

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 5, 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, in three phases, 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, AK. **This case is continued from August 15, 2024.**

EXHIBITS:

Vicinity Map

EXHIBIT A – 1 pg

The petitioner has requested a continuance to October 3, 2024. The request is to allow time to monitor new test holes. Staff recommends the Board grant the continuance to October 3, 2024.

RECOMMENDATIONS FOR GRANTING A CONTINUANCE

Suggested motion: I move to approve a continuance to October 3, 2024 of the preliminary plat of SPRINGS WEST, Township 18 North, Range 01 East, Section 20, Seward Meridian, Alaska

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

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5279000L005 12
SHEAR RICHARD G & DIANA F
PO BOX 443
TALKEETNA, AK 99676-0443

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Board** will consider the following:

PETITIONER/OWNER: BRIAN CORREIRA

REQUEST: 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.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **September 5, 2024**, starting at 1:00p.m. We are sending you this notice as required by State Law and Borough Ordinances.

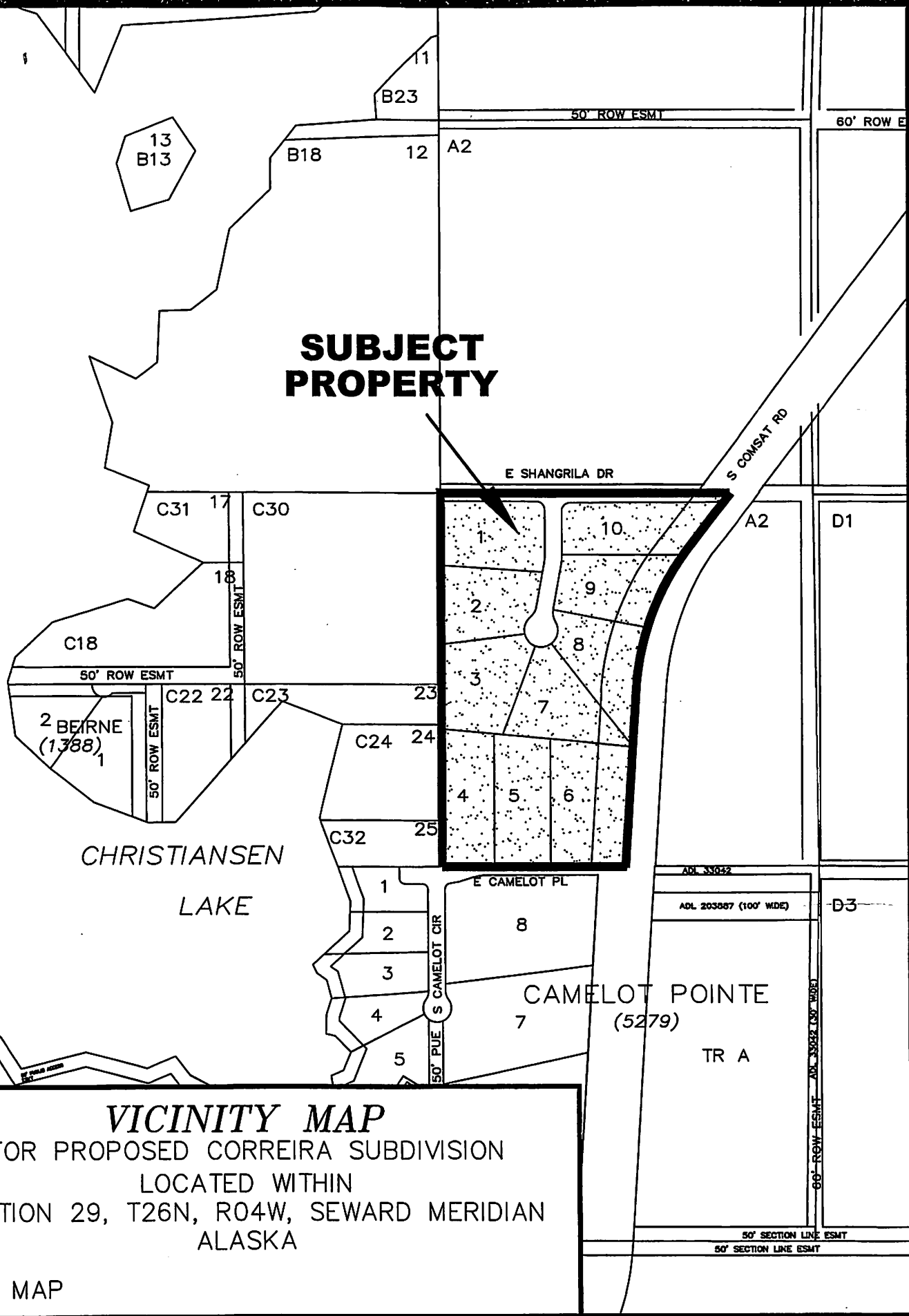
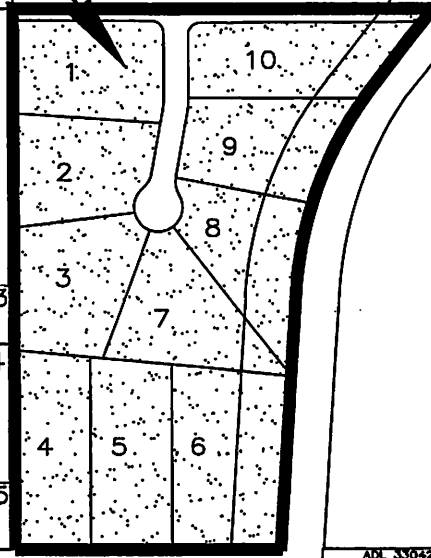
For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

No Objection [] Objection [] Concern

Name: Richard & Diana Shear Address: 23602 So. Camelot Circle TKA, AK 99676

Comments: _____

SUBJECT PROPERTY



VICINITY MAP

FOR PROPOSED CORREIRA SUBDIVISION
LOCATED WITHIN
SECTION 29, T26N, R04W, SEWARD MERIDIAN
ALASKA

TA07 MAP



Talkeetna Community Council, Inc.

A non-profit, community service organization

September 3rd, 2024

Re: Case 2024-073, ADL 33023 in Correira Subdivision in Talkeetna
Submitted via email to: Chris Curlin, Platting Technician:

Jesse.Curlin@matsugov.us

Fred Wagner, Platting Director: Fred.Wagner@matsugov.us

Alex Strawn, Planning and Land Use Director: Alex.Strawn@matsugov.us

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Hello Chris, Fred, and Alex

The Talkeetna Community Council, Inc., met this evening and discussed case 2024-073 at length. After reviewing the Staff Report and Exhibits contained in the Platting Board packet for Case 2024-073, TCCI submits the following additional comment to the Platting Board.

TCCI notes that ADL 33023, which is a State of Alaska easement, is not shown on any of the preliminary plats within the packet. Platting Staff concludes that the portion of ADL 33023 running through the subject property is vacated. Staff bases this conclusion solely on Borough Planning Commission Resolution 94 – 1 – V shown as Exhibit D.

It is our understanding that the State is typically an active party to the process of vacating the easements that it holds. There is no apparent evidence that the State has been involved in the vacation of ADL 33023 on the subject property. The Staff Report does not explain or document how the Borough acquired the authority to unilaterally vacate this portion of ADL 33023, a State of Alaska easement.

Therefore, the TCCI asks that Staff either provide documentation of the Borough's authority to unilaterally vacate the State's ADL 33023 easement or show this easement on the Plat for this Case 2024-073.

*Talkeetna Community Council
P.O. Box 608, Talkeetna*

HANDOUT # 2
CORREIRA ESTATES
CASE # 2024-073
MEETING DATE: SEPTEMBER 5, 2024

Pg 1

As noted in previous comments, trails are an important component of life in Talkeetna. As our community gets more and more developed over time, the retention of these easements are important to maintain the connectivity of trails in our neighborhoods.

Thank you in advance for considering our request.

Jon Korta
Chair - Talkeetna Community Council
jon@talkeetnacouncil.org
(907) 203-2532

Chris Curlin

From: Alice Knapp <a.knapp.a@gmail.com>
Sent: Tuesday, September 3, 2024 12:34 PM
To: MSB Platting
Cc: Gunnar Knapp; Chris Zafren; Steve Tower; Sonnet Farrell Nyback; Michael Still; alaskaknapp; Alice Knapp
Subject: Case # 2024-073 Proposed Correira Subdivision Comments

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[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

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My name is Alice Tower Knapp I am a property owner near the proposed Correira Subdivision (my properties are C18 and the smaller triangular piece in the Beirne property shown on the map) located within Section 29, T26N, R04W, Seward Meridian Alaska. My family has had recreation cabins on Christiansen Lake since the 1950s and continue to regularly use these properties year- round.

I will not be able to attend the September 5th, 2024 meeting and would like to submit the comments below for the platting board.

I have some **concerns** about this subdivision and would be okay (not enthusiastic) with the proposed subdivision if the following criteria/adjustments were made..

1. The proposed lots 4,5,6 of this new subdivision are shown to be accessed from the E. Camelot Place Road (Camelot Pointe Subdivision). The current interior (not lakefront) Camelot Pointe subdivision lots, as shown on the map, are larger than the proposed lots 4,5, & 6. Instead of 3 lots (4,5,6) there should only be two lots in keeping with the size of the Camelot Pointe interior lots.
2. It needs to be clearly stated in the subdivision covenants that these lots are to be residential/recreational use only ...no businesses, dog team lots, or other commercial use. I am concerned that any other use would create noise in this quiet area.
3. The western boundary of the proposed lots 1,2,3,4 should have a fence so that these new properties are kept from trying to create an overland access to the lake. Property owners of C18, Beirne, and C22, have a legal right-a-way through lots C 25, C24, C23, and C22 to access our properties. This access was improved by the owner of C22, Stephen Tower, so that cars can be driven closer to these properties. A fence would prevent these lots from using this access road on private land.

Thank you...Alice Tower Knapp a.knapp.a@gmail.com. 907 301-9915