

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

Chris Curlin



PLATTING BOARD

Ron Johnson, District 1

Vacant, District 2

Eric Koan, District 3

Dan Bush, District 4

Michelle Traxler, District 5

Sandra Kreger, 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.

October 19, 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. October 5, 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

(None)

6. PUBLIC HEARINGS

- A. **ANGUS ACRES:** The request is to create four lots from Tax Parcels A26, A28 & A29 (Parcel #1 & #2, MSB Waiver 2005-210, recorded at 2005-029628-0) to be known as **Angus Acres**, containing 39 acres +/- . Proposed Lots 1 & 3 are two side-by-side flag lots with 30’ wide poles; a Public Use Easement will be granted over the pole portions. Petitioner is applying for a variance from MSB 43.20.060(D) Interconnectivity. Parcels are located south of the Palmer Airport and directly west of E. Outer Springer Loop. Access is from E. Outer Springer Loop (Tax ID#s 17N02E09A026/A028/A029) lying within the NE ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Stefan K. & Yvonne L. Marty, Staff: Amy Otto-Buchanan, Case #2023-067)*

7. OLD BUSINESS

- A. **RIDDLEBURG STATION:** The request is to modify the approved **Riddleburg Station** subdivision containing 10.9 acres +/- . The petitioner is requesting the internal road and cul-de-sac be made private. This case was approved by the Platting Board on October 19, 2022. The property is located west of N. Lucille Street, south of W. Seldon Road, and directly north of W. Spruce Avenue (Tax ID # 18N01W33D008); within the SE ¼ Section 33, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. *(Petitioner/Owner: Northwest Land Investment, Staff: Matthew Goddard, Case #2022-042)*

8. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

9. 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)*
- November 2, 2023, Platting Board Meeting; We have three cases on the agenda.
 - Panoramic Preserve
 - Shadowridge
 - Settlers Bay South (SLEV)
 - This meeting will be at the Public Safety Building, Fire Station 6-2 (KGB) 4568 S Knik-Goose Bay Road, Wasilla.
 - 2024 Platting Board Calendar

10. BOARD COMMENTS

11. ADJOURNMENT