

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

Vacant, 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

PLATTING BOARD AGENDA

MSB PUBLIC SAFETY BUILDING, STATION 6-2 (KGB)

4568 S. KNIK – GOOSE BAY ROAD, WASILLA

(MILE 7 KNIK-GOOSE BAY RD)

PLATTING BOARD MEETING

1:00 P.M.

November 2, 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. October 19, 2023, Minutes

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. **PANORAMIC PRESERVE:** The request is to create 20 lots from Tract 1A, The Ranch Phase 7B, Plat No. 2021-14, to be known as **Panoramic Preserve**, containing 80.39 acres +/- . Lots to be served by a community water system. Parcels are located north of E. Nelson Road and south of E. Fetlock Drive. Access will be from dedicated interior streets, with the exception of Tract 1A-1 (Tax ID# 8101000T001A) lying within Sections 20 & 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3. (Petitioner/Owner: Arctic Devco Inc., Staff: Amy Otto-Buchanan, Case # 2023-107)

B. **SHADOWRIDGE:** The request is to create 8 lots from the east 60' of the south 600' of the SE1/4 NE1/4 Sec. 32, T 18N, R. 1E, SM, AK, U.S. Gov. Lot 1 and N1/2 of U.S. Gov. Lot 5 Sec. 32, T.18N. R.1E. SM, AK, Except therefrom the west 660' of U.S. Gov. Lot 1 and U.S. Gov. Lot 6 and N1/2 of U.S. Gov. Lot 7 Sec.33, T.18N, R.1E. SM, AK excepting therefrom a portion of U.S. Gov. Lot 6 described in 2021-017480-0, to be known as **Shadowridge**, containing 68.81 acres +/- . All proposed lots will access 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 #6. ****This case was continued from the November 17, 2022, public hearing.** (Petitioner/Owner: 6R Development Group LLC., Staff: Chris Curlin, Case #2022-052)

C. **SETTLERS BAY SOUTH:** The request is to create 53 lots and one tract from Parcel #3, created by Waiver Resolution #200-80PWm, and vacate a 33' wide section line easement on the east boundary of the property to be known as **Settlers Bay South**, containing 76.66 acres +/- . The property is located west of Cottonwood Creek, north of Settlers Bay Park, and directly south and east of S. Knik Goose Bay Road (Tax ID # 16N02W04A008); within the NE 1/4 Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. (Petitioner/Owner: Olympic Investments, Inc., Staff: Matthew Goddard, Case #2023-094/095)

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. Approval of Platting Board 2024 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 16, 2023, Platting Board Meeting; We have one case on the agenda.

- McKinley View RSB L 12-15 & ROW VAC

9. BOARD COMMENTS

10. ADJOURNMENT