

# 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

## **AMENDED**

### **PLATTING BOARD AGENDA**

PUBLIC SAFETY BUILDING/ FIRE STATION 6-2

4568 S KNIK-GOOSE BAY ROAD, WASILLA

(MILE 7 KNIK-GOOSE BAY RD)

**PLATTING BOARD MEETING**

**1:00 P.M.**

**November 3, 2022**

Ways you can participate in Platting Board meetings:

### **IN PERSON**

**IN WRITING:** You can submit written comments by email to [platting@matsugov.us](mailto: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 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- 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 provide your testimony.

### **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. October 20, 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. **ALASKA MENTAL HEALTH TRUST PUBLIC USE EASEMENT #2:** The request is to create a 60' wide Public Use Easement within Tax Parcel B1, Section 23, Township 17 North, Range 04 West, to be known as **Alaska Mental Health Trust Public Use Easement #2**, containing 28,783 sf +/- . The proposed Public Use Easement is located west of W. Lakes Boulevard, west of W. Hour Road and north of Big Lake (Tax ID #17N04W23B001); located within the SW ¼ Section 23, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. *(Petitioner/Owner: Alaska Mental Health Trust, Staff: Amy Otto-Buchanan, Case # 2022-133)*
- B. **DANDY BLUFFS 2022:** The request is to create five lots from Lot 3, Dandy Bluffs, Plat 2016-129 to be known as **Dandy Bluffs 2022**, containing 40.49 acres +/- . Petitioner to construct and certify S. Dandy Bluffs Circle to pioneer road standard to include a T-turnaround. Proposed Lots 3C, 3D & 3E to share a common access area onto E. Fairview Loop; no new driveways to Fairview Loop will be created. Petitioner is requesting a variance to MSB 43.20.300(E)(4) requiring multiple flag lots with adjoining pole portions to overlay a public use easement over the width of the pole portion. The property is located directly south of E. Fairview Loop, directly east of S. Dandy Bluffs Circle and north of Weinie Lake (Tax ID # 57577000L003); lying within the N ½ Section 27, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. *(Petitioner/Owner: Mark & Lesley Dinkel, Staff: Kimberly McClure, Case # 2022-140)*
- C. **ONE THOUSAND SKIES-SUNRISE PHASE II:** The request is to create 15 lots and one tract from Tract B, One Thousand Skies-Sunrise Subdivision, A.S.L.S. 2022-11, Plat # 2020-7 to be known as **One Thousand Skies-Sunrise Phase II**, containing 565.69 acres +/- . The property is located north of the Nelchina River, south of E. Glenn Highway and directly south of S. Millennium Loop (Tax ID # 8019000T00B); within Sections 1 and 12, Township 02 North, Range 10 West, Copper River Meridian, Alaska. In Assembly District #1. *(Petitioner/Owner: Alaska Department of Natural Resources, Staff: Matthew Goddard, Case # 2022-141)*
- D. **LITTLE SUSITNA FLATS:** The request is to create four lots from Lot 5, Pittman Flats, Plat 2021-121 and Tax Parcel C4 to be known as **Little Susitna Flats**, containing 44.71 acres +/- . The design has been updated to show Lot 2 as a flag lot with a single 60' wide flag pole located on the southwest side of the lot; and Lot 1 as a flag lot with a single 60' wide flag pole located on the southeast side of the lot. The property is located directly north of N. Pittman Road, northwest of N. Aycock Place and south of Little Susitna River. (Tax ID # 18N02W14C004 & 8182B01L005); lying within the SW ¼ Section 14 and NW ¼ Section 23, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. **\*\*This case was continued from October 6, 2022 meeting.** *(Petitioner/Owner: Aleksandr Baletskiy, Staff: Kimberly McClure, Case # 2022-127)*

## **7. ITEMS OF BUSINESS & MISCELLANEOUS**

A. Approval of 2023 Platting Board Meeting Calendar

## **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*)

- **November 17, 2022:**

**Miller Acres**, Case # 2022-145/146

**Hardline**, Case # 2022-147

**Shadowridge**, Case # 2022-052

## **9. BOARD COMMENTS**

## **10. ADJOURNMENT**