

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

Emmett Leffel, District 2

John Shadrach, District 3

Dan Bush, District 4

Linn McCabe, District 5

Wilfred Fernandez, District 6

Alan Leonard, District 7

Amanda Salmon, Alternate A

Vacant, Alternate B

PLATTING BOARD AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

PLATTING BOARD MEETING

1:00 P.M.

March 17, 2022

Ways you can participate in Platting Board meetings:

IN PERSON OR 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 17, 2022

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

B. PRESENTATION: The Official Streets and Highways Plan by Planning, Adam Bradway.

4. UNFINISHED BUSINESS

5. RECONSIDERATIONS/APPEALS

6. PUBLIC HEARINGS

- A. JEREMY D. AND ELAINE C. RIDLON:** The request is to divide Tax Parcels A11 and A12 (Government Lots 1 and 2) into 40 lots, by a three phase Master Plan, to be known as **BEAVER FLATS MASTER PLAN**, containing 79.96 acres +/- . Petitioner will construct Borough standard streets within the existing Section Line Easement and the right-of-way of N. Duley Road and within the subdivision. This subdivision will have private roads. Parcel is located north of Big Beaver Lake, north of N. Beaver Lake Road and northwest of W. Hawk Lane (Tax ID # 17N03W04A011/A012); lying within the NE ¼ 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.

- B. TEAL, LLC:** The request is to create 46 lots and four tracts by a four phase master plan from Tract A-1, Foxwood Addition #1, Plat No. 79-324 to be known as **MCHONE HEIGHTS MASTER PLAN**, containing 88 acres +/- . The property is located north and west of W. Wasilla-Fishhook Road, east of N. Soto Road, and south of E. Needham Avenue (Tax ID # 1652000T00A-1); within the SE ¼ Section 18, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6.

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

- C. ROCKY POINT DEVELOPMENT LLC/GHM TRUST:** The request is to vacate the 33-foot wide Section Line Easement lying along the south boundary of Lots 18 & 19, **ROCKY POINT** Phase 2, Plat No. 2020-82. The property is located south of N. River Rock Circle and west of Matanuska River (Tax ID #8040000L018 & L019); lying within the SE ¼ Section 10, 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.

D. **PETITIONER/OWNER: PREMIER HOMES LLC:** The request is to create five lots from Lot 5, Block 1 and three lots from Lot 9, Block 2, Dunworkin, Plat No. 78-65, to be known as **BACKWORKIN**, containing 9.26 acres +/- . The property is located north of W. Sunset Avenue and directly west and east of S. Gon Fishin Drive (Tax ID #1453B01L005 & 1453B02L009); lying within the SE ¼ Section 28, Township 17 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.

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*)

- Friday, April 8, 2022 – No platting board meeting - CANCELED.
- Introduction for April 21, 2022 Platting Board Hearing (*Informational Only – Subject to change*)
 - Chipman Acres, Case 2022-026/027
 - Sunrise Trls PUE, Case 2022-028

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **March 17, 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.