

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

PLATTING BOARD

Jordan Rausa, Chairman
LaMarr Anderson
George Thompson
Pio Cottini
Dennis Vau Dell
Wilfred Fernandez
John Shadrach, Alt #2
Justin Hatley, Alt #1
Vacant, Seat #3



PLATTING DIVISION

Fred Wagner, Platting Officer
Peggy Horton, Platting Technician
Amy Otto-Buchanan, Platting Technician
Cheryl Scott, Platting Technician
Sloan Von Gunten, Platting Div. Specialist

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

**AUGUST 6, 2020
REGULAR MEETING
1:00 P.M.**

Ways to participate in Platting Board meetings:

IN PERSON: Should you wish to testify in person, please adhere to the 6-foot distance between yourself and others. It is highly recommended that you bring your own mask to wear.

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:

- Dial 1-855-225-1887; with Conference ID #7854; You will hear “Joining conference” when you are admitted to the meeting.
- 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 provide your testimony.

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. July 2, 2020

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

A. **CRANE HILLS LLC:** The request is to create four lots from Lot 3, New Huntington Acres, Plat No. 2019-27, to be known as **FAIRVIEW MEADOWS 2019**, containing 13.54 acres +/- . Access for all four lots will be from a 60' X 60' Public Use Easement on the pole portions of Lot 2 and Lot 3. The property is located east of E. Fairview Loop (Tax ID #57719000L003); within the NW ¼ SW ¼ Section 23, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Community Council: Knik-Fairview and in Assembly District #3 George McKee

5. RECONSIDERATIONS/APPEALS

(There is no Reconsideration/Appeals)

6. PUBLIC HEARINGS

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

A. **MARK & MELISSA BAUER / HANSON LAND SOLUTIONS:** The request is to create five lots from Tax Parcel D16, to be known as **BAUER ESTATES**, containing 39.79 acres +/- . The property is located east of the Matanuska River, directly north of E. Doc McKinley Avenue and south of E. Brian Drive (Tax ID # 17N02E21D016); within the SW ¼ Section 21, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Community Council: Butte and Assembly District #1 Tim Hale

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

B. **SILK LLC:** The request is to create 11 lots and 1 tract, by a three phase Master Plan, from Tax Parcels A18 and D14, to be known as **GARRISON RIDGE**, containing 39.9 acres +/- . Petitioner is vacating a portion of the Public Use Easement of N. Prospect Drive; the Section Line Easements on the north; dedicating the Public Use Easement of N. Meadow Lakes Loop and additional right-of-way to straighten N. Meadow Lakes Loop. Two cul-de-sac will be created for access. The property is located north and south of N. Meadow Lakes Loop, and west of N. Phillips Drive (Tax ID #s 218N02W28D014 and 218N02W33A018); within the S ½ SE ¼ Section 28 and N ½ NE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly District #7 Tam Boeve

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 the August 20, 2020 Platting Board Hearing *(Informational Only – Subject to change)*
 - Wessel Hts Est, Case 2020-097
 - Stella Ridge, Case 2020-098
 - Suslositna Place MSP, Case 2020-100
 - Uptown Est MSP, Case 2020-101
 - New Hope Est MSP, Case 2020-012

9. BOARD COMMENTS

10. ADJOURNMENT

*In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an **interested party**. See MSB 15.39.010 for definition of "**Interested Party**." The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the borough Internet home page, <http://www.matsugov.us>, in the Borough Clerk's office, or at various libraries within the Borough.*

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **August 6, 2020** in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska. . **Please follow all public protocols in relation to the mandates regarding Covid-19.**

Public can now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>. If you would like to send comments regarding the proposed action, please mail to MSB, Platting Division, 350 E. Dahlia Ave, Palmer, AK 99645 or E-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the board, will be given to the Platting Board in a "Hand Out" the day of the meeting. All public comments are due one (1) day prior to the meeting date, by 12:00 p.m.