

SUBJECT: THE REQUEST IS TO ELIMINATE THE UNUSED PORTION OF THE UTILITY EASEMENT LOCATED IN AN EAST-WEST DIRECTION ACROSS THE MIDDLE OF LOT 1A, QUICKSTAR, PLAT #2017-73, EXCEPTING THEREFROM THE 15' UTILITY EASEMENTS ALONG THE SOUTH AND WEST LOT LINES. LOCATED WITHIN THE NE¼ SECTION 21, TOWNSHIP 17 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA, LYING NORTHWEST OF THE BIG LAKE ROUNDABOUT. ASSEMBLY DISTRICT 5: DAN MAYFIELD

AGENDA: NOVEMBER 7, 2017

ASSEMBLY ACTION:

Approved under the consent agreement 11-7-17

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER. _____

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>JN</i>	
	Planning Director	<i>EP</i>	
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>JMM</i>	<i>10/30/17</i>

ATTACHMENT (S) : Fiscal Note: Yes _____ No X
 Minutes (2 pages)
 Notification of Action (2 pages)
 Vicinity Map (1 page)
 Elimination Drawing (1 page)

REASON FOR REQUEST: *The request is to eliminate the unused portion of the utility easement located in an east-west direction across the middle of Lot 1A, Quickstar, Plat #2017-73, excepting therefrom the 15' utility easements along the south and west lot lines to make more efficient use of the property.*

SUMMARY STATEMENT: On October 11, 2017 (written decision October 12, 2017), the Platting Officer approved the elimination of the unused utility easement, contingent on Assembly approval. The utility easement was originally platted on the Rocky Big Lake Subdivision plat in 1979. The land has gone through several re-subdivisions since then and the utility easement is no longer necessary. The petitioner recently acquired additional easement area to accommodate existing utility lines. The petitioner also obtained non-objection letters concerning the utility easement elimination from utility companies serving the area. If approved, a platting authority elimination resolution along with a graphic representation showing the specific area eliminated will be recorded.

RECOMMENDATION OF ADMINISTRATION: Staff recommends the Assembly approve the utility easement elimination as the Platting Officer's decision is consistent with MSB 43.15.032 which allows for elimination or modification of a utility easement provided that the authority having jurisdiction over the easement consents and a vacation resolution is recorded along with a graphic representation showing the specific area eliminated.

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on October 11, 2017, at the Matanuska-Susitna Borough, Conference Room 110, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

1. INTRODUCTION

A. INTRODUCTION OF STAFF

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Sloan Von Gunten, Administrative Specialist

2. PUBLIC HEARINGS

A. SURRATT ESTATES

Platting Officer Fred Wagner read the case description into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 12 public hearing notices were mailed out on September 20, 2017.

Fred Wagner, Platting Officer, provided a staff report

- Gave an overview of the case, # 2017-117
- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

The Petitioner and/or the Petitioner's Representative was not present at the meeting

MOTION TO APPROVE:

- Platting Officer Fred Wagner approved Surratt Estates with 6 conditions. There are 9 Findings.

B. QUICKSTAR L/1A UE

Platting Officer Fred Wagner read the case description into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 22 public hearing notices were mailed out on September 20, 2017.

Fred Wagner, Platting Officer, provided a staff report

- Gave an overview of the case, # 2017-119
- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Sheila Armstrong (MSB Acquisition Officer)

- No comments
- Agrees with all the recommendations.

Am 17-100

MOTION TO APPROVE:

- Platting Officer Fred Wagner approved Quickstar L/1A UE with 4 conditions. There are 6 Findings.

3. ADJOURNMENT

- With no further business to come before the Platting Officer Fred Wagner adjourned the meeting at 8:32 a.m. (CD: Total time: 2:24 minutes/seconds)



Fred Wagner, Platting Officer

Attest:



Sloan Von Gunten, Administrative Specialist

Am 17-100



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department
Platting Division

350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 861-7874 • Fax (907) 861-8407

NOTIFICATION OF ACTION

October 12, 2017

James & Diane Pankowski
PO Box 520675
Big Lake, AK 99652

Case #: 2017-119

Case Name: QUICKSTAR L/1A UE

Action taken by the Platting Officer on October 11, 2017 is as follows:

THE PRELIMINARY PLAT FOR QUICKSTAR L/1A UE WAS APPROVED AND WILL EXPIRE ON OCTOBER 12, 2023 CONTINGENT UPON THE FOLLOWING CONDITIONS / REASONS (see attached).

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL OF A PLATTING OFFICER DECISION SHALL BE FINAL UNLESS APPEALED TO THE PLATTING BOARD UNDER MSB (43.35.003).

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest Regards,

Mr. Fred Wagner
Platting Officer

sv

cc:

Shiela Armstrong – MSB CP

Additional Plat Reviews After 2nd Final are \$100.00 Each

Am 17-100

CONDITIONS of APPROVAL:

The Platting Officer approved the Preliminary Plat for Quickstar L/1A UE, contingent upon the following:

1. Obtain approval of the utility easement elimination from the Assembly within 30 days of written notification of Platting Officer action.
2. Pay mailing and advertising fees.
3. Recording fees are payable to the State of Alaska, DNR.
4. Record a resolution for the elimination of the utility easement with a graphic representation showing the specific area eliminated, drawn to the State Records Office requirements.

FINDINGS:

1. The request for elimination of the utility easement is pursuant to and consistent with MSB 43.15.032, *Elimination or Modification of Utility, Drainage, Sanitation, and Screening Easements*.
2. A Petition for Elimination or Modification of Utility, Drainage, Sanitation, and Screening Easements was submitted in accordance with MSB 43.15.032 and was presented at a public hearing.
3. There are no facilities within the easement to be eliminated.
4. There were no objections to the plat from any federal or state agency, Borough department or the public.
5. The four servicing utility companies provided non-objection statements for this elimination.
6. Notice of the platting authority approval shall be sent to the assembly in accordance with MSB 43.10.065.

Am 17-100

ROCKY LAKE

33' SECTION LINE ESMT 33' SEC LINE ESMT

8-A 7 6
 (1634)
 8-B
 ROCKY LAKE EAST
 (6721)
 8-C TR A-1
 (1) 5

ADD NO 4
 TR 1
 (1152)
 (6268)
 2 1
 NO 2

S BEAVER LAKE RD

NO 3 7
 (7308)
 LOTS 2A & 4A
 2A 4A
 5 6
 (6269)
 S W ROCKY LAKE DR
 (1634)
 2

TR A
 MARJORIE'S MANOR
 (5428)

S ROSALIE CT

NO 1
 8 9 10 11

SUBJECT PROPERTY

QUICKSTAR
 2A 1



UTILITY ESMT ELIMINATION

W BIG LAKE RD
 (2) 1
 (1634)

10 11
 (3) 1
 2

W NORTHSHORE DR
 1

1 6 A3
 2 (1783)
 5
 (3)
 3 4
 FISHER'S "Y"
 S MAKATI CIR

ROCKY BIG LAKE
 2002
 (5214)
 (1634)

S BIG LAKE RD

1-B (4059)
 S PAULINE CT

W LIONS CT

(4) 1 2
 (1783)
 (5) 1
 (1783)

VICINITY MAP

FOR PROPOSED QUICKSTAR L/1A UTILITY EASEMENT ELIMINATION LOCATED WITHIN SECTION 21, T17N, R3W SEWARD MERIDIAN, ALASKA

POWER SPORTS
 3
 (3608)

S LIONS CIR

4 5
 (1783)

33' SECTION LINE ESMT

Am 17-100



PLATTING

RECEIVED
SEP 14 2017

20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

GREGORY A. HURST
DATE 7/11/17
LS-17-98

7/11/17
TAX COLLECTION OFFICIAL (BOROUGH)

I, GREGORY A. HURST, PROFESSIONAL LAND SURVEYOR, REGISTRATION NO. LS-11196, HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH JULY 31, 2017, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

CERTIFICATE OF PAYMENT OF TAXES

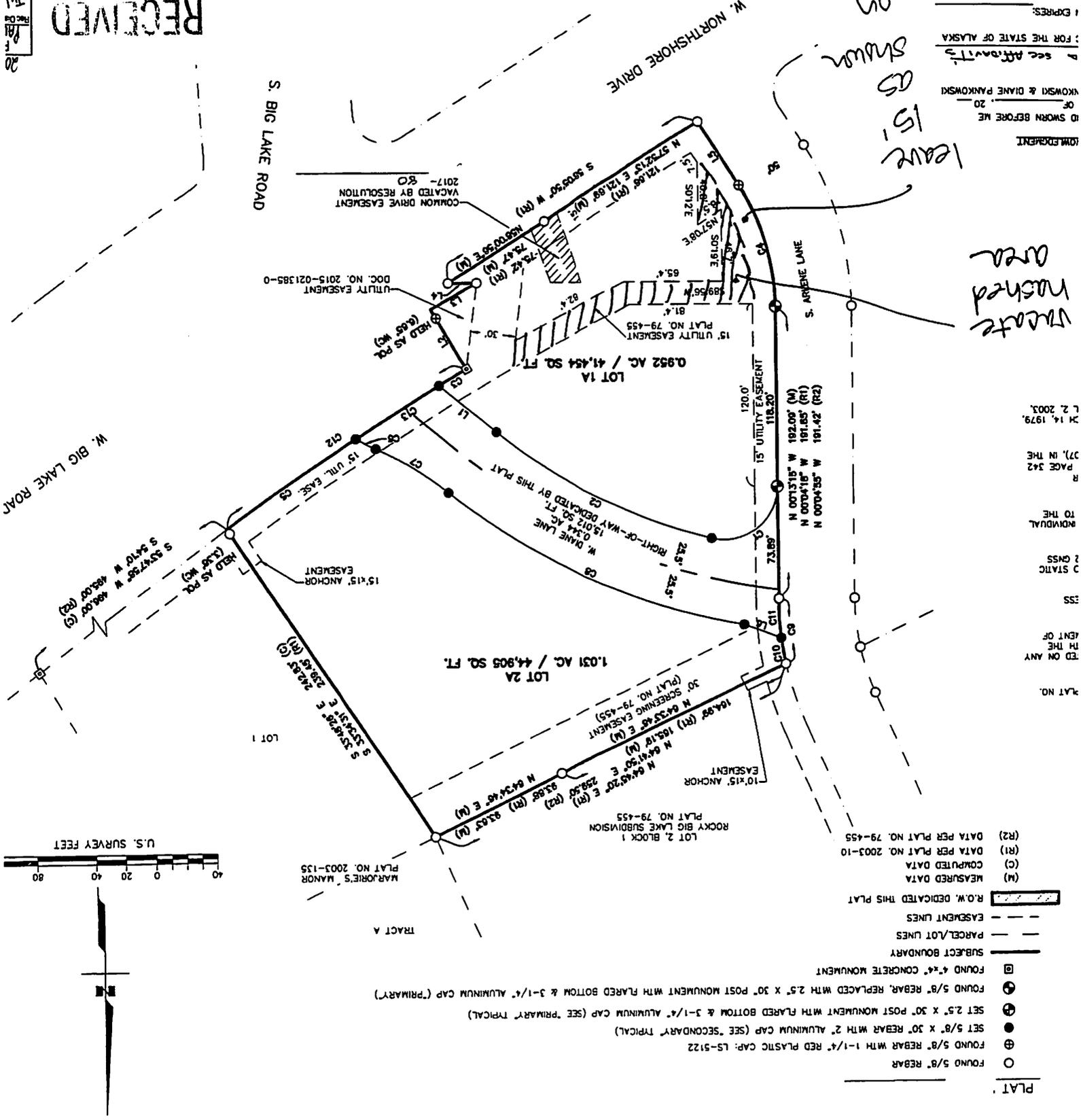
SURVEYOR'S CERTIFICATE

OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. 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

COMPLETION OF SWORN BEFORE ME BY DIANE PANKOWSKI OF 2017. I SEE APPROVATION FOR THE STATE OF ALASKA. EXPRES:

leave as shown on 2003-10

create washed area



PLAT NO. 2003-10
ED ON ANY
MENT OF
ESS
C STAT
2 CASS
INDIVIDUAL
TO THE
R
PAGE 342
(07), IN THE
L 2, 2003.

- FOUND 5/8" REBAR
- ⊕ FOUND 5/8" REBAR WITH 1-1/4" RED PLASTIC CAP: LS-5122
- SET 5/8" x 30" ALUMINUM CAP (SEE "SECONDARY" TYPICAL)
- ⊕ SET 2.5" x 30" POST MONUMENT WITH FLARED BOTTOM & 3-1/4" ALUMINUM CAP (SEE "PRIMARY" TYPICAL)
- ⊕ FOUND 5/8" REBAR, REPLACED WITH 2.5" x 30" POST MONUMENT WITH FLARED BOTTOM & 3-1/4" ALUMINUM CAP ("PRIMARY")
- FOUND 4"x4" CONCRETE MONUMENT
- SUBJECT BOUNDARY
- PARCEL/LOT LINES
- EASEMENT LINES
- ▨ R.O.W. DEDICATED THIS PLAT
- (M) MEASURED DATA
- (C) COMPUTED DATA
- (R1) DATA PER PLAT NO. 2003-10
- (R2) DATA PER PLAT NO. 79-455

U.S. SURVEY FEET
0 20 40 80