

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
FEBRUARY 6, 2019**

PRELIMINARY PLAT:     **LAKE PARK B/1 L/1A**  
LEGAL DESCRIPTION:    **SEC 28, T17N, R3W S.M., AK**  
PETITIONER:            **SUZAN CHRISTIANSEN**  
SURVEYOR:              **JOHN SHADRACH, RLS**  
ACRES:         .39            **PARCELS:    1**  
REVIEWED BY:            **PEGGY HORTON**            **CASE: 2019-011**

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**REQUEST:**

The request is to combine Lots 1 & 2, Block 1, Lake Park, Plat 62-24, into one lot to be known as Lot 1A, Block 1, Lake Park, containing .39 acres more or less. Located within the SE¼ NW¼ Section 28, Township 17 North, Range 3 West, Seward Meridian, Alaska, lying between S. Lake View Loop and the west shore of Fish Creek.

**EXHIBITS:**

Vicinity Map               **EXHIBIT A**  
Aerial Photo               **EXHIBIT B**

**COMMENTS:**

Public                       **EXHIBIT C**

**DISCUSSION:**

The subject parcels are located within the Big Lake Community Council area. 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 prior plats and does not require survey and monumentation.

This plat will combine 2 substandard lots platted in 1962, creating a .39 acre parcel.

**COMMENTS:**

There were no comments received from Borough Departments or outside agencies.

Renae Nelson, adjacent owner, submitted a concern over the size of the resulting lot (**Exhibit C-1**). Her concern is that the lot is too small to have a septic and well. Staff directed her to the Department of Environmental Conservation who govern wells and septic on lots. Staff notes this is a combination of lots that were originally platted in 1962 and the petitioner is making two substandard lot better by combining two lots into one.

Edna Bellen, nearby owner, submitted an objection/concern (**Exhibit C-2**). Her concern is that access to the lake will be handicapped. Staff notes the platted public access road is not being vacated and will remain as is.

## **CONCLUSION**

The plat of Lot 1A, Block 1, Lake Park 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 or outside agency. Two comments from the public were received.

## **RECOMMENDATIONS**

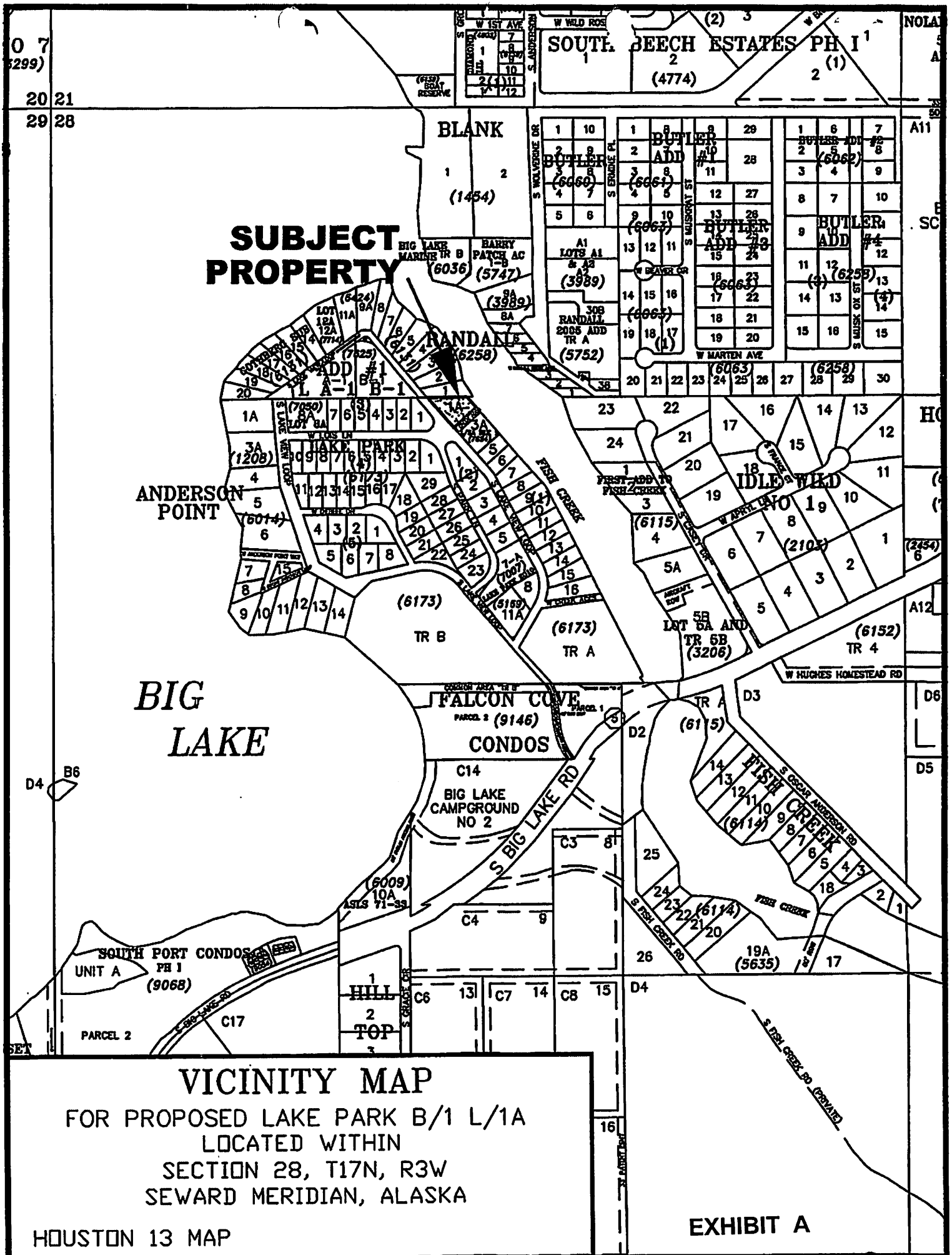
Staff recommends approval of the abbreviated plat of Lot 1A, Block 1, Lake Park contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, 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 DNR.
5. Submit final plat in full compliance with Title 43.

## **FINDINGS**

1. The abbreviated plat of Lot 1A, Block 1, Lake Park 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 within Lake Park, lessening the lot density in the area and creating a lot that is .39 acres.

3. There were no objections from any borough department or outside agencies.
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 recorded plat of Lake Park, Plat #62-24, and does not require additional monumentation.
6. Renae Nelson, adjacent owner, submitted a concern over the size of the resulting lot. Staff notes this is a combination of lots that were originally platted in 1962 and the petitioner is making two substandard lots better by combining two lots into one.
7. Edna Bellen, nearby owner, objects due to her concern that access to the lake will be handicapped. Staff notes the platted public access road adjoining Lots 1 & 2 is not being vacated and will remain as is.





## EXHIBIT B



Matanuska Susitna Borough  
Permit Center



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 907-745-4801.

MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645  
PHONE 861-7874



U.S. POSTAGE & METS  
ZIP 99645 \$ 000.47<sup>0</sup>  
02 1W  
0001399405 JAN 17 2019

FIRST CLASS

56131000L001 34  
NELSON RENAE J  
PO BOX 521833  
BIG LAKE AK 99623

T 995 NFE 1 81818801/17/19

NOTIFICAT

The Matanuska-Susitna Borough Platting Officer will co  
92332>9796

BC: 92332979638 \*1989-06668-17-47

PETITIONER: SUZAN CHRISTIANSEN (owner/petitioner)

REQUEST: The request is to combine Lots 1 & 2, Block 1, Lake Park, Plat 62-24, into one lot to be known as LOT 1A, BLOCK 1, LAKE PARK. Located within the SE ¼ NW ¼ Sec 28, T17N, R03W, S.M. AK, lying east of S. Lake View Loop and the west shore of Fish Creek.

Community Council: Big Lake

Assembly District: #5 Dan Mayfield

Area: .39 acres +/-

The Matanuska-Susitna Borough Platting Officer will hold a public hearing in Conference Room 110 of the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed Re-Subdivision on February 6, 2019. The meeting begins at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances because your property is within 600' of the petition area. This will be heard before the PLATTING OFFICER and you are invited to attend.

If you would like to send comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: [platt@matugov.us](mailto:platt@matugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. To request additional information please contact the Platting Technician, Peggy Horton at (907) 861-7881 or the Platting Secretary at (907) 861-8573.

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

[ ] No Objection [ ] Objection ☒ Concern

Name: Renae Nelson Address: 3498 S. Lakeview Loop, Big Lake AK 99623

Comments: My concern is that property owner will try to install a septic system on a parcel that is still under the newly adopted 1/2 acre requirement to fully utilize the land. And a well system (I don't know requirements on that) But I believe installing systems may affect mine + neighbors systems both in some way + that is why there is a code in place prohibiting such installs on 1/2 acre. Thank you.

Case # 19-011 PH

Note: Vicinity map Located on Reverse Side

EXHIBIT C-1

MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645  
PHONE 861-7874

RECEIVED

JAN 30 2019

PLATTING

U.S. POSTAGE PITNEY BOWES



ZIP 99645 \$ 000.47<sup>0</sup>  
02 1W  
0001399405 JAN 17 2019

FIRST CLASS

56173B02L001  
BELLEN EDNA D  
PO BOX 140761  
AN

3

NOTIFICATION

The Matanuska-Susitna Borough **Platting Officer** will call you at 995 082713

995 082713 11910001/17/19  
NOTIFY SENDER OF NEW ADDRESS  
BELLEN EDNA  
4505 E 8TH AVE  
ANCHORAGE AK 99508-2713

BC: 99508271305 \*1989-06699-17-47

**PETITIONER: SUZAN CHRISTIANSEN** (owner/petitioner)

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[ ] No Objection [X] Objection [X] Concern

Name: Edna Bellen Address: 3973 South Park Lane Big Lake AK

Comments: WE USE THIS TO ACCESS THE LAKE IN THE SUMMER! WE LIVE ON THE LOT RIGHT ABOVE THE ACCESS. IT WOULD HANDICAP ACCESS FOR ME AND MANY OTHERS. THIS IS ALSO THE REASON THIS PROPERTY WAS PURCHASED WAS FOR EASE OF ACCESS. THANK YOU FOR YOUR CONSIDERATION. IF THERE WERE GATED OFF RIGHTS FOR THOSE ALREADY HERE THAT WOULD BE OK

Case # 19-011 PH

Note: Vicinity map Located on Reverse Side

The Lots #1 & #3 are Also Verry Big lots Already!

EXHIBIT C-2