

# MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Theresa Taranto



PLATTING TECHNICIANS  
Amy Otto-Buchanan  
Matthew Goddard  
Chris Curlin

PLATTING ASSISTANT  
Kayla Kinneen

## ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

### REGULAR MEETING

8:30 A.M.

March 6, 2024

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plattling@matsugov.us](mailto:plattling@matsugov.us) or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

### 1. INTRODUCTION

A. Introduction of Staff

### 2. UNFINISHED BUSINESS:

*(None)*

### 3. PUBLIC HEARINGS:

A. **BLOCK MANOR:** The request is to create two lots from Tax Parcels D2 & D5 (The portion of the N ½ SE ¼ lying south of the S. Knik Goose Bay Right of Way, and the S ½ SE ¼) to be known as **BLOCK MANOR**, (Tax ID #'s 15N03W04D005 & 15N03W04D002) containing 147.77 acres +/- . The property is located south and east of S. Knik Goose Bay Road, south of W. Point MacKenzie Road, and west of the Knik Arm of the Cook Inlet; within the SE ¼ Section 4, Township 15 North, Range 02 West, Seward Meridian, Alaska. *(Petitioner/Owner: Countryside Properties, Staff: Chris Curlin, Case #2024-016)*

B. **ENCHANTED FOREST RSB BLOCK 16 LOTS 30 & 31:** The request is to create one lot from Lots 30 & 31, Block 16, Enchanted Forest, Plat No. 71-50, to be known as **LOT 30A**, containing 1.5 acres +/- . The parcel is located south and west of W. King Arthur Drive, north of W. Leprechaun Drive and directly north of N. Rainbow Circle; within Section 26, Township 18 North, Range 03 West, Seward Meridian, Alaska. *(Petitioner/Owner: Wesley Brockway, Staff: Amy Otto-Buchanan, Case #2024-017)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **March 6, 2024**, in **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

## Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
  - **3-minute time limit per person for members of the public.**
  - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
  - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
  - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
  - No further unsolicited input from petitioner is appropriate.
  - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
  - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015



3A

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 6, 2024

ABBREVIATED PLAT: BLOCK MANOR  
LEGAL DESCRIPTION: SEC 04, T15N, R03W S.M., AK  
PETITIONERS: MATTHEW BLOCK  
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING  
ACRES: 147.77 +/- PARCELS: 2  
REVIEWED BY: CHRIS CURLIN CASE #: 2024-016

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**REQUEST:**

The request is to create two lots from Tax Parcels D2 & D5 (the portion of the N ½ SE ¼ lying south of the S. Knik Goose Bay Right of Way, and the S ½ SE ¼, Section 04) to be known as **BLOCK MANOR**, containing 147.77 acres +/- . The property is located south and east of S. Knik Goose Bay Road, south of W. Point MacKenzie Road, and west of the Knik Arm of the Cook Inlet; within the SE ¼ Section 4, Township 15 North, Range 02 West, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Map and Aerial Photos  
Topographic Narrative

**Exhibit A** – 4 pgs  
**Exhibit B** – 1 pg

**COMMENTS:**

ADOT&PF  
MSB Permit Center  
Utilities

**Exhibit C** – 3 pgs  
**Exhibit D** – 1 pg  
**Exhibit E** – 2 pgs

**DISCUSSION:** The proposed subdivision is creating two tracts. Tract 1 will be 71.02 acres and Tract 2 will be 76.75 acres. Proposed tracts will take access from S. Knik Goose Bay Road, an ADOT&PF owned and maintained road.

**Soils Report:** A topographic narrative was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A)(1)(i)(i). Owen T. Dicks, PLS, describes the topography of the proposed tracts.

**COMMENTS:**

ADOT&PF (**Exhibit C**) No objection to proposed lot division.

One driveway or approach road access to Knik Goose-Bay Road will be permitted to Tract 1 and Tract 2 each. Platting actions invalidate existing driveway permits and existing access off Tract 2 must reapply for a driveway permit. Driveway permits and approach roads can be applied for through DOT&PF's Right of Way section at DOT&PF's online ePermits website:

<https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

Subsequent development of Tract 1 and Tract 2 required to continue accessing Knik Goose-Bay Road through singular permitted access per lot. Subsequent development of either lot may require upgrading driveways to approach roads.

Please add as plat note: "One driveway or approach road to Knik Goose-Bay Road will be permitted for Tract 1 and one driveway or approach road to Knik Goose-Bay Road will be permitted for Tract 2. Subsequent development of both lots will require continued use of singular access to Knik Goose-Bay Road for motorized use and utility development. No additional direct motorized access to Knik Goose-Bay Road will be permitted."

MSB Permit Center (**Exhibit D**) has no objection.

**Utilities: (Exhibit E)** GCI has no comments or objections. MEA, MTA, and ENSTAR did not respond. There were no objections received from Borough departments, outside agencies or the public at the time of this staff report.

**CONCLUSION**

The plat of BLOCK MANOR is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A topographic narrative was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

**FINDINGS of FACT:**

1. The abbreviated plat of BLOCK MANOR is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A topographic narrative was submitted pursuant to MSB 43.20.281(A)(1)(i)(i)
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Point MacKenzie; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Emergency Services, Community Development, or Assessments; MTA, MEA, or ENSTAR.

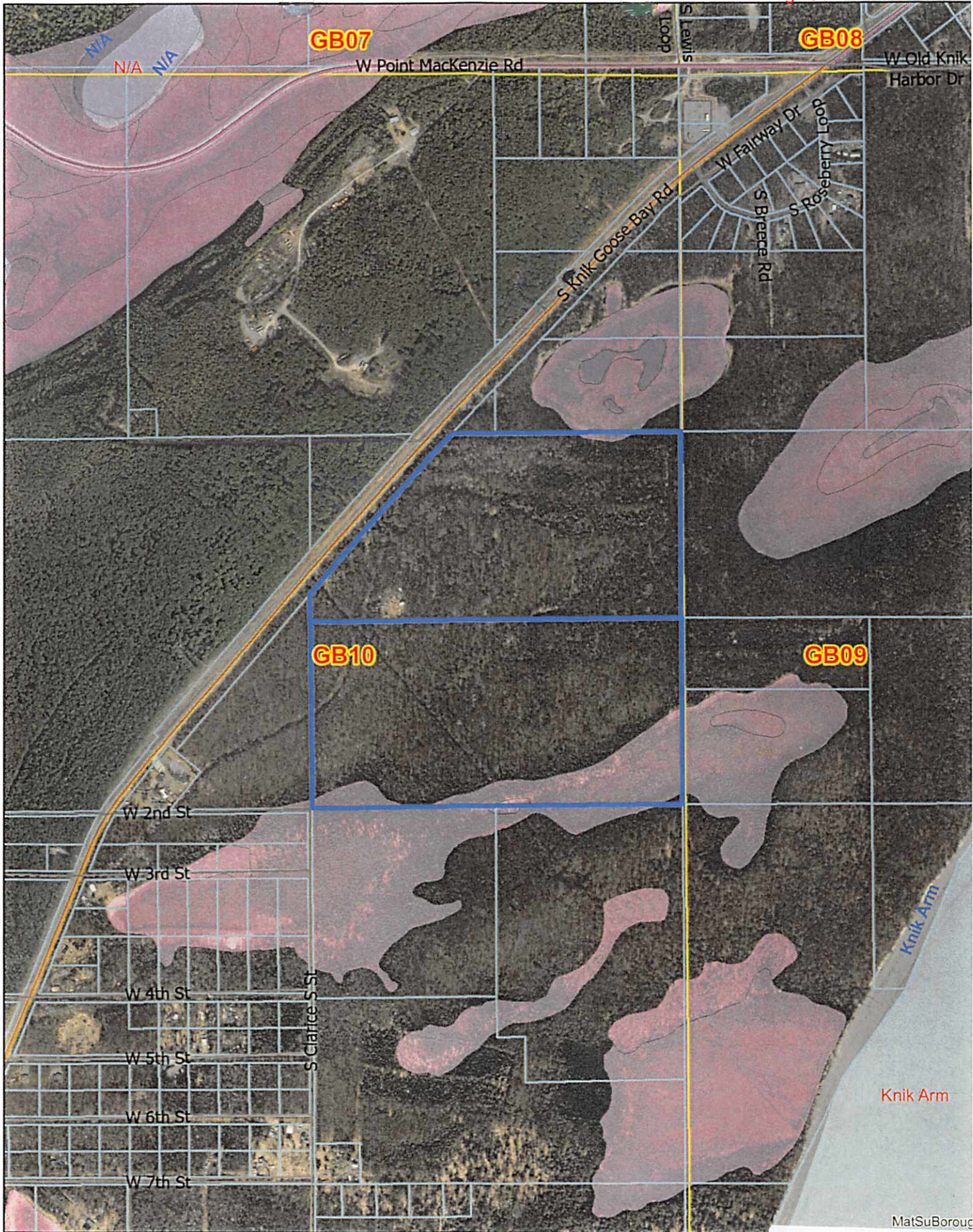
**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of BLOCK MANOR, contingent on the following recommendations:

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. Add plat note stating: "One driveway or approach road to Knik Goose-Bay Road will be permitted for Tract 1 and one driveway or approach road to Knik Goose-Bay Road will be permitted for Tract 2 unless otherwise authorized by the permitting authority."
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.







850 425 0 850 Feet

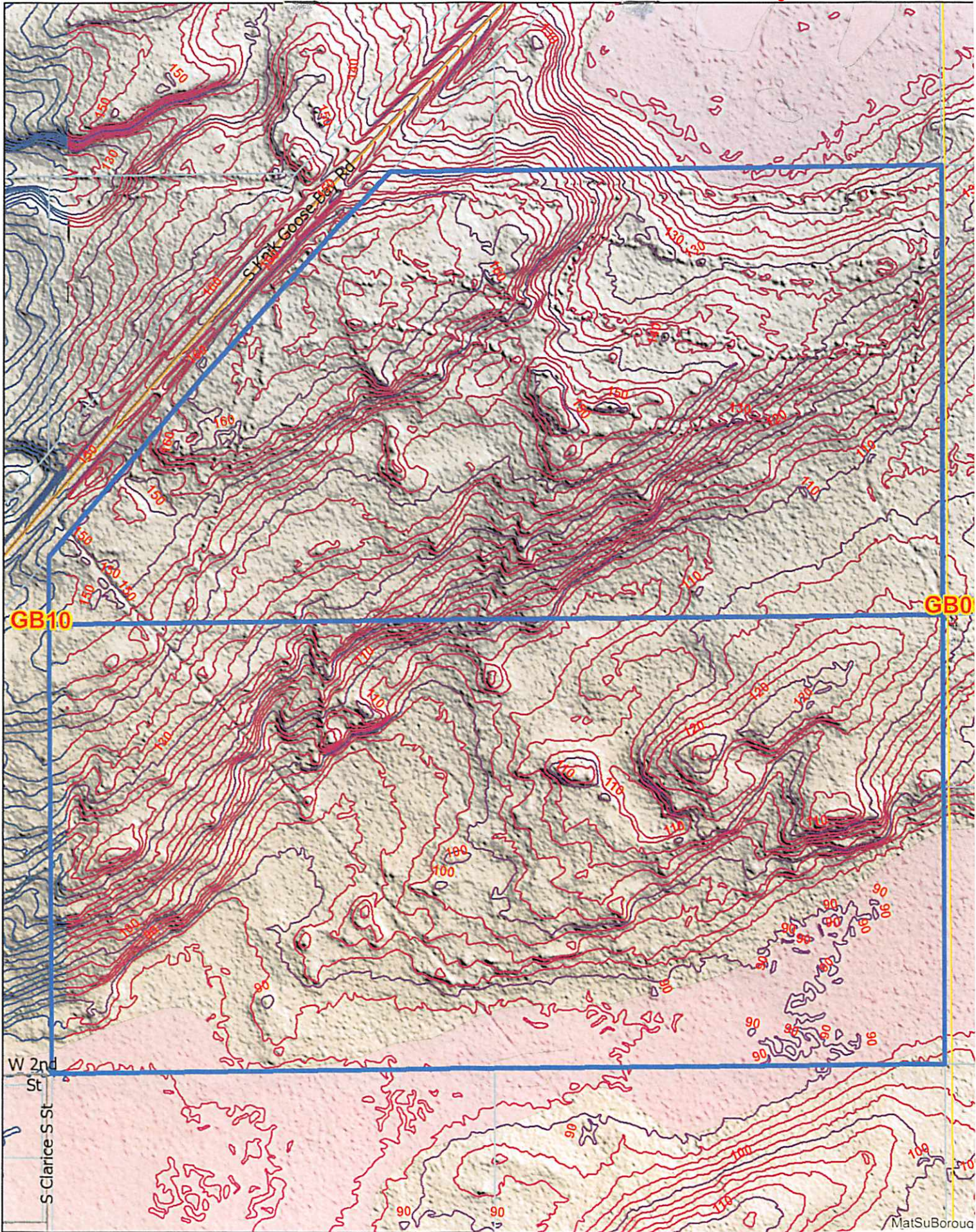
EXHIBIT A-2

MatSuBorough



350 175 0 350 Feet

EXHIBIT A-3



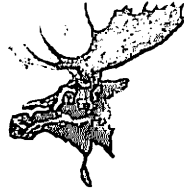
MatSuBorou

EXHIBIT A-4

## **Bull Moose Surveying LLC**

**Tim & Sarah Carmen, Owners**

**Owen T. Dicks, P.L.S.**  
200 E. Hygrade Lane  
Wasilla, Alaska 99654  
Phone 907.357.6957  
Email: office@bullmoosesurveying.com



### ***TOPOGRAPHIC NARRATIVE***

TO: Fred Wagner, PLS, Platting Officer  
RE: Block Manor (Proposed Tracts 1 & 2)  
DATE: 1/31/2024

Topographic Narrative for: Block Manor Tracts 1 & 2

- Tract 1 (3,343,328sqft)
- Tract 2 (3,093,793sqft)

The proposed subdivision is 147.77 acres in total area for Block Manor subdivision with Tracts 1 & 2 exceeding 400,000sqft. The majority of the property is undeveloped and forested. Elevations begin at approximately 160' at the intersection of the Northwestern property boundary and S. Knik-Goosebay Road. Following along the Northern property line of the proposed Tract 1, in an Easterly direction to the Northeast corner of said property, the elevation declines steadily to an approximate elevation of 120'. The elevations of proposed Tract 1 and Tract 2 decline in a consistent Southeasterly direction starting from their Northwestern property boundaries adjacent to their border along the S. Knik-Goosebay right-of-way. Both Tract 1 & 2 start at an approximate elevation of 160' in their respective Northwest regions and end at an elevation of approximately 90' in their Southeastern regions. Slope generally does not exceed 2.5% North to South, and less than 2% in the East to West directions along the longest lines of the proposed tracts. The property is generally covered by dense timber and undergrowth. The property slopes and drains to the southeast in a consistent manner. The topography is best described as gently rolling terrain with mature birch and some spruce.

Respectfully,  
Owen T. Dicks, PLS





THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

## Department of Transportation and Public Facilities

Program Development and Statewide Planning  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main: 907-269-0520  
Fax: 907-269-0521  
dot.alaska.gov

February 16, 2024

Fred Wagner, Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Matanuska Runway Wayner, Plat No. 2018-26 (Glenn Highway MP 70)**
  - DOT&PF objects to the proposed plat. Objection can be removed by compliance with the following:
    - Lot 1A runway shall not extend into DOT&PF Right of Way.
    - DOT&PF recommends compliance with Federal Aviation Administration (FAA) procedures for private-use airports under 14 CFR 157, which includes notifying FAA of existing runway. More information on this process is available here: <https://www.faa.gov/faq/what-procedures-must-i-follow-build-private-use-airport>
  - DOT&PF is concerned about public safety with the runway abutting the highway. Motorized access from the Glenn Highway to the runway will not be permitted.
  - DOT&PF requires one shared driveway for Lot 1A and Lot 1B onto the Glenn Highway.
  - Remove “unless authorized by permitting agency” from plat note 6 and change plat note 6 to: “Lots 1A & 1B shall share a single common access to N. Glenn Highway as shown. Subsequent development of both lots requires continued use of single common access. No additional motorized access to the Glenn Highway will be permitted. No motorized access to Glenn Highway through private runway.”
  - Platting actions invalidate existing driveway permits. Apply for a new driveway permit for shared access to Glenn Highway from Lot 1A. Driveway permits and approach roads can be applied for through DOT&PF’s Right of Way section at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF’s ROW

*“Keep Alaska Moving through service and infrastructure.”*

division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

- DOT&PF requests right of way dedication.
- **Block Manor, GB 10 Block (Knik-Goose Bay Road)**
  - No objection to proposed lot division.
  - One driveway or approach road access to Knik Goose-Bay Road will be permitted to Tract 1 and Tract 2 each. Platting actions invalidate existing driveway permits and existing access off Tract 2 must reapply for a driveway permit. Driveway permits and approach roads can be applied for through DOT&PF's Right of Way section at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
  - Subsequent development of Tract 1 and Tract 2 required to continue accessing Knik Goose-Bay Road through singular permitted access per lot. Subsequent development of either lot may require upgrading driveways to approach roads.
  - Please add as plat note: "One driveway or approach road to Knik Goose-Bay Road will be permitted for Tract 1 and one driveway or approach road to Knik Goose-Bay Road will be permitted for Tract 2. Subsequent development of both lots will require continued use of singular access to Knik Goose-Bay Road for motorized use and utility development. No additional direct motorized access to Knik Goose-Bay Road will be permitted."

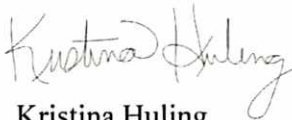
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov).

Sincerely,



Kristina Huling  
Mat-Su Area Planner, DOT&PF

**Electronic cc:**

**Sean Baski, Chief, Highway Design, DOT&PF**  
**Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF**  
**Devki Rearden, Engineering Associate, DOT&PF**  
**Morris Beckwith, Right of Way, DOT&PF**  
**Brad Sworts, Pre-Design & Engineering Div. Manager, MSB**  
**Orion LeCroy, Acting Traffic & Safety Engineer, DOT&PF**

## Jesse Curlin

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**From:** Permit Center  
**Sent:** Wednesday, February 7, 2024 2:54 PM  
**To:** Jesse Curlin  
**Subject:** RE: RFC - Block Manor (CC)

No comments from the Permit Center.

Thank you.

**Brandon Tucker**  
Permit Technician  
Matanuska-Susitna Borough  
350 E Dahlia Ave  
Palmer AK 99645  
P (907) 861-7871  
F (907) 861-8158

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**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Wednesday, February 7, 2024 2:12 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; dnr.scro@alaska.gov; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Fire Code <Fire.Code@matsugov.us>; garyfoster61@outlook.com; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>  
**Subject:** RFC - Block Manor (CC)

The following link contains a Request for Comments for Block Manor, MSB Case #2024-016 to create one lot from 15N03W04D005 and 15N03W04D002. Comments are due by **February 19, 2024**. Please let me know if you have any questions.

 [Block Manor](#)

Sincerely,

Jesse C. "Chris" Curlin  
Platting Technician



## Jesse Curlin

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**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, February 15, 2024 9:04 AM  
**To:** Jesse Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC - Block Manor (CC)  
**Attachments:** Agenda Plat.PDF

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

Jesse,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

**MIREYA ARMESTO**

**GCI** | Technician III, GIS Mapping  
m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

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**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Wednesday, February 7, 2024 2:12 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; dnr.scro@alaska.gov; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Fire Code <Fire.Code@matsugov.us>; garyfoster61@outlook.com; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>  
**Subject:** RFC - Block Manor (CC)

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

The following link contains a Request for Comments for Block Manor, MSB Case #2024-016 to create one lot from 15N03W04D005 and 15N03W04D002. Comments are due by **February 19, 2024**. Please let me know if you have any questions.

 [Block Manor](#)

Sincerely,

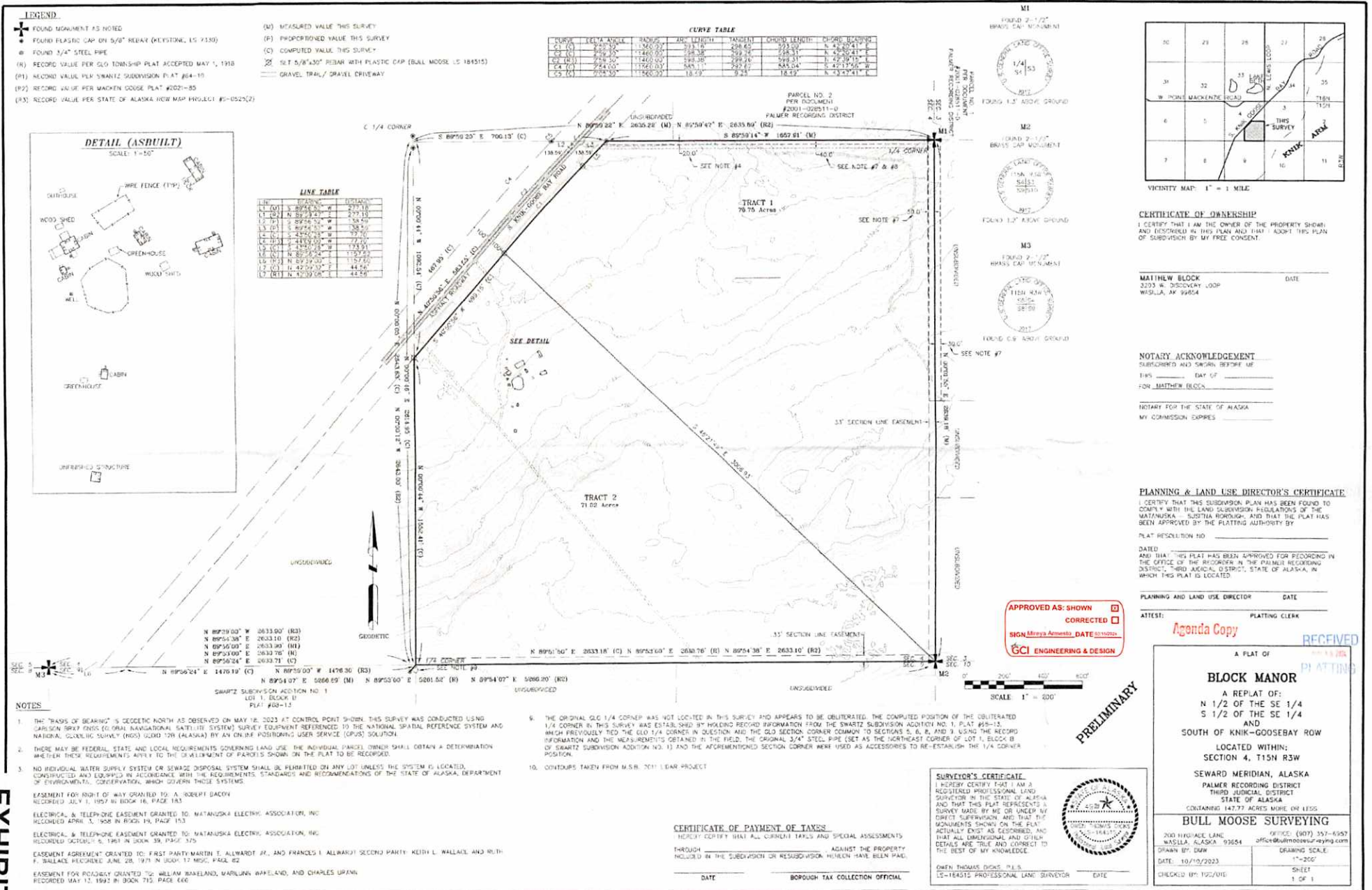


EXHIBIT E-2



3B

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 6, 2024**

PRELIMINARY PLAT: **ENCHANTED FOREST RSB BLOCK 16, LOTS 30 & 31**

LEGAL DESCRIPTION: **SEC 26, T18N, R03W S.M., AK**

PETITIONER: **WESLEY BROCKWAY**

SURVEYOR: **PREMEIER CONSTRUCTION SURVEYS LLC**

ACRES: 1.5 +/-                      PARCELS: 1

REVIEWED BY: AMY OTTO-BUCHANAN

CASE: 2024-017

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**REQUEST:**

The request is to create one lot from Lots 30 & 31, Block 16, Enchanted Forest, Plat No. 71-50, to be known as **LOT 30A**, containing 1.5 acres +/- . The parcel is located south and west of W. King Arthur Drive, north of W. Leprechaun Drive and directly north of N. Rainbow Circle; within Section 26, Township 18 North, Range 03 West, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Map  
USACE

**Exhibit A**  
**Exhibit B**

**DISCUSSION:** The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat. Staff notes that surveyor has used record information from Enchanted Forest, Plat No. 71-50.

**COMMENTS:**

US Army Corps of Engineers (**Exhibit B**) notes a Department of Army (DA) authorization is required if anyone proposes to place dredged and/or fill material into water of the US, including wetlands and/or perform work in navigable waters of the US. A copy of the DA permit application can be found online. Section 10 of the Rivers and Harbors Act of 1899 requires a DA permit be obtained for structures or work in or affecting navigable waters of the US (33 USC 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would required Section 10 Authorization.

City of Houston did not respond to the Request for Comments. No public comment was received at the time of staff report write-up.

**CONCLUSION:** The plat of **Enchanted Forest RSB Block 16 Lots 30 & 31** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. 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 were no objections received from outside agencies at the time of this staff report. There were no objections received in response to the Notice of Public Hearing.

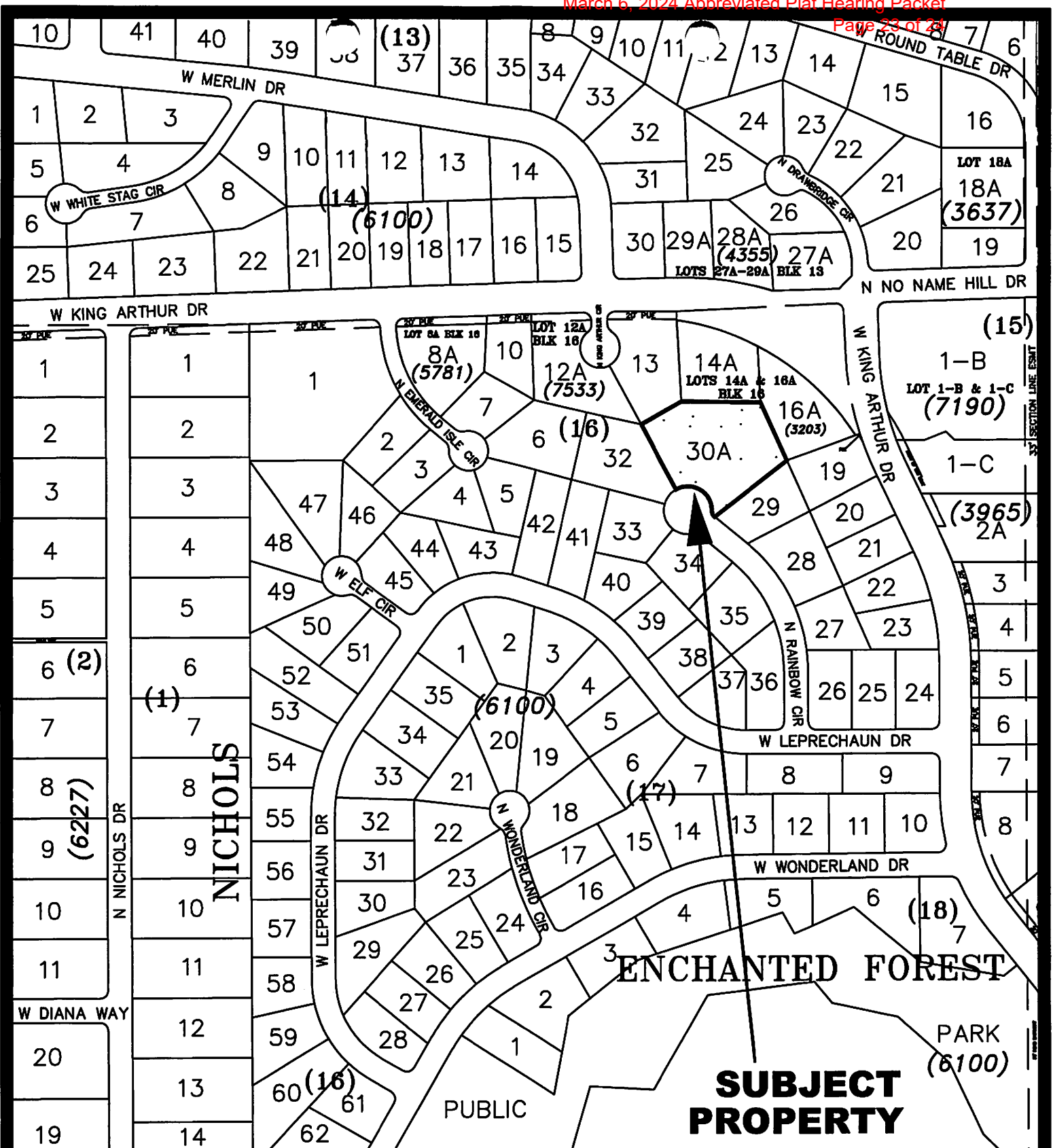
**FINDINGS of FACT:**

1. The abbreviated plat of **Enchanted Forest RSB Block 16 Lots 30 & 31** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Enchanted Forest Subdivision, lessening the lot density in the area.
3. There were no objections from outside agencies.
4. There were no objections received in response to the Notice of Public Hearing from the public.
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 plats of Enchanted Forest Subdivision (Plat No. 71-50) and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of **Enchanted Forest RSB Block 16 Lots 30 & 31**, contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within seven (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

ENCHANTED FOREST RSB B/16 L/30 & 31  
 LOCATED WITHIN  
 SECTION 26, T18N, R03W, SEWARD MERIDIAN,  
 ALASKA

HOUSTON 06 MAP

**SUBJECT  
PROPERTY**

**BEAR PAW LAKE**

**EXHIBIT A**

## Amy Otto-Buchanan

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**From:** Farrer, Hayley M CIV USARMY CEPOA (USA) <Hayley.M.Farrer@usace.army.mil>  
**Sent:** Monday, February 12, 2024 7:37 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RFC Enchanted Forest RSB B16 L30&31 #24-017

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

Good morning Amie,

The Corps of Engineers (Corps) does not have any comments regarding the platting action for Enchanted Frst RSB B16 L30&31.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District.

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory). Sample drawings can also be found on our website at [www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

Anyone is welcome to submit a preapplication meeting request, a jurisdictional determination request, and/or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and they will be assigned a project manager to assist them. Please feel free to contact our main line if you or the property owner have any questions or concerns at 907-753-2712 or at the above general mailbox.

Sincerely,  
Hayley Farrer  
Regulatory Specialist  
South Section, Alaska District  
US Army Corps of Engineers  
(907)753-2778

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From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
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To: sarah.myers@alaska.gov; colton.percy@alaska.gov; Pagemaster, Reg POA <regpagemaster@usace.army.mil>; msb.hpc@gmail.com; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; publicworks@houston-ak.gov; Meg Young <myoung@houston-ak.gov>; dmeister@houston-ak.gov; Clerk COH <Clerk@houston-ak.gov>; ccole@houston-ak.gov; rrein@houston-ak.gov; mayor@houston-ak.gov  
Subject: [Non-DoD Source] RFC Enchanted Forest RSB B16 L30&31 #24-017