

SUBJECT: ELIMINATE A PORTION OF THE 15' WIDE UTILITY EASEMENT EAST ADJACENT TO S. REVERE STREET; AND REPLACE WITH A 15' WIDE UTILITY EASEMENT AROUND THE PERMANENT CUL-DE-SAC OF S. REVERE STREET; ELIMINATE THREE 30' WIDE DRAINAGE EASEMENTS: ONE NORTH-SOUTH ON THE WEST BOUNDARY OF TRACT A-3, COLONIAL FIELDS PHASE 3; A PORTION OF A 30' WIDE EAST-TO-WEST DRAINAGE EASEMENT SOUTH OF THE CUL-DE-SAC OF S. REVERE STREET; A PORTION OF THE 30' WIDE EAST-TO-WEST DRAINAGE EASEMENT NEAR THE WEST BOUNDARY OF TRACT A-3, COLONIAL FIELDS PHASE 3. LOCATED IN SECTION 34, TOWNSHIP 17 NORTH, RANGE 02 EAST, SEWARD MERIDIAN, ALASKA. ASSEMBLY DISTRICT 1: TIM HALE.

AGENDA: JUNE 21, 2022

ASSEMBLY ACTION:

Approved under the Consent agenda *10-21-22*

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>ADD for FW</i>	
	Planning Director <i>A. Strawn</i>	<i>AS</i>	
	Finance	<i>FW</i>	
	Borough Attorney	<i>FW</i>	
	Borough Clerk	<i>BOR for JKM</i>	

ATTACHMENT (S): Fiscal Note: Yes _____ No X

Platting Board Minutes (4 pages)
 Platting Board Action Letter (4 pages)
 Vicinity Map (3 pages)

SUMMARY STATEMENT: On June 2, 2022 (written decision June 10, 2022) the Platting Board approved the plat of Colonial Fields South Master Plan along with the modification (elimination and replacement) of a portion of the 15' wide utility easement east adjacent to S. Revere Street and the elimination of three 30' wide drainage easements. The Platting Board's decision to eliminate and replace a portion of the 15' wide utility easement and the elimination and replacement of the 30' wide drainage easements is consistent with MSB 43.15.032(A)(1)(a). There are no existing improvements within the easements, the utility companies had no objection, and substitute easements will be provided on the new plat.

RECOMMENDATION OF ADMINISTRATION: Staff recommends the assembly approve the modification of utility and drainage easements.

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 2, 2022, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:06 p.m. by Chair Wilfred Fernandez.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, District Seat #1
Mr. Emmett Leffel, District Seat #2
Mr. Dan Bush, District Seat #4
Ms. Linn McCabe, District Seat #5
Mr. Wilfred Fernandez, District Seat #6, Chair
Mr. Alan Leonard, District Seat #7, Vice Chair
Eric Koan, Alternate

Platting Board members absent and excused were:

Mr. John Shadrach, District Seat #3
Ms. Amanda Salmon, Alternate

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Platting Administrative Specialist
Ms. Amy Otto-Buchanan, Platting Technician
Mr. Matthew Goddard, Platting Technician
Ms. Kimberly McClure

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Ms. Linn McCabe.

C. APPROVAL OF THE AGENDA

Chair Fernandez inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

A. Chair Fernandez inquired if there were any changes to the minutes for April 21, 2022.

GENERAL CONSENT: The minutes for April 21, 2022 were approved without objections.

B. Chair Fernandez inquired if there were any changes to the minutes for May 4, 2022.

GENERAL CONSENT: The minutes for May 4, 2022 were approved without objections.

3. AUDIENCE PARTICIPATION & PRESENTATIONS (*Three minutes per person, for items not scheduled for public hearing*)

1 OF 4

Chair Fernandez:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 40 public hearing notices were mailed out on May 12, 2022.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2022-053.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Fernandez invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Gary LoRusso, the petitioner's representative, gave a brief overview of the case.

Chair Fernandez:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Gary LoRusso, the petitioner's representative, has no objections and agrees with all the recommendations.

Chair Fernandez moved to the Platting Board for a motion.

MOTION: Platting Member Leonard moved to approve the preliminary plat for Drinkhouse Bluffs 2 Master Plan with 9 recommendations. The motion was seconded by Platting Member McCabe.

VOTE: The motion passed with all in favor by general consent. There are 7 findings of fact.

E. COLONIAL FIELDS SOUTH MASTER PLAN: The request is to create 35 lots by a five phase Master Plan from Tract A-3 and Lot 1, Block 4, Colonial Fields Phase Three, Plat No. 2021-92, to be known as Colonial Fields South Master Plan, containing 41.4 acres +/- . Petitioner will dedicate and construct interior streets to Borough residential street standards. Petitioner proposes to eliminate a portion of a 15' wide utility easement and also eliminate 30' wide drainage easements. Parcel is located south of S. Bodenburg Loop and north of E. Republican Way (Tax ID # 8165000T00A-3/8165B04L001); lying within the NW ¼ SE ¼ Section 34, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (*Owner/Petitioner: Dave Miller, Nortak Farms, LLC; Surveyor: Keystone; Staff: Amy Otto-Buchanan*)

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Chair Fernandez:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 49 public hearing notices were mailed out on May 12, 2022.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2022-054.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Fernandez invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Gary LoRusso, the petitioner's representative, gave a brief overview of the case.

Chair Fernandez:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Gary LoRusso, the petitioner's representative, had no objections and agrees with all the recommendations.

Chair Fernandez moved to the Platting Board for a motion.

MOTION: Platting Member Leonard moved to approve the preliminary plat for Colonial Fields South Master Plan with 8 recommendations. The motion was seconded by Platting Member McCabe.

Discussion ensued by the board on if they need to vote on removing the vacations as a separate vote or do just a main motion vote on the preliminary plat to include all the actions together.

VOTE: The motion passed with all in favor by general consent. There are 8 findings of fact.

F. FRESH START ACRES: The request is to create two lots from Parcel #1, MSB Waiver 79-50-PWm, recorded as 79-345w (Tax Parcel A2), to be known as Fred Start Acres, containing 26.48 acres +/- . Petitioner will dedicate a 60' x 90' area as right-of-way, to enable construction of a t-turnaround for access to both lots. Parcel is located south of E. Republican Way and north the Knik River (Tax ID # 16N02E03A002); lying within the W ½ Section 03, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (Owner/Petitioner: Todd Estey; Julie Estey; Surveyor: All Points North; Staff: Amy Otto-Buchanan)

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Mr. Alex Strawn, the Planning Director, gave a presentation on the Subdivision Construction Manual Update.

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (*if needed*)
- B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on the Platting Board schedule. The next meeting will be on June 16, 2022.

Ms. Von Gunten Let the board know that this will be the last meeting she will be clerking for them, as she will be done working for the borough. Thanked the board for the time she has worked with them. The next meeting Mr. Alex Strawn will clerking the board with the help of Ms. Kayla Kinneen, the platting assistant. The July 7th meeting will be held at the Animal Shelter. The Admin Staff will keep everyone updated on the coming changes.

9. BOARD COMMENTS

- Platting Member McCabe thanked Sloan for her work and the time she committed to the board.
- Platting Member Leffel thanked the clerk for her work.
- Platting Member Bush thanked Sloan for all she does for the board.
- Platting Member Cottini had no comment.
- Platting Member Koan had no comment.
- Platting Member Leonard thanked Sloan for her time serving the board.
- Platting Member Fernandez thanked Sloan for all the work, time, and service clerking for the platting board all these years, as she will be missed. Thanked staff and the board members for their time and work.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Fernandez adjourned the meeting at 3:20 p.m. (CD: 02:21:23)

WILFRED FERNANDEZ,
Platting Board Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

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MATANUSKA-SUSITNA BOROUGH

Platting Division

350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 861-7874 • Email: platting@matsugov.us

PLATTING BOARD ACTION LETTER

June 10, 2022

Nortak Farm LLC
4942 W. Colonist Drive
Palmer, AK 99645

Case #: 2022-054/055/056

Case Name: COLONIAL FIELDS SOUTH MASTER PLAN & VACATION/DRAINAGE ESMT

Action taken by the Platting Board on June 2, 2022 is as follows:

THE PRELIMINARY PLAT FOR COLONIAL FIELDS SOUTH MASTER PLAN AND VACATION/DRAINAGE ESMT WAS APPROVED AND WILL EXPIRE ON JUNE 10, 2028 SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL. FINDINGS OF FACT SUPPORTING THIS DECISION ARE ALSO INCLUDED.

ALL DECISIONS OF APPROVAL OR DISAPPROVAL BY THE PLATTING AUTHORITY SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Mr. Fred Wagner, PLS.
Platting Officer *ACTING*

sv

cc: DPW – Jamie Taylor

Keystone Surveying
Gary LoRusso
PO Box 2216
Palmer, AK 99645

Additional Plat Reviews After 2nd Final are \$100.00 Each

Allen Sandi
5105 S. Bodenburg Spur
Palmer, AK 99645

Glenn & Esther Jagger
14823 E. Washington Blvd
Palmer AK 99645

Andy Bickford
14775 E. Lydia Circle
Palmer, AK 99645

FINDINGS OF FACT

1. The plat of Colonial Fields South Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The vacation of the utility easement and the drainage easements are pursuant to MSB 43.15.032.
3. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). All lots have the required septic area and building area.
4. All lots will have the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Emergency Services, Community Development, Assessments, Development Services, or Pre-Design Division; or MEA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing; one non-objection was received.
8. Determined by an upgraded Average Daily Traffic (ADT) analysis, E. Republican Way may need to be upgraded to Residential Subcollector standard.

CONDITIONS of APPROVAL:

The Platting Board approved the Preliminary Plat for Colonial Fields South Master Plan, contingent upon the following:

1. Obtain Assembly approval of the utility easement elimination and the vacation of the two drainage easements.
2. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. For each phase plat, pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
3. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest for each phase plat.
4. Pay postage and advertising fees.
5. Construct interior streets and cul-de-sacs to MSB residential/residential subcollector street standards:
 - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit street inspection reports as required by Section F1.4, F1.5 and F1.6 of the Subdivision Construction Manual.
 - b. Upgrade S. Colonist Drive to Residential Collector, if necessary.
 - c. Provide DPW acceptance of the road to Platting staff.

- d. Platting staff to approve all road names.
 - e. Provide as-built of streets once construction is complete.
- 6. Show all easements of record on each final phase plat.
 - 7. Submit recording fees, payable to Department of Natural Resources (DNR), for each phase plat.
 - 8. Submit final phase plat in full compliance with Title 43.

VICINITY MAP
FOR PROPOSED COLONIAL FIELDS SOUTH MSP
LOCATED WITHIN
SECTION 34, 117N, R02E, SEWARD MERIDIAN,
ALASKA
PALMER 14 MAP

D6

D7

D2

**SUBJECT
PROPERTY**

A5

A1

A2

COLONIAL FIELDS PH 2 (8020)
COLONIAL FIELDS PH 3 (8165)

NELSON FARMS PH 1

NELSON FARMS PH 2

NELSON FARMS PH 2

NELSON FARMS PH 1

NELSON FARMS PH 2

THE
HORNSTADT
(7589)

COLONIAL FIELDS PH 1
COLONIAL FIELDS PH 2
COLONIAL FIELDS PH 3

S BODENBURG SPUR

S BODENBURG SPUR

C2

B8

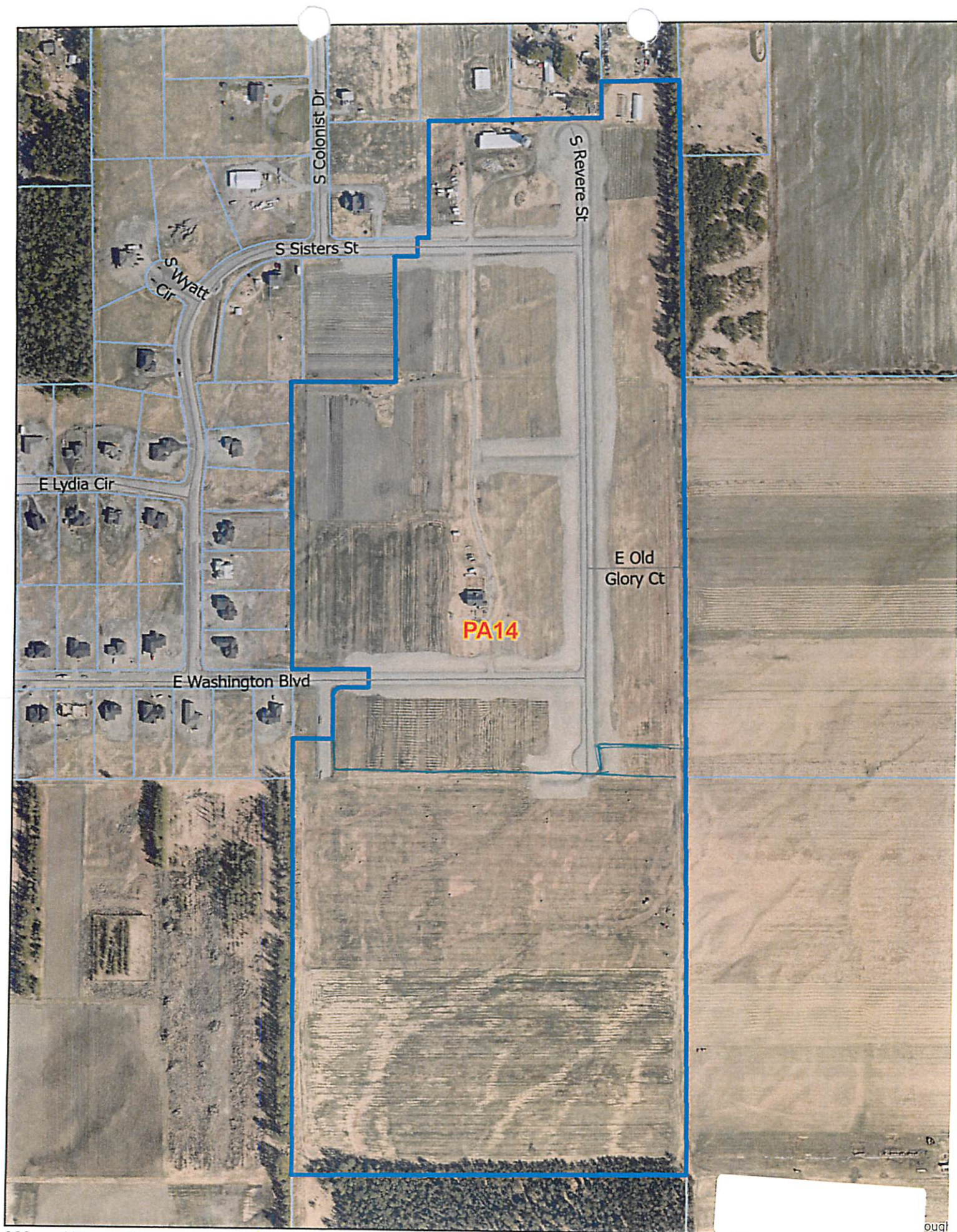
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B10

BODENBURG LOOP

AS BODENBURG LK. RHT



PA14

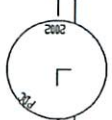
390 195 0 390 Feet

AM 22-080



ED

3 3 1/4" ALUMINUM CAP MONUMENT
WITH GROUND



COLONIAL FIELDS PHASE 2
PLAT # 2020-61

SURVEY TIE
S89°55'50"E 1070.46'

S89°55'11"E 264.128'

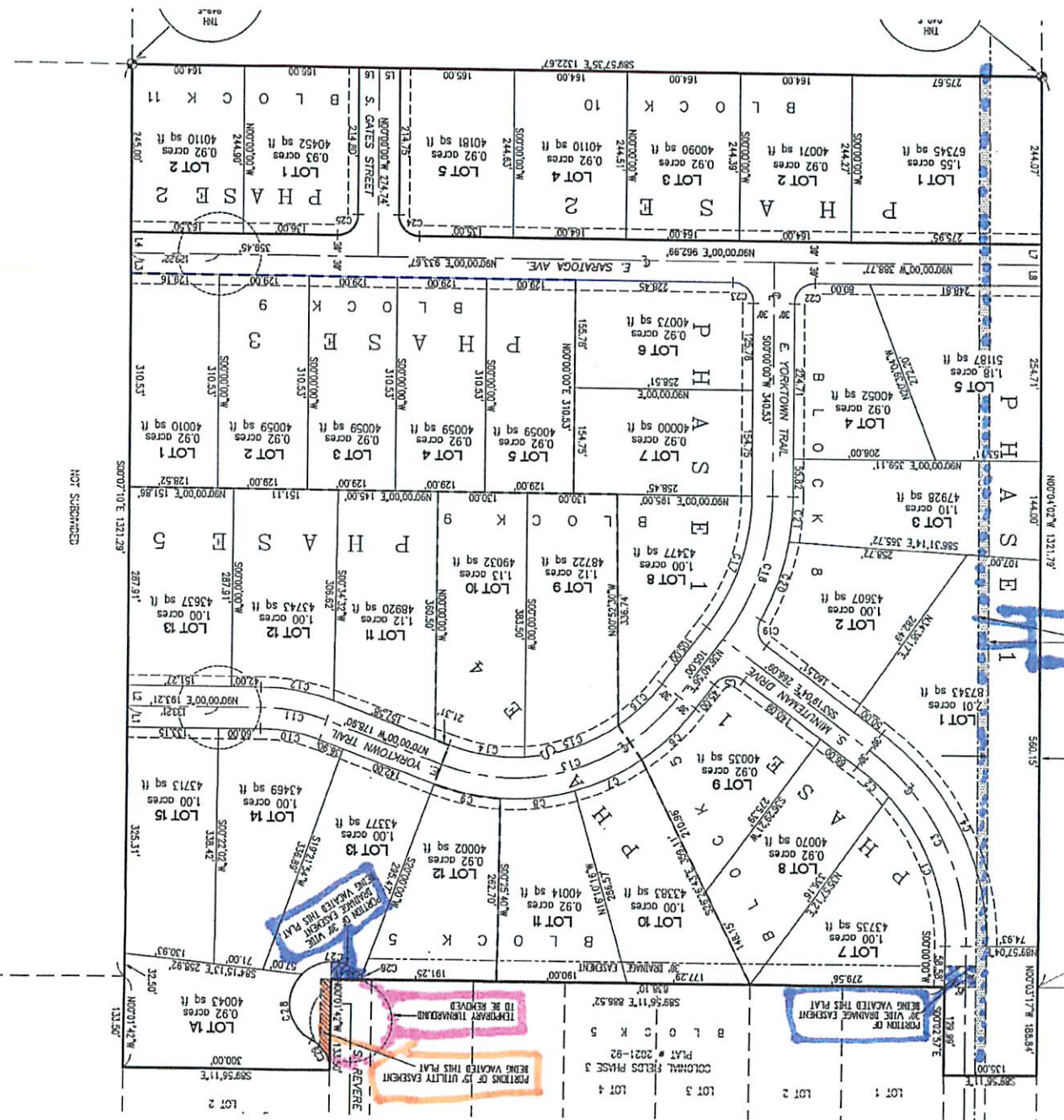
LINE	LENGTH	BEARING
L1	30.00'	S00°07'04"E
L2	30.00'	N00°07'04"W
L3	30.00'	N00°07'04"W
L4	30.00'	S00°05'03"E
L5	30.00'	N88°53'49"E
L6	30.00'	S89°52'42"E
L7	30.00'	N00°04'02"W
L8	30.00'	N00°04'02"W

CHORD	CHORD BEARING
1	S21°01'29"E
2	S47°39'32"E
3	S21°01'29"E
4	S47°39'32"E
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7	S21°01'29"E
8	S47°39'32"E
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99	S21°01'29"E
100	S47°39'32"E

15' VIRE BRIMAGE EASEMENT
BEING VACATED THIS PLAT

75' VIRE BRIMAGE EASEMENT
RECORDED IN
BK 24, PG. 81
BK 25, PG. 128
BK 915, PG. 953

NOT SUBGRANDED



NOT SUBGRANDED

COL
COL

1. THERE A
2. BASIS C
3. 5/8" x
4. NO IND
5. EASEME
6. COVENA



AM 22-080