

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

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

PLATTING BOARD MEETING

1:00 P.M.

November 7, 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. October 3, 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. **SOUTH VILLAGE MSP**: The request is to bring **South Village Master Plan** back to the Platting Board for modification of the approved Conditions of Approval. The petitioner is proposing a community well until such time that City of Palmer water is available. The property is located east of N. 49th State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road (Tax ID # 18N01E36B020); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (Petitioner/Owner: *WM Construction, LLC, Staff: Matthew Goddard, Case # 2024-023*)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **RIO'S REFUGE**: The request is to create eight parcels from Parcel #1 and Parcel #4, MSB Waiver 82-91-PWm, recorded as 82-142W; and Lot 1, Radford's Retreat, Plat No. 2006-200, to be known as **RIO'S REFUGE**, containing 21.36 acres +/- . The parcel is located directly east of W. Dane Court and W. Stein Drive, south of W. Northern Rose Lane, west of S. Foothills Boulevard, and directly north and west of W. Lone Duck Trail (Tax ID#s 17N02W23D006/D009, 5966000L001); within Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and Assembly District #5. (Petitioner/Owner: *Kent Larson & Steven Radford, Staff: Natasha Heindel, Case # 2024-107*)

B. **SYPPRESS HILL**: The request is to create four lots from Lots 1 & 2, Block 10, Mission Hills Phase II (Plat 84-124) and Tract A, Mission Hills North Phase I (Plat 2008-24), to be known as **SYPPRESS HILL**, containing 8.5 acres +/- . The subject property is located west of N. Church Road, east of N. Stanley Road, and directly north of N. Sam Snead Loop and N. Walter Hagen Circle (Tax ID#s 2767B10L001/L002, 6790000T00A); within Section 06, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the city of Wasilla and Assembly District #4. (Petitioner/Owner: *Patrick & Kimberly Campbell, Staff: Natasha Heindel, Case # 2024-110*)

C. **WASILLA CREEK COMMONS PH 3**: The request is to modify plat note #3, to exclude Lots 24 & 25, Block 2, and to eliminate the shared septic field easement on Lots 24 & 25, Block 2, **WASILLA CREEK COMMONS PH 3**, Plat #2012-63. The property is located west of S. Trunk Road, south and east of E. Palmer Wasilla Highway, and directly south of E. Riparian Loop (Tax ID #7125B02L024 / L025); within the SW ¼ Section 03, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #3. (Petitioner/Owner: *North Lit Homes, LLC, Staff: Matthew Goddard, Case # 2024-116*)

ITEMS OF BUSINESS & MISCELLANEOUS

A. Approval of 2025 Platting Board Meeting Calendar.

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 21, 2024, Platting Board Meeting; we have no cases to be heard:

8.BOARD COMMENTS

9.ADJOURNMENT