

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.

November 17, 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 1-855-290-3803; 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. November 3, 2021

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- A. **MILLER ACRES & VACATION OF RIGHT-OF-WAY:** The request is to create one lot from Lots 1-4, Block 3 and Lots 1-2, Block 4 of Engelmann Subdivision, Plat No. 63-39, to be known as **Miller Acres**, containing 6.3 acres +/- . Petitioner proposes to vacate a portion of the 40' wide right-of-way of W. Riffle Street, a portion of the 20' wide right-of-way of S. Cataract Street, and a portion of the 20' wide right-of-way of W. Cut Leaf Birch Avenue. Parcel is located south of W. Edlund Road and S. Knik-Goose Bay Road (Tax IDs# 1018B03L001-L004 and 1018B04L001-L002); lying within the NE ¼ Section 20, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. *(Petitioner/Owner: Miller Investment Trust, Staff: Amy Otto-Buchanan, Case # 2022-145/146)*
- B. **HARDLINE:** The request is to create five lots from Tax Parcels B2 & C4 to be known as **Hardline**, containing 120.93 acres +/- . Access to all lots will be from N. Meadow Lakes Loop. Proposed Lot 3 is a flag lot. The property is located directly east and south of N. Meadow Lakes Loop and west of N. Pittman Road (Tax ID # 18N02W33B002 & 18N02W33C004); lying within the W ½ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *(Petitioner/Owner: Braxton Cline; Weston & Holly Hardan, Staff: Kimberly Otto-Buchanan, Case # 2022-147)*
- C. **SHADOWRIDGE:** The request is create 7 lots from Units 1-17, 99 and Tract A, Lakebridge, Plat No. 2021-106 to be known as **Shadowridge**, containing 68.81 acres +/- . Proposed Lot 2, Block 1 and Lot 2, Block 2 are flag lots. Access is from N. Ridgewater Street, which is not certified or maintained by the Borough. Petitioner to construct and dedicate a temporary turnaround. Petitioner is requesting a variance from MSB 43.20.140 for conformance with the Subdivision Construction Manual regarding tangent between horizontal curves. The property is located west of Finger Lake, southeast of Finger Lake Elementary School and directly west and east of N. Ridgewater Street (Tax ID # 9222000T00A/U001-17&99); lying within Sections 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #3. ****This case was continued from the June 2 and July 7, 2022 public hearing.** *(Petitioner/Owner: 6R Development Group LLC, Staff: Kimberly McClure, Case # 2022-052)*
- D. **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. **This case was continued from the November 3, 2022 meeting.** *(Petitioner/Owner: Mark & Lesley Dinkel, Staff: Kimberly McClure, Case # 2022-140)*

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

9. 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)*

- Jack Lake Estates
- View Pointe East

10. BOARD COMMENTS

11. ADJOURNMENT