

SUBJECT: TO VACATE THAT PORTION OF W. INDEPENDENCE DR. LYING BETWEEN N. DECEPTION DRIVE AND N. CRAIGIE CT. THE PROPERTY IS LOCATED NORTH OF DECEPTION CREEK, SOUTH OF W. WILLOW FISHHOOK RD., AND WEST OF N. FOUR MILE RD; WITHIN THE SE1/4 OF SECTION 02, TOWNSHIP 19 NORTH, RANGE 04 WEST, SEWARD MERIDIAN, ALASKA.

AGENDA OF: March 4, 2025

ASSEMBLY ACTION: Approved under the consent agenda 03/04/25 - BJH

AGENDA ACTION REQUESTED: Present to Assembly for consideration.

Route To:	Signature
Originator	X Fred Wagner <small>Signed by: Fredric W Wagner</small>
Planning Director	X <small>Signed by: [Redacted]</small>
Finance Director	X Cheyenne Heindel <small>Signed by: Cheyenne Heindel</small>
Borough Attorney	X Nicholas Spiropoulos <small>Signed by: Nicholas Spiropoulos</small>
Borough Manager	X Michael Brown <small>Signed by: Mike Brown</small>
Borough Clerk	X Lonnie McKechnie <small>Signed by: Lonnie McKechnie</small>

- ATTACHMENT (S) :**
- Fiscal Note (1p)
 - Vicinity Map (1p)
 - Platting Authority Action Letter (2pp)
 - Platting Board Minutes (4pp)

SUMMARY STATEMENT: The platting board approved the preliminary Sam & Pam's Homestead on February 6, 2025. The request included the vacation of an unconstructed right-of-way that was created as a part of Lucky Shot Acres Subdivision, Plat #60-18.


RECOMMENDATION OF ADMINISTRATION: Staff recommends the assembly approve the vacation of the portion of W. Independence Drive lying between N. Deception Dr. and N. Craigie Ct.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: **March 04, 2025**

SUBJECT: TO VACATE THAT PORTION OF W. INDEPENDENCE DR. LYING BETWEEN N. DECEPTION DRIVE AND N. CRAIGIE CT. THE PROPERTY IS LOCATED NORTH OF DECEPTION CREEK, SOUTH OF W. WILLOW FISHHOOK RD., AND WEST OF N. FOUR MILE RD; WITHIN THE SE1/4 SECTION 02, TOWNSHIP 19 NORTH, RANGE 04 WEST, SEWARD MERIDIAN, ALASKA. IN THE WILLOW COMMUNITY COUNCIL AND IN ASSEMBLY DISTRICT #7.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED N/A	FUNDING SOURCE
FROM ACCOUNT #	PROJECT
TO ACCOUNT:	PROJECT #
VERIFIED BY:  X <u>L i e s e l W e i l a n d</u> Signed by: L i e s e l W e i l a n d	

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
---------	--	--	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

FUNDING:


(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other						
TOTAL						

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

APPROVED BY:	 X <u>C h e y e n n e H e i n d e l</u> Signed by: C h e y e n n e H e i n d e l
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4

A22

A21

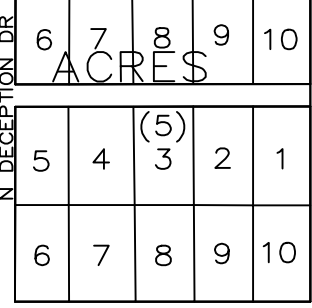
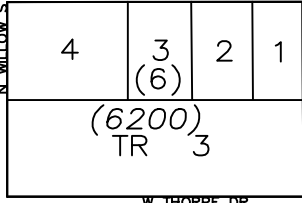
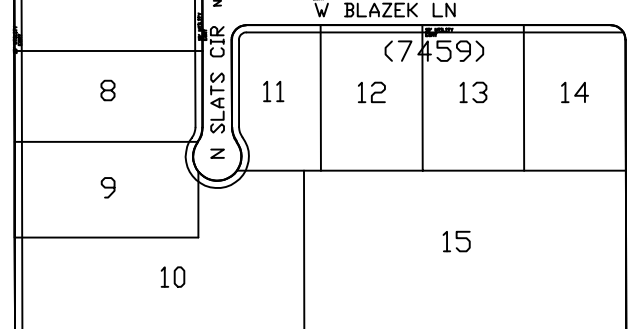
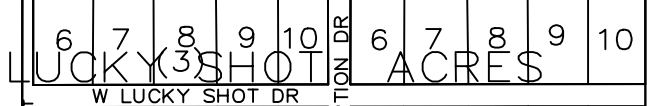
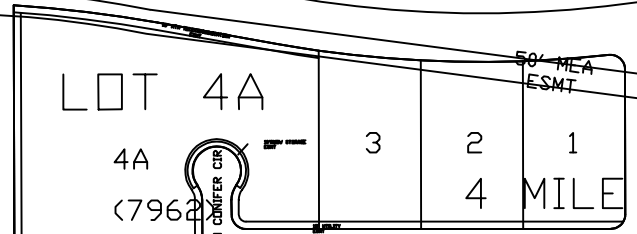
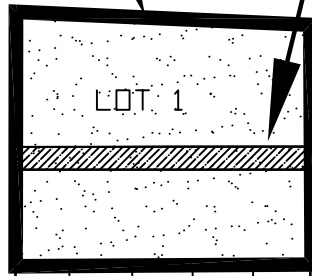
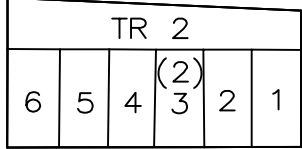
33' SECTION LINE ESMT

A
(6)

**SUBJECT
PROPERTY**

**RIGHT OF
WAY TO BE
VACATED**

W WILLOW FISHHOOK RD



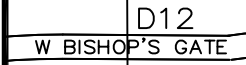
D6

D4

N FOUR MILE RD

VICINITY MAP

FOR PROPOSED SAM & PAM'S HOMESTEAD
 (VAC) SUBDIVISION
 LOCATED WITHIN
 SECTION 02, T19N, R04W, SEWARD MERIDIAN
 WI 09 MAP ALASKA



33' SECTION LINE ESMT

1



MATANUSKA-SUSITNA BOROUGH

Platting Division

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

PLATTING BOARD ACTION LETTER

February 7, 2025

Sam & Pam Snyder
21290 Falling Water Dr
Eagle River, AK 99577

Case #: 2024-141/142

Case Name: SAM & PAM'S HOMESTEAD (VAC)

Action taken by the Platting Board on February 6, 2025 is as follows:

THE PRELIMINARY PLAT AND VACATION FOR SAM & PAM'S HOMESTEAD (VAC) WAS APPROVED AND WILL EXPIRE ON FEBRUARY 7, 2031 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

kk
cc:

Owen Dicks
Resolute Land Surveying
7362 W. Parks Hwy #349
Wasilla, AK 99623

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

FINDINGS of FACT:

1. The preliminary plat of Sam & Pam's Homestead (VAC) is consistent with AS 29.40.070 Platting Regulations, AS 29.40.120 through AS 29.40.160, MSB 43.15.016 Preliminary Plats and MSB 43.15.035 Vacations.
2. A soils report was not required.
3. The lot has the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #8 Willow; Road Service Area #20 Greater Willow; MSB Emergency Services, Community Development, Assessments or Planning; GCI, MEA, or MTA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.
7. No road improvements have been made to the portion of W. Independence Drive involved in the vacation request.
8. Notice of the vacation request was posted at the proposed vacation location on December 20, 2024.

CONDITIONS of APPROVAL:

The Platting Board approved the preliminary plat for Sam & Pam's Homestead (VAC) contingent upon the following:

1. 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. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Obtain Assembly approval for the vacation within 30 days of Platting Board approval.
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.
4. Pay postage and advertising fees.
5. Add a plat note stating "No direct access shall be granted to W. Willow Fishhook Road unless otherwise authorized by the permitting authority."
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit plat in full compliance with Title 43.

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 6, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
Mr. Eric Koan, District Seat #3
Ms. Amanda Salmon, District Seat #4
Ms. Michelle Traxler, District Seat #5
Ms. Sandra Kreger, District seat #6
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Sidney Bertz, District seat #7
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Alex Strawn, Planning Director
Ms. Kayla Kinneen, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Mr. Wyatt Anderson, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Chiavetta led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

The agenda was approved unanimously.

D. Elections for Vice Chair

(a) Vice Chair

Platting Member Traxler inquired if the members could give a brief overview of their experience and if they would be interested in nominations for Vice Chair. Each member introduced themselves and only Platting Member Salmon mentioned she was interested in becoming Vice Chair. Platting Member Traxler nominated Platting Member Salmon as Vice Chair. Platting Member Koan

seconded. Platting Member Salmon accepted and the vote for Vice Chair was approved unanimously.

2. APPROVAL OF MINUTES

- January 2, 2025.

MOTION: Platting Member Kreger made motion to approve January 2, 2025 Minutes. Platting Member Koan seconded.

VOTE: The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)

(None)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **SAM & PAMS HOMESTEAD (VAC)**: The request is to vacate that portion of W. Independence Drive lying between N. Deception Drive and N. Craigie Ct. and to create 1 lot by eliminating the common lot lines between Tracts 1-1 & 1-2, lots 1-6, block 1, Lots 1-5, Block 4, Lucky Shot Acres, Plat #60-18, to be known as **SAM & PAM'S HOMESTEAD**, containing 7.09 acres +/- . The property is located north Deception Creek, south of W. Willow Fishhook Road and west of N. Four Mile Road (Tax ID #6200B01L001-L006, 6200B01T001-1-T001-2, 6200B04L001-L005); within the SE ¼ Section 02, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. *(Petitioner/Owner: Sam & Pam Snyder, Staff: Matthew Goddard, Case #2024-141/142)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Kinneen provided the mailing report:

- Stating that 32 public hearing notices were mailed out on January 14, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 8 findings of facts.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative, Owen Dicks spoke.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative chose not to speak.

Discussion ensued.

MOTION: Platting Member Kreger made a motion to approve the preliminary plat and vacation of Sam & Pam's Homestead. Platting Member Chiavetta seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

ITEMS OF BUSINESS & MISCELLANEOUS
(None)

7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Planning Director, Alex Strawn addressed the request for parliamentary and Board training.

Platting Clerk, Kayla Kinneen informed the board of upcoming items:

- There is not a Platting Board meeting on February 20th
- There are 2 cases scheduled for March 6, 2025 Platting Board.
 - Greenfield RSB B1 L19
 - The Cove @ Jean Lake

8. BOARD COMMENTS.

- Koan – We ended last year with a couple of discussions and would like to restate those since there is a new group. Last time we discussed working on better Community Council participation within the process. When dealing with Variances then we need to be consistent with the decisions and maybe have something clearer and more defined. Glad to be back.
- Salmon – Thanked everyone who put her up for Vice Chair and looks forward to the next couple of years.

- Chair Traxler – Looks forward to working with the new Board and welcomed all the new Members.

9. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 1:28 PM.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA KINNEEN
Platting Board Clerk