

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Kayla Kinneen

PLATTING SPECIALIST
Amy Otto-Buchanan

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin



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

PLATTING BOARD MEETING

1:00 P.M.

May 2, 2024

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to plattling@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. April 18, 2024

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

B. UNFINISHED BUSINESS

(None)

4. RECONSIDERATIONS/APPEALS

(None)

5. PUBLIC HEARINGS

A. **MISTY MEADOW:** The request is to create 8 lots from Tax Parcel A14, created by Waiver Resolution #76-19-PWm, recorded as 79-258w, to be known as **MISTY MEADOW**, containing 10.5 acres +/- . The petitioner is requesting a variance from MSB 43.20.060(D). The property is located north of W. Hawk Lane, south of W. Delroy Road, and directly west of W. Parks Highway (Tax ID #17N03W02A014); within the NE ¼ Section 02, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7. (Petitioner/Owner: Mosquito Park LLC, Staff: Matthew Goddard, Case # 2024-003)

B. **BOGARD COLONIAL MSP:** The request is to create 58 lots by a four phase master plan from Tax Parcel B20, created by Warranty Deed recorded at 2010-013191-0, to be known as **BOGARD COLONIAL MSP**, containing 33.71 acres +/- . 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. **This case was continued from the April 4, 2024, Platting Board meeting to allow time for proper public notification.** (Petitioner/Owner: WM Construction LLC, Staff: Matthew Goddard, Case # 2024-023)

C. **NORDIC PARK 2:** The request is to create four tracts from Tracts A & B, Nordic Park, Plat No. 2021-44 and Government Lot 22 (Tax Parcel D4), Section 36, and vacate a portion of the right-of-way of N. Nordic Lane, to be known as **NORDIC PARK 2**, containing 96.65 acres +/- . Parcels are located north of N. Nancy Lake Parkway, east of Suncrest Lake, south of Rainbow Lake, southeast of N. Rainbow Shore Drive and accessed by N. Nordic Lane (Tax IDs# 8123000T00A/T00B and 19N05W36D002); lying within Section 36, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7 Ron Bernier. **This case was continued from the May 2, 2024 meeting** (Petitioner/Owner: William G. Royce; Jeff & Jeanne Friedman Living Trust; Gail Green, Staff: Amy Otto-Buchanan, Case #2024-026)

D. **HIDDEN JEWEL:** The request is to create 5 lots from Tax Parcel C10, (Tax ID#17N02E10C010), containing 10 acres +/- . The proposed lots are located directly north of S. Jewel Street, west of N. River Rock Circle, and east of E. Pace Drive; located within the SW ¼ SE ¼ SW ¼ Section 10, Township 17 North, Range 02 E, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (Petitioner/Owner: Reginald Carney / Hartley Lee Williams Bypass Trust, Staff: Chris Curlin, Case #2024-032)

- E. **WISTERIA MEADOWS ADD 1:**The request is to create 10 lots from Tax Parcel C11, (Tax ID#17N02E10C011), to be known as **WISTERIA MEADOWS ADD 1**, containing 20 acres +/- . The proposed lots are located directly north of S. Mary Street, west of N. River Rock Circle, and east of S. Gunnysack Road; located within the SW ¼ SE ¼ SW ¼ Section 10, Township 17 North, Range 02 E, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner: Reginald Carney / Hartley Lee Williams Bypass Trust, Staff: Chris Curlin, Case #2024-034*)

ITEMS OF BUSINESS & MISCELLANEOUS

(None)

6. 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*)

- May 16, 2024, Platting Board Meeting; we have five cases to be heard.
 - Meadow Creek Homestead
 - Thor Road Add PUE
 - Lazy Moose Run
 - Silver Tip Com
 - Pate's Province
 - Morning Light

7. BOARD COMMENTS

8. ADJOURNMENT