

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 17, 2020

PRELIMINARY PLAT: CANDYWINE UNIT 1 RSB BLOCK 1 LOT 6
LEGAL DESCRIPTION: SEC 24, T17N, R01W, SEWARD MERIDIAN AK
PETITIONERS: BRENT & SUZANNE STOTT
SURVEYOR/ENGINEER: BESSE ENGINEERING
ACRES: 8.9 +/- PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-065

REQUEST: The request is to create two lots from Lot 6, Block 1, Candywine Unit No. 1, Plat No. 2017-116 to be known as **LOTS 6A and 6B**, containing 8.9 acres +/- . The plat is located south of E. Fairview Loop, west of S. Candywine Road and north and west of S. Donovan Way; within the NW ¼ Section 24, Township 17 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Soils Report	EXHIBIT B – 6 pgs
<u>AGENCY COMMENTS</u>	
Department of Public Works Operations & Maintenance Planning	EXHIBIT C – 1 pg
Development Services Division	EXHIBIT D – 1 pg
Department of Emergency Services	EXHIBIT E – 1 pg
Utilities	EXHIBIT F – 1 pg
Public Comment	EXHIBIT G – 2 pgs EXHIBIT H – 1 pg

DISCUSSION: Proposed Lot 6A is 1.3 acres; Lot 6B 7.6 acres. Both have legal and physical access to Borough maintained residential streets; Lot 6A to E. McNeese Parkway and Lot 6B to S. Donovan Way, pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Each lot has the required frontage, pursuant to MSB 43.20.320 Frontage.

Soils Report: (**Exhibit B**) Rick Besse, PE, Besse Engineering, provided a soils report, stating each lot has the required 10,000 sf useable building area and 10,000 sf of contiguous useable septic area, pursuant to MSB 43.20.281(A)(1). Topographical information has been provided on the plat. Test logs and location map are provided. Sieve analysis results for the two test holes are provided.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) notes the soils log shows SM soils but there are no sieve analyses included as required by code. One test hole notes a percolation test was done, but the results of that test are not included. More information is needed. *Staff notes the sieve analysis for the two testholes have been provided.* Planning Division (**Exhibit D**) has no comments.

Development Services Division (**Exhibit E**) has no comments. Department of Emergency Services (**Exhibit F**) has no issues.

Utilities: (**Exhibit G**) GCI has no objections. Enstar has no comments or recommendations. MTA and MEA did not respond.

Public Comment: (**Exhibit H**) Allen Nichols, owner of Block 2, Lot 2 Candywine Unit 1, to the east, objects: "There is only one egress into this subdivision! It is already overused and very dangerous to get in or out. If another entry/exit is made, I would be ok, if not, no way!"

At the time of staff report write-up, there were no responses to the Request for Comments from USACE: ADF&G; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Capital Projects Department, Assessments, or Pre-Design Division; MTA or MEA.

CONCLUSION: The abbreviated plat of Candywine Unit 1 RSB Block 1 Lot 6 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats. There were no objections from any state agencies, Borough departments, or utilities. There was one objection to the plat from the public in response to the Notice of Public Hearing. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was provided, pursuant to MSB 43.20.281(A)(1).

FINDINGS for PRELIMINARY PLAT

1. The plat of Candywine Unit 1 RSB Block 1 Lot 6 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. At the time of staff report write-up, there were no responses to the Request for Comments from USACE: ADF&G; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Capital Projects Department, Assessments, or Pre-Design Division; MTA or MEA.
3. There were no objections from any state agencies, or Borough departments.
4. There was one objection from the public in response to the Notice of Public Hearing, regarding access.
5. A soils report was provided, pursuant to MSB 43.20.281(A)(1). Each lot has the required 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
7. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

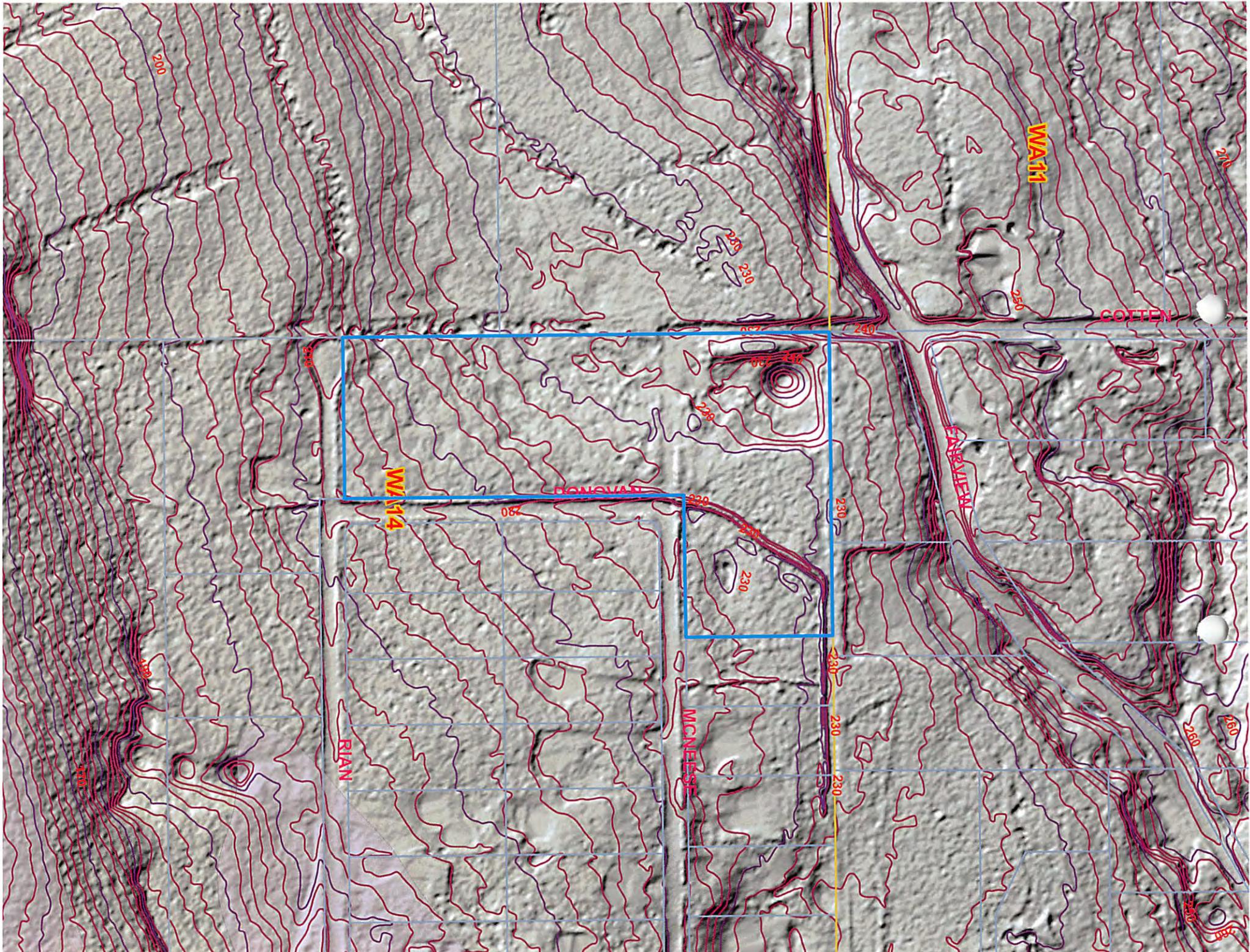
RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

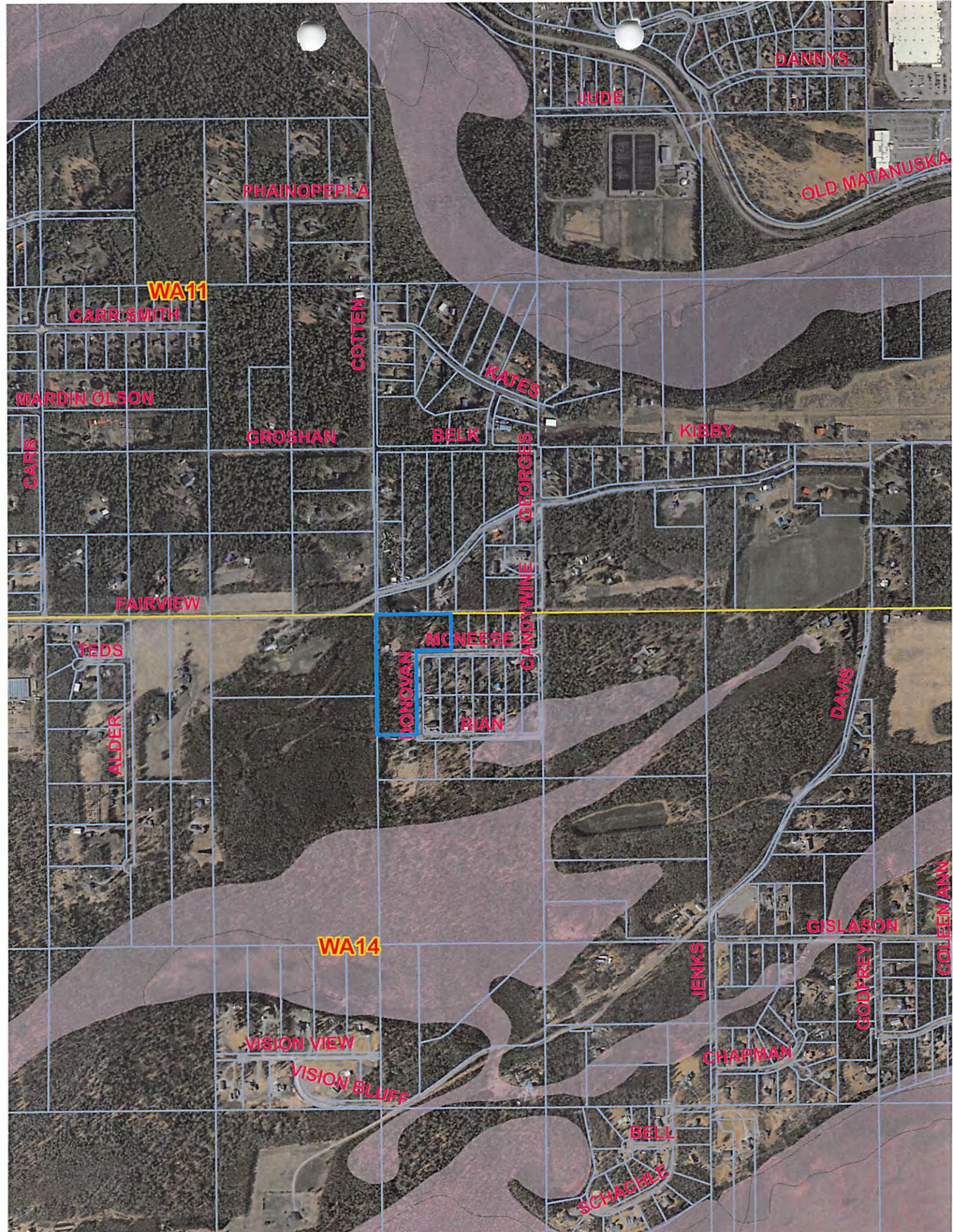
Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.

3. Pay postage and advertising fees of \$47.05.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.







BESSE ENGINEERING
1890 W. Jaime Marie Circle
Wasilla, Alaska 99654
907-357-4257

May 1, 2020

Ms. Amy Otto-Buchanan
Matanuska Susitna Borough
Platting Division
350 E. Dahlia Ave.
Palmer, Alaska 99645

Re: Candywine Subdivision, Add. No. 1
Lots 6A & 6B, Block 1

Dear Amy:

The above mentioned Lots have at least 10,000 sq. ft. of useable building area and 10,000 sq. ft. of contiguous useable septic area as per the Borough Code. I have based the useable building area upon the topographic map which has been submitted to you. I have based the useable septic area upon the attached soils report and the existence of a functionaing septic system on the property.

If you have any questions about the above, feel free to call me at 907-354-8074.

Sincerely,
BESSE ENGINEERING



Richard L. Besse, P.E.

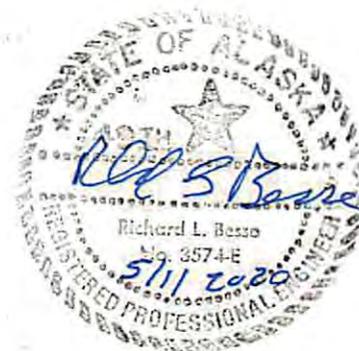


EXHIBIT B

UNSUBDIVIDED

E. FAIRVIEW LOOP

IMPERIAL ACRES
PLAT No. 78-130

LOT 1A

LOT 2A

LOT 3A

LOT 5

LOT 4

LOT 3

LOT 6A

OTH-1

BLOCK 1

BLOCK 1

E. McNEESE PARKWAY

UNSUBDIVIDED

LOT 6B

OTH-2

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

CANDYWINE SUBDIVISION,
UNIT No. 1
PLAT No. 78-131

BLOCK 2

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

E. RIAN DRIVE

UNSUBDIVIDED

LOT 7

HOUSE

CANDYWINE SUBDIVISION, UNIT No. 1
LOTS 6 THRU 9, BLOCK 1
PLAT No. 2017-116

BLOCK 1

LOT 8

OTH 5 AK RIM

LOT 9

UNSUBDIVIDED

LEGEND



EXISTING WELL



EXISTING SEPTIC STAND PIPE

1" = 200'

October, 2019

**PROPOSED
CANDYWINE SUBDIVISION,
UNIT No. 1**

BESSE ENGINEERING
1890 W. Jaime Marie Circle
Wasilla, Alaska 99654
907-357-4257

TEST BORING LOCATION MAP

LOCATED WITHIN NW1/4, S24, T17N,
R1W, S.M., PALMER RECORDING
DISTRICT, ALASKA.

Phone (907) 357-4257
Fax (907) 357-9641
Cell (907) 354-8074

FIELD LOG

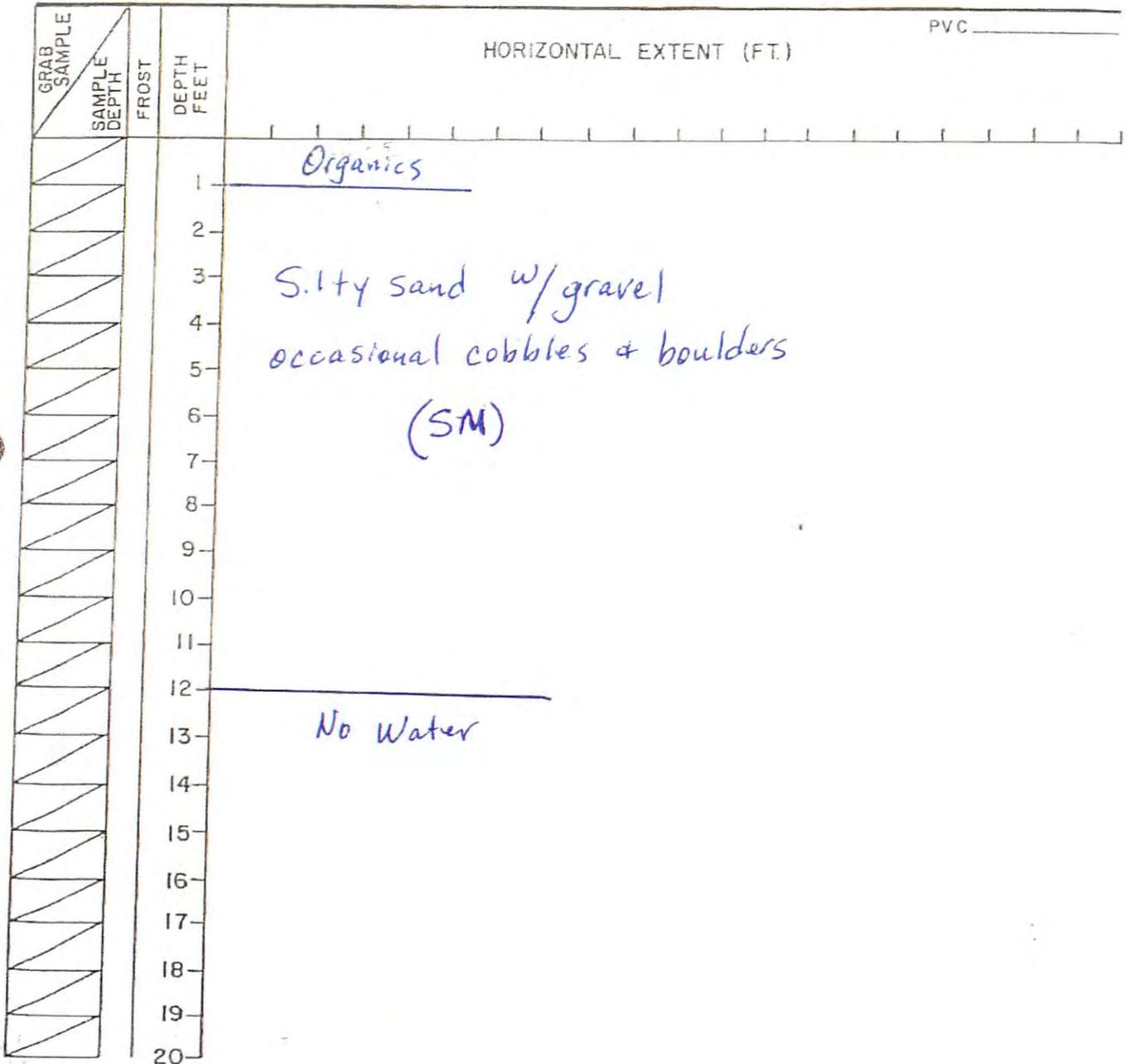


BESSE ENGINEERS, INC.
Civil Engineering & Surveying

1890 JAIME MARIE CIR.
WASILLA, AK 99654

TEST PIT NO. TH-1
PROJECT Stott
CLIENT Brent Stott
LOGGED BY R. Besse
TIME START 10:20 am FINISH 10:50 am
EQUIPMENT Hitachi 210

W.O. B12-04
DATE 10/14/19
WATER LEVEL None
EXCAVATOR Northern
SLOPE _____
ORIENTATION _____



COMMENTS:

Phone (907) 357-4257
Fax (907) 357-9641
Cell (907) 354-8074

FIELD LOG

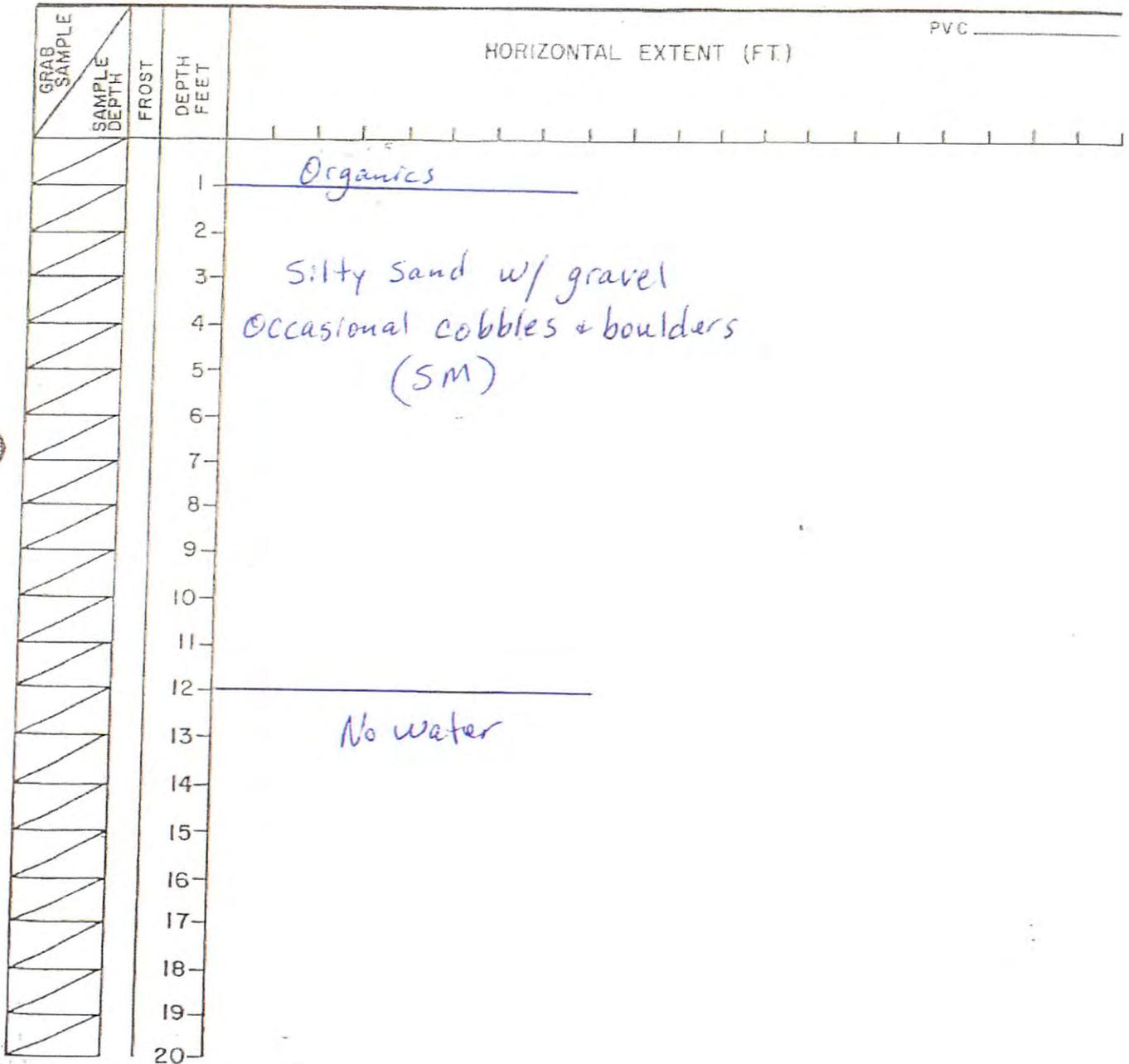


BESSE ENGINEERS
Civil Engineering & Surveying

1890 JAIME MARIE CIR.
WASILLA, AK 99654

TEST PIT NO. TH-2
PROJECT Stott
CLIENT Brent Stott
LOGGED BY R. Besse
TIME START 11:00am FINISH 11:30am
EQUIPMENT Hitachi 310

W.O. B12-04
DATE 10/14/19
WATER LEVEL None
EXCAVATOR Northern
SLOPE _____
ORIENTATION _____

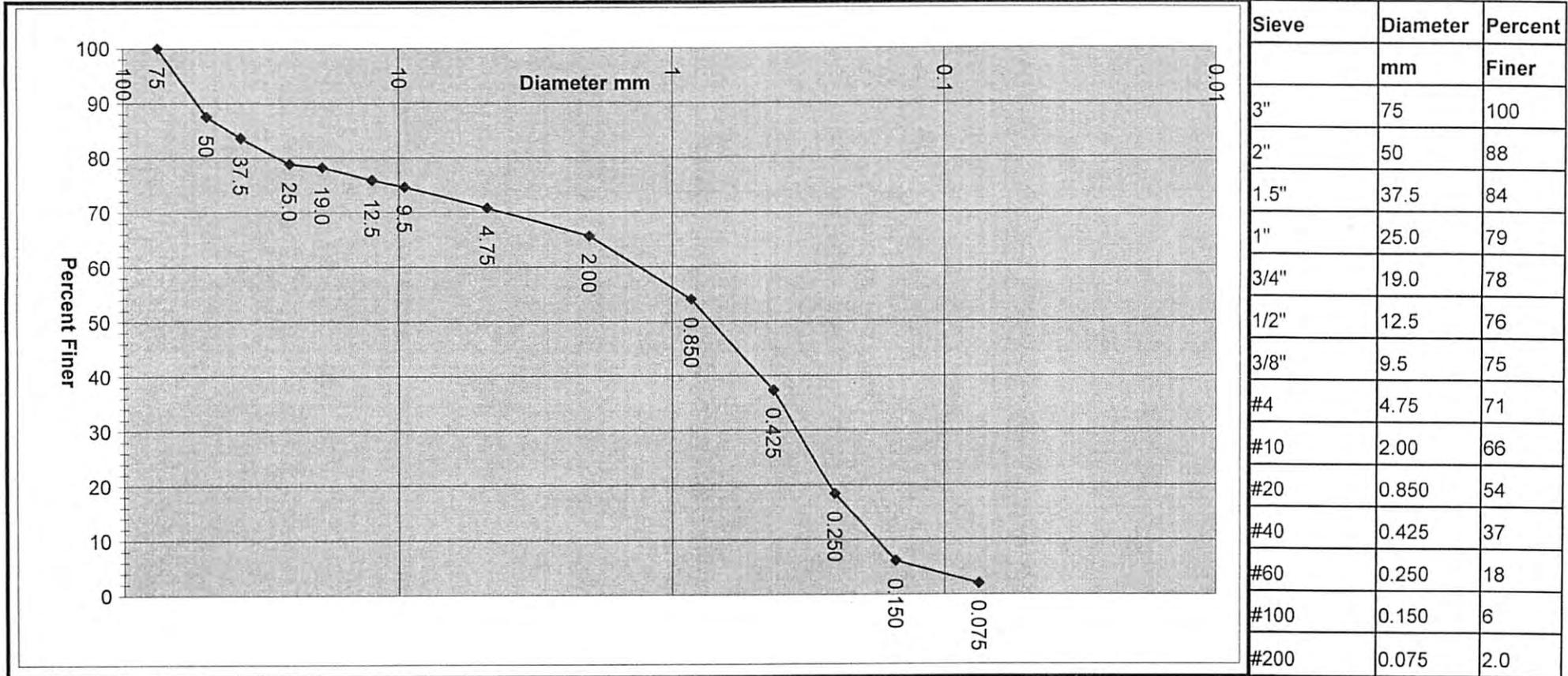


COMMENTS:



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Client: **Besse Engineering**

Soil Description: Poorly Graded Sand with Gravel

Project: Candywine Subdivision

Unified Classification: SP

Date: 6/11/2020

Sample Location: TH - 1

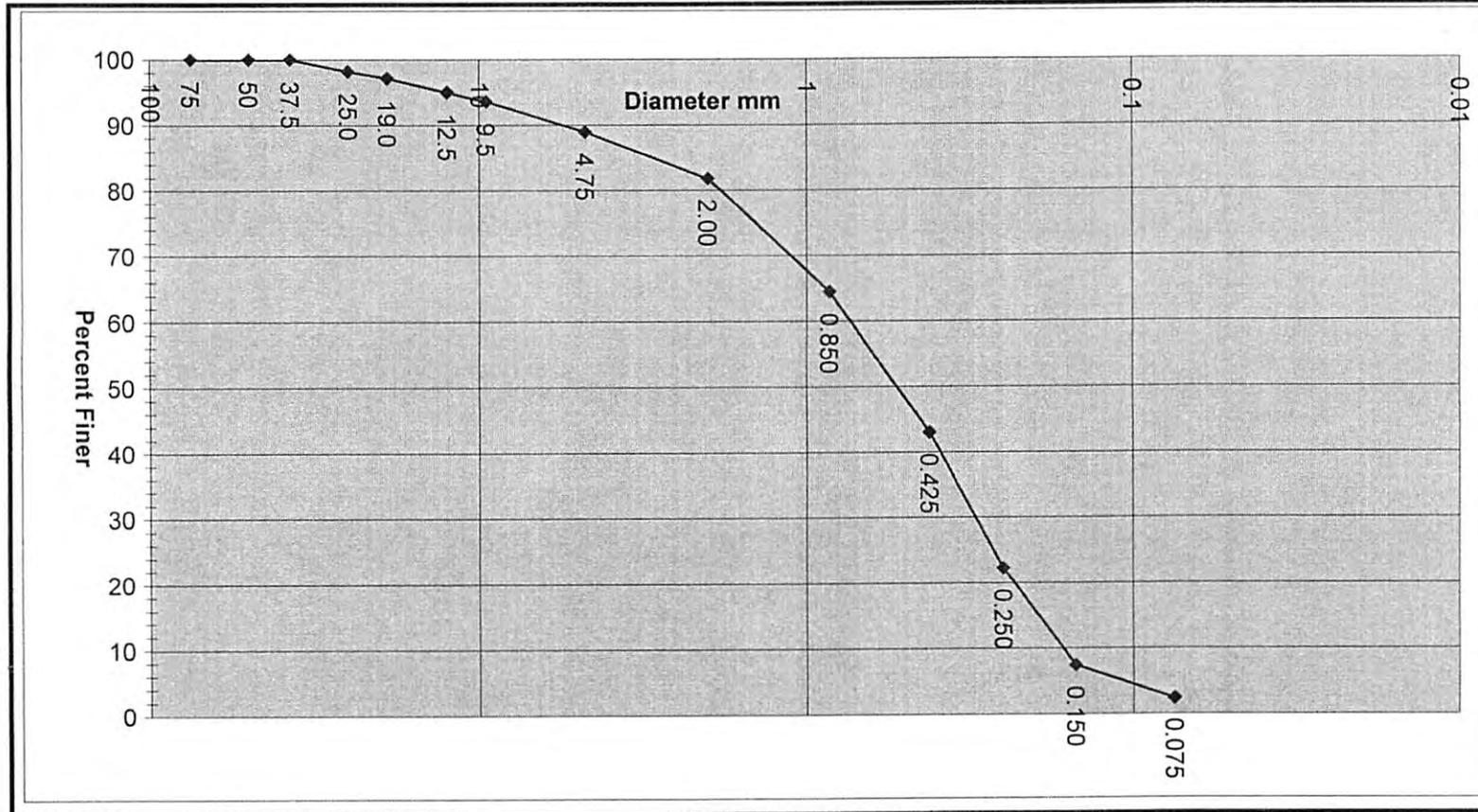
$C_u = 7$ Sample Date: 6/10/2020

$C_c = 0.6$ Proj. no: 20042



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	98
3/4"	19.0	97
1/2"	12.5	95
3/8"	9.5	94
#4	4.75	89
#10	2.00	82
#20	0.850	65
#40	0.425	43
#60	0.250	22
#100	0.150	7
#200	0.075	2.4

Client: **Besse Engineering**

Soil Description: Poorly Graded Sand

Project: Candywine Subdivision

Unified Classification: SP

Date: 6/11/2020

Sample Location: TH - 2

$C_u = 5$

Sample Date: 6/10/2020

$C_c = 0.9$

Proj. no: 20042

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Wednesday, May 27, 2020 9:36 AM
To: Amy Otto-Buchanan
Subject: RE: Candywine Unit 1 RSB B1 L6 20-065

The soil logs show SM soils but there are no sieve analyses included as required by code. One test hole notes a percolation test was done, but the results of that test are not included. More information is needed.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, May 5, 2020 11:54 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; Sonya Pevan <spevan@houston-ak.gov>; mbell@houston-ak.gov; rrussell@houston-ak.gov; customfinancial@hotmail.com; cci1@wwdb.org; dmelliott@mtaonline.net; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theodore Eischeid <Ted.Eischeid@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: Candywine Unit 1 RSB B1 L6 20-065

The following link contains the Request for Comments for Candywine Unit 1 RSB Block 1 Lot 6, MSB #2020-065. Comments are due by **May 26, 2020**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/EpveFfxZgyJAsfykxksm29MBEzXj9Bub5uAg2P2uRgRJTW?e=GOdX6h

Please open in Chrome or copy & paste to your browser. Using Microsoft Edge creates viewing issues.

Amy Otto-Buchanan
Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

Amy Otto-Buchanan

From: Christopher Cole
Sent: Wednesday, May 20, 2020 3:51 PM
To: Amy Otto-Buchanan
Cc: Karol Riese
Subject: Candywine RFC

Amy,

The planning division has no comments at this time.

All the best,
Chris

Christopher Cole
Mat-Su Borough Planner II
350 E Dahlia Ave, Palmer, AK 99645
(907) 861-7855

Amy Otto-Buchanan

From: Permit Center
Sent: Monday, May 11, 2020 8:49 AM
To: Amy Otto-Buchanan
Subject: RE: Candywine Unit 1 RSB B1 L6 20-065

No comment

Michelle Olsen
Permit Technician

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, May 5, 2020 11:54 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; Sonya Pevan <spevan@houston-ak.gov>; mbell@houston-ak.gov; rrussell@houston-ak.gov; customfinancial@hotmail.com; cci1@wwdb.org; dmelliott@mtaonline.net; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theodore Eischeid <Ted.Eischeid@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: Candywine Unit 1 RSB B1 L6 20-065

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EpveFfxZgyJAsfykxksm29MBEzXj9Bub5uAg2P2uRgRJTW?e=GOdX6h

Please open in Chrome or copy & paste to your browser. Using Microsoft Edge creates viewing issues.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: Fire Code
Sent: Wednesday, May 6, 2020 1:12 PM
To: Amy Otto-Buchanan
Subject: RE: Candywine Unit 1 RSB B1 L6 20-065

Amy,
I'm not seeing any issues with this.



Donald Cuthbert
Fire Marshal
Fire & Life Safety Division
Central Mat-Su Fire Department
(907) 861-8030
FireCode@matsugov.us

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, May 5, 2020 11:54 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; Sonya Pevan <spevan@houston-ak.gov>; mbell@houston-ak.gov; rrussell@houston-ak.gov; customfinancial@hotmail.com; cci1@wwdb.org; dmelliott@mtaonline.net; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theodore Eischeid <Ted.Eischeid@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: Candywine Unit 1 RSB B1 L6 20-065

The following link contains the Request for Comments for Candywine Unit 1 RSB Block 1 Lot 6, MSB #2020-065. Comments are due by **May 26, 2020**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EpveFfxZgyJAsfykxksm29MBEzXj9Bub5uAg2P2uRgRJTW?e=GOdX6h

Please open in Chrome or copy & paste to your browser. Using Microsoft Edge creates viewing issues.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

May 7, 2020

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural gas company has reviewed the following Abbreviated and Preliminary plats and has no comments or recommendations.

- **Setter Point RSB**
(MSB Case # 2020-063)
- **ASLS 2013-51**
(MSB Case # 2020-064)
- **Candywine Unit 1 RSB Block 1 Lot 6**
(MSB Case # 2020-065)
- **Settlers Bay #2 RSB B/23 L/9 & 10**
(MSB Case # 2020-067)

If you have any questions, or if this line is or is going to be abandoned, please feel free to contact me at 334-7944 or by email at cassie.acres@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "Cassie Acres". The signature is written in a cursive, flowing style.

Cassie Acres
Right-of-Way and Compliance Technician
ENSTAR Natural Gas Company

EXHIBIT G

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, May 7, 2020 11:38 AM
To: Amy Otto-Buchanan
Subject: RE: Candywine Unit 1 RSB B1 L6 20-065

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

Hello,

There are no objections to this plat.

Thank you,

JACQUELINE HALL

GCI | Technician I, GIS Mapping

w: www.gci.com

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>

Sent: Tuesday, May 5, 2020 11:54 AM

To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; Sonya Pevan <spevan@houston-ak.gov>; mbell@houston-ak.gov; rrussell@houston-ak.gov; customfinancial@hotmail.com; cci1@wwdb.org; dmelliott@mtaonline.net; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theodore Eischeid <Ted.Eischeid@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>

Subject: Candywine Unit 1 RSB B1 L6 20-065

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

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EpveFfxZgyJAsfykxksm29MBEzXj9Bub5uAg2P2uRgRJTW?e=GOdX6h

Please open in Chrome or copy & paste to your browser. Using Microsoft Edge creates viewing issues.

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

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



U.S. POSTAGE PITNEY BOWES
ZIP 99645 \$ 000.50⁰
02 4W
0000368428 MAY 13 2020



U.S. POSTAGE PITNEY BOWES
ZIP 99645 \$ 000.00⁰
02 4W
0000368428 MAY 14 2020

51534B02L002 18
NICHOLS ALLEN & WYNETTA
PO BOX 875795
WASILLA, AK 99687-5795

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: BRENT AND SUZANNE STOTT

REQUEST: The request is to create two lots from Lot 6, Block 1, **Candywine Unit No. 1**, Plat No. 2017-116 to be known as **LOTS 6A and 6B**, containing 8.9 acres +/- . The plat is located south of E. Fairview Loop, west of S. Candywine Road and north and west of S. Donovan Way (Tax ID # 57690B01L006); within the NW ¼ Section 24, Township 17 North, Range 01 West, Seward Meridian, Alaska. Community Council: Knik-Fairview and in Assembly District #3 George McKee

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. **The public hearing is scheduled for June 3, 2020, but may be rescheduled to a later date due to COVID-19.** The meeting begins at **8:30 A.M.** We are sending you this notice as required by State Law and Borough Ordinances.

To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>
Public testimony will be held at the beginning of the meeting before the case is heard.

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: platting@matsugov.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, **Amy Otto-Buchanan** at (907) 861-7872.

THE PUBLIC IS NOT PERMITTED TO PHYSICALLY ATTEND THE MEETING AT THIS TIME.
THE PUBLIC CAN PARTICIPATE, VIEW OR LISTEN TO THE MEETING IN THE FOLLOWING WAYS:

Go to <https://www.matsugov.us/boards/platting> regarding the public participation process.

PLEASE BEAR WITH US AS WE CONTINUE TO IMPROVE THIS PROCESS,

YOUR PATIENCE IS GREATLY APPRECIATED.

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

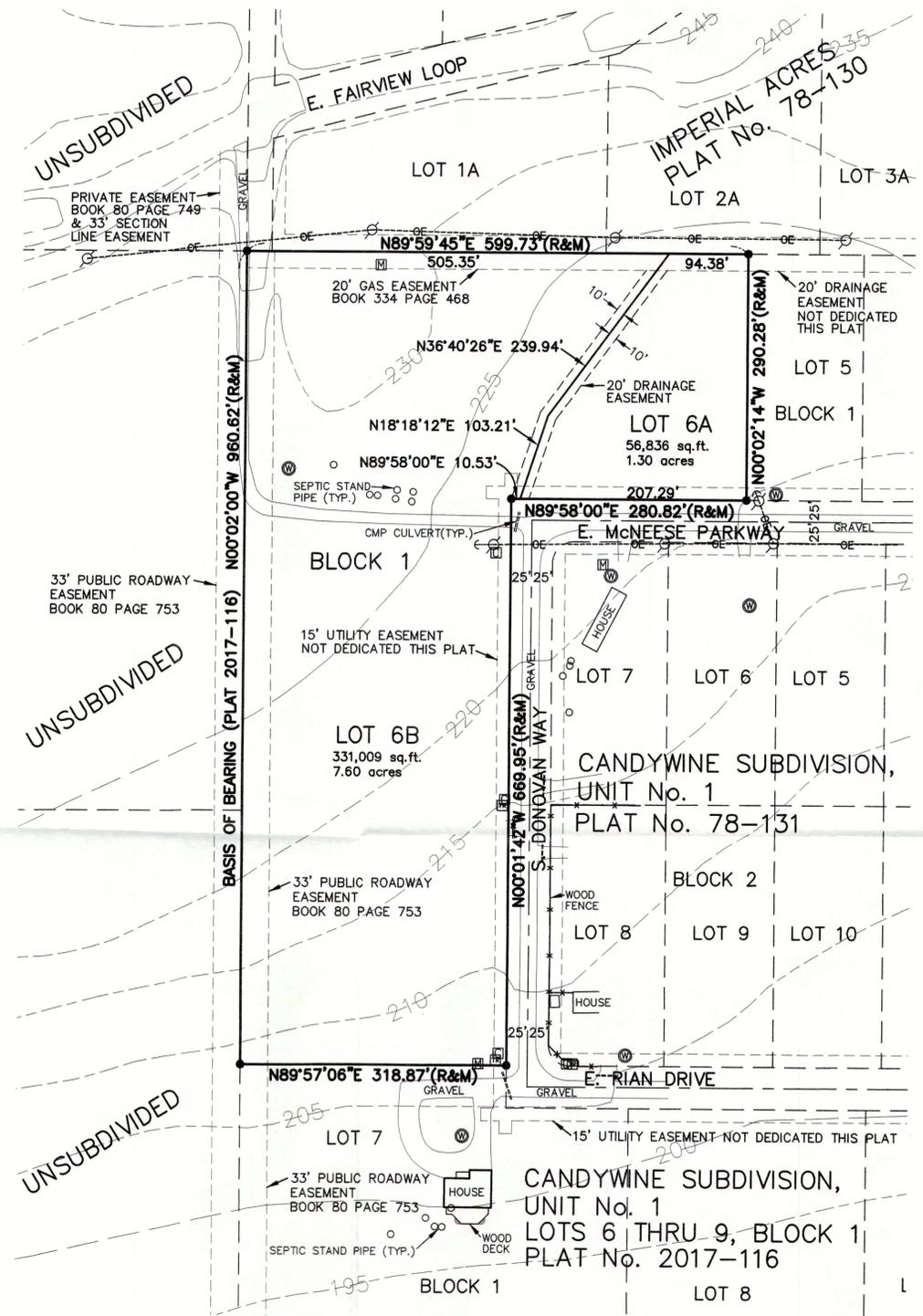
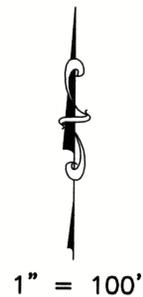
Name: Allen Nichols Address: 2650 E McNeese Pkwy

Comments: There is only 1 egress into this subdivision & it is already OVER used & very congested together or out if another entry/exit is made it would be OK if NOT NO WAY

Case # 2020-065 AOB

Note: Vicinity map Located on Reverse Side

EXHIBIT H



CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision by our free consent.

OWNER

Brent Stott & Suzanne Stott
2540 S. Donovan Way
Wasilla, Alaska 99654

By: Brent Stott _____ Date _____

By: Suzanne Stott _____ Date _____

NOTARY ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS _____ day of _____, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

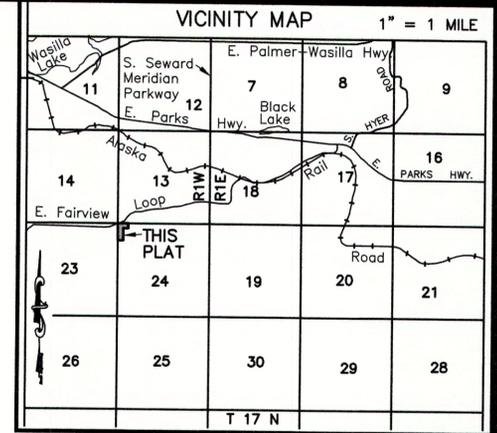
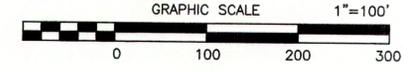
known to me and to me known to be the individuals named in and who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Notary Public in and for Alaska.
My commission expires: _____

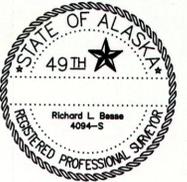
LEGEND

- FOUND 5/8" REBAR
- (R) RECORD INFORMATION FROM PLAT OF CANDYWINE SUBDIVISION, UNIT No. 1 LOTS 6 THRU 9, BLOCK 1 (PLAT 2017-116)
- (M) MEASURED INFORMATION
- BESSE ENG. 4094-S TYPICAL MARKING ON 1" PLASTIC CAP SET ON ALL PROPERTY CORNERS
- ==== CMP DRAINAGE CULVERT
- UTILITY POLE
- OE --- OVERHEAD ELECTRIC
- TELEPHONE PEDESTAL
- ELECTRICAL METER BASE
- ELECTRICAL TRANSFORMER
- COMMUNICATIONS PEDESTAL
- ⊙ WATER WELL



NOTES

1. ALL LINES ARE NON-RADIAL EXCEPT WHERE NOTED OTHERWISE.
2. 5/8" X 30" REBAR WITH PLASTIC SURVEY CAP SET AT ALL LOT CORNERS. ALL LOT CORNERS HAVE BEEN SET.
3. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THESE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
5. ALL EASEMENTS ARE 15' UTILITY EASEMENTS UNLESS OTHERWISE SPECIFIED.
6. ALL RECORD INFORMATION IS FROM THE PLAT OF CANDYWINE SUBDIVISION, UNIT No. 1 LOTS 6 THRU 9, BLOCK 1, PLAT No. 2017-116, RECORDS OF THE PALMER RECORDING DISTRICT, STATE OF ALASKA.
7. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 9, 1978 AT BOOK 176, PAGE 578; ADDENDUM RECORDED MAY 10, 1979 AT BOOK 190, PAGE 587; AND AMMENDMENT RECORDED JULY 3, 1979 AT BOOK 194, PAGE 84.
8. THE FOLLOWING BLANKET EASEMENT GRANTED TO MATANUSKA TELEPHONE ASSOCIATION, INC. AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY:
RECORDED: DECEMBER 9, 1976 AT BOOK 128, PAGE 917.
9. THE FOLLOWING BLANKET EASEMENTS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY:
RECORDED: OCTOBER 6, 1961 AT BOOK 39, PAGE 134.
RECORDED: JUNE 2, 2011, AT RECEPTION No. 2011-010424-0 AND RECEPTION No. 2011-010425-0.



SURVEYOR'S CERTIFICATE

I, Richard L. Besse, registration No. 4094-S, hereby certify that I am a Professional Land Surveyor in the State of Alaska and that this plat represents a survey made by me, or under my direct supervision, and that the monuments shown thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge. All lot corners have been set.

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all taxes and special assessments through _____ against the property included in the subdivision or resubdivision shown hereon have been paid.

Tax Collection Official _____ Date _____
Matanuska-Susitna Borough

CERTIFICATE OF APPROVAL BY THE PLANNING & LAND USE DIRECTOR

I hereby certify that the subdivision plat shown hereon has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the Platting Authority by Plat Resolution No. _____, dated _____, and that the plat shown hereon has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, Alaska.

Date: _____
Attest: _____
Planning & Land Use Director _____ Platting Clerk _____

PLAT AND TOPOGRAPHIC MAP OF
**CANDYWINE SUBDIVISION,
UNIT No. 1
LOTS 6A AND 6B, BLOCK 1**
A RESUBDIVISION OF LOT 6, BLOCK 1, CANDYWINE SUBDIVISION, UNIT No. 1 LOTS 6 THRU 9, BLOCK 1. PLAT No. 2017-116

LOCATED WITHIN THE NW 1/4 SECTION 24, T17N, R11W, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.
CONTAINING 8.90 ACRES, MORE OR LESS

 **Besse Engineering**
1890 W. Jaime Marie Circle
WASILLA, ALASKA 99654
907-357-4257

MSB Tax ID: 7690B01L006	Scale: 1"=100'	Date: 29APR20	Dw'g: CandywinePlat2020
Drawn: MLK	W. O. No. B12-04	Sheet: 1 OF 1	