

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER

Fred Wagner

PLATTING CLERK

Theresa Taranto

PLATTING TECHNICIANS

Amy Otto-Buchanan

Kimberly McClure

Matthew Goddard



PLATTING BOARD

Pio Cottini, District 1

Emmett Leffel, District 2

John Shadrach, District 3

Dan Bush, District 4

Linn McCabe, District 5

Wilfred Fernandez, District 6

Alan Leonard, District 7

Amanda Salmon, Alternate A

Eric Koan, Alternate B

PLATTING BOARD AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVE, PALMER

PLATTING BOARD MEETING

1:00 P.M.

August 4, 2022

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY: (Audio only)

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)

- Dial 1-855-225-1887; with Conference ID 8573#; You will hear “Joining conference” when you are admitted to the meeting. (If the system is down, you will need to attend the meeting in person to participate)
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name and your mailing address, and provide your testimony.
- If you cannot access the telephonic system please call the Mat-Su Borough Platting’s main phone line for directions. 907-861-7874

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

- A. June 2, 2022
- B. June 16, 2022
- C. July 7, 2022

3. AUDIENCE PARTICIPATION & PRESENTATIONS

- A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

4. UNFINISHED BUSINESS

- A. **SEABORNE:** This case was approved by the Platting Board on October 1, 2020 (Platting Board letter, dated October 11, 2020) as a preliminary plat.
The request is to create three lots from Parcel # 1, MSB Waiver 83-99-PWm, recorded as 83-216w, (Tax Parcel Bl 1), to be known as Seaborne, containing 7.5 acres +/- . The property is located east of S. Vine Road and south of W. Calico Drive, (Tax ID # 217N02W14B011); within the NW ¼ NE ¼ Section 14, Township 17 North, Range 02 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly, District #4: Robert Yundt. (*Petitioner/Owner: Kurt MacKenzie & Ian MacKenzie, Staff: Amy Otto Buchanan, Case # 2020-0124*)
- B. **MCKINLEY VIEW:** The request is to vacate a 15' wide right-of-way that runs from W. Field Avenue south to Kashwitna Lake, and attach the vacated right-of-way to Lots 12-15, McKinley View Subdivision, Plat No. 68-12, to be known as LOTS 12A, 13A, 14A AND 15A, containing 1.96 acres +/- . Petitioner is applying for a variance from MSB 43.20.060(C), as W. Field Avenue is only 30' wide. The plat is located north of Kashwitna Lake, west of S. Parks Highway and south of W. Field Avenue (Tax ID#s 56212000L012-L015); within Section 07, Township 20 North, Range 04 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7: Ron Bernier. (*Petitioner/Owner: Jess Adams, Donald & Irene Glaser, Dean & Kimberly Cagle, Staff: Amy Otto-Buchanan, Case 2021-056*)

5. RECONSIDERATIONS/APPEALS

6. PUBLIC HEARINGS

- A. **SOUND DECISIONS:** The request is to vacate a 30' wide utility easement, vacate a portion of the slope easement on the south east boundary of the property and create three lots from Block 1, Lot 22, Twinook Subdivision, Plat #79-450 and Block 1, Lot 21B-1, Twinook RSB, Plat #2011-97, to be known as **SOUND DECISIONS**, containing 3.42 acres +/- . The property is located south of S. Hyer Road, north and east of E. Parks Highway, and directly north of E. Updraft Road (Tax ID # 1807B01L022 & 70768B01L021B-1); within the NE ¼ Section 17, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (*Applicant: SD Holdings, LLC & RAW Investments, LLC., Staff: Matthew Goddard, Case # 2022-083/84*)
- B. **HRJ:** The request is to create three lots from Tax Parcel A4, to be known as **HRJ**, containing 110.5 acres +/- . The property is located south and east of N. Chickaloon Branch Road and north of the N. Glenn Highway (Tax ID # 20N06E30A004); within the N ½ Section 30, Township 20 North, Range 06 East, Seward Meridian, Alaska. In the Chickaloon Community Council and in Assembly District #1. (*Applicant: James Cucurull, Staff: Matthew Goddard, Case # 2022-086*)

C. **ADALILLY CENTRAL**: The request is to create six lots from Lots 2 and 3, Block 2, Winding Brook Estates, Plat #74-51, to be known as **ADALILLY CENTRAL**, containing 6.5 acres +/- . The property is located south of E. Palmer-Wasilla Highway, west of N. Old Trunk Road and directly west of N. Winding Brook Loop (Tax ID # 3051B02L002 and 3051B02L003); within the NE ¼ Section 03, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #2. (*Applicant: Adalilly Central LLC., Staff: Matthew Goddard, Case #2022-088*)

D. **WILLOW CREEK DEVELOPMENT**: The request is to create 15 lots from Government Lot 1 and that portion of the NE1/4 NW1/4 lying west of the Parks Highway (Tax Parcel B11) to be known as **WILLOW CREEK DEVELOPMENT**, containing 43.39 acres +/- . The petitioner is constructing interior roads to residential standards to access all proposed lots. Access to the proposed subdivision will be from W. Parks Highway. The property is located directly west of W. Parks Highway, directly south of W. Gratiot Drive and southeast of N. Dell M Road (Tax ID # 20N04W31B011); lying within the NW ¼ Section 31, Township 20 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (*Applicant: Scott M Jewell, Staff: Kimberly McClure, Case # 2022-093*)

7. ITEMS OF BUSINESS & MISCELLANEOUS

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

- *Definition: Law. To hear and settle an issue or a question regarding code.*

B. Upcoming Platting Board Agenda Items (*Staff: Fred Wagner & Clerk: Theresa Taranto*)

9. ADJOURNMENT