

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JULY 24, 2019**

PRELIMINARY PLAT:      **ASPEN BUSINESS PARK 2019**  
LEGAL DESCRIPTION:    **SEC 03, T17N, R01W S.M., AK**  
PETITIONER:           **RONALD & BONNIE BURTKHARDSMEIER**  
SURVEYOR:             **FARMER SURVEYING, LLC**  
ACRES:        **3.99**           PARCELS:    **1**  
REVIEWED BY:           CHERYL SCOTT                   CASE: 2019-094

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**REQUEST:**

The request is to combine Lots 1 & 2, Aspen Business Park, Plat #2003-140, into one lot to be known as Lot 2A, Aspen Business Park 2019, containing 3.99 acres more or less. Located NW1/4 Section 3, Township 17 North, Range 1 West, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Map	<b>EXHIBIT A</b>
Aerial Photo	<b>EXHIBIT B</b>

**COMMENTS:**

MSB Planning	<b>EXHIBIT C</b>
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**DISCUSSION:**

**Location:** The subject parcels are located in the City of Wasilla directly north of E. Aspen Lane, south of E. Forest Avenue, west of N. Wasilla-Fishhook Road and east of N. Lucille Street. 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.

**COMMENTS:**

MSB Planning had no comments. **(Exhibit C)**

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

## **CONCLUSION**

The plat of Lot 2A, Aspen Business Park 2019 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 departments, outside agencies, or the public to the combination of lots.

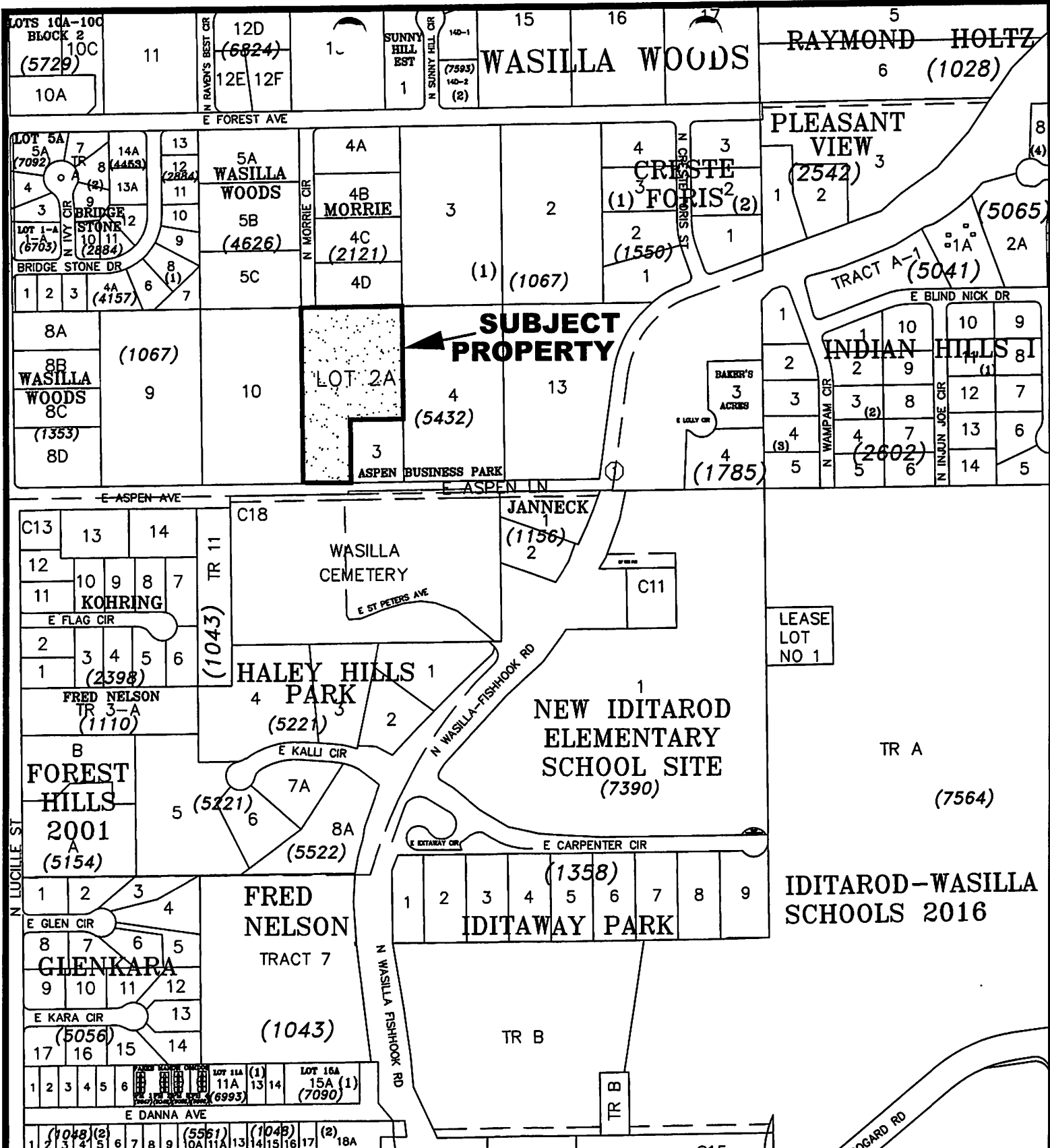
## **FINDINGS of FACT:**

1. The abbreviated plat of Lot 2A, Aspen Business Park 2019 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 Aspen Business Park, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the 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 recorded plat of Aspen Business Park, Plat #2003-140, and does not require additional monumentation.
6. The lots are located in the City of Wasilla and require a Land Use Permit for Subdivision.

## **RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of Lot 2A, Aspen Business Park 2019 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. Provide a copy of an approved Land Use Permit for Subdivision from the City of Wasilla.
4. 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.
5. Submit recording fee payable to DNR.
6. Submit final plat in full compliance with Title 43.



## VICINITY MAP

FOR PROPOSED ASPEN BUSINESS PARK 2019  
LOCATED WITHIN  
SECTION 03, T17N, R1W, SEWARD MERIDIAN,  
ALASKA

WASILLA 11 MAP

WASILLA MIDDLE SCHOOL  
(7143)

EXHIBIT A



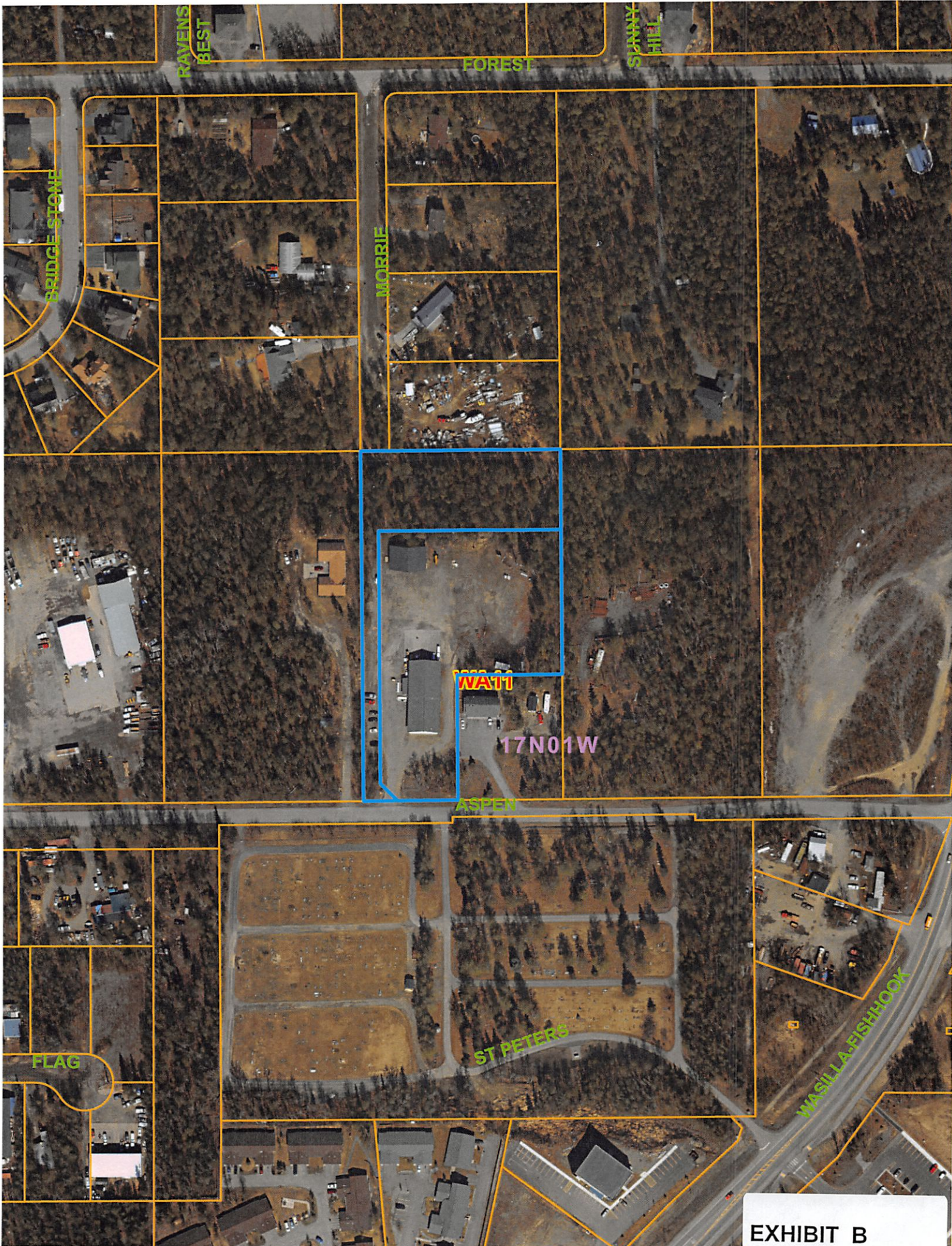


EXHIBIT B



## Cheryl Scott

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**From:** Adam Bradway  
**Sent:** Monday, July 15, 2019 8:24 AM  
**To:** Cheryl Scott  
**Cc:** Karol Riese  
**Subject:** RE:

Hi Cheryl,

I have no comments to make on this platting action. Thank you.

**Adam Bradway**  
Matanuska-Susitna Borough : Planner I  
350 E Dahlia Ave Palmer, Alaska 99645  
(907) 861-8608

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Tuesday, June 25, 2019 2:12 PM  
**To:** adam.dubour@alaska.gov; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; Planning <MSB.Planning@matsugov.us>; publicworks@ci.wasilla.ak.us; Theresa Taranto <Theresa.Taranto@matsugov.us>  
**Subject:**

All ~

Attached is an Request for Comments for Aspen Business Park 2019, MSB Case #2019-094, Tech CS. Also attached is a vicinity map and a preliminary plat.

Comments are due by July 15, 2019.

Please contact me if you have any questions.

*Cheryl Scott*  
*Platting Technician*  
*Matanuska-Susitna Borough*  
*(907) 861-8692*  
*[cheryl.scott@matsugov.us](mailto:cheryl.scott@matsugov.us)*

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JULY 24, 2019**

PRELIMINARY PLAT:     **HATCHER PASS EST RSB B/2 L/5-8**  
LEGAL DESCRIPTION:    **SEC 34, T19N, R1E S.M., AK**  
PETITIONER:           **MARTHA L. KINCAID**  
SURVEYOR:             **KEYSTONE SURVEYING & MAPPING**  
ACRES:        **4.61**           PARCELS:    **1**  
REVIEWED BY:         **PEGGY HORTON**           CASE: 2019-093

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**REQUEST:**

The request is to combine Lots 5, 6, 7, and 8, Block 2, Hatcher Pass Estates, Plat #2007-99, into one lot to be known as Lot 7A, Block 2, Hatcher Pass Estates, containing 4.61 acres more or less. Located within the NW¼ Section 34, Township 19 North, Range 1 East, Seward Meridian, Alaska, lying north of E. Edgerton Parks Road at the north end of N. Promise Circle.

**EXHIBITS:**

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

**COMMENTS:**

Public                           **EXHIBIT C**

**DISCUSSION:**

**Location:** The subject parcels are located within the Fishhook 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.

**COMMENTS:**

Karen and Justin Bloxsom have no objection (**Exhibit C**). Staff received no other comments for this case.

## **CONCLUSION**

The plat of Lot 7A, Block 2, Hatcher Pass Estates 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 Lot 7A, Block 2, Hatcher Pass Estates contingent on the following recommendations:

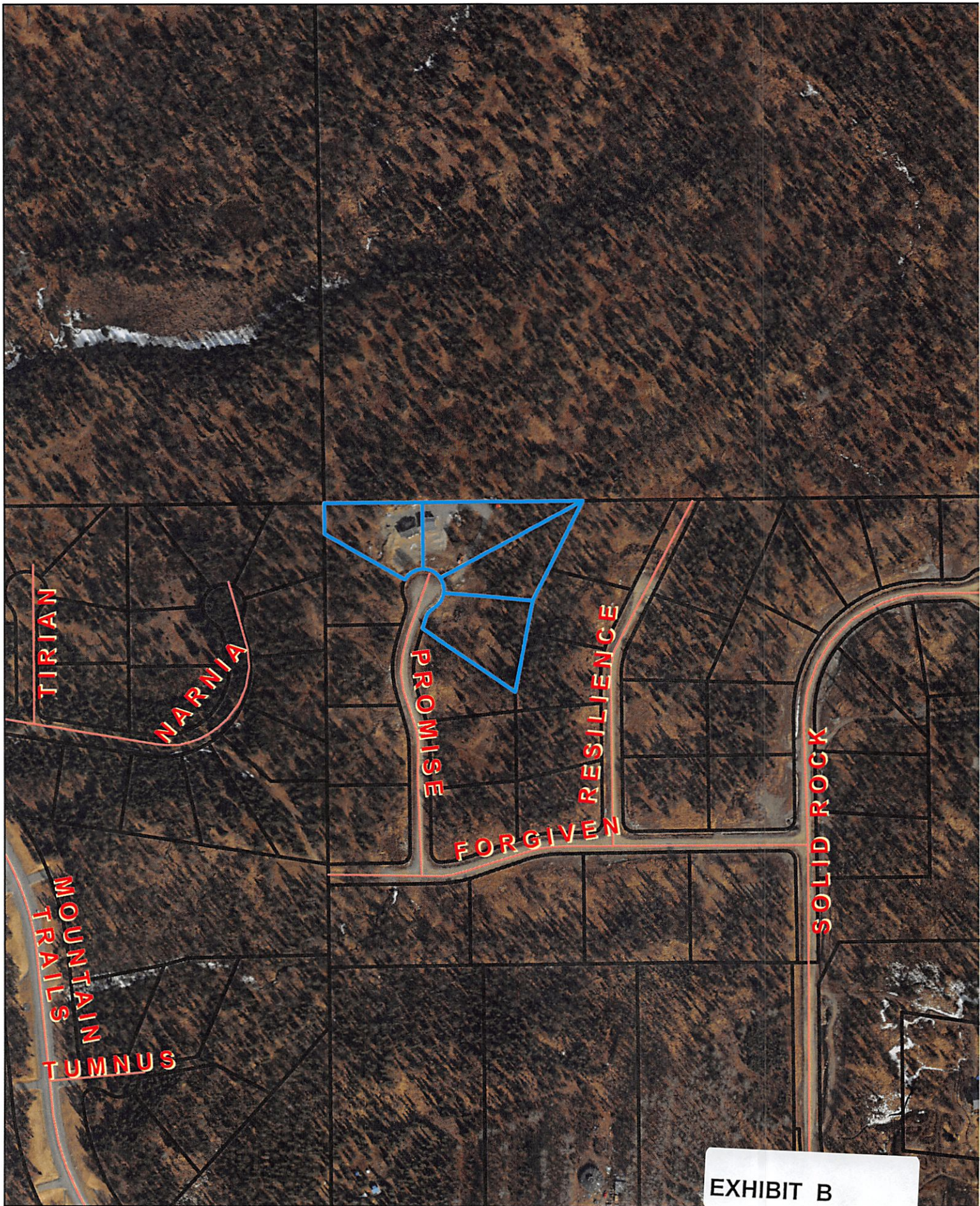
1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) 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 7A, Block 2, Hatcher Pass Estates 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 four lots within Hatcher Pass Estates, lessening the lot density in the area.
3. There were no objections from any borough department, outside agency 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 recorded plat of Hatcher Pass Estates, Plat #2007-99, and does not require additional monumentation.







**EXHIBIT B**





**Peggy Horton**

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**From:** Karen Miller <millerxc@yahoo.com>  
**Sent:** Tuesday, July 23, 2019 11:43 AM  
**To:** MSB Platting  
**Subject:** Martha Kincaid platting

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

My husband, Justin Bloxsom and myself, Karen Bloxsom, have NO OBJECTION to the request of Matha Kincaid combining her lots in the Hatcher Pass Estates subdivision.

Thank you,  
Karen and Justin Bloxsom

Sent from my iPhone