

# 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.**

**January 6, 2022**

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](mailto: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. December 2, 2021

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

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

**VOTE FOR CHAIR AND VICE CHAIR FOR 2022 YEAR.**

**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. **GREG DELLINGER:** The request is to create two lots from Lot 1, **Dellinger Estates**, Plat No. 2004-84, to be known as **LOTS 1A & 1B**, containing 18.6 acres +/- . The proposed lots have access from E. Valley Crest Drive, a 50' unmaintained right-of-way. The property is located west of S. Glenn Highway and east of High Ridge Lake (Tax ID #5547000L001); lying within the SW ¼ Section 07, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.

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

B. **JESS ADAMS; DONALD & IRENE GLASER; DEAN & KIMBERLY CAGLE:** The request is to vacate a 30' wide right-of-way that runs from W. Field Avenue south to Kashwitna Lake, and attach the vacated right-of-way to Lots 12-15, **McKinley View Subdivision**, Plat No. 68-12, to be known as **LOTS 12A, 13A, 14A AND 15A**, containing 1.96 acres +/- . Petitioner is applying for a variance from MSB 43.20.060(C), as W. Field Avenue is only 30' wide. The plat is located north of Kashwitna Lake, west of S. Parks Highway and south of W. Field Avenue (Tax ID # 6212000L012-L015); lying within Section 07, Township 20 North, Range 04 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7. Continued from June 3, 2021 platting board hearing.

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

C. **THE PJ SCORUP TRUST:** The request is to create four lots from Tract A, Riverwood Subdivision, Plat No. 88-15, to be known as **TRANQUIL WOODS**, containing 20.52 acres +/- . Petitioner will be granting a Public Use Easement on all three flag lots for common access from

N. Glenn Highway. The plat is located east of N. Glenn Highway at Milepost 51 and west of the Matanuska River (Tax ID #3444000T00A); lying within the SW ¼ Section 16, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly District #1.

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

D. **STERLING COOK:** The request is to create 28 lots from Tract A-3, Crocker Creek Phase II, Plat No. 2005-24, in a two phase Master Plan, to be known as **STERLING ESTATES MASTER PLAN**, containing 31.66 acres +/- . The plat is located south of S. Knik-Goose Bay Road and east of S. Meyer’s Circle (Tax ID #5677000T00A-3); lying within the SE ¼ Section 04, 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.

E. **ALASKA MENTAL HEALTH:** The request is to create a 100’ wide Public Use Easement within Tax Parcel A1, Section 23, Township 17 North, Range 04 West, to be known as **ALASKA MENTAL HEALTH PUBLIC USE EASEMENT**, containing 107,822 sf (2.475 acres +/-). The proposed Public Use Easement is located west of W. Lakes Boulevard and north of W. Hour Road and Big Lake (Tax ID #17N04W23A001); lying within the SW ¼ SE ¼ Section 23, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

F. **Resolution 2021-149:** Amendments to MSB Title 43.

## 7. ITEMS OF BUSINESS & MISCELLANEOUS

*(There is no 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 January 20, 2022 Platting Board Hearing *(Informational Only – Subject to change)*
  - Griffin, Case 2021-186

## 9. BOARD COMMENTS

## 10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **January 6, 2022** 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](http://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.**