

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.

AUGUST 5, 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. July 1, 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. CRITERION GENERAL INC: The request is to create four lots from Tax Parcel B11 (Parcel #1, MSB Waiver 77-47, recorded as 77-90w), to be known as **SPRUCE ARROW**, containing 4.44 acres +/- . The plat is located south of E. Palmer Wasilla Highway (Tax ID # 17N01E02B011); located within the NW ¼ Section 02, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.

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

B. ANDREI PROKOSHEV: The request is to create 12 lots from Tract A, Hand Subdivision, Plat No. 2004-38, to be known as **CHILLIGAN NORTH**, containing 17.06 acres +/- . Petitioner will be extending S. Chilligan Drive for access to the new lots. The plat is located north of E. Fairview Loop and south of S. Bay View Drive, within the city limits of Wasilla (Tax ID #5510000T00A); located within the NE ¼ Section 15, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Assembly District #4.

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

C. STEVEN R. & DEBBIE ROWLAND, ROWLAND PROPERTIES LLC: The request is to create five lots from Tract C2, Margaret’s Subdivision, Plat No. 2020-83, to be known as **BASE CAMP**, containing 39.9 acres +/- . Petitioner is requesting the vacation of the existing cul-de-sac, to be replaced by a new cul-de-sac for access to the new lots. The plat is located east of N. Palmer-Fishhook Road and is accessed by N. Sun Valley Drive, (Tax ID #8041000T00C2); located within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. Within the Fishhook Community Council and in Assembly District #6.

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

D. NORWOOD A. & ALMA JANE LONG REVOCABLE TRUST: The request is to create 27 lots and three tracts, by a three-phase master plan, from Tax Parcel A1, to be known as **CLOVERDALE MASTER PLAN**, containing 132.3 acres +/- . The plat is located north of W. King Arthur Drive and east of W. Parks Highway at Milepost #47, (Tax ID # 18N03W27A001); located within the NE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. Within the City of Houston and in Assembly District #7.

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

E. SPRING HILL DEVELOPMENT, LLC/KEVIN SORENSEN: The request is to create 11 lots and 1 tract from Tract 2, Basil Springs Survey, Plat #70-41, to be known as **SPRING HILL**, containing 36.7 acres +/- . Petitioner will be constructing roads to provide internal access. The property is located south of N. Trunk Road along N. Palmer-Fishhook Road (Tax ID # 3006000T002); lying within the SE ¼ Section 24, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council Farm Loop and Assembly District #1.

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

F. KENNETH PERKINS/STATE OF ALASKA DNR: The request is to create one Tract for an Alaska State Land Survey (ASLS), to be known as **ASLS 2020-18**, containing 5.00 acres +/- . Petitioner is requesting a variance from MSB 43.20.281 Area. This remote parcel is in the northeast section of the Mat-Su Borough approximately 18 miles south of the Denali Highway. Access to the property is Fly-In to an unnamed lake. The property is located within protracted Section 22, Township 12 North, Range 08 West, Copper River Meridian, Alaska. In Assembly District #1.

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 19, 2021 Platting Board Hearing (*Informational Only – Subject to change*)
 - Springer 2 Trc 5-2 UE, Case 2021-102
 - Aurora hts MSP, Case 2021-110
 - Fairview Hts, Case 2021-111
 - Meadow Lk Est (30' ROW), Case 2021-108/109

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **August 5, 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.**