

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 12, 2020**

PRELIMINARY PLAT: **BRUCE LAKE RSB B/4 L/7 & 8**
LEGAL DESCRIPTION: **SEC 36, T18N, R2W S.M., AK**
PETITIONER: **ANDREW & ANNA SWANSON**
SURVEYOR: **SOUTHWEST ALASKA SURVEYING**
ACRES: **3.14** **PARCELS: 1**
REVIEWED BY: **PEGGY HORTON** **CASE: 2020-006**

REQUEST:

The request is to combine Lots 7 & 8, Block 4, Bruce Lake, Plat 80-103, into one lot to be known as Lot 7A, Block 4, Bruce Lake, containing 3.14 acres more or less. Located south of W. Beverly Lake Road and directly east of N. Windy Bottom Road, within the NW¼ Section 36, Township 18 North, Range 2 West, Seward Meridian, Alaska.

EXHIBITS:

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

COMMENTS:
RSA #27 **EXHIBIT C**

DISCUSSION:

Location: The subject parcels are located within the Meadow Lakes 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:

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

Stephan Edwards of RSA #27 recommended automatic approval with no fees to petitioner (**Exhibit C**). Petitioner should be rewarded for taking action to undo the damage from the terrible small-lot subdivision in the past. Larger lots are always better for the RSA.

CONCLUSION:

The plat of Lot 7A, Block 4, Bruce Lake 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.

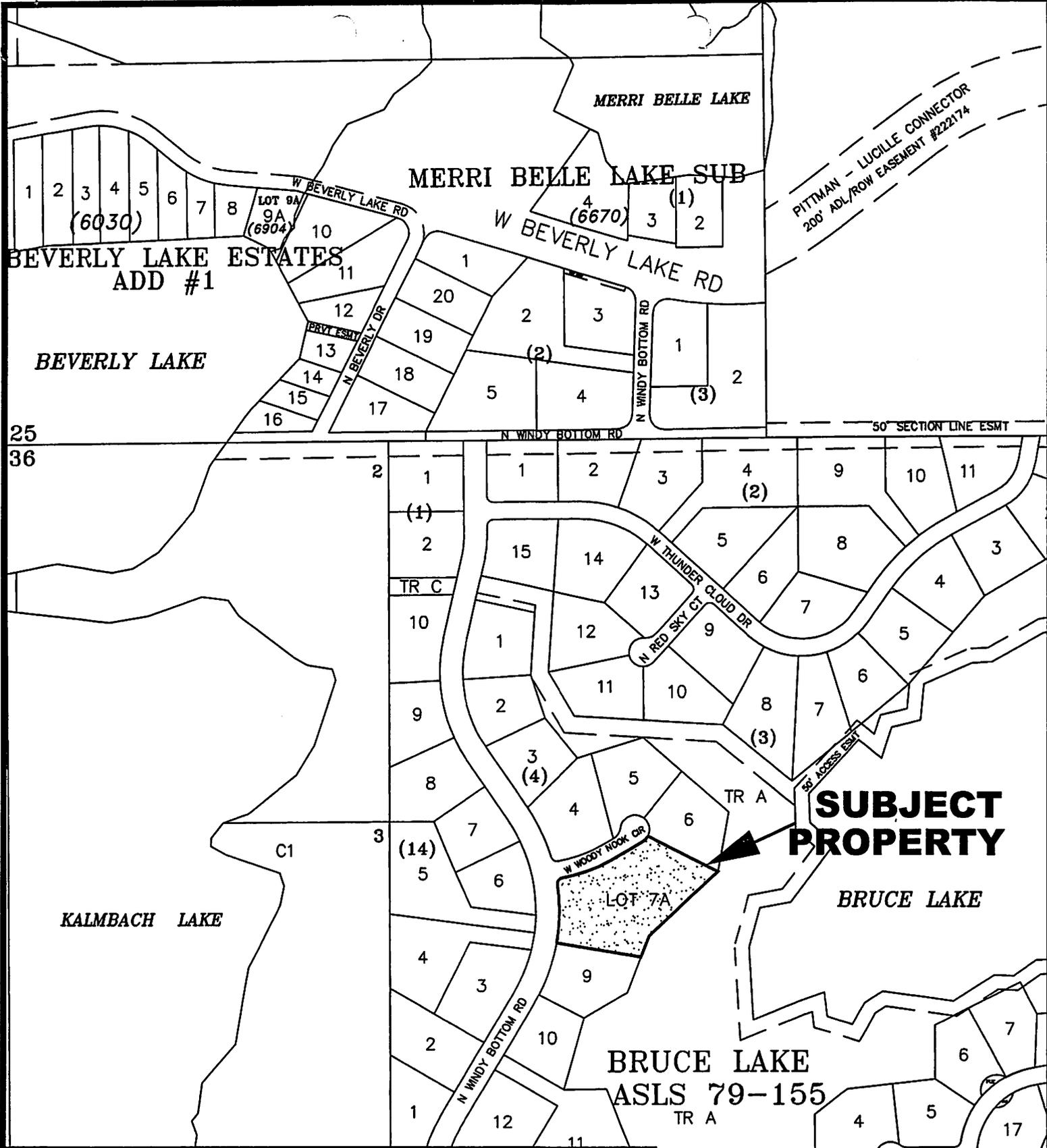
FINDINGS of FACT:

1. The abbreviated plat of Lot 7A, Block 4, Bruce Lake 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 Bruce lake ASLS 79-155, lessening the lot density in the area.
3. There were no objections from any borough department, outside agency 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 Bruce Lake, ASLS 79-155, Plat #1980-103, and does not require additional monumentation.
6. The petitioners obtained an approved driveway permit on to W. Woody Nook Circle.

RECOMMENDATIONS FOR CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Lot 7A, Block 4, Bruce Lake 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 (cashier's check or cash).
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED BRUCE LAKE B/4 L/7A
 LOCATED WITHIN
 SECTION 36, T18N, R2W
 SEWARD MERIDIAN, ALASKA

HOUSTON 8 MAP



**MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION**
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645



U.S. POSTAGE >> PITNEY BOWES
ZIP 99645 \$ 000.50⁰
02 4W
0000368428 JAN 22 2020

RECEIVED

FEB 03 2020

PLATTING

20

Stephen Edwards, RSA #27
3847 Gunflint Trail
Wasilla, AK 99654

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Officer** will consider the following:

PETITIONER/OWNER: ANDREW & ANNA SWANSON

REQUEST: The request is to combine Lots 7 & 8, Block 4, Bruce Lake, Plat# 80-103, into one lot to be known as **LOT 7A, BLOCK 4, BRUCE LAKE**, containing 3.14 acres +/- . The property is located south of W. Beverly Lake Road and east of N. Windy Bottom Road (Tax ID# 1998B04L007 & 1998B04L008), lying within the NW ¼ Section 36, Township 18 North, Range 02 West, Seward Meridian. Community Council: Meadow Lakes and in Assembly District #7 Tam Boeve

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 **Subdivision** on **February 12, 2020**. The meeting begins at **8:30 A.M.** We are sending you this notice as required by State Law and Borough Ordinances.

For 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@mat.gov. 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. **All public comments are due one (1) day prior, by 12:00 p.m.** 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.matsugov.us), in the Borough Clerk's office, or at various libraries within the borough.

No Objection [] Objection [] Concern

Name: Stephen Edwards Address: 7362 W Parks Hwy #528 Wasilla AK 99623

Comments: _____
Recommend automatic approval with no fees to petitioner. Petitioner should
be rewarded for taking action to undo the damage from the terrible
small-lot subdivision in the past. Larger lots are Always better for the RSA