

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

ACTING PLATTING CLERK
Kayla Kinneen

PLATTING SPECIALIST
Amy Otto-Buchanan

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin



PLATTING BOARD
Ron Johnson, District 1
Brian Goodman, District 2
Eric Koan, District 3
Dan Bush, District 4
Michelle Traxler, District 5
Sandra Kreger, District 6
Sidney Bertz, District 7
Vacant, Alternate A
Robert Hallford, Alternate B

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

PLATTING BOARD MEETING

1:00 P.M.

April 4, 2024

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to platt@mat.gov.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.

OBSERVE: You can observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough – YouTube

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. January 18, 2024
- B. February 15, 2024
- C. March 7, 2024

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

- B. **UNFINISHED BUSINESS**

(None)

4. RECONSIDERATIONS/APPEALS

(None)

5. PUBLIC HEARINGS

- A. **BOGARD COLONIAL MASTER PLAN**: The request is to create 58 lots by a four-phase master plan from Tax Parcel B20, created by Warranty Deed recorded at 2010-013191-0, to be known as **Bogard Colonial MSP**, containing 33.71 acres +/- . The property is located east of N. 49th State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road (Tax ID # 18N01E36B020); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (Petitioner/Owner: WM Construction, Staff: Matthew Goddard, Case # 2024-023)

- B. **MSB LAND MANAGEMENT**: The request is to create three lots from Tract F, ASCS 19N06W101 (Plat #81-126), recorded at 1982-001786-0 (Tax ID#5887S26T00F), to be known as **Deshka River Campground**, containing 75.17 acres +/- . The proposed lots are located directly west of the Susitna River, directly west of the Deshka River, and north of the point where both rivers meet; located within the SW ¼ Section 26, Township 19 North, Range 06 West, Seward Meridian, Alaska. In Assembly District #7. (Petitioner/Owner: MSB Land Management, Staff: Chris Curlin, Case # 2024-022)

- C. **LINGAFELT**: The request is to create two lots from Lots 1 -3, Block 9, Safari Lake (Plat #82-62), recorded at 1982-001608-0 (Tax ID#2357B09L001-1), to be known as **Lingafelt**, containing 15.0 acres +/- . The proposed lots are located approximately 7 miles north of W. Petersville Road, west of the S. Parks Highway, and south of Safari Lake; located within the SE ¼ Section 9, Township 27 North, Range 07 West, and in the SW ¼ Section 10, Township 27 North, Range 07 West, Seward Meridian, Alaska. In the Petersville Community Council and Assembly District 7. (Petitioner/Owner: Douglas Lingafelt, Staff: Chris Curlin, Case #2024-028)

ITEMS OF BUSINESS & MISCELLANEOUS

(None)

6. 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: Kayla Kinneen)
 - April 18, 2024, Platting Board Meeting; we have six cases to be heard.
 - Two Lakes
 - Nordic Park 2

- Colony Commercial Park
- Powder Ridge
- 30' PUE Vacation Govt Lot 6
- Strubher Est

7. BOARD COMMENTS

8. ADJOURNMENT