

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

PLATTING BOARD

LaMarr Anderson
Pio Cottini
Dennis Vau Dell
Wilfred Fernandez
John Shadrach
Dan Bush
Alan Leonard
Barabara Doty, Alternate
VACANT, Alternate



PLATTING DIVISION

Fred Wagner, Platting Officer
Amy Otto-Buchanan, Platting Technician
Cheryl Scott, Platting Technician
Sloan Von Gunten, Platting Div. Specialist

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

**MARCH 18, 2021
REGULAR MEETING
1:00 P.M.**

Ways to participate in Platting Board meetings:

IN PERSON: Should you wish to testify in person, please adhere to the 6-foot distance between yourself and others. It is required that you wear a mask if you attend in person in all Mat-Su Borough Buildings.

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY: (Audio only)

Attention: For those using the telephonic system, please be advised that we have had technical difficulties. The preference for public participation is in-person or submission of written comments. Once public comments are closed, all public participation is also closed. To ensure your concerns are heard, it is best to present them in-person.

- Dial 1-855-225-1887; with Conference ID 8573#; You will hear “Joining conference” when you are admitted to the meeting. (If the system is down, you will need to attend the meeting in person to participate)
- 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 your mailing address, and provide your testimony.
- If you cannot access the telephonic system please call the Mat-Su Borough Platting’s main phone line for directions. 907-861-7874

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. February 18, 2021

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- *Platting Board Chair to read the Ex-Parte & Interest Memo.*

A. THORNOCK FAMILY INVESTMENTS LLC: The request is to create nine lots, from Tract E-1, Memory Hills, Plat No. 2020-033, to be known as **MEMORY HILLS 2**, containing 44.79 acres +/- . The plat is located north of N. Bull Moose Drive, east of N. Galloway Drive and is bisected by E. Ridgeview Drive, (Tax ID # 57997000T00E-1); within the SW ¼ Section 23, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Tanaina Community Council and Assembly District #6 Jesse Sumner

- *Platting Board Chair to read the Ex-Parte & Interest Memo.*

B. DORI S. McDANNOLD: The request is to create six lots, from Parcels 1A and 2A, MSB Waiver 2007-220-PWm, recorded at 2007-032695-0, rerecorded as 2008-009661-0, Tax Parcels B5 and B6, to be known as **TY RIVER RAVEN WOODLANDS**, containing 38.38 acres +/- . The plat is located east of N. Glenn Highway and west of Matanuska River (Tax ID # 118N02E21B005/B006); within the NW ¼ Section 21, Township 18 North, Range 02 East, Seward Meridian, Alaska. Community Council: Farm Loop and Assembly District #1: Tim Hale

- *Platting Board Chair to read the Ex-Parte & Interest Memo.*

C. CYRUS ALDEMAN, CALEB ALDEMAN, CHARLES & KATHY ALDEMAN: The **ALDEMAN ROW VACATION & PUBLIC USE EASEMENT** request is to vacate a majority of W. Caleb Circle, a 60-foot wide Public Use Easement (PUE), recorded in 2004. Replacement PUEs include a t-turnaround approximately 250-foot west of W. Caleb Circle and S. Mack Drive intersection and a 1750-foot long, 60-foot wide PUE heading west from W. Mill Site Circle and S. Mack Drive intersection, ending in a cul-de-sac. The vacation is requested to remove structural and other encroachments from the existing PUE. The replacement easements provide alternate access to areas affected by the vacation. The property is south and east of S. Clapp

Street and west of S. Mack Drive (Tax ID # 17N01W18B005, 17N01W18B008, 17N01W18B010, 17N01W18B011, 17N01W18B012); lying within the S ½ NW ¼ Section 18, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Meadow Lakes Community Council and Assembly District #4: Robert Yundt.

- Platting Board Chair to read the Ex-Parte & Interest Memo.

D. STANLEY & SONS, LLC: The request is to combine Lots 5A & 10A, Mountain Village Plaza, Plat 82-48, into one lot to be known as **Lot 1, STANLEY AND SONS**, containing 2.19 acres +/- . The petitioner is also requesting to eliminate two 15' wide platted utility easements, replacing them with two new utility easements along the west, north, and east sides of the new lot to coincide with a new utility design plan. The property is located northwest of the intersection of S. Mountain Village Circle. and E. Sun Mountain Avenue (Tax ID #2304B02L005A, 2304B02L010A); lying within the SW ¼ Section 12, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4: Robert Yundt.

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. Special Meeting Session on Title 43 White Board List.

8. 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: Sloan Von Gunten*)

- Introduction for the April 1, 2021 Platting Board Hearing (*Informational Only – Subject to change*)
 - BLW, Case 2021-020
 - Wolf Ridge, Case 2021-021
 - Farm Overlook, Case 2021-022
 - Northgate AK 2021 MSP, Case 2021-023
 - Cedar Pk MSP, Case 2021-025
 - Stella Ridge, Case 2020-098

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **March 18, 2021** in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting. **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.**