

# MATANUSKA-SUSITNA BOROUGH

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

## PLATTING OFFICER

Fred Wagner

## PLATTING CLERK

Sloan Von Gunten

## PLATTING TECHNICIANS

Cheryl Scott

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 REGULAR MEETING**

**1:00 P.M.**

**WEDNESDAY, MAY 19, 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](mailto: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. April 15, 2021

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

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

**4. UNFINISHED BUSINESS**

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

- A. AXEL BODNAR AND SARAH FORSS:** The request is to create 34 lots from Tax Parcel A29, by a three phase Master Plan, to be known as **WOLF RIDGE MASTER PLAN**, containing 40 acres +/- . The plat is located south of E. Tex-Al Drive and west of N. Engstrom Road (Tax ID # 118N01E16A029); within the SE ¼ NE ¼ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #6: Jesse Sumner. This case was previously heard and approved by the Platting Board on April 1, 2021. *No changes are proposed, other than changing the subdivision to a three-phase Master Plan.*

**5. RECONSIDERATIONS/APPEALS**

*(There are no Reconsiderations/Appeals)*

**6. PUBLIC HEARINGS**

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

- A. ANATOLY D. MUZECHUK:** The request is to create 18 lots from Tax Parcel B3, to be known as **NEBESNY HEIGHTS**, containing 35.82 acres +/- . The plat is located west and south of N. Pittman Road and north of Fireweed Fields (Tax ID# 218N01W30B003); within Section 30, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #7: Tam Boeve.

**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 June 3, 2021 Platting Board Hearing *(Informational Only – Subject to change)*
  - Quinns Lndg, Case 2021-048
  - McKinley Vw RSB L/12-15, Case 2021-056/057/058

## 9. BOARD COMMENTS

## 10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **May 19, 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](http://www.matsugov.us/boards/platting). **Starting May 1, 2021 it is optional to wear a mask in the Mat-Su Borough Hearings.**