

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
Matthew Goddard
Chris Curlin



PLATTING BOARD
Ron Johnson, District 1
Emmett Leffel, District 2
Eric Koan, District 3
Dan Bush, District 4
Michelle Traxler, District 5
Sandra Krager, District 6
Alan Leonard, District 7
Amanda Salmon, Alternate A
Robert Hallford, Alternate B

REVISED
PLATTING BOARD AGENDA
ASSEMBLY CHAMBERS
350 E DAHLIA AVENUE PALMER

PLATTING BOARD MEETING

1:00 P.M.

August 3, 2023

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. July 6, 2023
- B. July 20, 2023

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

(None)

6. PUBLIC HEARINGS

A. **ARCADIAN HEIGHTS MASTER PLAN:** The request is to create 47 lots by a three-phase master plan from Lots 1-3, Block 6 & Tract B, Valley Ridge Phase 2, Plat # 2022-115, and Tax Parcel B6, to be known as **Arcadian Heights MSP**, containing 85.29 acres +/- . The petitioner is requesting the elimination of a portion of the utility easement adjacent to the turnaround of W. Valley Ridge Drive. The property is located south-east of S. Clapp Street, north of S. Knik Goose Bay Road and south of W. Parks Highway (Tax ID # 17N01W17B006, 8314B06L001-L003 & 8314000T00B); within the N ½ Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (Petitioner/Owner: Liberty Development, LLC & RS Enterprises, LLC, Staff: Matthew Goddard, Case # 2023-070/071)

B. **LEGACY HILLS ESTATES:** The request is to create 12 lots from Tax Parcel D5, (Parcel #1, MSB Corrected Waiver Resolution Serial No. 75-52 PWm, recorded as 79-215W) and construct an interior road for access to all lots, to be known as **Legacy Hills Estates**, containing 20.09 acres +/- . Parcels are located north of S. Knik Goose Bay Road. Access is from S. Foothills Boulevard (Tax ID #17N02W14D005); lying within the SE ¼ Section 14, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. (Petitioner/Owner: Alaska Royal Holdings, LLC, Staff: Chris Curlin, Case # 2023-064)

C. **ANGUS ACRES:** The request is to create four lots from Tax Parcels A26, A28 & A29 (Parcel #1 & #2, MSB Waiver 2005-10, recorded at 2005-029658-0) to be known as **ANGUS ACRES**, containing 39 acres +/- . Proposed Lots 1 & 3 are two side-by-side flag lots with 30' wide poles; a Public Use Easement will be granted over the pole portions. Parcels are located south of the Palmer Airport and directly west of E. Outer Springer Loop. Access is from E. Outer Springer Loop (Tax ID#s 17N02E08A026/A028/A029); lying within the NE ¼ Section 09, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (Petitioner/Owner: Stefan K. & Yvonne L. Marty, Staff: Amy Otto-Buchanan, Case #2023-067)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

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)

- August 17, 2023 is our next Platting Board Meeting; 3 case on the agenda;
 - PUE- Schreiber
 - Sculpin Master Plan
 - Old Business- Riddleburg Station

9. BOARD COMMENTS

10. ADJOURNMENT