STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
August 17, 2016

PRELIMINARY PLAT:	**ARRC #1 RSB B/12 L/1-6**
LEGAL DESCRIPTION:	**SEC 33, T18N, R2E, SEWARD MERIDIAN, AK**
PETITIONER:	**PALMER CLINIC, LLC**
SURVEYOR:	**HANSON SURVEYING & MAPPING**
ACRES: **4.82**	PARCELS: **1**
REVIEWED BY: CHERYL SCOTT	CASE: 2016-092

REQUEST:
The request is to combine Lots 1-6, Block 12, ARRC #1 (Plat 3-124), into one new lot to be called Lot 1A, Block 12, ARRC #1 containing .87 acres more or less.

EXHIBITS:

Vicinity Map:	**EXHIBIT A**	**1 pg**
Aerial Photo:	**EXHIBIT B**	**1 pg**

COMMENTS:

City of Palmer:	**EXHIBIT C**	**1 pg**

DISCUSSION:

The parcel is located on the northwest corner of S. Bailey Street and W. Evergreen Avenue in the City of Palmer. This lot has access from both Evergreen and Bailey. The proposed lot has the required frontage onto a public road.

This case is being heard under MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions* for elimination of common lot lines. MSB 43.15.054(G) allows the surveyor to use record information from the ARRC #1 (Plat 3-124) and does not require survey and monumentation.

COMMENTS:

City of Palmer Community Development stated the proposed lot is zoned general commercial and it exceeds the minimum requirements for lot width and area. The other City departments stated no changes were necessary and had no further comments. The plat is scheduled to be reviewed by the City of Palmer Planning and Zoning Commission on August 18, 2016 and any additional comments will be forwarded to Platting after August 29, 2016.

There are no other agency, MSB department or public comments.

CONCLUSION for ABBREVIATED PLAT:

The proposed plat for ARRC #1, Block 12, Lot 1A, located within Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions* for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code which require useable area report submittals, legal and physical access, as-built survey and topographic information.

There are no agency, MSB department or public objections to this plat.

RECOMMENDATIONS for ABBREVIATED PLAT:

Staff recommends approval of ARRC #1, Block 12, Lot 1A, located within Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska contingent on the following recommendations:

1. Pay postage and advertising fees.
2. Provide updated Certificate to Plat executed within 90 days prior to recording.
3. Provide beneficiary affidavits from holders of legal and equitable interest.
4. 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.
5. Provide signatory authority documents for Palmer Clinic, LLC.
6. Show or list all easements of record on final plat.
7. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
8. Submit final plat in full compliance with Title 43.

FINDINGS for ABBREVIATED PLAT:

1. The abbreviated plat of ARRC #1, Block 12, Lot 1A, is consistent with AS 29.40.070 *Platting Regulations* and is pursuant to MSB 43.15.025, *Exemptions* for elimination of common lot lines.

2. There are no agency, MSB department or public objections to this plat.

3. City of Palmer Planning and Zoning Commission will be reviewing the plat on August 18, 2016 and any additional comments will be forwarded to Platting after August 29, 2016.

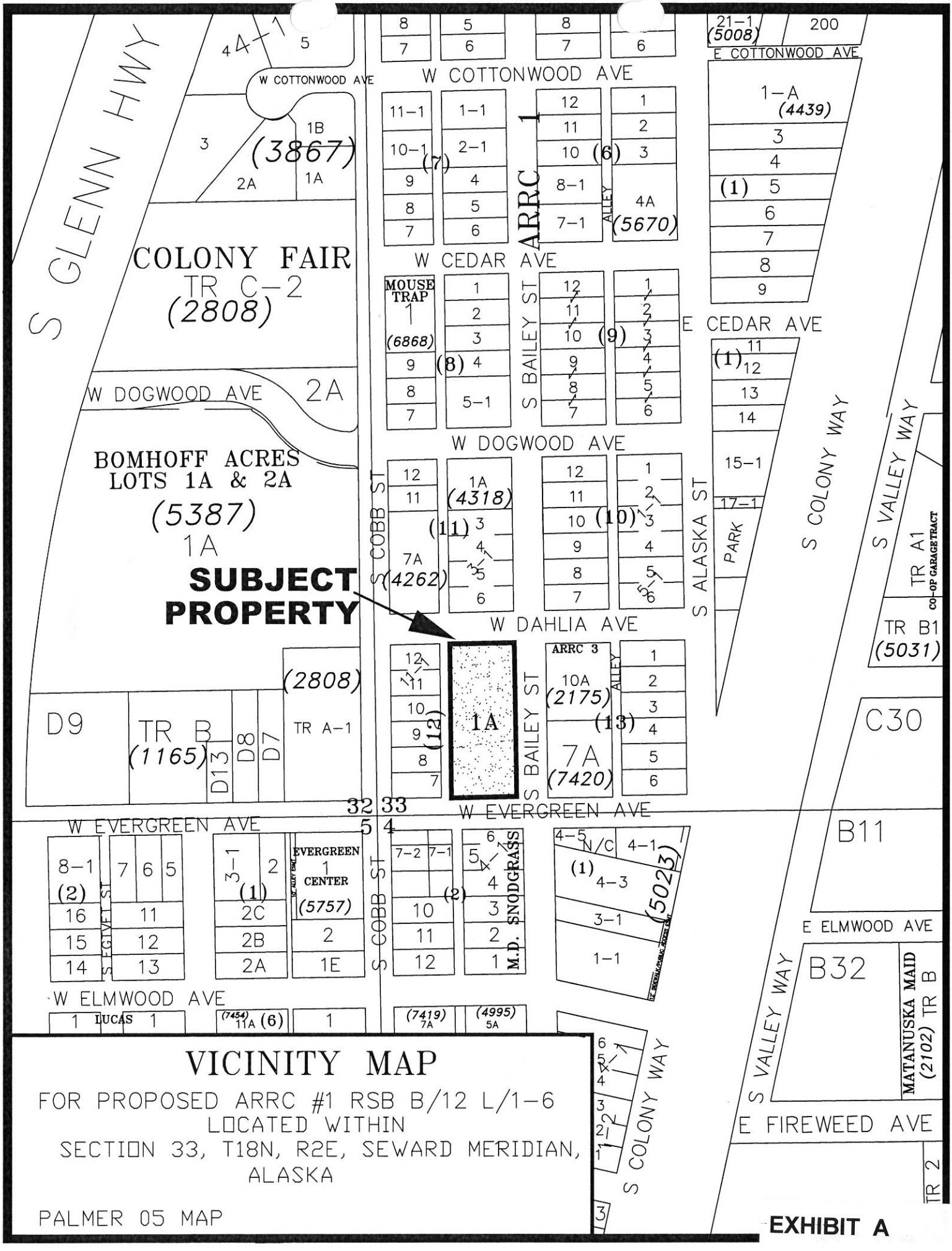
4. The proposed lot has the required frontage onto a public road.

5. Proposed Lot 1A has access from W. Evergreen Avenue and S. Bailey Street in the City of Palmer.

6. Six lots are being combined into one lot containing .87 acres more or less.

7. Per MSB 43.15.025(B) plats that remove lot lines on a subdivision plat of record are exempt from provisions of the code which require useable area reports submittals; legal and physical access; as-built survey; and topographic information.

8. Per MSB 43.15.054 (G) *Exemption.* A subdivision plat, the sole purpose of which is to eliminate lot lines on a subdivision plat of record, shall be exempt from the survey and monumentation requirements of this section.



VICINITY MAP

FOR PROPOSED ARRC #1 RSB B/12 L/1-6
LOCATED WITHIN
SECTION 33, T18N, R2E, SEWARD MERIDIAN,
ALASKA

PALMER 05 MAP

EXHIBIT A

COBB
CEDAR
DOGWOOD
COLONY
BAILEY
ALASKA
DAHLIA
VALLEY
EVERGREEN
ELMWOOD
COLONY
DIMOND
FIREWEED
FIREWEED

EXHIBIT B

DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Kimberly McClure, Planning Technician
DATE: August 8, 2016
SUBJECT: Plat Review: Lots 1, 2 & 3-1, Block 12, ARRC #1

☑ Inside City Limits ☐ Outside City Limits

We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: No comment.
2. Building Inspector: No changes necessary.
3. Community Development: The proposed Lot 1A is zoned CG-General Commercial and is 126' wide which exceeds the minimum required lot width of 60' and has a lot area of 37,800 square feet which exceeds the minimum required lot area of 7,200 square feet.
4. Fire Chief: No changes necessary.
5. Public Works: No changes necessary.
6. Planning and Zoning Commission: This plat is scheduled to be reviewed at the August 18 Planning and Zoning meeting; any additional comments will be forwarded.

EXHIBIT C

Cheryl Scott

From: Cheryl Scott
Sent: Friday, August 12, 2016 12:06 PM
To: ceh@hansonsurveying.com
Subject: Staff Report for ARRC #1 RSB B/12 L/1-6
Attachments: PLN - PLT - Subdivision Case Files - ARRC 1 RSB B12 L1-6 - Platting Board - Staff Report (D-16-63537).DOCX

Craig –

Attached is a copy of the staff report for ARRC #1 RSB B/12 L/1-6 Abbreviated Plat Hearing on August 17, 2016.

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645
(907)861-8692 ph
(907)861-8407 fax
cheryl.scott@matsugov.us

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
August 17, 2016

PRELIMINARY PLAT:	**TWB ESTATES**
LEGAL DESCRIPTION:	**SEC 35, T18N, R3W, SEWARD MERIDIAN, AK**
PETITIONER:	**TWB INVESTMENTS, LLC**
SURVEYOR:	**DENALI NORTH**
ACRES: **1.84**	PARCELS: **1**
REVIEWED BY: CHERYL SCOTT	CASE: 2016-090

REQUEST:
The request is to combine Lots 4 & 5, Block 1, Denlow Business Park, (Plat 77-21), into one new lot to be called Lot 1, TWB Estates containing 1.84 acres more or less.

EXHIBITS:

Vicinity Map:	**EXHIBIT A**	**1 pg**
Aerial Photo:	**EXHIBIT B**	**1 pg**

COMMENTS:

City of Houston:	**EXHIBIT C**	**1 pg**
Public:	**EXHIBIT D**	**1 pg**

DISCUSSION:

The parcel is located on the northwest corner of N. Rex Street and W. Parks Highway in the City of Houston. This lot has access from N. Rex Street. The proposed lot has the required frontage onto a public road.

This case is being heard under MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions* for elimination of common lot lines. MSB 43.15.054(G) allows the surveyor to use record information from the Denlow Business Park (Plat 77-21) and does not require survey and monumentation.

COMMENTS:

City of Houston has no objections. **(EXHIBIT C)**

Karen S. Pharr, owner of Lot 1, Block 1, Denlow Business Park Subdivision stated she had no concern with removing the common lot line. However, she is concerned with the proposed lot being described as Lot 1 because she also has property described as Lot 1, Block 1. She is concerned it may cause confusion with Emergency Services with two Lot 1's side by side. She is further concerned about pulling out of Denlow Business Park and states there is no necessity for a new subdivision. **(EXHIBIT D)** Staff notes that they may share the same Lot number, the subdivision names are different, access is from different right-of-ways and they are addressed differently. Her concerns do not address any violation of code.

There are no other agency, MSB department or public comments.

CONCLUSION for ABBREVIATED PLAT:

The proposed plat for TWB Estates, Lot 1, located within Section 35, Township 18 North, Range 3 West, Seward Meridian, Alaska is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions* for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code which require useable area report submittals, legal and physical access, as-built survey and topographic information.

There are no agency, MSB department or public objections to this plat.

RECOMMENDATIONS for ABBREVIATED PLAT:

Staff recommends approval of TWB Estates, Lot 1, located within Section 35, Township 18 North, Range 3 West, Seward Meridian, Alaska contingent on the following recommendations:

1. Provide updated Certificate to Plat executed within 90 days prior to recording.
2. Provide beneficiary affidavits from holders of legal and equitable interest.
3. 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.
4. Provide signatory authority documents for TWB Investments, LLC.
5. Show or list all easements of record on final plat.
6. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
7. Submit final plat in full compliance with Title 43.

FINDINGS for ABBREVIATED PLAT:

1. The abbreviated plat of TWB Estates, Lot 1, is consistent with AS 29.40.070 *Platting Regulations* and is pursuant to MSB 43.15.025, *Exemptions* for elimination of common lot lines.

2. There are no agency, MSB department or public objections to this plat.

3. There is one concern from owner of Lot 1, Block 1, Denlow Business Park, Karen Pharr. She is concerned her lot and the new proposed lot are both described as Lot 1 and there may be confusion with Emergency Services. Also, she is concerned with exiting Denlow Business Park and doesn't think it is necessary for a new subdivision. Her concerns do not address any violation of code.

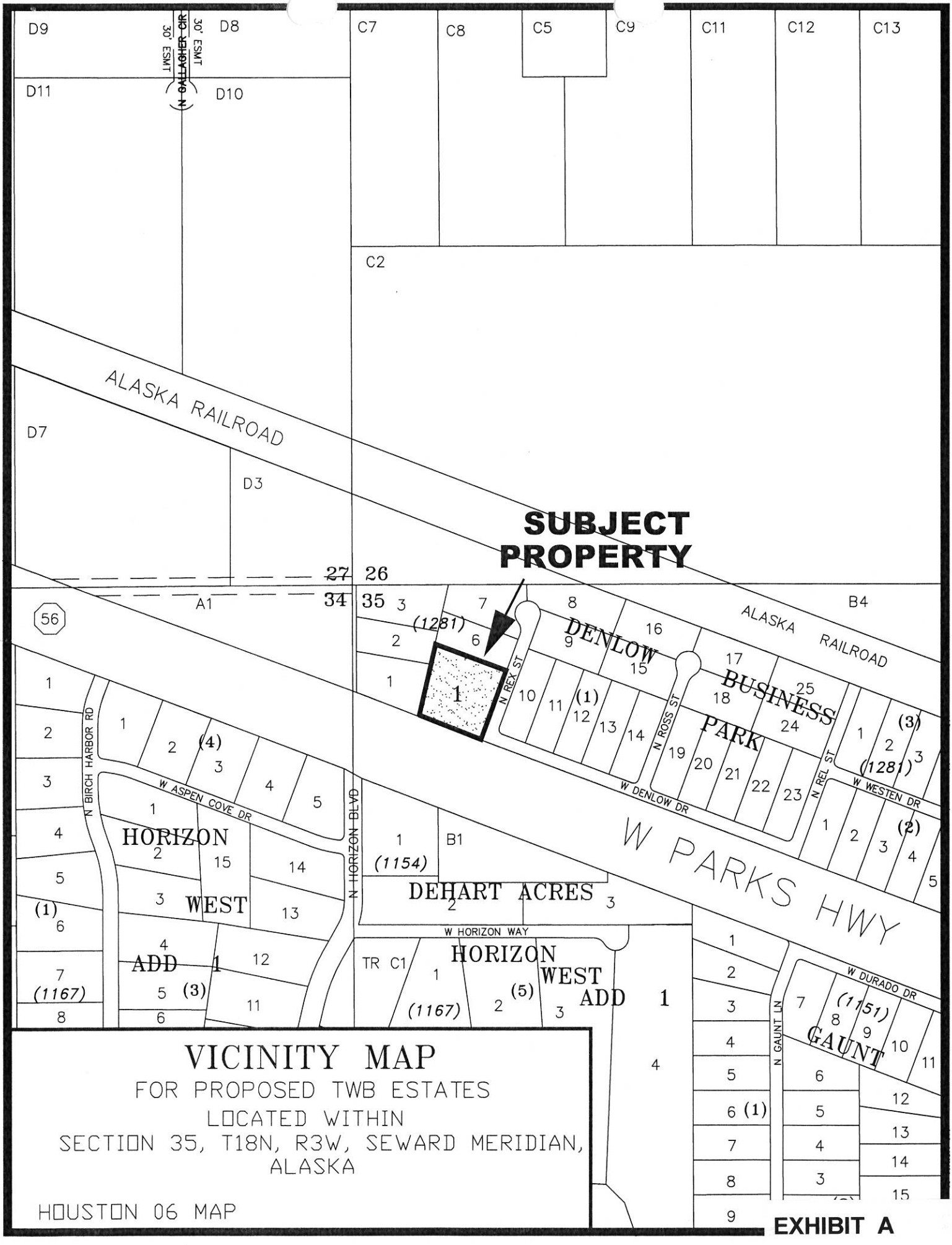
4. The proposed lot has the required frontage onto a public road.

5. Proposed Lot 1 has access from N. Rex Street in the City of Houston.

6. Two lots are being combined into one lot containing 1.84 acres more or less.

7. Per MSB 43.15.025(B) plats that remove lot lines on a subdivision plat of record are exempt from provisions of the code which require useable area reports submittals; legal and physical access; as-built survey; and topographic information.

8. Per MSB 43.15.054 (G) *Exemption.* A subdivision plat, the sole purpose of which is to eliminate lot lines on a subdivision plat of record, shall be exempt from the survey and monumentation requirements of this section.



VICINITY MAP

FOR PROPOSED TWB ESTATES

LOCATED WITHIN

SECTION 35, T18N, R3W, SEWARD MERIDIAN, ALASKA

HOUSTON 06 MAP

EXHIBIT A

EXHIBIT B

Cheryl Scott

From: Tom Copelin <Tcopelin@houston-ak.gov>
Sent: Thursday, July 28, 2016 10:15 AM
To: Cheryl Scott
Subject: RE: RFC TWB Estates

City of Houston Public Works has no objections.

Tom Copelin
Public Works Director
City of Houston
(907) 892-6869
(907) 355-4611

Public Records Law Disclosure: This e-mail may be considered public record and be subject to public disclosure. Confidentiality Notice: This e-mail may contain confidential or privileged information. It is intended only for the use of the recipient named above. If you believe you have received this message in error, please notify me immediately by reply email, delete the message from your computer, and destroy any paper copies.

-----Original Message-----
From: Cheryl Scott [mailto:Cheryl.Scott@matsugov.us]
Sent: Wednesday, July 20, 2016 1:30 PM
To: allen.kemplen@alaska.gov; kevin.vakalis@alaska.gov; tucker.hurn@alaska.gov; melanie.nichols@alaska.gov; steven.banse@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; Theresa Taranto; Sonya Dukes; Tom Copelin; Kylie Gordon; brian.young@usps.gov
Subject: FW: RFC TWB Estates

OK, third time is the charm, plat is NOW attached.

All ~

Attached is a Request for Comments for TWB Estates, MSB Case # 2016-090, Tech CS. Also, attached is the vicinity map, owner's statement and preliminary plat.
Comments are due by August 8, 2016.

Please contact me if you have any questions.

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645
(907)861-8692 ph
(907)861-8407 fax
cheryl.scott@matsugov.us

EXHIBIT C

MATANUSKA-SUS . BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645
PHONE 861-7874 FAX 861-8407

U.S. POSTAGE PITNEY BOWES
ZIP 99645 $ 000.46[5]
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0001399405 JUL 27 2016

FIRST CLASS

51281B01L001 13
PHARR KAREN S
PO BOX 521442
BIG LAKE, AK 99652-1442

AUG 0 9 2016

PLATTING

99652$1442 B018

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: TWB INVESTMENTS, LLC (owner/petitioner)

REQUEST: The request is to remove the common lot line between Lots 4 & 5, Block 1, Denlow Business Park, Plat 77-21 to create one lot to be called **LOT 1, TWB ESTATES.**

LOCATION: Located within NW ¼ Sec 35, T18N, R03W, S.M. AK, lying on the northwest corner of the intersection of Rex Street and Denlow Drive north of the Parks Highway.

Community Council: N/A (City of Houston) **Assembly District:** #7: Randall Kowalke **Area:** 1.84 Acres +/-

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** of the **Dorothy Swanda Jones Building,** 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Re-Subdivision** on ***August 17, 2016.*** The meeting begins at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances because your property is within 600' of the petition area. This will be heard before the **PLATTING OFFICER** and you are invited to attend.

If you would like to send comments regarding the proposed action, please mail to MSB, Platting Division, 350 E. Dahlia, Palme Alaska 99645 or fax to (907) 861-8407 or e-mail: platting@matsugov.us. Comments received by 3:00 PM one week prior to th meeting, ***August 10, 2016,*** will be included in the Platting packet. Comments received from the public up to 4:00 PM one da prior to the meeting will be given to the Platting Officer in a "Hand-Out" packet the day of the meeting. To request additiona information please contact the Platting Technician, ***Cheryl Scott*** at (907) 861-8692 or the Platting Secretary at (907) 861-8573.

In order to be eligible to file an appeal from a decision of the Platting Officer, a person must be designated an *interested party.* S MSB 15.39.010 for definition of "*Interested Party*". The procedures governing appeals to the Platting Board are contained in M 43.35.003, which is available on the Matanuska-Susitna Borough internet home page, (www.matsugov.us), in the Borough Cler office, or at various libraries within the borough.

EXHIBIT D

Name: Karen S. Pharr *Address:* 15057 W. Parks Hwy. P.O. Box 521442 Big Lake, AK. 99652

Comments: I have no concern with raising the lot line. I am concerned with it being referred to as lot 1. As I own Lt. 1 BL. 1 Denlow Business Park. My Concern is with any future confusion that mgy arise with services such as Law Enforcement, Fire, Ambulance ect. for instance if there happen to be need of assisstance at my property and It went next door instead and vice versa. I am also concerned with the purpose of Pulling out of Denlow Business Park and creating a new subdivison in the middle of the business Park. I see no necessity for it. Our property Value could be effected. The lot in question can easily be called lot 4 or 5 with better results for all. Thank you, Karen S. Pharr we do have covenents.

Case #16-090 CS *Note: Vicinity Map Located on Reverse Side*

Cheryl Scott

From: Cheryl Scott
Sent: Friday, August 12, 2016 12:08 PM
To: Denali North (denalinorth6925@gmail.com)
Subject: Staff Report for TWB Estates
Attachments: PLN - PLT - Subdivision Case Files - TWB Estates - Platting Board - Staff Report (D-16-63629).DOCX

Hayli –

Attached is the staff report for TWB Estates Abbreviated Plat on August 17, 2016.

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645
(907)861-8692 ph
(907)861-8407 fax
cheryl.scott@matsugov.us