

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
DECEMBER 27, 2016**

PRELIMINARY PLAT:      **CARAGANA RSB B/1 L/11 & 12**  
LEGAL DESCRIPTION:    **SEC 19, T17N, R1W S.M., AK**  
PETITIONER:            **MICHAEL & BARBARA STOLL**  
SURVEYOR:              **SEWARD & ASSOCIATES LAND SURVEYING**  
ACRES:        **1.84**            **PARCELS: 1**  
REVIEWED BY:          **PEGGY HORTON**            **CASE: 2016-169**

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**REQUEST:**

The request is to combine Lots 11 & 12, Block 1 Caragana, plat #84-60, into one lot to be known as Lot 11A, Block 1, Caragana, containing 1.84 acres more or less.

**EXHIBITS:**

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

**COMMENTS:**

CITY OF WASILLA                       **EXHIBIT C**

**DISCUSSION:**

**Location:** The subject parcel is located within the NW¼ NW¼ Section 19, Township 17 North, Range 1 West, Seward Meridian, Alaska. 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 Caragana Subdivision plat (plat #84-60) and does not require survey and monumentation.

**COMMENTS:**

City of Wasilla Planning and Public Works departments do not have any comments or concerns (**Exhibit C**). Staff notes this property is just outside Wasilla city limits.

There were no further comments received from Borough Departments, outside agencies, or the public.

## **CONCLUSION**

The plat of Caragana Block 1, Lot 11A 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 soils report submittals, legal and physical access, as-built survey, and topographic information. There are no objections from any borough department, outside agency, or the public to the combination of lots.

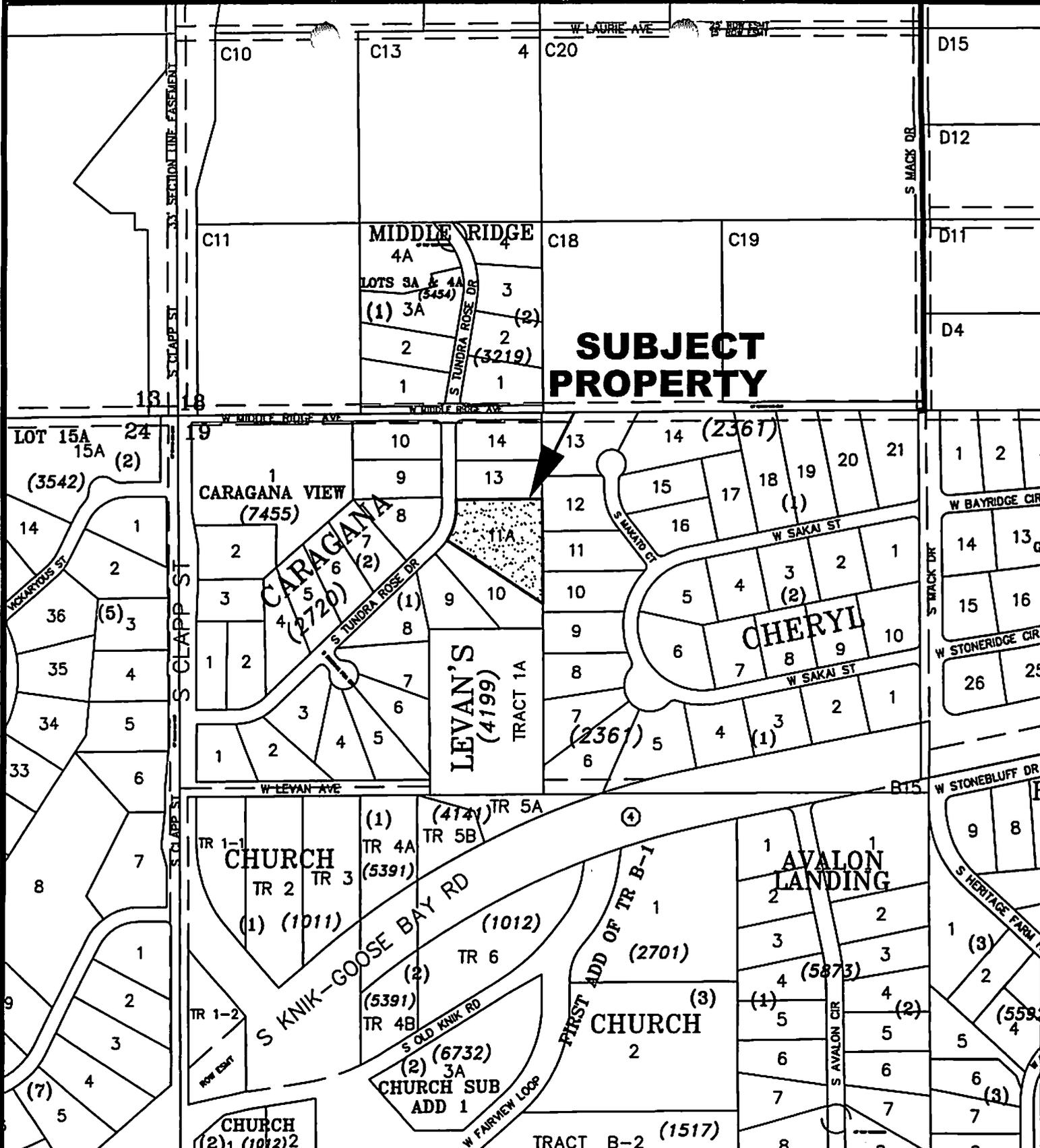
## **RECOMMENDATIONS**

Staff recommends approval of the abbreviated plat of Caragana B/1 L/11A contingent on the following recommendations:

1. Pay 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 each phase, 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 Caragana B/1 L/11A is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines.
2. This plat combines two lots into one, creating a lot that is 1.84 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, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the Caragana Subdivision plat (plat #84-60) and does not require additional monumentation.



**SUBJECT  
PROPERTY**

**VICINITY MAP**

FOR PROPOSED CARAGANA B/1 L/11A  
 LOCATED WITHIN  
 SECTION 19, T17N, R01W  
 SEWARD MERIDIAN, ALASKA

WASILLA 13 MAP

**EXHIBIT A**

DEWAN ACRES

HERITAGE  
 ESTATE

(5592)  
 2  
 3



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 the disclaimer intended by the Borough. For information regarding the full details of the map, please contact the Matanuska-Susitna Borough GIS Division at 907-661-7801.

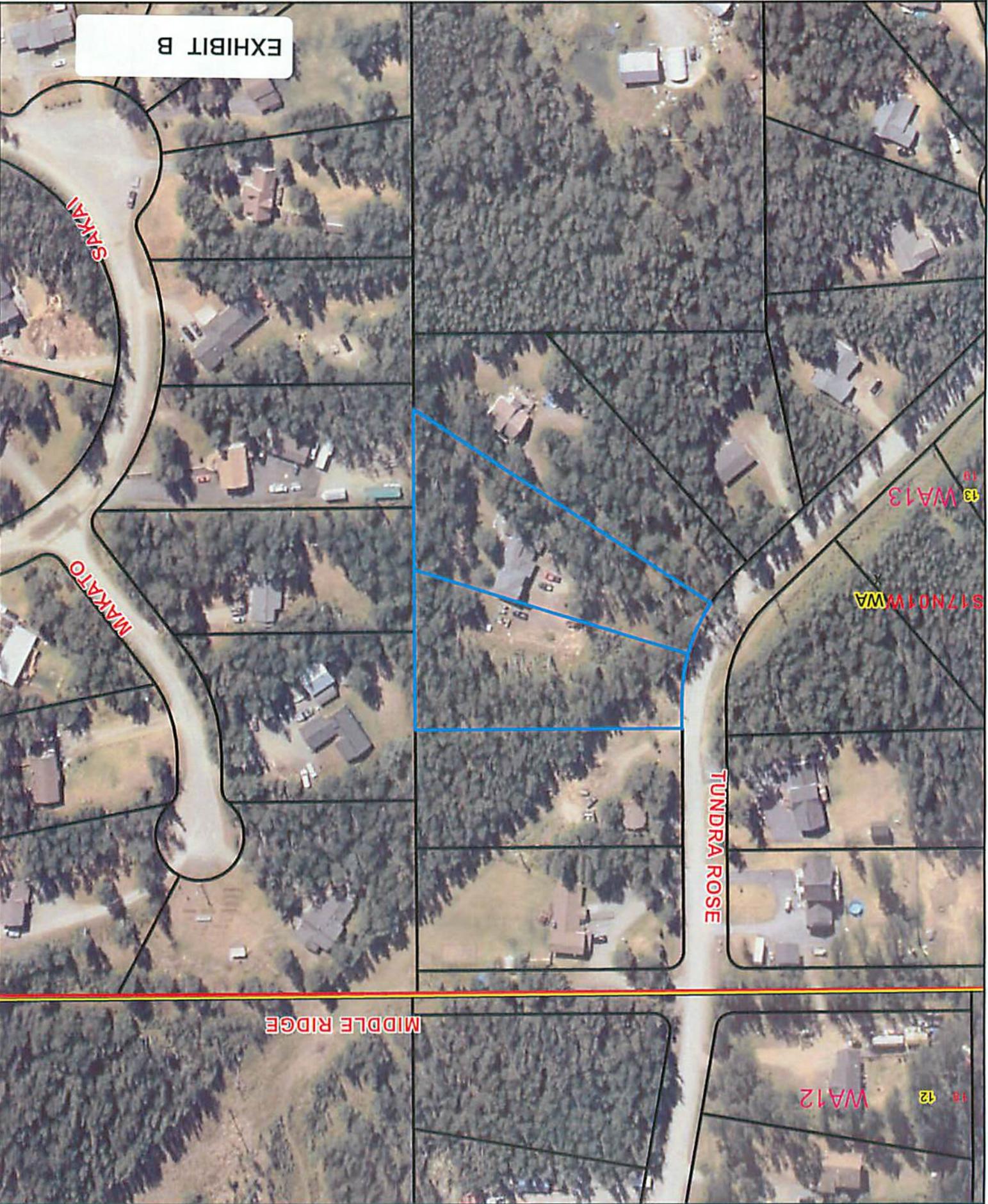


EXHIBIT B

SAKANI

MAKATO

TUNDRA ROSE

MIDDLE RIDGE

WA13

S17N01WA

WA12

## Peggy Horton

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**From:** Tina Crawford <tcrawford@ci.wasilla.ak.us>  
**Sent:** Wednesday, December 07, 2016 9:20 AM  
**To:** Peggy Horton  
**Subject:** RE: Request for Comments for Caragana RSB B/1 L/11 & 12 Case #2016-169 Tech: PH

The City of Wasilla Planning and Public Works departments do not have any comments or concerns.

Thanks,  
Tina

### Tina Crawford, AICP

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



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**From:** Planning  
**Sent:** Wednesday, November 30, 2016 8:15 AM  
**To:** Tina Crawford  
**Subject:** FW: Request for Comments for Caragana RSB B/1 L/11 & 12 Case #2016-169 Tech: PH

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**From:** Peggy Horton [<mailto:Peggy.Horton@matsugov.us>] **On Behalf Of** Platting  
**Sent:** Tuesday, November 29, 2016 3:44 PM  
**To:** Holly Zafian - ADF&G ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)); Mark Fink ([mark.fink@alaska.gov](mailto:mark.fink@alaska.gov)); Planning; publicworks; Theresa Taranto  
**Subject:** Request for Comments for Caragana RSB B/1 L/11 & 12 Case #2016-169 Tech: PH

Good Afternoon,

Attached is a request to combine two lots into one in the Knik-Fairview area, just outside city limits of Wasilla. Please review and provide comments no later than December 19, 2016.

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

EXHIBIT C