

**MATANUSKA-SUSITNA BOROUGH
ABBREVIATED PLAT AGENDA**

PLATTING OFFICER
Fred Wagner

**PLATTING DIVISION
ADMINISTRATIVE SPECIALIST**
Sloan Von Gunten



PLATTING STAFF
Peggy Horton, Platting Technician
Amy Otto-Buchanan, Platting Technician
Cheryl Scott, Platting Technician
VickieLee Fenster, Platting Assistant

Video Conference
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer

**MAY 13, 2020
ASSEMBLY CHAMBERS
REGULAR MEETING
8:30 A.M.**

1. INTRODUCTION

A. Introduction of Staff

2. PUBLIC HEARINGS

A. SCOTT D. & LAURA A. STEWART: The request is to create two lots from Tax Parcel C5, to be known as **STEWART'S PLACE**, containing 4.99 acres +/- . The plat is located north of E. Palmer-Wasilla Highway, east of N. Trunk Road and west of N. 49th State Street (Tax ID # 118N01E35C005); within the E ½ SE ¼ SE ¼ SW ¼ Section 35, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: Gateway and in Assembly District #1 Tim Hale

B. DONALD BERBERICH, EXECUTOR, ESTATE OF PATRICIA W.

BERBERICH: The request is to create two lots from Parcel #1, MSB Waiver 74-14, recorded as 79-91w, Tax Parcel A15, to be known as **BERBERICH ESTATES**, containing 2.5 acres +/- . The plat is located south and west of E. Outer Springer Loop, (Tax ID # 117N02E09A015); within the NE ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. Community Council: Greater Palmer and in Assembly District #2 Stephanie Nowers

C. ROB M. & DELORES K. MERCHANT and WAYNE H. & VANESSA K. JONES:

The request is to create three lots from Parcel #2, Willow Woods South, Plat No. 2000-36 and Government Lot 17 (Tax Parcel A6), to be known as **LONG LAKE RETREAT**, containing 7.68 acres +/- . The plat is located northwest of E. Crystal Lake Road, west of N. Long Lake Shores Drive and east of Long Lake, (Tax ID #s 219N05W25A006 & 54957000P002) within the NW ¼ NW ¼ Section 30 and the NE ¼ NE ¼ Section 25, Township 19 North, Range 05 West, Seward Meridian, Alaska. Community Council: Willow Area and in Assembly District #7 Tam Boeve

D. WALCH FAMILY TRUST: The request is to create one lot from Lots 26 & 27, Block 4, Lake Park, Plat #62-24 to be known as **LAKE PARK B/4 L/26A**, containing 0.51

acres +/- . This project is located east of S. Park Lane and northwest of S. Big Lake Road (Tax ID 6173B04L026 & 6173B04L027), within NW ¼ Section 28, Township 17 North, Range 03 West, Seward Meridian, Alaska. In Community Council: Big Lake and in Assembly District #5 Dan Mayfield

- E. DANIEL & ROSALIE TALBERT:** The request is to divide Tax Parcel D5 (Parcel 2 of MSB 40-Ac Exemption, Recorded as 2019-029082-0) into 4 lots to be known as **BAY CITY ACRES**, containing 40 acres +/- . This project is located east of W. Point MacKenzie Road and north of W. Alsop Road (Tax ID #15N04W25D005), within SE ¼ SE ¼ Section 25, Township 15 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Pt. MacKenzie and in Assembly District #5 Dan Mayfield
- F. EQUITY TRUST FBO DEBORAH M. BITNEY IRA:** The request is to divide Tax Parcel B7 into two lots to be known as **UPWIND**, containing 4.19 acres +/- . This project is located east of S. Big Lake Road and directly south of W. Aero Lane (Tax ID 17N03W27B007), within Section 27, Township 17 North, Range 03 West, Seward Meridian, Alaska. In Community Council: Big Lake and Assembly District #5 Dan Mayfield
- G. DARYL & MARTHA IMHOF:** The request is to create one lot from Lots 1-3, Block 1A, Sherrod, Plat #12-204 to be known as **LOT 3A, SHERROD**, containing .69 acres +/- . This project is located on the northwest corner of E. Dolphin Avenue and N. Gulkana Street in the City of Palmer. (Tax ID #5018B1AL001, 5018B1AL002 & 5018B1AL003), within Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In Community Council: N/A and Assembly District #2 Stephanie Nowers
- H. COOK INLET HOUSING AUTHORITY:** The request is to create two new lots from Lot 8, Carney Wilson Estates #2, Plat #2003-198 and Lot 1, Block 1, Yenlo Square, Plat #2006-141 to be known as **YENLO PHASE II**, containing 3.05 acres +/- . This project is located in the City of Wasilla directly west of N. Yenlo Street and south of E. Bogard Road. (Tax ID # 5484000L008 & 5926B01L001); within Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Assembly District #4 Ted Leonard
- I. VALLEY HOSPITAL ASSOCIATION, INC.:** The request is to divide Tract A-2B, Center Point Subdivision Phase 4, Plat 2019-140, into two lots to be known as **WILLOW HOUSE 1**, containing 7.29 acres +/- . This project is located west of mile 1, S. Knik-Goose Bay Road and north of E. Harmonious Drive (Tax ID #7947000T00A-2B), within Section 16, Township 17 North, Range 01 West, Seward Meridian, Alaska. In City of Wasilla and Assembly District #4 Ted Leonard
- J. DEA KNEALE & MARJORIE SEIDLER AND LES & NANCY JOHNSTON:** The request is to resubdivide Lots 3A & 3B, Block 2, Wasilla East, Plat 2003-126 into two new lots to be known as **LOTS 3A-1 & 3B-1, BLOCK 2, WASILLA EAST**, containing 2.66 acres +/- . This project is located south of E. Palmer Wasilla Hwy and east of N. Seward Meridian Parkway. (Tax ID #5421B02L003A & 5421B02L03B), within Section

07, Township 17 North, Range 01 East, Seward Meridian, Alaska. In Community Council: South Lakes and in Assembly District #3 George McKee

- K. JEFFREY BARTENSTEIN:** The request is to create one lot from Lots 16-18, Block 3 & Lots 10 & 11, Block 4, Kime Lane Addition #1, Plat #71-54 to be known as **LOT 16A, KIME LANE ADDITION #1**, containing 2.15 acres +/- . This project is located on the south end of W. Amy Circle on Nancy Lake. (Tax ID #6162B03L016, 6162B03L017, 6162B03L018, 6162B04L010 & 6162B04L011); within Section 03, Township 18 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Willow and in Assembly District #7 Tam Boeve
- L. CHAD & GRACE REEL:** The request is to create four lots from Tax Parcel C3 to be known as **FAIRVIEW LANDING DROPZONE**, containing 77.5 acres +/- . This project is located directly north of E. Fairview Loop and S. Davis Road at approximately mile marker 2 of Fairview Loop. (Tax ID #17N01W13C003 & 17N01W13D006); within the SE ¼ of Section 13, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Community Council: Knik-Fairveiw and in Assembly District #3 George McKee
- M. SHARON DALE CHAMBERS:** The request is to divide Lot 14, Block 5, Raven’s Hill, Plat 72-102, into 2 lots to be known as **CHAMBERS ACRES**, containing 4.7 acres +/- . This project is located northwest of mile 52 N. Glenn Hwy and directly north of E. Lupine Road (Tax ID #6390B05L014); within Section 06, Township 18 North, Range 02 East, Seward Meridian, Alaska. In Community Council: Buffalo-Soapstone and in Assembly District #1 Tim Hale
- N. STEVE & JACLYN WIRTANEN:** The request is to combine Tax Parcels B5, B10 & B13 into one lot to be known as **TRACT A, MT TRAILS ESTATE**, containing 9.36 acres +/- . This project is located on the southwest corner of E. Huntley Road and N. Mountain Trail Circle. (Tax ID #18N02E36B005, 18N02E36B010 & 18N02E36B013); within Section 36, Township 18 North, Range 02 East, Seward Meridian, Alaska. In Community Council: Lazy Mountain and in Assembly District #1 Tim Hale
- O. MAUREEN CARSON WILSON:** The request is to create four lots from the NE ¼ of the NW ¼ and the N ½ of the NW ¼, Section 25, Township 18 North, Range 03 West, to be known as **LOXLEY ESTATES**, containing 120.12 acres +/- . The plat is located north of Prator Lake, north of W. Ballyshannon Drive, in the city limits of Houston (Tax ID # 218N03W25A001); within the NW ¼ NE ¼ and NW ¼ N ½ Section 25, Township 18 North, Range 03 West, Seward Meridian, Alaska. Community Council: None and in Assembly District #7 Tam Boeve

The Abbreviated Plat Hearing through video conference will convene the public hearing at **8:30 a.m.** on **May 13, 2020**, at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska. **The public hearing is rescheduled to May 13, 2020 due to borough facility closures in response to Covid-19.**

Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
 - **3 minute time limit per person for members of the public.**
 - The time limit may be extended at the discretion of the Platting Officer.
- **Public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
 - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
 - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
 - No further unsolicited input from petitioner is appropriate.
 - Conditions and Findings must be written for all decisions made regarding the action being taken weather it passed or failed.
 - Decisions are final, unless reconsidered by the platting board MSB 43.35.005 or appealed to board of adjustments and appeals. MSB 43.35.015