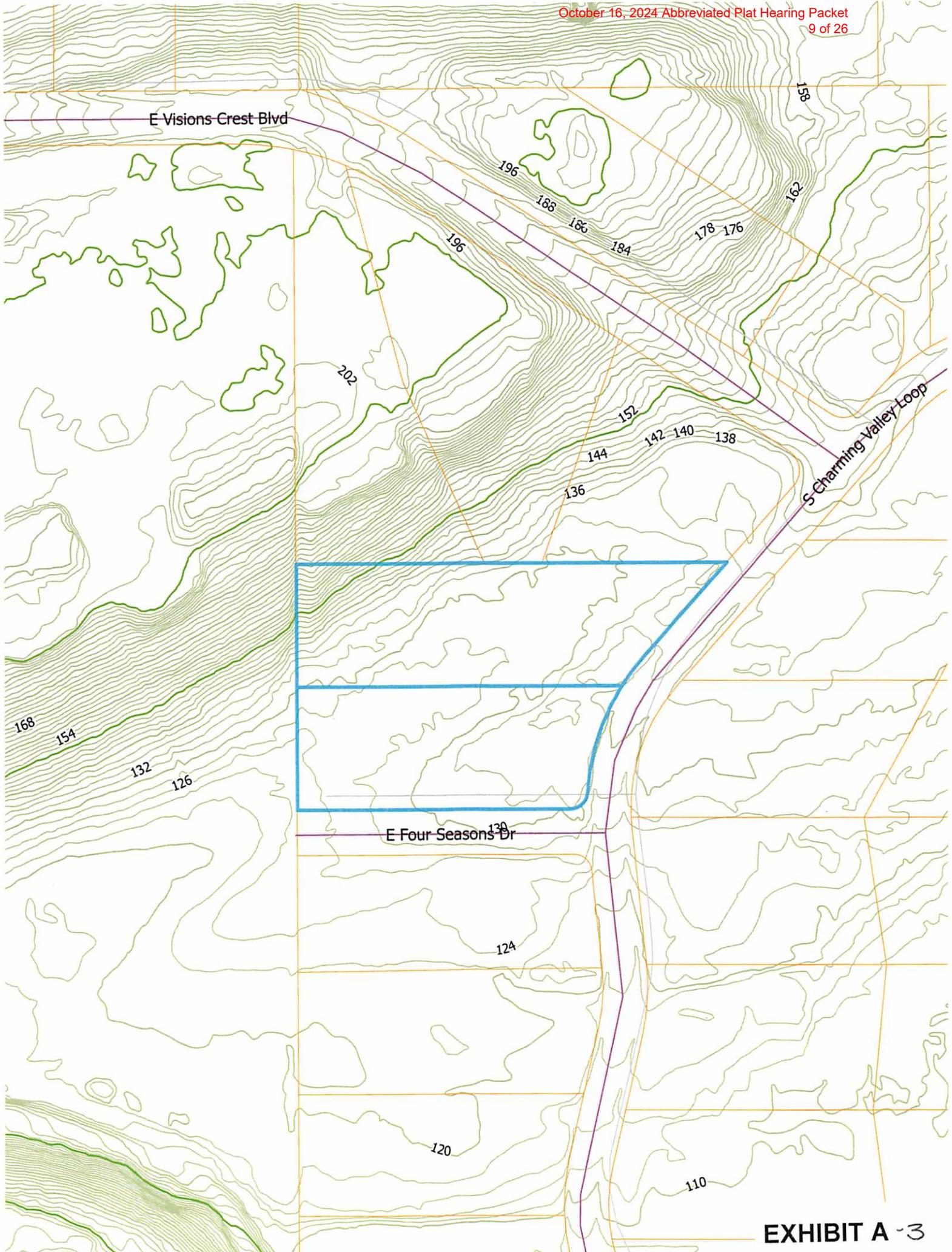
E Visions Crest Blvd

S Charming Valley Loop

E Four Seasons Dr

EXHIBIT A-2







## Chris Curlin

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**From:** Zimmer, Heidi CIV USARMY CEPOA (USA) <Heidi.Zimmer@usace.army.mil>  
**Sent:** Tuesday, September 24, 2024 12:32 PM  
**To:** Chris Curlin  
**Subject:** RFC Harmony Pointe Ph 1 L/5A B1

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

Good afternoon Chris,

The Corps of Engineers (Corps) does not have any specific comments regarding the request to eliminate a common lot line between lots 5 and 6, Harmony Pointe Ph 1.

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.

### Heidi Zimmer

Regulatory Specialist

U.S. Army Corps of Engineers | Alaska District, North Section

Phone: 907-753-5509

Cell: 907-229-4435

Email: [Heidi.zimmer@usace.army.mil](mailto:Heidi.zimmer@usace.army.mil)



Streamline the permitting process with the Regulatory Request System (RRS) — your new online platform for permit applications.

[rrs.usace.army.mil](http://rrs.usace.army.mil)

## Chris Curlin

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**From:** Permit Center  
**Sent:** Friday, September 20, 2024 8:33 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Harmony Pointe Ph 1 L/5A B1

No comments from the Permit Center.

**Brandon Tucker**  
Permit Technician  
[Matanuska-Susitna Borough Permit Center](#)  
350 E Dahlia Ave  
Palmer AK 99645  
P (907) 861-7871  
F (907) 861-8158

---

**From:** Code Compliance <[Code.Compliance@matsugov.us](mailto:Code.Compliance@matsugov.us)>  
**Sent:** Friday, September 20, 2024 8:05 AM  
**To:** Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>  
**Subject:** FW: RFC Harmony Pointe Ph 1 L/5A B1

**Brandon Tucker**  
Permit Technician  
[Matanuska-Susitna Borough Permit Center](#)  
350 E Dahlia Ave  
Palmer AK 99645  
P (907) 861-7871  
F (907) 861-8158

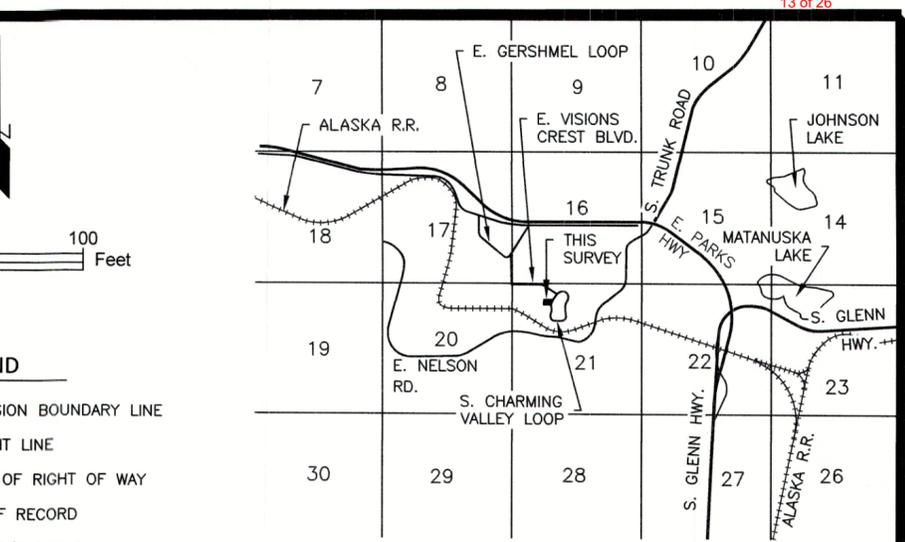
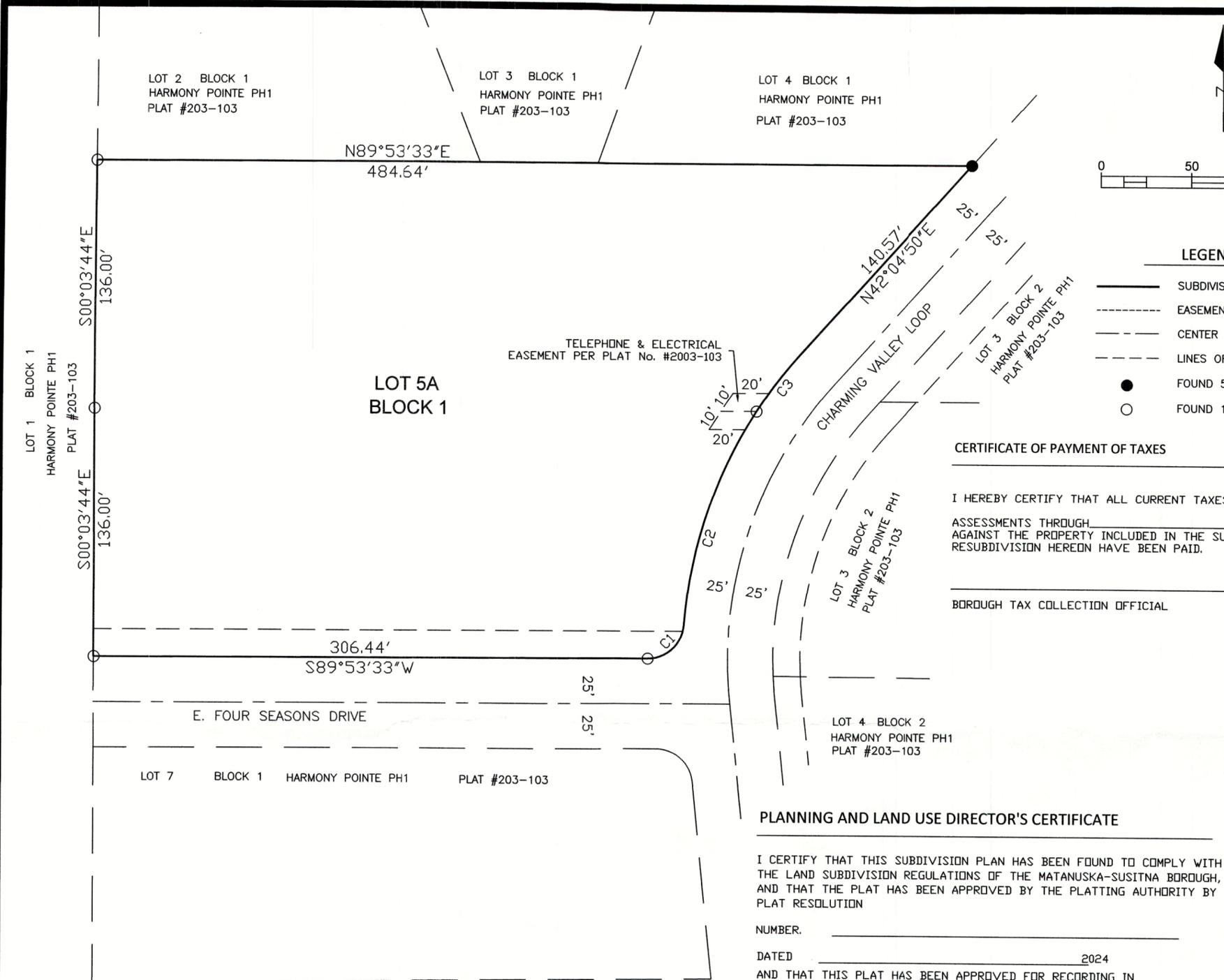
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**From:** Chris Curlin <[Jesse.Curlin@matsugov.us](mailto:Jesse.Curlin@matsugov.us)>  
**Sent:** Thursday, September 19, 2024 12:34 PM  
**To:** Sarah Myers <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; USACE <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; The Postmaster <[eric.r.schuler@usps.gov](mailto:eric.r.schuler@usps.gov)>; Code Compliance <[Code.Compliance@matsugov.us](mailto:Code.Compliance@matsugov.us)>; Colton Percy <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>  
**Subject:** RFC Harmony Pointe Ph 1 L/5A B1

Hello,

The following link is a request to eliminate a common lot line between Lots 5 & 6, Block 1, Harmony Pointe Ph 1. Plat # 2003-103. Tax ID's 5399B01L005 & 5399B01L006.  
Please ensure all comments have been submitted by October 4, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

[Harmony Pointe Ph 1 L5A B1](#)



ALASKA MAPPER LITE - BASE MAP (public)  
SCALE: 1" = 1 MILE

**VICINITY MAP**

- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - - - - - EASEMENT LINE
  - - - - - CENTER OF RIGHT OF WAY
  - - - - - LINES OF RECORD
  - FOUND 5/8 REBAR
  - FOUND 1" ORANGE PLASTIC CAP (9106-S)

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH \_\_\_\_\_, 2024, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

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

**CERTIFICATE OF OWNERSHIP**

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

\_\_\_\_\_ DATE

LAST FRONTIER CONTRACTING (BRIAN TURNER)  
PO BOX 874285,  
WASILLA, AK 99687

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, for \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC IN AND FOR ALASKA

**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 \_\_\_\_\_ 2024

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 & Land Use Director \_\_\_\_\_ Date

ATTEST: \_\_\_\_\_  
Platting Clerk

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord	Chord Bearing
C1	085°44'31"	20.00'	29.93'	18.57'	27.21'	S47° 01' 17"W
C2	028°42'40"	250.00'	125.28'	63.98'	123.97'	S18° 30' 22"W
C3	009°13'08"	250.00'	40.23'	20.16'	40.18'	S37° 28' 16"W

**NOTES**

- 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 THE PARCELS SHOWN HEREON.
- NO INDIVIDUAL WATER 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.
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON PLAT No. 2003-103 AND DOCUMENT No. 2003-024157-0 RECORDED ON 8-20-03.



SURVEYOR'S CERTIFICATE  
I hereby certify that I am a Registered Professional Land Surveyor in the State of Alaska and that this survey represents a survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

PLAT OF:  
**HARMONY POINT PHASE 1  
LOT 5A BLOCK 1** *Agenda Copy*

A SUBDIVISION OF LOTS 5 & 6, BLOCK 1,  
HARMONY POINT PHASE I, PLAT #2003-103  
LOCATED WITHIN THE  
SECTION 21, T17N, R1E, SEWARD MERIDIAN, ALASKA  
CONTAINING  
2.4 +/- ACRES  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

RECEIVED  
SEP 17 2024  
PLATTING

PREPARED BY:  
**BUSH CONSTRUCTION SURVEYS, INC.**  
MAILING: PO BOX 876390 WASILLA, AK 99687  
PHYSICAL: 3167 COTTLE LOOP WASILLA, AK 99654  
OFFICE# 907-373-6996

Phone: (907) 373-6996	Drawn: SH	Scale: 1" = 50'
Date: 9/10/2024	Date of Survey: N/A	Job# 23-55 HARMONY PNT
License#: AECC729	SHEET 1	OF 1



**B**



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 16, 2024

ABBREVIATED PLAT: LUCKY LINDY 2018 ADD LOTS 5E  
LEGAL DESCRIPTION: SEC 21, T18N, R01E S.M., AK  
PETITIONERS: DALE & BEVERLY TALLMAN  
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS  
ACRES: 2.05 +/- PARCELS: 2  
REVIEWED BY: CHRIS CURLIN CASE #: 2024-114

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**REQUEST:**

The request is to create one lot from Lots 5C and 5D, Block 5, Lucky Lindy Addition 2018, Plat 2018-156, to be known as Lucky Lindy 2018 Addition Lots 5E, containing 2.05 acres +/- . The plat is located directly north & east of the cul-de-sac at the eastern end of N. Skyvan Circle, located within the NW ¼ Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Map and Aerial Photos  
MSB Permit Center  
Public Comment

**Exhibit A – 4 pgs**  
**Exhibit B – 1 pg**  
**Exhibit C – 1 pg**

**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:**

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

MSB Permit Center (**Exhibit B**) Has no comment

Public (**Exhibit C**) Ray Hodges has no objection.

**CONCLUSION**

The plat of **Lucky Lindy 2018 Addition Lots 5E** 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.

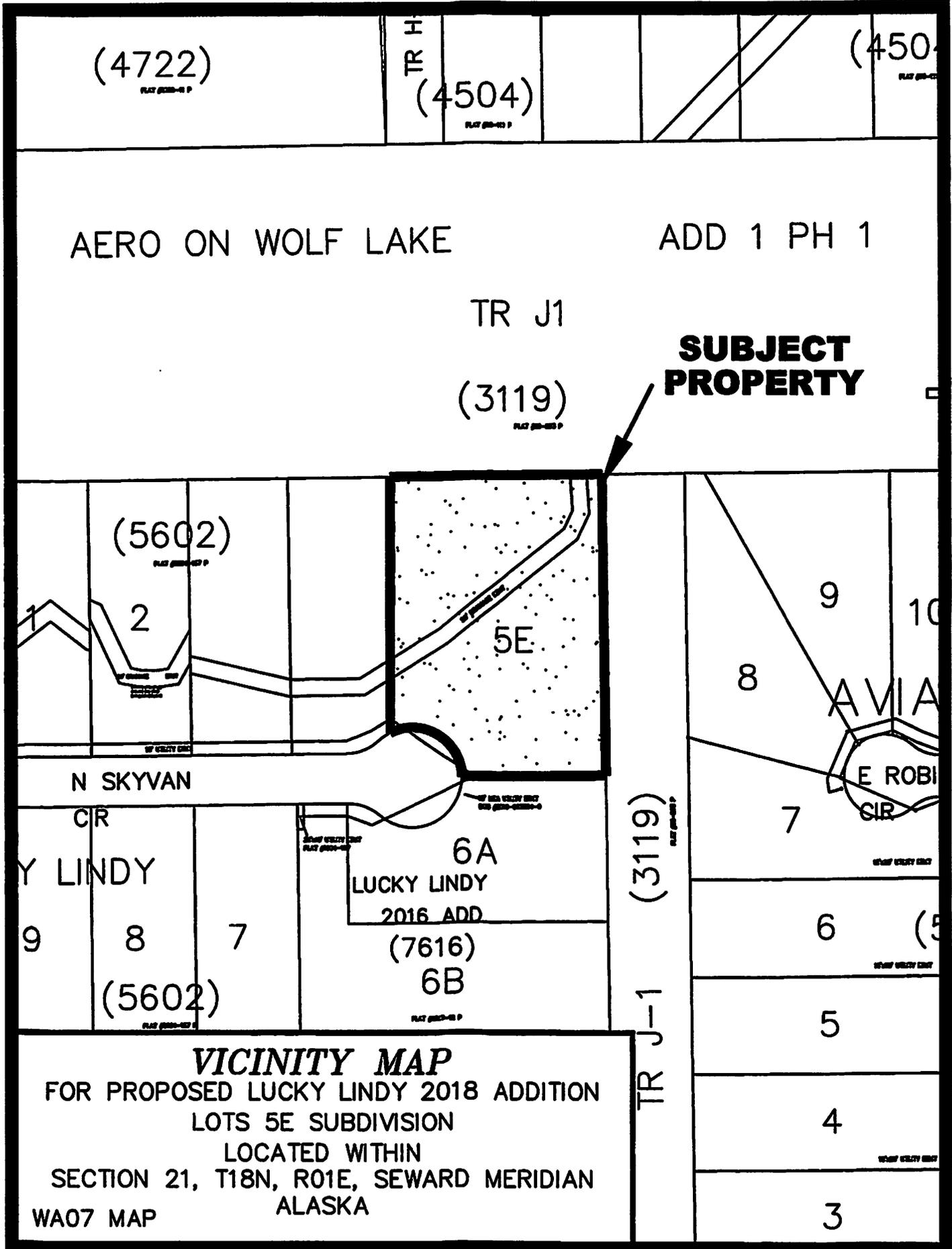
**FINDINGS of FACT:**

1. The abbreviated plat of **Lucky Lindy 2018 Addition Lots 5E** is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. This plat combines two lots within Lucky Lindy 2018, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. 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.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Lots 5C and 5D, Lucky Lindy 2018, (Plat 218-156) and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

**Staff recommends approval of the abbreviated plat of Lucky Lindy 2018 Addition Lots 5E, , located within the NW ¼ Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska. 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. 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 LUCKY LINDY 2018 ADDITION  
LOTS 5E SUBDIVISION  
LOCATED WITHIN  
SECTION 21, T18N, R01E, SEWARD MERIDIAN  
WA07 MAP ALASKA





N Skyvan Cir  
Skyvan Cir

**EXHIBIT A-3**



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, State of Alaska, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

N Skyvan Cir  
Skyvan Cir

**EXHIBIT A -4**

## Chris Curlin

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**From:** Permit Center  
**Sent:** Monday, September 23, 2024 8:38 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Lucky Lindy 2018 Addition Lots 5E

No comments from the Permit Center.

**Brandon Tucker**  
Permit Technician  
[Matanuska-Susitna Borough Permit Center](#)  
350 E Dahlia Ave  
Palmer AK 99645  
P (907) 861-7871  
F (907) 861-8158

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**From:** Code Compliance <[Code.Compliance@matsugov.us](mailto:Code.Compliance@matsugov.us)>  
**Sent:** Friday, September 20, 2024 4:22 PM  
**To:** Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>  
**Subject:** FW: RFC Lucky Lindy 2018 Addition Lots 5E

**Brandon Tucker**  
Permit Technician  
[Matanuska-Susitna Borough Permit Center](#)  
350 E Dahlia Ave  
Palmer AK 99645  
P (907) 861-7871  
F (907) 861-8158

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**From:** Chris Curlin <[Jesse.Curlin@matsugov.us](mailto:Jesse.Curlin@matsugov.us)>  
**Sent:** Friday, September 20, 2024 4:06 PM  
**To:** Sarah Myers <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; USACE <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; The Postmaster <[eric.r.schuler@usps.gov](mailto:eric.r.schuler@usps.gov)>; Code Compliance <[Code.Compliance@matsugov.us](mailto:Code.Compliance@matsugov.us)>; Colton Percy <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>  
**Subject:** RFC Lucky Lindy 2018 Addition Lots 5E

Hello,

The following link is a request to eliminate a common lot line between Lots 5C & 5D, Luck Lindy Addition 2018. Plat # 2018-156. Tax ID's 7835000L005C & 7835000L005D.  
Please ensure all comments have been submitted by October 4, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Lucky Lindy 2018 Add Lots 5E](#)

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

RECEIVED  
OCT 01 2024  
PLATTING

5602000L008 34  
HODGES RAY L & JUNE M  
PO BOX 871560  
WASILLA, AK 99687-1560

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER: Dale & Beverly Tallman**

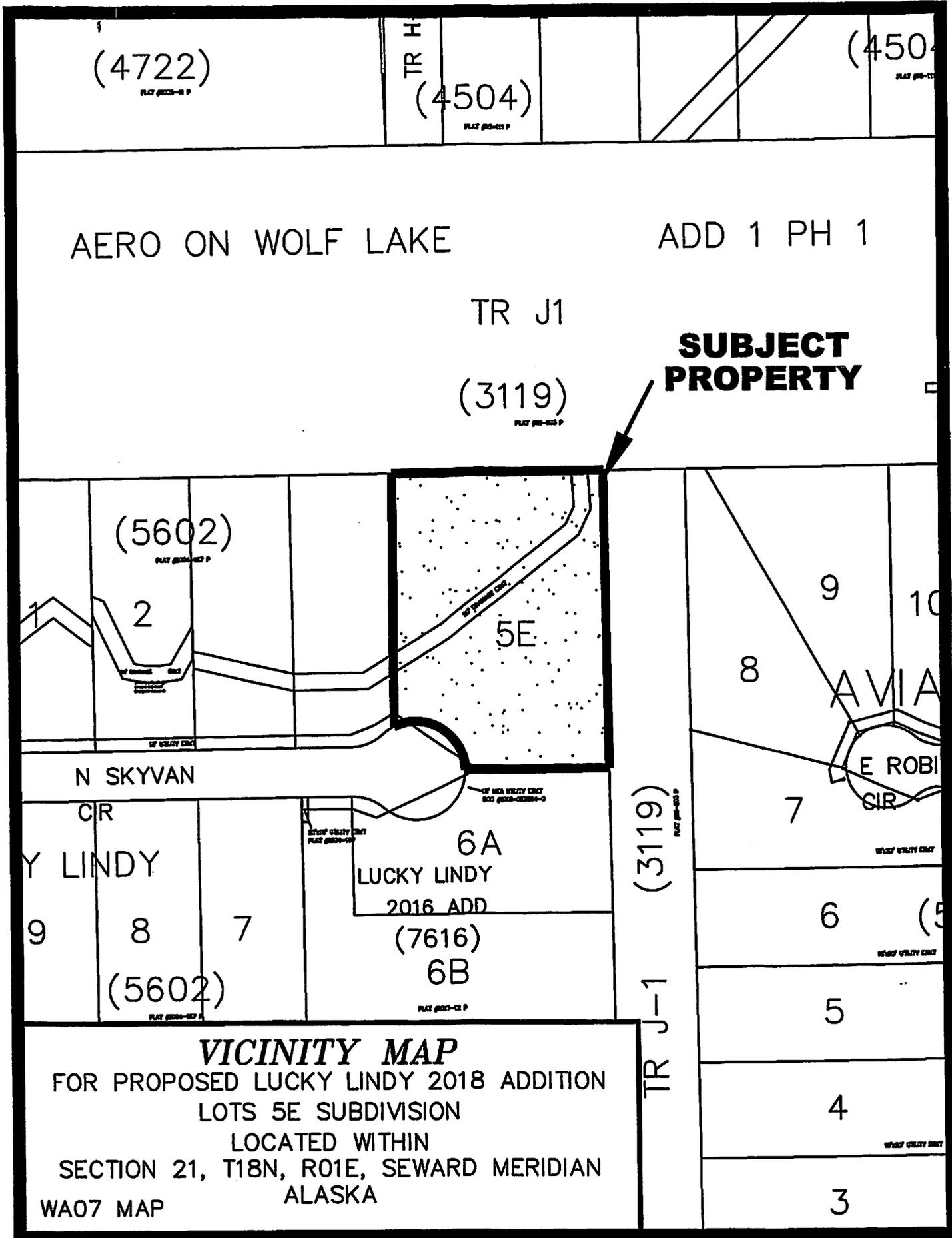
**REQUEST:** The request is to create one lot from Lots 5C and 5D, Block 5, Lucky Lindy Addition 2018, Plat 2018-156, to be known as **Lucky Lindy 2018 Addition Lots 5E**, containing 2.05 acres +/- . The plat is located directly north & east of the cul-de-sac at the eastern end of N. Skyvan Circle, located within the NW ¼ Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska.  
In the North Lakes Community Council and Assembly District #6.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **October 16, 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](mailto:plattling@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/plattling](http://www.matsugov.us/boards/plattling).

No Objection [ ] Objection [ ] Concern  
Name: Ray L Hodges Address: 5067 N SKYVAN CIRCLE  
June Hodges PO BOX 871560 WASILLA AK 99687

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



**VICINITY MAP**  
FOR PROPOSED LUCKY LINDY 2018 ADDITION  
LOTS 5E SUBDIVISION  
LOCATED WITHIN  
SECTION 21, T18N, R01E, SEWARD MERIDIAN  
ALASKA  
WA07 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)

**TRACT J PH. ONE, FIRST ADD. TO  
AERO ON WOLF LAKE, PLAT NO.  
85-203**

**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 (REPRESENTATIVE) \_\_\_\_\_ DATE \_\_\_\_\_  
125 WEST EVERGREEN LLC  
125 W. EVERGREEN AVE.  
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: \_\_\_\_\_

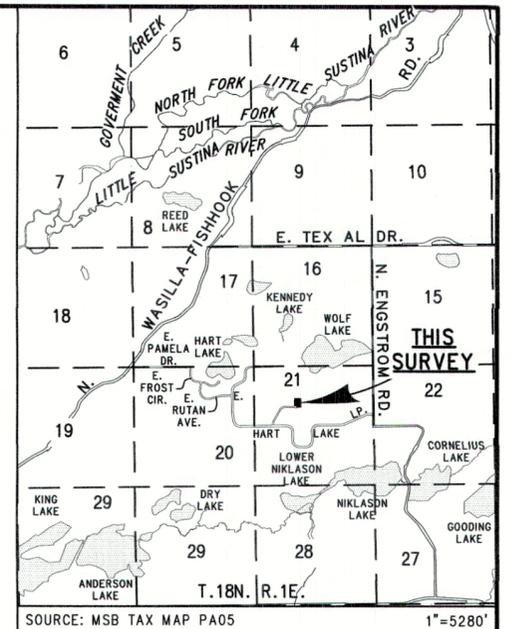
**NOTES**

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.
2. 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.

**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)



**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 PLAT OF LUCKY LINDY 2018 ADDITION (2018-156).

REGISTERED LAND SURVEYOR

**Agenda Copy**

A PLAT OF  
**LUCKY LINDY 2018  
ADDITION LOTS 5E**  
A REPLAT OF  
**LUCKY LINDY 2018 ADDITION  
LOTS 5C & 5D  
(2018-156)**

PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
NW¼ SEC. 21, T.18N. R.1E. SM, AK  
CONTAINING 2.05 ACRES MORE OR LESS

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

