

AGENDA

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

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

November 20, 2024

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattling@matsugov.us 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. **GLACIER HEIGHTS 2024:** The request is to adjust the common lot line between Lots 3A & 3B, Block 4, Glacier Heights Add No 1, Plat #2020-32, to be known as **GLACIER HEIGHTS 2024**, containing 4.4 acres +/- . The property is located north and west of Carnegie Creek, south of E. Jensen Road, and east of N. Palmer-Fishhook Road (Tax ID #7998B04L003A / L003B); within the SE ¼ Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: Ken Hendrickson & Mark Long, Staff: Matthew Goddard, Case #2024-126)*
- B. **CHRIS LOTS 1 & 2:** The request is to create two lots by adjusting the common lot line of Lots 1 & 2, Chris Subdivision, Plat No. 99-23 to be known as **CHRIS LOTS 1 & 2**, containing 2.00 acres +/- . The property is located north of E. Parks Highway, south and east of E. Palmer Wasilla Highway, and directly east of S. August Circle(Tax ID # 4844000L001 / L002); within the NE ¼ Section 11, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Hanson Land Solutions, Sergey & Artem Litvin, Staff: Matthew Goddard, Case #2024-127)*

- C. **PEMBERLEY ESTATE**: The request is to create one lot from Lots 11 and 12, Block 13, Memory Lake Estates – Unit 1, Plat 72-58, to be known as **PEMBERLEY ESTATE**, containing 1 acre +/- (Tax ID's 1077B13L011&1077B13L012) The plat is located directly north of E. Red Fox Drive and directly east of N. Red Fox Circle. Located within the NE ¼ Section 26, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and Assembly District #6. (*Petitioner/Owner: Jimmy & Rana Chalder, Staff: Chris Curlin, Case #2024-128*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **November 20, 2024**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
 - **3-minute time limit per person for members of the public.**
 - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
 - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
 - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
 - No further unsolicited input from petitioner is appropriate.
 - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
 - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 20, 2024

ABBREVIATED PLAT: GLACIER HEIGHTS 2024
LEGAL DESCRIPTION: SEC 13, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: KEN HENDRICKSON
SURVEYOR/ENGINEER: TRUE NORTH SURVEYORS
ACRES: 4.4± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-126

REQUEST: The request is to adjust the common lot line between Lots 3A & 3B, Block 4, Glacier Heights Add No 1, Plat #2020-32, to be known as **GLACIER HEIGHTS 2024**, containing 4.4 acres +/- . The property is located north and west of Carnegie Creek, south of E. Jensen Road, and east of N. Palmer-Fishhook Road (Tax ID #7998B04L003A / L003B); within the SE ¼ Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos PAGES 1-5

AGENCY COMMENTS:

USACE PAGE 6
MSB Department of Public Works PAGE 7
MSB Permit Center PAGE 8
Utilities PAGES 9-10

DISCUSSION: The proposed subdivision is adjusting the common lot line between Lots 3A & 3B, Block 4, Glacier Heights Addition No. 1, Plat #2020-32. The proposed adjustment is being requested to resolve a setback violation on the existing Lot 3B.

Soils Report: A geotechnical report was not required. Pursuant to MSB 43.20.281(A)(1)(i) The platting authority shall exempt the submission requirements of MSB 43.15.016(A)(6) for purposes of fulfilling usable area requirements for subdivisions of land where:

(ii) The existing subdivision was previously approved by the Alaska State Department of Environmental Conservation or by the Borough after July 1, 1996, and the proposed subdivision action is limited to moving one or more lot lines, provided the aggregate square footage affected is 2,000 square feet or less.

The proposed action is adjusting the square footage 1,911 square feet.

Comments:

USACE (**Exhibit B**) has no specific comments regarding the subject property.

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

MSB Permit Center (**Exhibit D**) has no comments.

Utilities: (**Exhibit F**) ENSTAR has no comments or recommendations. GCI did not respond. MEA did not respond. MTA did not respond

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI, MEA, or MTA.

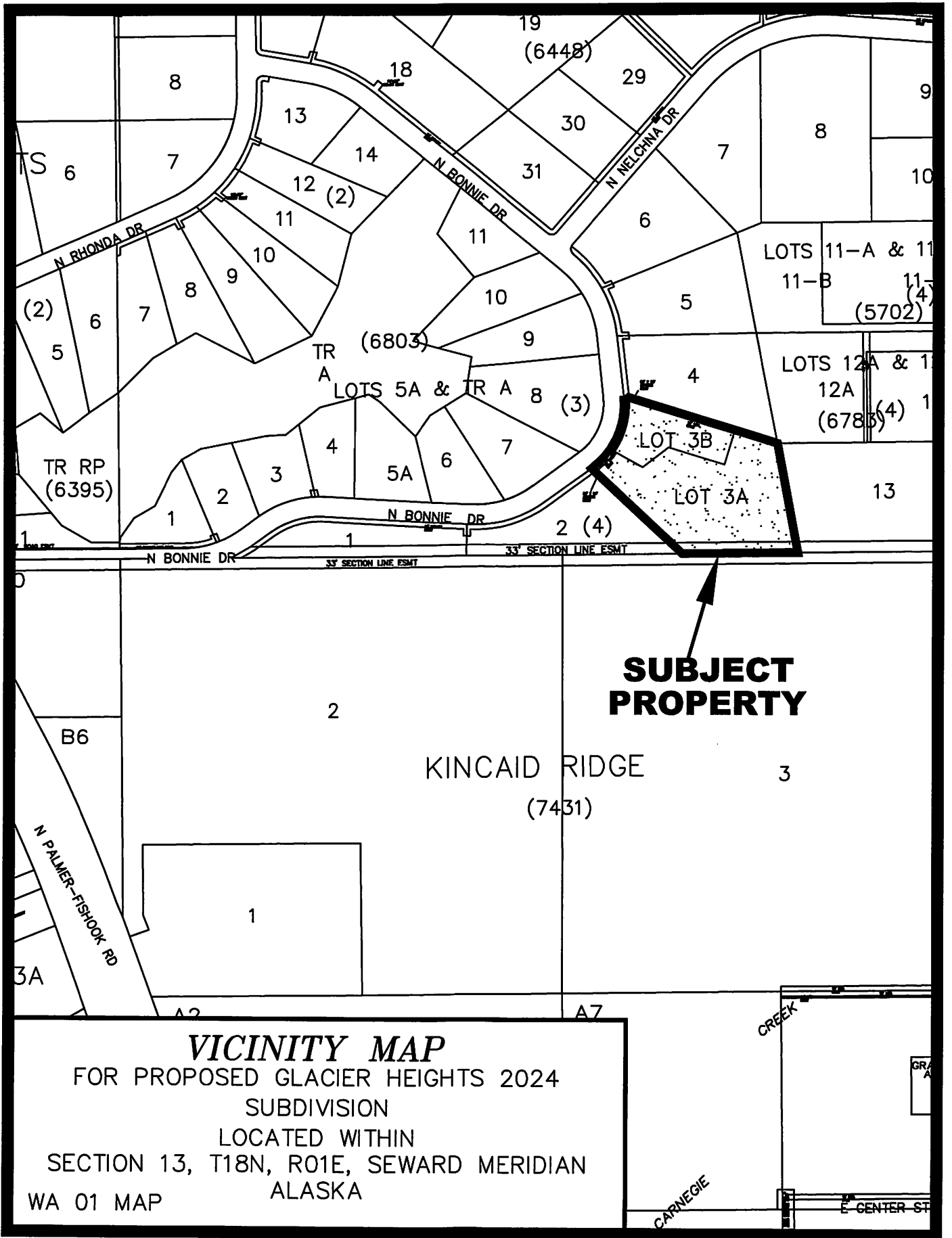
CONCLUSION: The abbreviated plat of Glacier Heights 2024 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

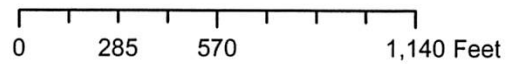
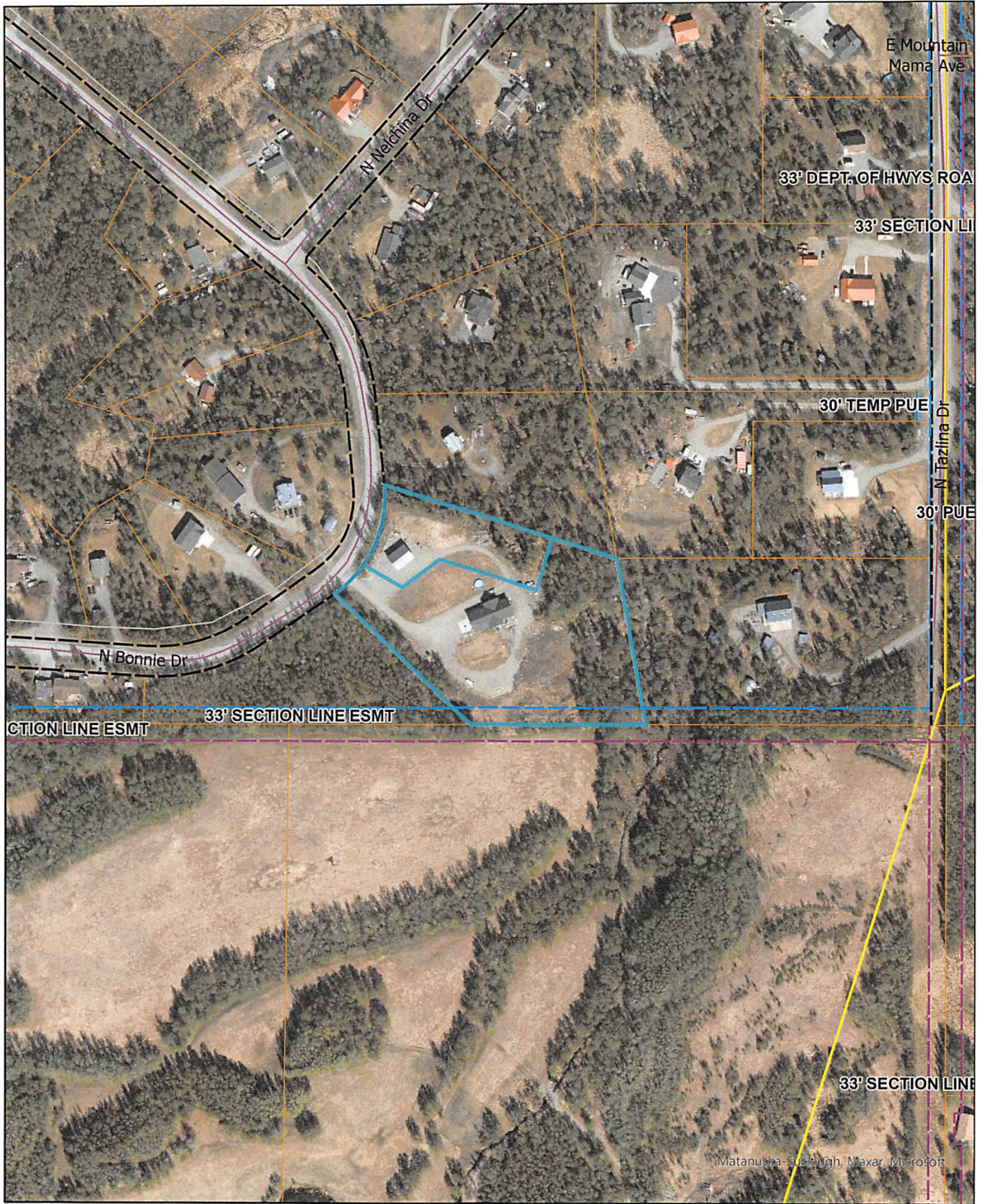
FINDINGS OF FACT

1. The plat of Glacier Heights 2024 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i). The proposed lot line adjustment is affecting less than 2,000 aggregate square feet.
3. Glacier Heights 2024 is adjusting the common lot line between Lots 3A and 3B to alleviate a setback issue.
4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. Each lot has the required frontage pursuant to MSB 43.20.320.
6. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI, MEA, or MTA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Glacier Heights 2024, Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

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





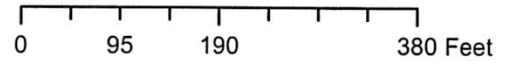
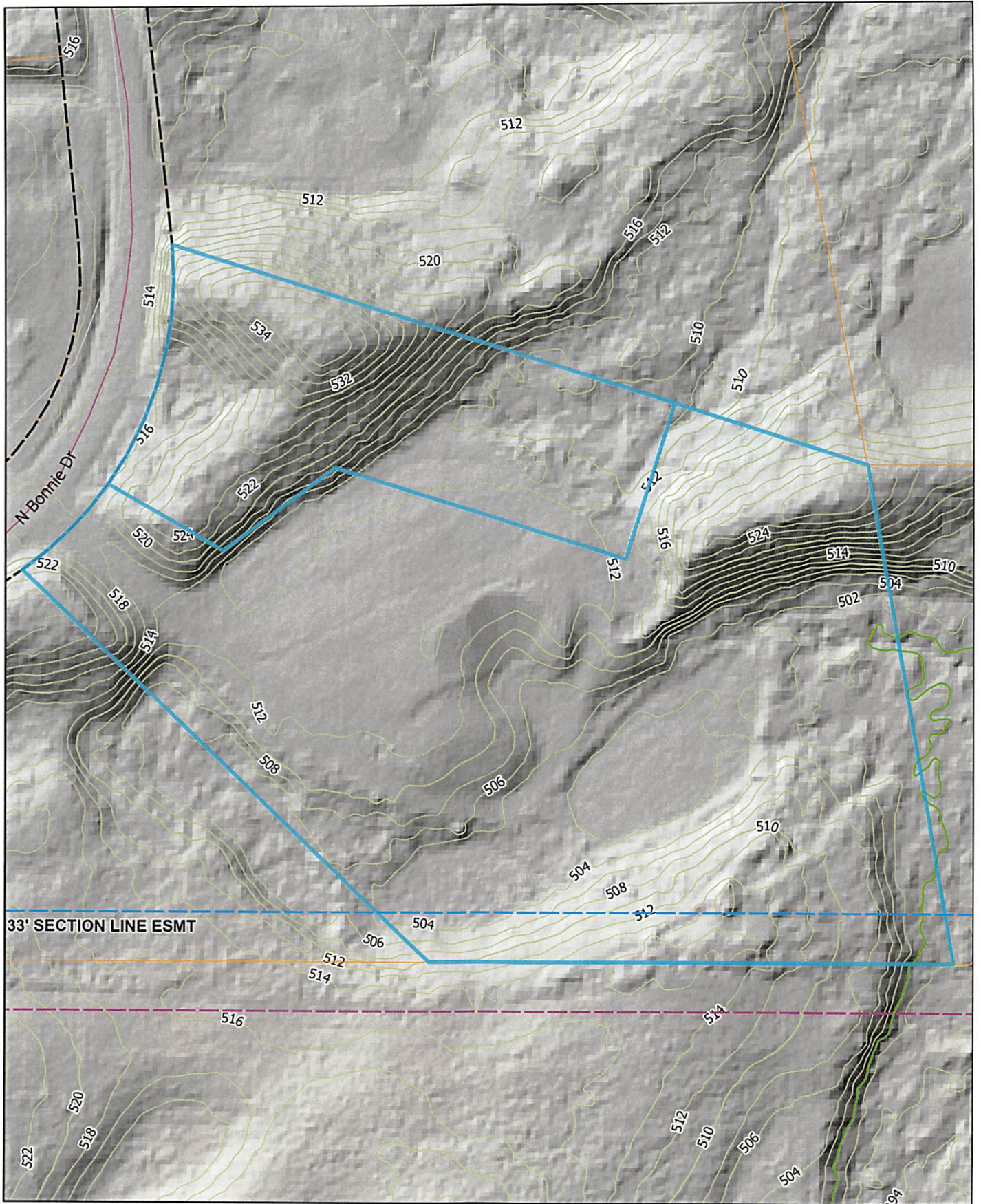


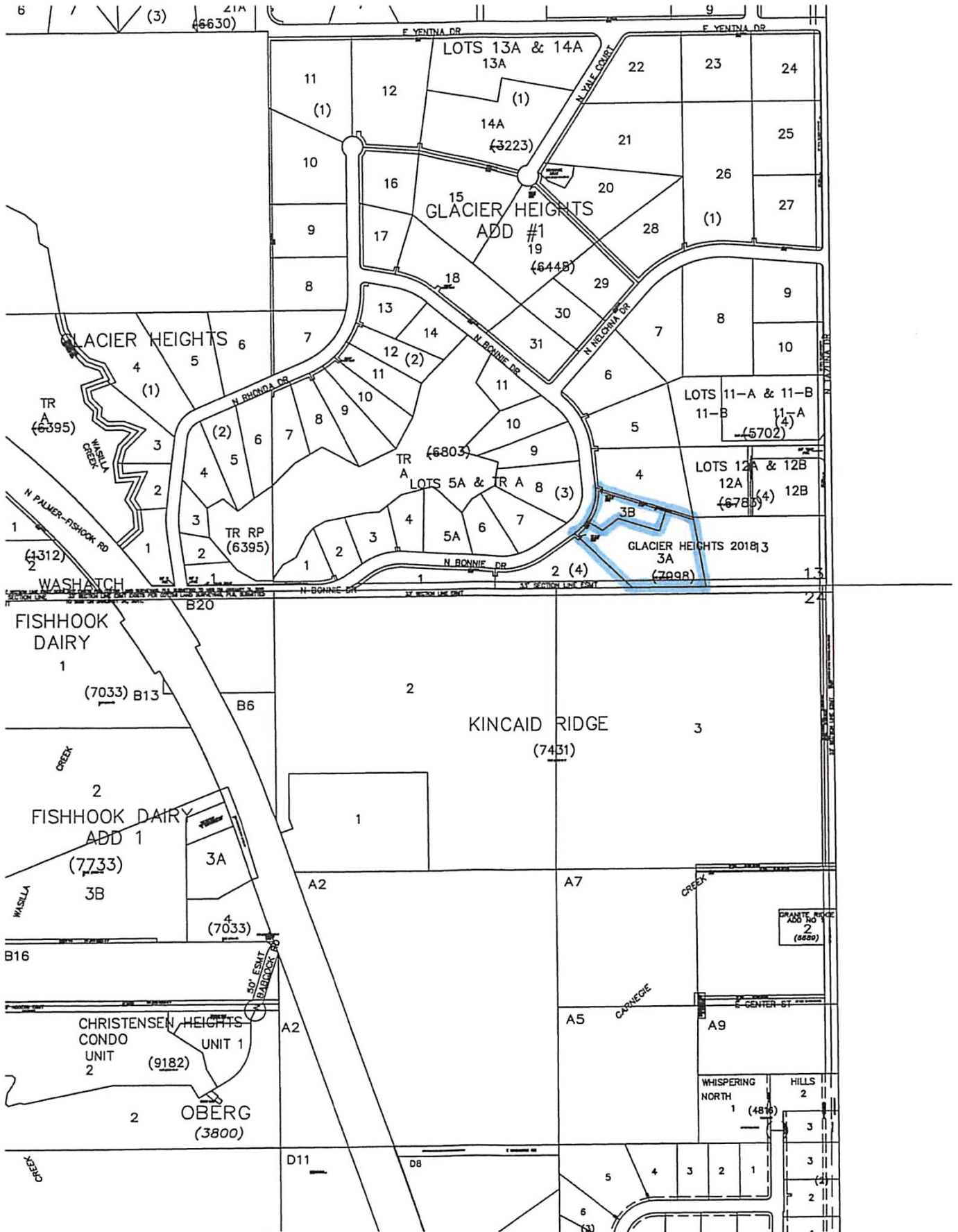
33' SECTION LINE ESMT

Matanuska-Susitna Borough, Microsoft



0 95 190 380 Feet





Matthew Goddard

From: Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>
Sent: Wednesday, October 23, 2024 9:55 AM
To: Matthew Goddard
Subject: RE: RFC Glacier Heights 2024 (MG)

Good morning Mr. Goddard,

The Corps of Engineers (Corps) does not have any specific comments regarding the subject project.

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. Aquaculture structures and work would require Section 10 Authorization.

Glacier Heights 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) and they will be assigned a project manager to assist them.

Sincerely,
Carolyn Farmer



US Army Corps
of Engineers®

Carolyn Farmer
Project Manager
North Central Section
U.S. Army Corps of Engineers | Alaska District
Phone 561-785-5634
Email carolyn.h.farmer@usace.army.mil

RRS REGULATORY
REQUEST
SYSTEM
beta

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

rrs.usace.army.mil

Matthew Goddard

From: Daniel Dahms
Sent: Tuesday, October 29, 2024 2:54 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: Re: RFC Glacier Heights 2024 (MG)

Matthew,

No comments from PD&E.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, October 21, 2024 1:44 PM
To: 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>; Fishhook Community Council <fhcc.ak@gmail.com>; Chad Cameron Contact <ccameron@palmerak.org>; APP <stark@mtaonline.net>; Brian Davis <Brian.Davis@matsugov.us>; timhaledistrict1@gmail.com <timhaledistrict1@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov <eric.r.schuler@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop <mearow@mea.coop>
Subject: RFC Glacier Heights 2024 (MG)

Hello,

The following link is a request for comments for the proposed Glacier Heights 2024 Lot Line Adjustment. Please ensure all comments have been submitted by October 31, 2024, so they can be incorporated in the staff report that will be presented to the Platting Officer.

[❏ Glacier Heights 2024](#)

Feel free to contact me if you have any questions.

Matthew Goddard

From: Permit Center
Sent: Tuesday, October 22, 2024 8:52 AM
To: Matthew Goddard
Subject: RE: RFC Glacier Heights 2024 (MG)

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, October 21, 2024 1:45 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Fishhook Community Council <fhcc.ak@gmail.com>; Chad Cameron Contact <ccameron@palmerak.org>; APP <stark@mtaonline.net>; Brian Davis <Brian.Davis@matsugov.us>; timhaledistrict1@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Glacier Heights 2024 (MG)

Hello,

The following link is a request for comments for the proposed Glacier Heights 2024 Lot Line Adjustment. Please ensure all comments have been submitted by October 31, 2024, so they can be incorporated in the staff report that will be presented to the Platting Officer.

[❏ Glacier Heights 2024](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician
907-861-7881



ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

October 22, 2024

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat and has no comments or recommendations.

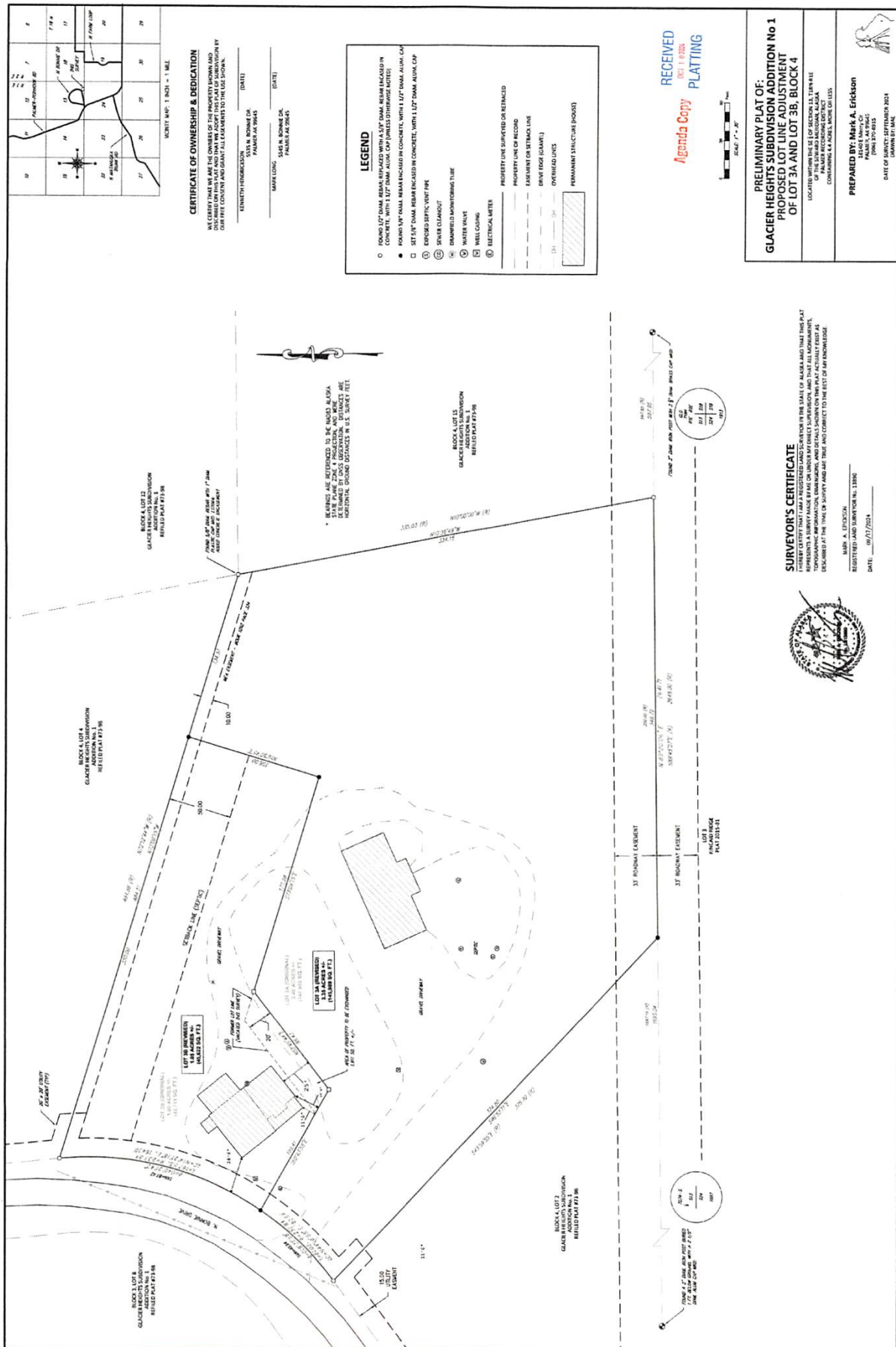
- **GLACIER HEIGHTS SUBDIVISION ADDITION NO. 1**
(MSB Case # 2024-126)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC



RECEIVED
06/11/2024
Agenda Copy
PLATTING

**PRELIMINARY PLAT OF:
GLACIER HEIGHTS SUBDIVISION ADDITION No. 1
PROPOSED LOT LINE ADJUSTMENT
OF LOT 3A AND LOT 3B, BLOCK 4**

LOCATION WITHIN THE CITY OF ESCALANTE, TENNESSEE
COUNTY OF POLK, TENNESSEE
CONTAINING 4 ACRES, MORE OR LESS

PREPARED BY: MARI A. ERICKSON
MARI A. ERICKSON
REGISTERED LAND SURVEYOR NO. 13846
DATE OF SURVEY: SEPTEMBER 2024
COLUMBIAN, TN, USA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE TOPOGRAPHIC INFORMATION, EMBARRASERS, AND DETAILS SHOWN ON THIS PLAT AT ALL TIMES FIRST DESCRIBED AT THE TIME OF SURVEY AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

MARI A. ERICKSON
REGISTERED LAND SURVEYOR NO. 13846
DATE: 06/07/2024



CERTIFICATE OF OWNERSHIP & DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND WE HEREBY DEDICATE THE SAME TO THE PUBLIC USE OF THE STATE OF ALABAMA AND TO THE PUBLIC USE OF THE CITY OF ESCALANTE, TENNESSEE.

KENNETH HENDERSON
PALM BEACH, FLORIDA
DATE: _____

MARILENE D. HENDERSON
PALM BEACH, FLORIDA
DATE: _____

MARK LONG
5425 N. BOWNE DR.
PALM BEACH, FLORIDA
DATE: _____

LEGEND

- FORMER LOT BOUNDARY
- FORMER LOT BOUNDARY
- SETBACK DIMENSION
- EROSION CONTROL
- WATER CULVERT
- WELLS
- ELECTRICAL METER
- PROPERTY LINE
- PROPERTY LINE OF RECORD
- EASEMENT OR EJECTA LINE
- DRIVE EDGE (GARAGE)
- OVERHEAD LINES
- PERMANENT STRUCTURE (POOLS)

NOTES:

1. BEARINGS ARE REFERENCED TO THE MAGNETIC NORTH.

2. DISTANCES ARE REFERENCED TO THE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.

3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

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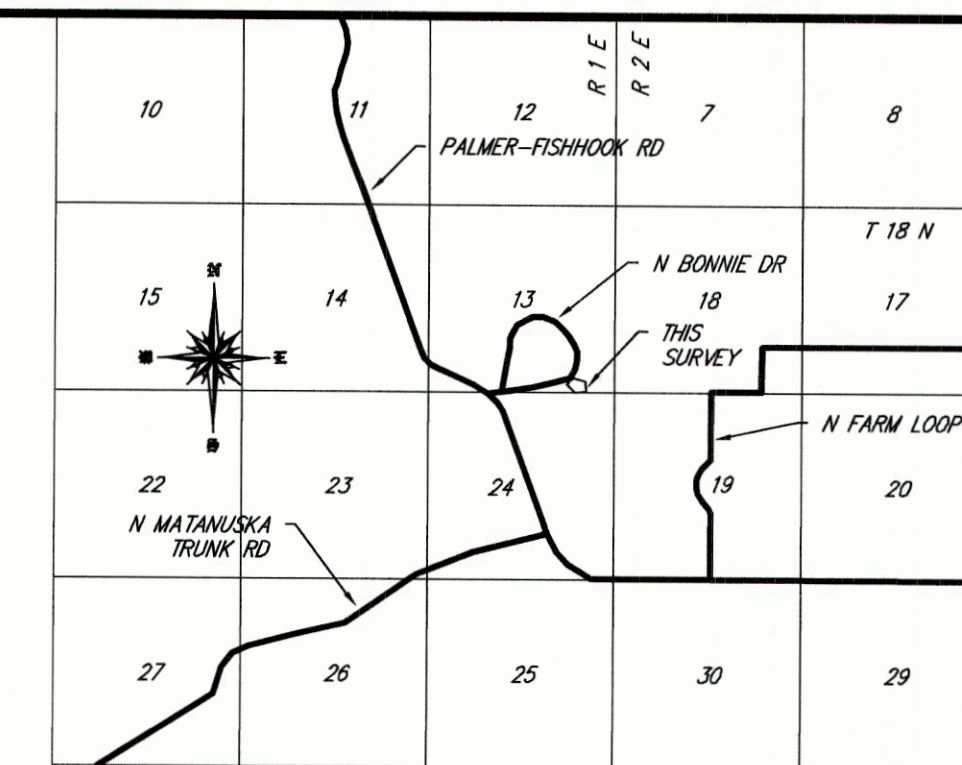
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50. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.



CERTIFICATE OF OWNERSHIP & DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND THAT WE ADOPT THIS PLAT OF SUBDIVISION BY OUR FREE CONSENT AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KENNETH HENDRICKSON (DATE)
5535 N. BONNIE DR.
PALMER AK 99645

MARK LONG (DATE)
5545 N. BONNIE DR.
PALMER AK 99645

LEGEND

- FOUND 1/2" DIAM. REBAR; REPLACED WITH A 5/8" DIAM. REBAR ENCASED IN CONCRETE, WITH 1 1/2" DIAM. ALUM. CAP (UNLESS OTHERWISE NOTED)
- FOUND 5/8" DIAM. REBAR ENCASED IN CONCRETE, WITH 1 1/2" DIAM. ALUM. CAP
- SET 5/8" DIAM. REBAR ENCASED IN CONCRETE, WITH 1 1/2" DIAM. ALUM. CAP
- Ⓢ EXPOSED SEPTIC VENT PIPE
- Ⓢ SEWER CLEANOUT
- Ⓢ DRAINFIELD MONITORING TUBE
- Ⓢ WATER VALVE
- Ⓢ WELL CASING
- Ⓢ ELECTRICAL METER
- PROPERTY LINE SURVEYED OR RETRACED
- PROPERTY LINE OF RECORD
- - - EASEMENT OR SETBACK LINE
- - - DRIVE EDGE (GRAVEL)
- OH — OH — OVERHEAD LINES
- ▨ PERMANENT STRUCTURE (HOUSE)

RECEIVED
Agenda Copy OCT 10 2024
PLATTING



**PRELIMINARY PLAT OF:
GLACIER HEIGHTS SUBDIVISION ADDITION No 1
PROPOSED LOT LINE ADJUSTMENT
OF LOT 3A AND LOT 3B, BLOCK 4**

LOCATED WITHIN THE SE 1/4 OF SECTION 13, T18N-R1E
OF THE SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 4.4 ACRES, MORE OR LESS

PREPARED BY: Mark A. Erickson
18140 E Merry Cir
PALMER, AK 99645
(906) 370-8915

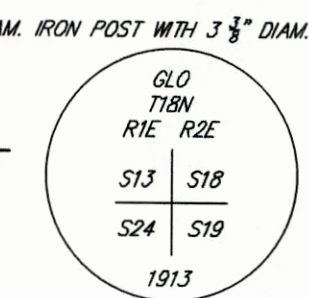
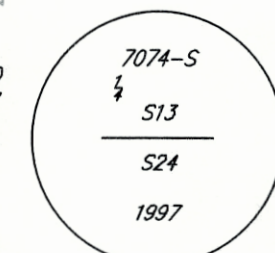
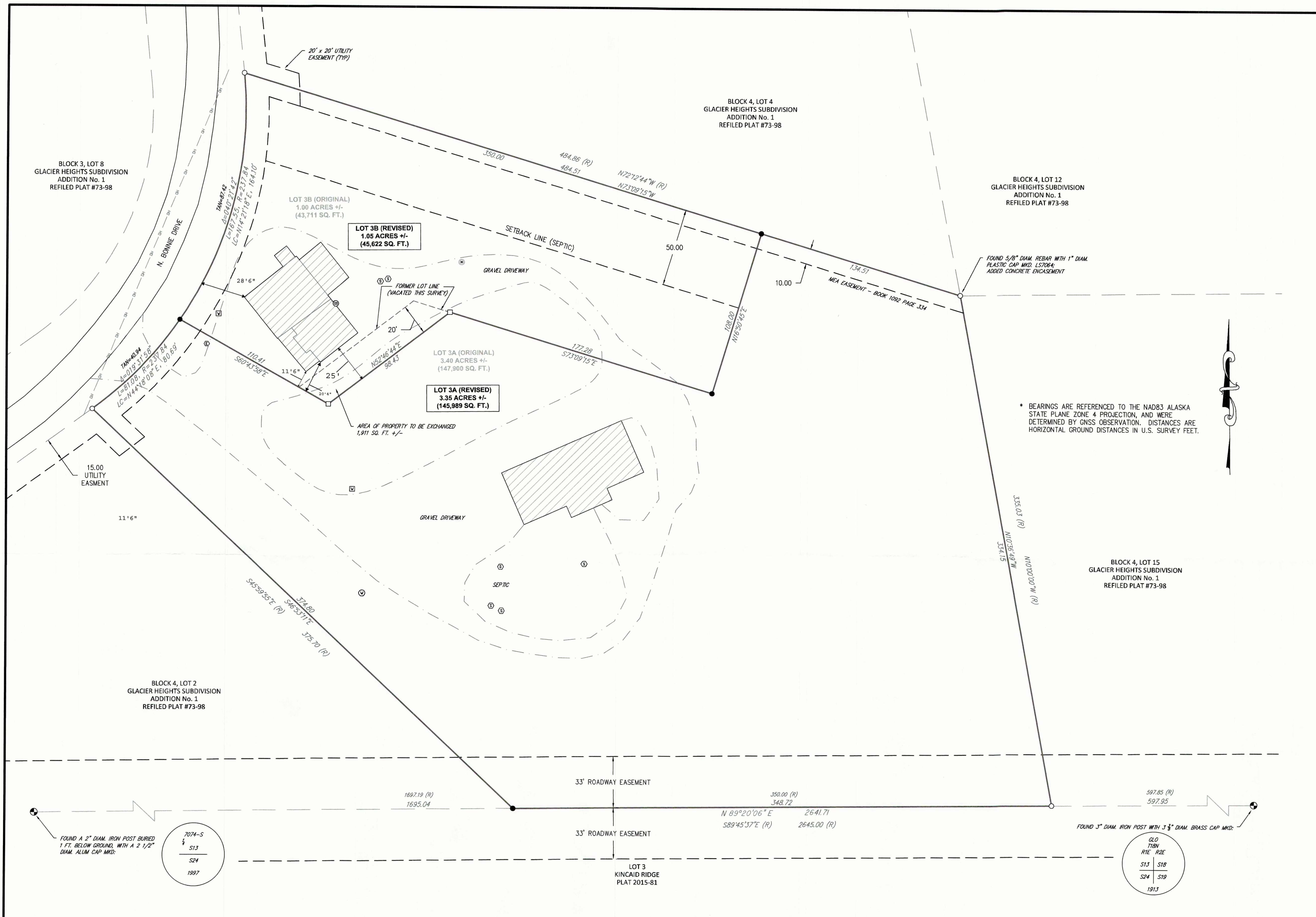
DATE OF SURVEY: SEPTEMBER 2024
DRAWN BY: MAE



SURVEYOR'S CERTIFICATE

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

MARK A. ERICKSON
REGISTERED LAND SURVEYOR No. 13890
DATE: 09/17/2024



FOUND A 2" DIAM. IRON POST BURIED 1 FT. BELOW GROUND, WITH A 2 1/2" DIAM. ALUM. CAP MKD.

FOUND 3" DIAM. IRON POST WITH 3 1/2" DIAM. BRASS CAP MKD.

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 20, 2024

ABBREVIATED PLAT: CHRIS RSB LOTS 1 & 2
LEGAL DESCRIPTION: SEC 11, T17N, R01W, SEWARD MERIDIAN AK
PETITIONERS: SERGEY & ARTEM LITVIN
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS / PIONEER ENGINEERING
ACRES: 2.00 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-127

REQUEST: The request is to create two lots by adjusting the common lot line of Lots 1 & 2, Chris Subdivision, Plat No. 99-23 to be known as **CHRIS LOTS 1 & 2**, containing 2.00 acres +/- . The property is located north of E. Parks Highway, south and east of E. Palmer Wasilla Highway, and directly east of S. August Circle; within the NE ¼ Section 11, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Maps **Pages 1-5**
As-Built and Topographic Mapping **Pages 6-8**
Soils Report **Pages 9-13**

COMMENTS:

MSB Department of Public Works **Page 14**
MSB Planning **Page 15**
MSB Permit Center **Page 16-17**
Emergency Services **Page 18**
Utilities **Page 19-20**

DISCUSSION: The proposed subdivision is creating two lots by adjusting the common lot lines of Lots 1 & 2, Chris Subdivision, Plat No. 99-23. Based upon aerial imagery, it appears that there may be multiple structures in violation of setback requirements on the northwest corner of proposed lot 1. The petitioner will need to provide proof that no setback violations exist prior to recordation (**Recommendation #4**).

Soils Report: A geotechnical report was submitted (**Pages 9-13**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, notes that all lots within this proposed subdivision are composed of at least 40,000 square feet in total area. Both lots meet the 3-to-1 lot configuration ratio per Title 43.20.300(B). One test hole was dug to a depth of 12 feet. The soils from this test hole were found to be GP and SP. No ground water was encountered. 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 “Usable Building Area”. 3. All have at least 10,000 square feet of “Contiguous Useable Septic Area”. Topographic Mapping and As-Built data can be seen at **Pages 6-8**.

Comments:

MSB Department of Public Works (**Page 14**) have no comments.

MSB Planning Department (**Page 15**) notes that these parcels are in the 1% high-hazard flood zone. Development in the flood zone requires a permit and meets the criteria of the MSB code 17.29.

MSB Permit Center (**Pages 16-17**) notes that the petitioner will need to apply for a driveway permit for the non-permitted access onto S. August Circle (**Recommendation #5**)

MSB Emergency Services (**Page 18**) Notes that any proposed subdivision of land should be done in compliance with regard to Section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard.

Utilities: (**Pages 19-20**) ENSTAR has no comments or recommendations. GCI did not respond. MEA did not respond. MTA did not respond

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #3 South Lakes; Fire Service Area #130 Central Matsu; Road Service Area #9 Midway; MSB Community Development, or Assessments; GCI, MEA or MTA.

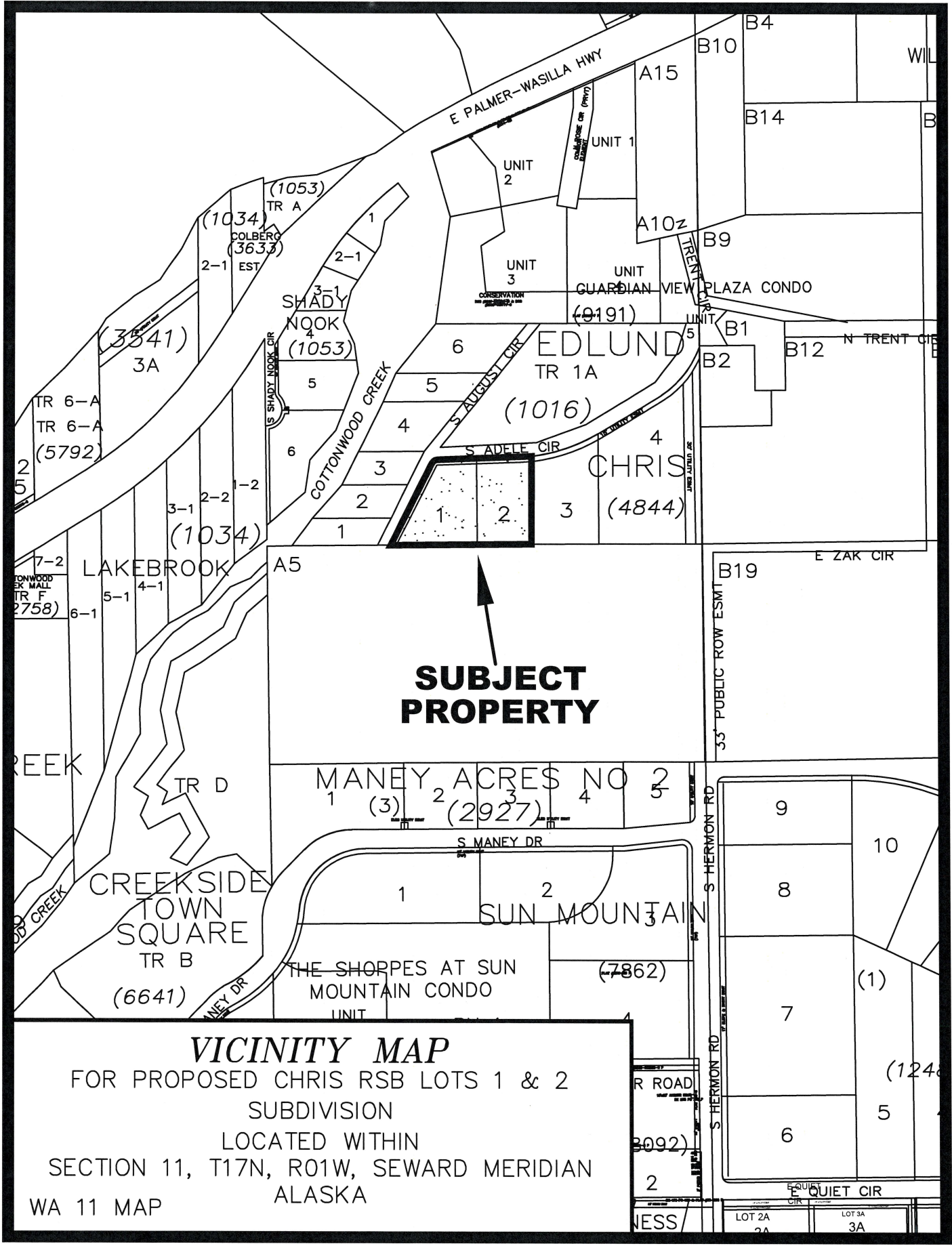
CONCLUSION: The abbreviated plat of Chris RSB Lots 1 & 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Chris RSB Lots 1 & 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #3 South Lakes; Fire Service Area #130 Central Matsu; Road Service Area #9 Midway; MSB Community Development, or Assessments; GCI, MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Chris RSB Lots 1 & 2, Section 18, Township 19 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide platting staff proof that no setback violations exist prior to recordation.
5. Apply for a permit for all non-permitted accesses. Provide platting staff a copy of all driveway permits/submitted permit applications.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



**SUBJECT
PROPERTY**

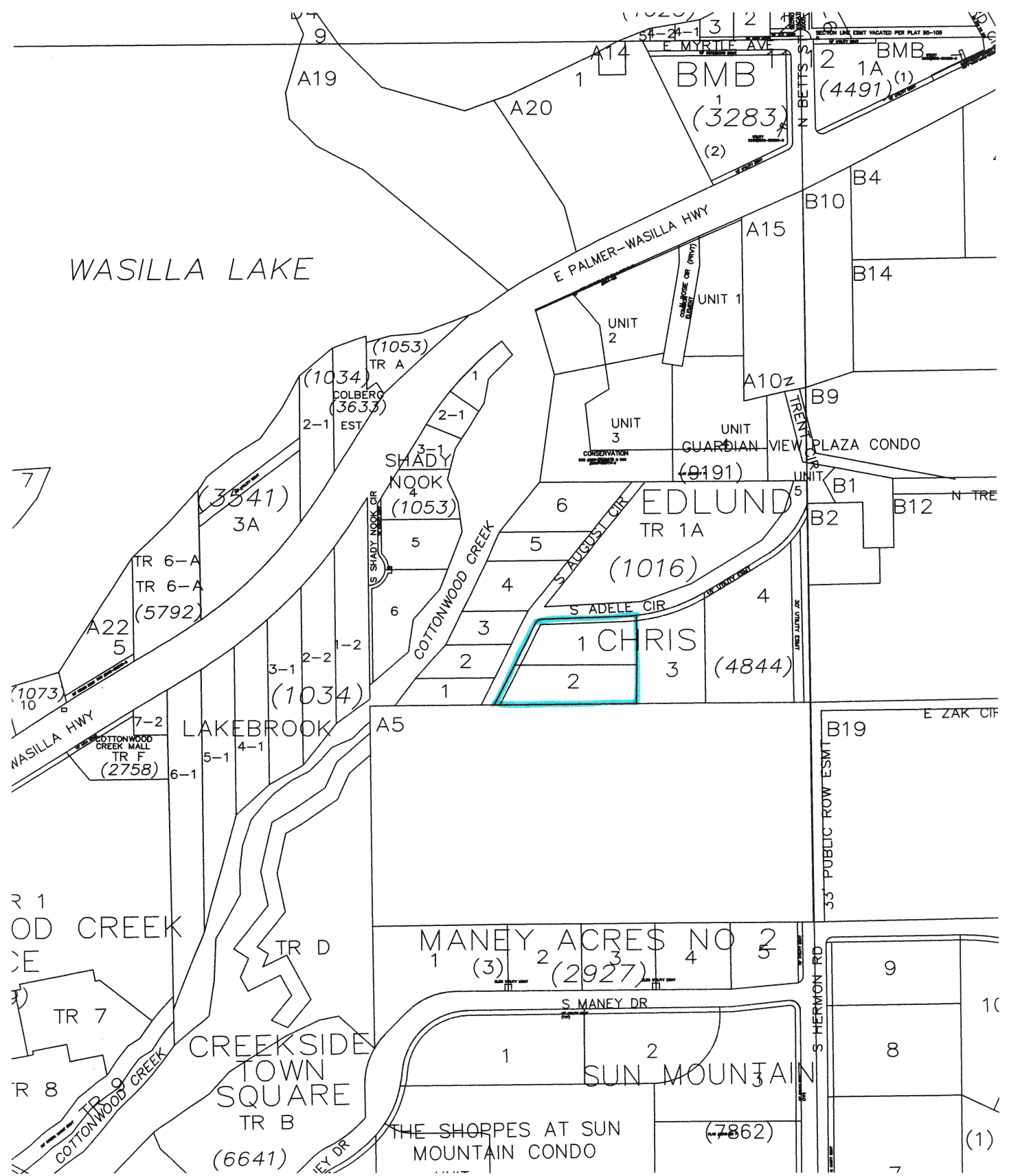
VICINITY MAP

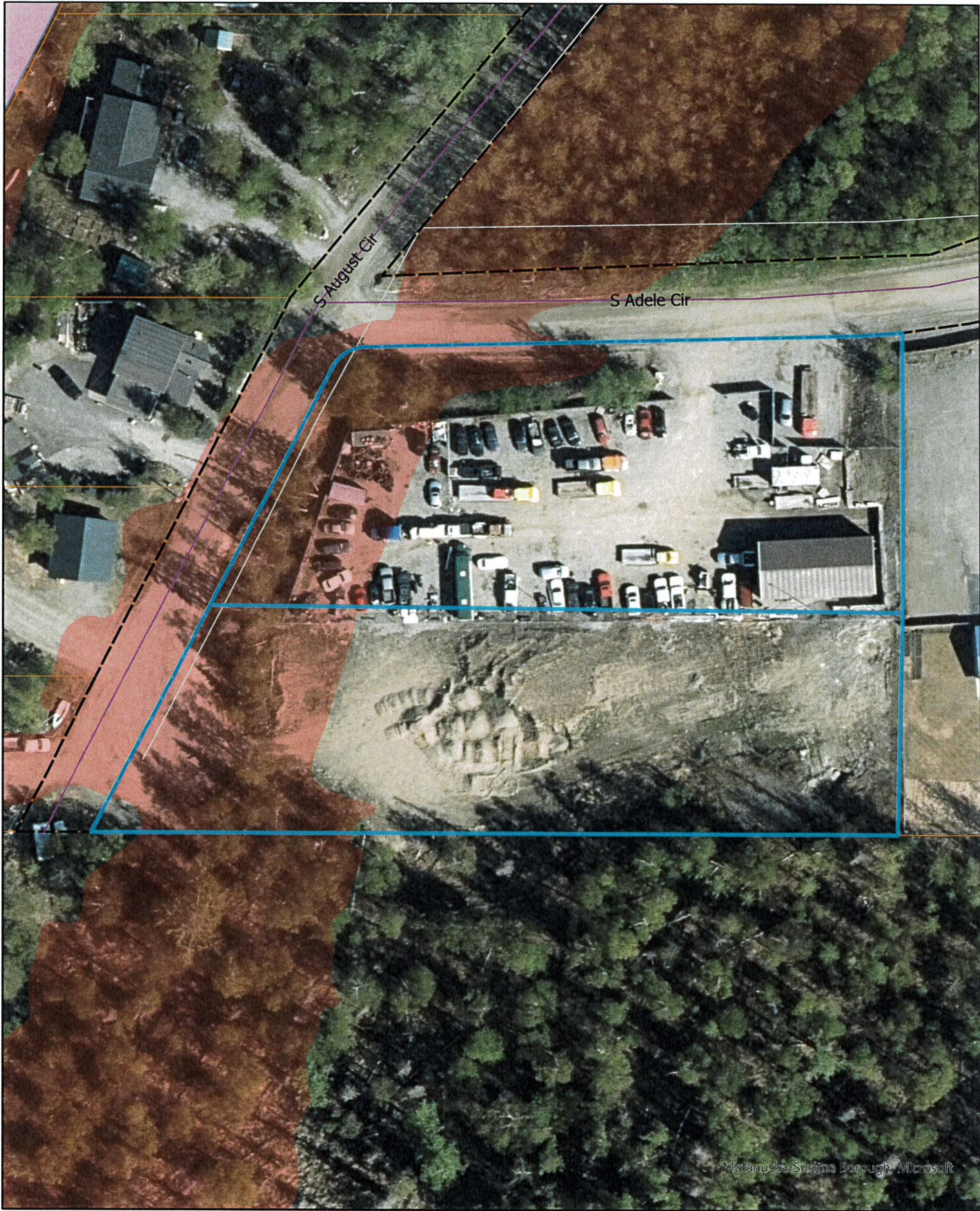
FOR PROPOSED CHRIS RSB LOTS 1 & 2
SUBDIVISION

LOCATED WITHIN

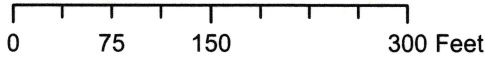
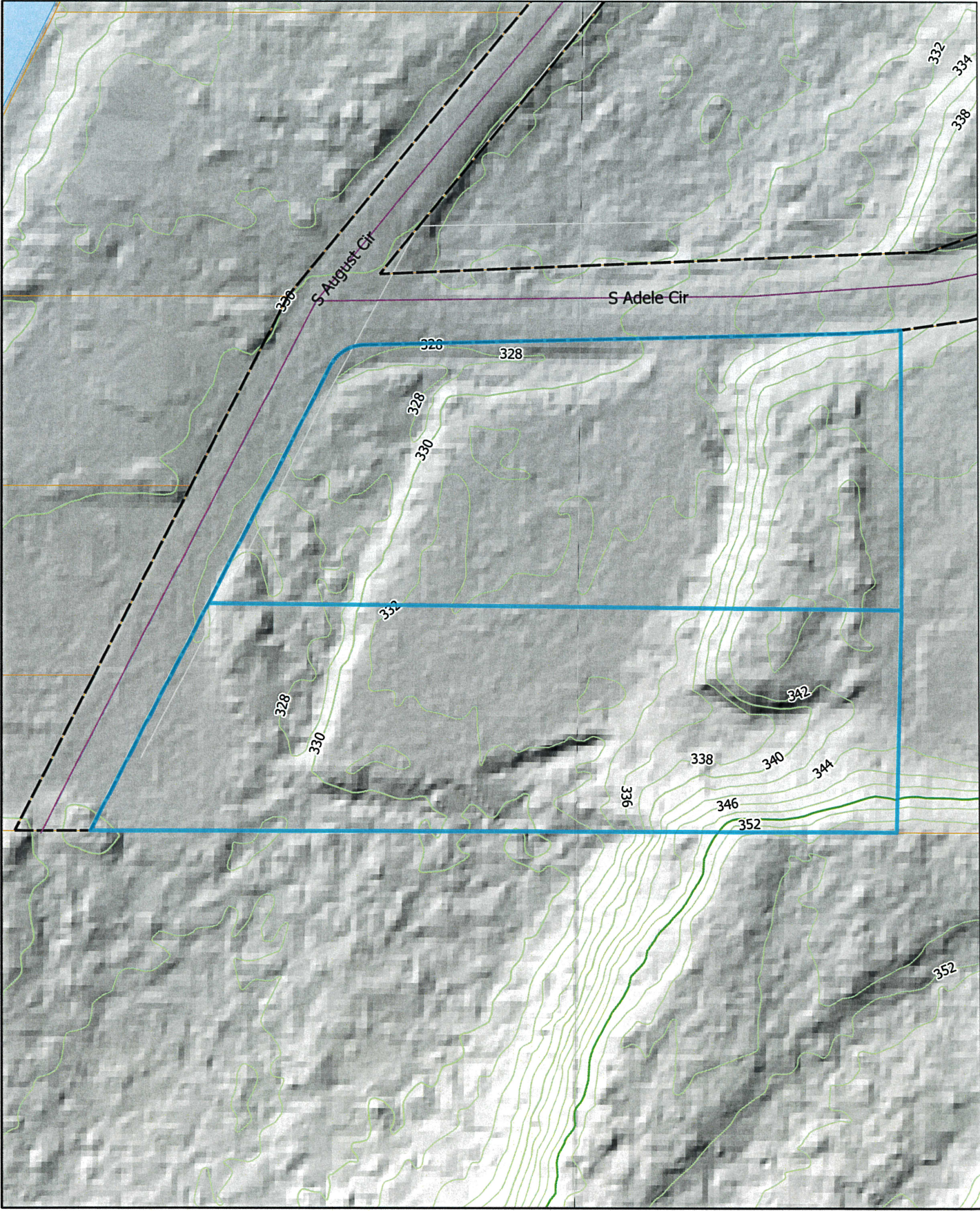
SECTION 11, T17N, R01W, SEWARD MERIDIAN
ALASKA

WA 11 MAP





0 75 150 300 Feet





Wasilla Lake

Cottonwood
Creek

E Palmer Wasilla Hwy
ROW-ESMT

N Rosie Cir

N Trent Cir

S 9th St

S Hook Cir

S August Cir

S Adele Cir

Metoraska-Suittia Berough, Maxar, Microsoft



0 235 470 940 Feet



UNSUBDIVIDED

50' TEMPORARY TURNAROUND TO BE AUTOMATICALLY TERMINATED UPON EXTENSION OF THE ROAD

RECEIVED
SEP 05 2024
PLATTING

CHRIS (99-23)

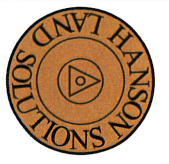
3

NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH IMAGERY PROJECT OF 2019/2020/2021.
2. THE HORIZONTAL DATUM IS NAD83 (COR96 EPOCH 2003.0)

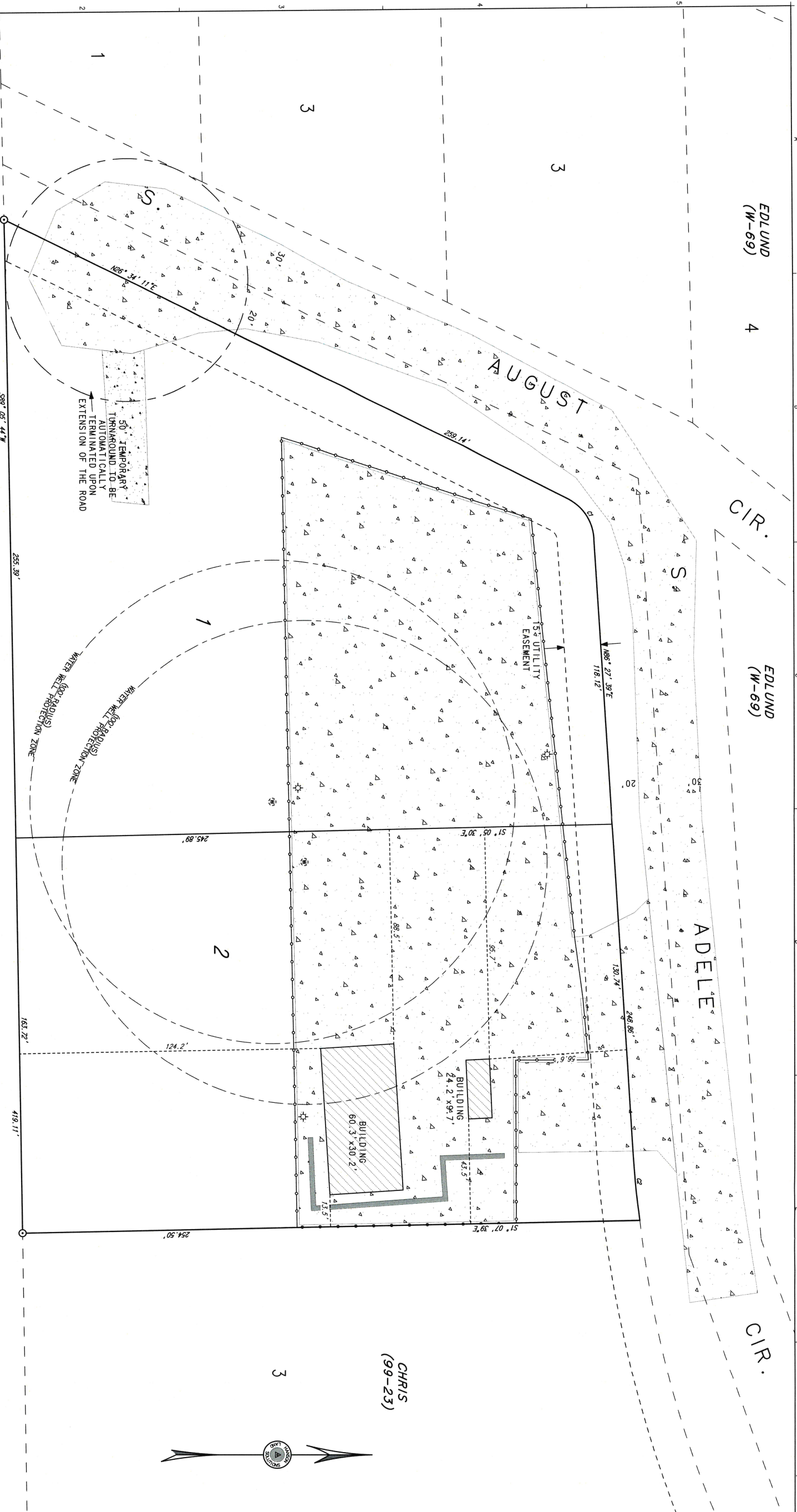
WASILLA, ALASKA
LITVIN
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 24-177C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
06/18/24

REFERENCE NUMBER:
V-20
SHEET 1 OF 3



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	21.03	19.58	61°33'42"	20.04	N57° 21' 02"E
C2	33.04	501.88	3°46'24"	33.03	N84° 34' 27"E

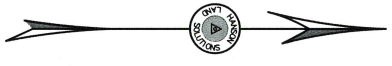


UNSUBDIVIDED



- LEGEND**
- RECOVERED PLASTIC CAP ON "R" REBAR
 - MEASURED DATA
 - ⊙ WATER WELL
 - ⊙ LIGHT POST
 - ⊙ GATE
 - ▭ BUILDING
 - ▭ GRAVEL ROAD/DRIVEWAY
 - ▭ CONCRETE RETAINING WALL

N24°58'11"W 255.65'



CHRIS
(99-23)

RECEIVED
SEP 05 2024
PLATTING

REFERENCE NUMBER:
V-27
SHEET 2 OF 3

DWG.#: 24-177C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE: 1"=40'
22/3/24:1=20'
REVISION DATE:
06/18/24

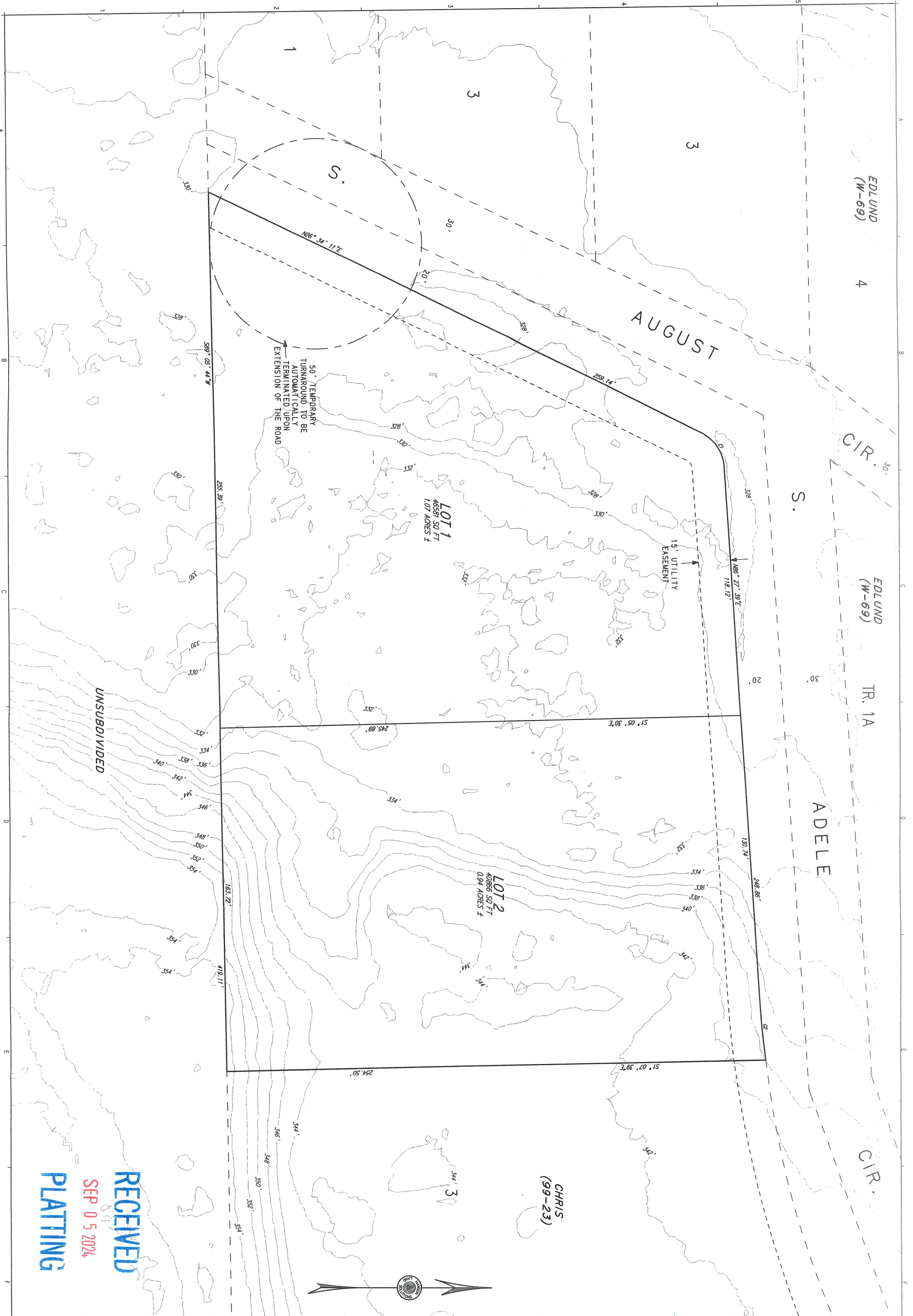
WASILLA, ALASKA
LITVIN
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON XXX XX, 20XX. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.



HANSON
LAND SOLUTIONS
305 E. FIREBEE AVE.
PALMER, ALASKA 99545
(907) 746-7738





UNSUBDIVIDED

50' TEMPORARY
TURNAROUND TO BE
AUTOMATICALLY
TERMINATED UPON
EXTENSION OF THE ROAD

15' UTILITY
EASEMENT

LOT 1
46391 SQ FT
1.07 ACRES ±

LOT 2
40886 SQ FT
0.94 ACRES ±

CHRIS
(99-23)

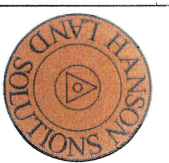
RECEIVED
SEP 05 2024
PLATTING

WASILLA, ALASKA
LITVIN
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSTINA BOROUGH
LIDAR/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (GCRS96 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD88 (GEOID09)



HANSON
LAND SOLUTIONS
305 E. FIREBIRD AVE.
PALMER, ALASKA 99645
(907) 746-7738



REFERENCE
NUMBER:
1-22
SHEET 3 OF 3

DWG.#: 24-177C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE: 1"=40'
11x17: 1"=20'
22x34: 1"=20'
REVISION DATE:
09/18/24

RECEIVED
SEP 05 2024
PLATTING

USEABLE AREA CERTIFICATION

CHRIS SUBDIVISION LOTS 1 & 2
A SUBDIVISION OF
CHRIS SUBDIVISION LOTS 1 & 2

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: GEOMETRY

- All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.
EXCEPTIONS:
- Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).
- Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

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 (test holes with permafrost or impermeable layer):

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: (GP) TEST HOLES: TH-1
(SW) TEST HOLES: (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 7-22-24
WILLIAM KLEBESADEL P.E. Date
Professional Engineer



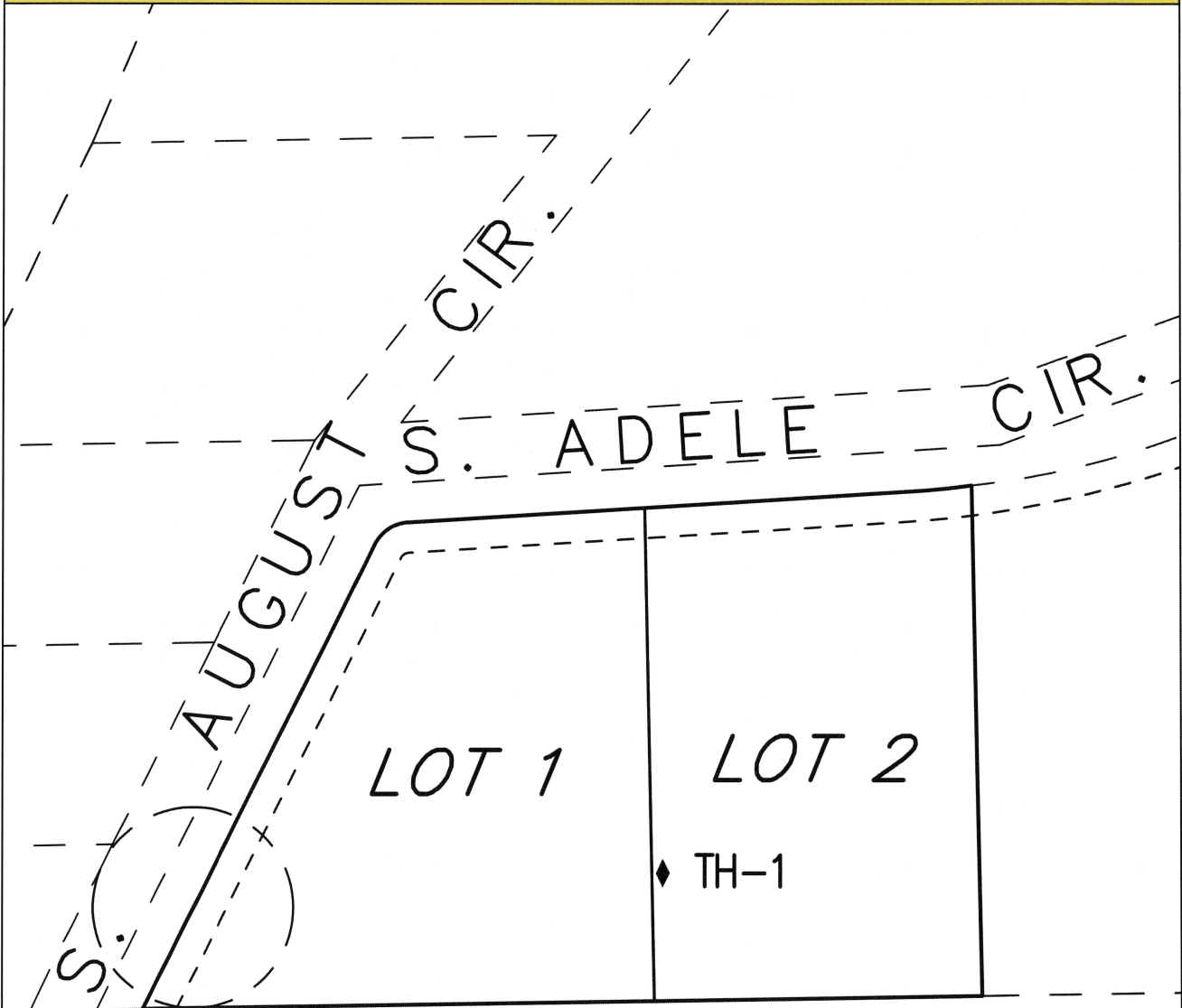
GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	CHRIS SUBDIVISION LOTS 1 & 2	TEST HOLE NO.	Date: 07/07/24
Insp. By:		1	Job # 24-177

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	See attached					
2ft								
3ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY						
4ft								
5ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO 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					
13ft			7					
14ft			8					
15ft			9					
16ft			10					
17ft	11							
18ft	12							
19ft			Perc. Hole Diam. (in.):					
20ft			Test Run Between:					
			ft	and	ft	Deep		
								
			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

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

CHRIS SUBDIVISION LOTS 1 & 2		
FILE: 24-177	DRAWN: ELF	07/19/24

EXHIBIT A

7-17-21
Waltson Surveying, Inc.
431's August c/d
TET 43/6
0-22 GP
229275
42120 ST
6157978
140.39408

Matthew Goddard

From: Daniel Dahms
Sent: Tuesday, October 29, 2024 3:11 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: Re: RFC Chris RSB L/1-2 (MG)

Chris,

No comments from PD&E.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, October 23, 2024 2:14 PM
To: 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>; contact@southlakescc.org <contact@southlakescc.org>; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Dan Tucker <antiquetuck@gmail.com>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov <eric.r.schuler@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop <mearow@mea.coop>
Subject: RFC Chris RSB L/1-2 (MG)

Hello,

The following link is a request for comments on the proposed Chris RSB Lots 1 & 2. Please ensure all comments have been submitted by November 4, 2024, so they can be incorporated in the staff report that will be presented to the Platting Officer.

[☐ Chris RSB Lots 1 & 2](#)

Feel free to contact me if you have any questions.

Thank you and have a great day,

Matthew Goddard

From: Taunnie Boothby
Sent: Friday, November 1, 2024 5:38 PM
To: Matthew Goddard
Subject: RE: RFC Chris RSB L/1-2 (MG)

These parcels are in the 1% high-hazard flood zone. Development in the flood zone requires a permit and meets the criteria of the MSB code 17.29. The definition of development is

“Development” means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials located within the area of special flood hazard.

If you have any questions, feel free to contact me.

Taunnie L. Boothby, CFM, Current Planner, Floodplain Administrator
Matanuska-Susitna Borough
Planning Department – Northern Office/Willow Library
(907) 861-8526
taunnie.boothby@matsugov.us



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, October 23, 2024 2:14 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; contact@southlakescc.org; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Dan Tucker <antiquetuck@gmail.com>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Chris RSB L/1-2 (MG)

Matthew Goddard

From: Permit Center
Sent: Thursday, October 24, 2024 9:28 AM
To: Matthew Goddard
Subject: RE: RFC Chris RSB L/1-2 (MG)
Attachments: Screenshot 2024-10-24 092722.png

They'll need a DW permit as shown.

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, October 23, 2024 2:14 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; contact@southlakescc.org; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Dan Tucker <antiquetuck@gmail.com>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Chris RSB L/1-2 (MG)

Hello,

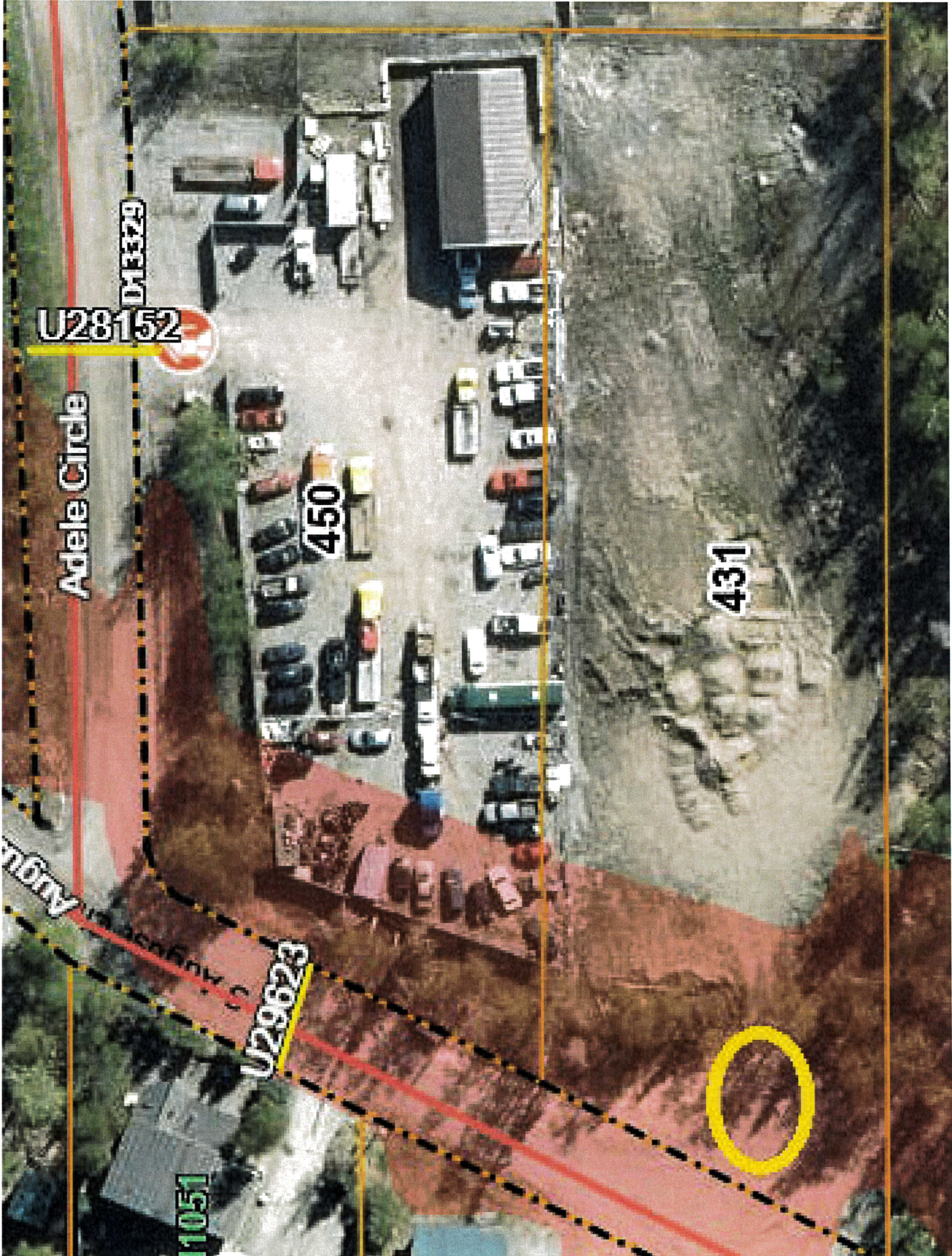
The following link is a request for comments on the proposed Chris RSB Lots 1 & 2.
Please ensure all comments have been submitted by November 4, 2024, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Chris RSB Lots 1 & 2](#)

Feel free to contact me if you have any questions.

Thank you and have a great day,

Matthew Goddard



Matthew Goddard

From: Jeffrey Anderson
Sent: Wednesday, October 23, 2024 2:54 PM
To: MSB Platting
Subject: RE: RFC Chris RSB L/1-2 (MG)

It is the recommendation of this office that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard. The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future.



JEFF ANDERSON

Assistant Chief / Fire Marshal
CENTRAL MAT-SU FIRE DEPARTMENT
Fire & Life Safety Division (907) 861-8383
FireCode@matsugov.us

From: Matthew Goddard <Matthew.Goddard@matsugov.us>

Sent: Wednesday, October 23, 2024 2:14 PM

To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; contact@southlakescc.org; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Dan Tucker <antiquetuck@gmail.com>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Chris RSB L/1-2 (MG)

Hello,

The following link is a request for comments on the proposed Chris RSB Lots 1 & 2. Please ensure all comments have been submitted by November 4, 2024, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Chris RSB Lots 1 & 2](#)

Feel free to contact me if you have any questions.



ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

October 24, 2024

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following abbreviated plat and has no comments or recommendations.

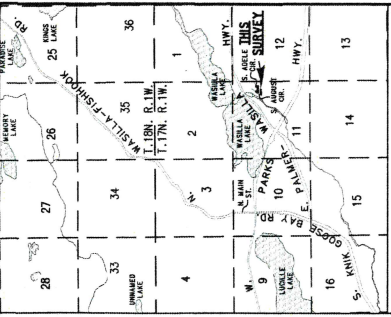
- **CHRIS LOTS 1 & 2**
(MSB Case # 2024-127)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

James Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC



1"-5280"
SOURCE: MSB TAX MAP PAGES

SURVEYOR'S CERTIFICATE



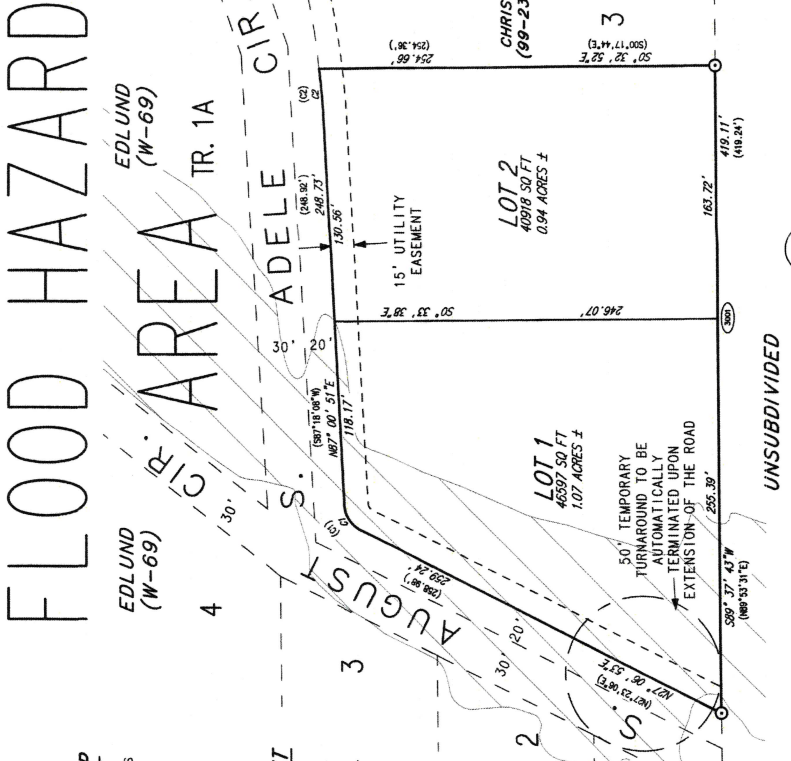
HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR
RECEIVED
OCT 1 9 2024
Agenda Copy PLATTING

A PLAT OF
CHRIS LOTS 1 & 2
A REBLAT OF
LOTS 1 & 2
CHRIS SUBDIVISION
(89-23)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE½ SEC. 11, T.17N. R.17W. SM, AK
CONTAINING 2.00 ACRES MORE OR LESS

HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738
FILE: FR24-171 OK: GEN SCALE: 1"=500' 10/10/24 1 OF 1

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH AND INCLUDING THE YEAR OF THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.
TAX COLLECTION OFFICIAL _____ DATE _____
(WASILLA-SUSITNA BOROUGH)



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	20.93	20.00	59°57'48"	19.99	N67°15'58"E	11.54
C2	33.43	498.62	3°50'03"	33.43	N85°06'50"E	16.72
(C1)	20.92	20.00	59°55'02"	11.53	S57°20'37"W	16.72
(C2)	33.46	500.00	3°50'03"	16.74	S34.45	N85°23'07"E



PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____ 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 _____
(PLATTING CLERK)

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.
SERGEY A. LITVIN _____ DATE _____
680 E. FALKIRK CIR.
WASILLA, AK 99654

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

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

LEGEND
○ RECOVERED PLASTIC CAP ON "N" REBAR
● RECOVERED "N" REBAR
└ SET PLASTIC CAP ON "N" REBAR AT ALL LOT CORNERS, PT'S, AND P4'S
1/2" x 50' x 11" W 255.65' MEASURED DATA
1/2" x 45' W (294.70') RECORD PER PLAT (89-23) SURVEY POINT NUMBER

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 SOUTHEAST CORNER OF LOT 1 (SURVEYED POINT 3001), A SET PLASTIC CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 34' 46.44"N 149° 23' 38.44"W.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOTS OR PARCELS UNLESS THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE REQUIREMENTS OF THE 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.
5. THIS SUBDIVISION IS ENCUMBERED BY MEA BLANKET EASEMENTS RECORDED ON FEBRUARY 17, 1960 IN BK. 29, PG. 41 AND ON OCTOBER 6, 1961 IN BK. 39, PG. 133.
6. THIS SUBDIVISION IS ENCUMBERED BY A WTA BLANKET EASEMENT RECORDED ON DECEMBER 9, 1976 IN BK. 128, PG. 893.

ELF

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

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

ARTEM LITVIN _____ DATE _____
680 E. FALKIRK CIR.
WASILLA, AK 99654

CERTIFICATE OF OWNERSHIP

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

SERGEY A. LITVIN _____ DATE _____
680 E. FALKIRK CIR.
WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

LEGEND

- ⊙ RECOVERED PLASTIC CAP ON 3/8" REBAR
- RECOVERED 3/8" REBAR
- ⊥ SET PLASTIC CAP ON 3/8"x30" REBAR AT ALL LOT CORNERS, PT'S, AND PC'S
- MEASURED DATA
- (N74°58'11"W 255.65' (N74°45'W) (254.70')) RECORD PER PLAT (99-23)
- ⊙ SURVEY POINT NUMBER

NOTES

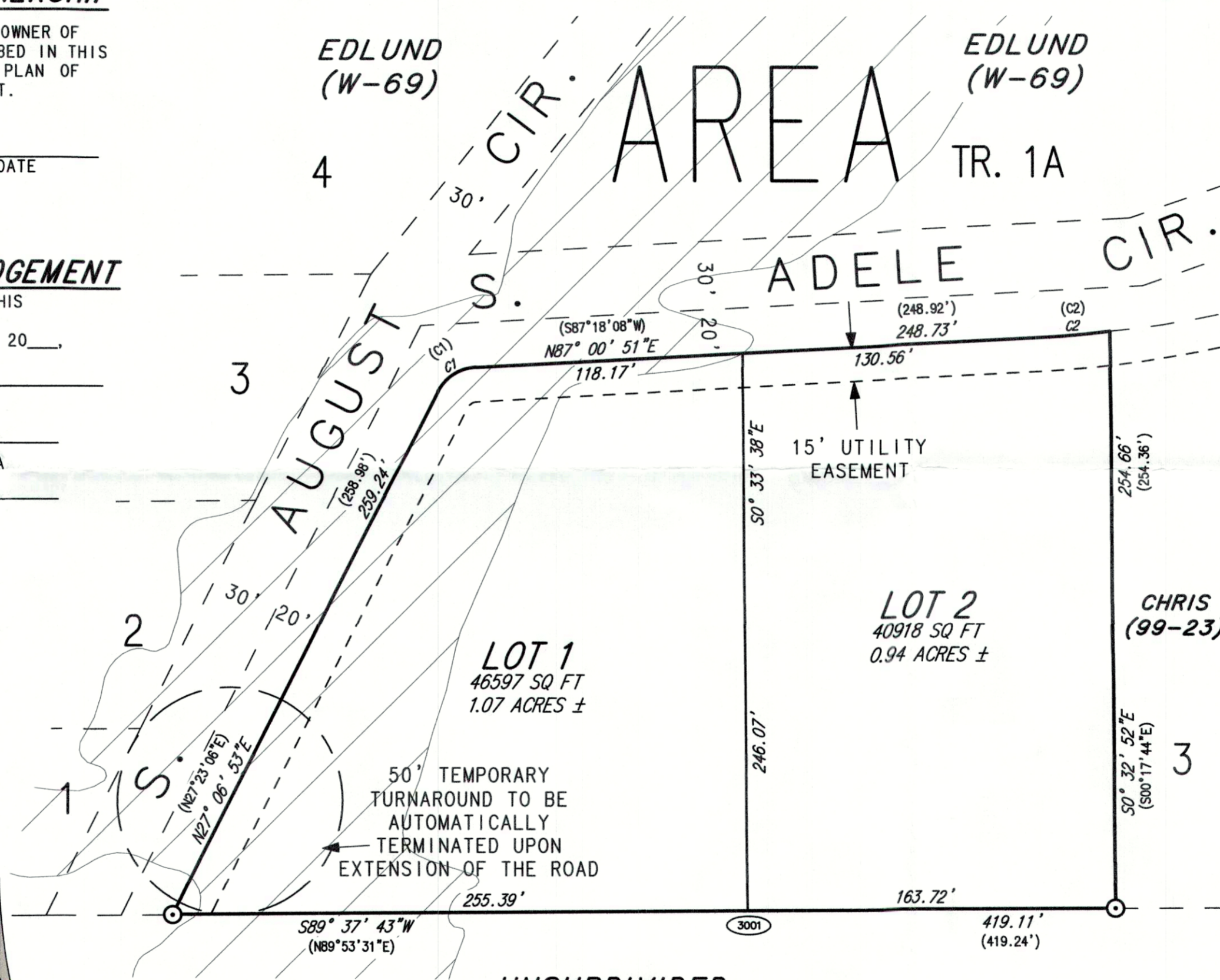
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 1 (SURVEYED POINT 3001), A SET PLASTIC CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 34' 46.44"N 149° 23' 38.44"W.
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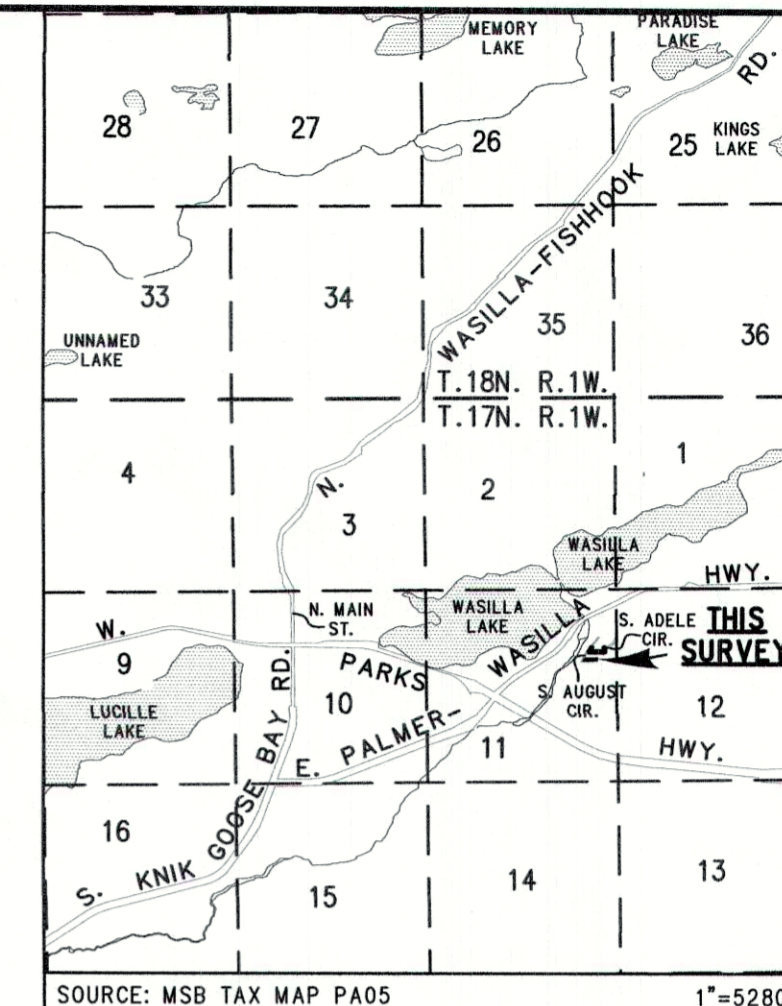
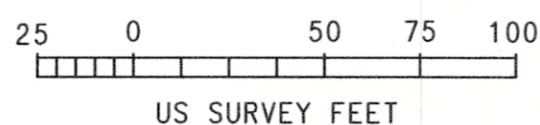
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

FLOOD HAZARD AREA TR. 1A



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	20.93	20.00	59°57'48"	19.99	N57° 15' 56"E	11.54
C2	33.43	499.62	3°50'03"	33.43	N85° 05' 50"E	16.72
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(C2)	33.46	500.00	3°50'03"	16.74	33.45	N85° 23' 07"E



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

RECEIVED
Agenda Copy
OCT 1 0 2024
PLATTING

A PLAT OF
CHRIS LOTS 1 & 2
A REPLAT OF
LOTS 1 & 2
CHRIS SUBDIVISION
(99-23)

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE 1/4 SEC. 11, T.17N. R.1W. SM, AK
CONTAINING 2.00 ACRES MORE OR LESS

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

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 20, 2024

ABBREVIATED PLAT: PEMBERLY ESTATE
LEGAL DESCRIPTION: SEC 26, T18N, R01W S.M., AK
PETITIONERS: JIMMY & RANA CHALDER
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING, LLC
ACRES: 1.0 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2024-128

REQUEST:

The request is to create one lot from Lots 11 and 12, Block 13, Memory Lake Estates – Unit 1, Plat 72-58, to be known as Pemberley Estate, containing 1 acre +/- . The plat is located directly north of E. Red Fox Drive and directly east of N. Red Fox Circle. Located within the NE ¼ Section 26, Township 18 North, Range 01 West, Seward Meridian, Alaska.
In the Tanaina Community Council and Assembly District #6.

EXHIBITS:

Vicinity Map and Aerial Photos	Exhibit A – 4 pgs
USACE	Exhibit B – 1 pg
MSB Code Compliance	Exhibit C – 1 pg
Public Comment	Exhibit D – 2 pgs

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 or outside agencies at the time of this staff report.

USACE (**Exhibit B**) Has no comment.

MSB Code Compliance (**Exhibit C**) Has no comment.

Public (**Exhibit D**) Sarah Seppilu has no objection. Ulrike Johnson objects to the subdivision having a new name and is concerned the proposed subdivision will not be subject to current CC&R's.

CONCLUSION

The plat of **Pemberley Estate** 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.

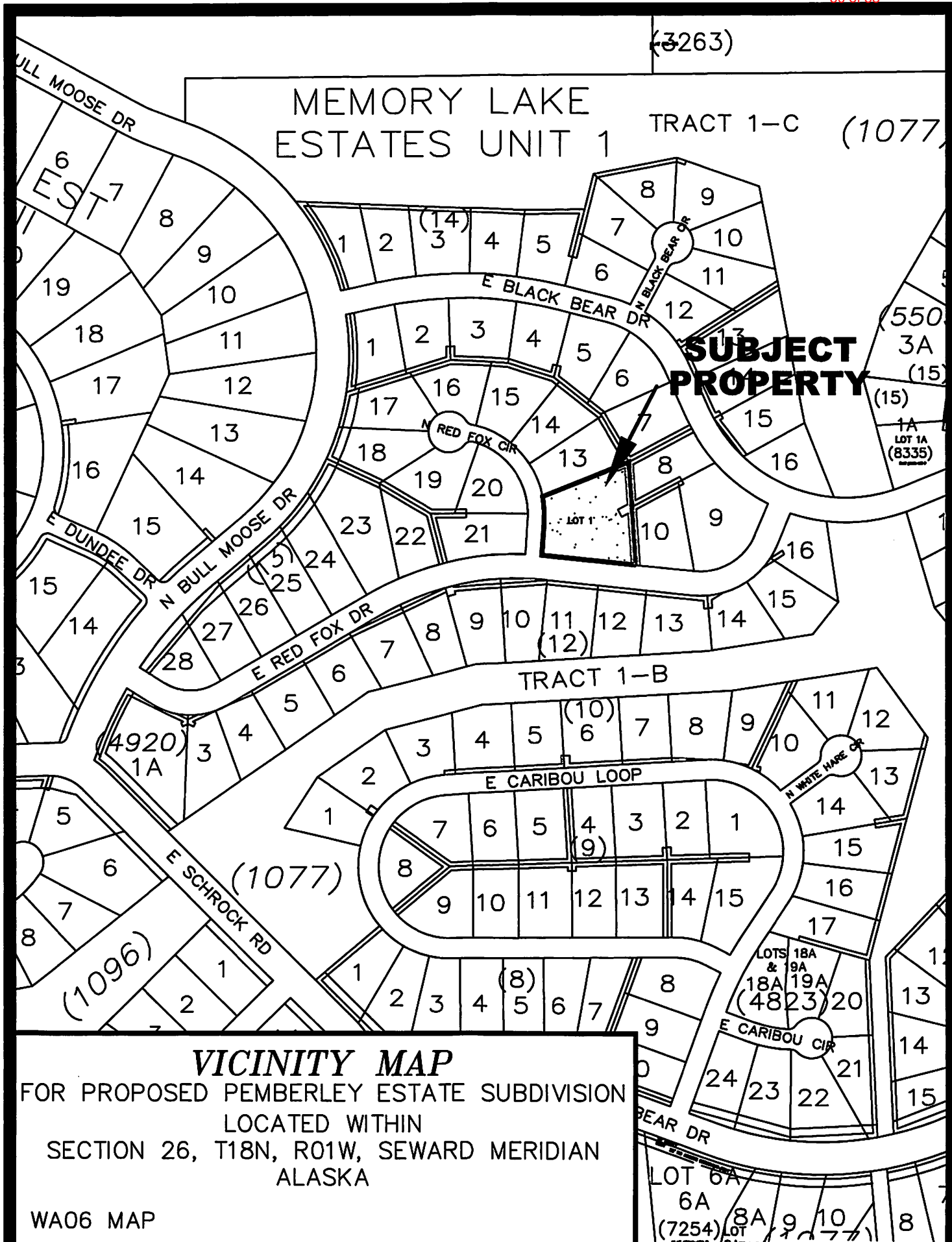
FINDINGS of FACT:

1. The abbreviated plat of **Pemberley Estate** is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. This plat combines two lots within Memory Lake Estates – Unit 1, lessening the lot density in the area.
3. There were no objections from any borough departments or outside agencies.
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 Memory Lake Estates – Unit 1, (Plat 72-58) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Pemberley Estate, located within the NE ¼ Section 26, Township 18 North, Range 01 West, 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 PEMBERLEY ESTATE SUBDIVISION
LOCATED WITHIN
SECTION 26, T18N, R01W, SEWARD MERIDIAN
ALASKA

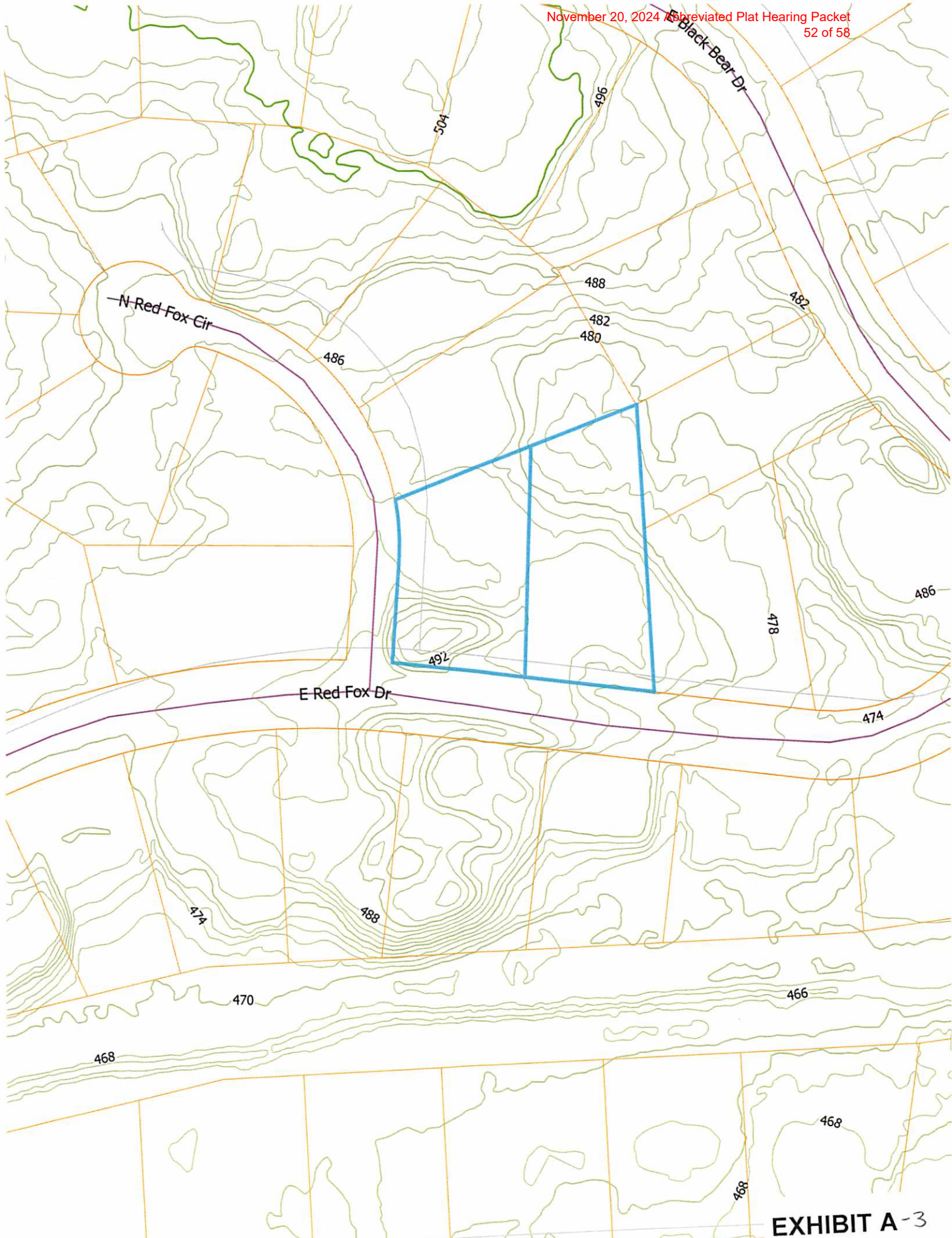
WA06 MAP



N Red Fox Cir

Black Bear Dr

E Red Fox Dr





Chris Curlin

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Friday, October 25, 2024 11:07 AM
To: Chris Curlin
Subject: RFC Pemberley Estate (CC)

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

Good morning,

Thank you for bringing this project to our attention and for allowing us to comment. The Corps of Engineers does not have specific comments regarding the proposed Pemberley Estate lot creation.

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. Aquaculture structures and work would require Section 10 Authorization.

The applicant 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) and they will be assigned a project manager to assist them. Please feel free to contact our main line if you or the applicant have any questions or concerns at 907-753-2712.

Thank you,
Olivia Ortiz
Regulatory Specialist
Alaska District|POA
U.S. Army Corps of Engineers
P: (907) 753-2586

Chris Curlin

From: Code Compliance
Sent: Thursday, October 24, 2024 1:54 PM
To: Chris Curlin
Subject: RE: RFC Pemberley Estate (CC)

Good Afternoon,

No comments from Code Compliance.

Thank you,

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



From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, October 24, 2024 9:54 AM
To: Sarah Myers <sarah.myers@alaska.gov>; USACE <regpagemaster@usace.army.mil>; The Postmaster <eric.r.schuler@usps.gov>; Code Compliance <Code.Compliance@matsugov.us>; Colton Percy <colton.percy@alaska.gov>
Subject: RFC Pemberley Estate (CC)

Hello,

The following link is a request to eliminate a common lot line between lots 11 & 12 , Memory Lake Estates – Unit 1, (Plat # 72-58), Tax ID's 1077B13L011 & 1077B13L012.
Please ensure all comments have been submitted by November 4, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

[Pemberley Estate](#)

Sincerely,

Chris Curlin

From: Sarah Kristiansen Seppilu <slk@gci.net>
Sent: Wednesday, November 6, 2024 8:41 PM
To: MSB Platting
Subject: Memory Lake Estates Public Hearing

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

PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

1077B08L002 29
SEPPILU LEROY
KRISTIANSEN-SEPPILU SARAH
1880 E CARIBOU LOOP
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: Jimmy & Rana Chalder

REQUEST: The request is to create one lot from Lots 11 and 12, Block 13, Memory Lake Estates – Unit 1, 72-58, to be known as **Pemberley Estate**, containing 1 acre +/- (Tax ID's 1077B13L011&1077B13L012) plat is located directly north of E. Red Fox Drive and directly east of N. Red Fox Circle. Located within the ¼ Section 26, Township 18 North, Range 01 West, Seward Meridian, Alaska.
In the Tanaina Community Council and Assembly District #6.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **November 20, 2024**, starting at 8:30 a.m. We are sending you this notice as required by State 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 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 5:00 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/platting.

No Objection Objection Concern

Name: Leroy Seppilu & Sarah Kristiansen-Seppilu Address: 1880 E. Caribou Loop Wasilla, AK

Comments: _____

Case # 2024-128 CC Note: Vicinity map Located on Reverse Side

Sent from my iPhone

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

RECEIVED
NOV 05 2024
PLATTING

1077B04L012 255
FULLER CENTER FOR HOUSING MAT-SU
PO BOX 876097
WASILLA, AK 99687

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: Jimmy & Rana Chalder

REQUEST: The request is to create one lot from Lots 11 and 12, Block 13, Memory Lake Estates – Unit 1, Plat 72-58, to be known as **Pemberley Estate**, containing 1 acre +/- (Tax ID's 1077B13L011&1077B13L012) The plat is located directly north of E. Red Fox Drive and directly east of N. Red Fox Circle. Located within the NE ¼ Section 26, Township 18 North, Range 01 West, Seward Meridian, Alaska.
In the Tanaina Community Council and Assembly District #6.

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 **November 20, 2024**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

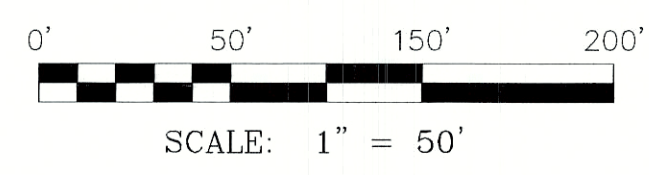
For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattling@matsugov.us. Comments received from the public after the platting 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, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/plattling.

[] No Objection [X] Objection [X] Concern

Name: V. JOHNSON Address: P.O. Box 876097 WASILLA, AK 99687

Comments: REMOVING A LOT LINE IS OK! RENAMING THE NEW LOT WITH A NEW SUBDIVISION NAME IS NOT! IT WILL REMOVE THE MEMORY LAKES ESTATE #1 COVENANTS, CONDITIONS AND RESTRICTIONS ALONG WITH DUES PAYABLE ONCE A YEAR! THEY STILL CAN ENJOY ALL THE BENEFITS OF HLI WITHOUT BEING ACCOUNTABLE AS TO THE USE OF THE NEWLY CREATED LOT/SUBDIVISION!

Case # 2024-128 CC Note: Vicinity map Located on Reverse Side



- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
 2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 3. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: FEBRUARY 17, 1960, IN BOOK 29, PAGE 121.
 4. EASEMENT FOR ELECTRICAL & TELEPHONE GRANTED TO: MATANUSKA TELEPHONE ASSOCIATION, INC. RECORDED: JULY 29, 1977, IN BOOK 144, PAGE 794.
 5. OVENANTS, CONDITIONS AND RESTRICTIONS:
RECORDED: AUGUST 24, 1972 IN BOOK 64, PAGE 640.
AMENDED: MAY 9, 1973 IN BOOK 71, PAGE 778.
DECEMBER 10, 1999 IN BOOK 1048, PAGE 199.
SUPPLEMENTARY COVENANTS, CONDITIONS AND RESTRICTIONS:
RECORDED: NOVEMBER 15, 2000 IN BOOK 1100, PAGE 252.

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 NO. _____

DATED _____ 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 THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____
ATTEST: _____ PLATTING CLERK _____

PRELIMINARY

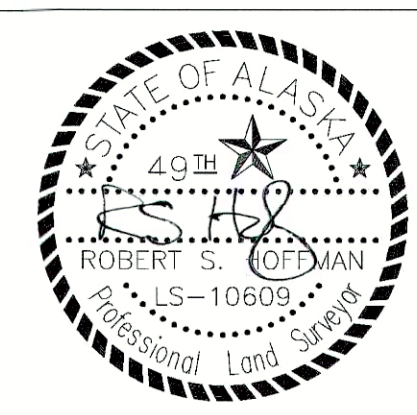
CERTIFICATE OF PAYMENT OF TAXES

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

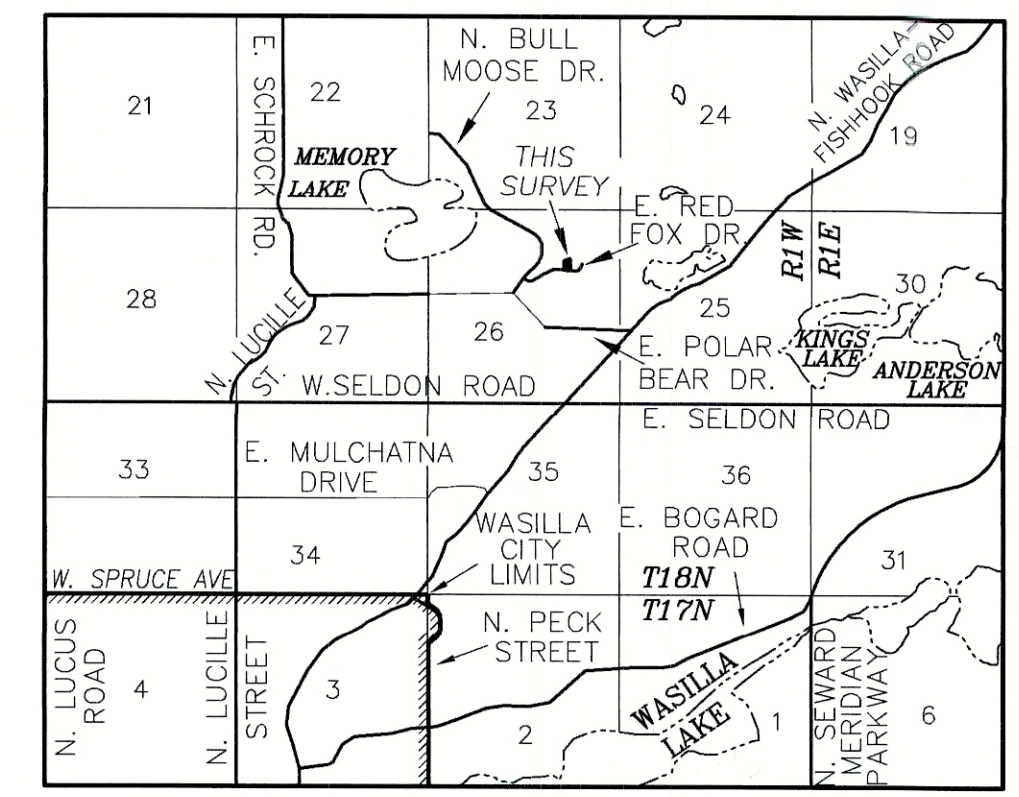
DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT #72-58



ROBERT S. HOFFMAN, P.L.S. _____ 9/30/2024
LS-10609 PROFESSIONAL LAND SURVEYOR DATE



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

WE 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.

JIMMY D. CHALDER _____ DATE _____
2075 E RED FORX DRIVE
WASILLA, ALASKA 99654

RANA F. CHALDER _____
2075 E RED FORX DRIVE
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR JIMMY D. CHALDER
RANA F. CHALDER

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

Agenda Copy
RECEIVED
OCT 18 2024
PLATTING

A PLAT OF
PEMBERLEY ESTATE

A REPLAT OF:
LOTS 11 & 12, BLOCK 13
MEMORY LAKE ESTATES - UNIT 1
PLAT #72-58

LOCATED WITHIN:
SECTION 26, T18N R1W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 1.0 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
LICENSE #200746
200 HYGRADE LANE OFFICE: (907) 357-6957
WASILLA, ALASKA 99654 office@bullmoosesurveying.com

DRAWN BY: TGC	DRAWING SCALE:
DATE: 9/30/2024	1"=50'
CHECKED BY: RSH	SHEET
	1 OF 1