

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Kayla Kinneen

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Wyatt Anderson



PLATTING BOARD
Chair Ron Johnson, District 1
Michael Liebing, District 2
Eric Koan, District 3
Amanda Salmon, District 4
Chair Michelle Traxler, District 5
Sandra Kreger, District 6
Sidney Bertz, District 7
Karla McBride, Alternate A
Robert Hallford, Alternate B

PLATTING BOARD AGENDA ASSEMBLY CHAMBERS 350 E DAHLIA AVENUE PALMER

PLATTING BOARD MEETING

1:00 P.M.

February 6, 2025

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to plattting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY: (Audio only)

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

OBSERVE: You can observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough – YouTube

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda
- D. Vote for Vice Chair

2. APPROVAL OF MINUTES

A. January 2, 2025

3. AUDIENCE PARTICIPATION & PRESENTATIONS

A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **SAM & PAM'S HOMESTEAD (VAC)**: The request is to vacate that portion of W. Independence Drive lying between N. Deception Drive and N. Craigie Ct. and to create 1 lot by eliminating the common lot lines between Tracts 1-1 & 1-2, lots 1-6, block 1, Lots 1-5, Block 4, Lucky Shot Acres, Plat #60-18, to be known as **SAM & PAM'S HOMESTEAD**, containing 7.09 acres +/- . The property is located north Deception Creek, south of W. Willow Fishhook Road and west of N. Four Mile Road (Tax ID #6200B01L001-L006, 6200B01T001-1-T001-2, 6200B04L001-L005); within the SE ¼ Section 02, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. *(Petitioner/Owner: Sam & Pam Snyder, Staff: Matthew Goddard, Case # 2024-141/142)*

ITEMS OF BUSINESS & MISCELLANEOUS

(None)

7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

- *Definition: Law. To hear and settle an issue or a question regarding code.*

B. Upcoming Platting Board Agenda Items *(Staff: Fred Wagner & Clerk: Kayla Kinneen)*

- March 6, 2025, Platting Board Meeting; we have 2 cases to be heard:
 - Greenfield RSB B1 L19
 - The Cove at Jean Lake

8. BOARD COMMENTS

9. ADJOURNMENT

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on January 2, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. Chris Chiavetta, District Seat #1
Mr. Brian Goodman, District Seat #2
Ms. Michelle Traxler, District Seat #5
Mr. Sidney Bertz, District seat #7
Ms. Karla McBride, Alternate A
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Mr. Eric Koan, District Seat #3
District Seat #4, Vacant
Ms. Sandra Kreger, District Seat #6

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Kayla Kinneen, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Mr. Wyatt Anderson, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member McBride led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

Chair Traxler inquired if there were any changes to the agenda.

Discussion ensued.

MOTION: Platting Member Bertz made motion to amend the agenda to include elections for Chair and Vice Chair. Platting Member Goodman seconded.

The agenda was approved unanimously.

D. Elections for Chair and Vice Chair

(a) Chair

Platting Member Traxler inquired about nominations for Chair. Platting Member Traxler nominated herself as Chair, there were no other nominations, and Platting Member Traxler accepted.

(b) Vice Chair

Platting Member Goodman moved to delay election of Vice Chair for the February 6th Platting Board Hearing. Platting Member McBride seconded.

It was unanimously decided to vote for Vice Chair at the February 6th Platting Board Hearing.

2. APPROVAL OF MINUTES

- December 19, 2024.

MOTION: Platting Member McBride made motion to approve December 19, 2024 Minutes. Platting Member Bertz seconded.

VOTE: The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)
(None)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **CAMELOT**: The request is to create 9 lots from Parcel 2 (Tax Parcel D9), created by Waiver Resolution #82-46-PWm, recorded as 82-59w, to be known as Camelot, containing 9.96 acres +/- . The petitioner is proposing dedication and construction of W. Camelot Court to meet access requirements. The property is located north and east of W. Parks Highway, south of Little Susitna River, and directly south of W. King Arthur Drive (Tax ID #18N03W27D009); within the SE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7.
(Petitioner/Owner: Crafty Enterprises, LLC Staff: Matthew Goddard, Case #2024-129)

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Kinneen provided the mailing report:

- Stating that 21 public hearing notices were mailed out on December 5, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 7 findings of facts.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative, Josh Craft spoke.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative chose not to speak.

Discussion ensued.

MOTION: Platting Member Hallford made a motion to approve the preliminary plat of Camelot. Platting Member Chiavetta seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. **OUTHUNTIN**: The request is to create seven lots from Lots 2 & 3, Block 3, Dunworkin, Plat No. 78-65, to be known as Outhuntin, containing 10.29 acres +/- . The property is located directly north of S. Gon Fishin Drive, east of W. Arlie Road, and north of W. Sunset Avenue (Tax ID 1453B03L002 & 1453B03L003), lying within Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5. (*Petitioner/Owner: Stass Lytvynchuk & Sergey Litvinchuk, Staff: Chris Curlin, Case #2024-135*)

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Kinneen provided the mailing report:

- Stating that 73 public hearing notices were mailed out on December 5, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 6 conditions and 5 findings of facts.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

The following spoke:

- Shi Haire
- Nick Axtell

There being no one else to be heard Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Craig Hanson spoke.

Discussion ensued.

MOTION: Platting Member Bertz made a motion to approve the preliminary plat, Outhuntin. Platting Member Chiavetta seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

ITEMS OF BUSINESS & MISCELLANEOUS

(None)

7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner informed the board of upcoming items:

- There is 1 case scheduled for February 6, 2025 Platting Board.
- Sam & Pam's Homestead (PUE)

8. BOARD COMMENTS.

- Goodman – It has been a very interesting learning experience being on the Platting Board. The Board does take the public comment into consideration. It has been fun and appreciates all the work that staff and the Board does. It has been a pleasure.
- Bertz – Just finished first year on Board. Has learned a lot.

- Chiavetta – Thanked the Board for having the opportunity and looks forward to working with everybody
- Chair Traxler – Lots of cases that are difficult, and she empathizes with the public’s struggles. Thanks everyone for their patience and she looks forward to serving as chair.

9. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:37 PM**.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA KINNEEN
Platting Board Clerk

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 6, 2025

PRELIMINARY PLAT: SAM & PAMS HOMESTEAD (VAC)
LEGAL DESCRIPTION: SEC 02, T19N, R04W, SEWARD MERIDIAN AK
PETITIONERS: SAM & PAM SNYDER
SURVEYOR/ENGINEER: RESOLUTE LAND SURVEYING
ACRES: 7.09 ± PARCELS: 1
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-141 / 2024-142

REQUEST: The request is to vacate that portion of W. Independence Drive lying between N. Deception Drive and N. Craigie Ct. and to create 1 lot by eliminating the common lot lines between Tracts 1-1 & 1-2, lots 1-6, block 1, Lots 1-5, Block 4, Lucky Shot Acres, Plat #60-18, to be known as **SAM & PAM'S HOMESTEAD**, containing 7.09 acres +/- . The property is located north of Deception Creek, south of W. Willow Fishhook Road and west of N. Four Mile Road; within the SE ¼ Section 02, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos	PAGES – 1-5
Petition for Vacation of Right of Way	PAGES – 6-7
Notice of Vacation Posting Photos	PAGES – 8-10

AGENCY COMMENTS

SOA Department of Transportation and Public Facilities	PAGES – 11-12
MSB DPW Pre-Design & Engineering	PAGE – 13
Willow Caswell Fire Service Area	PAGE – 14
MSB Permit Center	PAGE – 15
Utilities	PAGES – 16-17

DISCUSSION: The proposed Sam & Pam's Homestead is creating one lot by eliminating the common lot lines between Lots 1-6, Block 1, Lots 1-5, Block 4, and Tract 1, Lucky Shot Acres, Plat #60-18 and the vacation of that portion of W. Independence Drive lying between N. Deception Drive and N. Craigie Courte. W. Independence drive is an unconstructed right of way created by Lucky Shot Acres Subdivision.

Access: Legal and physical access to the proposed lot exists pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

Petition for Vacation of Right of Way: The petitioner submitted a petition for the vacation of W. Independence Drive (**Exhibit Pages 6-7**). The request if approved will vacate the portion of W. Independence Drive lying between N. Deception Drive and N. Craigie Courte. There are no road improvements located within the proposed right of way vacation.

Soils Report: A geotechnical report was not required as this action is combining previously approved lots, reducing the lot density in Lucky Shot Acres. Topographic mapping and as-built information can be found on the Agenda Plat.

Comments:

SOA Department of Transportation and Public Facilities (**Exhibit Pages 11-12**) has the following comments:

- ADOT&PF has no objection to the proposed lot consolidation or the vacation of W. Independence Drive.
- ADOT&PF requests a plat note be added stating “No direct access to Willow-Fishhook Road” (Recommendation #4)
- The proposed lot must take access through other platted roads: N. Deception Drive, N. Craigie Courte, W. Independence Drive.
- No utility access shall be allowed through W. Willow-Fishhook Road.

MSB DPW Pre-Design and Engineering (**Exhibit Page 13**) has no objection to the proposed elimination of lot line and vacation of right of way.

Willow Caswell Fire Service Area (**Exhibit Page 14**) has no issues with the proposed action. There is no road access to this property at this time. There is a trail that can access the property by off road apparatus or by foot. If the property is developed and structures built, required access would need to be provided.

MSB Permit Center (**Exhibit Page 15**) has no comments.

Utilities: (**Exhibit Pages 16-17**) 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; US Army Corps of Engineers; Community Council #8 Willow; Road Service Area #20 Greater Willow; MSB Emergency Services, Community Development, Assessments or Planning; GCI, MEA, or MTA.

CONCLUSION: The preliminary plat of Sam & Pam’s Homestead (VAC) is consistent with AS 29.40.070 Platting Regulations, AS 29.40.120 through AS 29.40.160, MSB 43.15.016 Preliminary Plats and MSB 43.15.035 Vacations. 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 will exist 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 will exist, pursuant to MSB 43.20.320 Frontage. A soils report was not required.

FINDINGS OF FACT

1. The preliminary plat of Sam & Pam’s Homestead (VAC) is consistent with AS 29.40.070 Platting Regulations, AS 29.40.120 through AS 29.40.160, MSB 43.15.016 Preliminary Plats and MSB 43.15.035 Vacations.
2. A soils report was not required.
3. The lot has the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #8 Willow; Road Service Area #20 Greater Willow; MSB Emergency Services, Community Development, Assessments or Planning; GCI, MEA, or MTA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.
7. No road improvements have been made to the portion of W. Independence Drive involved in the vacation request.
8. Notice of the vacation request was posted at the proposed vacation location on December 20, 2024.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

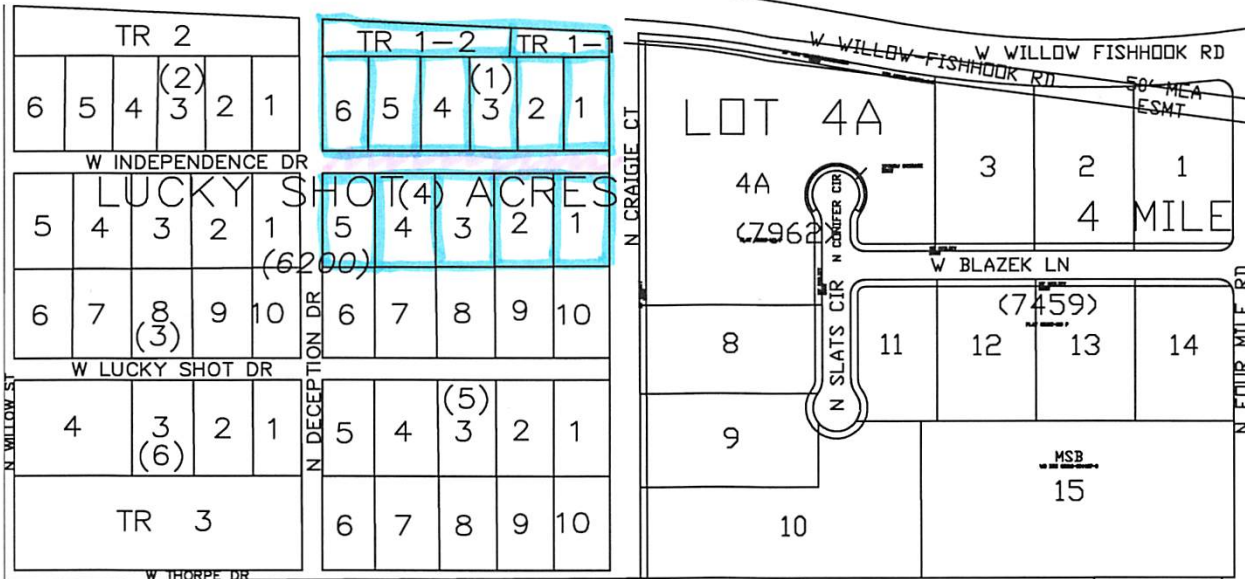
Suggested motion: I move to approve the preliminary plat of Sam & Pam’s Homestead (VAC), Section 02, Township 19 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations

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. Obtain Assembly approval for the vacation within 30 days of Platting Board approval.
3. 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.
4. Pay postage and advertising fees.
5. Add a plat note stating “No direct access shall be granted to W. Willow Fishhook Road unless otherwise authorized by the permitting authority.”
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit plat in full compliance with Title 43.

A22

A21

HYDRO DRAWN FROM A COMBINATION OF 2006 IMAGERY & DOC #2010-021509-0



D6

D4

D9

D10

D11

D12

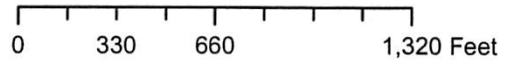
W BISHOP'S GATE

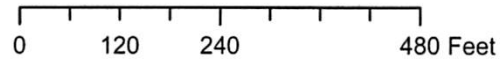
D8

LOT "A" BUNKER (6068)

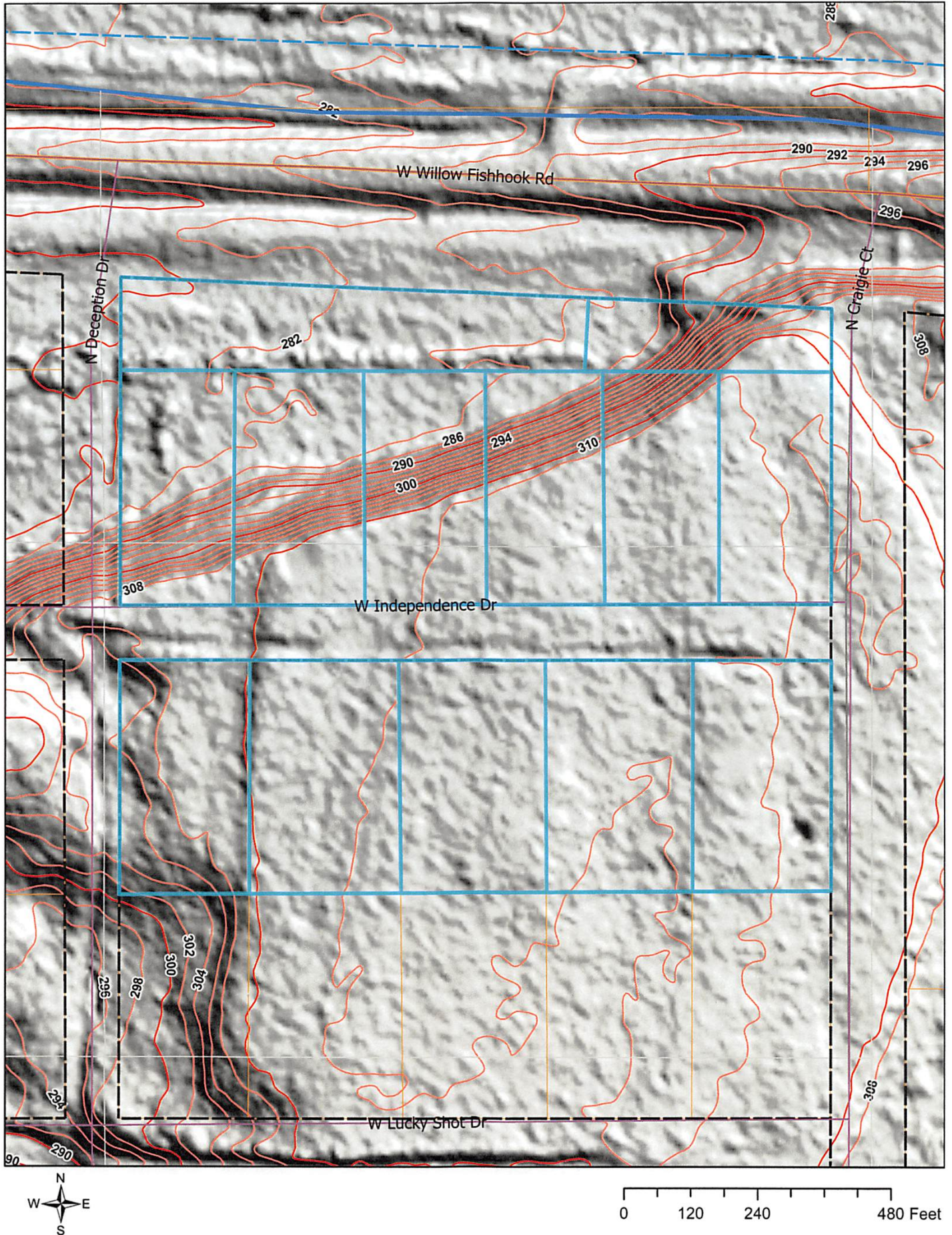


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Marquette-Summit Borough, Maxar, Microsoft



Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, Sam & Pam Snyder, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

East 60' of W. Independence Dr. between blocks 1 & 4, Lucky Shot Acres, Plat# 68-10, Palmer Rec. Dist.

Said right-of-way being more fully described as: See attached Preliminary Plat

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. **\$250.00** Right-of-Way Vacation Fee with Regular Plat; or
4. **\$500.00** for Stand Alone Vacation.

RECEIVED
DEC 04 2024
PLATTING

The action sought by this petition is for the following reason(s): (ATTACH PAGES, IF NEEDED)

Petitioners own all parcels on either side of described ROW, which has not been constructed, and desire to have one continuous parcel

APPLICANT Name: Sam/Pam Snyder Email: spcsnyder63@gmail.com

OR Mailing Address: 21290 Falling Water Dr., Eagle River Zip: 99577

OWNER Contact Person: Pam Snyder Phone: 907-229-9172

SURVEYOR Name (FIRM): Resolute Land Surveying Email: owen@resoluteurvey.com

Mailing Address: 7362 W Parks Hwy #349, Wasilla Zip: 99623

Contact Person: Owen Dicks Phone: 907-521-4989

SIGNATURES OF PETITIONER(S):

Pamela D Nienkark-Snyder

Pamela D Nienkark-Snyder

SAMUEL M. SNYDER

Samuel M. Snyder

NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.



THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

12/18/2024
DATE

Matthew Gehlert
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: February 6, 2025

Matthew Goddard

From: Sam Snyder <spcsnyder63@gmail.com>
Sent: Tuesday, January 7, 2025 1:55 PM
To: Matthew Goddard
Subject: Pictures of signs posted on 12/20/24 MSB Case#: 2024-141/2024-142

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

Hello Matthew,

Please see pictures of the signs that we posted at each points of access as asked. I do have more if you should need.

Please confirm that these are sufficient.

Best regards,
Sam and Pam Snyder
907-229-9172





Sent from my iPhone



THE STATE
of ALASKA
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

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

January 2, 2025

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Sam & Pam's Homestead; Plat #60-18; WI 09 Snyder (Willow-Fishhook Road)**
 - No objection to the proposed lot consolidation or Independence Drive vacation.
 - Please add as plat note: "No direct access to Willow-Fishhook Road."
 - Lot must take access through other platted roads: N Deception Drive, N Craigie Ct, W Independence Dr.
 - No utility access through Willow-Fishhook Road.

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

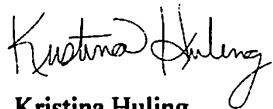
We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within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

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

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or kristina.huling@alaska.gov.

"Keep Alaska Moving through service and infrastructure."

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

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

Matthew Goddard

From: Daniel Dahms
Sent: Tuesday, December 31, 2024 11:41 AM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Sam & Pam's Homestead (VAC) (MG)

Matthew,

PD&E has not objection to the proposed elimination of lot line and vacation of ROW.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, December 18, 2024 2:51 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; regpagemaster@usace.army.mil; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; waco_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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 Sam & Pam's Homestead (VAC) (MG)

Hello,

The following link is a request for comments on the proposed Sam and Pam's Homestead (VAC). Please ensure all comments have been submitted by January 8, 2025, so they can be incorporated into the staff report that will be presented to the Platting Board.

[☐ Sam & Pam's Homestead](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician
907-861-7881

Matthew Goddard

From: Richard Boothby
Sent: Friday, December 27, 2024 12:30 PM
To: Matthew Goddard
Subject: RE: RFC Sam & Pam's Homestead (VAC) (MG)

Willow Caswell FSA 140 has no issues with this action. There is no road access to this property at this time. There is a trail that can access the property by off road apparatus or by foot. If the property is developed and structures built required access would need to be provided.

Thanks,

Rich

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, December 18, 2024 2:51 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; regpagemaster@usace.army.mil; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; waco_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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 Sam & Pam's Homestead (VAC) (MG)

Hello,

The following link is a request for comments on the proposed Sam and Pam's Homestead (VAC). Please ensure all comments have been submitted by January 8, 2025, so they can be incorporated into the staff report that will be presented to the Platting Board.

[☐ Sam & Pam's Homestead](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

Matthew Goddard

From: Permit Center
Sent: Thursday, December 19, 2024 8:04 AM
To: Matthew Goddard
Subject: RE: RFC Sam & Pam's Homestead (VAC) (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: Wednesday, December 18, 2024 2:51 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; regpagemaster@usace.army.mil; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; waco_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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 Sam & Pam's Homestead (VAC) (MG)

Hello,

The following link is a request for comments on the proposed Sam and Pam's Homestead (VAC). Please ensure all comments have been submitted by January 8, 2025, so they can be incorporated into the staff report that will be presented to the Platting Board.

[☐ Sam & Pam's Homestead](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician



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

December 31, 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.

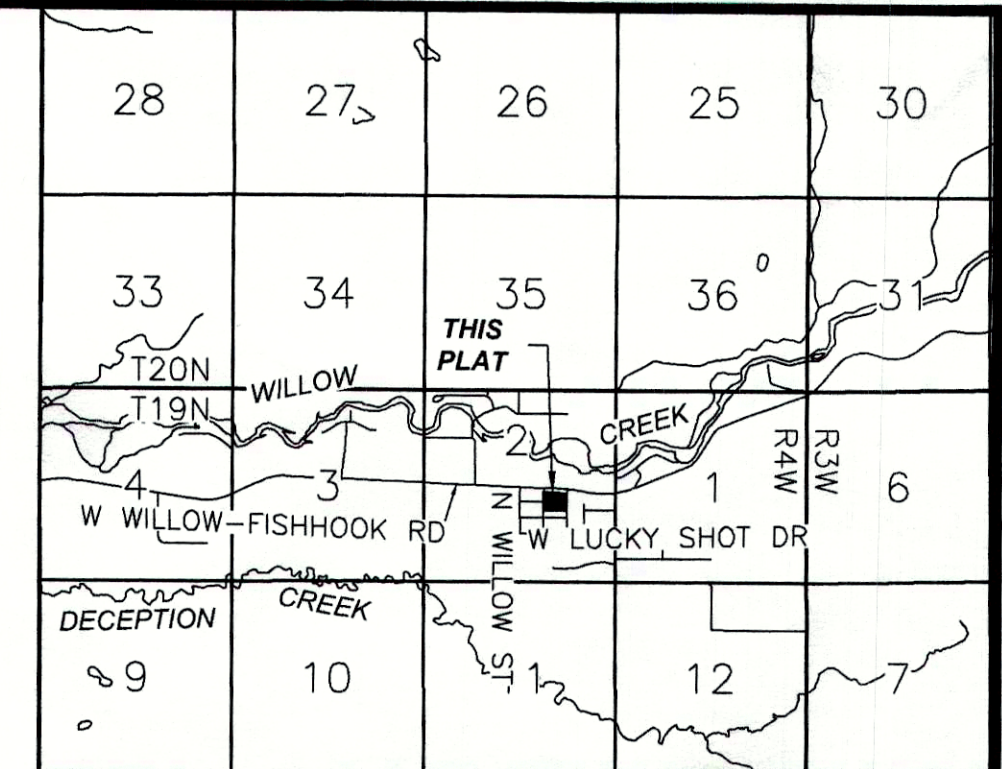
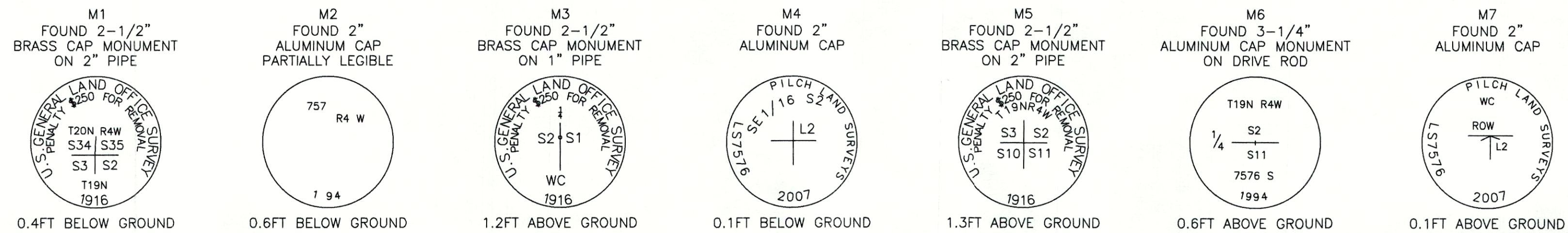
- **SAM & PAM'S HOMESTEAD**
(MSB Case # 2024-141/142)

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 & Permitting Agent
ENSTAR Natural Gas Company, LLC



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

SAM SNYDER DATE
21290 FALLING WATER DR.
EAGLE RIVER, AK 99577

PAM SNYDER DATE
21290 FALLING WATER DR.
EAGLE RIVER, AK 99577

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____ FOR ____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES ____

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 ____ 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.

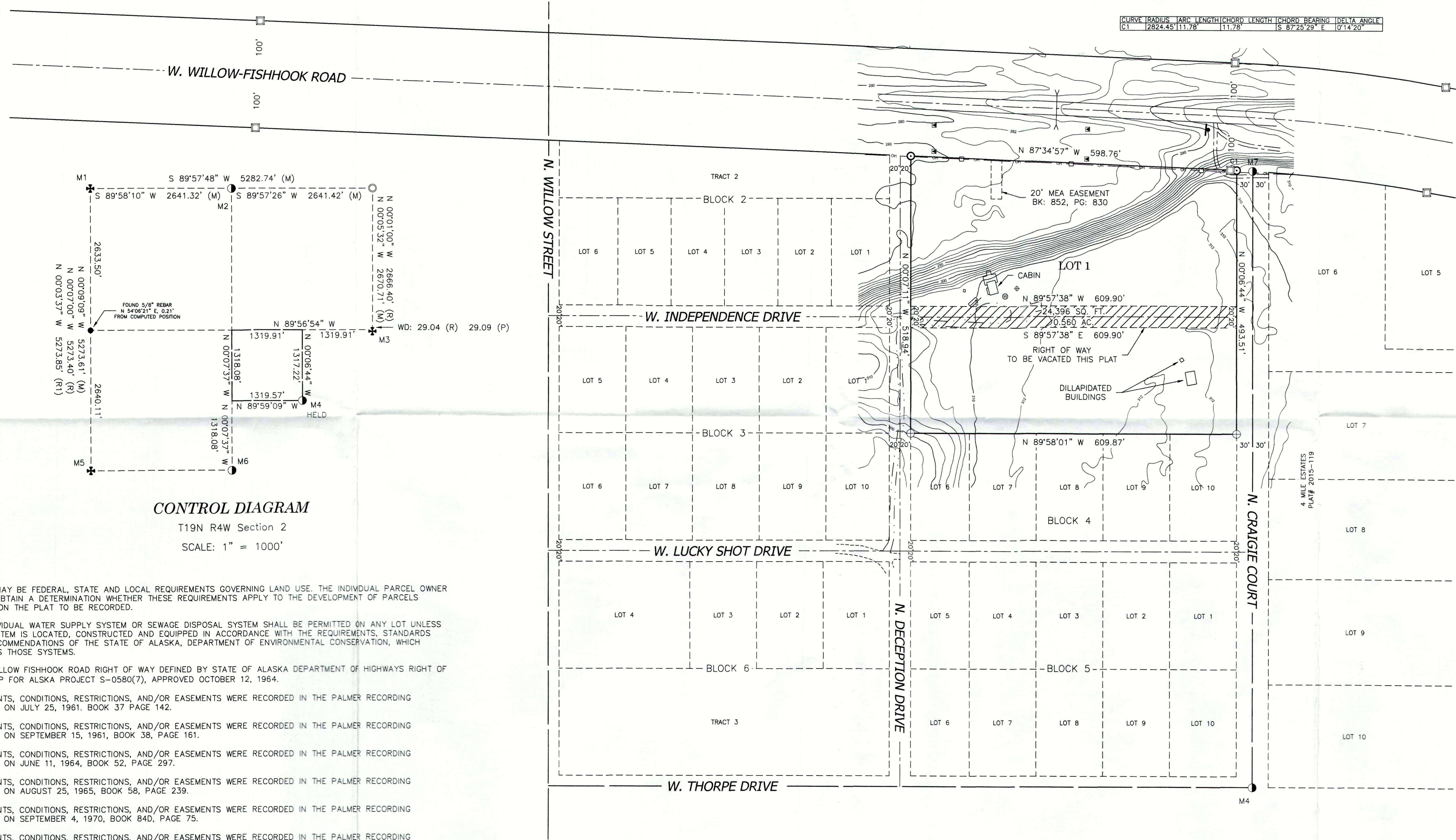
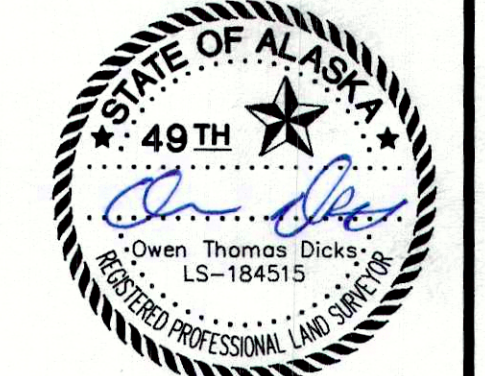
PLANNING AND LAND USE DIRECTOR DATE
ATTEST: PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH ____ 20____ AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH DATE

SURVEYOR'S CERTIFICATE
I, OWEN THOMAS DICKS, LS# 184515, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT REPRESENTS THE CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

12-4-2024 DATE
RECEIVED DEC 04 2024 PLATTING
Agenda Copy

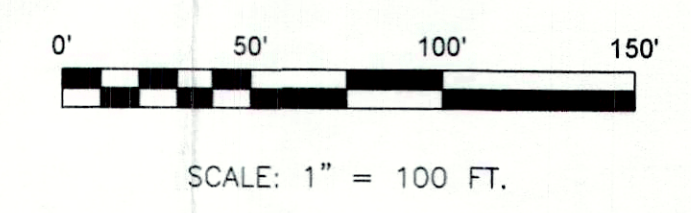


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2824.45'	111.78'	111.78'	S 87°25'29" E	0°14'20"

CONTROL DIAGRAM
T19N R4W Section 2
SCALE: 1" = 1000'

- NOTES**
- 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.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
 - WEST WILLOW FISHHOOK ROAD RIGHT OF WAY DEFINED BY STATE OF ALASKA DEPARTMENT OF HIGHWAYS RIGHT OF WAY MAP FOR ALSKA PROJECT S-0580(7), APPROVED OCTOBER 12, 1964.
 - COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON JULY 25, 1961, BOOK 37 PAGE 142.
 - COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON SEPTEMBER 15, 1961, BOOK 38, PAGE 161.
 - COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON JUNE 11, 1964, BOOK 52, PAGE 297.
 - COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON AUGUST 25, 1965, BOOK 58, PAGE 239.
 - COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON SEPTEMBER 4, 1970, BOOK 84D, PAGE 75.
 - COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON SEPTEMBER 21, 1972, BOOK 65, PAGE 573.
 - COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON JULY 2, 1974, BOOK 84, PAGE 602.
 - MATANUSKA ELECTRIC ASSOCIATION EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION, TELECOMMUNICATION PURPOSES AND INCIDENTAL PURPOSES RECORDED IN THE PALMER RECORDING DISTRICT ON MARCH 7, 1963, BOOK 45, PAGE 179.
 - MATANUSKA ELECTRIC ASSOCIATION EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION, TELECOMMUNICATION PURPOSES AND INCIDENTAL PURPOSES RECORDED IN THE PALMER RECORDING DISTRICT ON JUNE 21, 1996, BOOK 852, PAGE 830.
 - STATE OF ALASKA DEPARTMENT OF HIGHWAYS NOTICE OF UTILIZATION RECORDED IN THE PALMER RECORDING DISTRICT ON MAY 22, 1963, BOOK 46, PAGE 80.
 - NO DIRECT ACCESS TO WILLOW-FISHHOOK ROAD FROM LOT 1, SAM AND PAM'S HOMESTEAD.
 - BASIS OF BEARING FROM GNSS OBSERVATION.

Legend	Linetype Legend	Topographic Symbols Legend
<ul style="list-style-type: none"> BLM/GLO Monument Aluminum Monument Aluminum Cap Brass Cap Concrete Monument Rebar Aluminum Pipe Set Aluminum Monument Set Plastic Cap Set Spike/Mag Nail (R) Record per GLO, 5/25/1917 (R) Record per ROS, 94-20RS (M) Measured this survey 	<ul style="list-style-type: none"> Easement Property Line Adjacent Property Line Right of Way Right of Way Centerline Quarter Lines Sixteenth Lines Culverts Edge of Asphalt Edge of Gravel Edge of Traveled Way Overhead Lines Trails 	<ul style="list-style-type: none"> Communications Pedestal Electrical Meter Traffic Sign Utility Pole Water Well



PRELIMINARY

A PLAT OF
SAM & PAM'S HOMESTEAD
A SUBDIVISION OF
TRACT 1, LOTS 1-6, BLOCK 1; LOTS 1-5, BLOCK 4 LUCKY SHOT ACRES
PLAT No. 60-18 PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN SEC. 2, T19N, R4W, S.M., AK
CONTAINING 7.09 ACRES, MORE OR LESS

RESOLUTE LAND SURVEYING
7362 W. PARKS HWY., #349; WASILLA, ALASKA 99623
PH: (907)521-4989 resolutelandsurvey.com

DRAWN: OTD SCALE: 1" = 100'
DATE: 10/01/2024 FIELD BOOK: RLS-03
PROJECT: 240149 SHEET 1 OF 1

13. STATE OF ALASKA DEPARTMENT OF HIGHWAYS NOTICE OF UTILIZATION RECORDED IN THE PALMER RECORDING DISTRICT ON MAY 22, 1963, BOOK 46, PAGE 80.