

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER

Fred Wagner

PLATTING CLERK

Sloan Von Gunten

PLATTING TECHNICIANS

Amy Otto-Buchanan

Kimberly McClure



PLATTING BOARD

Pio Cottini, District 1

LaMarr Anderson, District 2

John Shadrach, District 3

Dan Bush, District 4

Dennis Vau Dell, District 5

Wilfred Fernandez, District 6

Alan Leonard, District 7

Amanda Salmon, Alternate A

Barbara Doty Alternate B

PLATTING BOARD AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

PLATTING BOARD MEETING

1:00 P.M.

SEPTEMBER 2, 2021

Ways you can participate in Platting Board meetings:

IN PERSON: Should you wish to attend in person, please adhere to the 6-foot distance between yourself and others.

- Starting May 1, 2021, it is optional to wear a mask to the Mat-Su Borough Platting Board Hearings.

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. August 5, 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. ALL ASPECTS CONSTRUCTION, LLC: The request is to create 26 lots from Tax Parcel D1, to be known as **SNOWSHOE WOODS**, containing 115.21 acres +/- . Petitioner will construct interior streets and cul-de-sacs to residential street standards. The plat is located west of S. Talkeetna Spur and north of E. Powers Road (Tax ID # 26N04W31D001); located within the SE ¼ of the SW ¼, S ½ of the NE ¼ of the SW ¼, the SW ¼ of the SE ¼ and the NW ¼ of the SE ¼, Section 31, Township 26 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7.

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

B. FEDOSEY EFIMOV: The request is to create 12 lots from Parcel #4, MSB Waiver 2008-018-PWm, recorded at Reception No. 2008-006714-0 (Tax Parcel A7), to be known as **TWIN HAVEN**, containing 40 acres +/- . The plat is located south of W. Carmel Road and west of S. Knik Knack Mud Shack Road, southwest of the intersection (Tax ID # 16N02W06A007); located within the NE ¼ NE ¼, Section 06, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

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

C. HELEN SULLIVAN: The request is to create 27 lots from Tax Parcel B3, S ½ NW ¼ Section 29 and Lot 12, Block 2, Sunlight, Plat No. 2021-72, by a four phase Master Plan, to be known as **SUNLIGHT RIDGE MASTER PLAN**, containing 80 acres +/- . The plat is located north and east of W. Fairview Loop (Tax ID #s 17N01W29B003/C013); located within the S ½ NW ¼, Section 29, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3.

7. ITEMS OF BUSINESS & MISCELLANEOUS

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 September 16, 2021 Platting Board Hearing (*Informational Only – Subject to change*)
 - No Cases at this time.

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **September 2, 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. **Starting May 1, 2021, it is optional to wear a mask in the Mat-Su Borough Hearings from the MSB Mandate. We still encourage the public to wear a mask for their own safety at all public hearings.**