

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

PLATTING BOARD

LaMarr Anderson
Pio Cottini
Dennis Vau Dell
Wilfred Fernandez
John Shadrach
Dan Bush
Alan Leonard
Barabara Doty, Alternate
Amanda Salmon, Alternate



PLATTING DIVISION

Fred Wagner, Platting Officer
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*

**APRIL 1, 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: 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. March 4, 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. ROBERT WALDEN / BENJAMIN & BARBARA EATON: The request is to divide Lot 35, Hewitt-Whiskey Lakes Alaska, Plat #66-41 into four lots to be known as **BLW**, containing 43.34 acres +/- . Access to this property is by water. The property is located northwest of Willow (Tax ID #6140000L035); lying within the N ½ Section 18, Township 22 North, Range 11 West, Seward Meridian, Alaska. In the Skwentna (Inactive) Community Council and Assembly District #7: Tam Boeve

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

B. JERRY HARMAN: *This notice is to advise you of an upcoming hearing on a case that was continued from the October 20, 2020 platting board hearing.* The request is to create 50 lots and 1 utility tract with a 2-phase Master Plan from Parcel C8 (Parcel C, Waiver 2004-26-PWm) to be known as **STELLA RIDGE**, containing 60.0 acres +/- . The interior roads proposed to provide access to all the lots will now be public instead of private. The property is located approximately a ½ mile west of N. Wasilla-Fishhook Road and directly north of E. Pamela Drive (Tax ID #18N01E18C008); lying within the SW ¼ Section 18, Township 18 North, Range 1 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #6: Jesse Sumner.

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

C. AXEL BODNAR AND SARAH FORSS: The request is to create 34 lots from Tax Parcel A29, to be known as **WOLF RIDGE**, containing 40 acres +/- . The plat is located south of E. Tex-Al Drive and west of N. Engstrom Road (Tax ID # 118N01E16A029); within the SE ¼ E ¼ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #6: Jesse Sumner.

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

D. TRACY & KATHRYN MOFFITT: The request is to create eight lots from Tax Parcels C7, C9, C11 and remainder Tract D-1 of H. Adams Subdivision, Plat No. 71-37, to be known as **FARM OVERLOOK**, containing 167.4 acres +/- . The plat is located south of E. Marsh Road and north of E. Scott Road (Tax ID #s 118N02E29C007, C009, C011 and 53001000T00D-1); within Sections 29 and 32, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Great Palmer Community Council and Assembly District #1: Tim Hale.

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

E. NORTHGATE ALASKA: The request is to create 49 lots and one tract from Lots 1 & 2, Northgate Alaska Subdivision, Plat No. 2020-92, to be known as **NORTHGATE ALASKA 2021 MASTER PLAN**, containing 59 acres +/- . The plat is located south of E. Seldon Road, east of N. Tait Drive, north and west of E. Bogard Road (Tax ID #s 58047000L001/L002); within Section 31, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #3: George McKee.

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

F. CEDAR PARK PROPERTIES, LLC: The request is to create 83 lots and two open space tracts, by a five-phase Master Plan, from Tract J, Cedar Hills, Unit #2, Phase 1, Plat No. 2000-66 and Tracts 1, 2 & 3, Cedar Hills Unit #2, Phase 1, Plat No. 2017-15, to be known as **CEDAR PARK MASTER PLAN**, containing 90.2 acres +/- . The plat is located north of E. Marsh Road, west of N. Glenn Highway and south of N. Palmer-Fishhook Road, (Tax ID #s 54991000T00J, 57618000T001/T002/T003); within Section 29, Township 18 North, Range 02 East, Seward Meridian, Alaska. Parcels are within the city limits of Palmer and Assembly District #2: Stephanie Nowers.

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 April 15, 2021 Platting Board Hearing (*Informational Only – Subject to change*)
 - Willow Creek Airpark MSP, Case 2021-031

9. BOARD COMMENTS

10. ADJOURNMENT

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