

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.

JUNE 17, 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. May 19, 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. TIMOTHY G. & TINA B. TOBIN:** The request is to create four lots from Tax Parcels A9 and B11, to be known as **TOBIN**, containing 42.2 acres +/- . The plat is located east of N. Sitze Road; (Tax IDs # 218N01W17A009/B011); within the NW ¼ NE ¼ and the NE ¼ NW ¼, Section 17, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7: Tam Boeve.
- *Platting Board Chair to read the Ex-Parte & Interest Memo.*
 - B. DENNIS BYLER:** The request is to create 56 lots, by a four phase Master Plan, from Tax Parcel B4, to be known as **BRUNS LAKE OVERLOOK MASTER PLAN**, containing 67.74 acres +/- . The plat is located south of W. Parks Highway and east of S. Sylvan Road (Tax ID# 217N02W15B004); within Section 15, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7: Tam Boeve.
- *Platting Board Chair to read the Ex-Parte & Interest Memo.*
 - C. NANCY ANN NOLFI-DODGE & ADRIAN PETER NOLFI:** The request is to create one lot and nine tracts from Lots 2, 3 & 4 and Tract D, Block 2, Phase I Jana Estates, Plat # 87-35, to be known as **JANA ESTATES PHASE 2**, containing 126.7 acres +/- . The plat is located west of Big Lake, directly north of W. Susitna Parkway, directly west of S. Jay Sedor Street, and directly east of S. Kenaka Bena Loop, (Tax ID # 2778000T00D / 2778B02L002/3/4); within Section 34, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5: Mokie Tew.

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

D. MARY SUSANNE GOODWIN: The request is to vacate the 33-foot wide Section Line Easement lying within Tract A, **Goodwin Estates Phase 1** (Plat #2020-73) and the 33-foot wide Section Line Easement lying west of E. Tex-Al Drive within Tax Parcel A1. The vacation of these Section Line Easements facilitates the connection of E. Tex-Al Drive, a major proposed connecting collector route between N. Wasilla-Fishhook and N. Palmer-Fishhook Roads. The plat is located directly south of E. Tex-Al Drive, west of N. Trinity View Drive and north of Dandy Lake, (Tax ID # 18N01E15A001); within Sections 10 & 15, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6: Jesse Sumner.

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 1, 2021 Platting Board Hearing (*Informational Only – Subject to change*)
 - Alliance Country Estates, Case 2021-069
 - S. Birch Bark Drive PUE/VAC, Case 2021-070
 - Wolf Estates MSP, Case 2021-077

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **June 17, 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.**