

# MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

## PLATTING OFFICER

Fred Wagner

## PLATTING CLERK

## 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 16, 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](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**

(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**

- A. **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.

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

**B. LAURIE CHIPMAN:** The request is to create one lot from Lots 1-4, Block 1 and Lots 1-4, Block 2, Meadowland Park Estates, Plat No. 83-88 and vacate the right-of-way of S. Derby Drive, to be known as **CHIPMAN ACRES**, containing 9.5 acres +/- . The petitioner is dedicating additional right-of-way in the southwest corner to facilitate further construction to the west of E. Republican Way which is currently encumbered by multiple power poles. The property is located directly north of E. Republican Way, east of S. Bodenbug Spur and south of S. Bodenbug Loop (Tax ID #2482B001L001-L004 & 2482B02L001-L004); lying within the SE ¼ Section 34, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. Continued from the April 21, 2022 platting board hearing.

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

**C. 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 the May 4, 2022 and March 17, 2022 platting board hearing.

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

**D. WM CONSTRUCTION LLC:** The request is to divide Tax Parcel A9 into ten lots by a two-phase Master Plan, to be known as **WOLF WEST MSP** containing 10 acres +/- . Petitioner will dedicate and construct interior street and cul-de-sac to Borough street standards. Parcel is located south of E. Tex-Al Drive, west of N. Engstrom Road and will be accessed by E. Amarok Avenue (Tax ID # 18N01E16A009); lying within the NE ¼ Section 16, 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.

**E. PRECISION FRONTIERS LLC, WADE STAHL:** The request is to divide Lot 2, Block 1, Wasilla Creek Estates, Plat No. 86-17, into six lots, to be known as **EQUESTRIAN MEADOWS**, containing 9.94 acres +/- . Petitioner will dedicate and construct a cul-de-sac to residential street standards. Parcels are located southeast of E. Jensen Road (Tax ID # 3177B01L002); lying within the SE ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

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

**F. DENNIS E. BYLER:** The request is to divide Tax Parcel D3, Parcel 2, MSB 40-Acre Exemption 2015-19-EXM, recorded 2015-002388-0, into 31 lots and two tracts, to be known as **SOUTH BLUFFS**, containing 103.42 acres +/- . Petitioner will dedicate and construct interior streets to Borough street standards and construct the extension of W. Spruce Avenue to residential sub-collector standards. Parcel is located west of N. Church Road and north of W. Spruce Avenue (Tax ID # 18N01W31D003); lying within the SE ¼ Section 31, Township 18 North, Range 01 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.

**G. NORTHWEST LAND INVESTMENT:** The request is to create nine lots from Parcel 1, MSB Waiver # 98-49 PWm, to be known as **RIDDLEBURG STATION**, containing 10.94 acres +/- . All lots will take access from the proposed internal street. The property is located south of W. Seldon Road, west of N. Lucille Street, and directly north of W. Spruce Avenue (Tax ID # 18N01W33D008); within the SE ¼ Section 33, 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.

**H. FOXGLOVE LLC:** The request is to create 20 lots and one tract from Tax Parcels A9-10, B10-B13 and C7-C9 to be known as **UTOPIA VIEW**, containing 90.08 acres +/- . The property is located west of N. Church Road, east of N. Stanley Circle, and north of W. Parks Highway (Tax ID # 17N01W06C007-C009, B010-B013, A009-A010); within Section 06, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4.

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

**I. NICHOLAS & CHEN LING MASTRODICASA:** The request is to create 21 lots from Parcel 4, MSB Waiver 79-49-PWm, recorded as 73-331w, to be known as **GLACIER VALLEY**, containing 24.9 acres +/- . Petitioner will dedicate and construct interior streets to Borough residential street standards, to include one permanent cul-de-sac and one temporary cul-de-sac. Parcel is located north of E. Republican Way and south of S. Bodenbug Loop (Tax ID # 17N02E34D007); lying within the SW ¼ SE ¼ Section 34, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

**7. ITEMS OF BUSINESS & MISCELLANEOUS**  
(None)

**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*)

- Introduction for July 7, 2022 Platting Board Hearing (*Informational Only – Subject to change*)
  - Hatcher’s Landing, Case 2022-072
  - Woodland Ridge, Case 2022-074

**9. BOARD COMMENTS**

**10. ADJOURNMENT**

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **June 16, 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).