STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 31, 2016

ABBREVIATED PLAT:	**WASILLA WOODS RSB BLOCK 2 LOT 14D**
LEGAL DESCRIPTION:	**SEC 03, T17N, R01W, SEWARD MERIDIAN, AK**
PETITIONERS:	**TONY FENDICH, ROYALTY HOMES LLC**
SURVEYOR/ENGINEER:	**COTTINI LAND SURVEYING/ERDMAN & ASSOCIATES**
ACRES: 1.055 ±	PARCELS: **2**
REVIEWED BY:	AMY OTTO-BUCHANAN CASE: 2016-095

REQUEST: The request is to create two lots from Lot 14D, Block 2, Wasilla Woods, Plat No. 86-155, Section 03, Township 17 North, Range 01 West, SM AK, to be known as LOT 14D-1 and LOT 14D-2, containing 1.055+ acres. Access is from N. Sunny Hill Circle; the street is owned and maintained by City of Wasilla. The lots will be served by City of Wasilla water.

EXHIBITS

Vicinity Map, Aerial Photos, Bare Earth Imagery	**Exhibit A – 3 pgs**
Soils Report	**Exhibit B – 2 pgs**
AGENCY COMMENTS	
Department of Public Works	**Exhibit C - 1 pg**
Planning-Development Services	**Exhibit D - 1 pg**
Land & Resource Management Division	**Exhibit E - 1 pg**
Department of Emergency Services	**Exhibit F – 1 pg**
Utilities	**Exhibit G – 4 pgs**
City of Wasilla	**Exhibit H – 5 pgs**

DISCUSSION: The subject parcel is located northwest of N. Wasilla-Fishhook Road, directly north of E. Forest Avenue and directly east of N. Sunny Hill Circle. Access for both lots is from N. Sunny Hill Circle, a City of Wasilla owned and maintained street. Both proposed lots are 22,971 sf. The lots will be served by City of Wasilla water.

Access: Access requirements are met, as N. Sunny Hill Circle is owned and maintained by the City of Wasilla. Pursuant to MSB 43.20.320 Frontage, each lot has the required 60' frontage onto N. Sunny Hill Circle.

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B.** Michael R. Erdman, PE, Erdman & Associates, notes the soils evaluation included inspection of a test pit on the subject property. The testhole log and a location map are provided. The subsurface soil conditions are silty gravel underlain by sand with trace silt. Neither groundwater nor impermeable soils were encountered to a depth of 14'. Based upon our soils investigation and evaluation of surface topography, each proposed lot contains a minimum of 10,000 sf of contiguous useable septic area, as defined by MSB Title 43.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments. Planning Development Services (**Exhibit D**) has no comments. Land and Resource Management Division (**Exhibit E**) notes no MSB owned lands are affected and has no objection to the subdivision. Department of Emergency Services (**Exhibit F**) has no objections; access meets the minimum required.

Utilities: (**Exhibit G**) Enstar has no comments, recommendations or objections. MTA originally requested a 15' wide utility easement adjoining E. Forest Avenue and N. Sunny Hill Circle, then revised their comments to note they did not need an easement adjacent to N. Sunny Hill Circle. *Staff notes the easement adjoining E. Forest Avenue will be granted by document and shown on final plat (see **Recommendation** #7).* GCI approved as shown. MEA did not respond.

City of Wasilla: **(Exhibit H)** A copy of the Land Use Permit for Subdivision is attached; the City of Wasilla recommends approval. The lots will be served by City of Wasilla water. Petitioner originally proposed to grant a water easement on the east side of proposed Lot 14D-2 for service to both lots. However, the City is agreeable to the water line in the 15' wide slope easement adjoining east of N. Sunny Hill Circle, since the water valve is located in the right-of-way of N. Sunny Hill Circle. *Staff notes the 15' wide water easement shall be shown on final plat, with recording information (see **Recommendation #6**).* Petitioner is required to provide installation plans and concurrence from the City of Wasilla prior to recording (see ***Recommendation #5***). City of Wasilla Planning and Public Works Department notes that no clearing/grading is allowed until a development permit has been issued by the City. *Staff notes petitioner has applied for a Land Use Permit for Subdivision.*

At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Fire Service Area #130 Central Mat-Su; MSB Assessments, Permit Center or Pre-Design Division; or MEA.

CONCLUSION: The plat of Wasilla Woods RSB Block 2 Lot 14D is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, borough departments or utilities. There were no objections to the plat from the general public in response to the Notice of Public Hearing. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A).

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

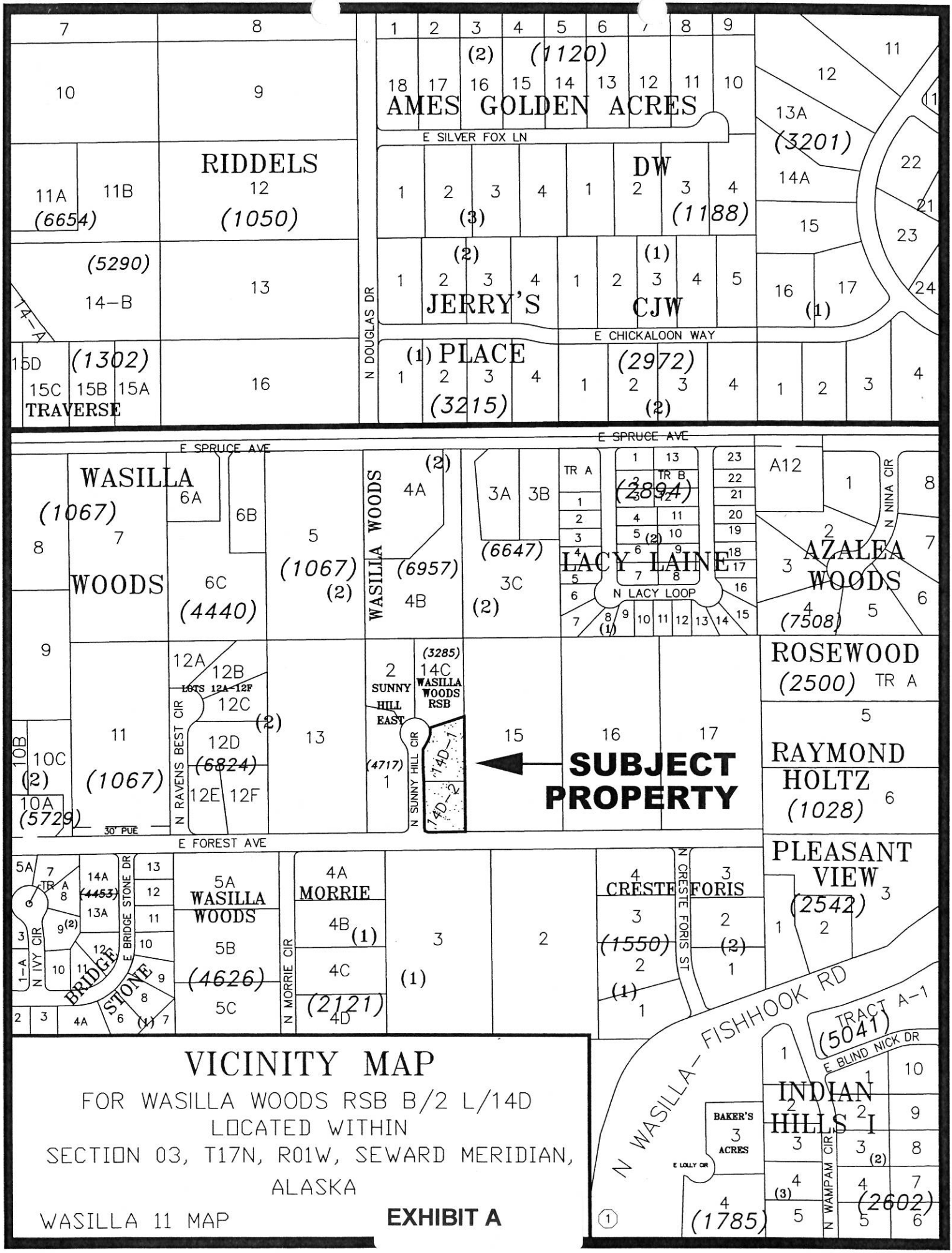
Staff recommends approval with the following conditions and findings:

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. Show all easements of record on final plat

5. Provide installation plans of the waterline and concurrence from the City of Wasilla.
6. Grant the 15' wide waterline easement by document, graphically show on final plat with recording information.
7. Grant the 15' wide utility easement, as requested by MTA, adjacent to E. Forest Avenue, by document, and graphically show on final plat with recording information.
8. Submit recording fees, payable to SOA/DNR.
9. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Wasilla Woods RSB Block 2 Lot 14D is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any federal or state agencies, Borough departments, or utilities.
3. There were no objections from the general public in response to the Notice of Public Hearing.
4. At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Fire Service Area #130 Central Mat-Su; MSB Assessments, Permit Center or Pre-Design Division; or MEA.
5. A soils report was submitted, pursuant to MSB 43.20.281(A). The engineer noted each lot has 10,000 sf of contiguous useable septic area.
6. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.
7. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
8. Lots are within the City of Wasilla city limits and will be served by city water.
9. MTA has requested a 15' wide utility easement adjoining E. Forest Avenue.

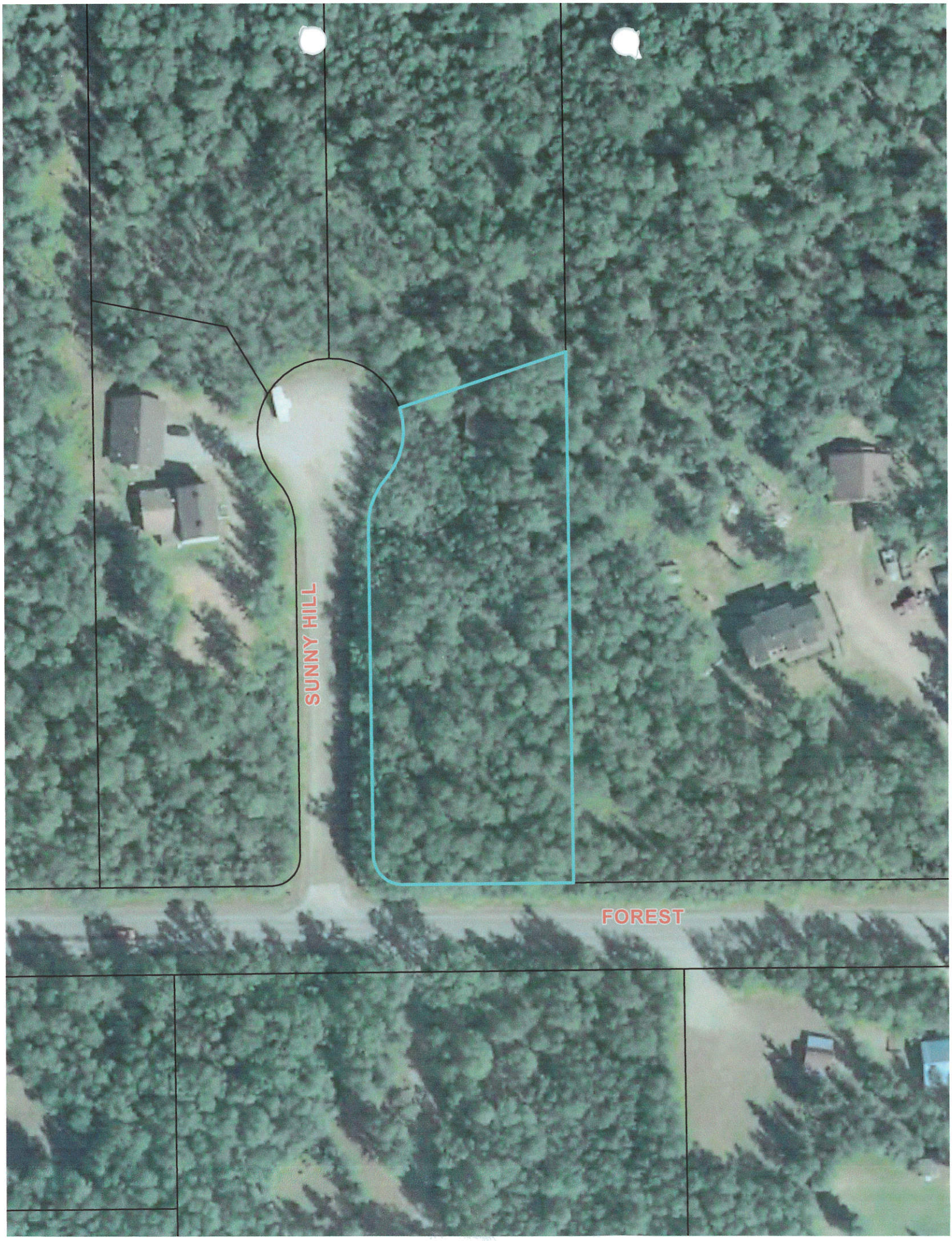


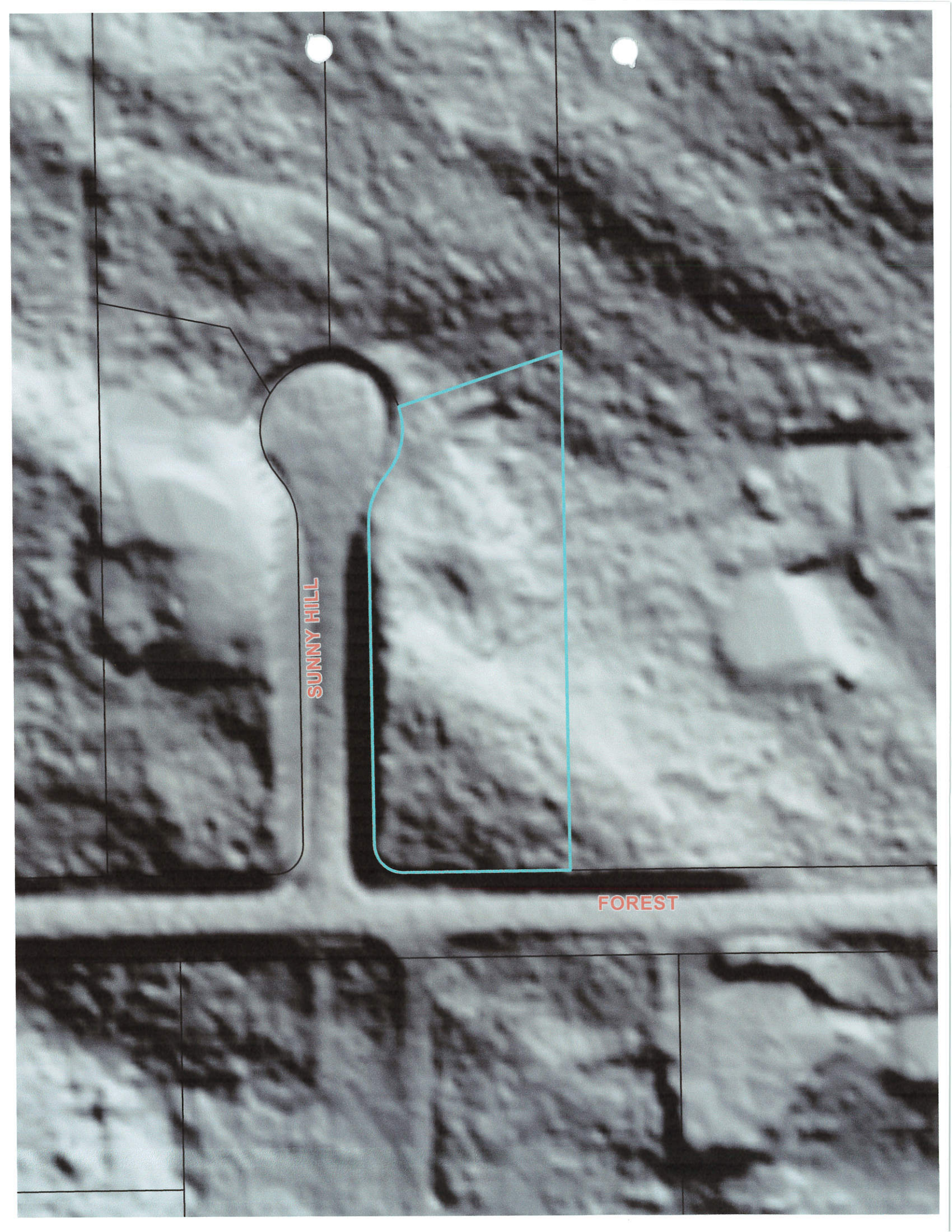
VICINITY MAP

FOR WASILLA WOODS RSB B/2 L/14D
LOCATED WITHIN
SECTION 03, T17N, R01W, SEWARD MERIDIAN,
ALASKA

WASILLA 11 MAP

EXHIBIT A


SUNNY HILL
FOREST


SUNNY HILL
FOREST

ERDMAN & ASSOCIATES
Consulting Engineers / Water Testing Laboratory

5200 Dunbar Drive
Wasilla, AK 99654

Phone 907-376-6989
Fax 907-373-2157

RECEIVED
JUL 29 2016
PLATTING

July 29, 2016

Matanuska Susitna Borough
350 East Dahlia Ave.
Palmer, AK 99645

Re: Proposed L14D-1 & L14D-2/B2 Wasilla Woods; Soils Report & Usable Area Determination

Ladies & Gentlemen,

Erdman & Associates was retained to evaluate soil conditions and usable area for the proposed subdivision. As shown on the preliminary plat by Cottini Land Surveying, the proposed subdivision will create 2 lots, each with an area greater than 20,000 square feet. The lots will be served by a municipal water system.

Erdman & Associates inspected a test pit on the subject property on 7/21/16. The test hole log is below, and a location map is attached.

TH #1
0-3' Silt/Topsoil
3-6' Silty Gravel (GM)
6-14' Silty Sand/Gravel (SM/GM)
No Groundwater/Impermeable

The test hole revealed that subsurface soil conditions are silty gravel underlain by sand with trace silt. Neither groundwater nor impermeable soils were encountered to a depth of 14 feet. Soil and water table conditions are suitable for installation of conventional onsite wastewater disposal (septic) systems. Topographic mapping does not indicate any significant areas with slopes exceeding 25%.

Based upon our soils investigation, and evaluation of surface topography, it is my opinion that each of the proposed lots contains a minimum of 10,000 square feet of contiguous useable septic area, as defined by MSB Title 43.

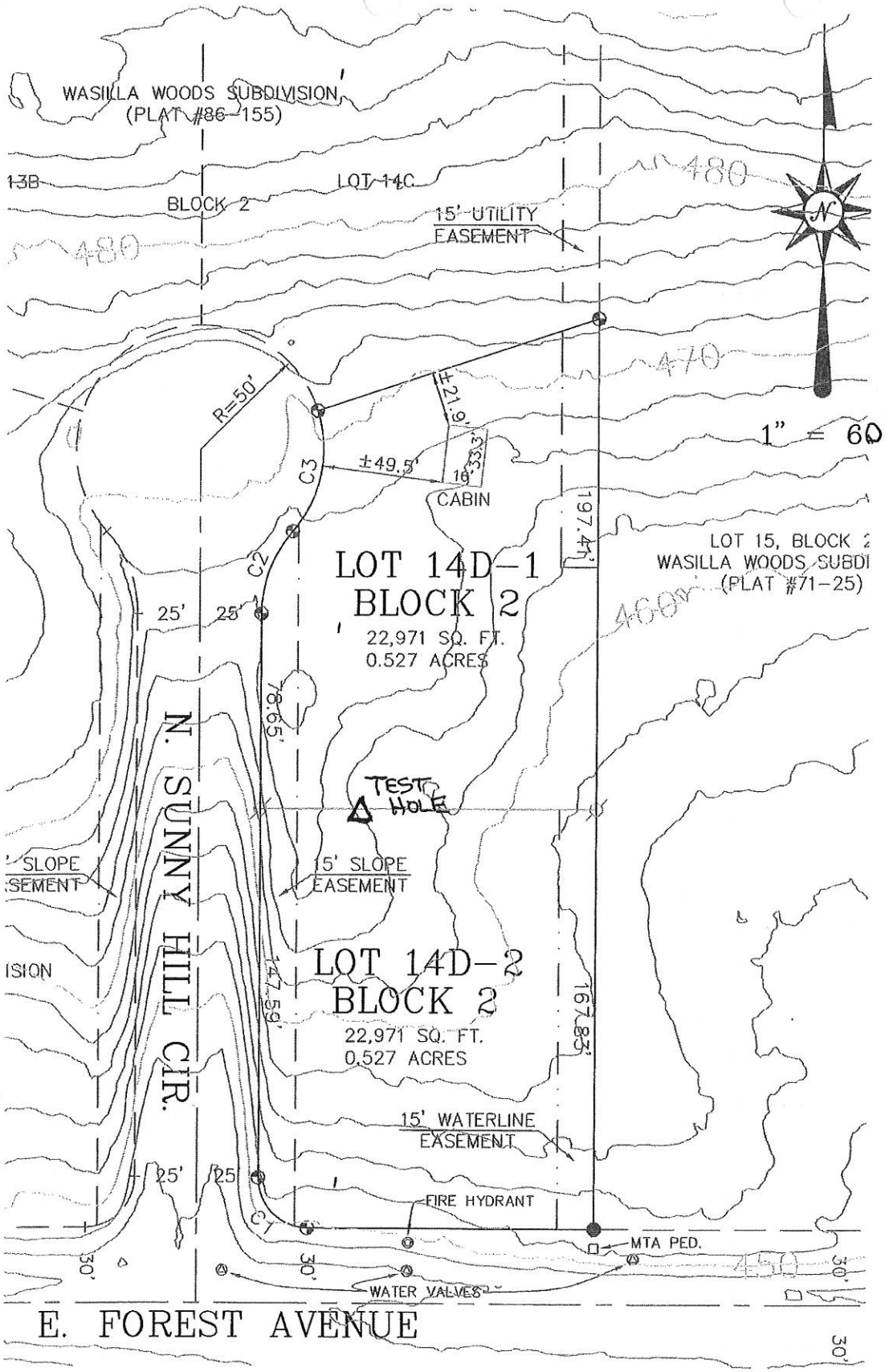
Please call if you have any questions or need additional information.

Sincerely,

Michael R. Erdman, P.E.

7/29/16

EXHIBIT B



TEST HOLE LOCATION MAP
ERDMAN & ASSOCIATES
7/29/16

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Friday, August 05, 2016 9:16 AM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: Wasilla Wds RSB 16-095

No comment.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
http://www.matsugov.us/

-----Original Message-----
From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Tuesday, August 02, 2016 11:47 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; stevecolligan@mtaonline.net; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Wasilla Wds RSB 16-095

Attached is the Request for Comments for Wasilla Woods RSB Block 2 Lot 14D, MSB Case #2016-095, Tech AOB. Also attached is the Vicinity Map, geotechnical report and owner's statement. Comments are due by AUGUST 22, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

EXHIBIT C

Amy Otto-Buchanan

From: Susan Lee
Sent: Tuesday, August 02, 2016 12:01 PM
To: Platting
Subject: RE: Wasilla Wds RSB 16-095

No comment.

Susan

Susan Lee
Planner II
Matanuska-Susitna Borough
907-861-7862 (Direct Line)
907-861-7876 (FAX)

-----Original Message-----
From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Tuesday, August 02, 2016 11:47 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; stevecolligan@mtaonline.net; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Wasilla Wds RSB 16-095

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Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

EXHIBIT D

MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7869 • Fax (907) 861-8635

RECEIVED
AUG 0 9 2016
PLATTING

MEMORANDUM

DATE: August 5, 2016

TO: Fred Wagner, Platting Officer

FROM: Land & Resource Management JSC

SUBJECT: Preliminary Plat Comments / Case #2016-095

Platting Tech:	Amy Otto-Buchanan
Public Hearing:	August 31, 2016
Applicant / Petitioner:	Fendich, Royaly Family Homes LLC
TRS:	17N01W03
Tax ID:	53285B02L014D
Subd:	Wasilla Woods RSB B/2 L/14D
Tax Map:	WA 11

Comments:

- No MSB land affected.
- No objection to proposed subdivision.

EXHIBIT E

Amy Otto-Buchanan

From: Richard Boothby
Sent: Wednesday, August 03, 2016 11:07 AM
To: Platting
Cc: James Steele; Bill Gamble
Subject: RE: Wasilla Wds RSB 16-095

The Central Mat-Su FD and DES has no objections. Access meets the minimum required.

-----Original Message-----
From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Tuesday, August 02, 2016 11:47 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; stevecolligan@mtaonline.net; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
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Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

EXHIBIT F

LEGEND

● ... FOUND 1/2" REBAR
⊙ ... FOUND 5/8" REBAR
○ ... SET 5/8"x30" REBAR WITH RED PLASTIC CAP STAMPED "CLS LS-7074"
(R)... RECORD VALUE PER WASILLA WOODS SUBDIVISION, PLAT #86-155
(M)... MEASURED VALUE THIS SURVEY

CURVE CHART(M)

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	90°10'31"	20.00	31.48	20.06	N 45°03'14" W	28.33
C2	41°19'14"	50.00	36.06	18.85	N 20°52'48" E	35.28
C3	59°24'59"	50.00	51.85	28.53	N 11°35'24" E	49.56

CURVE CHART(R)

NUMBER	DELTA	RADIUS	LENGTH	TANGENT
C1	90°01'33"	20.00	31.43	20.01
C2	41°24'35"	50.00	36.14	18.90
C3	59°23'02"	50.00	51.82	28.51

PLANNING & LAND USE DIRECTOR'S CERT.

I CERTIFY THAT THE SUBDIVISION PLAT 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.

Planning And Land Use Director — Date

ATTEST: _____
Platting Clerk

TOPOGRAPHY NOTE:

THE TOPOGRAPHY SHOWN HEREON IS FROM THE MATANUSKA SUSITNA BOROUGH 2011/2012 LIDAR TOPOGRAPHY, AS REFERENCED TO ITEMS VISIBLE ON THE ACCOMPANYING ORTHO RECTIFIED PHOTOS.

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH_____, 20____, AGAINST THE PROPERTY, INCLUDED IN THIS RESUBDIVISION, HEREON HAVE BEEN PAID.

Matanuska-Susitna Borough Tax Collection Official

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH_____, 20____, AGAINST THE PROPERTY, INCLUDED IN THIS RESUBDIVISION, HEREON HAVE BEEN PAID.

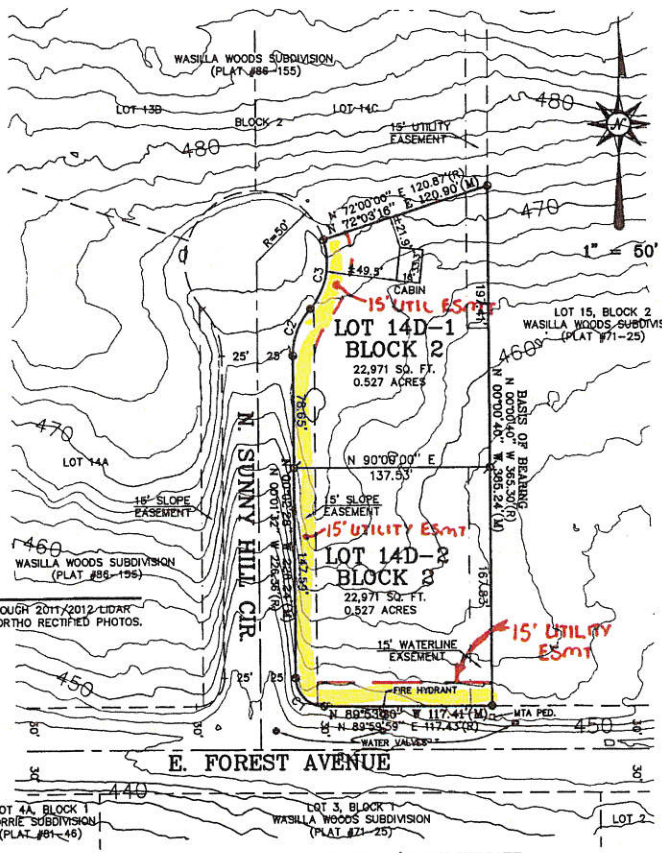
City Of Wasilla Tax Collection Official

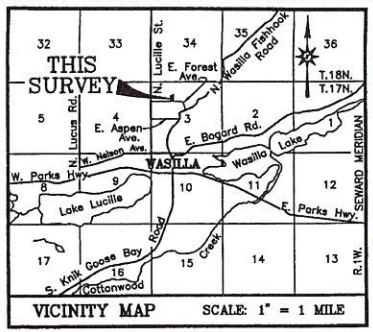
NOTES

1. 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.
2. 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 ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
3. A BLANKET EASEMENT AFFECTS THIS SUBDIVISION AND THE EXACT LOCATION OF THE EASEMENT CAN NOT BE DETERMINED. THE BLANKET EASEMENT IS TO MEA, INC., RECORDED ON XXXXXX XX, XXXX, AS SERIAL NO. XXXXXXXXXXXXX, PALMER RECORDING DISTRICT.

RESTRICTIVE COVENANTS

THE FOLLOWING RESTRICTIVE COVENANTS WERE RECORDED AT THE PALMER RECORDING DISTRICT AND AFFECT THIS SUBDIVISION REPLAT;
RECORDED, MAY 11, 1971 IN BOOK 17 MISC., PAGE 9.





VICINITY MAP SCALE: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

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

TONY FENDICH, ROYALTY HOMES, LLC — Date
3043 W. DISCOVERY LOOP
WASILLA, AK. 99654-1257

NOTARY JURAT

SUBSCRIBED AND SWORN TO BEFORE ME
THIS_____DAY OF_____, 20____
FOR _____

Notary for the State of Alaska
My Commission Expires:_____

SURVEYOR'S CERTIFICATE

I PIO V. COTTINI, 7074-RLS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Date 7/1/2016

Registration No. 7074-S

PIO V. COTTINI
Registered Surveyor

STATE OF ALASKA 49th — PIO V. COTTINI No. 7074-S — REGISTERED PROFESSIONAL LAND SURVEYOR

RECEIVED
JUL 13 2016
PLATTING

A PLAT OF
WASILLA WOODS SUBDIVISION LOTS 14D-1 & 14D-2, BLK. 2
A REPLAT OF LOT 14D, BLOCK 2
WASILLA WOODS SUBDIVISION
PLAT #86-155, PALMER RECORDING DISTRICT
LOCATED WITHIN THE
NW1/4 SECTION 9, T. 17 N., R. 1 W.,
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 1.055 ACRES MORE OR LESS

Prepared By:
COTTINI LAND SURVEYING
P.O. Box 2748 • Palmer, Alaska 99645 • (907) 745-1188

Date:	Job No.:	Field Book:
JUNE, 2016	2016-91	16-02, PG.111
Scale: 1" = 50'	Drawn/Checked: P.V.C. / P.V.C.	Sheet: 1 of 1

EXHIBIT G

Amy Otto-Buchanan

From: Jessica Thompson <jthompson@mta-telco.com>
Sent: Tuesday, August 30, 2016 10:47 AM
To: Amy Otto-Buchanan
Cc: Becky Glenn
Subject: FW: Wasilla Wds RSB 16-095
Attachments: Wasilla Wds RSB B2 L14D 16-095 AOB.pdf; Wasilla Wds RSB L14D.PDF; Wasilla Woods.pdf

Hi Amy,

We have discussed this plat with the landowner and are willing to forgo the request for a 15' Utility Easement parallel to Sunny Hill Circle.

Thank you,

Jessica Thompson, Right of Way Agent
907.761.2510

-----Original Message-----
From: Jessica Thompson
Sent: Thursday, August 04, 2016 4:00 PM
To: 'Amy Otto-Buchanan' <Amy.Otto-Buchanan@matsugov.us>
Subject: FW: Wasilla Wds RSB 16-095

Hi Amy,

Please find the attached comments on the PDF labeled 'Wasilla Woods'.

Thank you,

Jessica Thompson
907.761.2510

-----Original Message-----
From: Amy Otto-Buchanan [mailto:Amy.Otto-Buchanan@matsugov.us] On Behalf Of Platting
Sent: Tuesday, August 02, 2016 11:47 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; stevecolligan@mtaonline.net; 'ken.slauson@gmail.com' (ken.slauson@gmail.com) <ken.slauson@gmail.com>; Planning (Planning@ci.wasilla.ak.us) <Planning@ci.wasilla.ak.us>; publicworks@ci.wasilla.ak.us; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Michael Weller <Michael.Weller@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith

LEGEND

- ● ... FOUND 1/2" REBAR
- ⊕ ... FOUND 5/8" REBAR
- ○ ... SET 5/8"x30" REBAR WITH RED PLASTIC CAP STAMPED "CLS LS-7074"
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C3	59°23'02"	50.00	51.82	28.51

PLANNING & LAND USE DIRECTOR'S CERT.

I CERTIFY THAT THE SUBDIVISION PLAT 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.

Planning And Land Use Director Date

ATTEST: _____
Platting Clerk

TOPOGRAPHY NOTE:

THE TOPOGRAPHY SHOWN HEREON IS FROM THE MATANUSKA SUSITNA BOROUGH 2011/2012 LIDAR TOPOGRAPHY, AS REFERENCED TO ITEMS VISIBLE ON THE ACCOMPANYING ORTHO RECTIFIED PHOTOS.

CERTIFICATE OF PAYMENT OF TAXES

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

Matanuska-Susitna Borough Tax Collection Official

CERTIFICATE OF PAYMENT OF TAXES

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

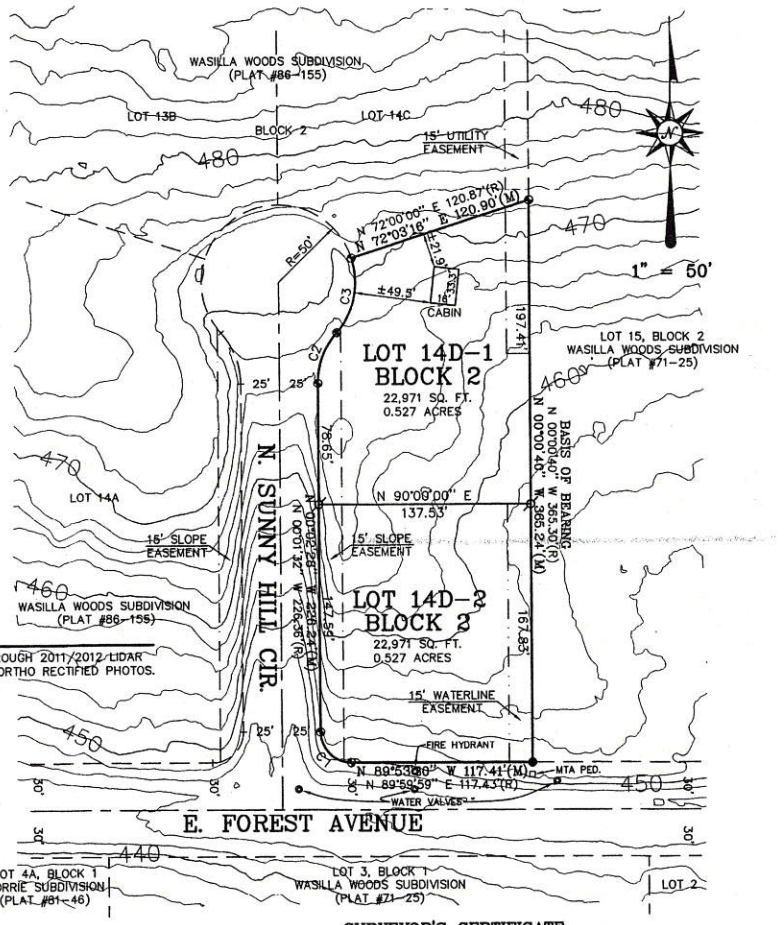
City Of Wasilla Tax Collection Official

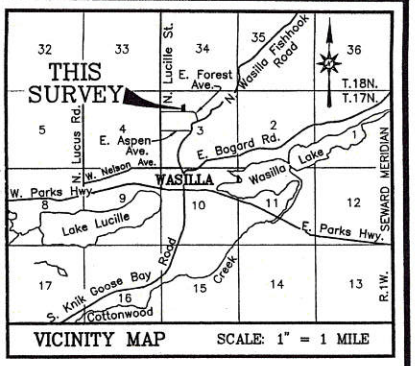
NOTES

1. 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.
2. 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 ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
3. A BLANKET EASEMENT AFFECTS THIS SUBDIVISION AND THE EXACT LOCATION OF THE EASEMENT CAN NOT BE DETERMINED. THE BLANKET EASEMENT IS TO MEA, INC., RECORDED ON XXXXXX XX, XXXX, AS SERIAL NO. XXXXXXXXXXXXX, PALMER RECORDING DISTRICT.

RESTRICTIVE COVENANTS

THE FOLLOWING RESTRICTIVE COVENANTS WERE RECORDED AT THE PALMER RECORDING DISTRICT AND AFFECT THIS SUBDIVISION REPLAT; RECORDED, MAY 11, 1971 IN BOOK 17 MISC., PAGE 9.





CERTIFICATE OF OWNERSHIP

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

TONY FENDICH, ROYALTY HOMES, LLC Date
3043 W. DISCOVERY LOOP
WASILLA, AK. 99654-1257

NOTARY JURAT

SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 20___
FOR _____

Notary for the State of Alaska
My Commission Expires: _____

APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN Josh Swanson DATE 8-8-2016
ENGINEERING & DESIGN

RECEIVED
JUL 13 2016
PLATTING

SURVEYOR'S CERTIFICATE

I PIO V. COTTINI, 7074-RLS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Date 7/1/2016

Registration No. 7074-S

PIO V. COTTINI
Registered Surveyor

STATE OF ALASKA 49th
PIO V. COTTINI No. 7074-S
REGISTERED PROFESSIONAL LAND SURVEYOR

A PLAT OF

WASILLA WOODS SUBDIVISION LOTS 14D-1 & 14D-2, BLK. 2

A REPLAT OF LOT 14D, BLOCK 2
WASILLA WOODS SUBDIVISION
PLAT #86-155, PALMER RECORDING DISTRICT
LOCATED WITHIN THE
NW1/4 SECTION 3, T. 17 N., R. 1 W.,
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 1.055 ACRES MORE OR LESS

Prepared By:
COTTINI LAND SURVEYING
P.O. Box 2748 • Palmer, Alaska 99645 • (907) 745-1188

Date: JUNE, 2016	Job No.: 2016-91	Field Book: 16-02, PG.111
Scale: 1" = 50'	Drawn/Checked: P.V.C. / P.V.C.	Sheet: 1 of 1

ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
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

August 16, 2016

Amy Otto-Buchanan, Platting Technician
Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, Alaska 99645-6488

Subject: Abbreviated Plat Request for Comments – **Wasilla Woods RSB (Case No. 2016-095)**

Dear Ms. Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the subject abbreviated plat and has no comments, recommendations, or objections.

If you have any questions, I can be reached by phone at 907-334-7953 or by email at robin.leighty@enstarnaturalgas.com.

Sincerely,

Robin Leighty
Right-of-Way and Permitting Agent

Sent via e-mail to platting@matsugov.us

Amy Otto-Buchanan

From: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Sent: Monday, August 08, 2016 4:41 PM
To: Amy Otto-Buchanan
Subject: RE: Wasilla Wds RSB 16-095

Amy,

The City Planning and Public Works departments do not have any comments other than to note that no clearing/grading is allowed until a development permit has been issued by the City.

Tina Crawford, AICP
City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

-----Original Message-----
From: Planning
Sent: Tuesday, August 02, 2016 12:56 PM
To: Tina Crawford
Subject: FW: Wasilla Wds RSB 16-095

-----Original Message-----
From: Amy Otto-Buchanan [mailto:Amy.Otto-Buchanan@matsugov.us] On Behalf Of Platting
Sent: Tuesday, August 02, 2016 11:47 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; stevecolligan@mtaonline.net; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); Planning; publicworks; Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Wasilla Wds RSB 16-095

Attached is the Request for Comments for Wasilla Woods RSB Block 2 Lot 14D, MSB Case #2016-095, Tech AOB. Also attached is the Vicinity Map, geotechnical report and owner's statement. Comments are due by AUGUST 22, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

EXHIBIT H

Amy Otto-Buchanan

From: Archie Giddings <agiddings@ci.wasilla.ak.us>
Sent: Tuesday, August 30, 2016 11:24 AM
To: Amy Otto-Buchanan
Subject: Lot 14D Block 2 Subdivision
Attachments: sysadmin@ci.wasilla.ak.us_20160830_105938.pdf

The city has no objection to the 15' slope easement being converted to a combination slope easement/water line easement, such that a water service line can be installed across the southern portion of L14D to serve the northern portion of L14D in the slope easement.

Thanks

Archie Giddings

RECEIVED
JUL 19 2016
PLATTING

TO: MSB Platting
FROM: COW Planning

INTER-DEP ROUTING
FROM THE P ARTMENT

Date Routed: 7-12-16

~~Sharon~~: ✓

Please comment and initial the attached document and forward to Archie.

Archie: ✓

Please comment and initial the attached document and forward it to Bill H.

Bill H.: ✓

Please comment and initial the attached document and return it to the ~~Planning~~ Department.

Tina:

Please complete a preliminary plat review document and sign off on the attached subdivision application.

Document Title: Subdivision - Wasilla Woods RSB B2 TL 140

Please return to the Planning Department by: 7-19-16

____ Calendar

____ Signed copy faxed to the Borough (746-7407)

____ Applicant notified

CITY OF WASILLA
•Planning Office•
290 East Herning Avenue • Wasilla • Alaska • 99654-7091
• Telephone 907·373·9020 •

LAND USE PERMIT FOR SUBDIVISION

16-87
Date: 7/12/16

SUBDIVISION INFORMATION:		
Name of Proposed Subdivision: Wasilla Woods Sub Lot 140-1, 140-2 BL 2		
Property tax # 3285B02L014D		
Legal Description: [Attach additional page if necessary.] Lot 140 BL 2 Wasilla Woods Sub		
General location of property: Forest & Sunehill Cir		
Total acres in proposed subdivision: 1.25	Total Number of Lots/Parcels Proposed: 2	Zoning: R RR
Access to the subdivision is from: Forest Dr and Sunehill Cir		
Proposed source of Water: ☒ City of Wasilla Water Utility ☐ Individual Well ☐ Other _____	Proposed wastewater disposal: ☐ Public ☒ On-site sewage system ☐ Other _____	

PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: Anatoly Fendich - Royalty Homes LLC	Name:
Mailing Address: 3043 W Discovery Loop Wasilla Ak 99654	Mailing Address:
Contact Phone: Day 907 355 7335 Night	Contact Phone: Day Night
FAX:	FAX:
E-mail: tony.fendich@yahoo.com	E-mail:

*Attach list of additional owners if any.

ENGINEER/LAND SURVEYOR	
Name: Cottini Land Sur.	
Mailing Address: PO Box 2748 Palmer Ak 99645	Contact Phone: Day 907.745.1188 Night
	FAX:
E-mail:	E-mail:

Signature of Applicant: Anatoly Fendich Date: 7/12/16

Signature of Owner: Anatoly Fendich Date: 7/12/16
(If different then Applicant)

LID Assessments on property: ☒ There are no LID assessments due on this parcel ☐ LID assessments have been paid. ☐ LID assessments have not been paid.	Finance Office: Initials: [illegible] Date: 7/19/16
Comments on proposed: **Right-of-Way:** OK **Sewer and Water:** OK **Road Construction:** OK **Drainage:** OK	Public Works Office: Initials: [illegible] Date: 7/19/16
☑ $50 Subdivision Permit fee paid. #842 7/12/2016	

Comments from City Planning on continuation of MSB Subdivision process:

☑ Recommend Approval*
☐ Recommend Denial

7/19/16
Date

Signature

* Condition(s) for Recommendation of Approval:
(1) Completion of Matanuska-Susitna Borough Title 43 (formerly Title 16 & 27) Platting Process
(2) Lots may not be cleared prior to approval of land use permit to construct dwelling unit/building. All clearing must comply with WMC 16.33.050.
(3)

Notice of Right to Appeal: All decisions of the City Planner are appealable per WMC Title 16.

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 31, 2016

ABBREVIATED PLAT:	**ROLLING ACRES 2 PHASE 2 RSB BLOCK 2, LOTS 3 & 6**
LEGAL DESCRIPTION:	**SEC 30, T18N, R02W, SEWARD MERIDIAN, AK**
PETITIONERS:	**PATRICK & BRITTANY LAIS; JDL ENTERPRISES INC.**
SURVEYOR:	**JOHN W. HORAN RLS**
ACRES: 8.5 ±	PARCELS: **2**
REVIEWED BY:	AMY OTTO-BUCHANAN CASE: 2016-098

REQUEST: The request is to adjust the lot lines between Lot 3 and Lot 6, Block 2, Rolling Acres 2 Phase 2, Plat No. 2015-107, Section 30, Township 18 North, Range 02 West, SM AK, to be known as LOT 6A and LOT 3A, containing 8.5+ acres. The adjustment is due to a setback encroachment. Soils report is not required, pursuant to MSB 43.20.281(A)(1)(i)(ii). Access is from W. Reesee C Circle.

EXHIBITS

Vicinity Map, Aerial Photos, Bare Earth Imagery	**Exhibit A – 3 pgs**
AGENCY COMMENTS	
Department of Public Works	**Exhibit B - 2 pgs**
Planning-Development Services	**Exhibit C - 1 pg**
Land & Resource Management Division	**Exhibit D - 1 pg**
Utilities	**Exhibit E – 3 pgs**

DISCUSSION: The subject parcel is located south of the Little Susitna River, north of Toad Lake, northwest of Frog Lake, west of Visnaw Lake, east of N. Three Bees Road and directly south and east of W. Reesee C. Circle. Access for both lots is from W. Reesee C. Circle, a MSB owned and maintained street; access requirements are met. This platting action is adjusting a lot line less than ten feet, so no soils report is required, pursuant to MSB 43.20.281(A)(1)(i)(ii). Pursuant to MSB 43.20.320 Frontage, Lot 3A will have the required 45' of frontage onto the cul-de-sac and Lot 6A will have the required 60' frontage onto W. Reesee C. Circle.

Comments: Department of Public Works Operations & Maintenance (**Exhibit B**) Road Service Superintendent and Civil Engineer have no issues. Civil Engineer has no comments. Planning Development Services (**Exhibit C**) notes the replat will resolve the setback violation. Land and Resource Management Division (**Exhibit D**) notes no MSB owned lands are affected and has no objection to the subdivision.

Utilities: (**Exhibit E**) Enstar has no comments, recommendations or objections. MTA has no comments or objections. GCI approved as shown. MEA did not respond.

At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Meadow Lakes Community Council; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Emergency Services, Assessments, Permit Center or Pre-Design Division; or MEA.

CONCLUSION: The plat of Rolling Acres 2 Phase 2 RSB Block 2, Lots 3 & 6 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, borough departments or utilities. There were no objections to the plat from the general public in response to the Notice of Public Hearing. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(ii).

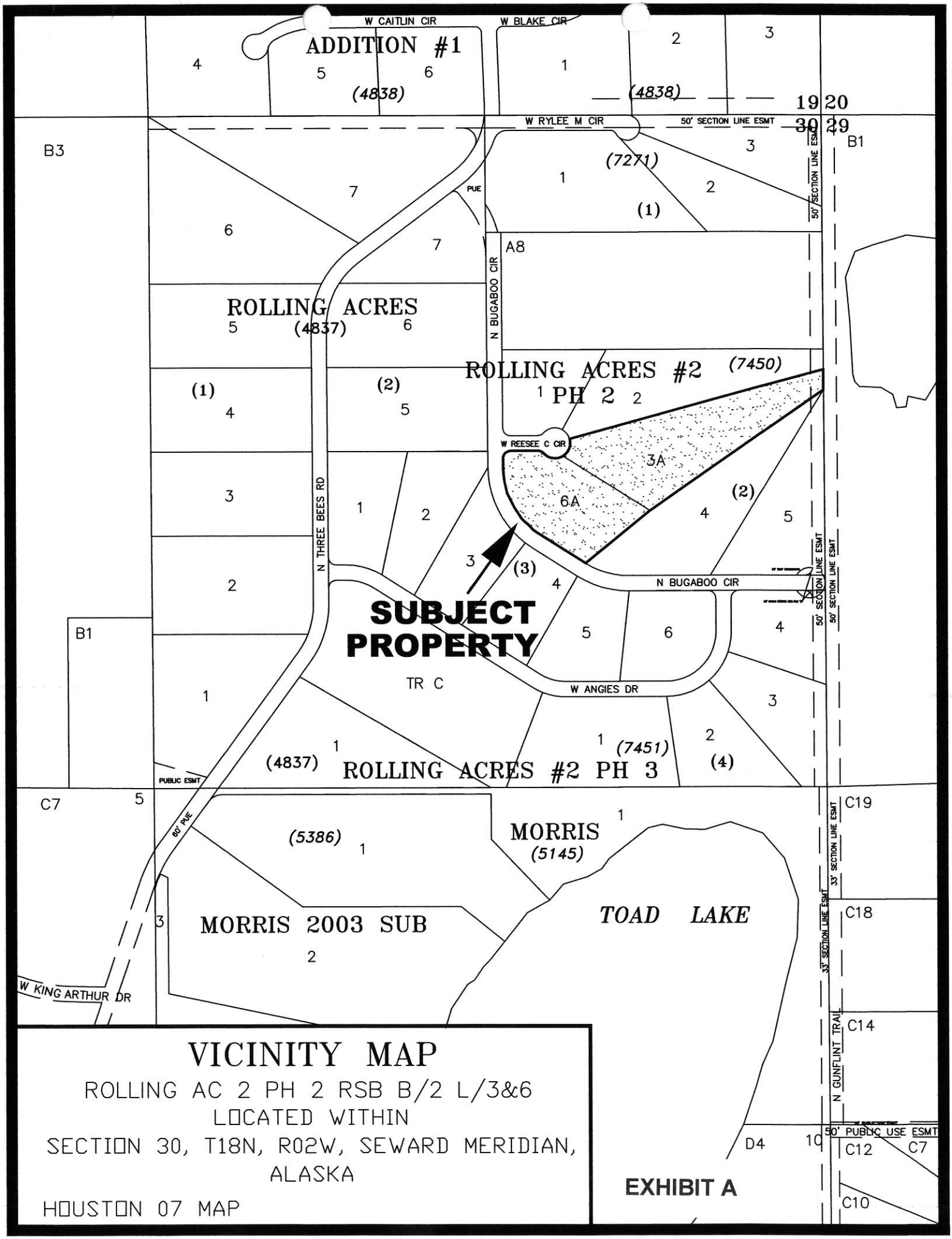
RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

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 of $.
4. Show all easements of record on final plat.
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 Rolling Acres 2 Phase 2 RSB Block 2, Lots 3 & 6 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any federal or state agencies, Borough departments, or utilities.
3. There were no objections from the general public in response to the Notice of Public Hearing.
4. At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Meadow Lakes Community Council; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Emergency Services, Assessments, Permit Center or Pre-Design Division; or MEA.
5. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(ii), as the lot line is moving less than 10' and the plat was approved by MSB in 2015.
6. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.
7. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.



VICINITY MAP

ROLLING AC 2 PH 2 RSB B/2 L/3&6
LOCATED WITHIN
SECTION 30, T18N, R02W, SEWARD MERIDIAN, ALASKA

HOUSTON 07 MAP

EXHIBIT A

BUGABOO
REECEE C
ANGIES

BUGABOO
REECEE C
ANGIES

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, August 23, 2016 7:46 AM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: RFC Rolling Ac 2 Ph2 RSB

No comment.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
http://www.matsugov.us/

-----Original Message-----
From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Monday, August 08, 2016 10:53 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Randall Kowalke; Tim Swezey (tim.swezey@mlccak.org); browne@mtaonline.net; lana@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Tracy McDaniel; Sheila Armstrong; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: RFC Rolling Ac 2 Ph2 RSB

Attached is the Request for Comments for Rolling Acres 2 Ph 2 RSB B2 L3&6, MSB Case #2016-098 Tech AOB. Also attached is the Vicinity Map, Owner's Statements and the preliminary plat. A soils report is not required. Comments are due by AUGUST 22, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

EXHIBIT B

Amy Otto-Buchanan

From: Scott Sanderson
Sent: Monday, August 08, 2016 1:34 PM
To: Platting
Cc: Jim Jenson; Terry Dolan
Subject: Fwd: RFC Rolling Ac 2 Ph2 RSB
Attachments: Rolling Ac 2 Ph2 RSB B2 L3 6 16-098 AOB.pdf; ATT00001.htm; Rolling Acres 2 Ph 2 RSB.PDF; ATT00002.htm

I see no issues

Sent from my iPad

Begin forwarded message:

> **From:** "Jim Jenson" <James.Jenson@matsugov.us>
> **To:** "Scott Sanderson" <Scott.Sanderson@matsugov.us>
> **Cc:** "Terry Dolan" <Terry.Dolan@matsugov.us>
> **Subject: Fwd: RFC Rolling Ac 2 Ph2 RSB**
>
> RSA 27
>
> Sent from my iPhone
>
> Begin forwarded message:
>
> > **From:** "Platting" <Platting@matsugov.us>
> > **To:** "Zafian, Holly K (DFG) (holly.zafian@alaska.gov)" <holly.zafian@alaska.gov>, "mark.fink@alaska.gov" <mark.fink@alaska.gov>, "regpagemaster@usace.army.mil" <regpagemaster@usace.army.mil>, "brian.young@usps.gov" <brian.young@usps.gov>, "John Aschenbrenner" <John.Aschenbrenner@matsugov.us>, "Randall Kowalke" <Randall.Kowalke@matsugov.us>, "Tim Swezey (tim.swezey@mlccak.org)" <tim.swezey@mlccak.org>, "browne@mtaonline.net" <browne@mtaonline.net>, "lana@mtaonline.net" <lana@mtaonline.net>, "Richard Boothby" <Richard.Boothby@matsugov.us>, "Elizabeth Weiant" <Elizabeth.Weiant@matsugov.us>, "Eric Phillips" <Eric.Phillips@matsugov.us>, "Michael Weller" <Michael.Weller@matsugov.us>, "Tracy McDaniel" <Tracy.McDaniel@matsugov.us>, "Sheila Armstrong" <Sheila.Armstrong@matsugov.us>, "Terry Dolan" <Terry.Dolan@matsugov.us>, "Jim Jenson" <James.Jenson@matsugov.us>, "Jamie Taylor" <Jamie.Taylor@matsugov.us>, "Nicole Wilkins" <Nicole.Wilkins@matsugov.us>, "Theresa Taranto" <Theresa.Taranto@matsugov.us>, "Susan Lee" <Susan.Lee@matsugov.us>, "Eileen Probasco" <Eileen.Probasco@matsugov.us>, "Jessica Smith" <Jessica.Smith@matsugov.us>, "Frankie Barker" <Frankie.Barker@matsugov.us>, "Permit Center" <PermitCenter@matsugov.us>, "Andy Dean" <Andy.Dean@matsugov.us>, "MEA" <mearow@matanuska.com>, "MTA" <rglenn@mta-telco.com>, "Jessica Thompson (jthompson@mta-telco.com)" <jthompson@mta-telco.com>,

Amy Otto-Buchanan

From: Susan Lee
Sent: Monday, August 08, 2016 3:43 PM
To: Platting
Subject: RE: RFC Rolling Ac 2 Ph2 RSB

Replat will resolve setback violation.

Susan

Susan Lee
Planner II
Matanuska-Susitna Borough
907-861-7862 (Direct Line)
907-861-7876 (FAX)

-----Original Message-----
From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Monday, August 08, 2016 10:53 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Randall Kowalke; Tim Swezey (tim.swezey@mlccak.org); browne@mtaonline.net; lana@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Tracy McDaniel; Sheila Armstrong; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: RFC Rolling Ac 2 Ph2 RSB

Attached is the Request for Comments for Rolling Acres 2 Ph 2 RSB B2 L3&6, MSB Case #2016-098 Tech AOB. Also attached is the Vicinity Map, Owner's Statements and the preliminary plat. A soils report is not required. Comments are due by AUGUST 22, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

EXHIBIT C

MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7869 • Fax (907) 861-8635

MEMORANDUM

RECEIVED
AUG 09 2016
PLATTING

DATE: August 9, 2016

TO: Fred Wagner, Platting Officer

FROM: Land & Resource Management MSC

SUBJECT: Preliminary Plat Comments / Case #2016-098

Platting Tech:	Amy Otto-Buchanan
Public Hearing:	August 31, 2016
Applicant / Petitioner:	JDL Enterprises, Inc
TRS:	18N02W30
Tax ID:	57450B02L003 and L006
Subd:	Rolling Acres 2, PH 2 , RSB B/2 L/3&6
Tax Map:	HO 07

Comments:

- No borough-owned land is affected.
- No objection to the proposed lot line adjustment.

EXHIBIT D

Amy Otto-Buchanan

From: Jessica Thompson <jthompson@mta-telco.com>
Sent: Monday, August 08, 2016 12:09 PM
To: Platting
Cc: Becky Glenn
Subject: RE: RFC Rolling Ac 2 Ph2 RSB

Hi Amy,

MTA has reviewed this plat and has no comments or objections.

Thank you,

Jessica Thompson, Right of Way Agent
907.761.2510

-----Original Message-----
From: Amy Otto-Buchanan [mailto:Amy.Otto-Buchanan@matsugov.us] On Behalf Of Platting
Sent: Monday, August 08, 2016 10:53 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Randall Kowalke <Randall.Kowalke@matsugov.us>; Tim Swezey (tim.swezey@mlccak.org) <tim.swezey@mlccak.org>; browne@mtaonline.net; lana@mtaonline.net; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Michael Weller <Michael.Weller@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA <mearow@matanuska.com>; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com) <Robin.Leighty@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Subject: RFC Rolling Ac 2 Ph2 RSB

Be wary of unsolicited attachments, even from people you know - If something seems suspicious you may want to check with the person who supposedly sent the message to make sure it's legitimate before opening any attachments.

Attached is the Request for Comments for Rolling Acres 2 Ph 2 RSB B2 L3&6, MSB Case #2016-098 Tech AOB. Also attached is the Vicinity Map, Owner's Statements and the preliminary plat. A soils report is not required. Comments are due by AUGUST 22, 2016. Please let me know if you have any questions. Thanks. A.

EXHIBIT E

CERTIFICATE OF OWNERSHIP & DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

PATRICK LIAS DATE
P.O. BOX 520271
BIG LAKE, ALASKA 99652-0271

NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS_____
DAY OF _____, _____ FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

BRITTANY LIAS DATE
P.O. BOX 520271
BIG LAKE, ALASKA 99652-0271

NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS_____
DAY OF _____, _____ FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

SIGNATURE DATE

NAME/TITLE
JDL ENTERPRISES
P.O. BOX 879446
WASILLA, ALASKA 99687-9446

NOTARY'S ACKNOWLEDGMENT
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 PLAT 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 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

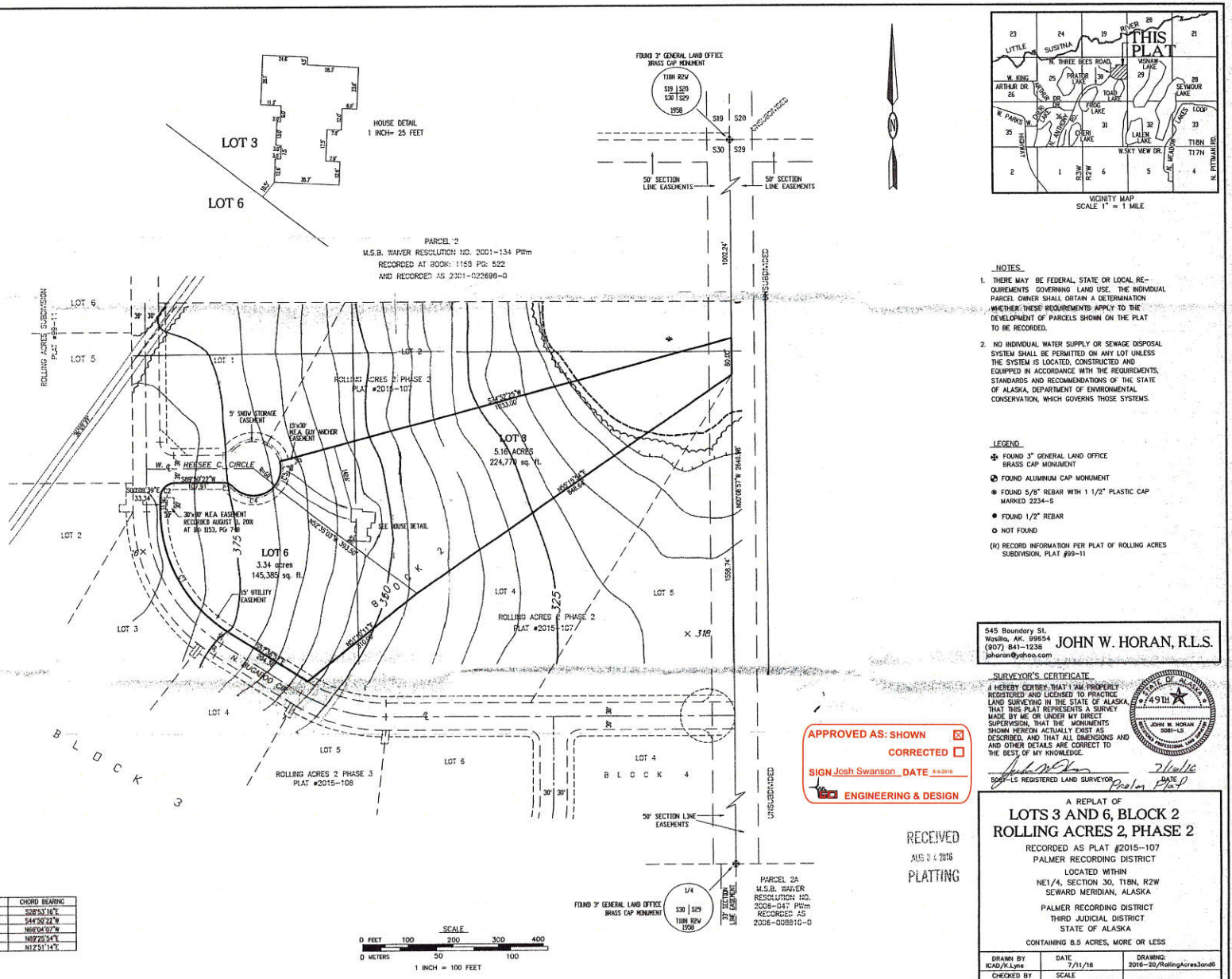
DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

DATE MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	320.89'	320.00'	57°27'16"	175.39'	307.61'	S28°53'16"E
C2	47.12'	30.00'	90°00'00"	30.00'	42.43'	S44°30'22"W
C3	25.23'	30.00'	48°11'43"	13.42'	24.50'	N69°04'07"W
C4	101.76'	60.00'	97°11'43"	68.05'	90.01'	N69°25'54"E
C5	58.60'	60.00'	55°57'58"	31.89'	56.30'	N12°51'14"E

VICINITY MAP
SCALE 1" = 1 MILE

NOTES

1. THERE MAY BE FEDERAL, STATE OR 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.
2. NO INDIVIDUAL WATER SUPPLY 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.

LEGEND

- FOUND 3" GENERAL LAND OFFICE BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR WITH 1 1/2" PLASTIC CAP MARKED 2234-S
- FOUND 1/2" REBAR
- NOT FOUND
- (R) RECORD INFORMATION PER PLAT OF ROLLING ACRES SUBDIVISION, PLAT #99-11

545 Boundary St.
Wasilla, AK. 99654
(907) 841-1238
joharan@yahoo.com
JOHN W. HORAN, R.L.S.

SURVEYOR'S CERTIFICATE

I HEREBY 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

5081-LS REGISTERED LAND SURVEYOR DATE

APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN Josh Swanson DATE 8-9-2016
ENGINEERING & DESIGN

RECEIVED
AUG 04 2016
PLATTING

A REPLAT OF
LOTS 3 AND 6, BLOCK 2 ROLLING ACRES 2, PHASE 2

RECORDED AS PLAT #2015-107
PALMER RECORDING DISTRICT
LOCATED WITHIN
NE1/4, SECTION 30, T18N, R2W
SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 8.5 ACRES, MORE OR LESS

DRAWN BY	DATE	DRAWING:
ICAD/K.Lyne	7/11/16	2016-20/RollingAcres3and8
CHECKED BY	SCALE	SHEET 1 OF 1
JH	1 INCH = 100 FEET	

ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
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

August 17, 2016

Amy Otto-Buchanan, Platting Technician
Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

Subject: Abbreviated Plat Request for Comments – **Rolling Acres 2 Phase 2**
(Case No. 2016-098)

Dear Ms. Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the subject Abbreviated Plat and has no comments, recommendations, or objections.

If you have any questions, please feel free to contact me at 907-334-7944 or by email at cassie.wohlgemuth@enstarnaturalgas.com.

Sincerely,

Cassie Wohlgemuth
Right-of-Way and Compliance Technician

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 31, 2015

PRELIMINARY PLAT:	**HOMESTEADERS HAVEN REDESIGN**
LEGAL DESCRIPTION:	**SEC 35, T19N, R5W S.M., AK**
PETITIONER:	**JOHNSON FAMILY TRUST**
SURVEYOR:	**KEYSTONE SURVEYING AND MAPPING**
ACRES: **53.76**	PARCELS: **1**
REVIEWED BY:	PEGGY HORTON CASE: 2016-087

REQUEST:

The request is to combine Government Lots 1 & 2, Section 35, Township 19 North, Range 5 West, Seward Meridian, Alaska, into one new lot to be known as Tract A, Homesteaders Haven, containing 53.76 acres, more or less.

EXHIBITS:

Vicinity Map	**EXHIBIT A**
Aerial Photo	**EXHIBIT B**
MSB Public Dedication	**EXHIBIT C**

COMMENTS:

Code Compliance	**EXHIBIT D**

DISCUSSION:

Revision: The preliminary plat to combine Government Lots 1, 2, 6, & 7 was initially approved on August 3, 2016. A revised plat was brought in on August 4, 2016 to combine only Lots 1 & 2. This revision will combine Lots 1 & 2 into one tract to be known as Tract A, Homesteaders Haven, containing 53.76 acres more or less.

Location: The subject parcel is located east of Little Lonely Lake and south of W. Crystal Lake Road.

Access: At the Johnson's request, the borough has granted a public use easement for ingress, egress, roadways, rights-of-way, utilities, snow storage and maintenance, drainage and slopes for cut and fills, within borough land at the southwest corner of Parcel D5 **(Exhibit C)**. This will allow an existing driveway from Crystal Lake Road to this proposed subdivision to remain.

COMMENTS:

Code Compliance commented that there are no open Code Compliance cases within this property **(Exhibit D)**. Staff notes this property is outside of any Special Land Use District, and not within a Special Flood Hazard Area.

CONCLUSION

The plat of Homesteaders Haven 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 Homesteaders Haven contingent on the following recommendations:

1. Pay postage & advertising fee.

2. Provide a written request to deadfile the plat of Rosalind Acres, platting case #2015-146.

3. Apply for driveway permits for any existing driveways onto Crystal Lake Road.

4. Provide updated Certificate to Plat executed within 90 days prior to recording and provide beneficiary affidavits from holders of beneficial interest.

5. 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.

6. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.

7. Submit final plat in full compliance with Title 43 bearing the signature of the property owner and surveyor.

FINDINGS

1. The abbreviated plat of Homesteaders Haven 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 government lots into one, creating a lot that is 53.76 acres more or less.

3. There were no objections from any borough department, outside agencies or the general public.

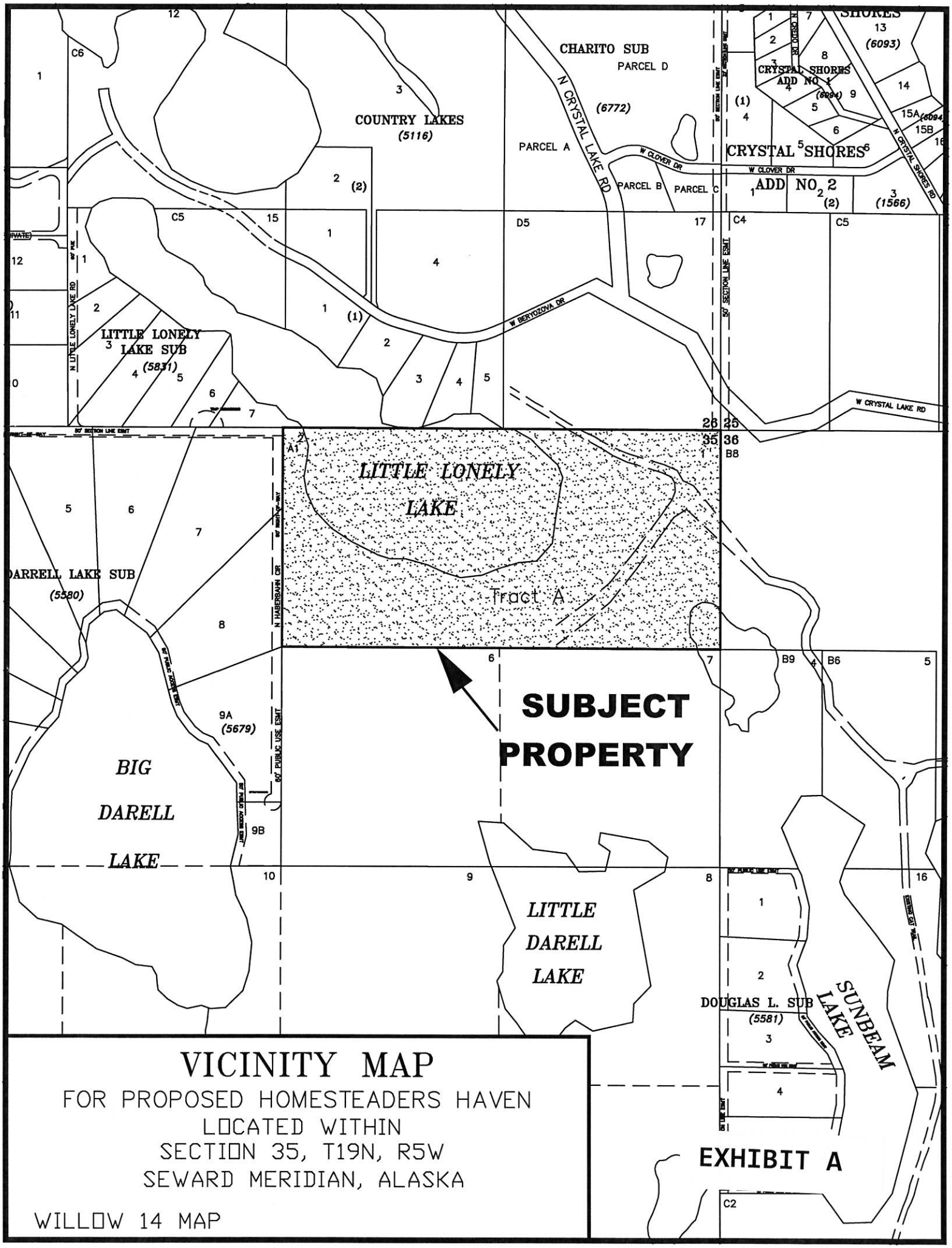
4. The proposed lot has frontage onto a public road, created by the borough and recorded at 2016-013747-0.

5. 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.

6. MSB 43.15.054(H) does not require additional monumentation.

7. There are no open Code Compliance cases on this property.

8. The property is not within a Special Flood Hazard Area and not within a Special Land Use District.

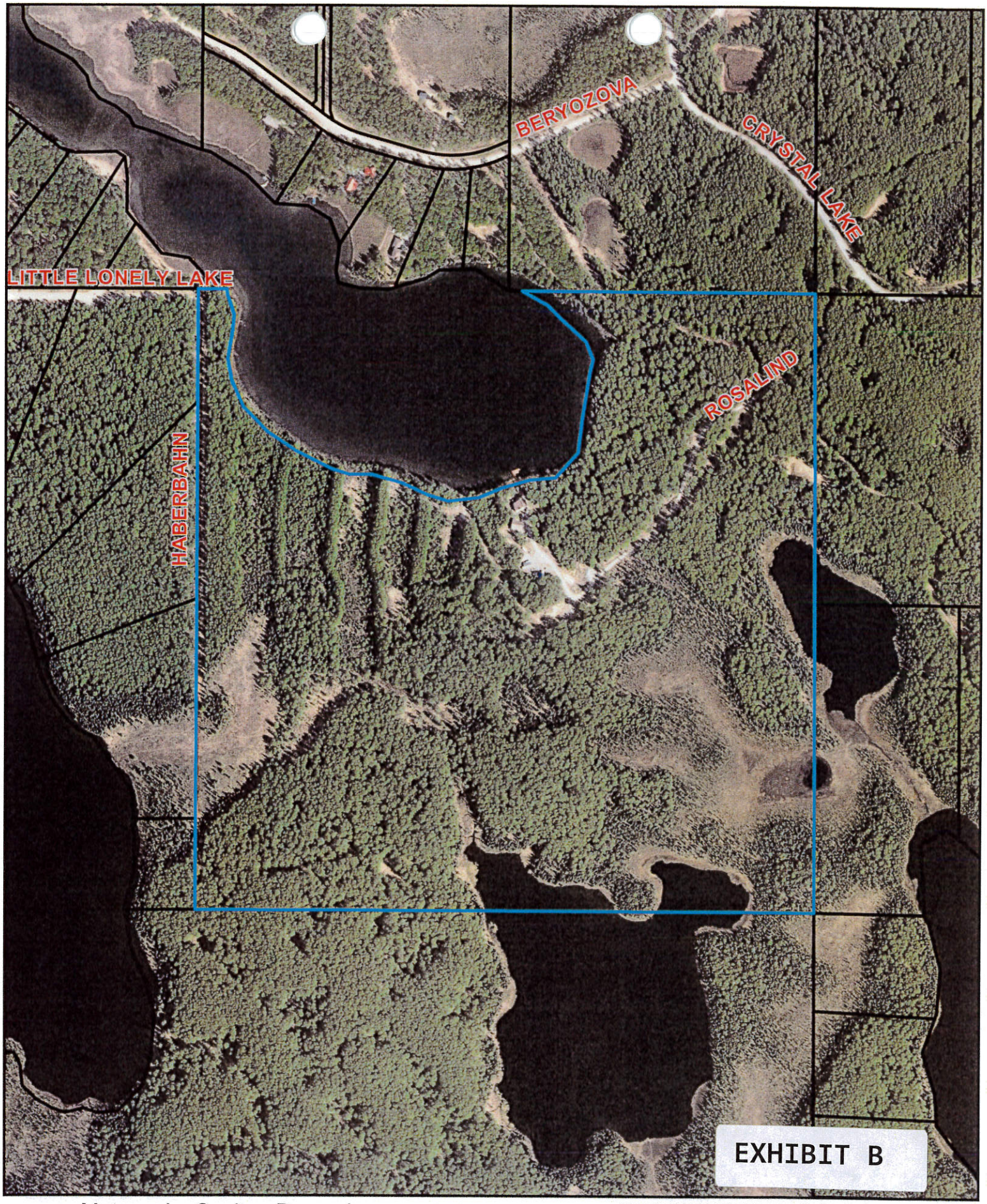


VICINITY MAP

FOR PROPOSED HOMESTEADERS HAVEN
LOCATED WITHIN
SECTION 35, T19N, R5W
SEWARD MERIDIAN, ALASKA

WILLOW 14 MAP

EXHIBIT A



Matanuska Susitna Borough
Platting Division
Date: 9/24/2015

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.

0 140 280 560 840 1,120 Feet

N

ALASKA

2016-013747-0

Recording District 311 Palmer

07/06/2016 03:14 PM Page 1 of 3

MSB # 007069
TRS 19N05W25

MATANUSKA-SUSITNA BOROUGH
NOTICE OF PUBLIC DEDICATION

Notice is hereby given that the Matanuska-Susitna Borough, a municipal corporation organized and existing under the laws of the State of Alaska, whose address is 350 E. Dahlia Avenue, Palmer, Alaska 99645, hereby dedicates to the public a public use easement for ingress, egress, roadways, rights-of-way, utilities, snow storage and maintenance, drainage and slopes for cut and fills, subject to the Borough regulatory authority under Alaska Statute 29.35.010(10), being more particularly described as:

A Public Use Easement lying within the Southwest quarter of Section 25, Township 19 North, Range 5 West, Seward Meridian, Alaska, Palmer Recording District, being more particularly describe and shown in Exhibit A.

Whereas, pursuant to Alaska Statute 29.35.010(10), the Borough has the power to regulate the operation and use of a Borough right-of-way, including this public use easement; and

Whereas, pursuant to Alaska Statute 29.71.020, this dedication of public use easement may not be construed to require the Matanuska-Susitna Borough to maintain, improve, or provide Borough services in the area dedicated, and the dedication does not impose any liability on the Borough for the condition of the area dedicated; and

Whereas, the easement may subsequently be vacated through Matanuska-Susitna Borough Title 43 platting procedures; and

Whereas, the Matanuska-Susitna Borough reserves the right to expand and re-align the right-of-way across borough land in the future.

Pursuant to Matanuska-Susitna Borough Code 23.10.110 the Borough Manager of the Matanuska-Susitna Borough approved the dedication of the easement by Manager's Decision dated June 27, 2016.

EXHIBIT C-1

Signed this 27 day of June, 2016, on behalf of the Matanuska-Susitna Borough by the authority granted to the Borough Manager.

ATTEST:
BOROUGH

Lonnie R. McKechnie, CMC
Borough Clerk

(Seal)

MATANUSKA-SUSITNA

John M. Moosey
Borough Manager

ACKNOWLEDGEMENT

STATE OF ALASKA)
) ss.
Third Judicial District)

The foregoing instrument was acknowledged before me this 27th day of June, 2016, by John M. Moosey, manager of the Matanuska-Susitna Borough, a municipal corporation, organized and existing under the laws of the State of Alaska, on behalf of the corporation.

(Seal)

Official Seal
STATE OF ALASKA
Notary Public
Rachael Richardson
Commission Expires 4-20-20

Rachael Richardson
Notary Public for the State of Alaska
My commission expires: April 20, 2020

Return to: Matanuska-Susitna Borough
Land Management Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

EXHIBIT C-2

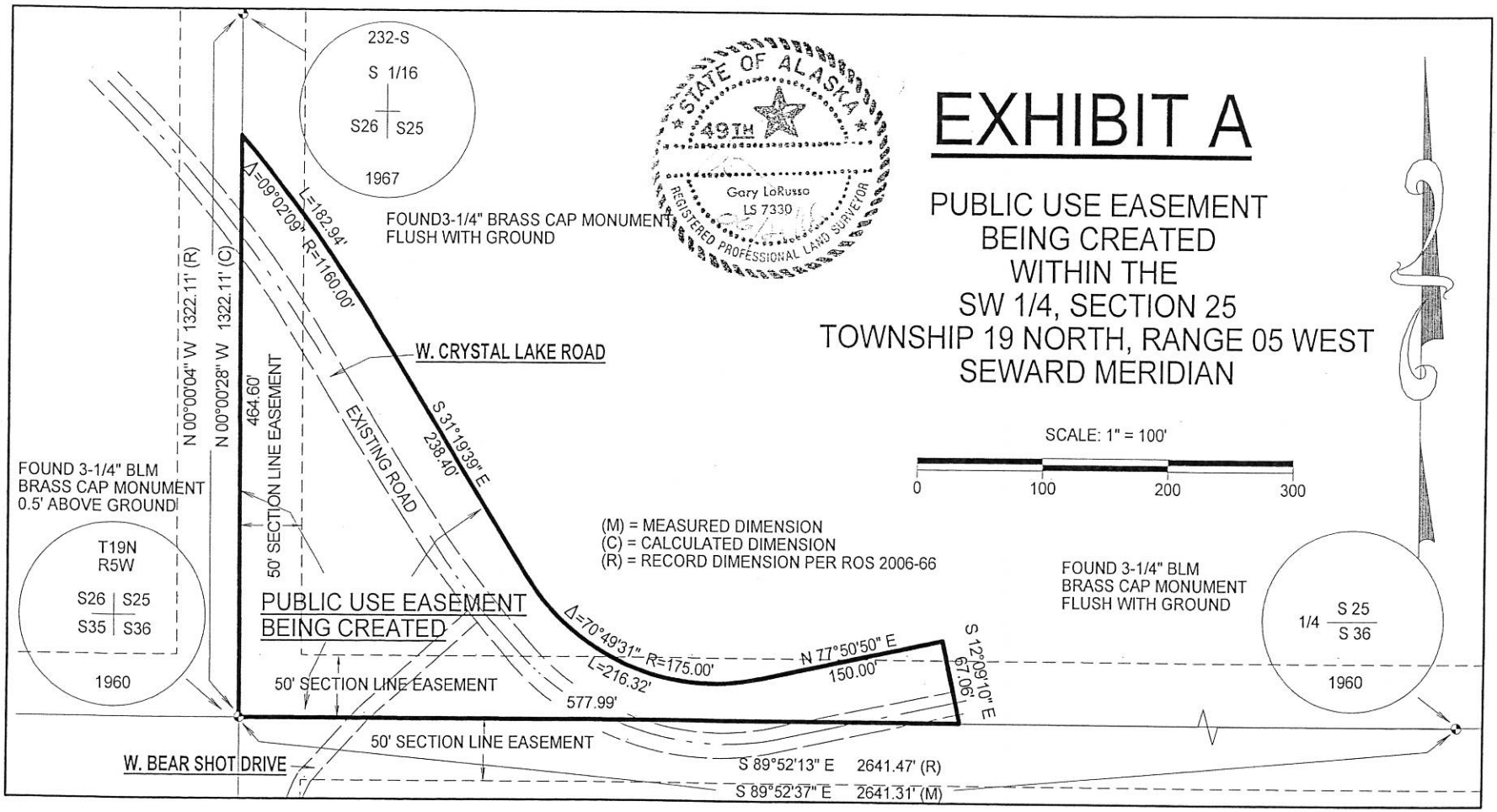


EXHIBIT C-3

Page 3 of 3

2016-013747-0

Peggy Horton

From: Theresa Taranto
Sent: Wednesday, July 20, 2016 1:51 PM
To: Platting
Subject: Johnson-Homesteaders Haven

No cases

EXHIBIT D