

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

Matthew Goddard



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.

December 16, 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. **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation. We encourage the public to wear a mask for their own safety at all public hearings.**

IN WRITING: You can submit written comments by email to plattting@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. November 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. **BRADLEY DRAKE:** The request is to create 8 lots from Lot 2 Block 1 Rainbow East, Plat # 72-1 and Tax Parcel B3, to be known as **DRAKE ESTATES**, containing 42.84 acres +/- . The plat is located east of N. Pittman Road, west of N. Suzanna Street, and directly south of W. Kathi Drive (Tax ID # 17N02W02B003 and 6255B01L002); located within the NW ¼ Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.
- Platting Board Chair to read the Ex-Parte & Interest Memo.
 - B. **STEVE GEARING:** The request is to create three lots from Lot 3 Beaver Lake Heights, Plat # 2004-105, to be known as **BEAVER LAKE HEIGHTS #1**, containing 57.88 acres +/- . The parcel is located east of West Beaver Tail Lake, west of W. Concord Street, and north of Big Beaver Lake (Tax ID # 5562000L003); located within the W 1/2 Section 04, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.
- Platting Board Chair to read the Ex-Parte & Interest Memo.
 - C. **CALE CUCULLU:** The request is to create one lot from Lots 3A-3D, Block 4, ASLS 72-26, Plat No. 86-163, to be known as **LABRADOR ESTATES**, containing 3.68 acres +/- . Petitioner is proposing to vacate all but 60' of Hal's Circle. The plat is located north of W. Schrock Road, west of N. Sushana Drive and south of Little Susitna River (Tax IDs #3269B04L003A-L003D); located within the NW ¼ SE ¼ Section 16, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6.

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

D. Resolution 2021-137: Platting Policy and Procedure Manual Revision.

7. ITEMS OF BUSINESS & MISCELLANEOUS

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

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 January 6, 2022 Platting Board Hearing (*Informational Only – Subject to change*)
 - Tranquil Woods, Case 2021-179
 - Sterling Estates MSP, Case 2021-180
 - AK Mental Hlth PUE, Case 2021-185
 - Dellinger Est RSB L/1, Case 2021-176
 - McKinley Vw RSB, Case 2021-056

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **December 16, 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. We encourage the public to wear a mask for their own safety at all public hearings.**