

# 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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Robert Hallford, Alternate B

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

**PLATTING BOARD MEETING**

**1:00 P.M.**

**May 16, 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. May 2, 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. **MEADOW CREEK HOMESTEAD**: The request is to create five lots and two tracts from Tax Parcel B2 (Tax ID #17N03W15B002), to be known as **MEADOW CREEK HOMESTEAD**, containing 40.00 acres +/- . The property is directly north of S. Henry Aaron Drive, east of S. Beaver Lake Road, and north & south of Meadow Creek; within the NW ¼ Section 15, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: Monty & Jo Cassidy, Troy & lieba Putnam, Staff: Chris Curlin, Case # 2024-040)

B. **THOR ROAD ADD PUE**: The request is to create a 30’ wide public use easement within Tax Parcel D13 (Tax ID #18N02E27D013), to be known at **THOR ROAD ADDITION PUE**. The proposed public use easement would widen the existing N. Thor Road right of way to the current Borough standard of 60’ wide. The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and west of N. Diana Avenue; 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: Keystone Surveying & Mapping, Martha Butler, Staff: Matthew Goddard, Case # 2024-045)

C. **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)

D. **SILVERTIP COMMERCIAL**: The request is to create three lots from Block 1, Lots 3-5, ARRC Subdivision, Plat No. 3-124, to be known as **SILVERTIP COMMERCIAL**, containing .87 acres +/- . Parcels are located south of W. Cottonwood Avenue, north of E. Cedar Avenue, directly west of S. Colony Way and directly east of S. Alaska Street, within the City of Palmer (Tax IDs# 5001B01L003-L005)); lying within Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the city limits of Palmer and in Assembly District #2. (Petitioner/Owner: Mauitoe, LLC & Ron & Michelle Richards, Staff: Natasha Heindel, Case #2024-050)

E. **PATES PROVINCE**: The request is to create 22 lots from Tax Parcel C001, created by US Patent # 1226770, to be known as **PATE’S PROVINCE**, containing 106.7 acres +/- . The property is located south of Horseshoe Lake, north of Big Lake, and directly north and south of W. Lakes Boulevard (Tax ID #17N04W13C001); within the S ½ Section 13, Township 17

North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Mark Pate, Staff: Matthew Goddard, Case #2024-051*)

- F. **MORNING LIGHT**: The request is to create 29 lots from Lot 3, Block 1, Harry's Place, Plat No. 2006-209, to be known as **MORNING LIGHT**, containing 33.56 acres +/- . Parcels are located east of N. Covington Street, north of E. Tex-Al Drive and E. Windy Wood Loop and will be bisected by E. Dale Drive (Tax ID# 55975000L003); lying within Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Rock LLC, Staff: Natasha Heindel, Case #2024-053*)

## 6. 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*)

- June 6, 2024, Platting Board Meeting; we have two cases to be heard.
  - Secon PUE
  - Panoramic Preserve

## 8. BOARD COMMENTS

## 9. ADJOURNMENT