

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.

June 2, 2022

Ways you can participate in Platting Board meetings:

IN PERSON OR 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. April 21, 2022
- B. May 4, 2022

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

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

A. **HATCHER PASS VILLAGE INC:** The request is to modify the Master Plan of Hatcher Pass Village, MSB Case #2017-071 to create 12 lots from Tract A-4, Hatcher Pass Village Phase VI, Plat No. 2021-137 to be known as **HATCHER PASS VILLAGE PHASE VIII**, containing 59.01 acres +/- . Parcel is located east of N. Mountain Trails Drive and north of E. Edgerton-Parks Road (Tax ID # 8195000T00A-5); lying within the NE ¼ Section 33, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6.

5. RECONSIDERATIONS/APPEALS

6. PUBLIC HEARINGS

- A. **RESOLUTION 2022-025:** A Resolution of the Matanuska-Susitna Borough Platting Board recommending adoption of the Matanuska-Susitna Borough 2022 Official Streets and Highways Plan Update.

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

B. **HANSON LAND SOLUTIONS; 6R DEVELOPMENT GROUP, LLC:** The request is to create 7 lots from Units 1-17, 99 and Tract A, Lakebridge, Plat No. 2021-106, a condominium plat, to be known as **SHADOWRIDGE**, containing 68.61 acres +/- . Parcel is located north of Finger Lake, south of Finger Lake Elementary School and directly west and east of N. Ridgewater Street (Tax ID #9222000T00A/9222000U001-17, & 99); lying within Sections 32 & 33 Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #3.

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

C. **TRUK SEDERHOLM:** The request is to create three lots from Tract 1, Waiver # 97-5-PWm to be known as **LAKEWOOD WEST END ESTATES**, containing 30.03 acres +/- . The property

is located west of E. Endeavor Street, east of S. Mack Drive and north of S. Knik-Goose Bay Road (Tax ID # 17N01W17B012); within the SW ¼ Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4.

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

D. **MARIE DRINKHOUSE; ADAM & HOLLI DRINKHOUSE:** The request is to create 14 lots by a three phase Master Plan from Tract C, Drinkhouse Bluffs Phase 2, Plat No. 2018-108 and Tract B-1, Burnett's Place, Plat No. 2021-162, to be known as **DRINKHOUSE BLUFFS 2 MASTER PLAN**, containing 33.4 acres +/- . Petitioner will dedicate and construct interior street and cul-de-sac to Borough street standards. Parcel is located southeast of S. Hayfield Road and northwest of Cottonwood Creek (Tax ID # 7786000T00C/8216000T00B-1); lying within the NW ¼ Section 01, 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. **DAVE MILLER, NORTAK FARMS LLC:** The request is to create 35 lots by a five phase Master Plan from Tract A-3 and Lot 1, Block 4, Colonial Fields Phase Three, Plat No. 2021-92, to be known as **COLONIAL FIELDS SOUTH MASTER PLAN**, containing 41.4 acres +/- . Petitioner will dedicate and construct interior streets to Borough residential street standards. Petitioner proposes to eliminate a portion of a 15' wide utility easement and also eliminate 30' wide drainage easements. Parcel is located south of S. Bodenburg Loop and north of E. Republican Way (Tax ID # 8165000T00A-3/8165B04L001); lying within the NW ¼ SE ¼ Section 34, 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.

F. **TODD ESTEY; JULIE ESTEY:** The request is to create two lots from Parcel #1, MSB Waiver 79-50-PWm, recorded as 79-345w (Tax Parcel A2), to be known as **FRESH START ACRES**, containing 26.48 acres +/- . Petitioner will dedicate a 60' x 90' area as right-of-way, to enable construction of a t-turnaround for access to both lots. Parcel is located south of E. Republican Way and north the Knik River (Tax ID # 16N02E03A002); lying within the W ½ Section 03, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. **PRESENTATION: Subdivision Construction Manual Update, Resolution 2022-039:** A Resolution of the Matanuska-Susitna Borough Platting Board recommending adoption of an Ordinance amending MSB 43.05.015 Purpose and Scope, to reference the 2022 Subdivision Construction Manual.

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 June 16, 2022 Platting Board Hearing (*Informational Only – Subject to change*)
 - Riddleburg Station, Case 2022-042
 - South Blfs, Case 2022-046
 - Equestrian Mdws, Case 2022-044
 - Wolf West MSP, Case 2022-048
 - Beaver Flts MSP, Case 2022-013
 - Chipman Ac & Vac, Case 2022-026/027
 - Utopia Vw, Case 2022-063
 - Glacier Vly, Case 2022-064
 - Resolution 2022-039 SCM Updates

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **June 2, 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.