

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 8, 2020**

ABBREVIATED PLAT: **TALKEETNA TWNST RSB B/12 L/11-13 & 14A**

LEGAL DESCRIPTION: **SEC 24, T26N, R5W, SEWARD MERIDIAN, AK**

PETITIONER: **SASSAN & KRISTY MOSSANEN LIVING TRUST AND
 NU ASPEN, LLC**

SURVEYOR: **R & K LAND SURVEYING**

ACRES: **0.46** **PARCELS: 2**

REVIEWED BY: **PEGGY HORTON** **CASE: 2020-085**

REQUEST

The request is to resubdivide Lots 11, 12, 13 & 14A, Block 12 Talkeetna Townsite, into two new lots to be known as Talkeetna Townsite B/12 L/11A & 14A-1, containing 0.46 acres +/- . The property is located directly north of E. Main Street between S. "D" Street and S. "C" Street (Tax ID # 7000B12L011, 7000B12L012, 7000B12L013, & 5352B12L014A); within the SE¼ Section 24, Township 26 North, Range 05 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Maps **Exhibit A**
Nonconforming Status **Exhibit B**

COMMENTS

MSB DPW Engineer **Exhibit C**
Floodplain Manager **Exhibit D**
Planning Division **Exhibit E**
Fire Code **Exhibit F**
MTA **Exhibit G**
GCI **Exhibit H**
Enstar **Exhibit I**

DISCUSSION

Access: E. Main Street provides legal and physical road access to these parcels and is maintained by the borough.

As-Built: The surveyor's as-built information is shown on the preliminary plat. There are structures on the property. Talkeetna Special Use District (SPUD), Main Street Talkeetna Land

Use District (MST) has setbacks that are ten feet from all sides. The 2-story house was constructed across Lots 11 & 12; this plat will eliminate the encroachment and setback violations. The building at the northwest corner of Lot 11A has a legal nonconforming determination (**Exhibit B**). The woodshed is not considered a structure.

Comments: DPW Engineer had no comment (**Exhibit C**). Floodplain Manager stated, "This area is within the mapped Special Flood Hazard Area and any development requires a permit prior to the beginning of any work in accordance with MSB 17.29."(**Exhibit D**). Planning Division had no comments (**Exhibit E**). Fire Code has no objections (**Exhibit F**).

MTA had no comments (**Exhibit G**). GCI had no objections (**Exhibit H**). Enstar had no comments or concerns (**Exhibit I**).

FINDINGS of FACT:

1. The proposed preliminary plat for Talkeetna Townsite B/12 L/11A & 14A-1 is consistent with AS 29.40.070 Preliminary Plats, MSB 43.15.025 Abbreviated Plats.
2. The small building on the northwest corner of Lot 11A received a pre-existing legal nonconforming status determination in 2018.
3. There were no objections from any borough departments, outside agencies, or the public.
4. Talkeetna sewer and water systems serve these lots.
5. Access road, E. Main Street is constructed and publicly maintained.
6. Access exists pursuant to MSB 43.20.320 Frontage, MSB 43.20.120 Legal Access, and 43.20.140 Physical Access.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the preliminary plat of Townsite B/12 L/11A & 14A-1, contingent upon:

1. Pay mailing and advertising fee.
2. Obtain Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.
3. Taxes and special assessments must be paid in full through the year of recording, 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 fees; payable to DNR.
5. Submit final plat in full compliance with Title 43.

TALKEETNA RIVER

U1260-60000
N/C

N/C

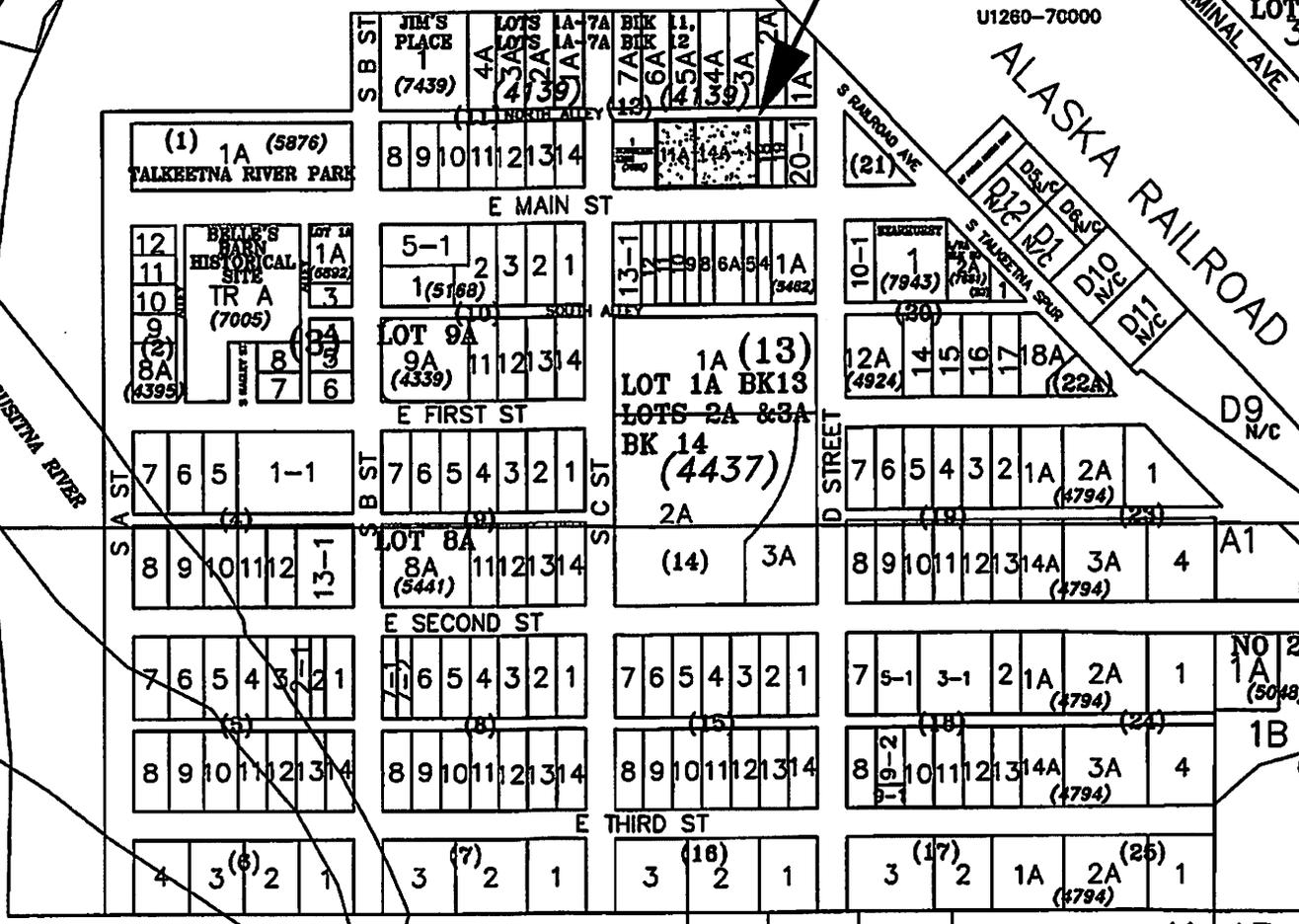
TALKEETNA TOWNSITE

USS 1260
(6308 & 7000)

U1260-20L00

**SUBJECT
PROPERTY**

U1260-70000



VICINITY MAP

FOR PROPOSED TALKEETNA TOWNSITE B/12
L/11A & 14A-1, LOCATED WITHIN
SECTION 24, T26N, R5W
SEWARD MERIDIAN, ALASKA

TALKEETNA 06 MAP

IRSTRIP

EXHIBIT A-1

B3

14



EXHIBIT A-2

A
L
A
S
K
A

2018 - 001260 - 0

Recording District 321 Talkeetna
09/20/2018 01:27 PM Page 1 of 3

CC



Matanuska - Susitna Borough
Development Services

NOV 15 2018

Received

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

EXHIBIT B-1

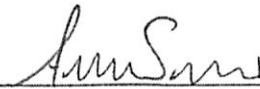
**PRE-EXISTING LEGAL NONCONFORMING STATUS DETERMINATION
ORDER #178020180010**

Based on the facts set out in the above application and supporting documentation, it is my determination that the structure, a 17' x 25' structure currently used as a "bunk house", set back 0.5 feet from the west side lot line and 1 foot from the rear lot line to the north, which abuts the alley way on Lot 11, Block 12 of the Talkeetna Townsite (USS 1260); within Township 26 North, Range 5 West, Section 24, Seward Meridian (MSB Tax ID# 7000B12L011), more commonly known as 13571 East Main Street, located in the Talkeetna Recording District, Third Judicial District, State of Alaska, qualifies for pre-existing legal nonconforming status.

1. A determination of pre-existing legal nonconforming status does not relieve the property owner of any other federal, state or local requirements governing land use.
2. This order does not release the property owner from any obligations under any existing relevant subdivision covenants.
3. Any expansion of the nonconforming structures envelopes (i.e. volume, height, width or area) which would increase the nonconformity is prohibited.
4. All subsequent development on the subject property must comply with the land use regulations of the Matanuska-Susitna Borough (Grantor).
5. The subject structure, if destroyed, is eligible for reconstruction in the same location within two years of the date of destruction as addressed in MSB 17.80.090(B). The replacement structure may not be increased in size, vertically or horizontally, from that which existed at the date of this order.

This order may be appealed to the Board of Adjustment and Appeals in accordance with the requirements of MSB 15.39.

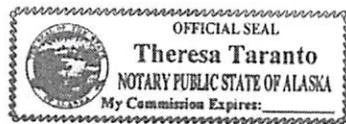
Date: 9/19/2018

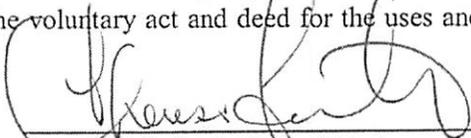


Alex Strawn, Development Services Manager
Matanuska-Susitna Borough

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

THIS IS TO CERTIFY that on this 19th day of September, 2018 before me, the undersigned, a Notary Public in and for the state of Alaska, duly commissioned and sworn, personally appeared Alex Strawn, to me known to be the Development Services Manager of the Matanuska-Susitna Borough, a municipal corporation organized and existing under the laws of the state of Alaska, and who acknowledged to me that he executed the within and foregoing document on behalf of said corporation by authority of it's borough assembly as the voluntary act and deed for the uses and purposes stated therein.



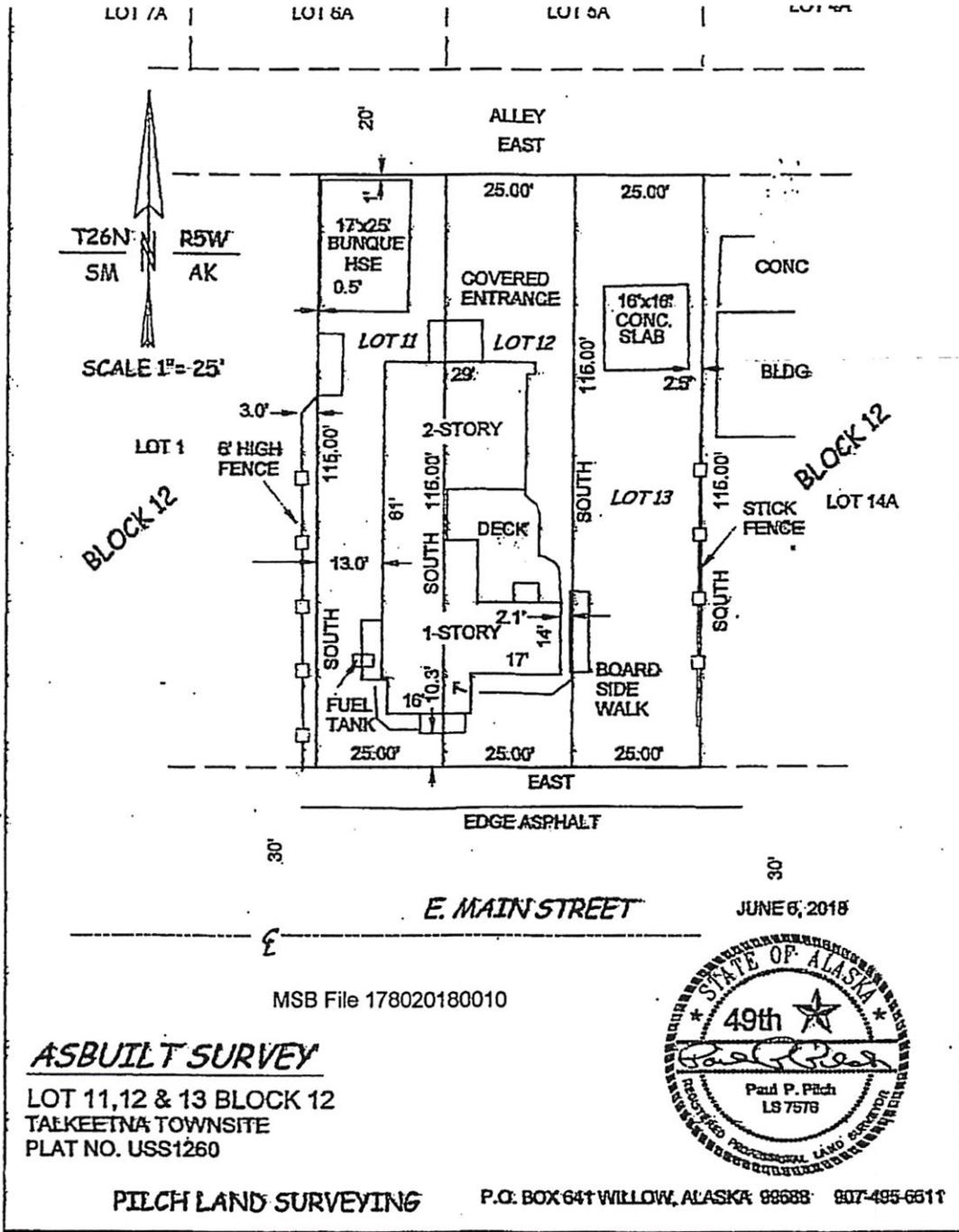


Notary Public for the State of Alaska
My commission expires:

10/13/18

RETURN TO: Matanuska-Susitna Borough, 350 East Dahlia Avenue, Palmer, Alaska 99645
MSB File # 178020180010





MSB File 178020180010

ASBUILT SURVEY
 LOT 11, 12 & 13 BLOCK 12
 TALKEETNA TOWNSITE
 PLAT NO. USS1260



PILCH LAND SURVEYING

P.O. BOX 641 WILLOW, ALASKA 99588 907-495-6511



Peggy Horton

From: Jamie Taylor
Sent: Monday, June 29, 2020 12:52 PM
To: MSB Platting
Cc: Peggy Horton
Subject: RE: Request for comments for Talkeetna Townsite RSB B/12 L11-13 & 14A Case # 2020-085 Tech: PH

No comment.

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: MSB Platting <Platting@matsugov.us>
Sent: Tuesday, June 9, 2020 10:33 AM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; contact@talkeetnacouncil.org; Idear0523@aol.com; jsandrw@matnet.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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>; Debbie Bakic <Debbie.Bakic@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>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for comments for Talkeetna Townsite RSB B/12 L11-13 & 14A Case #2020-085 Tech: PH

Good Morning,
The link below will take you to a request for comments for a two-lot subdivision in the Talkeetna Main Street area. RSA 29. Please review and provide any comments by June 29, 2020.

NOTE: Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Peggy Horton

From: Taunnie Boothby
Sent: Friday, June 26, 2020 1:13 PM
To: Karol Riese; Christopher Cole
Cc: Peggy Horton
Subject: RE: RFC Talkeetna Townsite Case #2020-085 two-lot subdivision in the Talkeetna Main Street Area 26N05W24 DUE: June 29, 2020

This area is within the mapped Special Flood Hazard Area and any development requires a permit prior to the beginning of any work in accordance with MSB 17.29.

Taunnie L. Boothby, CFM, Planner II
Matanuska-Susitna Borough
Planning Department
907-861-8526
taunnie.boothby@matsugov.us

-----Original Appointment-----

From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Wednesday, June 10, 2020 9:11 AM
To: Karol Riese; Christopher Cole; Taunnie Boothby
Subject: RFC Talkeetna Townsite Case #2020-085 two-lot subdivision in the Talkeetna Main Street Area 26N05W24 DUE: June 29, 2020
When: Thursday, June 25, 2020 12:00 AM to Friday, June 26, 2020 12:00 AM (UTC-09:00) Alaska.
Where:

EXHIBIT D

Peggy Horton

From: Christopher Cole
Sent: Thursday, June 18, 2020 3:48 PM
To: Peggy Horton
Cc: Karol Riese
Subject: RFC talkeetna townsite

Planning has no comments for this RFC at this time.

All the best,
Chris

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

EXHIBIT E

Peggy Horton

From: Fire Code
Sent: Wednesday, June 10, 2020 10:42 AM
To: MSB Platting
Subject: RE: Request for comments for Talkeetna Townsite RSB B/12 L11-13 & 14A Case # 2020-085 Tech: PH

Peggy,
Fire Code has no issue with this.



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

From: MSB Platting <Platting@matsugov.us>
Sent: Tuesday, June 9, 2020 10:33 AM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; contact@talkeetnacouncil.org; ldear0523@aol.com; jsandrw@matnet.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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>; Debbie Bakic <Debbie.Bakic@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>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for comments for Talkeetna Townsite RSB B/12 L11-13 & 14A Case #2020-085 Tech: PH

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Peggy Horton

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, June 12, 2020 8:51 AM
To: MSB Platting
Subject: RE: Request for comments for Talkeetna Townsite RSB B/12 L11-13 & 14A Case # 2020-085 Tech: PH

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

MTA has reviewed the plat for Talkeetna Townsite. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: MSB Platting <Platting@matsugov.us>
Sent: Tuesday, June 9, 2020 10:33 AM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; contact@talkeetnacouncil.org; ldear0523@aol.com; jsandrw@matnet.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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>; Debbie Bakic <Debbie.Bakic@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>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for comments for Talkeetna Townsite RSB B/12 L11-13 & 14A Case #2020-085 Tech: PH

EXHIBIT G

Peggy Horton

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, June 24, 2020 10:09 AM
To: MSB Platting
Subject: RE: Request for comments for Talkeetna Townsite RSB B/12 L11-13 & 14A Case # 2020-085 Tech: PH

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

Hi Peggy, we have no objections to this plat.

Thank you,

JOSHUA SWANSON

GCI | Engineer II, OSP Design
w: www.gci.com p: 868-1092

From: MSB Platting <Platting@matsugov.us>
Sent: Tuesday, June 9, 2020 10:33 AM
To: Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; contact@talkeetnacouncil.org; Idear0523@aol.com; jsandrw@matnet.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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>; Debbie Bakic <Debbie.Bakic@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>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; OSP Design Group <ospdesign@gci.com>
Subject: Request for comments for Talkeetna Townsite RSB B/12 L11-13 & 14A Case #2020-085 Tech: PH

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

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning,

EXHIBIT H



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

June 25, 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 Preliminary plat and has no comments or recommendations.

- **Tqalkeetna Townsite RSB B/12 L11-13 & 14A**
(MSB Case # 2020-085)

If you have any questions, or if this line is or is going to be abandoned, please feel free to contact me at 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Skylar Shaw", is written over a horizontal line.

Skylar Shaw
Right-of-Way and Compliance Technician
ENSTAR Natural Gas Company

EXHIBIT I