

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

Eric Koan, Alternate B

PLATTING BOARD AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

PLATTING BOARD MEETING

1:00 P.M.

May 4, 2022

Ways you can participate in Platting Board meetings:

IN PERSON OR IN WRITING: You can submit written comments by email to plattling@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

(None)

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

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

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. Continued from March 17, 2022 Platting Board Hearing.

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

B. **DIRTWORKS INC.:** The request is to divide Tax Parcels C4 and C5, Parcels #1 and #2 of MSB Waiver 98-87-PWm, recorded at Book/Page 991/957, into eight lots, to be known as **SAGE ESTATES**, containing 10 acres +/- . Petitioner will construct a Borough residential standard street, with a temporary cu-de-sac at the end. Parcels are located west of S. Old Glenn Highway and directly north of E. Barwood Avenue (Tax IDs # 17N02E26C004 & C005); lying within the SE ¼ SW ¼ Section 26, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

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

C. **THE PROVING GROUND, LLC:** The request is to create five lots from Government Lot 2 and the E1/2 of the NW ¼ Section 19, by a 2 phase master plan to be known as **ALASKA RANGE ESTATES MASTER PLAN**, containing 118.38 acres +/- . The property is located south of West Parks Highway, north of W. Hollywood Road and west South Johnsons Road (Tax ID # 17N02W19B001); within the NW ¼ Section 19, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

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 Wednesday, May 19, 2022 Platting Board Hearing (*Informational Only – Subject to change*)
 - Wolf West MSP, Case 2022-048
 - Equestrian Mdws, Case 2022-044
 - South Bluffs, Case 2022-046
 - Riddleburg Station, Case 2022-042
 - Chipman Ac & Vac, Case 2022-026/027 (Continuance)
 - Beaver Flts MSP, Case 2022-013 (Continuance)

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT 1:00 P.M. on May 4, 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.