

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 1, 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 3, 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. ALLIANCE CONSTRUCTION LLC:** The request is to create 27 lots from Tax Parcel D2 (Parcel #2, MSB 40-Acre Exemption 2016-30-EXM, recorded as 2017-003166-0), to be known as **ALLIANCE COUNTRY ESTATES**, containing 40 acres +/- . The plat is located south of N. Pittman Road and south of N. Edenfield Road (Tax ID# 18N02W24D002); within Section 24, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.
- *Platting Board Chair to read the Ex-Parte & Interest Memo.*
 - B. PATRICK SINNETT & BONNIE HARRIS-SINNETT:** The request is to vacate a 90' X 230' portion of the Public Use Easement of S. Birch Bark Drive, within Lot 5, Block 3, containing 11.19 acres, Hi-450 Phase III, Plat No. 2002-134, to be known as **S. BIRCH BARK DRIVE PUBLIC USE EASEMENT VACATION**. The vacation is located north of S. Hi-450 Road, north of Sheep Creek and east of S. Parks Highway (Tax ID# 5288B03L005); within Section 07, Township 23 North, Range 03 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7.
- *Platting Board Chair to read the Ex-Parte & Interest Memo.*
 - C. WM CONSTRUCTION, LLC:** The request is to create 14 lots, by three phases, from Tax Parcels D4 and D5, to be known as **WOLF ESTATES MASTER PLAN**, containing 40 acres +/- . The plat is located south of E. Tex-Al Drive and west of N. Engstrom Road (Tax ID # 18N01E16D004/D005); located within the NE ¼ SE ¼ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6.

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 July 15, 2021 Platting Board Hearing (*Informational Only – Subject to change*)
 - Latitude N Est MSP, Case 2021-084
 - Valley Ridge MSP, Case 2021-085
 - Laurie Meadows, Case 2021-082
 - Aryas Cove, Case 2021-087

9. BOARD COMMENTS

10. ADJOURNMENT

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