

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



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PLATTING BOARD AGENDA **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

PLATTING BOARD MEETING

1:00 P.M.

September 5, 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 15, 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 August 15th Platting Board Hearing.** (Petitioner/Owner: Beverly Barry, Michelle Barry, Deanna Arthur, & Jo Ann Hinds, Staff: Natasha Heindel, Case # 2024-071)

B. **CORREIRA ESTATES:** The request is to create 10 lots from Lot 2, I & B (Plat #2023-20), to be known as **CORREIRA ESTATES**. The property is directly west of S. Comsat Road, directly north of E. Camelot Place and directly south of E. Shangrila Drive;(Tax ID# 8461000L002) within the SE ¼ Section 29, T26 North, Range 4 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7.(Petitioner/Owner: Brian Correira, Staff: Chris Curlin, Case # 2024-073)

C. **NORTH 40:** The request is to create 21 lots and two Tracts from Government Lots 1, 2, & 4 in the S ½ NE 1/4, SE ¼ NW ¼, NE ¼ SW 1/4, Section 15, Township 19 North, Range 04 East, (Tax ID 19N04E15A001), to be known as **NORTH 40**, containing 255 acres +/- . The property is southeast of the Kings River, and directly north and south of N. Glenn Highway at approximately mile 68; within Section 15, Township 19 North, Range 04 East, Seward Meridian, Alaska. In the Chickaloon Community Council and in Assembly District #1.(Petitioner/Owner: Brett Gatten, Staff: Chris Curlin, Case # 2024-085)

D. **HOMESTEAD HILLS PH 2 (UE):** The request is to create 17 lots from Lot 4, Tracts A & B, Homestead Hills Subdivision, Plat #2017-83, and Parcel C3, created from Government Lot 4, to be known as **HOMESTEAD HILLS PHASE 2**, containing 127.2 acres +/- . The petitioner is proposing the elimination of the utility easements on Lot 4 with new utility easement dedications following the proposed roads. The property is located south of S. Ed Rush Road, south and west of E. Knik River Road, and northwest of Hunter Creek (Tax ID #16N04E30C003, 7682000T00A, 7682000T00B, & 7682000L004); within the SE ¼ Section 25, Township 16 North, Range 03 East, & the SW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1.(Petitioner/Owner: Brett Gatten, Staff: Chris Curlin, Case # 2024-085)

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 19, 2024, Platting Board Meeting; we have two cases to be heard:
 - Ancient Tree Estates B1 L4 SLEV
 - Alliance Country Heights

8. BOARD COMMENTS

9. ADJOURNMENT