

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
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Vice Chair Eric Koan, District 3
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Robert Hallford, Alternate B

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

PLATTING BOARD MEETING

1:00 P.M.

August 1, 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. July 18, 2024

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

A. **LAZY MOOSE RUN**: The request is to create 7 lots from Lots 5, 6, and 7, Ranchettes, Plat #76-64, to be known as **LAZY MOOSE RUN**, containing 6.86 acres +/- . The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and directly east of N. Thor Road (Tax ID #3035B01L005 / L006 / L007); within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. (*Petitioner/Owner: Thomas & Megan Van Diest, Staff: Matthew Goddard, Case # 2024-048*)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **STONE CREEK PH 7/PUE VAC**: The request is to create 15 lots and one tract from Tract Z, Stone Creek Phase 6, Plat No. 2021-48; to vacate a Public Use Easement along the southern and eastern boundary of Tract Z, Plat No. 2021-48; and to dedicate of right of way for the connection of N. Engstrom Road along the southern and eastern boundary of Tract Z, to be known as **STONE CREEK PHASE 7**, containing 106.17 acres +/- . The parcel is located directly northeast of N. Engstrom Road, north of Cornelius Lake, and southwest of N. Palmer-Fishhook Road (Tax ID# 8124000T00Z); within the N 1/2 of Section 22, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #1. (*Petitioner/Owner: JRK Group LLC, Staff: Natasha Heindel, Case # 2024-076 / 077*)

B. **KALMBACH LAKE 2023**: The request is to remove a plat note from Lot 5, Block 1, Kalmbach Lake N #1, Plat #2002-48, and to eliminate the common lot line between Tract A and Lot 9, Block 1, Kalmbach Lake N, Plat #96-1, to be known as **Kalmbach Lake 2023**, containing 3.218 acres +/- . The property is located south and east of W Beverly Lake Road, north of Kalmbach Lake, and south of Beverly Lake(Tax ID #5227B01L005, 4518B01L009, & 4518000T00A); within the NE ¼ Section 35, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Marla Kalmbach, Staff: Matthew Goddard, Case # 2024-078*)

C. **LITTLE SUSITNA FLATS**: The request is to create 4 lots from Lot 4, Little Susitna Flats (Plat #2022-133), Vacate the Section Line Easement, and dedicate R.O.W., to be known as Little Susitna Flats 2024, containing 44.71 acres +/- . The property is directly north of N. Pittman Road, south of the Little Susitna River, and directly west and south of W. Sunrise Place;(Tax ID's 8333000L001, 2, 3, & 4); within the NW ¼ Section 23 and the SW 1/4 Section 14, Township 18 North, Range 2 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Aleksandr Baletskiy, Staff: Chris Curlin, Case # 2024-069*)

D. **HATCHER PASS VILLAGE PH I SLEV PUE**: The request is to grant a 60' wide Public Use Easement on the northern boundary and vacate a 50' wide section line easement on the eastern

boundary of Tract B-1, Hatcher Pass Village Phase I, Plat 2018-112. The property is located west of the Little Susitna River, east of N. Mountain Trails Drive, and directly north of E. Edgerton Parks Road (Tax ID #7793000T00B-1); within the NE ¼ Section 33, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Hatcher Pass Village, Inc, Staff: Matthew Goddard, Case # 2024-074*)

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*)

- August 15, 2024, Platting Board Meeting; we have one case to be heard:
 - Springs West

8.BOARD COMMENTS

9.ADJOURNMENT