

# 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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Brian Goodman, District 2  
Vice Chair Eric Koan, District 3  
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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.**

**October 3, 2024**

Ways you can participate in Platting Board meetings:

### **IN PERSON**

**IN WRITING:** You can submit written comments by email to [plattting@matsugov.us](mailto: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. September 5, 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. **KATAGNIK RANCH ESTATES PHASE 1:** The request is to bring the approved Katagnik Ranch 2022 back for modification. The petitioner proposes creating six lots and one tract from Lot 1 and Tract A, Katagnik Ranch, Plat 2017-115, to be known as **KATAGNIK RANCH ESTATES PHASE 1**, containing 40.0 acres +/- . The petitioner is dedicating and constructing one interior road. The property is located east of S. Knik-Goose Bay Road, directly west of W. Connor Court, and northwest of Nichols Memorial Park (Tax ID # 7689000L001 & T00A); lying within the NW ¼ Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: Mike & Terry Dennison, Jimmie Chynoweth & Nicole Baston, Staff: Chris Curlin, Case # 2022-112)*

B. **VICTORY GERWIG:** The request is to bring back **VICTORY GERWIG** Subdivision for modification. The proposed alteration will remove the dedication of right of way of the W. Glenn Highway and S. Victory Road. Victory Gerwig is creating seven lots from Tract I-1, Lee Subdivision Add #1, Plat 88-14, Lot 1, Gerwig Subdivision, Plat 2010-43, Parcel 1, MSB Waiver 84-65-PWm, Parcel 2, MSB Waiver 85-32-PWm, Parcel 1, MSB Waiver 91-17-PWm, Parcels 1 & 2, MSB Waiver 91-24-PWm, & the SE ¼ NW1/4, Section 27, T20N R8E, containing 94.91 acres +/- . The property is located south west of Index Lake, North of W. Glenn Highway, and east of S. Muddy Creek Circle (Tax ID # 3445000L001-1, 6979000L001, 20N08E27A005 / A006 / A007 / B002 / B004 / B005); within the N ½ Section 27, Township 20 North, Range 08 East, Seward Meridian, Alaska. *(Petitioner/Owner: Hanson Land Solutions, Staff: Matthew Goddard, Case # 2023-140)*

### 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 September 5<sup>th</sup> Platting Board Hearing.** *(Petitioner/Owner: Beverly Barry, Michelle Barry, Deanna Arthur, & Jo Ann Hinds, Staff: Chris Curlin, Case # 2024-071)*

B. **GLACIER HEIGHTS ADD 1 LOTS 11A & 11B:** The request is to create 2 lots and 1 tract from Lot 11, Glacier Heights #1 (Plat#73-98) and Tax Parcel C14, (MSB Waiver 97-9-PWm) and dedicate and construct a turn-around, to be known as **GLACIER HEIGHTS ADD 1 LOTS 11A & 11B**, containing 44.53 acres +/- . (Tax ID's 6448B01L011&18N01E13C014) The property is directly south of N. Weltin Way, north and west of N. Rhonda Drive, and east of N. Palmer-Fishhook Road; within the SE & SW ¼ Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the

Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Donald & Ellen Malone & Sunflower, LLC, Staff: Chris Curlin, Case # 2024-106*)

- C. **ALLIANCE COUNTRY HEIGHTS:** The request is to create 19 lots from Tax Parcel D14 and Tax Parcel D4 (Parcel #1, MSB Waiver 97-45-PWm; and Parcel #1, MSB Waiver 95-22-PWm respectively) to be known as **ALLIANCE COUNTRY HEIGHTS**, containing 20.04 acres +/- . The petitioner is requesting a variance to MSB 43.20.060(D) *Dedication to Public*. The subject property is located north of W. Parks Highway, east of N. Pittman Road, south of W. Karsten Drive, and directly west of N. Suzanna Street; within the SE 1/4 of Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #7. **This case was continued from the September 19<sup>th</sup> Platting Board Hearing.** (*Petitioner/Owner: Alliance Construction, LLC, Staff: Natasha Heindel, Case # 2024-093*)

## 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*)

- November 7, 2024, Platting Board Meeting; we have three cases to be heard:
  - Rio's Refuge MSP
  - Sypress Hill
  - Wasilla Creek Commons Ph 3 (SE)

## 8.BOARD COMMENTS

## 9.ADJOURNMENT