

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 8, 2016**

PRELIMINARY PLAT: **VICTORIA EST PH 1 B/3 L/ 8A**
LEGAL DESCRIPTION: **SEC 34, T17N, R2W, S.M., AK**
PETITIONER: **MICHAEL & RUTH ANN LAYMAN**
SURVEYOR: **BULL MOOSE SURVEYING**
ACRES: **1.23** **PARCELS: 1**
REVIEWED BY: **PEGGY HORTON** **CASE: 2016-063**

REQUEST:

The request is to combine Lots 8 & 9, Block 3, Victoria Estates Phase 1, Plat #84-297 into one new lot to be known as Lot 8A, Block 3, Victoria Estates Phase 1, containing 1.23 acres, more or less.

EXHIBITS:

VICINITY MAP **EXHIBIT A**
AERIAL PHOTO **EXHIBIT B**

COMMENTS:

CODE COMPLIANCE **EXHIBIT C**

DISCUSSION:

Location: The subject parcel is lying south of W. Cambridge Drive, adjoining the east side of S. Albert Circle.

COMMENTS:

Code Compliance commented that the lots are located outside of any Special Flood Hazard Area, have no open Code Compliance cases and are not within a Special Land Use District (**Exhibit C**).

There were no other comments received. No comments from the public were received as a result of the public noticing.

CONCLUSION

The plat of Victoria Estates Phase 1, Block 3, Lot 8A is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats, MSB 43.15.005(E), and MSB 43.15.054(H), exemptions for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code which require soils report submittals, road upgrades or construction, and

as-built survey. There are no objections from any borough department, outside agency, or the public to the combination of lots.

RECOMMENDATIONS

Staff recommends approval of the abbreviated plat of Victoria Estates Phase 1, Block 3, Lot 8A contingent on the following recommendations:

1. Pay postage & advertising fee.
2. Apply for driveway permits for any existing driveways onto S. Albert Circle Drive.
3. Provide updated Certificate to Plat executed within 90 days prior to recording and provide beneficiary affidavits from holders of beneficial interest.
4. Taxes and special assessments must be current prior to recording each phase, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
6. Bring forward Plat Notes 2 & 7 from Victoria Estates Phase 1, Plat #84-297
7. Submit final plat in full compliance with Title 43.

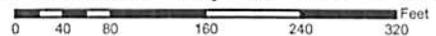
FINDINGS

1. The abbreviated plat of Victoria Estates Phase 1, Block 3, Lot 8A is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.005(E) and MSB 43.15.054(H), exemptions for elimination of common lot lines.
2. This plat combines two lots into one, creating a lot that is 1.23 acres more or less.
3. These lots are served by community water system and the plat notes concerning the community water system and the soils type within this area are relevant to this lot.
4. There were no objections from any borough department, outside agencies or the general public.
5. Driveway permits are required per MSB 11.10.020. Currently there is no driveway permit on file for these lots and there appears to be a driveway onto S. Albert Circle according to the aerial photo.
6. An elimination of common lot line plat is exempt from provisions of the code which require soils report submittals, requirements for road upgrades or construction, and as-built survey.
7. MSB 43.15.054(H) allows the surveyor to use record information from the Victoria Estates Phase 1 plat (#84-297) and does not require additional monumentation.



Matanuska Susitna Borough
 Platting Division
 Date: 6/2/2016

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MATANUSKA-SUSITNA BOROUGH

MAY 23 2016

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874 • FAX 861-8400

PLATTING

Comments Due: May 30, 2016

MAY 23 2016

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	
AK Dept. of Transportation – Aviation	Open Cases Y or <input checked="" type="radio"/> N
AK DNR, Division of Mining/Land/Water	SpUD Y or <input checked="" type="radio"/> N
AK DNR, Public Access Defense	
AK DNR, Division of Agriculture	FIRM # <u>8065</u> Zone <u>X</u>
AK DF&G, Habitat Mgmt. & Permitting	Comments: _____
AK DF&G, Division of Sport Fish	_____
AK Railroad, Engineering Department	_____
Corp of Engineers	Date: <u>5/23/16</u> By: <u>[Signature]</u>
U.S. Postmaster	Assembly District # <u>3</u>
City of:	
Community Council: Knik-Fairview	
Fire Service Area: #130 Central Mat	
Road Service Area: #17 Knik	
MSB – Borough Attorney	

Title:	Victoria Estates Phase 1 B/3 L/8A
Location:	Sec 34, T17N, R2W, S.M, AK
Petitioner:	Michael & Ruth Ann Layman
Address:	PO Box 877428, Wasilla, AK 99687
Surveyor:	Bull Moose Surveying
Address:	200 Hygrade Lane, Wasilla AK 99654

The request is to combine Lots 8 & 9, Block 3, Victoria Estates Ph 1, Plat #84-297, into one new lot to be known as Lot 8A, Block 3, Victoria Estates Ph 1, containing 1.23 acres more or less. Located within Section 34, Township 17 North, Range 2 West, Seward Meridian, Alaska, south of W. Cambridge Drive, adjoining the east side of S. Albert Circle.

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 May 30, 2016 so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on June 8, 2016.

Kindest Regards,

[Signature]
Peggy Horton

Platting Technician
peggy.horton@malsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.