

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER

Fred Wagner

PLATTING CLERK

Theresa Taranto

PLATTING TECHNICIANS

Amy Otto-Buchanan

Matthew Goddard



PLATTING BOARD

Ron Johnson, District 1

Emmett Leffel, District 2

Eric Koan, District 3

Dan Bush, District 4

Linn McCabe, District 5

Sandra Krager, District 6

Alan Leonard, District 7

Amanda Salmon, Alternate A

Robert Hallford, Alternate B

PLATTING BOARD AGENDA **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

PLATTING BOARD MEETING

1:00 P.M.

May 18, 2023

Ways you can participate in Platting Board meetings:

IN PERSON

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)

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- 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 provide your testimony.

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. May 4, 2023

3. AUDIENCE PARTICIPATION & PRESENTATIONS

- A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- A. **WOLFGLEN PHASE 2 RSB B/7 L/1 & T/A:** The request is to create 13 lots from Tract A & Lot 1, Block 7, Wolfglen Phase 2, Plat # 2005-7, to be known as **Wolfglen Ph 2 RSB B/7 L/1 & T/A**, containing 49.04 acres +/- . The property is located east of the Susitna River, south of E. Powers Road, and west of S. Talkeetna Spur (Tax ID # 5817000T00A & 5817B07L001); within the W ½ Section 06, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. (*Petitioner/Owner: Joel Hoffman, Staff: Matthew Goddard, Case # 2023-034*)
- B. **JTBNS:** The request is to create seven lots from Parcels #1-#3, MSB Waiver 84-119-PWm, recorded at 84-303w (Tax Parcels B10, B11 & B12), to be known as **JTBNS**, containing 13.65 acres +/- . Parcels are located east of E. Outer Spring Loop and directly south of E. Lawalter Road (Tax ID#s 17N02E10B010-B012); lying within the NW 1/4 Section 10, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner: Ronald L. & Ann Marie Svedin, Staff: Amy Otto-Buchanan, Case #2023-037*)
- C. **SETTING SUN ACRES:** The request is to create five lots from Parcel #2, MSB Waiver 80-55-PWm, recorded at 80-122w (Tax Parcel C5), to be known as **Setting Sun Acres**, containing 11.08 acres +/- . Parcels are located west of S. Knik-Goose Bay Road and directly north of W. Sunset Avenue (Tax ID# 17N02W28C005); lying within the SW ¼ Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Petitioner/Owner: Jeffrey L. & Monica D. Baldridge, Staff: Amy Otto-Buchanan, Case # 2023-040*)

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: Theresa Taranto*)

9. BOARD COMMENTS

10. ADJOURNMENT