

ЗА

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 15, 2020

PRELIMINARY PLAT: CASWELL LAKES RSB LOTS 556-558
LEGAL DESCRIPTION: SEC 13, T20N, R04W, SEWARD MERIDIAN AK
PETITIONERS: BUD & ALICE DIAL
SURVEYOR: BULL MOOSE SURVEYING
ACRES: 2 ± PARCELS: 1
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-087

REQUEST: The request is to create one lot from Lots 556-558, Caswell Lakes Subdivision, Plat No. 68-10, to be known as **LOT 557A**, containing 2 acres +/- . The plat is located east of Upper Caswell Lake and Middle Caswell Lake, and directly north of E. Caswell Lakes Road; within the NW ¼ NW ¼ Section 13, Township 22 North, Range 04 West, Seward Meridian, Alaska. This is an elimination of a common lot line, pursuant to MSB 43.15.025(B).

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 2 pgs

DISCUSSION: The proposed subdivision is located east of Upper and Middle Caswell Lakes and directly north of E. Caswell Lakes Road. This case is an elimination of a common lot line; pursuant to MSB 43.15.025(B) it does not require a soils report, legal and physical access, as-built information, or topographic information. The Request for Comments was sent to ADF&G, USACE, US Postmaster and MSB Code Compliance. No responses were received. Notice of Public Hearing was sent out pursuant to code. No responses were received from the public.

CONCLUSION: The abbreviated plat of Caswell Lakes RSB Lots 556-558 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 or Borough departments. There were no objections to the plat from the public in response to the Notice of Public Hearing.

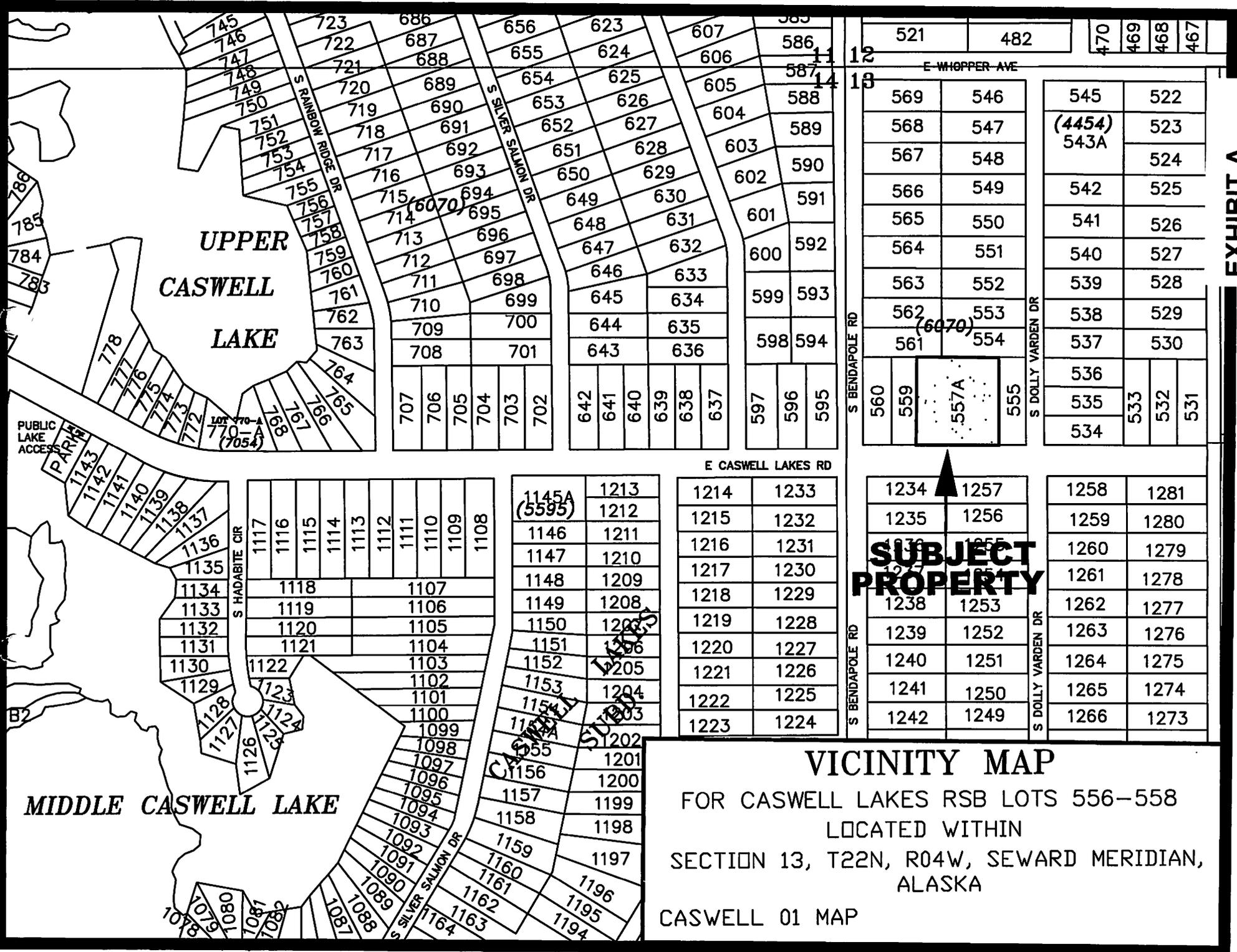
FINDINGS for PRELIMINARY PLAT

1. The plat Caswell Lakes RSB Lots 556-558 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. There were no objections from any state agencies or Borough departments.
3. There were no objections from the public in response to the Notice of Public Hearing.
4. A soils report is not required, pursuant to MSB 43.15.025(B).

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. Show all easements of record on final plat.
4. Pay postage and advertising fees of \$61.18
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



521		482		#70	#69	#68	#67
E WHOPPER AVE							
569	546	545	522				
568	547	(4454) 543A	523				
567	548		524				
566	549	542	525				
565	550	541	526				
564	551	540	527				
563	552	539	528				
562	553	538	529				
561	554	537	530				
560	557A	536	531				
559		535	533				
		534	532				
			531				

E CASWELL LAKES RD			
1214	1233	1234	1257
1215	1232	1235	1256
1216	1231	1236	1255
1217	1230	1237	1254
1218	1229	1238	1253
1219	1228	1239	1252
1220	1227	1240	1251
1221	1226	1241	1250
1222	1225	1242	1249
1223	1224		
		1258	1281
		1259	1280
		1260	1279
		1261	1278
		1262	1277
		1263	1276
		1264	1275
		1265	1274
		1266	1273

VICINITY MAP

FOR CASWELL LAKES RSB LOTS 556-558
 LOCATED WITHIN
 SECTION 13, T22N, R04W, SEWARD MERIDIAN,
 ALASKA

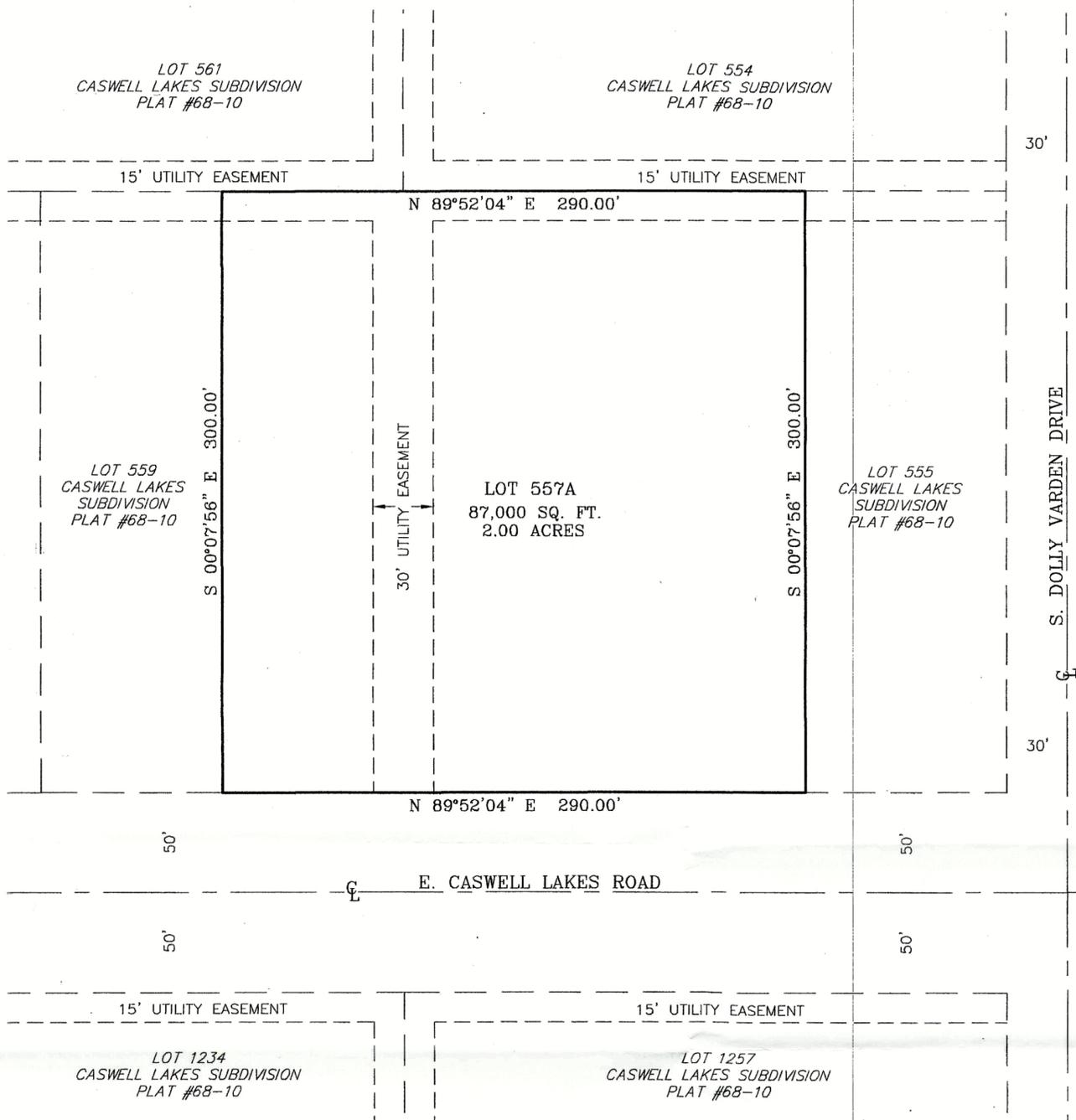
CASWELL 01 MAP

EXHIBIT A

DOLLY VARDEN

CAM1

CASWELL LAKES



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

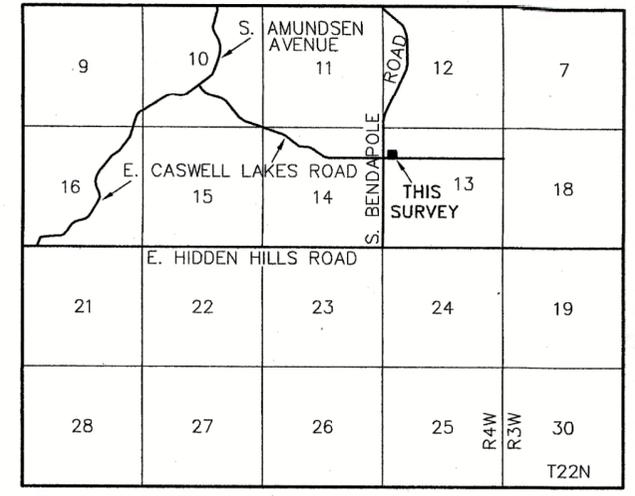
I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. _____

DATED _____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK _____



VICINITY MAP: 1" = 1 MILE

OWNERSHIP CERTIFICATE

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

BUD DIAL _____ DATE _____
 3130 CHANDELLE COURT
 WASILLA, ALASKA 99654

ALICE E. DIAL _____ DATE _____
 3130 CHANDELLE COURT
 WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____
 FOR BUD DIAL _____
 FOR ALICE E. DIAL _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

Agenda Copy

PRELIMINARY

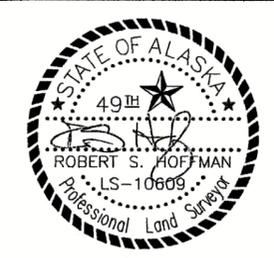
CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED 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 ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



ROBERT S. HOFFMAN, P.L.S. _____ DATE 3/14/2020
 LS 10609 PROFESSIONAL LAND SURVEYOR

A PLAT OF CASWELL LAKES SUBDIVISION LOT 557A

A REPLAT OF:
 LOTS 556, 557 & 558
 CASWELL LAKES SUBDIVISION
 PLAT #68-10

LOCATED WITHIN:
 SECTION 13, T22N R4W
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 2.0 ACRES MORE OR LESS

BULL MOOSE SURVEYING

ROBERT S. HOFFMAN P.L.S. OFFICE: (907) 357-6957
 200 HYGRADE LANE
 WASILLA, ALASKA 99654 bob@bullmoosesurveying.com

DRAWN BY: RSH	DRAWING SCALE:
DATE: 3/14/2020	1"=50'
CHECKED BY: TGC	SHEET
	1 OF 1

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ЗВ

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 15, 2020**

PRELIMINARY PLAT: LAKE VIEW RSB B/3 L/1 & 2
LEGAL DESCRIPTION: SEC 09, T17N, R01W S.M., AK
PETITIONER: NELSON & KATHY LOWE
SURVEYOR: FRONTIER SURVEYS
ACRES: .74 PARCELS: 1
REVIEWED BY: CHERYL SCOTT CASE: 2020-088

REQUEST:

The request is to combine Lots 1 & 2, Block 3, Lake View Plat# W-6, into one lot to be known as Lot 1A, Lake View Subdivision, containing .74 acres more or less. Located within the SE¼ Section 09, Township 17 North, Range 1 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map **Exhibit A**
Aerial Photo **Exhibit B**

COMMENTS:

City of Wasilla **Exhibit C**

Location: The subject parcels are located in the City of Wasilla, directly south of Lucille Lake and north of Lake View Avenue and west of S. Knik-Goose Bay Road. 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:

City of Wasilla noted the petitioner provided information showing the structure in question is not a dwelling unit but considered an accessory building. Only one dwelling unit per lot is allowed on these lots per City of Wasilla zoning code. The City no longer has any concerns about the combination of these lots. **(Exhibit C)** *Staff notes an approved Land Use Permit for Subdivision for the City of Wasilla was provided to Platting.*

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

CONCLUSION

The plat of Lake View RSB B/3, L/1 & 2 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 Lake View RSB B/3, L/1 & 2 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 in the Lake View Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. The property is in the City of Wasilla and requires a Land Use Permit to Subdivide. A copy of that permit was provided to Platting.
5. 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.
6. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of On the Iditarod, Plat #W-6, and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

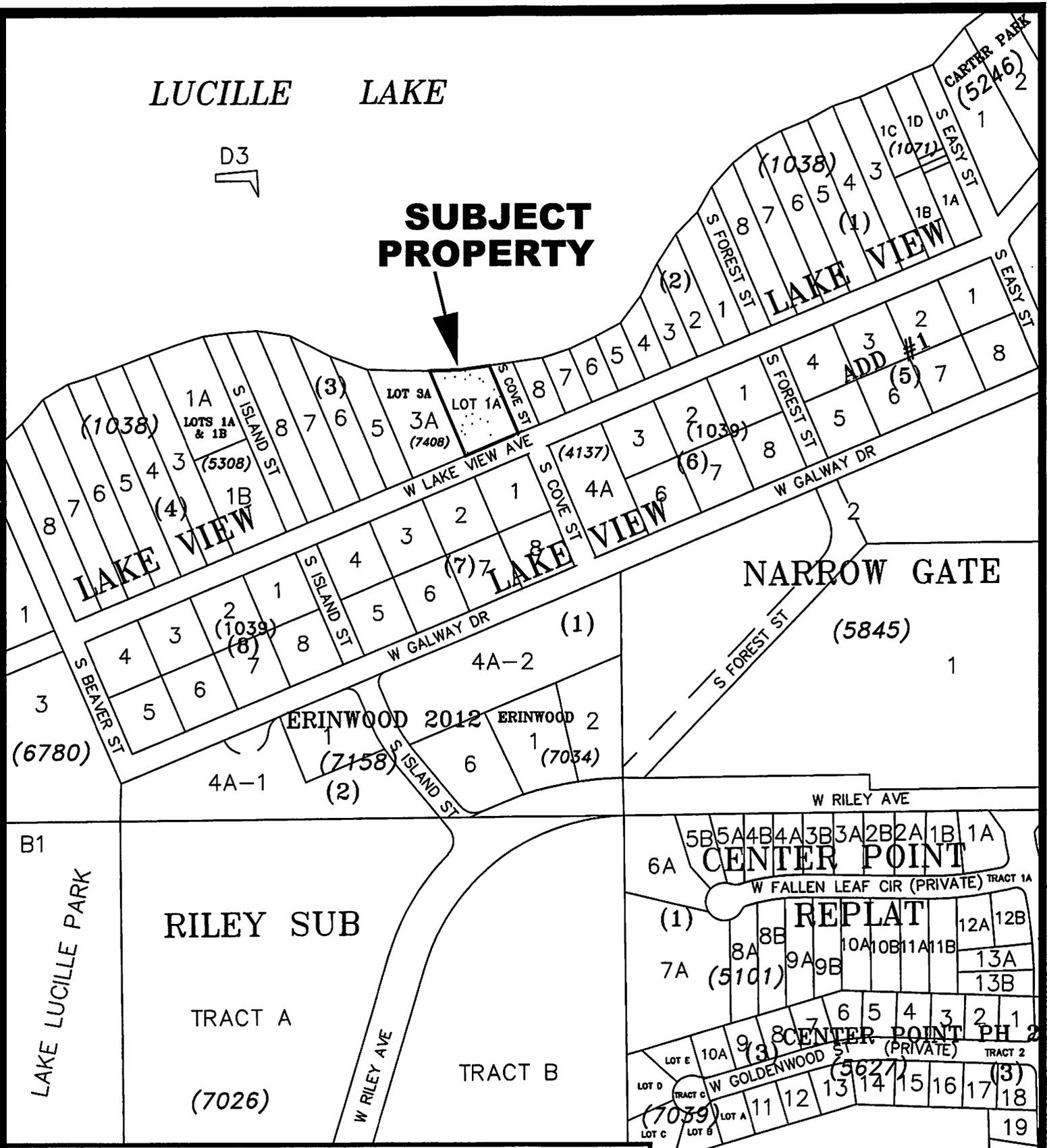
Staff recommends approval of the abbreviated plat of Lake View RSB B/3, L/1 & 2 contingent on the following recommendations:

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.

LUCILLE LAKE



SUBJECT PROPERTY



VICINITY MAP

FOR PROPOSED LAKE VIEW RSB B/3 L/1 & 2
 LOCATED WITHIN
 SECTION 09, T17N, R1W, SEWARD MERIDIAN,
 ALASKA

WASILLA 12 MAP

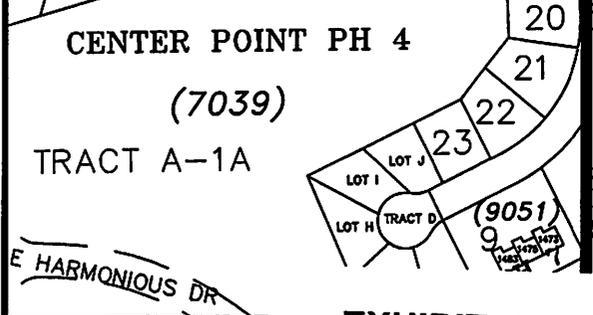


EXHIBIT A



Lucille Lake

WA12

17N01W

LAKE VIEW

GOME

Cheryl Scott

From: Planning <Planning@ci.wasilla.ak.us>
Sent: Wednesday, June 24, 2020 11:12 AM
To: Cheryl Scott
Subject: RE: RFC Lake Vw RSB B3 L1 & 2 (CS)

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

I spoke with Ms. Lowe today regarding her proposed subdivision and she said you were requesting updated comments. Based on photos she provided of the "cabin" on one of the lots, it is only considered an accessory building since it does not have the kitchen, bathroom, bedroom, and living areas that would make it a "dwelling unit". However, I advised her that the building may not be converted to a dwelling unit in the future and should take the appropriate steps to ensure that future owners are aware of the limitation.

Based on the photos and the use as an accessory structure, I no longer have concerns about the proposed combination of lots. The tax assessment should also be changed to reflect that it is not a dwelling unit. Also, she submitted her subdivision permit to our office a few minutes ago and we will forward a copy once it has been approved (typically 7-10 days).

Let me know if you need anything else.

Thanks,
Tina

Tina Crawford, AICP
City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

From: Planning <Planning@ci.wasilla.ak.us>
Sent: Wednesday, June 17, 2020 4:46 PM
To: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Subject: FW: RFC Lake Vw RSB B3 L1 & 2 (CS)

Tahirih Revet
Planning Clerk
City of Wasilla Planning Department
290 E. Herning Ave., Wasilla, AK 99654
(907) 373-9020
(907) 373-9021 fax

Cheryl Scott

From: Tina Crawford <t Crawford@ci.wasilla.ak.us>
Sent: Thursday, June 18, 2020 2:06 PM
To: Cheryl Scott
Subject: RE: RFC Lake Vw RSB B3 L1 & 2 (CS)

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

The City Planning department is opposed to the elimination of lot lines since it will create one lot with two dwelling units, which is prohibited in the R1, Single-family zoning district.

If you have any questions or need additional information, please let me know.

Tina

Tina Crawford, AICP

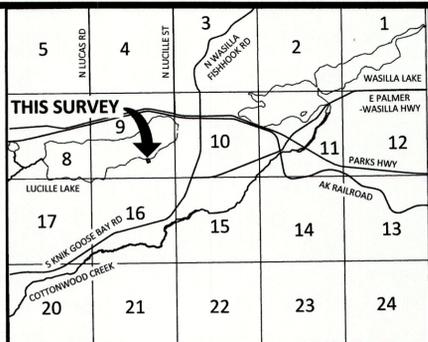
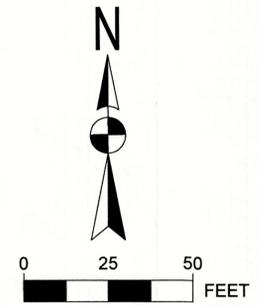
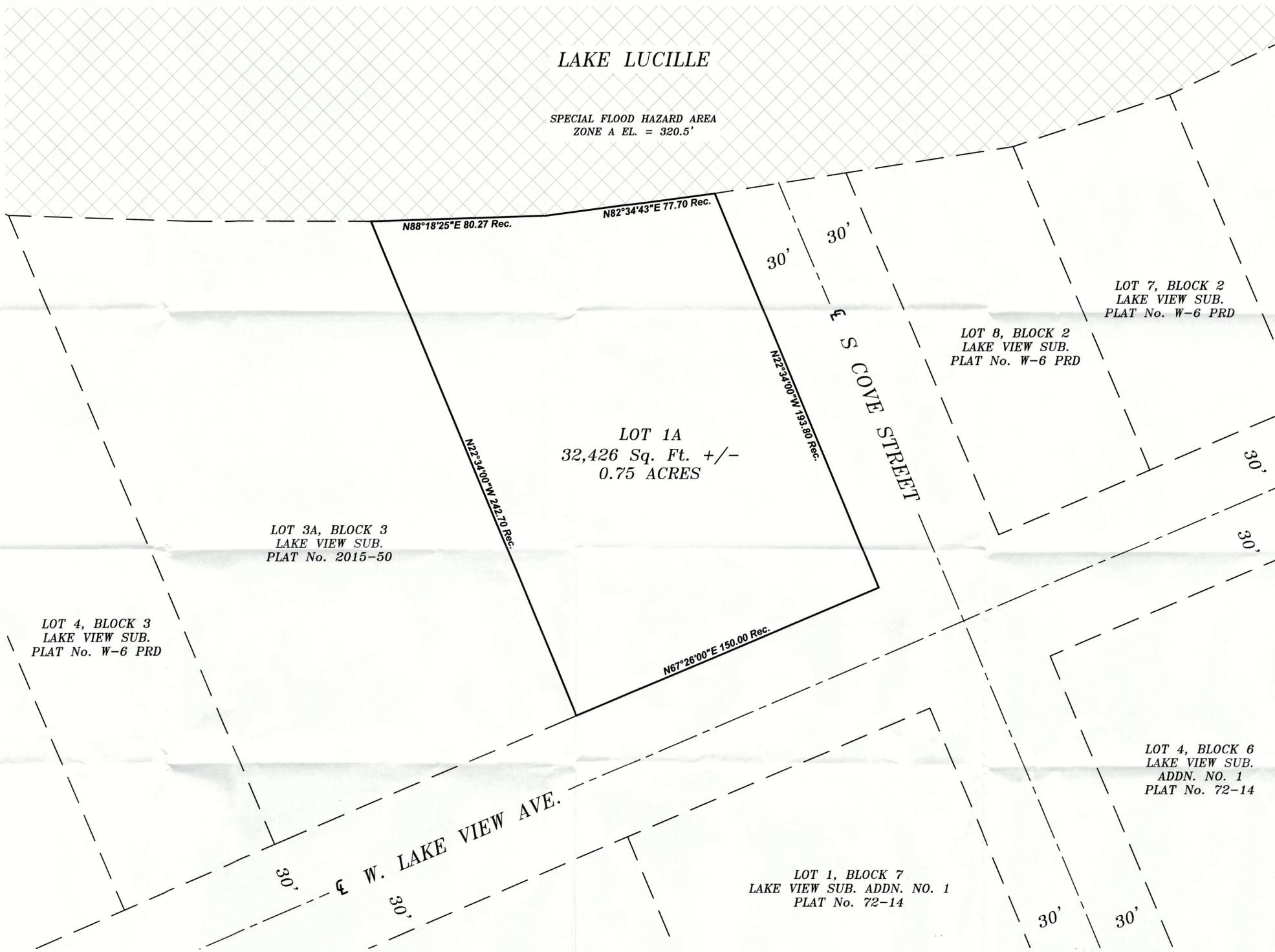
City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

From: Planning <Planning@ci.wasilla.ak.us>
Sent: Wednesday, June 17, 2020 4:46 PM
To: Tina Crawford <t Crawford@ci.wasilla.ak.us>
Subject: FW: RFC Lake Vw RSB B3 L1 & 2 (CS)

Tahirih Revet
Planning Clerk
City of Wasilla Planning Department
290 E. Herning Ave., Wasilla, AK 99654
(907) 373-9020
(907) 373-9021 fax

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Wednesday, June 17, 2020 4:18 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; Planning <Planning@ci.wasilla.ak.us>; publicworks <publicworks@ci.wasilla.ak.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>
Subject: RFC Lake Vw RSB B3 L1 & 2 (CS)

All~



CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

NELSON C. LOWE
401 W LAKE VIEW AVENUE
WASILLA, ALASKA 99654

DATE _____

KATHY L. LOWE
401 W LAKE VIEW AVENUE
WASILLA, ALASKA 99654

DATE _____

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____, FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____, FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20____ AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.
_____, 20____

TAX COLLECTION OFFICIAL (BOROUGH)
PLANNING DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____ 20____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.
_____, 20____

PLANNING AND LAND USE DIRECTOR
ATTEST: _____
PLATTING CLERK _____

RECEIVED
JUN 08 2020
Agenda Copy PLATTING

A Plat of:
LAKE VIEW SUBDIVISION LOT 1A BLOCK 3
A Replat of Lake View Subdivision Lots 1 & 2 Block 3 Plat #W-6
Section 9 T17N R01W S.M. Alaska
Palmer Recording District, Third Judicial District
State of Alaska
Containing 0.74 Acres More or Less **Agenda Copy**

Tax Map: WA12
Scale: 1"=25'
Drawn: SS / Checked: PS
AECL# 1615
Date: 5/14/2020
MSB Case No.: N/A
SHEET: 1 of 1

FRONTIER Surveys
650 W 58th Avenue Suite E
Anchorage, Alaska 99518
Tel: 1-907-460-1666

LEGEND
Rec. RECORD DATA PER PLAT W-6 PALMER RECORDING DISTRICT

- NOTES:**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
 - THIS SURVEY COMPLIES WITH MSB CODE 43.15.054(G), WHICH STATES: "A PLAT, THE SOLE PURPOSE OF WHICH IS TO ELIMINATE LOT LINES UNDER COMMON OWNERSHIP, SHALL BE EXEMPT FROM THE SURVEY AND MONUMENTATION REQUIREMENTS OF THIS SECTION."
4. MEA blanket easement (SEE CTP #6) affects former Lot 1



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED 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 ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

2020-06-03 DATE
LS 9812 REGISTRATION NUMBER
REGISTERED LAND SURVEYOR