

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

PLATTING BOARD

LaMarr Anderson
Pio Cottini
Dennis Vau Dell
Wilfred Fernandez
John Shadrach
Dan Bush
Justin Hatley, Alt #1
Vacant, District Seat #7
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*

**FEBRUARY 4, 2021
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 required that you wear a mask if you attend in person in all Mat-Su Borough Buildings.

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: (Audio only)

Attention: the Mat-Su Borough is not responsible if technical difficulties occur during the meeting and the audio must be shut down. (If the system is down, you must participate by person to be heard)

- 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. 907-861-1903

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. January 7, 2021

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 are no Reconsiderations/Appeals)

6. PUBLIC HEARINGS

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

A. HANSINI LLC: The request is to create 27 lots from Tract 1-C, Country Addition to Eve's Eye, Plat No. 98-94, to be known as **ADAM'S RIB**, containing 29.27 acres +/- . The plat is located north of E. Scott Road, and east of N. Rib Road, (Tax ID # 54760000T001-C); within the SE ¼ SE ¼ Section 30, Township 18 North, Range 02 East, Seward Meridian, Alaska. Community Council: Greater Palmer and Assembly District #1 Tim Hale

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

B. CHINOOK HOLDINGS LLC: The request is to create a utility lot and a remainder tract from Tract C-1, **BRITTANY ESTATES ADDITION 1, PHASE 3**, Plat No. 2005-80, to be known as **TRACT C-1-A AND TRACT C-1-B**, containing 16.88 acres +/- . The plat is located south of E. Palmer-Wasilla Highway, east of E. Irwin Loop and west of S. Felton Street, (Tax ID # 55714000T00C-1); within the E ½ NW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. Parcel is within the City limits of Palmer. Community Council: NA. Assembly District #2 Stephanie Nowers. Continued from the January 7, 2021 platting board hearing.

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

C. ARCTIC DEVCO, INC.: The request is to create a 120-lot, 4-phase Master Plan from Tracts B, C, F, & G, View Pointe at the Ranch, Plat 2020-93, to be known as **VIEW POINTE AT THE RANCH ADDITION 1 MASTER PLAN**, containing 72.83 acres +/- . The lots will be served by a community water system. The property is located west of South Trunk Road Extension and north of the Alaska Railroad right-of-way (Tax ID # 8049000T00B, 8049000T00C, 8049000T00F, 8049000T00G); lying within the S ½ Section 16 and NE ¼

Section 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. Community Council: Gateway and in Assembly District #3: George McKee.

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

D. D.E. SOUTHFORK, LLC: The request is to create 10 lots from Tracts X-2A, X-2C & X-2D, Phase Four, First Addition to Aero on Wolf Lake, Plat 98-151, to be known as **JAYS LANDING**, containing 10.99 acres +/- . The property is located north of E. Hart Lake Loop, along both sides of N. Whitman Place and north of E. Caravelle Circle (Tax ID #4799000T00X-2A, 4799000T00X-2C, 4799000T00X-2D); lying within the NE ¼ Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: North Lakes and in Assembly #6: Jesse Sumner. Continued from January 7, 2021 platting board hearing.

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 the February 18, 2021 Platting Board Hearing (*Informational Only – Subject to change*)
 - View Point at the Ranch Add 1, Case 2020-189 – Continued
 - Title 43 White Board List

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **February 4, 2021** 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.**