

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 2, 2016**

PRELIMINARY PLAT: **BEAVER LAKES RSB B/6 L/8 & 9**
LEGAL DESCRIPTION: **SEC 9, T17N, R3W S.M., AK**
PETITIONER: **JASON & CAROLINA STACEY and
JOSE & OLGA GOMEZ**
SURVEYOR: **BULL MOOSE SURVEYING**
ACRES: **1.6** **PARCELS: 1**
REVIEWED BY: **PEGGY HORTON** **CASE: 2016-145**

REQUEST:

The request is to combine Lots 8 & 9, Block 6, Beaver Lakes, Plat #63-20, into one lot to be known as Lot 8A, Block 6, Beaver Lakes, containing 1.6 acres more or less. Located at the south end of Big Beaver Lake, south of the intersection of S. Wolf Road and S. Melozzi Hot Springs Road.

EXHIBITS:

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

DISCUSSION:

This case is being heard under MSB 43.15.025 Abbreviated Plats, MSB 43.15.005(E), and MSB 43.15.054(H), exemptions for elimination of common lot lines. MSB 43.15.054(H) allows the surveyor to use record information from the Beaver Lakes Subdivision (plat #63-20) and does not require survey and monumentation.

COMMENTS:

Staff received no comments from borough departments, outside agencies or the public for this case.

RECOMMENDATIONS:

Staff recommends approval of the abbreviated plat of Beaver Lakes B/6 L/8A contingent on the following recommendations:

1. Pay the postage and advertising fee.
2. Provide updated Certificate to Plat executed within 90 days prior to recording and provide beneficiary affidavits from holders of beneficial interest.

3. Taxes and special assessments must be current prior to recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
5. Submit final plat in full compliance with Title 43.

FINDINGS

1. The abbreviated plat of Beaver Lakes B/6 L/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 1.6 acres more or less.
3. There were no objections from any borough department, outside agencies or the general public.
4. 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.
5. MSB 43.15.054(H) allows the surveyor to use record information from the plat of Beaver Lakes Subdivision (plat #63-20) and does not require additional monumentation.



Matanuska Susitna Borough
 Platting Division
 Date: 10/17/2016

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.



**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 2, 2016**

PRELIMINARY PLAT: **LINDA-LEE HARRIS**
LEGAL DESCRIPTION: **SEC 7, T18N, R2E S.M., AK**
PETITIONER: **SUSAN PEARSON**
SURVEYOR: **HANSON SURVEYING & MAPPING**
ACRES: **39.91** **PARCELS: 4**
REVIEWED BY: **PEGGY HORTON** **CASE: 2016-147**

REQUEST:

The request is to divide NW¼ NE¼ Section 7, Township 18 North, Range 2 East, Seward Meridian, Alaska (also known as Parcel 1, MSB 40-Acre Exemption 1987-15EX, recorded at Book 928, page 460) into 4 parcels to be known as Linda-Lee Harris Subdivision, containing 39.91 acres more or less. Access is from E. Hermann Ave, currently being constructed to pioneer standards under a General Construction Permit. Located within NE¼ NW¼ Section 7, Township 18 North, Range 2 East, Seward Meridian, Alaska, lying directly south of E. Hermann Avenue, west of E. Norman Ave and north of E. Soapstone Road.

EXHIBITS:

Vicinity Maps	EXHIBIT A
Aerial overview	EXHIBIT B
Topographic Map	EXHIBIT C
As-Built	EXHIBIT D

COMMENTS:

Current Planner	EXHIBIT E
Land Management	EXHIBIT F
DPW Engineer	EXHIBIT G
GCI	EXHIBIT H
MEA	EXHIBIT I
Enstar	EXHIBIT J

DISCUSSION:

Access: Access to the lots is from E. Hermann Ave, currently being constructed to pioneer standards under a General Construction Permit. E. Hermann Ave will need to be certified to

pioneer standards prior to final plat approval (**See Recommendation #2**). E. Hermann Ave, is an 83' wide Section Line Easement and contains an electrical line along the south side of the easement as shown on the topographic map (**Exhibit C**).

Subdivisions of lots using pioneer access roads require plat notes stating "To further subdivide any of the lots or parcels, the road must be constructed to residential standards" and "until accepted by the borough, no borough maintenance will be provided nor any borough funds shall be spent on upgrades."

Lot Design: The lots have the required amount of frontage (30' for flag lots; 60' for other lots) on E. Hermann Ave, which complies with MSB 43.20.300(D), *Lot and Block Design* and MSB 43.20.320, *Frontage*.

Setbacks: The as-built information shows a complex of structures on proposed Lot 1, all of which appear to meet the setback requirements (**Exhibit D**).

Soils: Each lot exceeds 400,000 sq ft, therefore a useable area report is not required and topographic contours were provided in lieu of a topographic narrative, meeting the standards of MSB 43.20.281.

COMMENTS:

MSB Current Planner had no comments (**Exhibit E**). Land Management stated no borough land is being affected and they have no objection (**Exhibit F**). DPW Engineer recommends shared driveways (**Exhibit G**). GCI has no objections (**Exhibit H**). MEA requests an easement in the SW corner of Lot 1 to run power from existing MEA facilities to Lot 2 (**Exhibit I**). Enstar has no comments (**Exhibit J**).

CONCLUSION

The plat of Linda-Lee Harris is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats. The proposed lots have the required minimum frontage on a public road. E. Hermann Ave will need to be certified to pioneer access standard prior to final plat approval. There are no objections from any borough department, outside agency, or the public.

RECOMMENDATIONS

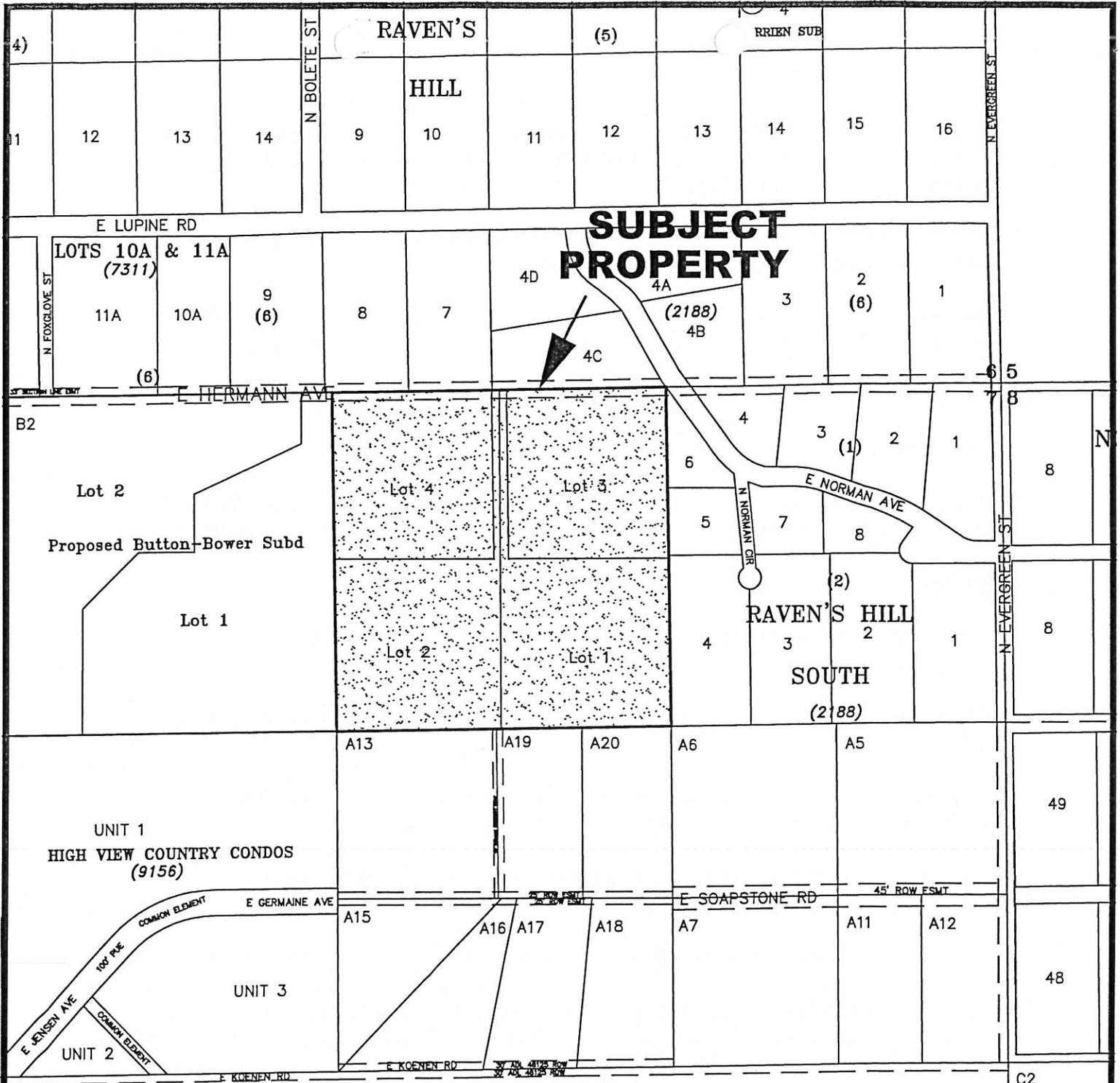
Staff recommends approval of the abbreviated plat of Linda-Lee Harris contingent on the following recommendations:

1. Pay postage & advertising fee.
2. E. Hermann Ave must be certified to pioneer standards minimum prior to final plat approval.
3. Provide utility easement by recorded document at the southwest corner of Lot 1 as requested by MEA and show on final plat or obtain MEA signoff on final plat.

4. Place plat notes “To further subdivide any of the lots or parcels, the road must be constructed to residential standards” and “until accepted by the borough, no borough maintenance will be provided, nor any borough funds shall be spent on upgrades.”
5. Provide updated Certificate to Plat executed within 90 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
6. Taxes and special assessments must be current prior to recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
7. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
8. Submit final plat in full compliance with Title 43.
9. Consult the permit center to ensure the existing driveway permit is associated with the correct parcel. Apply for driveway permits onto public rights-of-way for existing driveways.

FINDINGS

1. The abbreviated plat of Linda-Lee Harris is consistent with AS 29.40.070, Platting Regulations.
2. There were no objections from any borough department, outside agencies or the general public.
3. The proposed lots have the minimum frontage onto a public road required by MSB 43.20.300, *Lot and Block Design* and MSB 43.20.320, *Frontage*.
4. The lots are over 400,000 sq ft; a useable area report is not required as the surveyor submitted topographic information per MSB 43.20.281.
5. E. Hermann Ave is an 83’ wide right-of-way meeting MSB 43.20.120, Legal Access.
6. MSB 43.20.140, *Physical Access*, requires that the access be conform to existing requirements of the Subdivision Construction Manual. E. Hermann Ave is currently being constructed under a General Construction Permit to pioneer standards. Certification that it meets those standards will be required prior to final plat approval.
7. There is an existing driveway onto E. Soapstone Road that is permitted to Parcel A19. Staff recommends the petitioner talk with the permit center staff to ensure the driveway permit is associated with the appropriate parcel prior to plat recordation.

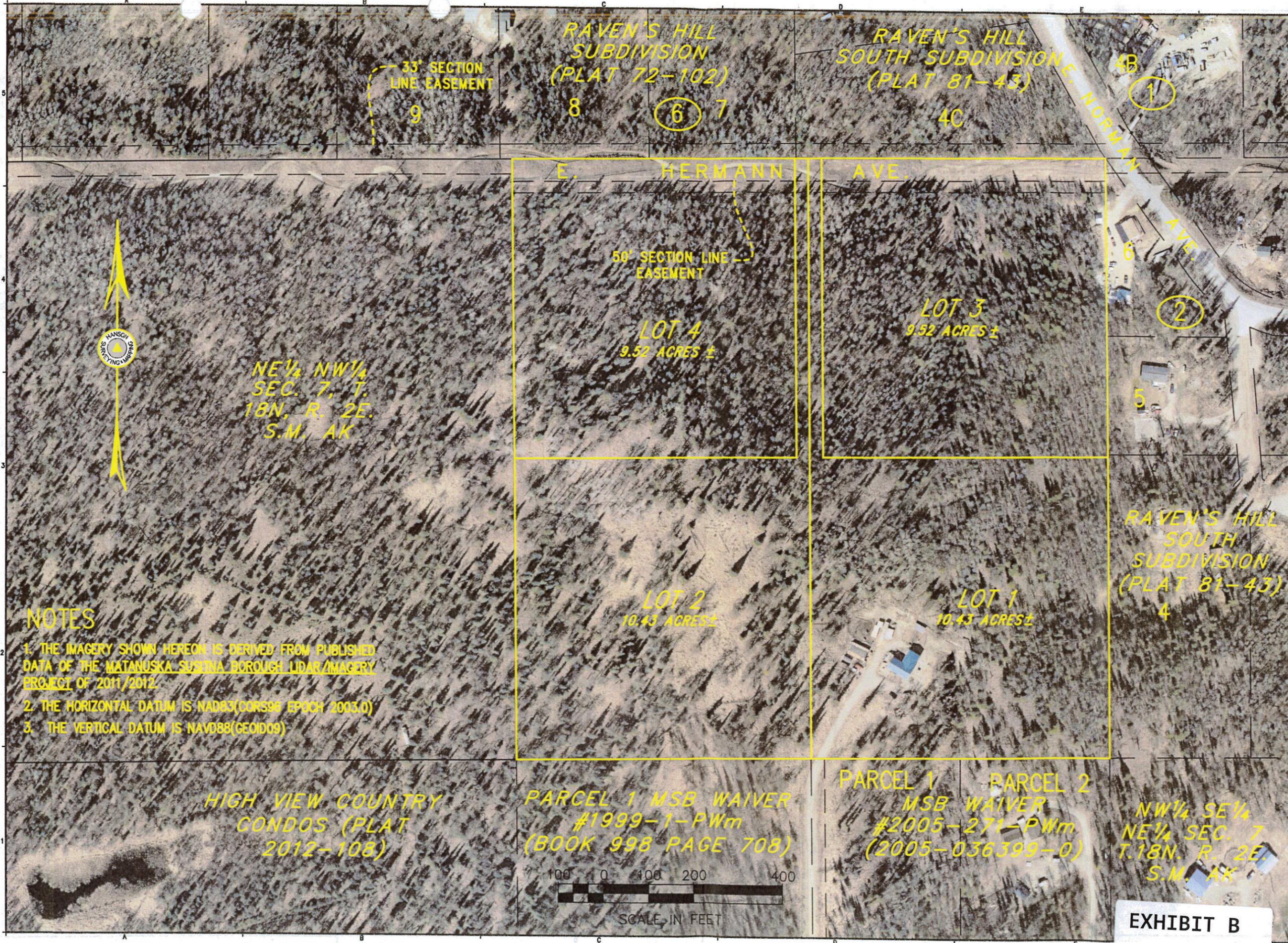


VICINITY MAP
 FOR PROPOSED PEARSON/HARRIS SUBDIVISION
 LOCATED WITHIN
 SECTION 7, T18N, R2E
 SEWARD MERIDIAN, ALASKA
 PALMER 4 MAP

EXHIBIT A-1



EXHIBIT A-2



HANSON SURVEYING & MAPPING LLC
 305 E. FIREWEED AVE.
 PALMER, ALASKA 99645
 (907)746-7738



RECEIVED

OCT 04 2016

PLATTING

PALMER, ALASKA
 PEARSON/HARRIS
 SUBDIVISION
 PROJECT OVERVIEW

FILE: 16-148
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 DWG.#: 16-148CS
 DATE: 09-16-16
 SCALE: 1:200
 LOCATION:
 T.18N.R.2E.S.7 SM

SHEET 1 OF 3

EXHIBIT B

NOTES

1. THE IMAGERY SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUBURBAN BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83(CORS96 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD88(GEIOD09)

HIGH VIEW COUNTRY
 CONDOS (PLAT
 2012-108)

PARCEL 1 MSB WAIVER
 #1999-1-PWm
 (BOOK 998 PAGE 708)

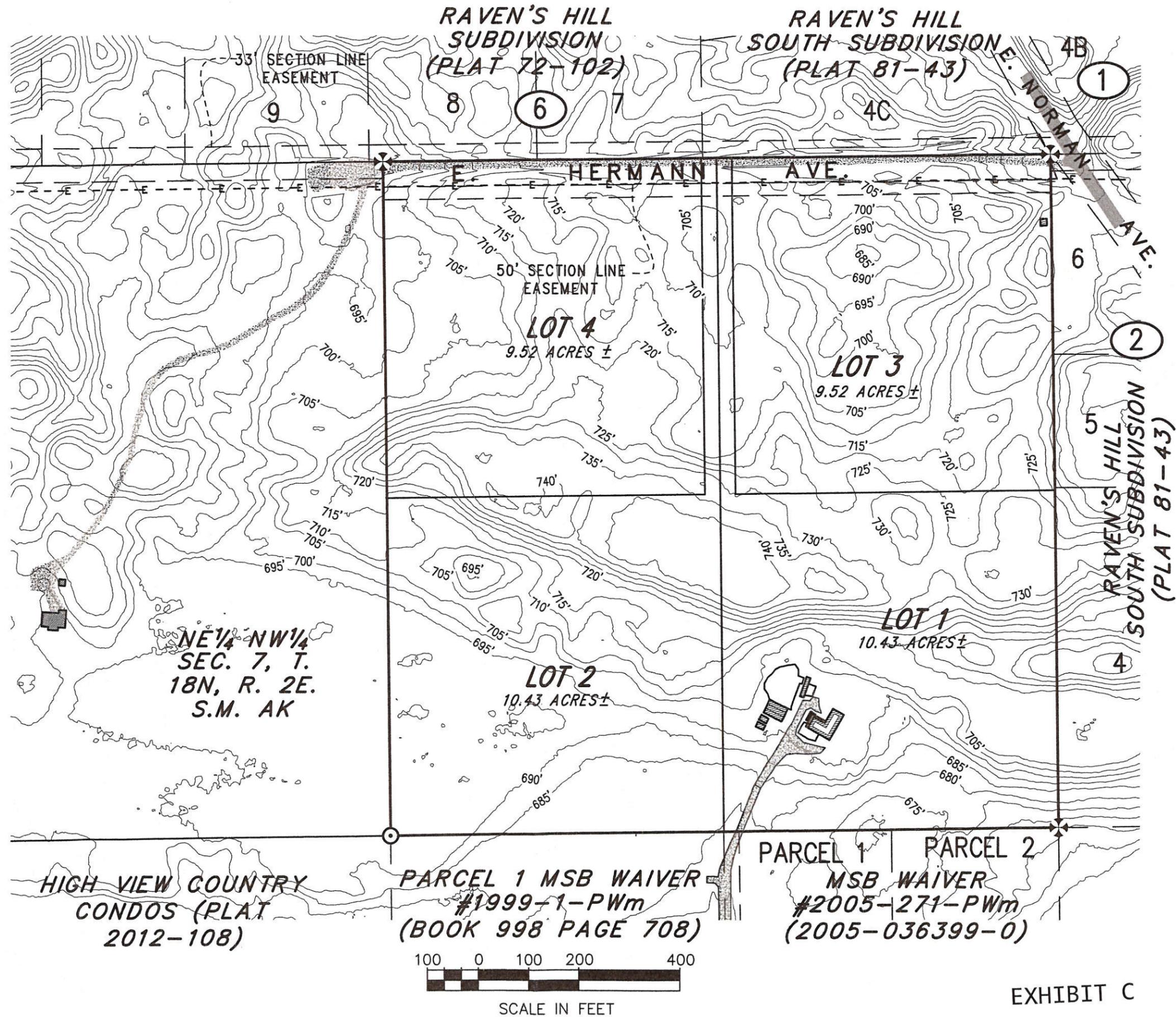
PARCEL 1 PARCEL 2
 MSB WAIVER
 #2005-271-PWm
 (2005-036399-0)

NW 1/4 SE 1/4
 NE 1/4 SEC. 7
 T.18N. R. 2E.
 S.M., AK



NOTES

1. THE 5' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83(CORS96 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD88(GEIOD09)



HANSON SURVEYING & MAPPING LLC
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907)746-7738



RECEIVED

OCT 04 2016

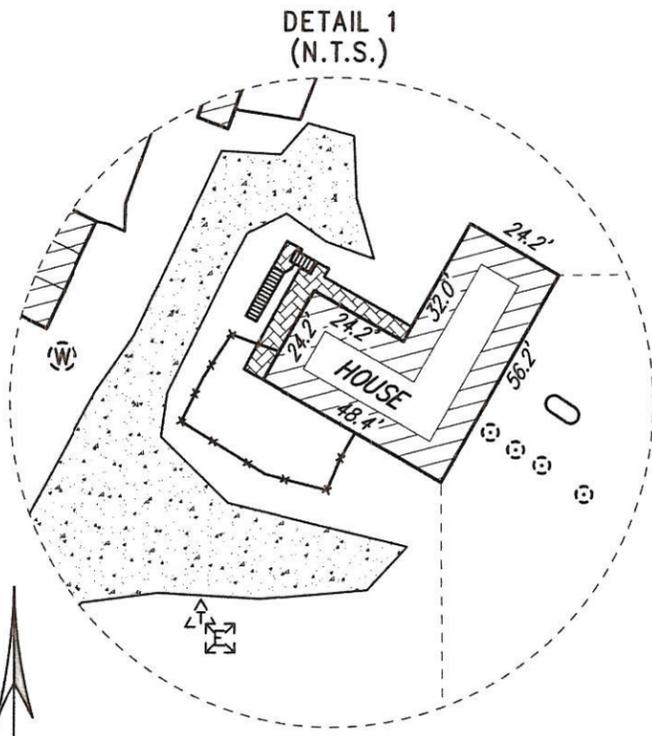
PLATTING

PALMER, ALASKA
PEARSON/HARRIS
SUBDIVISION
CONTOURS

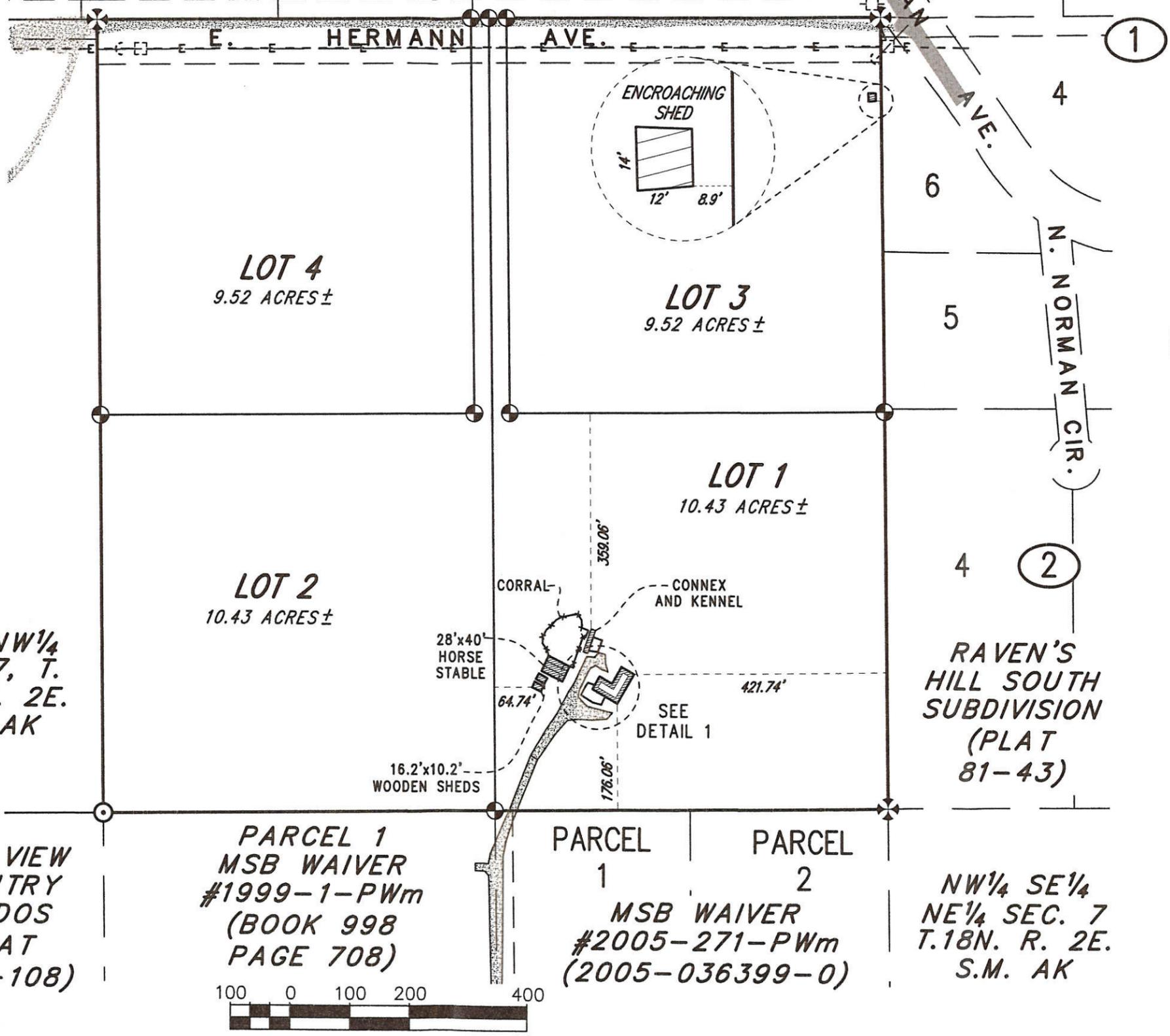
FILE: 16-148
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
DWG.#: 16-148CS
DATE: 09-16-16
SCALE: 1:200
LOCATION: T.18N.R.2E.S.7 SM

SHEET 3 OF 3

EXHIBIT C



RAVEN'S HILL
SOUTH SUBDIVISION
(PLAT 81-43)
4C



LEGEND

- RECOVERED BLM BRASS CAP
- SET MONUMENT (PROPOSED)
- RECOVERED ALUMINUM CAP
- RECOVERED PLASTIC CAP ON #5 REBAR
- WATER WELL
- PEDESTAL, TELEPHONE
- SEPTIC VENT/CLEANOUT
- FUEL TANK
- ELECTRIC TRANSFORMER
- ANCHOR GUY
- UTILITY POLE
- FENCE
- OVERHEAD ELECTRIC
- DECK/PORCH
- BUILDING
- GRAVEL ROAD/DRIVEWAY
- PAVED ROAD

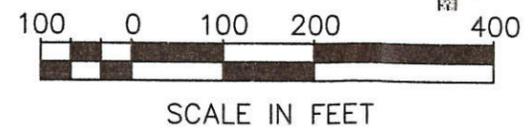
NE 1/4 NW 1/4
SEC. 7, T.
18N, R. 2E.
S.M. AK

HIGH VIEW
COUNTRY
CONDOS
(PLAT
2012-108)

PARCEL 1
MSB WAIVER
#1999-1-PWm
(BOOK 998
PAGE 708)

PARCEL 1 PARCEL 2
MSB WAIVER
#2005-271-PWm
(2005-036399-0)

NW 1/4 SE 1/4
NE 1/4 SEC. 7
T.18N. R. 2E.
S.M. AK



HANSON SURVEYING & MAPPING LLC
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907)746-7738



RECEIVED
OCT 04 2016
PLATTING

PALMER, ALASKA
PEARSON/HARRIS
SUBDIVISION
AS-BUILT

FILE: 16-148
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
DWG.#: 16-148CS
DATE: 09-16-16
SCALE: 1:200
LOCATION:
T.18N.R.2E.S.7 SM

Peggy Horton

From: Susan Lee
Sent: Monday, October 10, 2016 9:00 AM
To: Platting
Subject: RE: Request for Comments for Pearson/Harris Case #2016-147 Tech: PH

Structures should be in compliance with setback requirements.

Susan

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

From: Peggy Horton **On Behalf Of** Platting
Sent: Friday, October 07, 2016 2:57 PM
To: Holly Zafian - ADF&G (holly.zafian@alaska.gov); Mark Fink (mark.fink@alaska.gov); regpagemaster@usace.army.mil; brian.young@usps.gov; stevejenner@gmail.com; bgerard@mtaonline.net; retirees@mtaonline.net; John Aschenbrenner; John Mcnutt (jmcnutt@palmerak.org); Elizabeth Derbonne; 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; Jim Sykes (jimsykesdistrict1@gmail.com); mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com
Subject: Request for Comments for Pearson/Harris Case #2016-147 Tech: PH

Good Afternoon,

Attached is a preliminary plat for a 4-lot subdivision in the Buffalo Soapstone area. Please review and provide your comments by October 24, 2016.

Thank you,

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax
peggy.horton@matsugov.us (email)



MATANUSKA-SUSITNA BOROUGH

Community Development

Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

RECEIVED

OCT 10 2016

PLATTING

MEMORANDUM

DATE: October 10, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *WSE*
SUBJECT: Preliminary Plat Comments / Case #2016-147

Platting Tech: Peggy Horton
Public Hearing: November 2, 2016
Applicant / Petitioner: Pearson
TRS: 18N02E07
Tax ID: 18N02E07A009
Subd: Pearson / Harris
Tax Map: PA 04

Comments:

- No MSB lands are affected.
- No objection to proposed subdivision.

EXHIBIT F

Peggy Horton

From: Jamie Taylor
Sent: Monday, October 17, 2016 1:19 PM
To: Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Pearson/Harris Case #2016-147 Tech: PH

Consider shared driveways.

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/>

From: Peggy Horton **On Behalf Of** Platting
Sent: Friday, October 07, 2016 2:57 PM
To: Holly Zafian - ADF&G (holly.zafian@alaska.gov); Mark Fink (mark.fink@alaska.gov); regpagemaster@usace.army.mil; brian.young@usps.gov; stevejrenner@gmail.com; bgerard@mtaonline.net; retirees@mtaonline.net; John Aschenbrenner; John Mcnutt (jmcnutt@palmerak.org); Elizabeth Derbonne; 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; Jim Sykes (jimsykesdistrict1@gmail.com); mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com
Subject: Request for Comments for Pearson/Harris Case #2016-147 Tech: PH

Good Afternoon,

Attached is a preliminary plat for a 4-lot subdivision in the Buffalo Soapstone area. Please review and provide your comments by October 24, 2016.

Thank you,

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax
peggy.horton@matsugov.us (email)

EXHIBIT G

Peggy Horton

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, October 10, 2016 4:09 PM
To: Platting
Subject: RE: Request for Comments for Pearson/Harris Case #2016-147 Tech: PH

No objections from GCI.

Thanks,
Joshua Swanson | Technician I, GIS Mapping | **GCI**

From: Peggy Horton [<mailto:Peggy.Horton@matsugov.us>] **On Behalf Of** Platting
Sent: Friday, October 07, 2016 2:57 PM
To: Holly Zafian - ADF&G (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; Mark Fink (mark.fink@alaska.gov) <mark.fink@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; stevejrenner@gmail.com; bgerard@mtaonline.net; retirees@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; John Mcnutt (jmcnutt@palmerak.org) <jmcnutt@palmerak.org>; Elizabeth Derbonne <elizabeth.derbonne@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 <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Jim Sykes (jimsykesdistrict1@gmail.com) <jimsykesdistrict1@gmail.com>; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com) <rglenn@mta-telco.com>; J Thompson (jthompson@mta-telco.com) <jthompson@mta-telco.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; dblehm@gci.com
Subject: Request for Comments for Pearson/Harris Case #2016-147 Tech: PH

[External Email]

Good Afternoon,

Attached is a preliminary plat for a 4-lot subdivision in the Buffalo Soapstone area. Please review and provide your comments by October 24, 2016.

Thank you,

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax
peggy.horton@matsugov.us (email)

EXHIBIT H

Peggy Horton

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Wednesday, October 19, 2016 3:40 PM
To: Platting
Cc: ceh@handonsurveying.com
Subject: RE: Request for Comments for Pearson/Harris Case #2016-147 Tech: PH

Matanuska Electric Association, Inc. (MEA) needs an easement in the SW corner of Lot 1 to run power from existing MEA facilities to Lot 2.

Thank you.

Tammy Simmons, RWP
Right of Way Technician
Matanuska Electric Association, Inc.
(907) 761-9276

From: Peggy Horton [<mailto:Peggy.Horton@matsugov.us>] **On Behalf Of** Platting
Sent: Friday, October 07, 2016 2:57 PM
To: Holly Zafian - ADF&G (holly.zafian@alaska.gov); Mark Fink (mark.fink@alaska.gov); regpagemaster@usace.army.mil; brian.young@usps.gov; stevejenner@gmail.com; bgerard@mtaonline.net; retirees@mtaonline.net; John Aschenbrenner; John Mcnutt (jmcnutt@palmerak.org); Elizabeth Derbonne; 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; Jim Sykes (jimsykesdistrict1@gmail.com); MEA_ROW; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com
Subject: Request for Comments for Pearson/Harris Case #2016-147 Tech: PH

Good Afternoon,

Attached is a preliminary plat for a 4-lot subdivision in the Buffalo Soapstone area. Please review and provide your comments by October 24, 2016.

Thank you,

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax
peggy.horton@matsugov.us (email)

EXHIBIT I



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

October 14, 2016

Peggy Horton, Platting Technician
Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

Subject: Abbreviated Request for Comments – **Pearson/Harris**
(Case No. 2016-147)

Dear Ms. Horton:

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,

A handwritten signature in black ink, appearing to read "Cassie Wohlgemuth", written over a horizontal line.

Cassie Wohlgemuth
Right-of-Way and Compliance Technician

EXHIBIT J

Sent via e-mail to MSB platting division

This property is in a Special Flood Hazard Area and is shown on the plat. According to Code Compliance, the existing structures are pre-firm (1985) and do not require a flood hazard development permit.

COMMENTS:

MSB Code Compliance stated there is an open case on Lot 4B, G.F. Woodward Subdivision regarding a setback violation. **(Exhibit C)** Staff notes after a site visit the Code Compliance Officer has not found any violation and is closing the case.

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

CONCLUSION for ABBREVIATED PLAT:

The proposed plat for Horse Shue Acres, located within Section 35, Township 17 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, topographic information and survey and monumentation requirements.

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

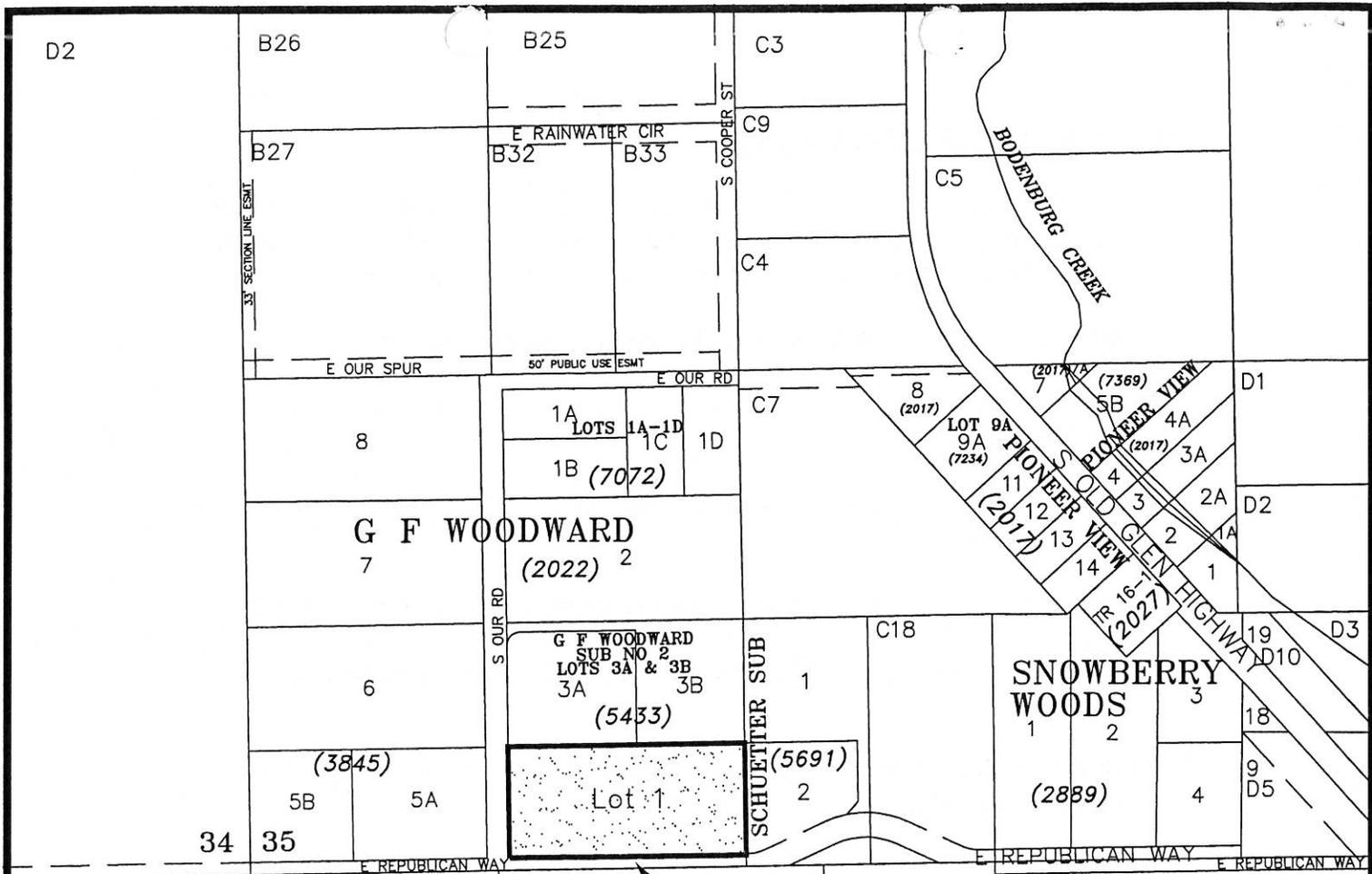
RECOMMENDATIONS for ABBREVIATED PLAT:

Staff recommends approval of Horse Shue Acres, located within Section 35, Township 17 North, Range 2 East, Seward Meridian, Alaska contingent on the following recommendations:

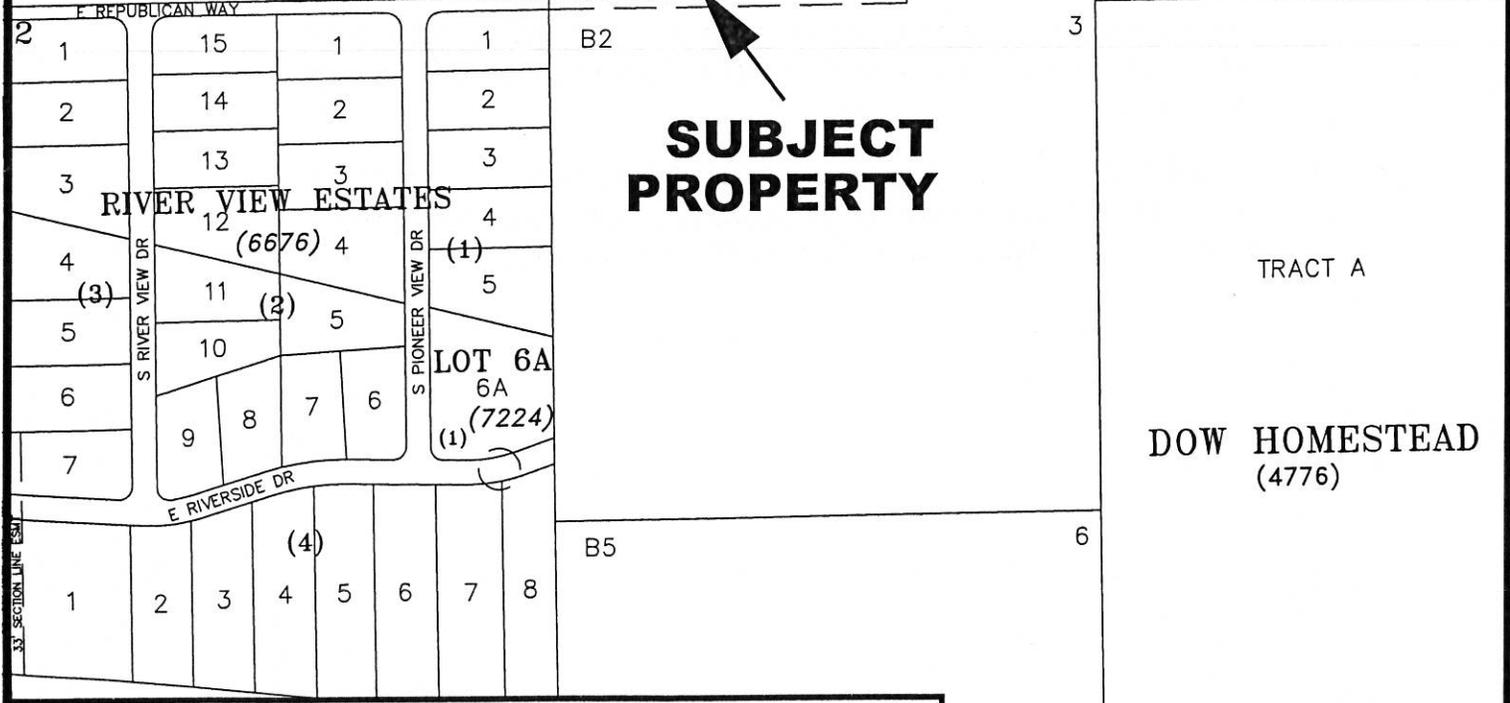
1. Pay postage and advertising fees.
2. Provide updated Certificate to Plat executed within 90 days prior to recording.
3. Provide beneficiary affidavits from holders of legal and equitable interest.
4. Apply for driveway permits for all existing driveways from the MSB Permit Center prior to plat recordation.
5. 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.
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 Horse Shue Acres, 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.
2. There are no agency, MSB department or public objections to this plat.
3. The proposed lot has the required frontage onto a public road per MSB 43.20.320 *Frontage*.
4. Proposed Lot 1 has access from E. Republican Way and S. Our Road; Borough maintained roads.
5. Three lots are being combined into one lot containing 4.33 acres more or less.
6. This property is in a special flood hazard area and the surveyor is showing it on the plat.
7. There are structures and three driveways on the property. Staff notes driveway permits are required.
8. 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.
9. 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.



**SUBJECT
PROPERTY**



VICINITY MAP

FOR PROPOSED HORSE SHOE ACRES
LOCATED WITHIN
SECTION 35, T17N, R2E, SEWARD MERIDIAN,
ALASKA

PALMER 14 MAP

KNIK RIVER

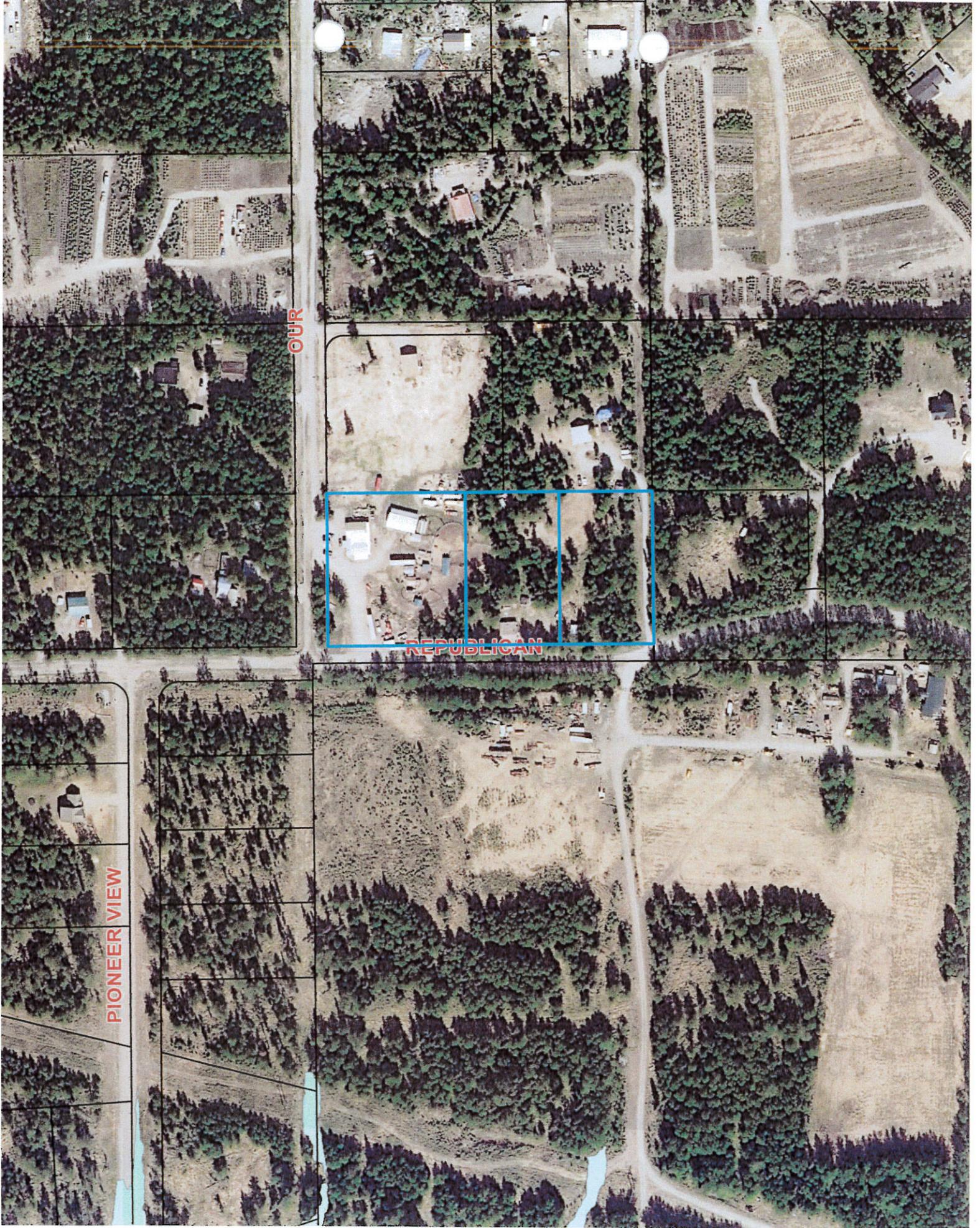


EXHIBIT B

Cheryl Scott

From: Theresa Taranto
Sent: Tuesday, October 11, 2016 3:55 PM
To: Platting
Subject: RE: RFC Shue (CS)

Open case on Tax ID 2022000L004B
Case # G20160036
CCO Kevin Sumner

Theresa Taranto
Development Services
Administrative Specialist

Mat-Su Borough
350 E Dahlia Ave.
Palmer, Alaska 99645
907-861-8574

-----Original Message-----

From: Cheryl Scott On Behalf Of Platting
Sent: Monday, October 10, 2016 12:26 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; brian.young@usps.gov; Theresa Taranto
Subject: RFC Shue (CS)

All ~

Attached is a Request for Comments for Horse Shue Acres, MSB 2016-149, Tech CS. Also, attached is the vicinity map, owner's statement and preliminary plat.

Comments are due by October 24, 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