

Matthew Goddard

From: Taunnie Boothby
Sent: Thursday, April 10, 2025 4:54 PM
To: Matthew Goddard
Subject: RE: RFC Chickadee Estates (MG)

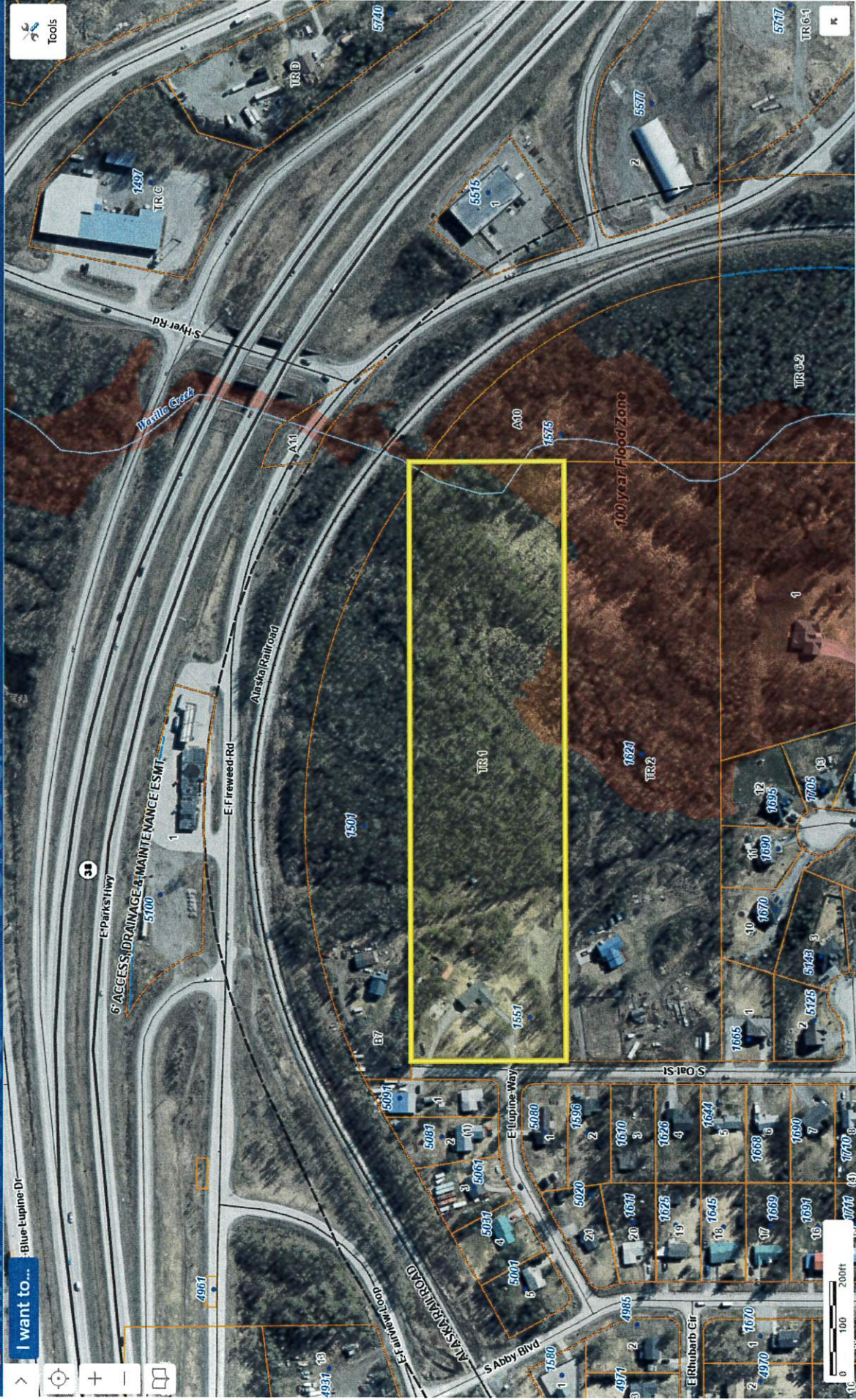
Hi Matthew,

Thank you for talking with me about the floodplain. As I said, the Chickadee Estates proposal does have a mapped Special Flood Hazard Area (SFHA) on the parcel, and any proposed development that will encroach on this area must have a permit issued before any work begins.

Please feel free to contact me if you have any questions.

Thank you,

**HANDOUT #1
CHICKADEE EST
CASE # 2025-041
MEETING DATE: APRIL 16, 2025**



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>
Subject: RFC Chickadee Estates (MG)

Hello,

The following link is a request for comments for the proposed Chickadee Estates.
Please ensure all comments have been submitted by March 31, 2025, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Chickadee Estates](#)

Feel free to contact me if you have any questions.

Thank you,

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

FINDINGS OF FACT

1. The plat of Iditaparcels Addition II 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), as all lots being created will be serviced by City of Wasilla water and sewer systems.
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 USACE; Community Council Willow Area; Fire Service Area #35 Willow; Road Service Area #20 Greater Willow; MSB Community Development, Emergency Services, Assessments, Planning Division, Pre-Design Division, or Development Services; or MEA.
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 Iditaparcels Addition II, Section 9, Township 17 North, Range 01 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. Add a plat note stating that all lots are serviced by City of Wasilla sewer and water systems. No individual water supply systems or sewage disposal systems shall be allowed.
5. Dedicate Lot 1 to the City of Wasilla as a park. Add City of Wasilla acceptance certificate.
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.

**HANDOUT #1
IDITAPARCEL
CASE # 2025-043
MEETING DATE: APRIL 16, 2025**

PLANNING DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 2024, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
PLATTING CLERK

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

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL _____ DATE _____

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

CITY OF WASILLA TAX COLLECTION OFFICIAL _____ DATE _____

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

SANDRA LOWE _____ DATE _____
PO BOX 870578
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025.
FOR: SANDRA LOWE

NOTARY FOR THE STATE OF ALASKA _____ MY COMMISSION EXPIRES _____

NOEL LOWE _____ DATE _____
PO BOX 870578
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025.
FOR: NOEL LOWE

NOTARY FOR THE STATE OF ALASKA _____ MY COMMISSION EXPIRES _____

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING
C1	275.00' (275.00')	82°3'00" (82°4'06")	40.24' (40.32)	20.15' (20.20)	N 09°14'41" W 40.20' (N 89°37'07" W) (40.29')
C2	275.00'	47°8'49"	20.70'	10.36'	N 11°16'46" W 20.70'
C3	275.00'	47°04'11"	19.53'	9.77'	N 07°05'16" W 19.53'

NOTES:

- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
- RECORD DIMENSIONS () ON THIS PLAT ARE FROM THE RECORD OF SURVEY PLAT 1998-82, EXCEPT WHERE OTHERWISE NOTED.
- 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.
- EASEMENTS NOT DEPICTED ON THIS PLAT:
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED ON X, IN BOOK X AT PAGE X.
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED ON X, AT SERIAL NUMBER X.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.

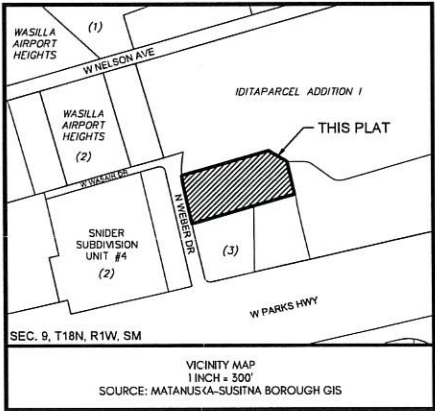
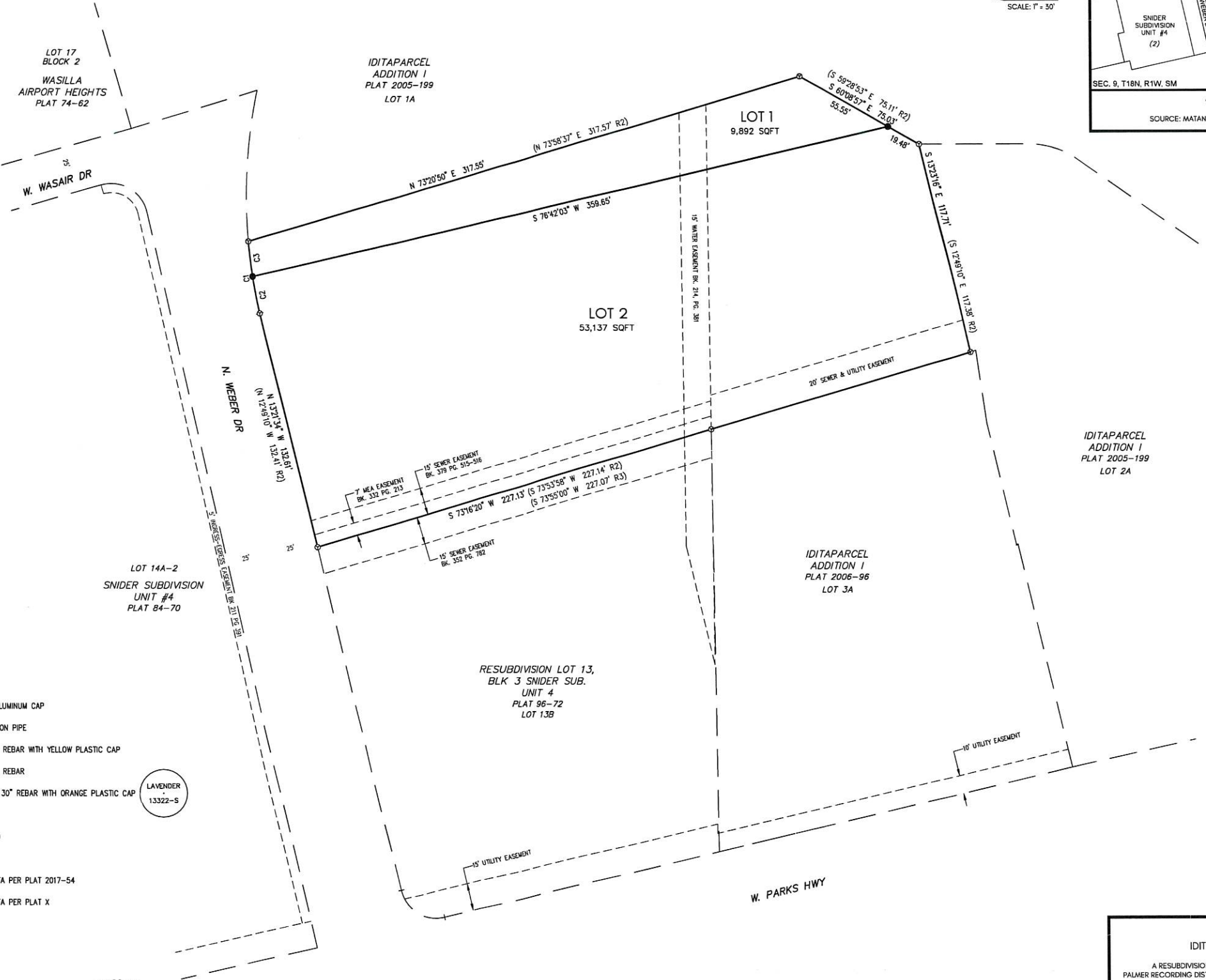
SURVEYOR'S CERTIFICATE
I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: _____ REGISTRATION No. 15322



LEGEND

- ⊕ FOUND 2" ALUMINUM CAP
- ⊙ FOUND 1" IRON PIPE
- ⊗ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
- FOUND 5/8" REBAR
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP
- SURVEYED
- - - UNSURVEYED
- S 89°59'54" E 660.94' MEASURED
- (N 89°54'15" E 580.80') RECORD DATA PER PLAT 2017-54
- {658.59'} RECORD DATA PER PLAT X



HANDOUT #2
IDITAPARCEL
CASE # 2025-043
MEETING DATE: APRIL 16, 2025

PLAT OF IDITAPARCEL ADDITION II			
A RESUBDIVISION OF LOT 1, IDITAPARCEL, PLAT No. 98-82, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA			
LOCATED WITHIN NE 1/4 OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA			
CONTAINING 1.45 ACRES, MORE OR LESS.			
LAVENDER SURVEY & MAPPING 720 N. YETI STREET, PALMER, AK 99645 DAYNALAVENDERSURVEY.COM (907)301-5177			
DRAWN BY: SPK	GRID: WA12	FB: 2024-	DATE: 4/8/2025
CHECKED BY: DMR	FILE: 24-244	SCALE: 1" = 30'	SHEET: 1 OF 1