

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 9, 2016**

ABBREVIATED PLAT: SUBURBAN COUNTRY ESTATES RSB B/1 L/1&2
LEGAL DESCRIPTION: SEC 20, T17N, R01W, SEWARD MERIDIAN, AK
PETITIONERS: RAMSEY FAMILY TRUST
PATRICK & ALICIA RAMSEY, CO-TRUSTEES
SURVEYOR: BULL MOOSE SURVEYING
ACRES: 1.85 ± **PARCELS:** 1
REVIEWED BY: AMY OTTO-BUCHANAN **CASE:** 2016-021

REQUEST: The request is to eliminate the common lot lines between Lots 1 & 2, Block 1, Suburban Country Estates, Plat No. 76-75, Section 20, Township 17 North, Range 01 West, SM AK, to be known as LOT 1A, containing 1.85+ acres.

EXHIBITS

Vicinity Map & Aerial Photo
Code Compliance

Exhibit A – 2 pgs
Exhibit B – 1 pg

DISCUSSION: The subject parcel is located south of W. Edlund Road, and directly south of W. Rivulet Avenue at the intersection of S. Cataract Street. The plat will create proposed Lot 1A, approximately 1.85 acres, from the current Lots 1 & 2. This case is being heard under MSB 43.15.025(B) Abbreviated Plats, exemptions for removing lot lines, and MSB 43.15.054(G) exemption from survey and monumentation requirements. Legal and physical access exists to the proposed lots consistent with MSB 43.20.100(A). Staff notes Request for Comments was sent to MSB Code Compliance, US Army Corps of Engineers (USACE), ADF&G, and the US Postmaster. Code Compliance responded to the Request for Comments; no other responses were received. Notice of Public Hearing was sent out pursuant to code, and no responses were received.

Code Compliance: Parcel is within FIRM #8090, Zone X, no open cases, not in a Special Land Use District (SpUD) and has no other comments.

CONCLUSION: The plat of Suburban Country Estates RSB Block 1, Lots 1 & 2 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025(B) Abbreviated Plats, exemptions for removal of lot lines, and MSB 43.15.054(G) exemption from survey and monumentation requirements. There were no objections to the plat from the general public in response to the Notice of Public Hearing. Legal access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage. A soils report is not required, pursuant to MSB 43.15.025(B).

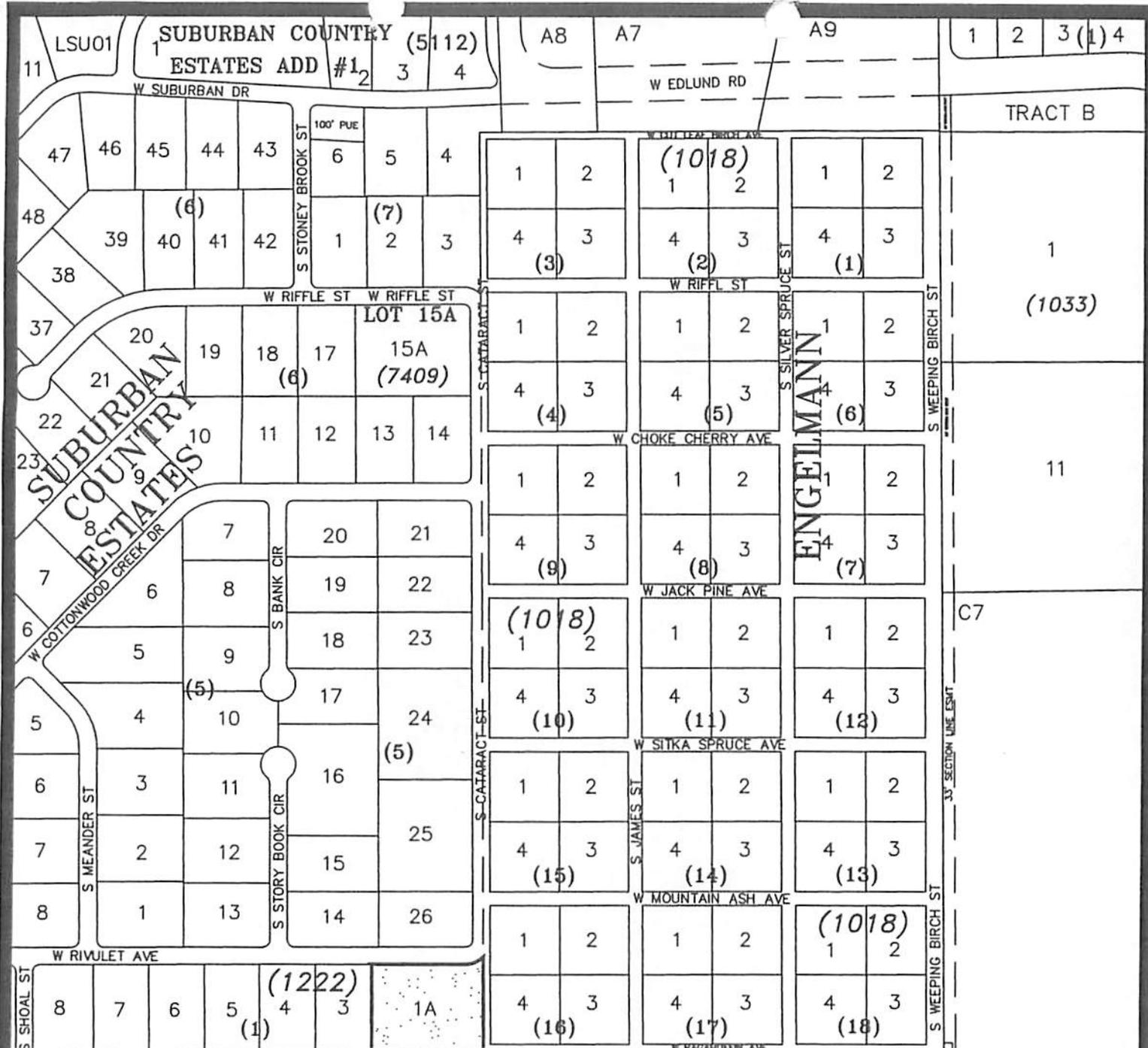
RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be current prior to 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 90 days of plat and submit Beneficiary Acknowledgement for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide signatory authority documentation for the Ramsey Family Trust.
5. Submit recording fees, payable to SOA/DNR.
6. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Suburban Country Estates RSB Block 1, Lots 1 & 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats, exemptions for removal of lot lines, and MSB 43.15.054(G) exemption from survey and monumentation requirements.
2. There were no objections from the general public in response to the Notice of Public Hearing.
3. A soils report is not required, pursuant to MSB 43.15.025(B), exemptions for elimination of common lot lines.
4. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required.
5. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
6. At the time of staff report write-up, there were no responses from USACE; ADF&G; US Postmaster; or the general public.



WILD ROSE ACRES CONDOS

SUBJECT PROPERTY

COMMON ELEMENT

(9039)

VICINITY MAP
 FOR SUBURBAN COUNTRY ESTATES
 RSB BLOCK 1, LOTS 1 & 2
 LOCATED WITHIN
 SECTION 20, T17N, R01W, SEWARD MERIDIAN,
 ALASKA
 WASILLA 13 MAP

EXHIBIT A





Matanuska - Susitna Borough
Development Services

FEB 11 2016

Received

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874 • FAX 861-8407

Comments Due: March 2, 2016

Date: February 11, 2016

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	Open Cases Y or N	SpUD Y or N
AK Dept. of Transportation – Palmer		
AK Dept. of Transportation – Aviation		
AK DNR, Division of Mining/Land/Water		
AK DNR, Public Access Defense		
AK DNR, Division of Agriculture		
AK DF&G, Habitat Mgmt. & Permitting		
AK DF&G, Division of Sport Fish		
AK Railroad, Engineering Department		
Corp of Engineers		
U.S. Postmaster		
City of:		
Community Council:		
Fire Service Area:		
Road Service Area:		
MSB – Borough Attorney		

FIRM # 8090 Zone X

Comments: _____

Date: 3/2/16 By: [Signature]

GCI
Assembly District #3

Title:	SUBURBAN COUNTRY ESTATES RSB BLOCK 1, LOTS 1&2
Location:	SEC 20, T17N, R01W, S.M, AK
Petitioner:	RAMSEY FAMILY TRUST, PATRICK & ALICIA RAMSEY, CO-TRUSTEES
Address:	1500 W. RIVULET AVENUE WASILLA AK 99654
Surveyor:	BULL MOOSE SURVEYING
Address:	200 HYGRADE LANE WASILLA AK 99654

The request is to eliminate the common lot lines between Lots 1 & 2, Block 2, Suburban Country Estates, Plat No. 76-75, Section 20, Township 17 North, Range 01 West, SM AK, to be known as LOT 1A, containing 1.85+ acres.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **March 2, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **March 9, 2016**.

Sincerely,

Amy G. Otto-Buchanan

Amy Otto-Buchanan
Platting Technician
direct line: 861-7872

amy.otto-buchanan@matsugov.us

RECEIVED

MAR 02 2016

PLATTING

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-021 Tax ID: 51222B01L001-L002 Tax Map #: WA 13 Pre-App Date: None

EXHIBIT B