

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Kinneen



PLATTING TECHNICIANS
Amy Otto-Buchanan
Matthew Goddard
Chris Curlin

PLATTING ASSISTANT

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

April 17, 2024

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattting@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. **STONE MEADOWS:** The request is to create one lot from Lots 8 & 9, Block 9, Windsong, Plat No. 76-110, to be known as **STONE MEADOWS**, containing .918 acres +/- . The parcel is located south of Knik River, north of S. Old Glenn Highway and directly south of E. Wycoff Drive, (Tax ID#s 1169B09L008/L009); within Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. *(Petitioner/Owner: Benjamin Stone, Staff: Amy Otto-Buchanan, Case #2024-038)*
- B. **MONTCLAIRE PH II RSB L11-12 B9:** The request is to create one lot from Lots 11 & 12, Block 9, Montclair PH II, Plat No. 85-73 to be known as **LOT 11A, BLOCK 9**, containing 1.91 acres +/- . The property is located north of W. Bonaparte Avenue, east of S. Vine Road, & south of Lucille Creek (Tax ID # 2993B09L011 / L012); within the NW ¼ Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #4. *(Petitioner/Owner: John Barlow, Staff: Matthew Goddard, Case #2024-039)*
- C. **VIRGIL ECKERT:** The request is to create three lots from Lots 8, 9, 10, 11, 12, & 13, Virgil Eckert, Plat No. 2010-139 to be known as **VIRGIL ECKERT 2024**, containing 0.96 acres +/- . The property is located north of the Palmer Municipal Airport, south of E. Arctic Avenue,

and directly east of S. Gulkana street (Tax ID # 5006000L008 – L013); within the NE ¼ Section 04, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. (*Petitioner/Owner: Wade Stahle, Staff: Matthew Goddard, Case #2024-041*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **April 17, 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
APRIL 17, 2024**

PRELIMINARY PLAT: **STONEY MEADOWS**
LEGAL DESCRIPTION: **SEC 08, T16N, R02E S.M., AK**
PETITIONER: **BENJAMIN STONE**
SURVEYOR: **LAVENDER SURVEY & MAPPING**
ACRES: .918 +/- PARCELS: **1**
REVIEWED BY: AMY OTTO-BUCHANAN CASE: 2024-038

REQUEST: The request is to create one lot from Lots 8 & 9, Block 9, Windsong, Plat No. 76-110, to be known as **STONEY MEADOWS**, containing .918 acres +/- . The parcel is located south of Knik River, north of S. Old Glenn Highway and directly south of E. Wycoff Drive, within Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map	Exhibit A
Development Services	Exhibit B
USACE	Exhibit C

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 Windsong, Plat No. 76-110.

COMMENTS:

Development Services (**Exhibit B**) has no comments. US Army Corps of Engineers (**Exhibit C**) 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.

No public comment was received at the time of staff report write-up.

CONCLUSION: The plat of **Stoney Meadows** 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:

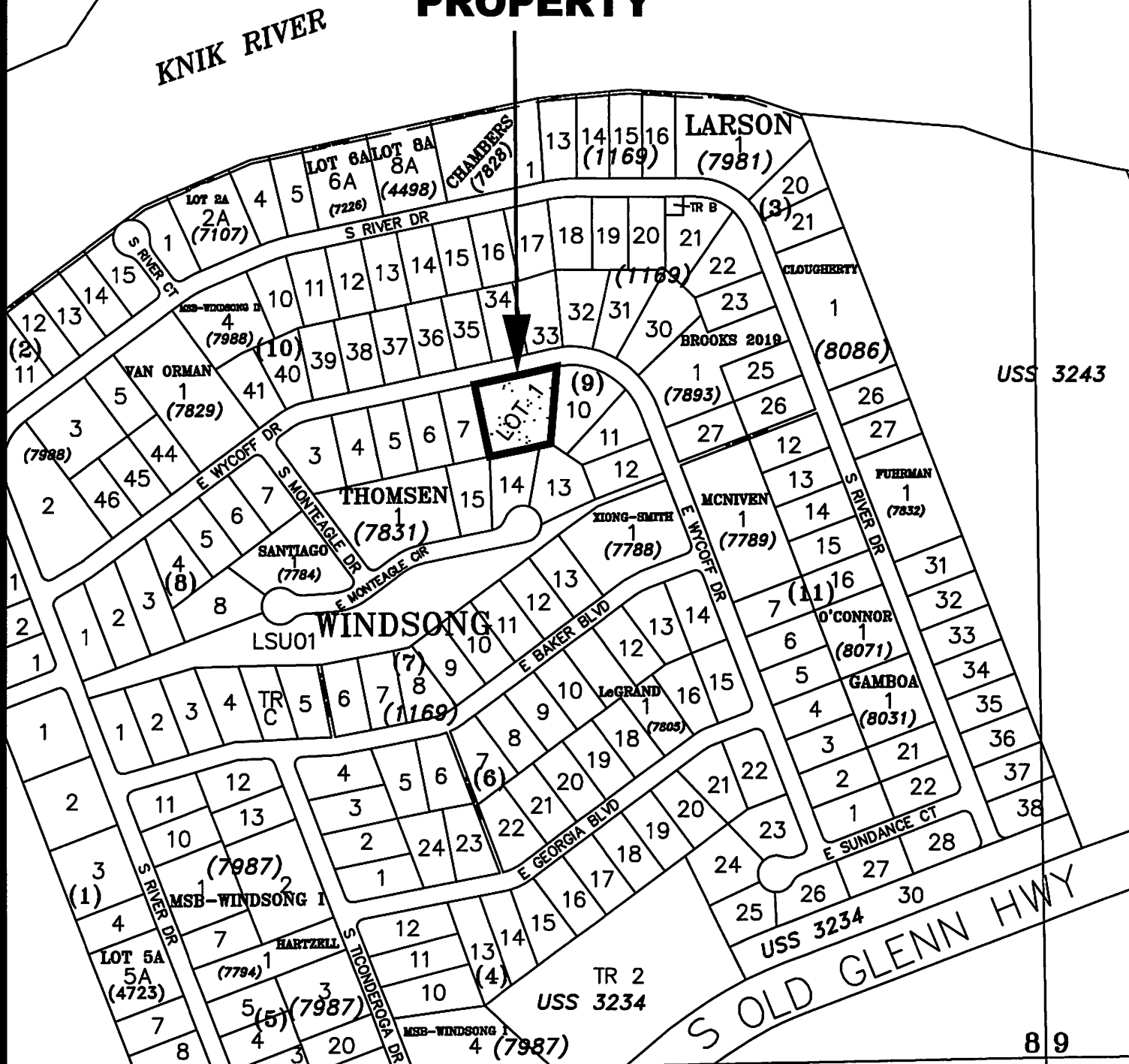
1. The abbreviated plat of **STONEY MEADOWS** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Windsong Subdivision, lessening the lot density in the area.
3. There were no objections from 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 plat of Windsong Subdivision (Plat No. 76-110) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **STONEY MEADOWS**, 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.

SUBJECT PROPERTY



VICINITY MAP

FOR PROPOSED STONEY MEADOWS

LOCATED WITHIN

SECTION 08, T16N, R02E, SEWARD MERIDIAN

ALASKA

GOAT CREEK CG 02 MAP

EXHIBIT A

Amy Otto-Buchanan

From: Permit Center
Sent: Wednesday, March 20, 2024 8:25 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Stoney Mdws #24-038

No comments

Thank you,

Jennifer Monnin, CFM
Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matsugov.us
907-861-7822



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, March 19, 2024 11:06 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; Permit Center <Permit.Center@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>
Subject: RFC Stoney Mdws #24-038

The following link contains a Request for Comments for Stoney Meadows, to eliminate the common lot line between 51169B09L008 & L009. Comments are due by April 1, 2024. Please let me know if you have any questions. Thanks, A.

[Stoney Mdws](#)

Amy Otto-Buchanan
Platting Specialist
amy.otto-buchanan@matsugov.us
907-861-7872

Amy Otto-Buchanan

From: Hancock, Kerri CIV USARMY CEPOA (USA) <Kerri.C.Hancock@usace.army.mil>
Sent: Tuesday, March 19, 2024 4:26 PM
To: Amy Otto-Buchanan
Subject: USACE Response to Stoney Mdws # 24-038

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

Good afternoon Amy,

The Corps of Engineers (Corps) does not have any comments regarding Stoney Meadows.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at 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.

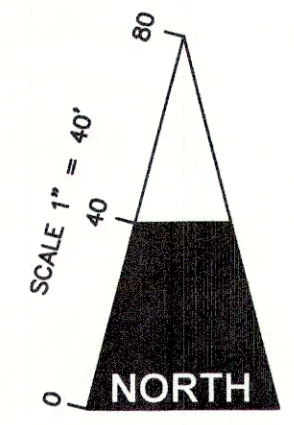
Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or 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. Aquaculture structures and work would require Section 10 Authorization.

You are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and you will be assigned a project manager to assist you.

Sincerely,
Kerri

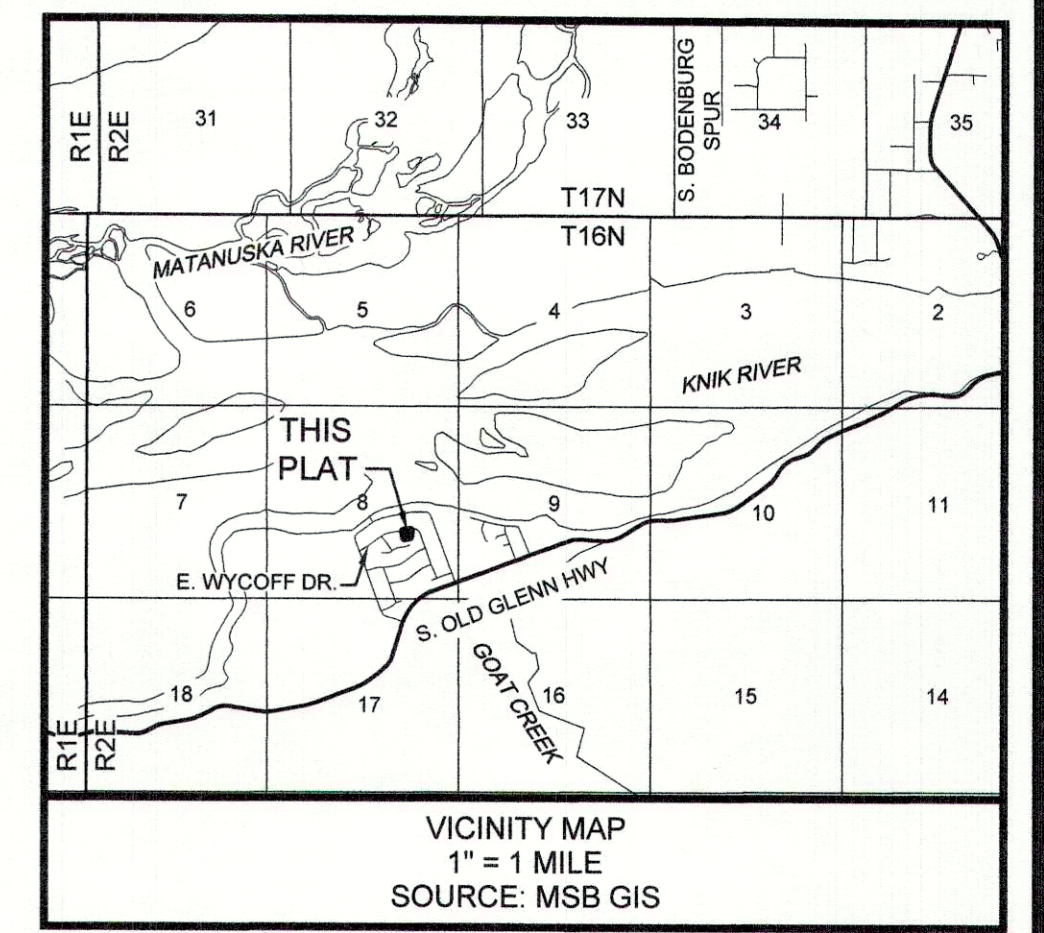
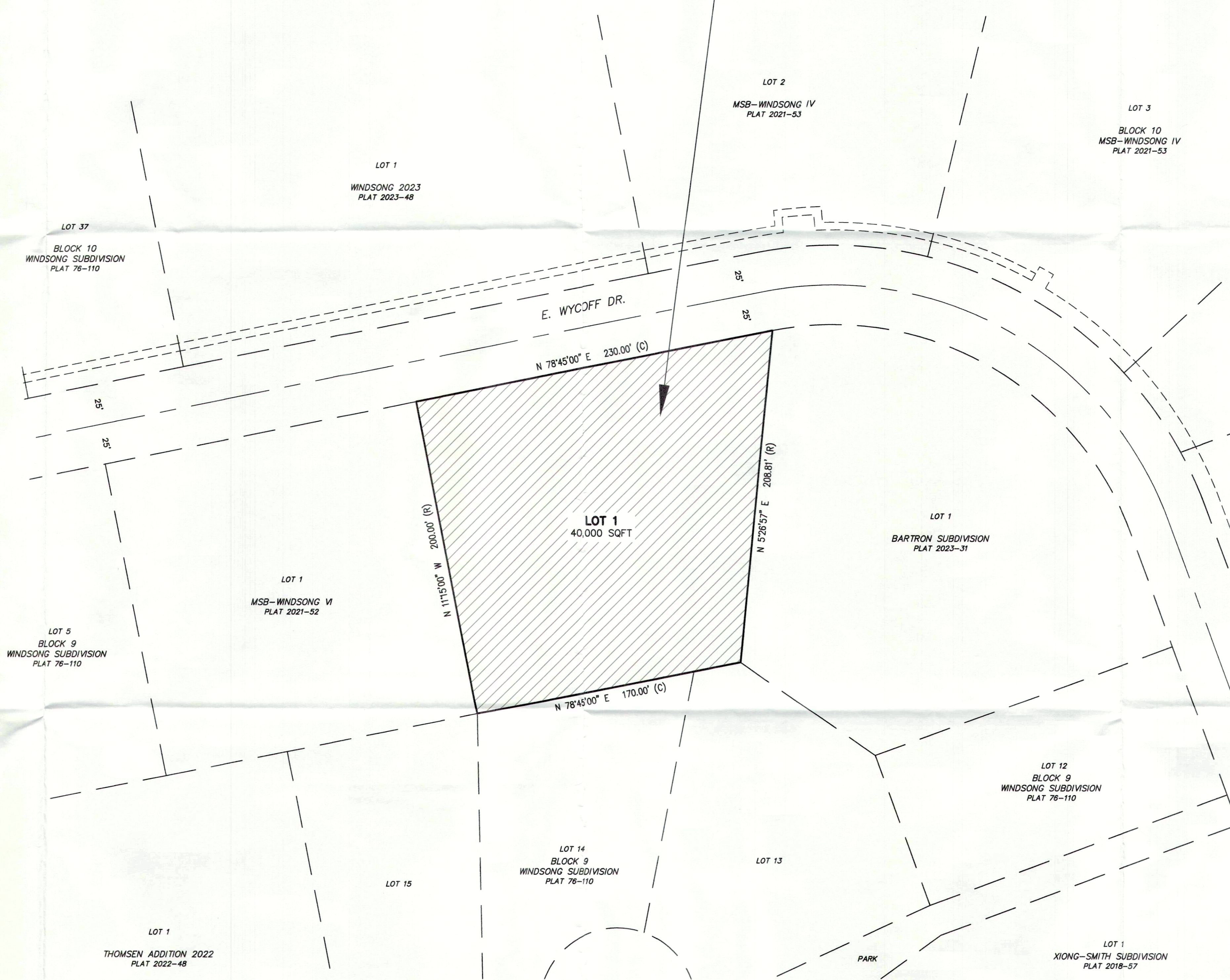
Kerri Hancock
Project Manager
South Section, Alaska District
U.S. Army Corps of Engineers
kerri.c.hancock@usace.army.mil
907-753-2719



FLOOD HAZARD AREA

NOTES

1. 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.
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, WHICH GOVERNS THOSE SYSTEMS.
3. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, INCLUDING TERMS AND PROVISIONS THEREOF, AS RECORDED ON MAY 17, 1976 IN BOOK 101 AT PAGE 857, AND AMENDED BY INSTRUMENT ON JUNE 11, 1976 IN BOOK 108 AT PAGE 26.
4. NOTES AS SHOWN ON THE PLAT OF WINDSONG SUBDIVISION, PLAT No. 76-110, AMENDED BY RESOLUTION 2001-069 ON JUNE 4, 2001, RECORDED BOOK 3856 AT PAGE 651, ANCHORAGE RECORDING DISTRICT.
5. MATANUSKA-SUSITNA BOROUGH PLATTING BOARD RESOLUTION SERIAL NUMBER 2001-69, RECORDED AS BOOK 3856 AT PAGE 651, STATES THAT PLAT NOTE #6 OF ORIGINAL PLAT BE REPLACED TO READ: "NO INDIVIDUAL SEPTIC 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 ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. APPROVAL OF SAID SYSTEM AS INSTALLED SHALL BE OBTAINED FROM SAID AUTHORITY".
6. MATANUSKA-SUSITNA BOROUGH PLATTING BOARD RESOLUTION SERIAL NUMBER 2001-069, RECORDED AS BOOK 3856 AT PAGE 651, ADDS A PLAT NOTE TO READ: "FLOOD HAZARD PERMIT IS TO BE OBTAINED PRIOR TO SEPTIC SYSTEM CONSTRUCTION".
7. MATANUSKA-SUSITNA BOROUGH PLATTING BOARD RESOLUTION SERIAL NUMBER 2001-069, RECORDED AS BOOK 3856 AT PAGE 651, ADDS A PLAT NOTE THAT READS: "RESTRICTS USE OF THE LOTS TO SINGLE FAMILY DWELLINGS".
8. THE PARCEL CREATED WITH THIS PLAT LIES WITHIN FLOOD ZONE AE, AS DEPICTED ON THE FEMA FLOOD MAP PANEL NUMBER 02170C8810F, EFFECTIVELY DATED SEPTEMBER 27, 2019. BASE FLOOD ELEVATION = 39'
9. A BLANKET EASEMENT IN FAVOR OF MATANUSKA-ELECTRIC ASSOCIATION WAS RECORDED ON JANUARY 24, 1980 AT BOOK 468, PAGE 210.
10. A BLANKET EASEMENT IN FAVOR OF MATANUSKA-ELECTRIC WAS RECORDED ON NOVEMBER 21, 1988 AT BOOK 1819 PAGE 486.



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

BENJAMIN STONE _____ DATE _____
6300 SE 24TH ST
MERCER ISLAND, WA 98040

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2024 FOR MARY WEBB.

NOTARY FOR THE STATE OF ALASKA _____
MY COMMISSION EXPIRES _____

BENEFICIARY
NAME _____ TITLE _____

AUTHORIZED OFFICIAL SIGNATURE _____ DATE _____
PRECISION FROUNTERS, LLC
8660 E. EMPIRE CIRCLE
PALMER, AK 99645

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2024 FOR: _____

MY COMMISSION EXPIRES _____ NOTARY FOR THE STATE OF ALASKA _____

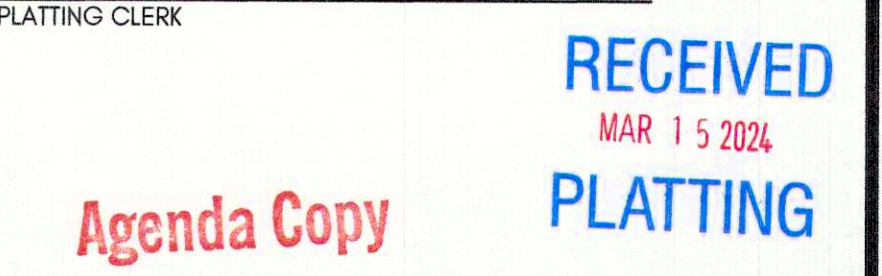
CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 2024, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE _____ MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN 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. _____ DATE _____, 2024, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR _____

ATTEST: _____
PLATTING CLERK



SURVEYOR'S CERTIFICATE
I, DAYNA M. RUMFELT LS 13322, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT NO. 76-110.

- LEGEND**
- N 11°15'00" W 200.00' (R) RECORD PER PLAT 76-110
 - N 78°45'00" E 300.00' (C) COMPUTED PER PLAT 76-110
 - FLOOD HAZARD AREA

PLAT OF
STONE MEADOWS
A REPLAT OF LOTS 8 & 9, BLOCK 9, WINDSONG SUBDIVISION, PLAT No. 76-110, ANCHORAGE RECORDING DISTRICT
LOCATED WITHIN
SE 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
CONTAINING 0.918 ACRES, MORE OR LESS.

LAVENDER SURVEY & MAPPING
720 N. YETI CR., PALMER, AK 99645
(907)-261-3177-DAYNAR@LAVENDERSURVEY.COM

DRAWN BY: SKT	SCALE: 1" = 40'	DWG: 24-012
CHECKED BY: DMR	DATE: 3/15/2024	SHEET 1 OF 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 17, 2024

ABBREVIATED PLAT: **MONTCLAIRE PH II RSB L/11-12 B/9**

LEGAL DESCRIPTION: **SEC 23, T17N, R02W S.M., AK**

PETITIONER: **JOHN BARLOW**

SURVEYOR: **R & K LAND SURVEYING, LLC**

ACRES: **1.91 +/-** PARCELS: **1**

REVIEWED BY: **MATTHEW GODDARD**

CASE: **2024-039**

REQUEST:

The request is to create one lot from Lots 11 & 12, Block 9, Montclair PH II, Plat No. 85-73 to be known as **LOT 11A, BLOCK 9**, containing 1.91 acres +/- . The property is located north of W. Bonaparte Avenue, east of S. Vine Road, & south of Lucille Creek; within the NW ¼ Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps **Exhibit A**

DISCUSSION: The subject parcels are located within the Knik-Fairview Community Council. 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.

COMMENTS:

There were no objections or concerns received from Borough departments, outside agencies or the public at the time of this staff report.

CONCLUSION

The plat of Montclair Phase II Lot 11A, Block 9 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 borough departments, outside agencies or the public at the time of this staff report.

FINDINGS of FACT:

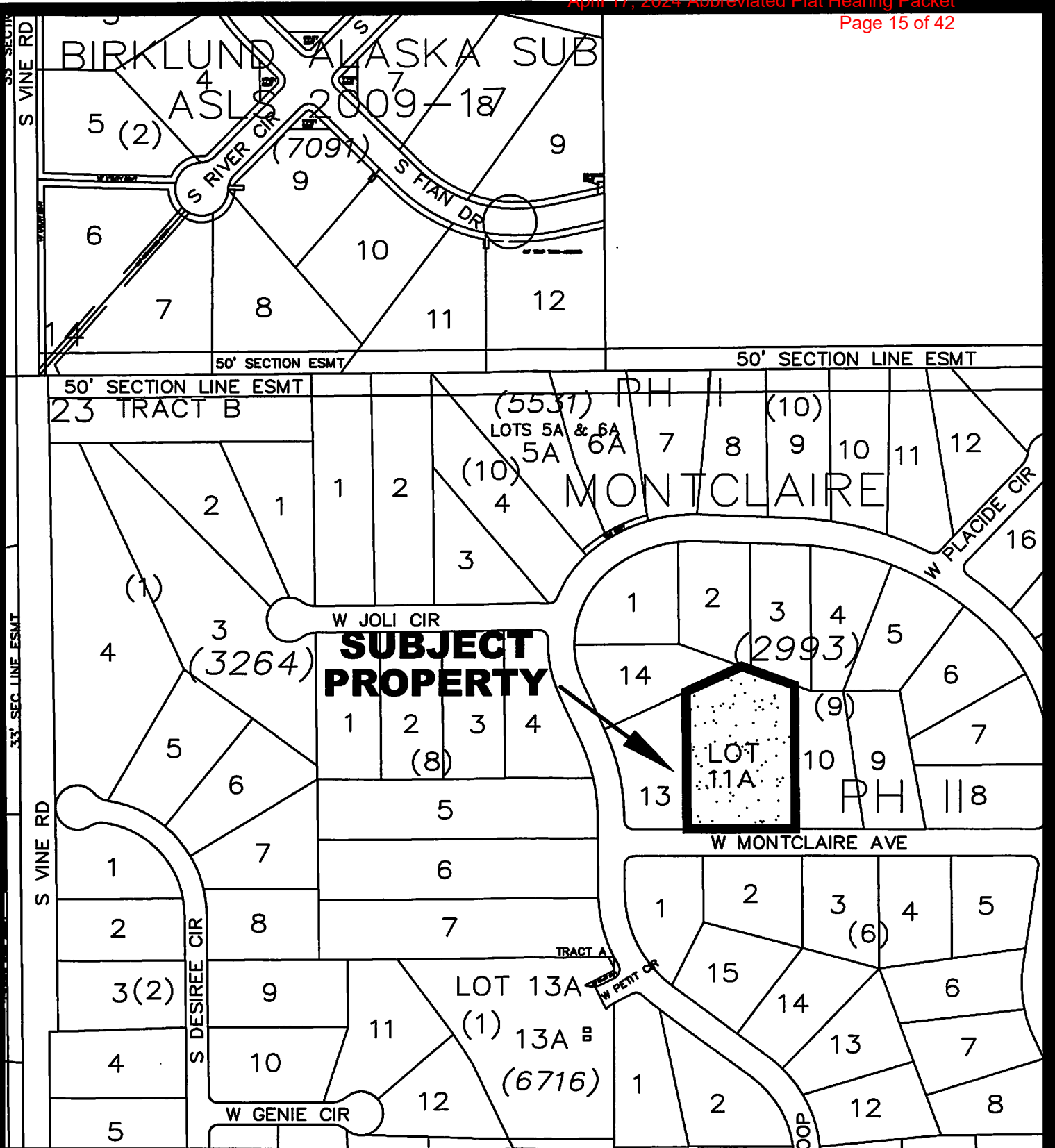
1. The abbreviated plat of Montclair Phase II Lot 11A, Block 9 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.

2. This plat combines two lots within Montclair Phase II Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Treasure Island Subdivision (Plat #71-33), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Montclair Phase II Lot 11A, Block 9, Block 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.

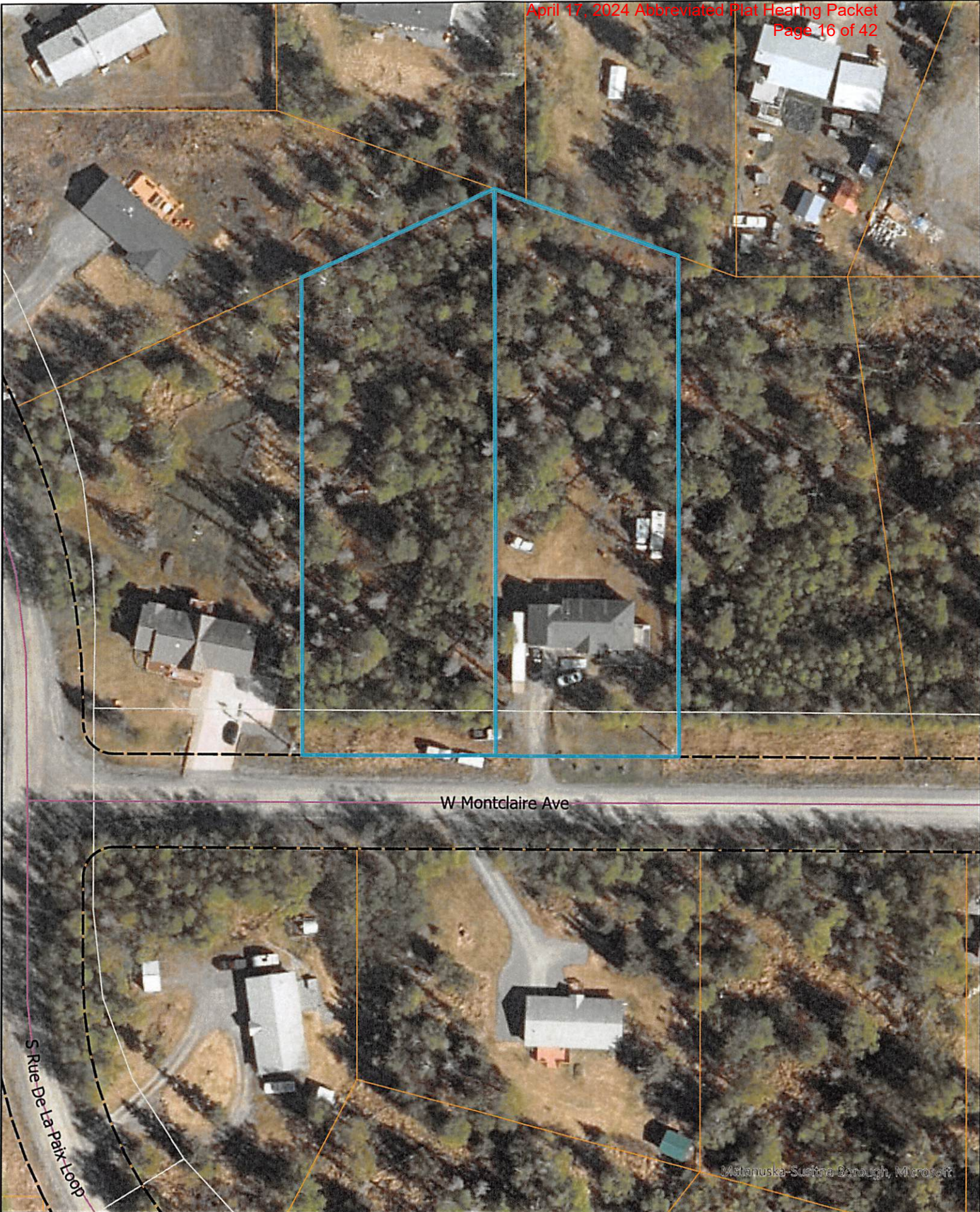


**SUBJECT
PROPERTY**

**LOT
11A**

VICINITY MAP
FOR PROPOSED MONTCLAIRE PH II RSB
L/11-12 B/9 SUBDIVISION
LOCATED WITHIN
SECTION 23, T17N, R02W, SEWARD MERIDIAN
HO 16 MAP ALASKA

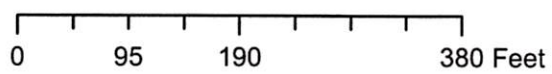
EXHIBIT A

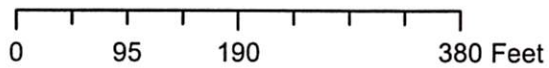
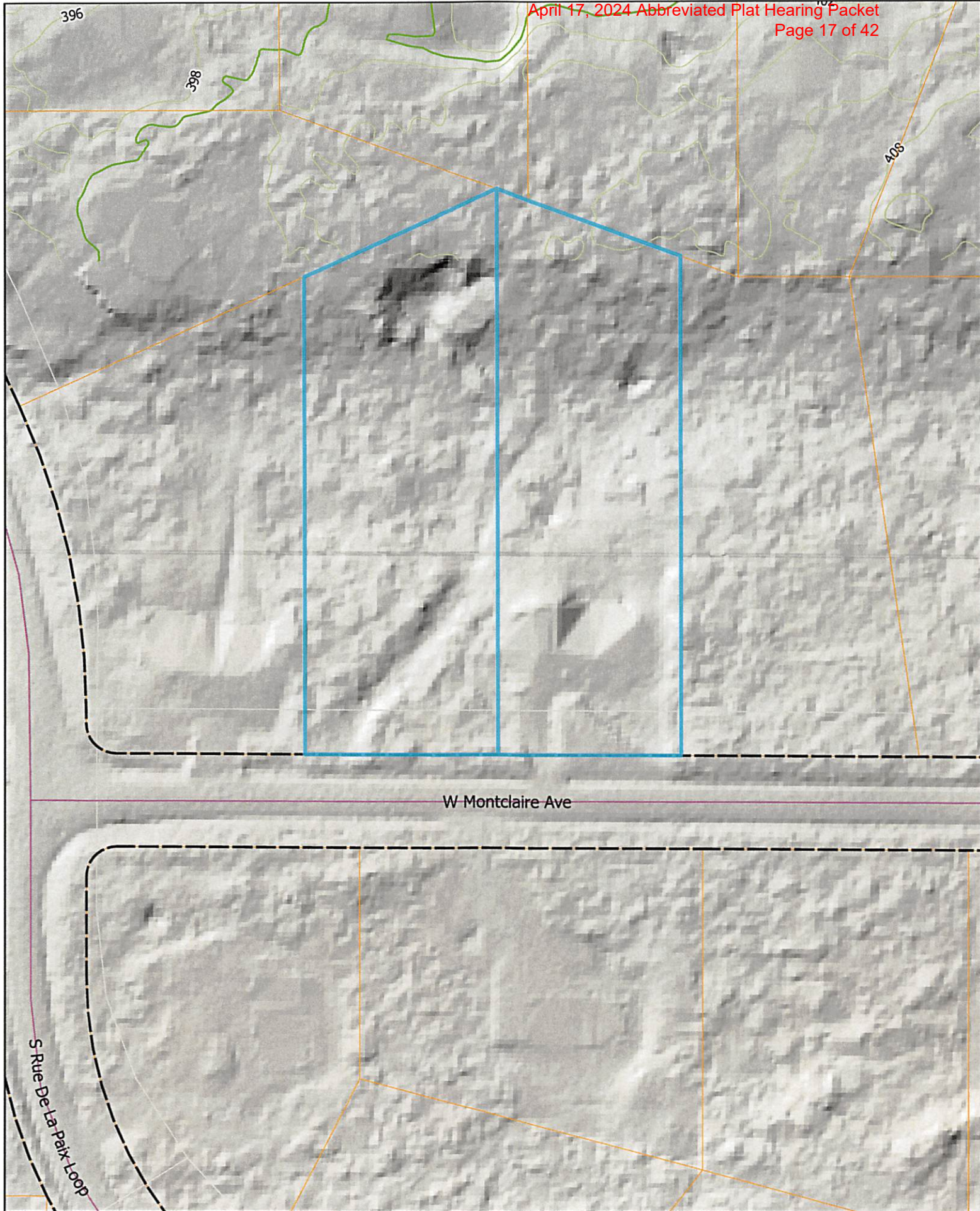


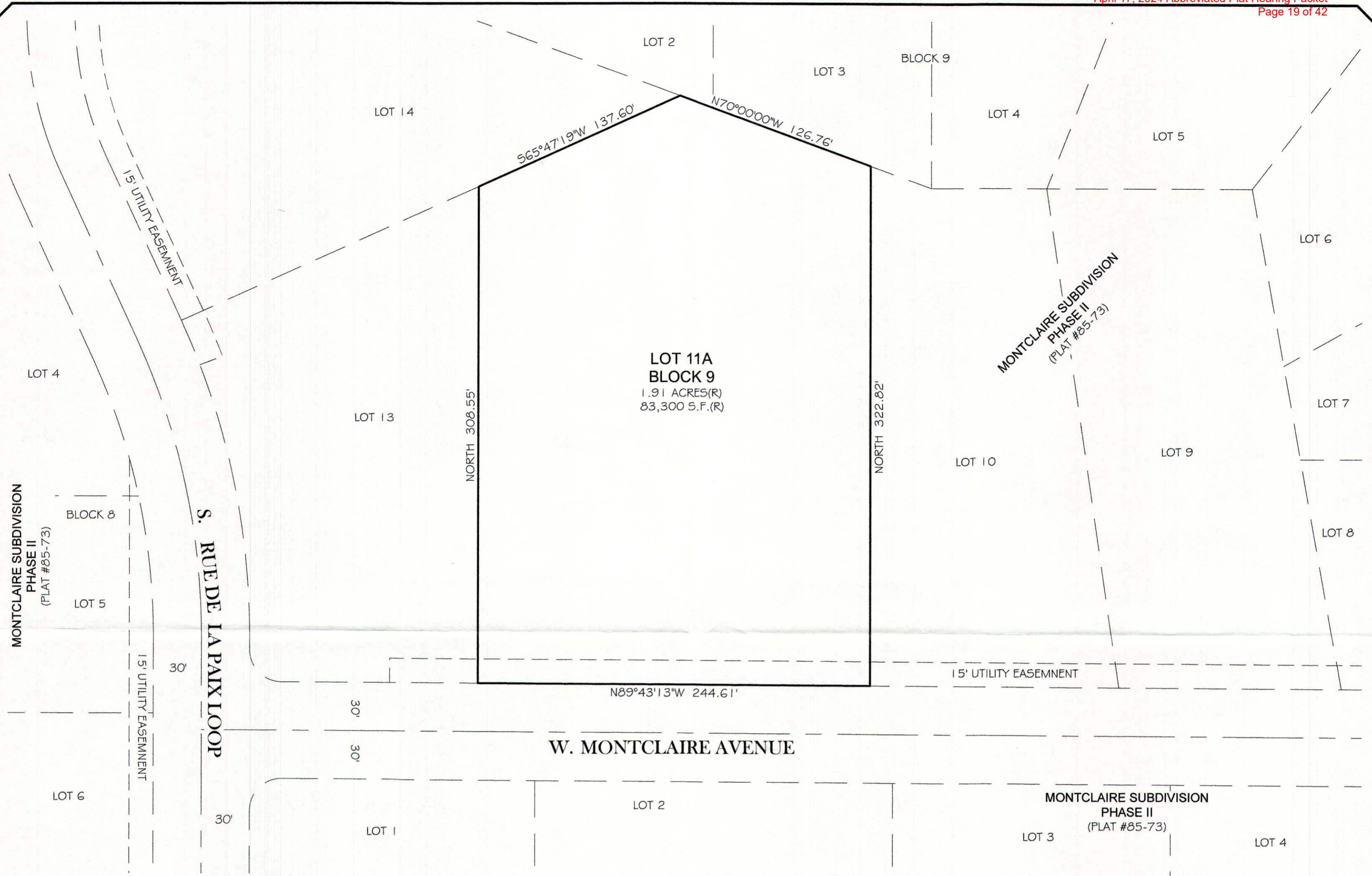
W Montclair Ave

S Rue De La Paix Loop

Manuska-Susina Borough, Microsoft







CERTIFICATE OF OWNERSHIP

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

JOHN A. BARLOW
5621 W. MONTCLAIRE AVE.
WASILLA, ALASKA 99623

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN 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 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

PLANNING AND LAND USE DIRECTOR _____ DATE: _____

ATTEST: _____
PLATTING CLERK

CERTIFICATION 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, HAVE BEEN PAID.

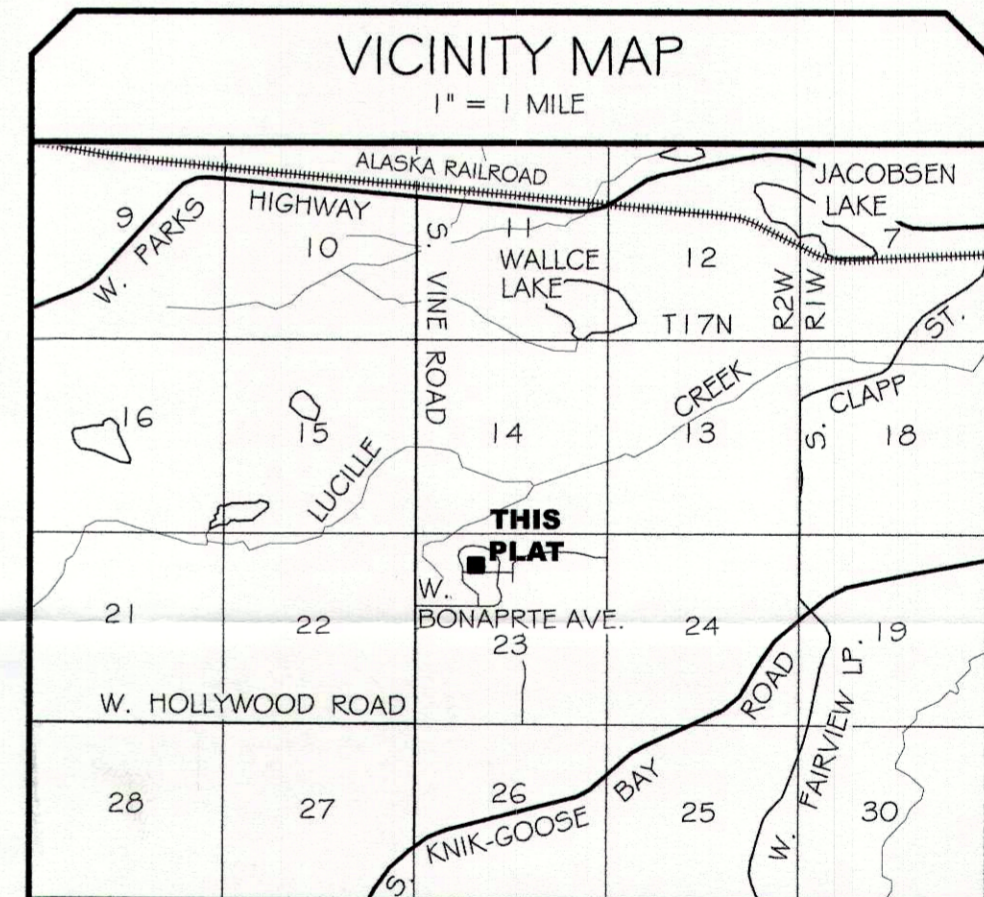
BOROUGH TAX COLLECTION OFFICIAL _____

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 OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEM.
3. BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED ON JULY 24, 1985 IN BOOK 427 ON PAGE 166 IN THE PALMER RECORDING DISTRICT.
4. RECORD PLAT INFORMATION FROM PHASE II MONTCLAIRE SUBDIVISION RECORDED AS PLAT #85-73 IN THE PALMER RECORDING DISTRICT.
5. A FIELD SURVEY WAS NOT CONDUCTED TO PREPARE THIS PLAT.

RESTRICTIVE COVENANTS

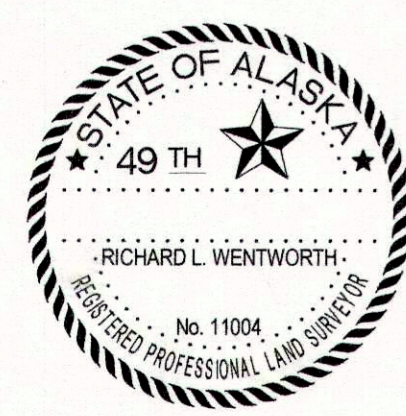
RESTRICTIVE COVENANTS FOR PHASE II MONTCLAIRE SUBDIVISION ORIGINALLY RECORDED ON JUNE 17, 1985 IN BOOK 421 ON PAGE 601 AND AMENDED ON JUNE 5, 1986 IN BOOK 470 ON PAGE 167.



R#K LAND SURVEYING, LLC
27250 WEST LONG LAKE ROAD
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327

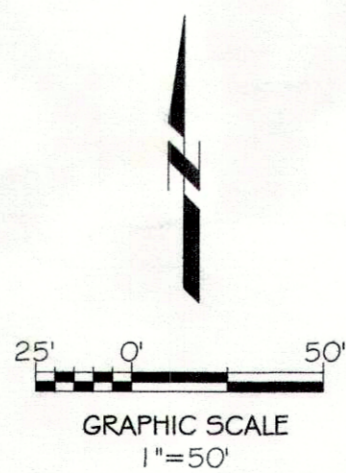
PRELIMINARY PLAT OF
PHASE II MONTCLAIRE SUBDIVISION LOT 11A BLOCK 9
A RE-PLAT OF PHASE II MONTCLAIRE SUBDIVISION LOT 11 AND 12 BLOCK 9, RECORDED AS PLAT 85-73, LOCATED WITHIN SECTION 23, T17N, R2W, SEWARD MERIDIAN, ALASKA CONTAINING APPROXIMATELY 1.91 ACRES
PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

JOB NUMBER: 2023-072	CASE NUMBER: N/A	MSB TAX MAP: HO 16
FIELD BK: N/A	DATE: 02-17-2024	REVISION: N/A
DRAWN BY: RLW CHECKED BY: KEW	SCALE: 1" = 50'	SHEET: 1 OF 1



SURVEYOR'S CERTIFICATE

I, RICHARD L. WENTWORTH, PLS# 11004, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION, AND THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION FROM PLAT #85-73.



RECEIVED
MAR 14 2024
PLATTING

Agenda Copy

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 17, 2024

ABBREVIATED PLAT: VIRGIL ECKERT 2024
LEGAL DESCRIPTION: SEC 04, T17N, R02E, SEWARD MERIDIAN AK
PETITIONERS: WADE STAHL
SURVEYOR/ENGINEER: SOUTHWEST ALASKA SURVEYING
ACRES: 0.96 ± PARCELS: 3
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-041

REQUEST: The request is to create three lots from Lots 8, 9, 10, 11, 12, & 13, Virgil Eckert, Plat No. 2010-139 to be known as **VIRGIL ECKERT 2024**, containing 0.96 acres +/- . All lots will be serviced by City of Palmer sewer and water. The property is located north of the Palmer Municipal Airport, south of E. Arctic Avenue, and directly east of S. Gulkana street (Tax ID # 5006000L008 – L013); within the NE ¼ Section 04, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2.

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A – 5 pgs**

AGENCY COMMENTS

US Army Corps of Engineers **EXHIBIT B – 1 pg**
City of Palmer **EXHIBIT C – 5 pgs**
MSB DPW PD&E **EXHIBIT D – 1 pg**
MSB Permit Center **EXHIBIT E – 1 pg**
Utilities **EXHIBIT F – 2 pgs**
Public Comments **EXHIBIT G – 1 pg**

DISCUSSION: The proposed subdivision is creating three lots. Lots 2 and 3 will be flag lots with all lots taking access from S. Gulkana Street, a City of Palmer maintained road. A common access easement of sufficient size to allow for driveway separation will be required overlaying the flagpole portions. Lot sizes will range from 0.20 acres to 0.45 acres. Per MSB 43.20.281(A)(3) The platting authority may approve lots having less than 20,000 square feet but at least 7,200 square feet if served by a community or municipal water system and community or municipal sewage disposal facilities. All lots will be serviced by City of Palmer sewer and water.

Soils Report: A geotechnical report was not required as all lots will be serviced by City of Palmer sewer and water systems. Petitioner will need to obtain City of Palmer acceptance of the proposed water and sewer connections prior to recordation (**Recommendation #7**).

Comments:

USACE (**Exhibit B**) has no objections.

City of Palmer (**Exhibit C**) had the following comments:

City Manager: No comments.

Building Inspector: Areas of concern: 1. Access for Fire Apparatus. 2. Drainage Control. 3. Advisement on future use/extension of Yukon St. 4. Gulkana Street improvements?

Community Development: No changes necessary. The lots are inside the designated Airport Influence Area; it is recommended that a plat note be added to the new plat reflecting this information (**Recommendation #5**). The lots are zoned R-1, single family residential. All lots meet the minimum required lot width of 60' and minimum required lot area of 8,400 square feet for a new lot of record.

Fire Chief: Ensure compliance with the 2015 IFC when building on the lots, specifically in relation to access. *Platting staff notes that future development of the property is outside the purview of the platting process.*

Public Works: There is potential for drainage issues through the existing drainage ditch pattern between the proposed new lot 2 and access to lot 3 that will need to be addressed. Additionally, existing elevations of Lot 2 may make it impossible to get gravity sanitary sewer from house to existing City Sewer Main and may require a lift station depending on structure finish floor elevation.

MSB Department of Public Works Pre-Design and Engineering Division (**Exhibit D**) has no comments.

MSB Permit Center (**Exhibit E**) has no comments.

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

Public: (**Exhibit G**) Dennis Linnell, a property owner to the west notes that a turnaround should be constructed for Gulkana Street and has concerns about multiple driveways so close together.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; MSB Community Development, Emergency Services, Assessments, or Planning Division; Enstar, MEA, or MTA.

CONCLUSION: The abbreviated plat of Virgil Eckert 2024 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, 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 submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Virgil Eckert 2024 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required as all proposed lots will be serviced by City of Palmer Sewer and Water.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; MSB Community Development, Emergency Services, Assessments, or Planning Division; Enstar, MEA, or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.
8. The proposed subdivision is within the City of Palmer.
9. All lots will be serviced by City of Palmer sewer and water.

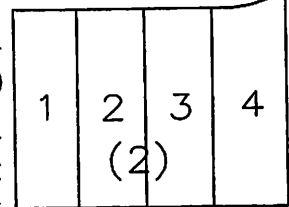
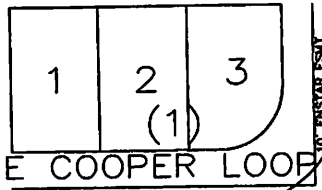
RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Virgil Eckert 2024, Section 04, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

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. Pay postage and advertising fees.
4. Grant a common access easement overlaying the flagpole portion. Common access easement shall be sized to reasonably accommodate separation of the shared driveway to the individual lots.
5. Add a plat note stating "These lots are located inside the designated airport influence area."
6. Add a plat note stating "No onsite well or septic system shall be allowed on these lots. All lots are serviced by City of Palmer sewer and water."
7. Submit final approval from ADEC and/or City of Palmer for sewer and water connections.
8. Submit a final as-built showing the installed water and sewer connections.
9. Show all easements of record on final plat.
10. Submit recording fees, payable to Department of Natural Resources (DNR).
11. Submit final plat in full compliance with Title 43.

ST. JOHN SUB
2

(5341) 1

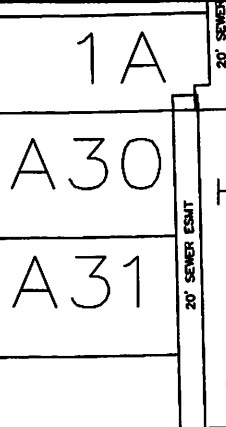
E FIREWEED AVE



ARBOR
ESTATES

(5910)

TR B



HERMON-HARDISTY

ADD NO 1

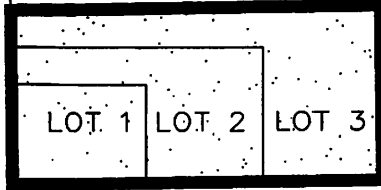
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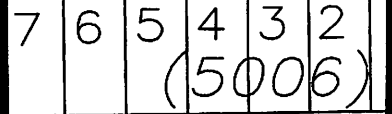
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A33

A34



VIRGIL ECKE



E YUKON ST

**SUBJECT
PROPERTY**

PALMER
MUNICIPAL
AIRPORT

VICINITY MAP

FOR PROPOSED VIRGIL ECKERT 2024
SUBDIVISION

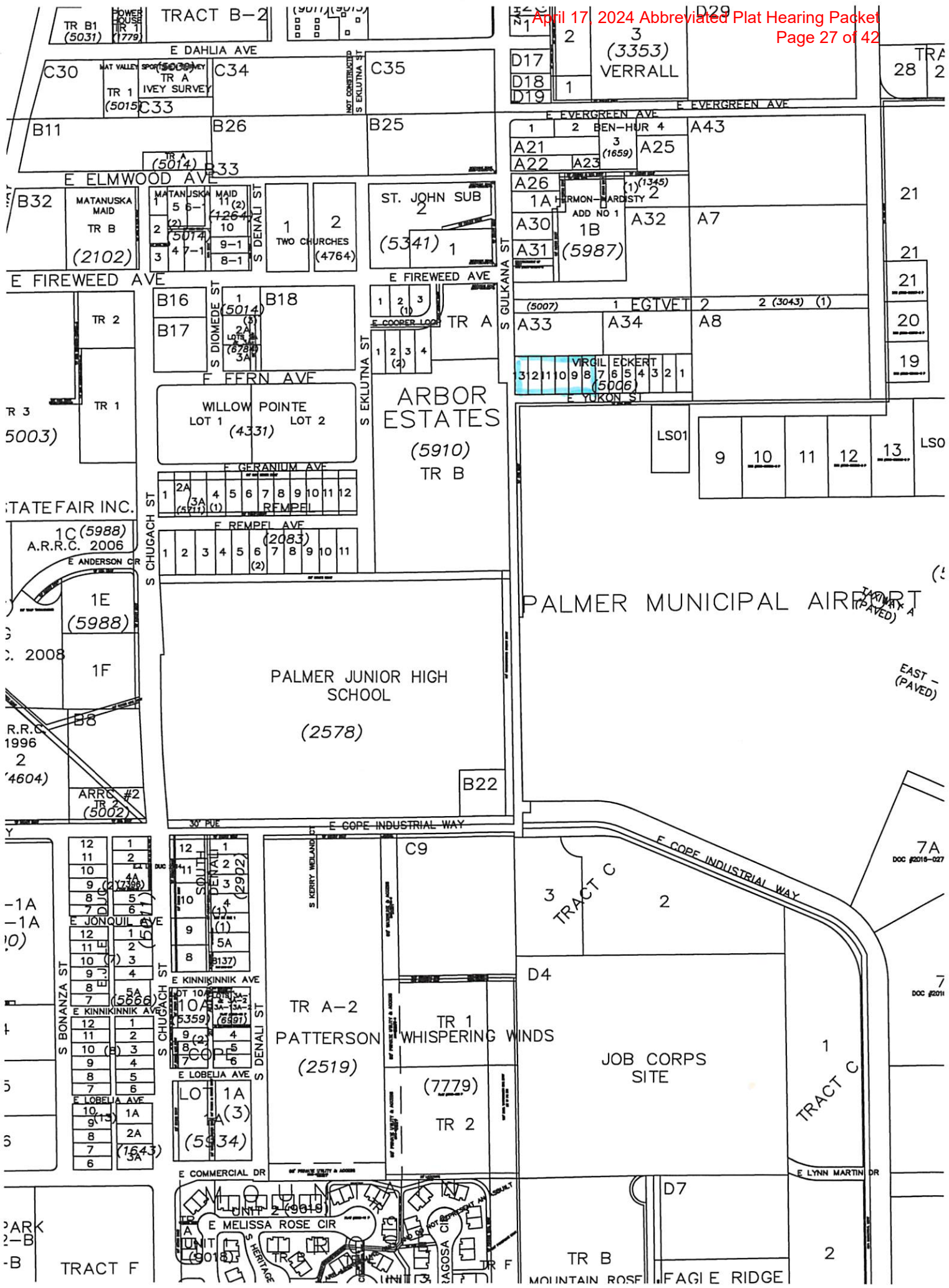
LOCATED WITHIN

SECTION 4, T17N, R02E, SEWARD MERIDIAN

ALASKA

PA 12 MAP

EXHIBIT A



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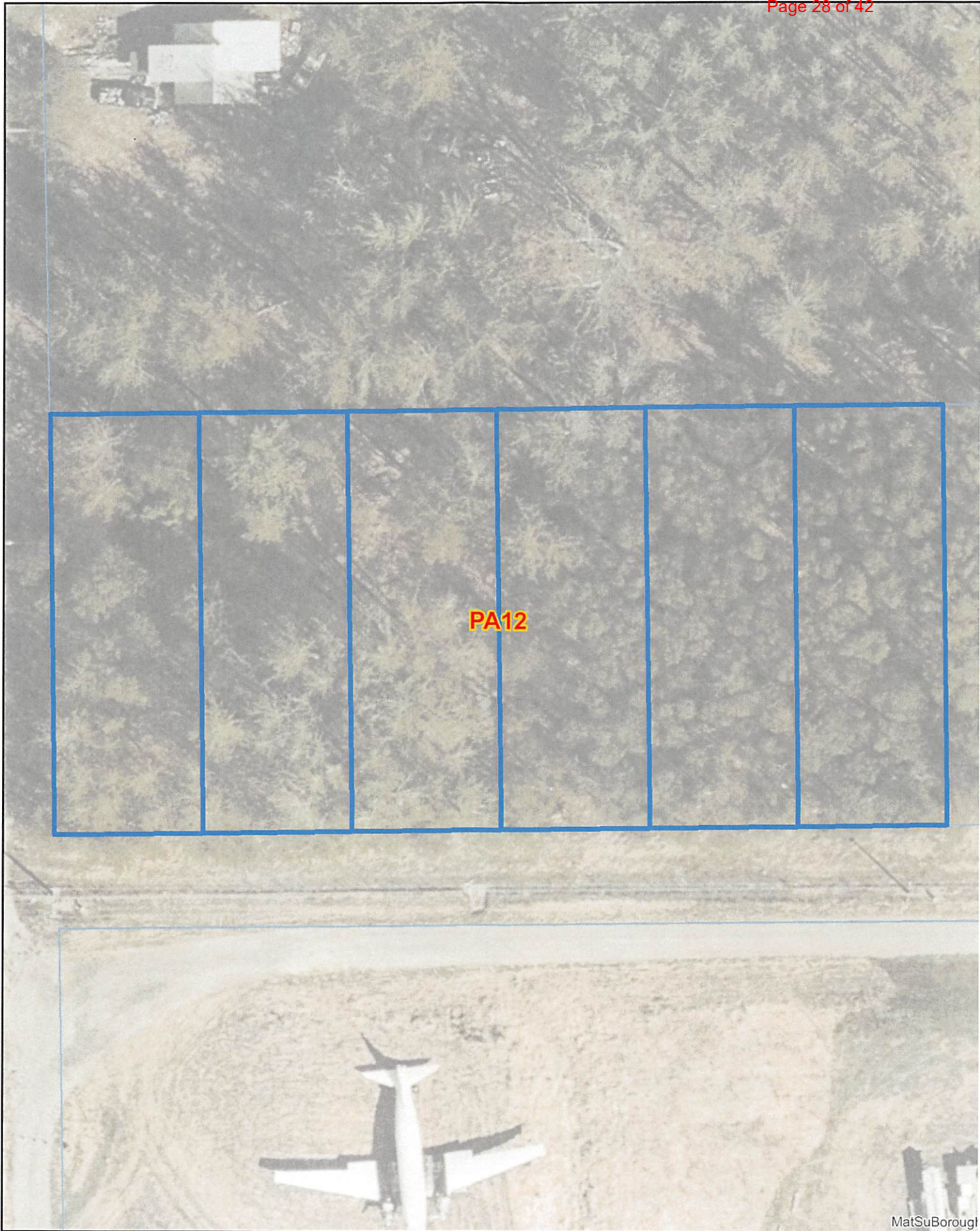
PALMER MUNICIPAL AIRPORT
TAXIWAY A
(PAVED)
EAST -
(PAVED)

7A
DOC #2016-027
7
DOC #2011

12 1
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S DENALI ST
S KERRY WELAND ST
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S YUKON ST
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PARK
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-B
TRACT F

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D4
D3
D2
D1
D0
MOUNTAIN ROSE
FAGI E RIDGE
JOB CORPS SITE
WHISPERING WINDS
PATTERSON
TR A-2
TR 1
TR 2
TR B

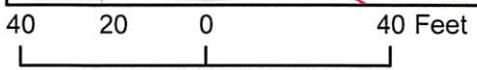
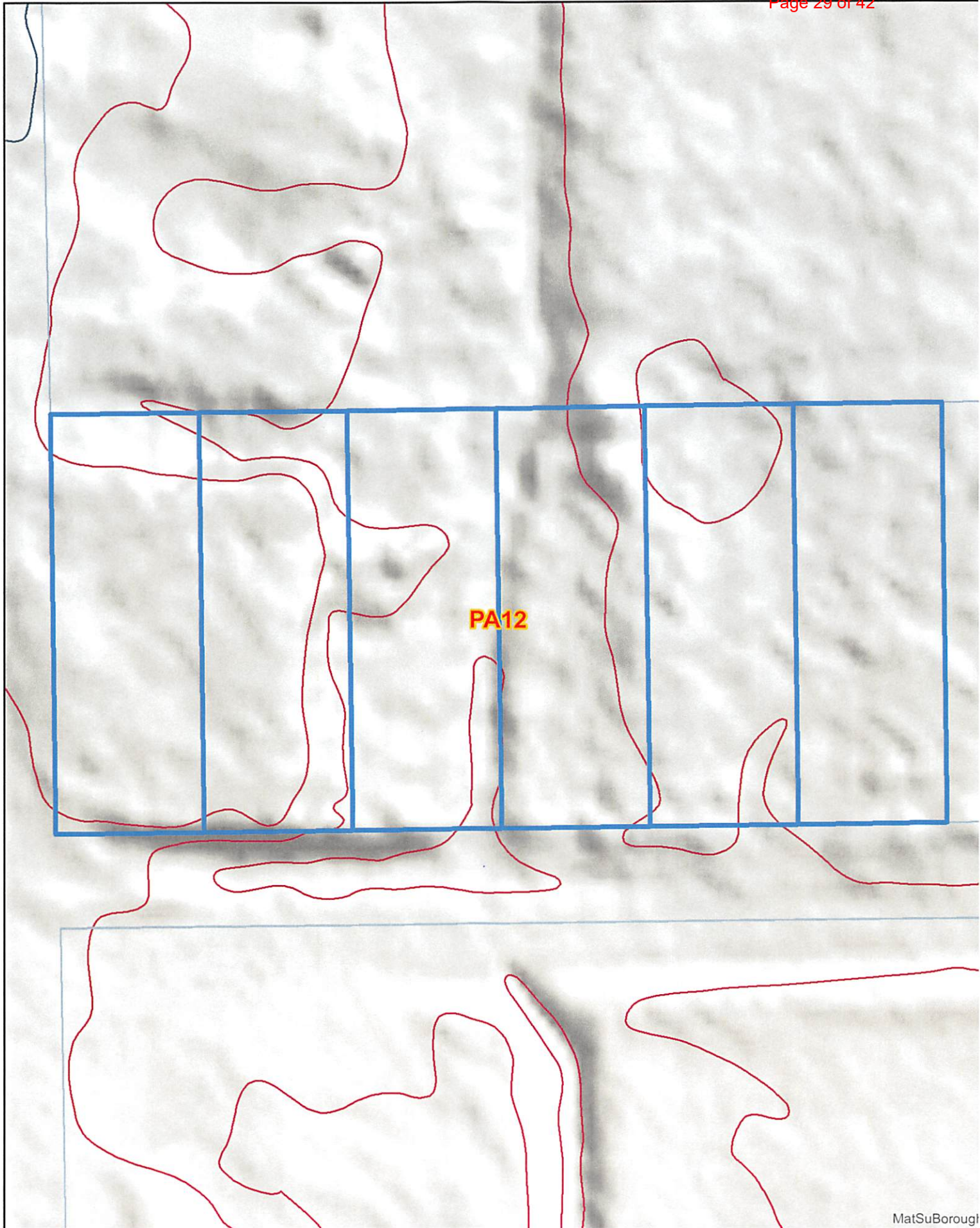


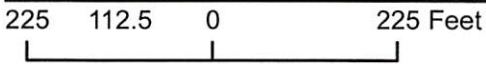
PA12

40 20 0 40 Feet

MatSuBorough







Matthew Goddard

From: Sargent, John C CIV USARMY CEPOA (USA) <John.C.Sargent@usace.army.mil>
Sent: Friday, March 29, 2024 12:43 PM
To: Matthew Goddard
Cc: Sargent, John C CIV USARMY CEPOA (USA)
Subject: FW: RFC Virgil Eckert 2024 (MG)
Attachments: PLN - PLT - Subdivision Case Files - Virgil Eckert 2024 - Platting Board - Agenda Plat.PDF; PLN - PLT - Subdivision Case Files - Virgil Eckert 2024 - Preliminary - RFC Packet.PDF

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

Hi Matthew,

I am commenting on the Virgil Eckert project in Palmer Project, east of S. Gulkana Street and north of the Airport.

A Corps of Engineers permit would be required if there is fill in jurisdictional wetlands or other waters, or if work would be in Section 10 (Rivers and Harbors Act) navigable waterways, that could affect navigation.

Please contact the Corps of Engineers if you would like a jurisdictional determination (JD) for the properties.

For more information on our permitting regulatory program:

<https://www.poa.usace.army.mil/Missions/Regulatory.aspx>.

If you want to request a JD, see the Jurisdiction tab for directions to request a jurisdictional determination and email address for where to send the form to start the process.

Thank you.

John Sargent

Project Manager

Fairbanks Regulatory Field Office

907-347-1801

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, March 29, 2024 10:19 AM
To: Sargent, John C CIV USARMY CEPOA (USA) <John.C.Sargent@usace.army.mil>
Subject: [Non-DoD Source] RE: RFC Virgil Eckert 2024 (MG)

Good morning,

That is a new error message to me. I have attached the RFC and Agenda Plat for Virgil Eckert 2024. I will forward your email on to IT to see if they can figure out what is going on.

Thank you for looking at these and have a great day.

Matthew Goddard

Platting Technician

907-861-7881

Matthew.Goddard@matsugov.us



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

Nathaniel Ouzts
Building Inspector

Beth Skow
Library Director

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
www.palmerak.org

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Ailis Vann, Community Development Specialist
DATE: April 1, 2024
LOCATION: Sec 04, T17N, R02E, S.M, AK
SUBJECT: Virgil Eckert 2024
TAX ACCT#: 5006000L008-L013
CASE #: 2024-041
 Inside City Limits Outside City Limits

We distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager: No comments.
2. Building Inspector: Areas of concern: 1. Access for Fire Apparatus', 2. Drainage Control, 3. Advisement on future use/extension of Yukon St., 4. Gulkana Street Improvements?
3. Community Development: No changes necessary. The lots are located inside the designated Airport Influence Area; it is recommended that a plat note be added to the new plat reflecting this information. The lots are zoned R-1, single family residential. All lots meet the minimum required lot width of 60' and minimum required lot area of 8,400sf for a new lot of record.
4. Fire Chief: Ensure compliance with the 2015 IFC when building on the lots, specifically in relation to access.
5. Public Works: There is potential for drainage issues on this, but that discussion is probably more for the developer. See attached comments and map.
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the April 18, 2024, Planning & Zoning Commission meeting, and any additional comments will be forwarded at that time.

City of Palmer

EXHIBIT C



DEPARTMENT OF PUBLIC WORKS

Greg Wickham
Superintendent

Phone: (907) 745-3400
Fax: (907) 745-3203
Email: gwickham@palmerak.org
Mail: 231 W. Evergreen Ave.,
Palmer, Alaska 99645-6952
Location: 1316 South Bonanza Street
www.cityofpalmer.org

April 1, 2024

To: Ailis Vann

Re: Plat Review Sec 04 T17N, R02E, S, M, AK

I am including MSB 2019 hill shade Imagery as FYI, there is significant storm water flow coming from the north through the existing drainage ditch pattern between the proposed new lot 2 and access to lot 3 that will need to be addressed.

Additionally, FYI existing elevations of lot 2 may make it impossible to get gravity sanitary sewer from house to existing City Sewer Main and may require lift station depending on structure finish floor elevation.

A handwritten signature in black ink, appearing to be "GW", is written above the typed name.

Sincerely,
Greg Wickham



MSB Parcel Viewer

MATANUSKA-SUSITNA BOROUGH

I want to...

Tools

S Gulkana St

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831

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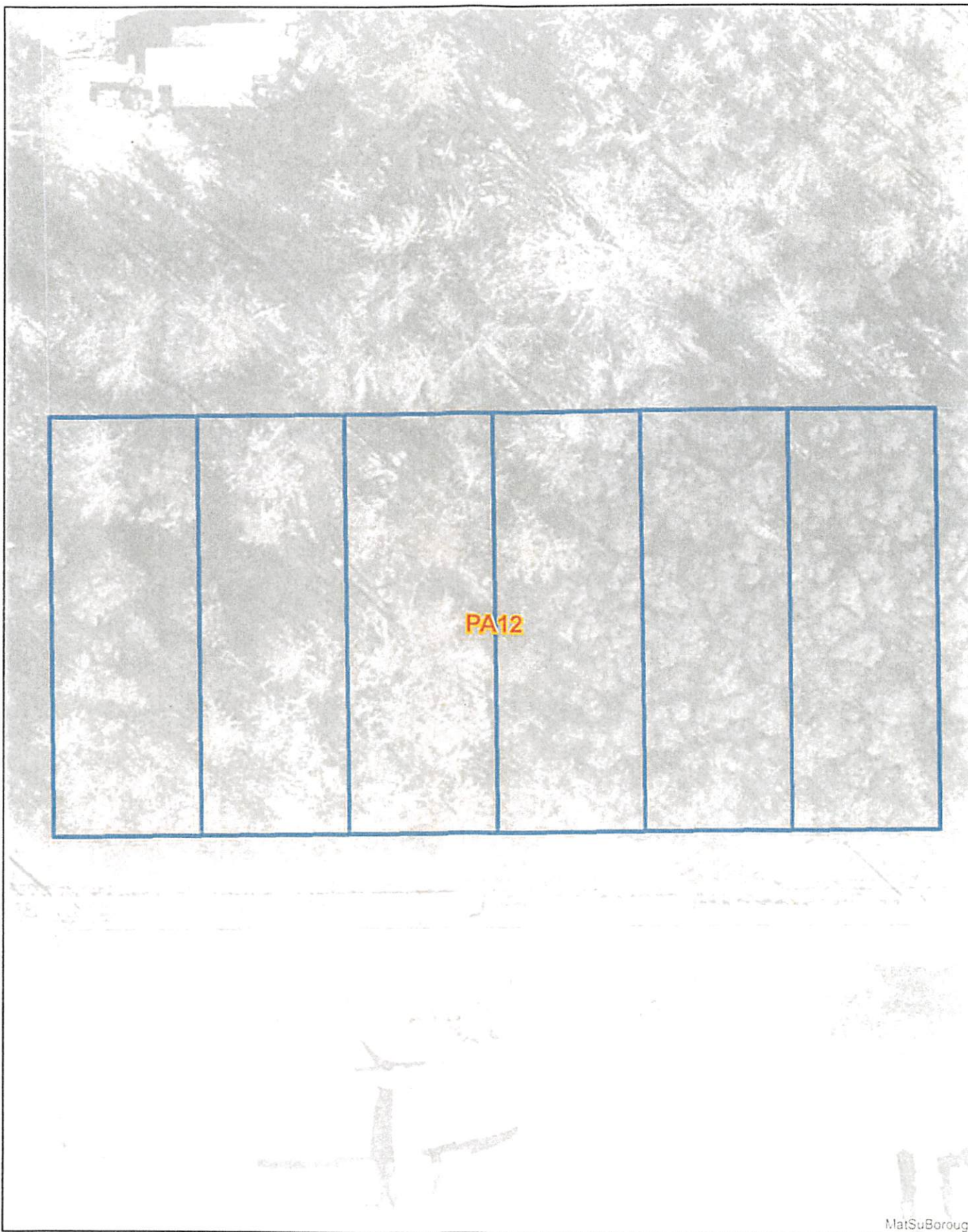
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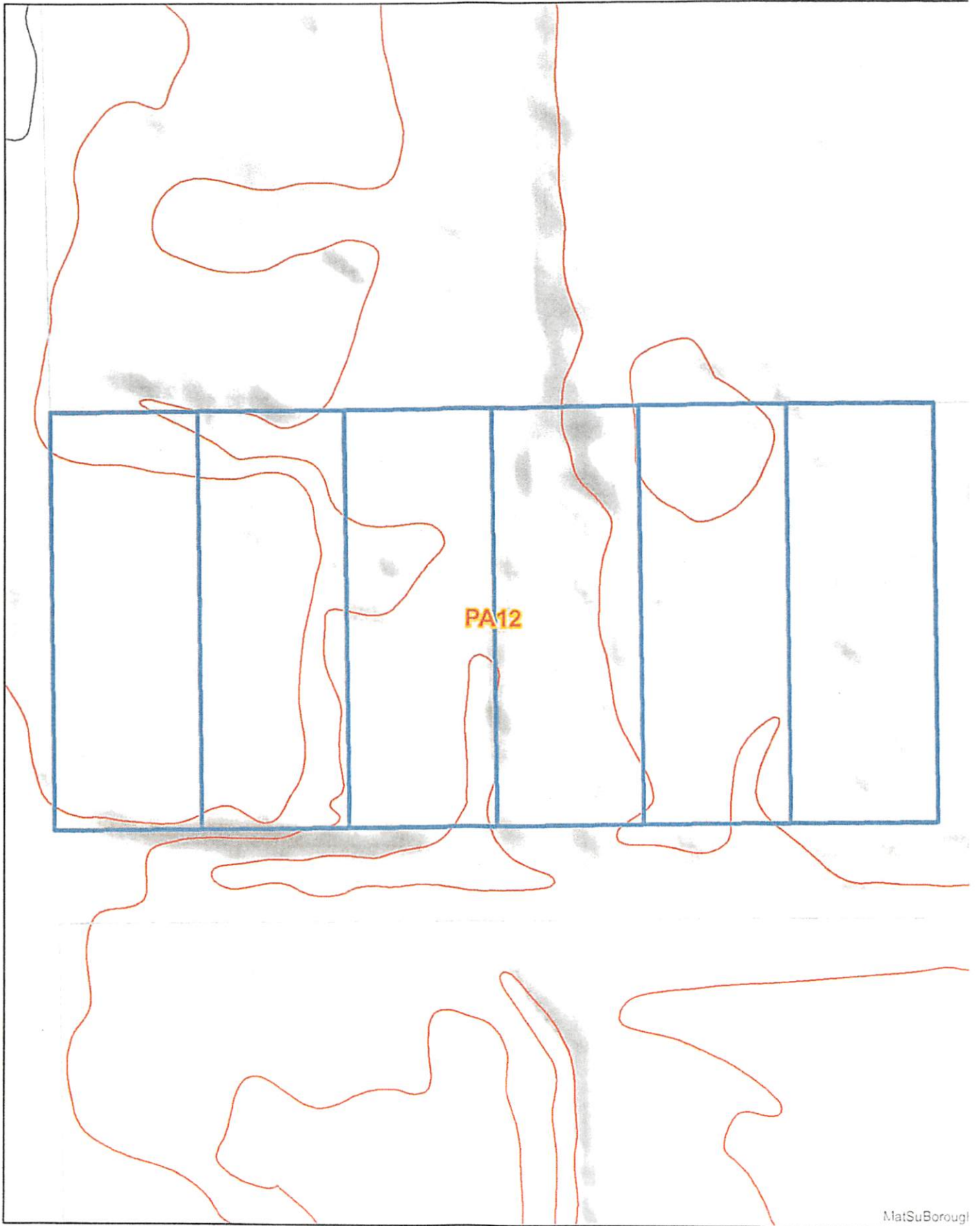
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MatSuBorough





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MatSu Borough
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W E
S

Matthew Goddard

From: Daniel Dahms
Sent: Tuesday, March 26, 2024 2:21 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Virgil Eckert 2024 (MG)

Matthew,

No comments from PD&E.

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, March 21, 2024 1:28 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Ailis Vann <avann@palmerak.org>; bahanson@palmerak.org; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Virgil Eckert 2024 (MG)

Hello,

The following link is a request for comments on the proposed Virgil Eckert 2024 subdivision. Please ensure all comments have been submitted by April 1, 2024, so they can be incorporated into the staff report that will be presented to the Platting Officer.

[☐ Virgil Eckert 2024](#)

Feel free to contact me if you have any questions.

Thank you,
Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

Matthew Goddard

From: Permit Center
Sent: Friday, March 22, 2024 9:06 AM
To: Matthew Goddard
Subject: RE: RFC Virgil Eckert 2024 (MG)

No comments.

Thank you,

Jennifer Monnin, CFM
Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matsugov.us
907-861-7822



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, March 21, 2024 1:28 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Ailis Vann <avann@palmerak.org>; bahanson@palmerak.org; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Virgil Eckert 2024 (MG)

Hello,

The following link is a request for comments on the proposed Virgil Eckert 2024 subdivision.

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, April 1, 2024 6:24 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Virgil Eckert 2024 (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

e: OSPDesign@gci.com | w: www.gci.com

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, March 21, 2024 1:28 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Ailis Vann <avann@palmerak.org>; bahanson@palmerak.org; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Virgil Eckert 2024 (MG)

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

Hello,

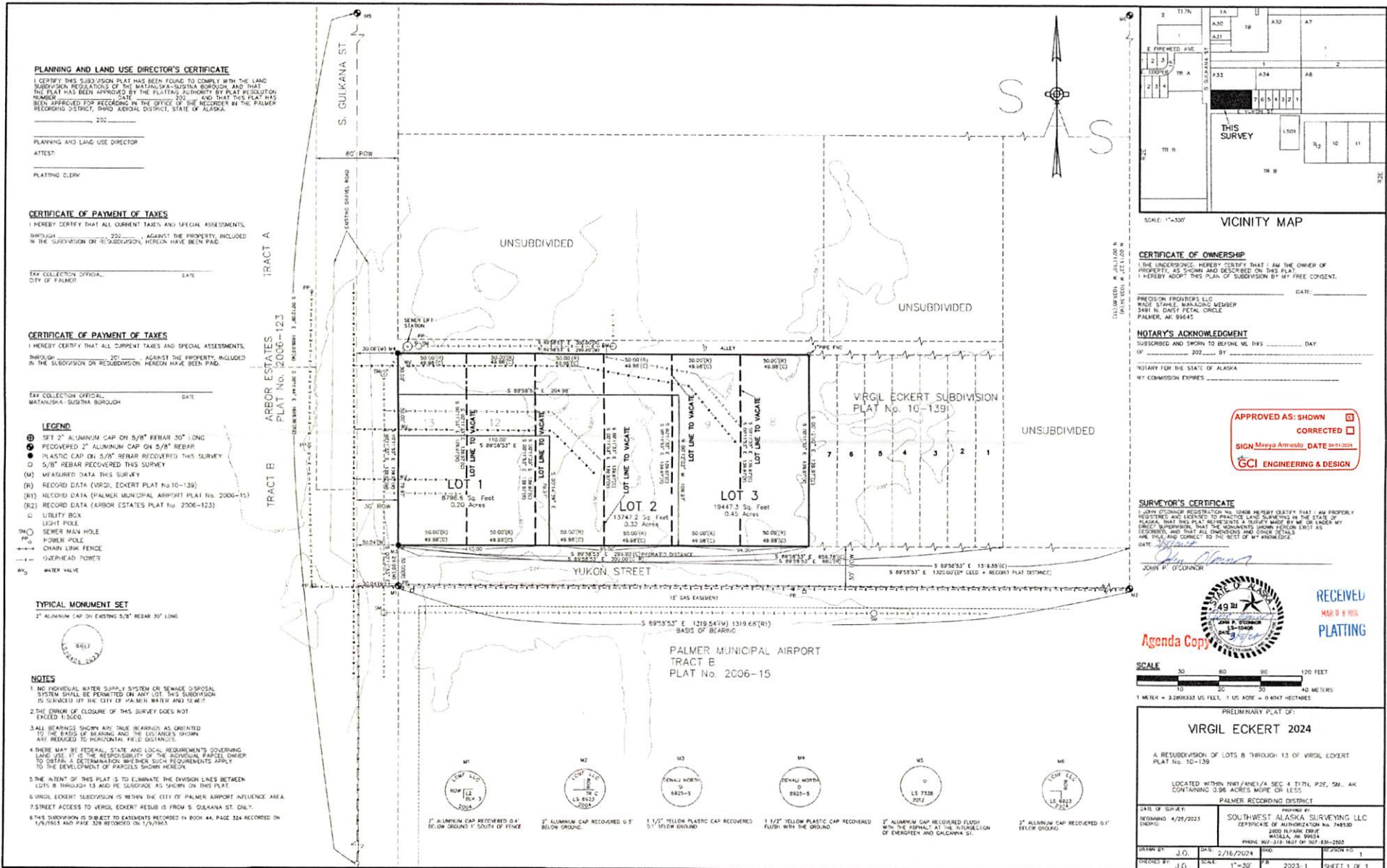
The following link is a request for comments on the proposed Virgil Eckert 2024 subdivision.

Please ensure all comments have been submitted by April 1, 2024, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Virgil Eckert 2024](#)

Feel free to contact me if you have any questions.

Thank you,
Matthew Goddard
Platting Technician



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER 2024-002 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD AERIAL DISTRICT, STATE OF ALASKA.

PLANNING AND LAND USE DIRECTOR
ATTEST:
PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2022 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL: DATE:
CITY OF PALMER

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2022 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL: DATE:
MATANUSKA-SUSTINA BOROUGH

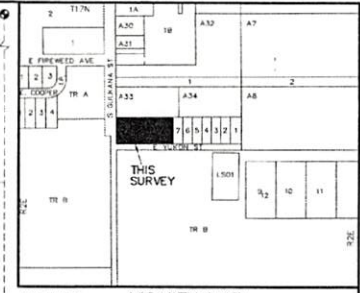
- LEGEND**
- 2" ALUMINUM CAP ON 5/8" REBAR 30" LONG
 - RECOVERED 2" ALUMINUM CAP ON 5/8" REBAR
 - PLASTIC CAP ON 5/8" REBAR RECOVERED THIS SURVEY
 - 5/8" REBAR RECOVERED THIS SURVEY
 - (M) MEASURED DATA THIS SURVEY
 - (R) RECORD DATA (VIRGIL ECKERT PLAT NO. 10-139)
 - (R1) RECORD DATA (PALMER MUNICIPAL AIRPORT PLAT NO. 2006-15)
 - (R2) RECORD DATA (ARBOR ESTATES PLAT NO. 2006-123)
 - UTILITY BOX
 - LIGHT POLE
 - SEWER MANHOLE
 - POWER POLE
 - CHAIN LINK FENCE
 - OVERHEAD POWER
 - WATER VALVE

TYPICAL MONUMENT SET
2" ALUMINUM CAP ON EXISTING 5/8" REBAR 30" LONG



- NOTES**
1. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PROVIDED ON ANY LOT. THIS SUBDIVISION IS SERVED BY THE CITY OF PALMER WATER AND SEWER.
 2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1/3600."
 3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE LINES ARE SHOWN AS REQUIRED TO MATANUSKA P.L.S. DISTRICTS.
 4. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE ADJOURNING PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 5. THE INTENT OF THIS PLAT IS TO ELIMINATE THE DIVISION LINES BETWEEN LOTS 8 THROUGH 13 AND THE SURROUNDING ADJACENT AREAS.
 6. VIRGIL ECKERT SUBDIVISION IS WITHIN THE CITY OF PALMER AIRPORT ATTENUANCE AREA.
 7. STREET ACCESS TO VIRGIL ECKERT RESID IS FROM S. GULKANA ST. ONLY.
 8. THIS SUBDIVISION IS SUBJECT TO EASEMENTS RECORDED IN BOOK 44, PAGE 324 RECORDED ON 1/9/1981 AND PAGE 328 RECORDED ON 1/9/1981.

- M1 2" ALUMINUM CAP RECOVERED 6" BELOW GROUND, SOUTH OF FENCE
- M2 2" ALUMINUM CAP RECOVERED 6" BELOW GROUND
- M3 1 1/2" YELLOW PLASTIC CAP RECOVERED 5" BELOW GROUND
- M4 1 1/2" YELLOW PLASTIC CAP RECOVERED FLUSH WITH THE GROUND
- M5 2" ALUMINUM CAP RECOVERED FLUSH WITH THE FURNACE AT THE INTERSECTION OF EVERGREEN AND CALCANNA ST.
- M6 2" ALUMINUM CAP RECOVERED 6" BELOW GROUND



CERTIFICATE OF OWNERSHIP
THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF PROPERTY, AS SHOWN AND DESCRIBED ON THIS PLAT. I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

PRECISION PROGRESSORS LLC
WAZD STABLE, MANAGING MEMBER
3484 N. DOWNEY FETAL CIRCL
PALMER, AK 99645

NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 2024, BY _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____



SURVEYOR'S CERTIFICATE
I, JOHN O'CONNOR, REGISTERED PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT I AM A PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THAT THIS PLAT REPRESENTS A TRUTHFUL AND ACCURATE STATEMENT OF MY RECORDING, AND THAT ALL ENGINEERING AND SURVEYING DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: 4/11/2024
JOHN P. O'CONNOR



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MAR 08 2024
PLATTING

SCALE: 1" = 20'

1 METRE = 3.280833 US FEET, 1 US ACRE = 0.4047 HECTARES

PRELIMINARY PLAT OF:
VIRGIL ECKERT 2024

A RESUBDIVISION OF LOTS 8 THROUGH 13 OF VIRGIL ECKERT PLAT NO. 10-139

LOCATED WITHIN W/4 (NE) 1/4 SEC. 4 T17N, P2E, 52M., AK CONTAINING 0.96 ACRES MORE OR LESS.

PALMER RECORDING DISTRICT

DATE OF SURVEY: 4/25/2024	PREPARED BY: SOUTH WEST ALASKA SURVEYING LLC
ENGINEER: J.C.	CERTIFICATE OF AUTHORIZATION NO. 748130
DRAWN BY: J.C.	2025 PLANNING DISTRICT
SCALE: 1"=20'	WISLA, AK 99624
DATE: 2/16/2024	PHONE: 907-222-0207 OR 907-431-2202
SCALE: 1"=20'	FB: 2023-1
	SHEET 1 OF 1

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

RECEIVED
APR 13 2024
PLATTING

5910000T00A 12
ARBORVIEW PROPERTIES LLC
~~3335 ARCTIC BLVD, STE 100~~ P.O. BOX 1738
~~ANCHORAGE AK 99645-0774~~ KENAI, AK 99611

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: WADE STAHLER / PRECISION FRONTIERS, LLC

REQUEST: The request is to create three lots from Lots 8, 9, 10, 11, 12, & 13, Virgil Eckert, Plat No. 2010-139 to be known as **VIRGIL ECKERT 2024**, containing 0.96 acres +/- . The property is located north of the Palmer Municipal Airport, south of E. Arctic Avenue, and directly east of S. Gulkana street (Tax ID # 5006000L008 – L013); within the NE ¼ Section 04, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **April 17, 2024**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattling@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, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [] Objection [X] Concern

Name: DENNIS LINNELL Address: P.O. BOX 1738, KENAI, AK 99611

Comments: _____

A TURN AROUND SHOULD BE REQUIRED ON S. GULKANA ST (AND
MSB SUBDIVISION MANUAL NOT. MULTIPLE DRIVEWAYS SO CLOSE
TOGETHER IS UNDESIRABLE. CONSIDER A JOINT USE DRIVEWAY
FOR LOTS 2&3.

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY 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 NUMBER _____ DATE _____ 202____, 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.

PLANNING AND LAND USE DIRECTOR
ATTEST:
PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 202____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, _____ DATE _____
CITY OF PALMER

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 201____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, _____ DATE _____
MATANUSKA-SUSITNA BOROUGH

LEGEND

- ⊕ SET 2" ALUMINUM CAP ON 5/8" REBAR 30" LONG
- ⊙ RECOVERED 2" ALUMINUM CAP ON 5/8" REBAR
- PLASTIC CAP ON 5/8" REBAR RECOVERED THIS SURVEY
- 5/8" REBAR RECOVERED THIS SURVEY
- (M) MEASURED DATA THIS SURVEY
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- UTILITY BOX
- LIGHT POLE
- SM ○ SEWER MAN HOLE
- PP ○ POWER POLE
- CHAIN LINK FENCE
- - - OVERHEAD POWER
- WV ○ WATER VALVE

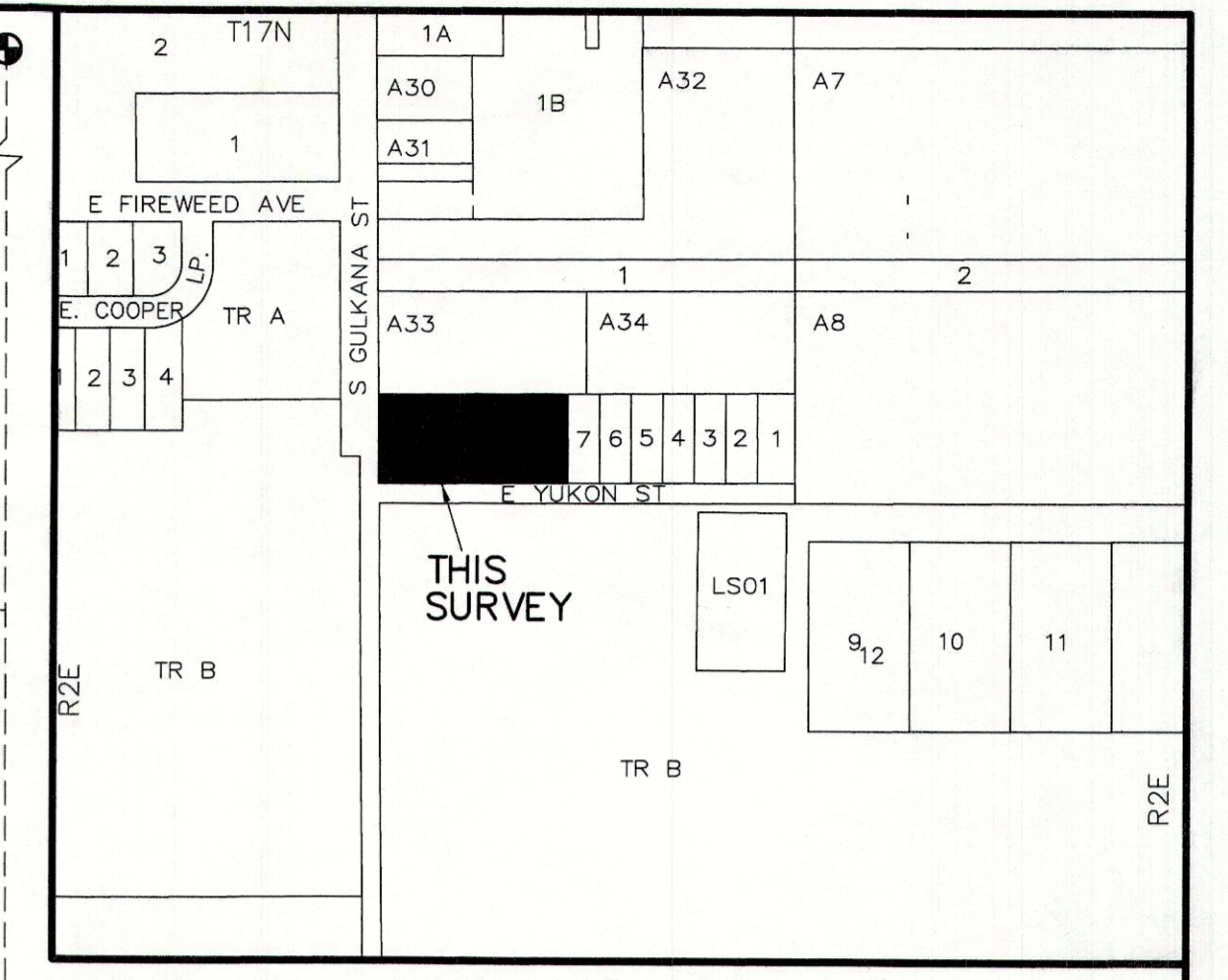
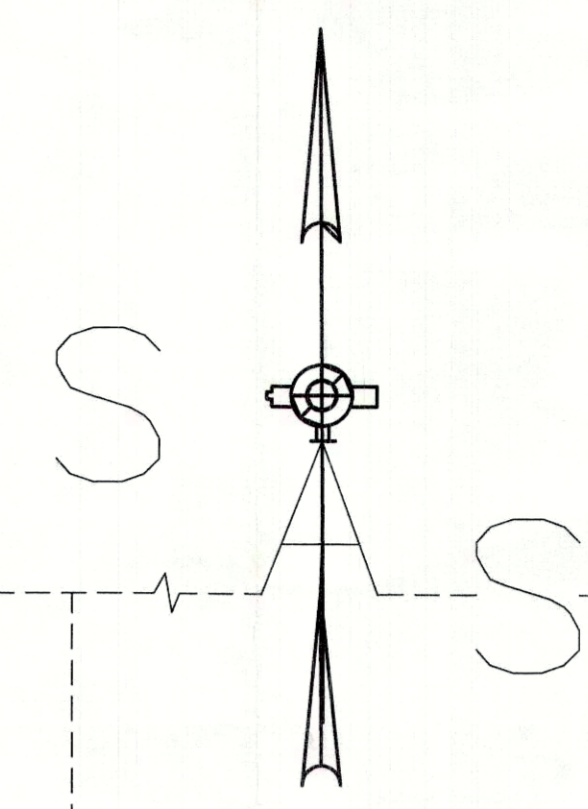
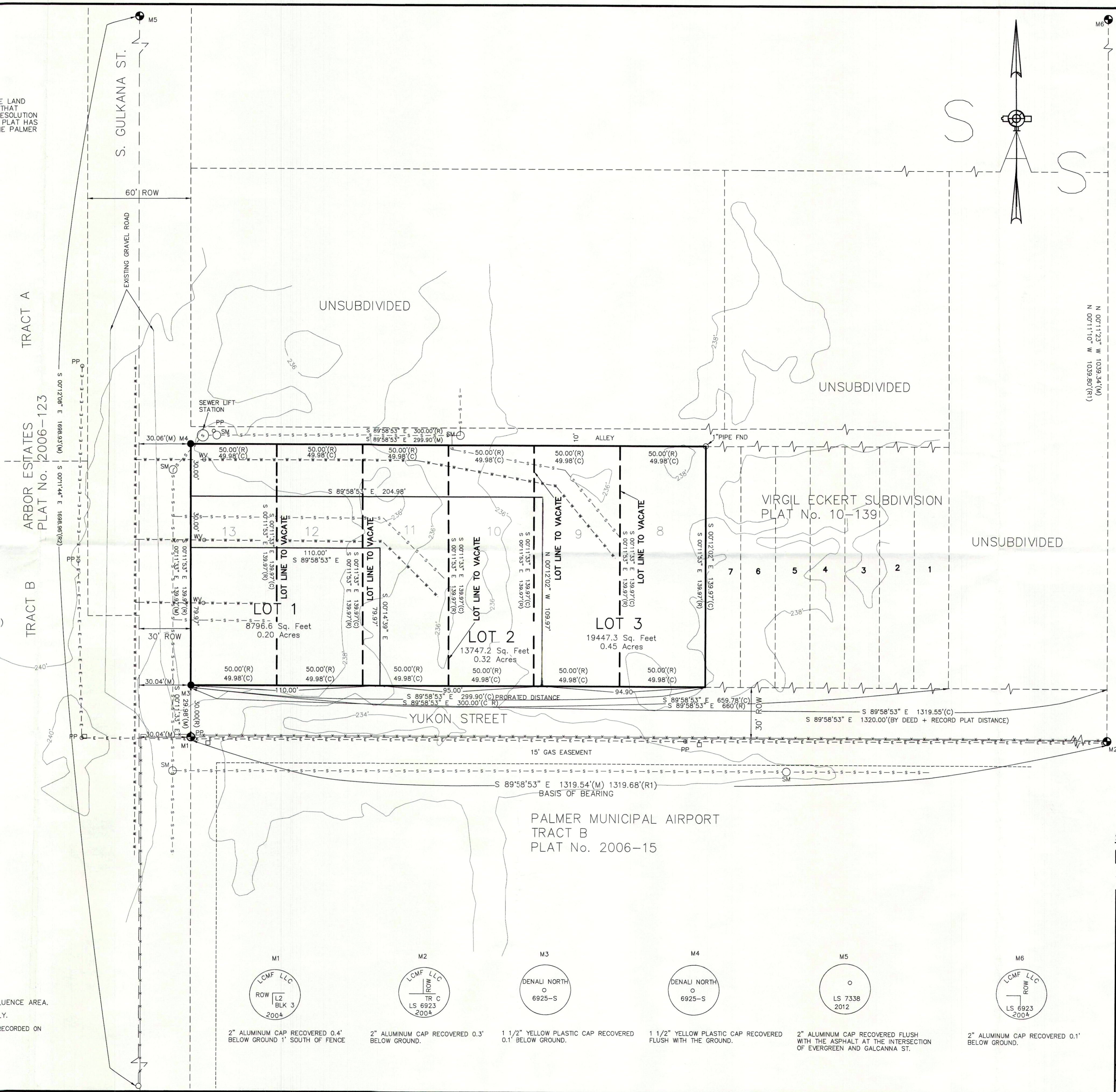
TYPICAL MONUMENT SET

2" ALUMINUM CAP ON EXISTING 5/8" REBAR 30" LONG



NOTES

1. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT. THIS SUBDIVISION IS SERVICED BY THE CITY OF PALMER WATER AND SEWER.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
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. THE INTENT OF THIS PLAT IS TO ELIMINATE THE DIVISION LINES BETWEEN LOTS 8 THROUGH 13 AND RE SUBDIVIDE AS SHOWN ON THIS PLAT.
6. VIRGIL ECKERT SUBDIVISION IS WITHIN THE CITY OF PALMER AIRPORT INFLUENCE AREA.
7. STREET ACCESS TO VERGIL ECKERT RESUB IS FROM S. GULKANA ST. ONLY.
8. THIS SUBDIVISION IS SUBJECT TO EASEMENTS RECORDED IN BOOK 44, PAGE 324 RECORDED ON 1/9/1963 AND PAGE 328 RECORDED ON 1/9/1963.



SCALE: 1"=300'
VICINITY MAP

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF PROPERTY, AS SHOWN AND DESCRIBED ON THIS PLAT. I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

PRECISION FRONTIERS LLC
WADE STAHL, MANAGING MEMBER
3491 N. DAISY PETAL CIRCLE
PALMER, AK 99645

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 202____ BY _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

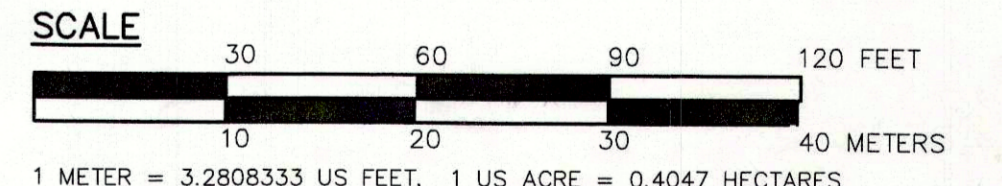
I, JOHN O'CONNOR REGISTRATION No. 10406 HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON EXIST AS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: 3/9/2024
John P. O'Connor
JOHN P. O'CONNOR



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PLATTING

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PRELIMINARY PLAT OF:
VIRGIL ECKERT 2024

A RESUBDIVISION OF LOTS 8 THROUGH 13 OF VIRGIL ECKERT PLAT No. 10-139

LOCATED WITHIN NW1/4NE1/4 SEC 4 T17N, R2E, SM., AK CONTAINING 0.96 ACRES MORE OR LESS.

PALMER RECORDING DISTRICT

DATE OF SURVEY: BEGINNING: 4/26/2023 ENDING: _____

PREPARED BY: SOUTHWEST ALASKA SURVEYING LLC
CERTIFICATE OF AUTHORIZATION No. 74853D
2800 N PARK DRIVE
WASILLA, AK 99654
PHONE 907-373-1607 OR 907-631-2503

DRAWN BY: J.O. DATE: 2/16/2024 GRID: _____ REVISION NO. 1

CHECKED BY: J.O. SCALE: 1"=30' P.B. 2023-1 SHEET 1 OF 1