

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.

September 15, 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. September 1, 2022

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- A. **ADALILLY EAST:** The request is to create six lots from Parcel 1, MSB Waiver 2000-263-PWm, recorded in Book 1106/Page 812 (Tax Parcel C13), to be known as **Adalilly East**, containing 7.45 acres +/- . Petitioner will dedicate 60' wide right-of-way and cul-de-sac for access and construct to residential street standards. Parcel is located east of N. Old Glenn Highway and north of E. Smith Road (Tax ID # 18N02E36C013); lying within the SW ¼ Section 36, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. (Petitioner/Owner: Adalilly East, LLC, Staff: Amy Otto-Buchanan, Case # 2022-111)
- B. **LUPINE RANCHETTES:** The request is to create 14 lots and 2 tracts from Tax Parcel B1, to be known as **Lupine Ranchettes**, containing 80 acres +/- . The property is located north of S. Hayfield Road, south of S. Knik Goose Bay Road and directly north and south of W. Lupine Lane (Tax ID # 17N02W36B001); within the NW ¼ Section 36, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (Petitioner/Owner: Kurt Newcomb, Staff: Matthew Goddard, Case # 2022-113)
- C. **SNOWSHOE WOODS PHASE 2:** The request is to create twelve lots and one tract from Tract A, Snowshoe Woods, Plat No. 2021-9 and Government Lot 4, to be known as **Snowshoe Woods Phase 2**, containing 105.42 acres +/- . Petitioner will dedicate 60' wide rights-of-way, one turnaround and one temporary cul-de-sac for access and construct to residential street standards. Parcel is located west of E. Talkeetna Spur, north of E. Powers Road (Tax ID #s 26N04W31C001; 8204000T00A); lying within the SW ¼ Section 31, Township 26 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. (Petitioner/Owner: All Aspects Construction LLC, Staff: Amy Otto-Buchanan, Case # 2022-116)
- D. **KATAGNIK RANCH 2022 MASTER PLAN:** The request is to create twelve lots and one tract (to be a private road) from Lot 1 and Tract A, Katagnik Ranch, Plat 2017-115, to be known as **Katagnik Ranch 2022 Master Plan**, containing 40.0 acres +/- . The petitioner is constructing one interior road to be a private road. The property is located east of S. Knik-Goose Bay Road, directly west of W. Connor Court, and northwest of Nichols Memorial Park (Tax ID # 7689000L001 & T00A); lying within the NW ¼ Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and in Assembly District #5. (Petitioner/Owner: Mike & Terry Dennison, Jimmie Chynoweth & Nicole Baston, Case # 2022-112)

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