

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Kayla Kinneen

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Natasha Heindel



PLATTING BOARD
Chair Ron Johnson, District 1
Brian Goodman, District 2
Vice Chair Eric Koan, District 3
Dan Bush, District 4
Michelle Traxler, District 5
Sandra Kreger, District 6
Sidney Bertz, District 7
Karla McBride, 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 15, 2024

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to plattting@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.

OBSERVE: You can observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough – YouTube

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. August 1, 2024

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. **SPRINGS WEST:** The request is to create 40 lots and one tract from Lot 1, Barry's Spring Crest (Plat #2022-16) and the SW1/4 SE1/4 and the NW1/4 SE1/4 Section 20, T18N, R01E; (Tax ID's 18N01E20D005, 18N01E20D002, & 8168000L001). The property is directly south of N. Sandburg Drive, directly west of E. Beverly Ann Lane, and north of N. Caribou Street; within the SE ¼ Section 20, T18 North, Range 2 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. **This case was continued from the July 18th Platting Board Hearing.** (Petitioner/Owner: Beverly Barry, Michelle Barry, Deanna Arthur, & Jo Ann Hinds, Staff: Natasha Heindel, Case # 2024-071)

ITEMS OF BUSINESS & MISCELLANEOUS

(None)

7. 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: Kayla Kinneen)

- September 5, 2024, Platting Board Meeting; we have three cases to be heard:
 - Correira Estates
 - North 40
 - Homestead Hills PH II (UE)

8. BOARD COMMENTS

9. ADJOURNMENT

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 15, 2024

PRELIMINARY PLAT: SPRINGS WEST

LEGAL DESCRIPTION: SEC 20, T18N, R01E, SEWARD MERIDIAN, AK

PETITIONER: BEVERLY BARRY, MICHELLE BARRY, DEANNA ARTHUR,
& JO ANN HINDS

SURVEYOR: HANSON LAND SOLUTIONS

ACRES: 99.85 ± PARCELS: 41

REVIEWED BY: CHRIS CURLIN CASE #: 2024-071

REQUEST: The request is to create 40 lots and one tract from Lot 1, Barry's Spring Crest (Plat #2022-16) and the SW1/4 SE1/4 and the NW1/4 SE1/4 Section 20, T18N, R01E, to be known as **SPRINGS WEST**. The property is directly south of N. Sandburg Drive, directly west of E. Beverly Ann Lane, and north of N. Caribou Street; within the SE ¼ Section 20, 18 North, Range 2 East, Seward Meridian,

EXHIBITS:

Vicinity Map

EXHIBIT A – 1 pg

The petitioner has requested a continuance to September 5, 2024. The request is to allow time to increase supporting documentation. Staff recommends the Board grant the continuance to September 5, 2024.

RECOMMENDATIONS FOR GRANTING A CONTINUANCE

Suggested motion: I move to approve a continuance to September 5, 2024 of the preliminary plat of SPRINGS WEST, Township 18 North, Range 01 East, Section 20, Seward Meridian, Alaska

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ (PLATTING CLERK)

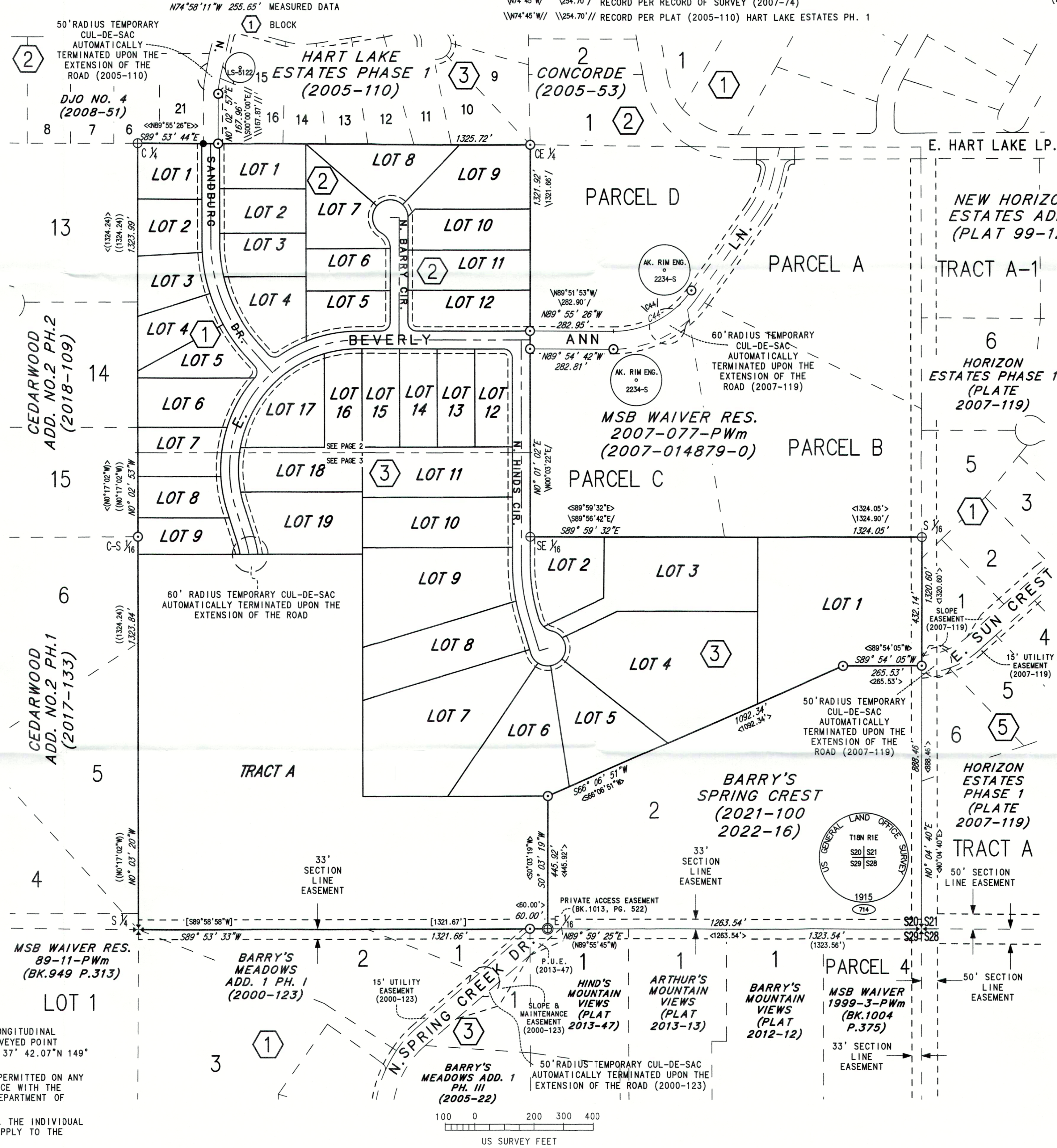
CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, TANGENT, CHORD LENGTH, CHORD BEARING. Rows C1 through C44.

NOTES

- 1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SECTION CORNER COMMON TO SECTIONS 20, 21 28 & 29 (SURVEYED POINT 714)...
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION...
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

LEGEND

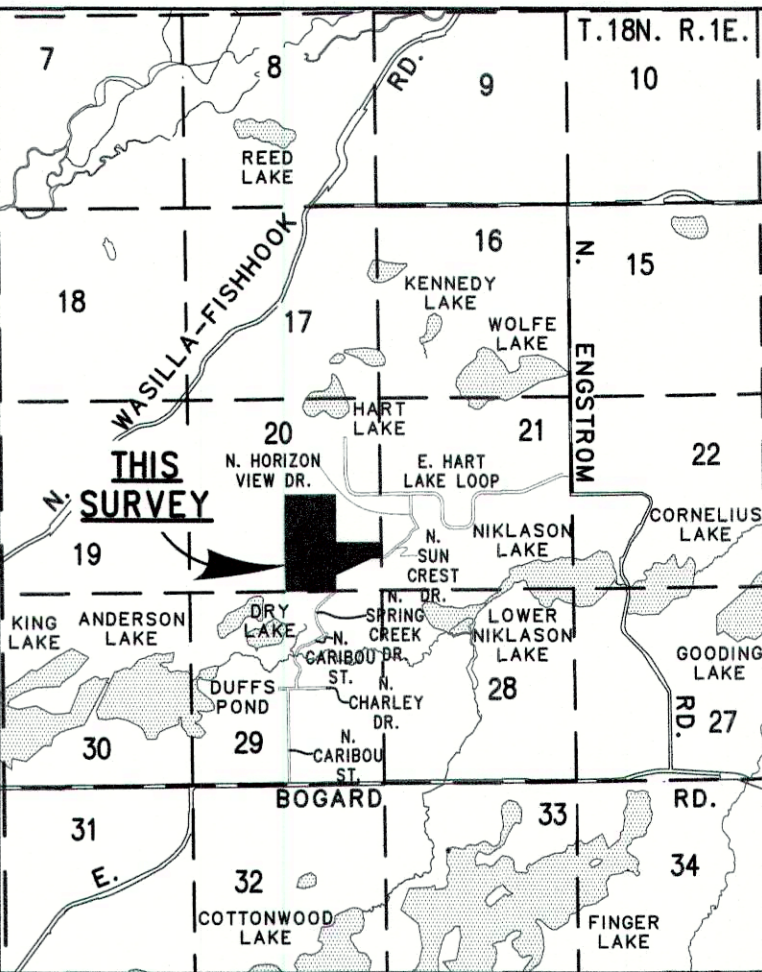
- RECOVERED 2 1/2" GLO BRASS CAP ON IRON PIPE
RECOVERED 2 1/2" ALUMINUM POST MONUMENT
RECOVERED 1 1/2" ALUMINUM CAP ON 3/8" REBAR
RECOVERED PLASTIC CAP ON 3/8" REBAR
RECOVERED 3/8" REBAR
SET PLASTIC CAP ON 3/8" X 30" REBAR AT CORNERS, PT'S, AND PC'S.
COMPUTED DATA
MEASURED DATA



CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) _____ DATE _____



SOURCE: MSB TAX MAP WAO1, WAO2, WAO7, & WAO8 1"=5280'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

BEVERLY ANN BARRY _____ DATE _____ 3880 N. CARIBOU ST. WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____. FOR _____ NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JO ANNE E. HINDS _____ DATE _____ 3880 N. CARIBOU ST. WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____. FOR _____ NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR

A PLAT OF SPRINGS WEST A SUBDIVISION OF LOT 1, BARRY'S SPRING CREST (PLAT 2021-100, RE-FILED AS 2022-16) AND THE SW 1/4 SE 1/4 AND THE NW 1/4 SE 1/4 SEC. 20 T.18N. R.1E. PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA LOCATED WITHIN SE 1/4 SEC. 20, T.18N. R.1E. SM, AK CONTAINING 99.85 ACRES MORE OR LESS

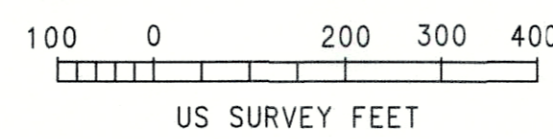
HANSON LAND SOLUTIONS ALASKA BUSINESS LICENSE #1525 305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645 (907)746-7738

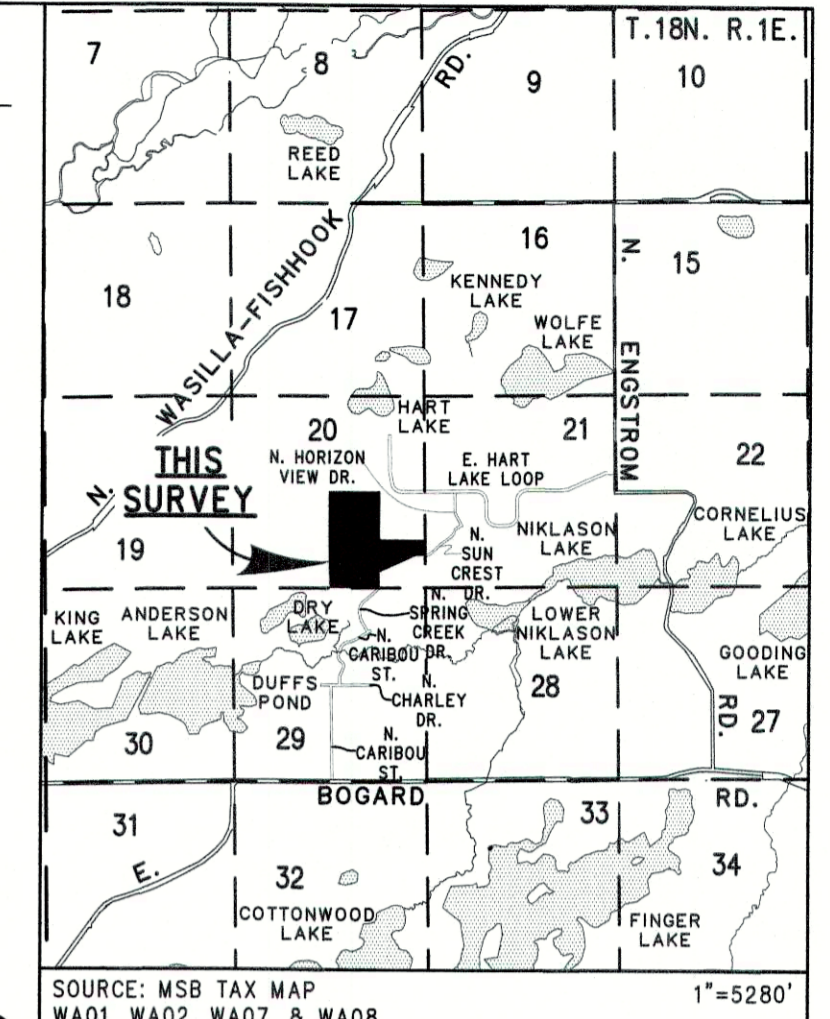
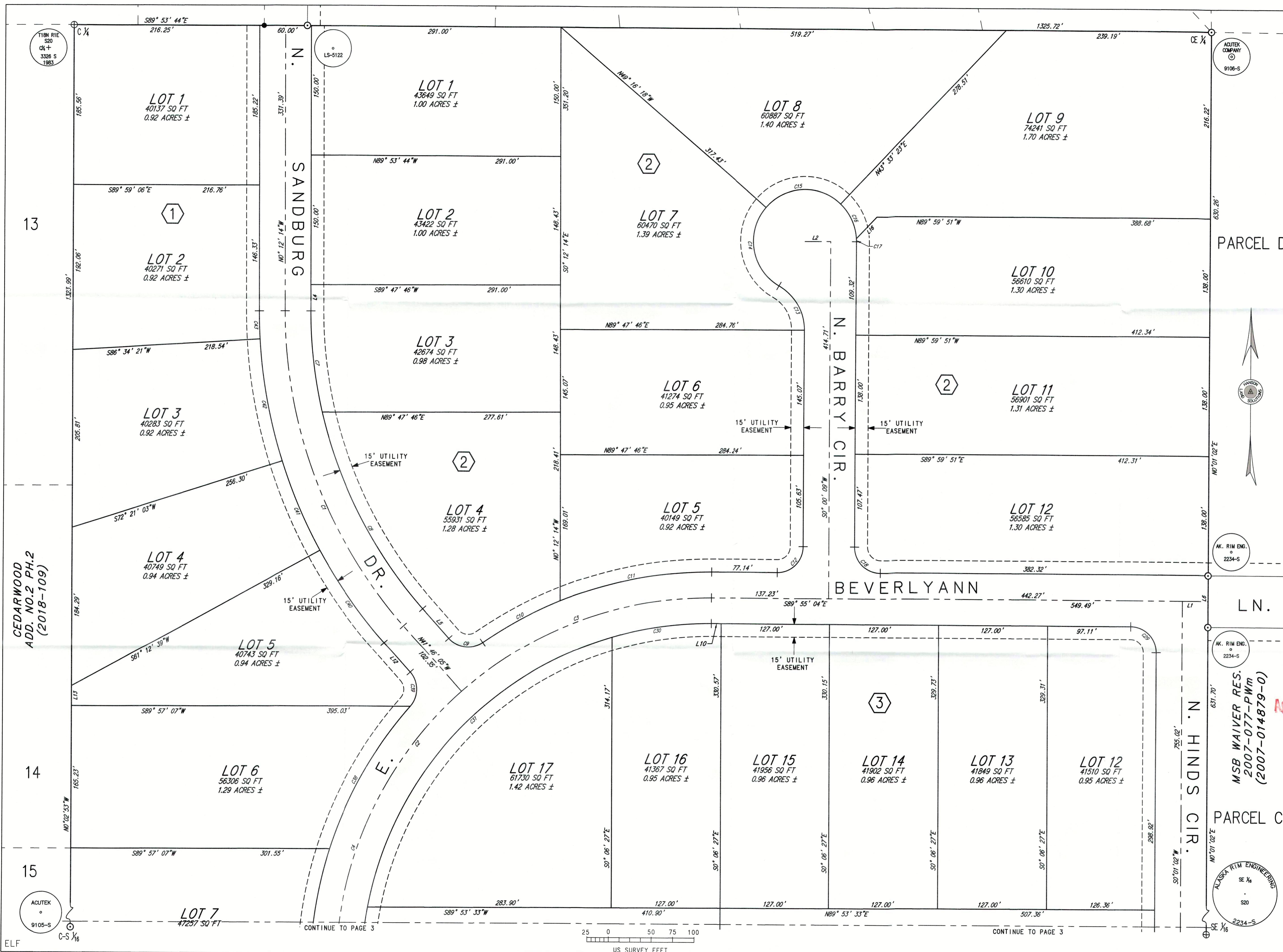
LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1 through L13.



Agenda Copy

RECEIVED MAY 23 2024 PLATTING

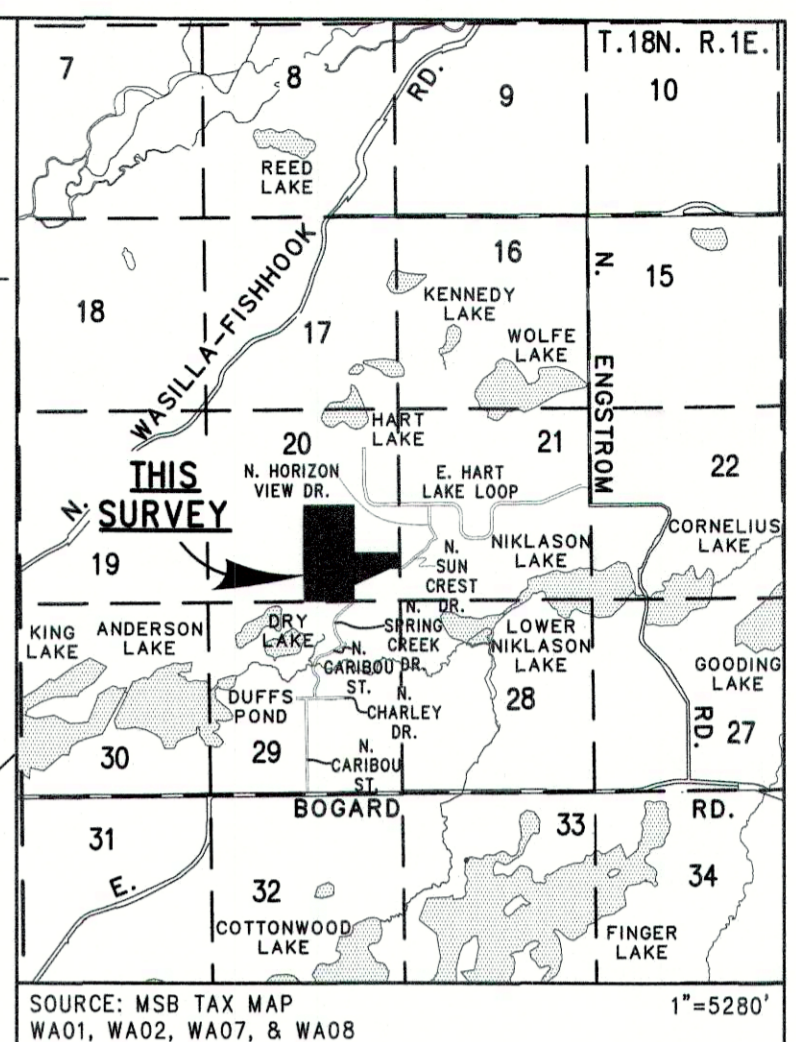
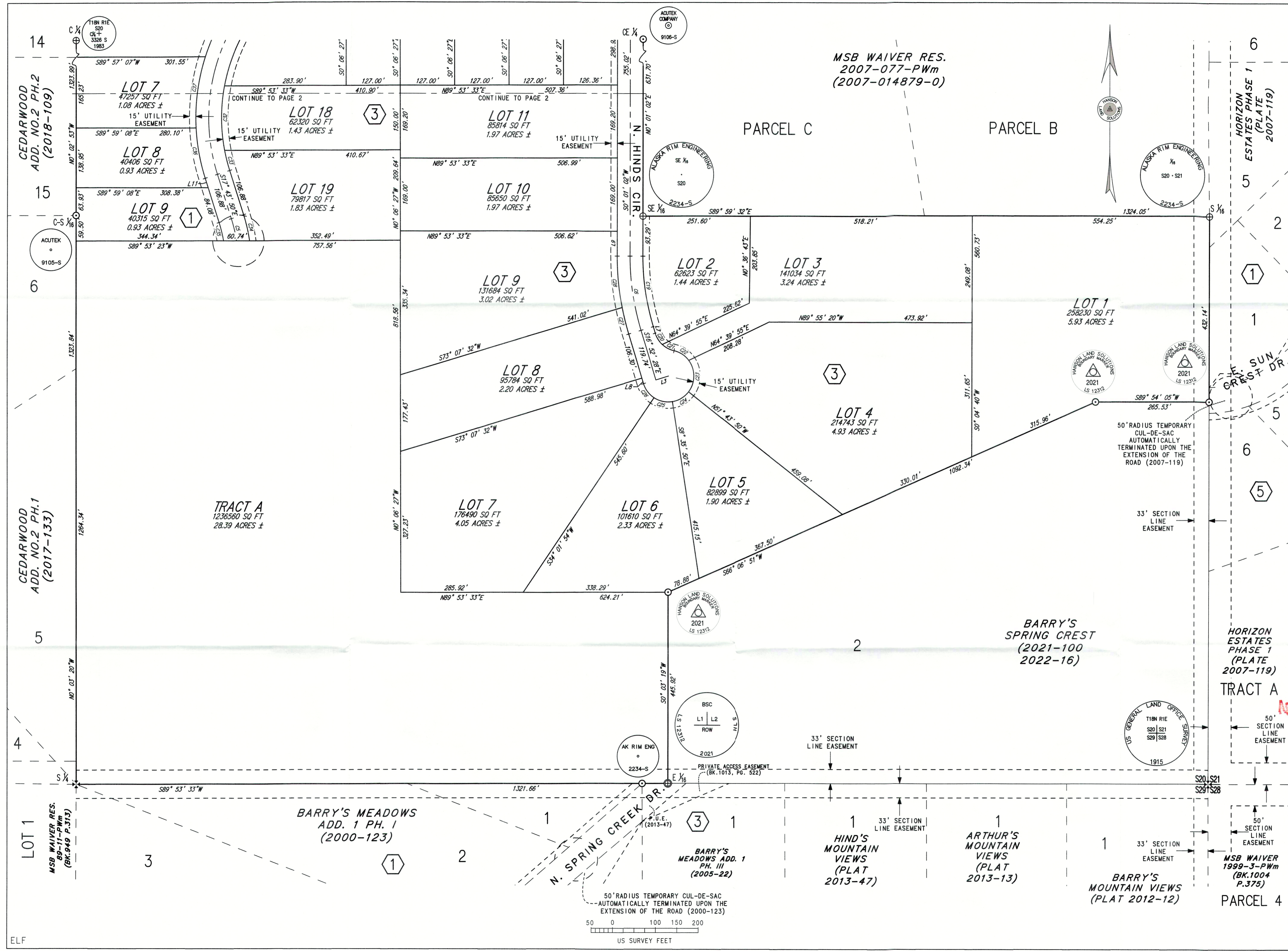




Agenda Copy
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 MAY 23 2024
PLATTING

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 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 LOCATED WITHIN
 SE¼ SEC. 20, T.18N. R.1E. SM, AK
 CONTAINING 99.85 ACRES MORE OR LESS

**HANSON
 LAND SOLUTIONS**
 ALASKA BUSINESS LICENSE #1525
 305 EAST FIREWEED AVENUE
 PALMER, ALASKA, 99645
 (907)746-7738



SOURCE: MSB TAX MAP WA01, WA02, WA07, & WA08 1"=5280'

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PLATTING

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