

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

PLATTING BOARD

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



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*

**OCTOBER 1, 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 8573#; 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. September 3, 2020

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS

(There is no Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- A. JERRY HARMAN:** This notice is being resent to revise the request to a 2–phase Master Plan. The 2–phase Master Plan creates 50 lots and 1 utility tract from Tax Parcel C8 (Parcel C, Waiver 2004-26-PWm) to be known as **STELLA RIDGE**, containing 60.0 acres +/- . Interior private roads will be constructed to provide access to all lots. The plat is located approximately ½ mile west of Wasilla-Fishhook Road and north of E. Pamela Drive (Tax ID # 18N01E18C008); within the SW ¼ Section 18, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: Fishhook and in Assembly District #6 Jesse Sumner.
- B. ANN Z. CANADAY:** The request is to divide Lots 1 & 2, ASDIP, Plat 2017-135, into 5 lots to be known as **ASDIP SQUARED**, containing 30.6 acres +/- . The property is located between E. Valley Side Circle and E. Phainopepla Circle (Tax ID 7705000L001 & 7705000L002); within the NE ¼ Section 14, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4 Ted Leonard
- C. DON SHOWERS:** The request is to create seven lots from Lot 4, Block 2, Wasilla Creek Estates, Plat No. 86-17, to be known as **WASILLA CREEK ESTATES #2**, containing 10.431 acres +/- . The property is located northwest of E. Jensen Road, north of N. Bains Jordan Drive and east of Wasilla Creek (Tax ID # 53177B02L004); within the SW ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. In Community Council: Fishhook and in Assembly District #1 Tim Hale.
- D. RODNEY & MARGARET HANSON:** The request is to create two lots from Lot 2, MSB Waiver 98-11-PWm, recorded Book/Page 949/313 (Tax Parcel B15), to be known as **HIDDEN LAKE ESTATES**, containing 14.2 acres +/- . The property is located north and east of N. Charley Drive at the eastern terminus of E. Charwood Lane (Tax ID # 118N01E29B015); within the NW ¼ Section 29, Township 18 North, Range 01 East, Seward Meridian, Alaska. In Community Council: North Lakes and in Assembly District #6 Jesse Sumner.
- E. KURT MACKENZIE & IAN MACKENZIE:** The request is to create three lots from Parcel #1, MSB Waiver 83-99-PWm, recorded as 83-216w, (Tax Parcel B11), to be known as **SEABORNE**, containing 7.5 acres +/- . The property is located east of S. Vine Road and south of W. Calico Drive, (Tax ID # 217N02W14B011); within the NW ¼ NE ¼ Section 14, Township 17 North, Range 02 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly District #4 Ted Leonard.

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 October 15, 2020 Platting Board Hearing (*Informational Only – Subject to change*)
 - Ravens Ridge 2020, Case 2020-126
 - Rancho Santa Fe 2020
 - New Hope Est MSP (Continued from 9/3/2020)
 - Reconsideration #1: Eureka Trailhead Estates
 - Reconsideration #2: Suslositna Place MSP

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **October 1, 2020** 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. **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.**