

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER

Fred Wagner

PLATTING CLERK

Sloan Von Gunten

PLATTING TECHNICIANS

Amy Otto-Buchanan

Kimberly McClure



PLATTING BOARD

Pio Cottini, District 1

LaMarr Anderson, District 2

John Shadrach, District 3

Dan Bush, District 4

Dennis Vau Dell, District 5

Wilfred Fernandez, District 6

Alan Leonard, District 7

Amanda Salmon, Alternate A

Barbara Doty Alternate B

PLATTING BOARD AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

PLATTING BOARD MEETING

1:00 P.M.

JULY 15, 2021

Ways you can participate in Platting Board meetings:

IN PERSON: Should you wish to attend in person, please adhere to the 6-foot distance between yourself and others.

- Starting May 1, 2021, it is optional to wear a mask to the Mat-Su Borough Platting Board Hearings.

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. June 17, 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. LATITUDE NORTH CONSTRUCTION LLC:** The request is to create 25 lots, by three phases, from Tax Parcel D3, to be known as **LATITUDE NORTH ESTATES MASTER PLAN**, containing 41.587 acres +/- . The plat is located south of the intersection of W. Big Lake Road and W. Parks Highway (Tax ID # 17N03W12D003); within the E ½ SE ¼ Section 12, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and Assembly District #7.

- *Platting Board Chair to read the Ex-Parte & Interest Memo.*
 - B. LIBERTY DEVELOPMENT, LLC:** The request is to create 72 lots and 3 tracts with a 4-phase master plan from Tax Parcels A3, A4 & B9 to be known as **VALLEY RIDGE**, containing 135.9 acres +/- . Interior streets to be constructed providing access to all lots. The property is located in the City of Wasilla, south of Lucille Lake, west of S. Endeavor Street and north of S. Knik-Goose Bay Road (Tax ID # 17N01W17A003, 17N01W17A004 & 17N01W17B009); lying within the N ½ Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. Not in a Community Council and is in Assembly District #4.

- *Platting Board Chair to read the Ex-Parte & Interest Memo.*
 - C. PACIFIC WESTERN PROPERTIES, LLC:** The request is to create 21 lots and 1 tract from Tax Parcel C8 (Parcel 3, Waiver 77-76-PWm), to be known as **LAURIE MEADOWS**, containing 26.0 acres +/- . Laurie Avenue will be extended providing access to the subdivision and interior roads constructed to provide access to all lots. The property is located south and east of S. Clapp Street, west of S. Mack Drive and north of S. Knik-Goose Bay Road (Tax ID # 17N01W18C008); lying within the SW ¼ Section 18, 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.

D. STANLEY & JANET BEATY, CHARLENE MOSS & KURT OWEN: The request is to create two lots from Tax Parcel B8 (Government Lot 15) to be known as **ARYAS COVE**, containing 6.58 acres +/- . The proposed lots will have water access from Flat Lake. The property is located approximately 1 ½ miles north of W. Susitna Parkway and directly northwest of Flat Lake (Tax ID # 17N04W28B008); lying within the W ½ Section 28, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

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 August 5, 2021 Platting Board Hearing (*Informational Only – Subject to change*)
 - Spruce Arrow, Case 2021-095
 - Cloverdale, Case 2021-096
 - Spring Hills, Case 2021-092
 - ASLS 2020-18, Case 2021-093
 - Base Camp PUE, Case 2021-103/104
 - Chilligan North, Case 2021-105

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **July 15, 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. **Starting May 1, 2021, it is optional to wear a mask in the Mat-Su Borough Hearings.**