

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 18, 2020**

PRELIMINARY PLAT:       MATSU RV PK  
LEGAL DESCRIPTION:       SEC 06, T22N, R04W S.M., AK  
PETITIONER:               COLIN JENNINGS  
SURVEYOR:                 DENALI NORTH  
ACRES:        **6.58**           PARCELS:    1  
REVIEWED BY:            CHERYL SCOTT            CASE: 2020-034

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**REQUEST:**

The request is to combine Lots 1-3 & 14-16, Block 4, Chandalar, Plat #75-39, into one lot to be known as MatSu RV Park, containing 6.58 acres more or less. Located NE¼ Section 06, Township 22 North, Range 4 West, Seward Meridian, Alaska.

**EXHIBITS:**

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

**COMMENTS:**

Public                            **EXHIBIT C**

**DISCUSSION:**

**Location:** The subject parcels are located east of S. Parks Hwy at approximately mile 91 and west of the Alaska Railroad on the southeast corner of Wild Bill Way and Susitna Dive. 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:**

James & Verna Armstrong, owner of Lot 9, Block 2 on E. Birch Circle has no objection. **(Exhibit C)**

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

**CONCLUSION**

The plat of MatSu RV 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 departments, outside agencies, or the public to the combination of lots.

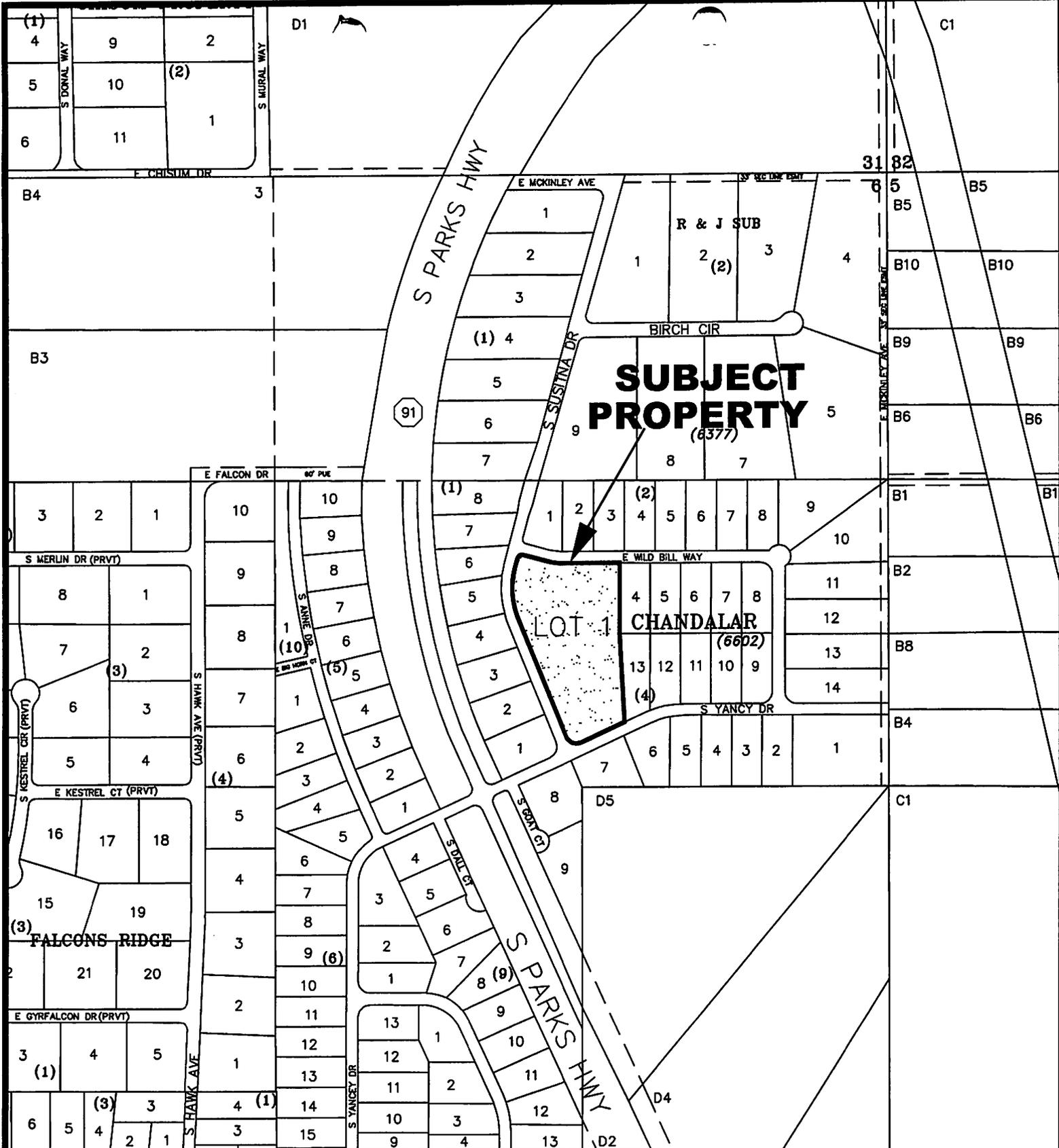
**FINDINGS of FACT:**

1. The abbreviated plat of MatSu RV 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 six lots within Chandalar Subdivision, 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 Chandalar, Plat #75-39, and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of MatSu RV 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.



## VICINITY MAP

FOR PROPOSED MATSU RV PARK  
 LOCATED WITHIN  
 SECTION 06, 22N, R4W, SEWARD MERIDIAN,  
 ALASKA

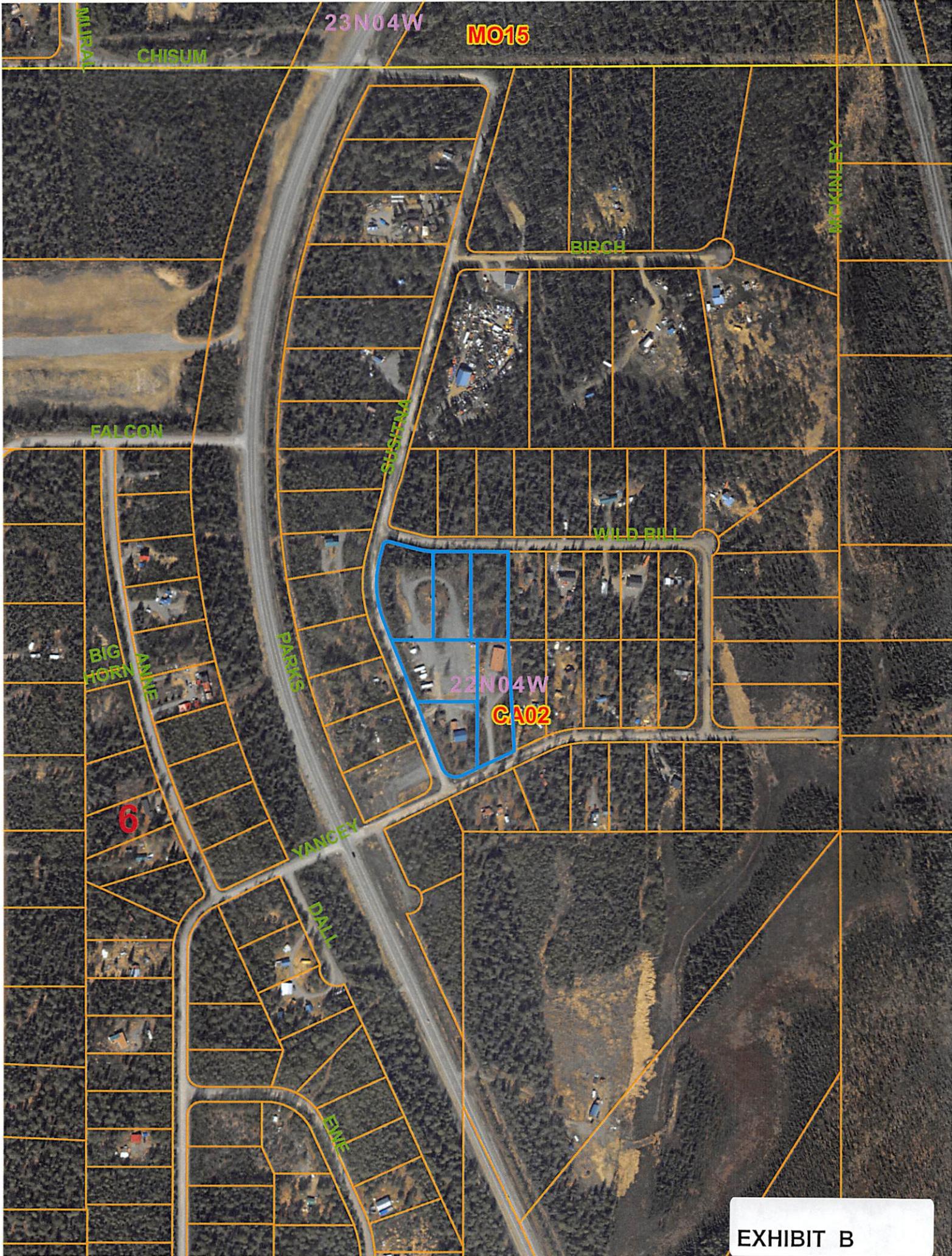


EXHIBIT B

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



U.S. POSTAGE >>> PITNEY BOWES  
ZIP 99645 \$ 000.50<sup>0</sup>  
02 4W  
0000368428 FEB 26 2020

56377B02L009 2  
ARMSTRONG JAMES D  
MAKI VERNA M  
PO BOX 445  
WILLOW AK 99688

RECEIVED  
MAR 03 2020  
PLATTING

FIRST CLASS

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: COLIN JENNINGS**

**REQUEST:** The request is to create one lot from Lots 1-3 & 14-16, Block 5, Chandalar, Plat #75-39 to be known as **MATSU RV PARK**, containing 6.58 acres +/- . This project is located east of S. Parks Highway at approximately Mile 91 and west of the Alaska Railroad. (Tax ID #6602B04L001, 6602B04L002, 6602B04L003, 6602B04L014, 6602B04L015 & 6602B04L016); within Section 06, Township 22 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Susitna 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 **March 18, 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@matrugov.us](mailto:platt@matrugov.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. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Cheryl Scott** at (907) 861-8692 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](http://www.matsugov.us)), in the Borough Clerk's office, or at various libraries within the borough.

No Objection [ ] Objection [ ] Concern

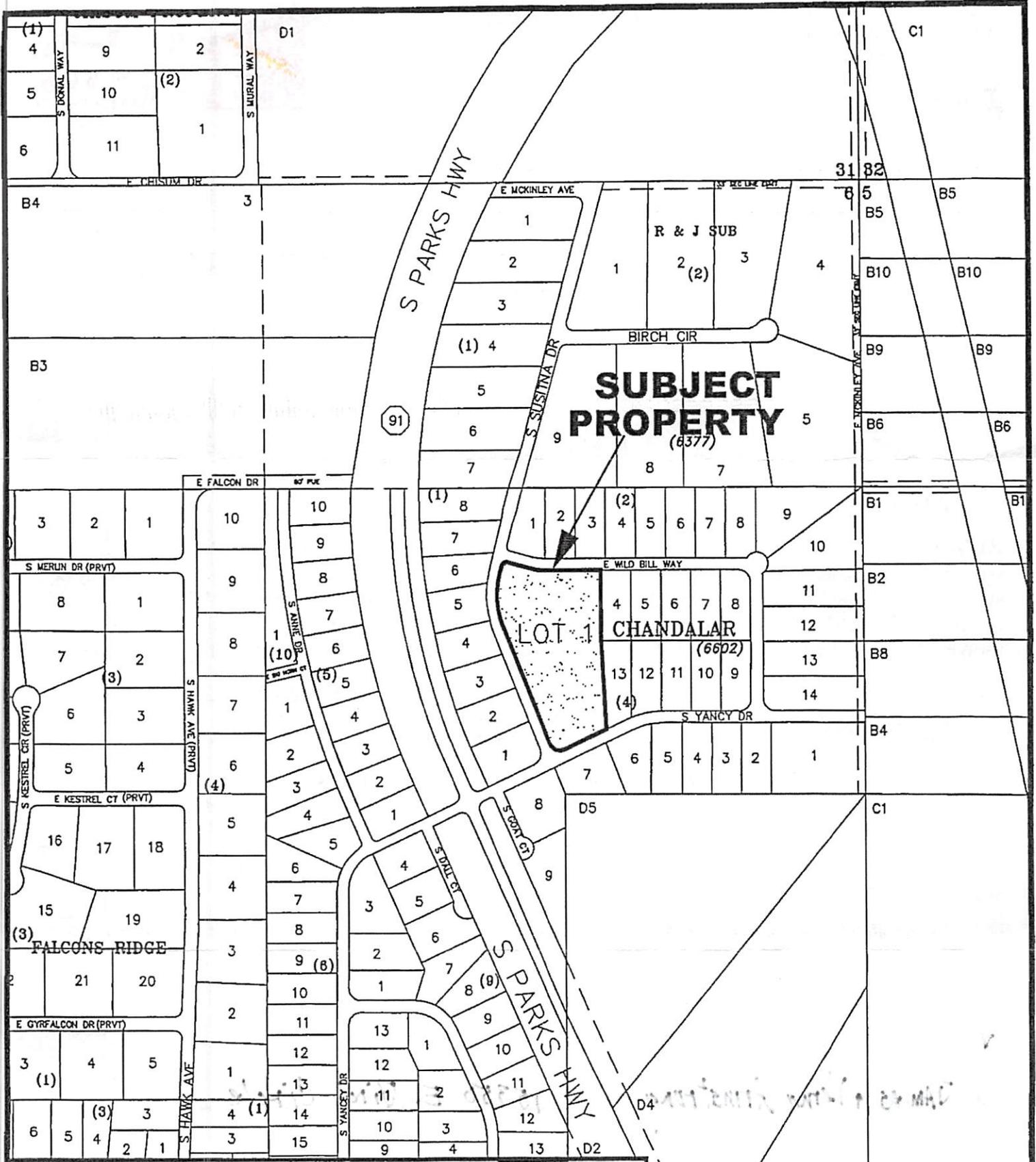
Name: James & Verna Armstrong Address: 15350 E. Birch Circle

Comments: \_\_\_\_\_

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**VICINITY MAP**

FOR PROPOSED MATSU RV PARK  
 LOCATED WITHIN  
 SECTION 06, 22N, R4W, SEWARD MERIDIAN,  
 ALASKA

CASWELL 02 MAP